

**WATERTOWN HOUSING PARTNERSHIP  
Meeting Minutes**

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

**Attendees:**

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

Steve Magoon, DCDP  
Danielle Evans, DCDP  
Jennifer Van Campen, MetroWestCD  
Brian Badrigian, Mt. Auburn Village  
Ken Leitner, Mt. Auburn Village

**I. Approval of Meeting Minutes**

David Leon made a motion to approve the September meeting minutes. Torey Dean seconded the motion. The motion passed 4-0.

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

Ken Leitner (Attorney for Mt. Auburn Village) presented their cash payment proposal, which accounted for the residential exemption credit for real estate taxes. The cash payment amount for a 2.71 bedroom unit equaled to \$150,461. Since they have already made a payment of \$125,000, the balance due would be \$25,461. The payment would be made prior to issuance of a Certificate of Occupancy for the next unit to be sold. Danielle Evans and Steve Magoon expressed staff support for the cash payment amount and asked the WHP to support the request.

David Leon expressed that he was not in support of the calculated payment amount as he felt that the using the same methodology for Bell Tower Place did not address the proportionality issues between the two projects.

Torey Dean made a motion to accept the proposal as presented. Paul Menton seconded the motion. The motion passed 3-0 with David Leon abstaining.

**III. Housing Production Plan**

Danielle Evans announced that representatives from MAPC who are working on the HPP will be attending the next WHP to give an update on the plan. The Town and MWCD will reach out to the community members who attended the public forum and encourage them to attend the WHP meeting for further public discussion.

**IV. Waltham Street Apts**

Danielle Evans distributed the updated affordable unit layout for the Waltham Street Apts project. After review, the WHP recommended that one of the first floor units in building #3 be moved to an upper floor to better distribute the affordable units.

## **V. Statutory Housing Restriction**

Danielle Evans and Jennifer Van Campen explained that a local attorney had approached the HOME consortium and asked for letters of support for a statutory housing restriction bill before the Massachusetts House of Representatives. After discussion, the WHP voted 4-0 to provide a letter of support for Senate 2399 as it would help to standardize housing restrictions throughout the State and protect the Town's affordable housing units by ensuring that they are not lost when sold or foreclosed upon.

## **VI. Other Business**

- Membership expansion- with the recent loss of two members, there has been some difficulties in achieving a quorum for meetings. The WHP is looking to add two new members to bring the WHP up to 7 members. Fred Reynolds mentioned that he would like to see the WHP membership be a balance of housing advocates and members of the business community.
- 2013 schedule- it was determined that the alternating day/evening meeting schedule of 2012 was not a success and created confusion among the members and the public. It was decided that in 2013 all the meetings would be at 6pm.

## **VII. Adjourn**

David Leon made a motion to adjourn. Torey Dean seconded the motion. The WHP voted 4-0 to adjourn. The next meeting will be on December 18th at 6pm.