

**Watertown Housing Partnership
Meeting Minutes**

**Tuesday, September 17, 2013 at 6:00 pm
3rd Floor Planning Office**

Attendees:

David Leon, Member
Paul Menton, Member
Paul Fahey, Member
Anita Shishmanian, Member

Danielle Evans, DCDP Staff
Brian Costello, WHA
Terry Morris, Attorney for River Park Lofts
Steve Magoon, DCDP Staff

I. Approval of Meeting Minutes

Paul Fahey made a motion to approve the May meeting minutes. Anita Shishmanian seconded. The WHP voted 4-0 to approve. Paul Fahey made a motion to approve the June meeting minutes. Anita Shishmanian seconded. The WHP voted 4-0 to approve.

II. Project Updates

Terry Morris, Attorney representing the River Park Lofts project, gave an update on the changes to the residential development since they were last before the WHP. The project unit count had been increased to 65 units meaning that three additional affordable units would be required. Attorney Morris presented the three selected units (#516, #535, and #547) for the WHP's review and approval. Danielle Evans recommended that as 10 of the units were noted as being able to be converted to three bedroom units, that one of these should be included as an affordable unit. Attorney Morris agreed to the proposed change and suggested designating #546 for #547. There was discussion regarding the location of the units and whether Critterion's building being constructed on the corner of Howard St and Pleasant St would obstruct views. Upon examination of Critterion's plans, it was decided that it would not.

Paul Menton made a motion to approve the three additional units subject to the condition that the final units meet the square footage requirements and be within the 20% margin of the average gross floor area of the market rate units. Paul Fahey seconded the motion. The motion passed 4-0.

The seven units to be designated affordable are as follows:

Building 1:

#114: 2BR+ study Town House (1,096 s.f.)

Building 2:

#223: 1BR flat (830 s.f.)

Building 3:

#311: 2 BR + study Town House (1,096 s.f.)

Building 4:

#424: 1 BR flat accessible unit (818 s.f.)

Building 5:

#516: 1 BR (818 s.f.)

#535: 1 BR (805 s.f.)

#546: 2BR + study (capable of 3BR fit out) Town House (1,281 s.f.)

III. Watertown Housing Authority- High Leverage Asset Preservation Program (HILAPP)

Brian Costello, Director of the WHA, presented his request for matching funds to support the WHA's HILAPP application to DHCD for funds to pay for a \$360,000 new roof for the Woodland Towers housing development. DHCD's requires that Housing Authorities obtain 50% of complimentary funding from other sources, however, any contribution amount would help the WHA's application.

The WHP agreed that the limited funds of the Affordable Housing Development Fund would not enable them to provide the 50% match, but that they could make a smaller contribution in the amount of \$25,000 (approximately 10% of the current balance of the Fund). In addition, depending on the FY15 HOME program allocation, there could be possible additional funds that could be allocated in the future.

Paul Fahey made a motion to approve WHA request for matching funds in the amount of \$25,000. Paul Menton seconded the motion. The WHP voted 4-0 to approve.

IV. Housing Production Plan – Update

Steve Magoon informed the WHP that the Town Council approved the HPP with no changes, but that some members of the Council expressed that approval of the HPP did not mean that all the recommendations were approved at this time, but would be considered individually when actually proposed at a later date.

V. Adjourn

Paul Fahey made a motion to adjourn. Paul Menton seconded the motion. The WHP voted 4-0 to adjourn at 7:30pm. The next meeting will be on October