

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, October 18, 2011 at 6:00 pm
3rd Floor Conference Room**

Attendees:

Fred Reynolds, Chair
Alex Liazos, Member
Paul Menton, Member

Tom Wade, Member
Danielle Evans, Senior Planner, DCDP
Jennifer Van Campen, WCH

I. Approval of Meeting Minutes

Tabled until next meeting.

II. Public Hearing to Amend the HOME Program Budget

The Town of Watertown, through its Watertown Housing Partnership conducted a public hearing in order to discuss the programming of HOME funds (available through the WestMetro HOME Consortium, funded by the U.S. Dept. of Housing and Urban Development's HOME Investments Partnership Program) to the proposed St. Joseph's Hall project.

AMEND THE HOME BUDGET as follows:

From:	HM08-08(E) Coolidge School Apartments	\$1.00
To:	HM12-08(B) St. Joseph's Hall	\$1.00
From:	HM10-08(P) Program Income	\$80,262.00
To:	HM12-08(B) St. Joseph's Hall	\$80,262.00
From:	HM12-08(G) Housing Rehab Program	\$136,282.00
To:	HM12-08(B) St. Joseph's Hall	\$136,282.00

Also proposed is the redesignation of the \$40,247 CHDO reservation amount from 1060 Belmont St. Apts to St. Joseph's Hall.

Tom Wade expressed his support for WCH and thinks that it is a great project. Tom Wade made a motion to approve the HOME budget amendment. Paul Menton seconded the motion. The motion passed 3-0 with Alex Liazos (member of WCH Board) recused.

III. St. Joseph's Hall

Jennifer Van Campen, Director of Watertown Community Housing provided an update on the status of the project. Tom Wade asked about the historical review. Jennifer reported that the Massachusetts Historical Commission declined to recommend approval for the historical tax credits because the campus had been significantly altered. WCH is now waiting on a decision from the National Park Service. Failure to obtain the historical tax credits could result in a million dollar shortfall and necessitate a revised scope in rehab work that could be done to the building. WCH will resubmit to the State for funding in the spring. Cash flow is good (cell tower, section 8 vouchers) so a good reserve fund is formed to allow repairs if the state funding doesn't work out.

IV. Update of Permitted Projects with Inclusion Units

Tom Wade brought up the idea of instituting a penalty when developers/property owners are noncompliant with their affordability requirements. There was discussion of whether they could impose fines.

V. Adjourn

Alex Liazos made a motion to adjourn the meeting. Paul Menton seconded the motion. Motion carried 3-0.