

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, August 23, 2011 at 6:00 pm
3rd Floor Conference Room**

Attendees:

Fred Reynolds, Chair	Gideon Schreiber, Senior Planner, DCDP
Alex Liazos, Member	Jennifer Van Campen, WCH
Paul Menton, Member	Kevin Maley, Nutter, LLP
Torey Dean, Member	Jeff Engler, consultant to Wood Partners
Tom Wade, Member	Jim Ward, attorney for Wood Partners
Danielle Evans, Senior Planner, DCDP	

I. Waltham Street Apartments Developer Presentation

Kevin Maley presented the Wood Partners proposal to create a 222 unit apartment complex that would be comprised of 3 buildings on Waltham Street. In accordance with the WZO, 22 of the units would be designated as affordable units. Mr. Maley described the improvements that would be made to Walker Pond and the archeological site.

Alex Liazos asked if there will be an oversupply of apartments in Watertown. Mr. Maley answered that Watertown is a desirable market for apartments.

Jim Ward, the attorney for Wood Partners, passed out the draft affordable housing agreement and draft Local Initiative Program regulatory agreement,

The WHP discussed whether the units would be fixed or floating and how the unit mix will remain proportionately distributed as units turnover and when tenants become income ineligible. The WHP recommended that a list of “back up units” be submitted for approval as comparable units that could be redesignated as affordable units if one of the initial 22 affordable units comes out of compliance.

Tom Wade offered that the Town could impose fines payable to the Affordable Housing Fund if the development comes out of compliance.

The WHP found that the 22 affordable units designated for the initial lease-up meet the requirements for proportional distribution of the affordable units.

Tom Wade made a motion that the WHP grant preliminary approval for compliance with the affordable housing requirements. Final approval will be subject to review of the final plans and schedule of initial lease-up and back-up units. Alex Liazos seconded the motion. The WHP voted 4-0.

II. CNHAS Request for Support

Danielle Evans passed out a copy of the draft MOU with CNHAS for review.