

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, July 20, 2010 at 6:00 pm
3rd Floor Conference Room**

Attendees:

David Leon, Chair

Judge Paul Menton, Member

Fred Reynolds, Member

Alex Liazos, Member

Danielle Evans, Senior Planner, DCDP

Eunice Kim, Intern, DCDP

Jennifer Van Campen, Director, Watertown Community Housing, Inc.

I. Approval of June Meeting Minutes

- Fred Reynolds made a motion to approve the June meeting minutes. Paul Menton seconded the motion. The motion passed 3-0.

II. WHP By-Laws

Eunice Kim went over the draft/outline of the proposed Watertown Housing Partnership by-laws. She explained that in her research, she reviewed the old files associated with the formation of the Housing Partnership including the Town Council's adoption of Resolution #725 on February 14, 1989.

There was discussion about the language concerning the handling of conflicts of interest. It was agreed that #6B of the draft bylaws be deleted as the State ethics laws would supercede the WHP bylaws.

Eunice talked about the differences between a Housing Trust Fund (MGL Ch44 §55C) and the WHP's existing Affordable Housing Development Fund. The WHP discussed the advantages and disadvantages of the two different funds. It was agreed that the existing situation has been working well for Watertown, but acknowledged that it might not be ideal for other municipalities with different forms of government (Town Meeting, mayor, etc) and/or political climates.

III. 590 Main Street (MainCare, LLC)

Danielle updated the WHP that the developers for 590 Main Street accepted the terms approved by the WHP for a cash payment in lieu of providing the on-site affordable unit.

IV. Update on 28 Quimby Street

Jennifer updated the WHP on the status of selling 28 Quimby St. Jennifer mentioned that there were 6 applications for the three condos (one in Riverbank Lofts and one in Waltham).

Jennifer brought up the issue that she needs to check and see if 28 Quimby had any HOME funding, which might need to be repaid and complicate a potential sale. If there are HOME funds present, Jennifer would look into the terms of the HOME agreement to identify its implications on selling or leasing the property.

V. Update on 140 Pleasant Street Apartments

Danielle Evans informed the WHP that the developers for 140 Pleasant Street (withdrawn without prejudice before ZBA hearing) plan to resubmit the project. The unit count and building size would be slightly reduced. They will be coming before the WHP for review of compliance with the Town's Affordable Housing requirements.

VI. Adjourn

Alex Liazos made a motion to adjourn the meeting. Seconded by Paul Menton, the motion passed 4-0 and the meeting adjourned at 7:30pm.