

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, June 15, 2010 at 6:00 pm
3rd Floor Conference Room**

Attendees:

David Leon, Chair
Judge Paul Menton, Member
Fred Reynolds, Member
Alex Liazos, Member
Torey Dean, Member
Danielle Evans, Senior Planner, DCDP
Steven Magoon, Director, DCDP
Jennifer Van Campen, Director, Watertown Community Housing, Inc.
Patrick Duffy, MainCare, LLC
Mike Boucher, MainCare, LLC

I. Approval of May Meeting Minutes

- Fred Reynolds made a motion to approve the May meeting minutes as amended to strike the last sentence on page 1. Paul Menton seconded the motion. The motion passed 4-0.

II. 590 Main Street (MainCare, LLC)

Patrick Duffy and Mike Boucher from MainCare, LLC, the developers for 590 Main Street, addressed the WHP regarding their request to make a cash payment in lieu of providing the on-site affordable unit. After discussion regarding how to calculate the payment amount, Paul Menton made a motion to accept a cash payment in lieu of an affordable unit. The payment would be equal to the average sales price of two bedroom condominium units in Watertown (\$310,555 from MLS data of the last 44 two bedroom condos sold in Watertown) minus the maximum purchase price of \$151,500 (as set by HUD). Torey Dean seconded the motion and the WHP voted 4-0 (Fred Reynolds Abstaining) in favor.

III. Update on 140 Pleasant Street Apartments

Danielle Evans informed the WHP that the developers for 140 Pleasant Street (withdrawn without prejudice before ZBA hearing) plan to resubmit the project. The unit count and building size would be slightly reduced. They will be coming before the WHP for review of compliance with the Town's Affordable Housing requirements.

IV. Update on 28 Quimby Street

Jennifer updated the WHP on the anticipated difficulties of selling 28 Quimby St considering that the \$169,000 price that is set by DHCD is too high for its condition and location. Jennifer presented a handout she prepared (see "28 Quimby Street Resale II 6/1/10) of what she considers to be the 4 options.

Steve Magoon and Fred Reynolds did not think that a remodeling would be worth the expense.

Jennifer mentioned that there is an upcoming open house after which she will have a better idea of whether there are any interested potential buyers.

Steve Magoon suggested that they wait and see if they get any viable applicants by the July 22 application deadline. If not, they should just sell the unit at market rate and share any proceeds with DHCD.

David Leon suggested that they be given the option to allow the buyer to make an offer and that the Town could buy down the sales price to around \$145,000.

Fred Reynolds made a motion that the Town wait and see if they get a viable applicant for 28 Quimby Street and be given the flexibility to offer \$20,000 in down-payment assistance. Paul Menton seconded the motion. The WHP voted 4-0 (with Alex Liazos recused) in favor.

V. Adjourn

Paul Menton made a motion to adjourn the meeting. Seconded by Fred Reynolds, the motion passed 5-0 and the meeting adjourned at 7:30pm. The next meeting is July 20th, 2010.