

**WATERTOWN HOUSING PARTNERSHIP  
Meeting Minutes**

**Tuesday, April 24, 2012 at 6:00 pm  
3<sup>rd</sup> Floor Conference Room**

**Attendees:**

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

Danielle Evans, DCDP  
Deborah Horwitz, Mill Creek  
Bob Fitzpatrick, Beacon Properties  
Erin Baldassari, Watertown TAB

**I. Approval of Meeting Minutes**

Paul Menton made a motion to approve the September 2011, October 2011, November 2011, January 2012, and March 2012 meeting minutes. Torey Dean seconded the motion. The motion carried 4-0.

**II. Mount Auburn Village (former Baptist Church)**

Danielle Evans and Steve Magoon updated the WHP in their findings regarding the number of sales and occupancy permits issued for Mt Auburn Village. The building department records show that 11 certificates of occupancy had been issued, with the most recent CO issued on 4/3/12 for Unit #1. These CO's were issued in error by a new staff person unfamiliar with the outstanding affordable housing requirements.

This is in violation of the memorandum of understanding (of the proposed amendment to the AHA dated April 23, 2002) which required that the second cash payment of \$125,000 be made prior to the 10<sup>th</sup> CO. In addition, the MOU required that the developer come before the WHP prior to seeking a CO for the 9<sup>th</sup> unit to discuss and finalize the remaining obligations of the AHA.

Steve Magoon contacted Ken Leitner (attorney for Brian Badrigian, the developer of Mount Auburn Village) of the violation and received a response letter dated 4/24/12 from Ken Leitner that stated that they expect to receive similar treatment in the enforcement of their Affordable Housing Agreement with the Partnership "to be able to sell the remaining three units without making an additional payment."

The WHP discussed the next steps. Fred Reynolds stated that the next action point is for them to come in and speak with the WHP. David Leon stated that he wanted to send them a memo about the violation and put them on notice.

**III. Bell Tower Place**

Danielle Evans informed the WHP that a CO was issued for the 9<sup>th</sup> unit, but that it was transferred to another LLC. Steve Magoon stated that he expects that Karnig (the Developer) will honor the responsibility.

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

Deborah Horwitz, the attorney for Mill Creek (the developers for Repton Place phase II) informed the WHP that they are no longer looking to reduce the number of affordable units and that they will provide the same number of units and level of affordability for their rental development of Phase II as was agreed upon in the existing AHA. She stated the steps that need to be taken are to amend the old AHA to remove references to Phase II. They have drafted the Regulatory Agreement, which does not depart much from DHCD's version.

Paul Menton asked about the issue with the 4<sup>th</sup> floor not having any affordable units. It was discussed that this was a trade off for the increased percentage of affordable units.

Fred Reynolds stated that the distribution of units is important because the Town doesn't want to see all the affordable units end up clustered in one spot.

David Leon made a motion that the WHP approve Mill Creek's proposed changes to the affordability requirements for Phase II that would maintain the same number of units and affordability levels as originally approved provided that Mill Creek endeavor to maintain the unit distribution. Alex Liazos seconded the motion. The WHP voted 5-0.

#### **V. Adjourn**

Alex Liazos made a motion to adjourn. Fred Reynolds seconded the motion. The WHP voted 5-0 to adjourn.