

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, January 15, 2012 at 6:00 pm
3rd Floor Planning Offices**

Attendees:

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

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

I. Approval of Meeting Minutes

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

II. Monitoring Update

Danielle Evans and Jennifer Van Campen went over the 2012 affordable housing monitoring results. Danielle mentioned that the Town monitored the 21 recipients of First Time Homebuyer loans and found all to be in compliance. Jennifer reported that of all the affordable rental units that were monitored by MWCD, the only issues were found at the Archstone Apts where some of the rents being charged were not correct. These have since been corrected.

III. Analysis of Impediments Plan

Danielle Evans explained that that Town is currently working to update the Town's Analysis of Impediments to Fair Housing Plan. Danielle distributed a copy of the survey/questionnaire that was administered for the 2002 AI plan and asked for comments about how to improve and/or change it. Comments received were that the questions were worded in a confusing and technical way and should be reworded to make them more understandable. Another suggestion was to break some of the questions down, particularly question #2 and to add religion to the list. Also discussed were additional groups that the questionnaire could be distributed to (realtors, Watertown Family Network).

There was discussion about some of the perceived impediments to fair housing that exist in Watertown such as lack of accessible housing as well as discrimination against renting to families due to lead paint.

IV. Conflict of Interest Training

Five of the six members have completed the training.

V. Updates

Danielle updated the WHP on the status of the following proposed residential developments:

- 192 Pleasant Street-continued at Planning Board and Conservation Commission
- 45 Bacon Street- will be submitting for the January 29th Site Plan Review meeting.

- Alta at the Estate (Waltham St. Apts)- Regulatory Agreement currently being reviewed by DHCD. Danielle reported that DHCD is requiring that additional units be made available as back up units. Danielle mentioned that she provided the developer with a list of eligible units (based on size and location) that could be added to the back up unit list, but that the developer was questioning whether they could instead use undersized units by counting the square footage of the outdoor patios. Danielle explained that she told the developers that that would not be acceptable. The WHP agreed that patios cannot be counted towards the square footage. It was suggested that in a future amendment to the Affordable Housing Requirements ordinance, that this requirement be made explicit.

VI. Other Business

Fred Reynolds, Chair, mentioned that they need to prioritize the action items for the Housing Production Plan. It was discussed that the HPP as well as proposed ordinance changes should be discussed at the next meeting (and remain a standing agenda item).

VII. Adjourn

David Leon made a motion to adjourn. Paul Fahey seconded the motion. The WHP voted 3-0 to adjourn at 7:30pm. The next meeting will be on February 19th at 6pm.