

**WATERTOWN HOUSING PARTNERSHIP  
Meeting Minutes**

**Tuesday, March 20, 2012 at 10:00 am  
3<sup>rd</sup> Floor Conference Room**

**Attendees:**

Fred Reynolds, Chair  
David Leon, Member  
Paul Menton, Member  
Alex Liazos, Member  
Tom Wade, Member  
Anita Shishmanian, Member

Danielle Evans, DCDP  
Steve Magoon, DCDP  
Gideon Schreiber, DCDP  
Jennifer Van Campen, MWCD  
Deborah Horwitz, Attorney for Mill Creek  
Bill Hewitt, Mill Creek

**I. Approval of Meeting Minutes**

Tabled until next meeting.

**II. Mill Creek (Repton Place phase II)**

Representatives from Mill Creek (the developers for Repton Place phase II) introduced their plans for phase II. They are currently in their diligence phase and need to make a decision in the next week whether to go forward or not.

Alex Liazos asked what was going to happen to the amenities. Bill Hewitt answered that there is a recorded agreement that the condo owners would be able to use the amenities and share services of phase II. Tom Wade asked if there would be any fees for the amenities. Bill Hewitt said that there would be no additional fees to the condo owners at least for the first 10 years.

Bill Hewitt stated that they are looking to amend their affordable housing agreement in order to reduce the affordability requirement to 10%.

David Leon mentioned that Beacon Properties came in with the same request in 2008.

Danielle Evans brought up how the WHP hired a consultant (Peter Munkenbeck) to evaluate Beacon's request.

David Leon mentioned that there was a lot of opposition to the project—particularly the size-- so a lot of mitigation was provided, which included the increased affordability.

Tom Wade asked if there were any other changes proposed. Deborah Horwitz mentioned that they would be increasing the amenities by adding an outdoor pool, increasing landscaping, and making slight changes to the aesthetics.

Fred Reynolds stated that Mill Creek would need to provide with their proposal a basis for relief for the reduction in affordable units supported by documentation (such as sharing the financials)

There was discussion regarding alternative methods of discharging the affordability requirements such as reducing the percentage of units downward, but renting the units at

deeper affordability levels, such as 65% AMI and/or providing a one time cash payment to the Affordable Housing Fund.

### **III. HOME Program Update**

**A. St. Joseph's Hall-** Jennifer Van Campen, Director of Metro West Collaborative Development updated the WHP on the project. Since the last meeting, MWCD purchased the property. They will find out about tax credits with the state in the summer.

**B. Consortium Subcommittee-** Danielle and Jennifer explained that a subcommittee has been set up to look at different ways of structuring community member funding allocations in light of deep budget cuts to the program. Alternative models include using funding pools.

### **IV. Update on Pending Inclusionary Units**

*Mount Auburn Village (former First Baptist Church)-* Fred Reynolds mentioned that 4 of the 8 units within the church have sold and believes that the second cash payment in lieu of providing the off-site unit is past due as 11 units have sold. The amended agreement called for the second payment to be made prior to the sale/Certificate of Occupancy for the 10<sup>th</sup> unit.

There was discussion whether any of the 11 sales were resales and how many COs have been issued for the property. Danielle and Steve were not made aware of any recent COs having been issued, but that they would check with the building department.

*Bell Tower Place-* One unit is remaining and is currently listed at over \$1 million.

### **V. Other business**

Tom Wade is retiring and will be replaced by Brian Costello.

### **VI. Adjourn**

David Leon made a motion to adjourn. Paul Menton seconded the motion. The WHP voted 6-0 to adjourn.