

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, May 15, 2012 at 10:00 am
3rd Floor Conference Room**

Attendees:

David Leon, Member
Paul Menton, Member
Alex Liazos, Member

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

I. Approval of Meeting Minutes

Tabled until next meeting.

II. Mount Auburn Village (former Baptist Church)

Danielle Evans and Steve Magoon updated the WHP on the current status of Mount Auburn Village's affordable housing obligations. Danielle stated that in accordance with 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 10th CO. In addition, the MOU required that the developer come before the WHP prior to seeking a CO for the 9th unit to discuss and finalize the remaining obligations of the AHA. Having received 11 Certificates of Occupancy without making the second cash payment, they are in violation.

Steve Magoon had contacted Ken Leitner (attorney for Brian Badrigian, the developer of Mount Auburn Village) and asked him to attend the May meeting to resolve the situation and come into compliance with their affordable housing requirements. Unfortunately, Ken did not make it to the meeting and we will need to follow up to see what happened.

Steve Magoon stated that unfortunately they have been more concerned with what Bell Tower Place has or hasn't done rather than coming into compliance with their own agreement. Steve and Danielle summarized the differences between the two projects.

David Leon stated that Mount Auburn Village is welcome to make that point (that Bell Tower hasn't made any payments yet and Mount Auburn Village has already made their first one) but the time to do that was before the 9th unit, not after the fact.

Steve Magoon stated that he made it clear to Ken that they need to come into compliance for their project. They are free to come in and ask for adjustments, but ignoring their obligation is not an appropriate approach.

Steve Magoon began the conversation about the issue of the general timing of when the affordable housing obligations are due for projects in town. The WHP mentioned that when they [the affordable obligations] are "last in line" and developers are looking to cut costs, they seek to negotiate these down. This doesn't happen with other expenses (such as architectural, public works mitigation, etc). Making it earlier in the process rather than later so it is viewed as part of the costs of doing the project and not something to think about later.

Danielle will follow up with Ken Leitner and make it clear that they are expected at the next meeting.

III. Bell Tower Place

The WHP discussed the issue regarding the issuance of the CO for the 9th unit and its transfer to another LLC. Steve Magoon stated that Karnig (the Developer) has promised to fulfill the obligations. The lender (Bell Tower Place Unit 4 LLC) has agreed to enter an agreement promising to pay the amount (\$133,000).

Danielle explained that the Planning Dept doesn't sign off on CO's, so we were not aware when they applied for or were issued CO's.

David Leon asked whether it's possible to retract the CO for the 9th unit. Steve Magoon said that may be a possibility. Danielle mentioned that no one is living there. The WHP wanted to know when the payment will be made? We do not want to be in a position of chasing the money. Best to retract the CO to shift the burden when they try to sell it.

JVC seems to think that the only way to get the lender's attention is to rescind the CO. This might get them to pony up the cash in lieu payment.

David Leon thinks that the 9th CO should be rescinded and/or a place a lien on the property so that the transfer of the property would insure getting the check.

Alex Liazos made a motion to proceed as soon as possible to either rescind the 9th CO or place a lien so that the funds are collected at the sale or transfer of the property. Paul Menton 2nd. The WHP voted 3-0.

IV. Other

WestMetro HOME Consortium Subcommittee- Jennifer Van Campen and Danielle discussed the subcommittee of the West Metro HOME Consortium or rethinking the way that the funds and administrative tasks are distributed (currently several allocations among the communities). On June 5th the subcommittee will be visiting Peabody to see how the North Shore Consortium operates (more centralized). Danielle discussed the issues with a pool model with reduced/eliminated admin budgets and the problem with continuing admin expenses (legal bills for outstanding homebuyer loans, etc). Danielle mentioned that she would also like to see regional programs (such as first time homebuyer, homeowner rehab) that towns could pay into and participate in. Currently only creating new rental units, which is fantastic, but the Town's HOME funds could be used to also fulfill the many other needs of the community. An advantage of the pool model would be that the Town wouldn't have to cobble together multiple years of allocations to fund a project (which entails multiple loan doc amendments, which are expensive), but could apply to the pool for the full amount.

Housing Production Plan Survey- Jennifer mentioned that they are developing a survey that would be part of the Housing Production Plan that is being paid for by a grant from MAPC. The survey aims to gauge opinions of residents towards affordable housing and housing in general.

V. Adjourn

Alex Liazos made a motion to adjourn. Paul Menton seconded the motion. The WHP voted 3-0 to adjourn.