



**Watertown Housing Partnership
Meeting Minutes
Special Meeting
Wednesday, April 27, 2016
Watertown Administration Building**

Members In Attendance

Fred Reynolds (Chair), Cliff Cook, Brian Costello (Watertown Housing Authority), Torey Dean, David Leon, Helen Oliver, Gideon Schreiber, (Senior Planner, Department of Community Development & Planning) and Andrea Adams (Senior Planner, Department of Community Development & Planning)

Others in Attendance

District B Council Member Lisa Feltner

Members Absent

Judge Paul Menton

I. Consider Amending the Requirements for Inclusionary Affordable Housing Town-Wide

The Partnership used a draft version of the Zoning Ordinance Section 5.07 with proposed changes by Mr. Reynolds and Ms. Oliver as the basis of their discussions.

Mr. Leon suggested reducing the affordability requirement on ownership units to 70% of Area Median Income (AMI) because this is what is used by the Department of Community Development and Housing. He also suggested splitting the affordability into two groups, one at 10% and 5% to create the 15% total set aside.

Ms. Oliver suggested retaining the affordability at 65% on ownership units, to mirror the requirement for rentals, or to keep the ownership at 80% AMI to address potential concerns about long term ownership of lower income buyers.

Mr. Cook suggested lowering the AMI on rental units, to deepen the subsidy to affordable renters. He said this may also address part of the population in Housing Authority units.

Mr. Leon suggested the Partnership should include a cover memo on the suggested changes to the Inclusionary Zoning, to help explain the proposal to the Town Council.

Mr. Reynolds agreed, and also suggested that the cover memo should include concrete examples to illustrate the reasons for the changes.

Mr. Cook noted the Town Council Subcommittee was scheduled to discuss the proposed changes to the Inclusionary Zoning on May 2, 2016.

Mr. Reynolds agreed with Mr. Cook, noting that the Partnership's regular May meeting was scheduled on May 17, 2016, and as such, the Partnership needed to work expeditiously to develop a packet of information and the proposed zoning text changes for the Town Council Subcommittee.

Mr. Cook moved to direct DCDP staff to revise the proposed Inclusionary Zoning language to reflect the Partnership's discussions, and to distribute this revised draft to the Partnership members. Mr. Leon seconded the motion, and it passed unanimously.

Mr. Reynolds suggested he would work with Mr. Leon to draft the cover memo. He also requested that Mr. Costello provide the Partnership with a summary of the affordability issue from the Housing Authority perspective. He also advised Partnership members not to discuss what would be distributed by DCDP staff.

Adjourn

Mr. Reynolds asked for a motion to adjourn the meeting.

Mr. Costello moved to adjourn the meeting, and Mr. Leon seconded the motion, which was unanimously approved. Meeting adjourned at 8:00 PM.

Approved May 17, 2016