

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, August 21, 2012 at 9:00 am
3rd Floor Planning Conference Room**

Attendees:

Torey Dean, Member
David Leon, Member
Paul Menton, Member
Fred Reynolds, Chair

Steve Magoon, DCDP
Danielle Evans, DCDP
Jennifer Van Campen, MetroWestCD
Ken Leitner

I. Approval of Meeting Minutes

Torey Dean made a motion to approve the July meeting minutes. Paul Menton seconded the motion. The motion passed 4-0.

II. Mount Auburn Village (former Baptist Church)

Ken Leitner asked for a continuance to the September meeting to provide a proposal for a cash-in-lieu payment. The WHP granted the request.

III. Public Hearing for FY13 HOME funds

David Leon made a motion that the WHP transfer \$107,285 in committed FY13 HOME funds to HM13-08(G)-St. Joseph hall. Paul Menton seconded the motion. The motion passed 4-0.

IV. St. Joseph Hall

Jennifer Van Campen of Metro West Collaborative Development gave the WHP an update on the St. Joseph Hall project. She stated that the current funding gap is approximately after the addition of the FY13 HOME funds is approximately \$185,000. MWCD would like to request the Town's Affordable Housing Development Funds to fill this budget gap. Danielle informed the WHP that the current balance of the AHDF is \$238,665 and did not recommend letting the balance fall below \$100,000 as replenishment of this account is uncertain (mentioned the uncertain timing of the \$130k due from Bell Tower Place and yet-to-be determined additional funds from Mount Auburn Village) and these funds are needed for other activities such as monitoring and other initiatives.

Torey Dean made a motion that the WHP conditionally commit \$138,665 from the AHDF to MWCD for the St. Joseph Hall Project contingent upon MWCD's commitment of their escrow funds (approximately \$47,000) to the St. Joseph Hall project. A condition of this commitment is that any FY14 HOME funds that become available would be substituted for AHDF funds. Paul Menton seconded the motion. The motion passed 4-0.

V. Repton Place Phase II

Following up on the discussion from the July WHP meeting, Danielle Evans requested that the WHP take a vote to eliminate the local preference provision for Repton Place Phase II. Danielle restated that the basis for the request is due to the large number of units in the project, lack of a local preference requirement in similar projects, and the absence of Town funds in the project. Elimination of the requirement would alleviate the administrative burden of preparing a demonstration and justification of local need for the LIP application.

Jennifer Van Campen (MWCD) stated that she was not opposed to eliminating the local preference requirement for this project.

Paul Menton made a motion to eliminate the local preference provision for Repton Place Phase II. Torey Dean seconded the motion. The motion passed 4-0.

VI. Bell Tower Place

Steve Magoon updated the WHP that the Town rescinded the Certificate of Occupancy (that had been issued in error) for unit #4.

VII. 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 September 18th at 10am.