

WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes

Tuesday, September 21, 2010 at 6:00 pm
3rd Floor Conference Room

Attendees:

David Leon, Chair
Judge Paul Menton, Member
Fred Reynolds, Member
Alex Liazos, Member
Tory Dean, Member
Tom Wade, Member
Danielle Evans, Senior Planner, DCDP
Jennifer Van Campen, Director, Watertown Community Housing, Inc.
Molly Geong

I. Approval of July Meeting Minutes

Tom Wade made a motion to approve the July meeting minutes. Paul Menton seconded the motion. The motion passed 6-0.

II. Update on 590 Main Street

Danielle updated the WHP that the terms of the amended Affordable Housing Agreement were accepted by MainCare, LLC.

III. Update on 28 Quimby Street

Jennifer updated the WHP on the status of 28 Quimby St. Jennifer mentioned that none of the three finalists for the three condos (the others being one in Riverbank Lofts and one in Waltham) were interested in the Quimby St. unit. WCH will hold onto the property to lease it. Currently they have a pool of 50 families looking for affordable rental housing. She mentioned that it would have to pass a HQS inspection before it could be rented to a section 8 participant.

IV. Update on 1060 Belmont Street Apartments

Jennifer updated the WHP that all the environmental work at the site is complete and that no AUL is needed and that WCH only needs about half of the \$150,000 that the Town pledged. She stated the apartments project will be complete on October 15th and tenants will move in on November 1st.

WCH is waiting to hear back from the EPA regarding the grant that they applied for regarding the parcel at 1072 Belmont Street that the owner has consented to be tested for contamination. If contamination is found, it would have to be cleaned up. WCH ideally would like to use the lot for parking.

V. Update on Regional Ready Renter/Ready Buyer Program

Jennifer informed the WHP that DHCD has given their approval of the program. There was discussion regarding the fee structure that would be charged to developers for the service.

Fred Reynolds made a motion to accept the fee structure of 1.5 months of High HOME rent and 2.5% of the sales price for ownership units. Tom Wade seconded the motion. The motion passed 5-0 with Alex Liazos recused (as he is a member of the WCH Board of Directors).

WHP to accept a fee structure

VI. 140 Pleasant Street Apartments

The WHP reviewed and discussed the proposed affordable units for 140 Pleasant Street's 44 unit rental apartment project. As proposed, of the four required affordable units, a two-bedroom is located on the first floor (facing the street), a one-bedroom is located on the second floor (facing the river), a one-bedroom is located on the third floor (facing the street), and a one-bedroom is located on the fourth floor (facing the river).

There was much discussion concerning whether the proposal met the proportionality requirement of the inclusionary zoning ordinance. The WHP also discussed whether instead of asking that one of the street-facing one-bedrooms be swapped for a river-facing one-bedroom unit they should seek an additional two-bedroom unit (facing the street).

David Leon made a motion to recommend that Cresset Development, in order to satisfy the requirement of the inclusionary zoning ordinance, swap unit #210 (1-bedroom) out for unit #205 (2-bedroom) or to meet the proportionality requirement by swapping out a street-facing 1-bedroom unit for a river-facing 1-bedroom unit.

Alex Liazos seconded the motion. The motion passed 5-0 (with Tom Wade absent).

VII. Adjourn

Alex Liazos made a motion to adjourn the meeting. Seconded by Fred Reynolds the motion passed 5-0 and the meeting adjourned at approximately 8:15 pm.