

**WATERTOWN HOUSING PARTNERSHIP  
Meeting Minutes**

**Tuesday, July 17, 2012 at 10:00 am  
3<sup>rd</sup> Floor Planning Conference Room**

**Attendees:**

Torey Dean, Member  
David Leon, Member  
Alex Liazos, Member  
Paul Menton, Member  
Fred Reynolds, Chair  
Anita Shishmanian, Member

Steve Magoon, DCDP  
Danielle Evans, DCDP  
Steve Leferriere, MetroWestCD

**I. Approval of Meeting Minutes**

Alex Liazos made a motion to approve the June meeting minutes. Fred Reynolds seconded the motion. The motion passed 5-0 (Anita Shishmanian not present for vote).

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

Steve Magoon reported to the WHP that he had met with Ken Leitner and Brian Badrigian to discuss the details of how to come into compliance with the affordable housing requirements. They are requesting assistance in calculating the cash payment and Steve agreed to provide them with the specific details/methodology. A formal proposal is expected at the August meeting.

Steve Magoon passed out copies some financial documents that were provided to him to illustrate their claims of expenses/losses due to the development.

Torey Dean commented that these documents don't really provide any significant information because they are only excerpts/partial filings and the tax forms do not indicate whether they were even actually filed.

Alex Liazos asked if the documents pertained to just the units within the church or the whole development. The spreadsheets only show the costs associated with the units within the church and do not take into account how profitable (or not) the other units may have been, which could have offset the loss from the costs associated with rehabilitating the church units.

**III. Updates on Local Action Units**

Danielle Evans updated the WHP on the status of the Repton Place Phase II Local Initiative Program application to DHCD. One issue that may delay approval of the application is the need to provide documentation detailing the justification for the need for Local Preference provisions. It does not seem that this was a required element of the application for Phase I, so it would be a substantial burden on the Town as staff would need to spend quite a bit of time to research and pull together all the information required. Danielle suggested that the WHP eliminate this requirement, since there are so many units in the project and a local preference requirement was not required for the last several projects that have come before them.

Alex Liazos stated he would be in favor of eliminating the requirement, but would not be at the August meeting to vote on it.

#### **IV. Bell Tower Place**

Steve Magoon updated the WHP on discussions that he had with the Town's legal counsel regarding options to enforce the affordable housing agreement for Bell Tower Place. It was relayed to him that rescinding the certificate of occupancy for unit #4 is a viable option. The WHP asked about the possibility of placing a lien on the unit. Steve said that he would contact legal counsel and have them craft a letter to either rescind the CO or place a lien on the property.

#### **V. Other**

Steve Leferriere of Metro West Collaborative Development gave the WHP an update on the St. Joseph Hall project. He reported that the National Park Service denied their final appeal for historic designation, which means they will not be eligible for historic tax credits creating a gap in the budget.

MWCD would like to request additional HOME funds to fill this budget gap. Presently the Town has allocated approximately \$559,000 in HOME funds to the project and they would like to increase this number to \$800,000. They are preparing to submit a pre-application to DHCD for additional funding and would like to strengthen their application with a letter from the WHP committing the additional funds.

Danielle Evans mentioned that it won't be possible to commit the full amount of requested HOME funds as the Town's FY13 allocation has only around \$100,000 that isn't already committed.

David Leon suggested augmenting the HOME funds with additional funds from the Affordable Housing Development Fund.

The WHP voted 5-0 (with Alex Liazos recused) to provide a letter stating that they would commit what was available in the FY13 HOME budget and possibly other funds depending on funding availability.

#### **VI. Adjourn**

Alex Liazos made a motion to adjourn. David Leon seconded the motion. The WHP voted 6-0 to adjourn. The next meeting will be on August 21<sup>st</sup> at 9am.