

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, June 10, 2011 at 12:00 pm
3rd Floor Conference Room**

Attendees:

Fred Reynolds, Chair
David Leon, Member
Alex Liazos, Member
Paul Menton, Member
Tom Wade, Member
Danielle Evans, Senior Planner, DCDP
Jennifer Van Campen, Executive Director, Watertown Community Housing, Inc.
Steve LaFerriere, Metro West Collaborative Developers
Karnig Ostayan, Bell Tower Place
Dani Chedid, Bell Tower Place
Bill Curtis, Cresset

I. Approval of Meeting Minutes

Tom Wade made a motion to approve the WHP minutes from the March and April meetings. Paul Menton seconded the motion. Motion passed 4-0.

II. Public Hearing HOME budget amendment

The following amendment to the HOME budget was considered by the WHP:

From:	HM09-08(B) First Time Homebuyers	\$39,200.20
To:	HM10-08(C) 1060 Belmont Apartments	up to \$10,000
	HM11-08(D) St. Joseph's Hall	up to \$35,000

From:	HM11-08(B) First time Homebuyers	\$65,067
	HM11-08(G) Housing Rehab Program	\$100,753
To:	HM11-08(D) St. Joseph's Hall	\$165,820

Tom Wade motioned to approve the amendment. Paul Menton seconded the motion. The motion carried 4-0 with Alex Liazos abstaining.

III. 140 Pleasant Street

Bill Curtis went over the changes to the layout of the units. Due to some of the changes to the floor plans, Cresset is requesting to make changes to the four previously identified

affordable units. The new four units would be #101, #210, #310, & 405. Two would face the river and two would face Pleasant Street.

Tom Wade made a motion to approve the changes. Alex Liazos seconded the motion. The motion passed 5-0.

IV. Bell Tower Place

Karnig and Dani, the developers of Bell Tower Place appeared before the WHP to further discuss the Affordable Housing requirements of Bell Tower Place.

Danielle Evans, Senior Planner, went over the methodology and calculations for the cash payment in lieu of providing the off-site units.

David Leon motioned to enter into executive session as permitted by the Massachusetts Open Meeting Law for the purposes of considering the value of real property. Paul Menton seconded the motion. The WHP voted 4-0 by roll call vote (Fred Reynolds, Paul Menton, Alex Liazos, and David Leon).

Executive Session (minutes to be released at a later date)

Karnig and Dani rejoined the meeting.

David Leon summarized the findings reached by the WHP and made a motion to approve the agreement as follows:

If the developers wish to sell the 8th unit prior to providing the off-site affordable unit(s), the developers must elect the cash in lieu of units option. The Affordable Housing Agreement would be amended to allow a cash payment in lieu of providing the unit(s). The amount of the cash payment would be calculated in accordance with the methodology presented by the Senior Planner, which yielded the amount of \$131,995 and would be due after the sale of the 8th unit. In twelve months, the payment amount shall become “stale” and a new payment amount would need to be calculated.

Alex Liazos seconded the motion. The motion passed 4-0.

V. Adjourn

The next meeting is scheduled for July 19, 2011 at 10am.

Alex Liazos made a motion to adjourn. Paul Menton seconded the motion. The motion passed 4-0.