



**Minutes
Housing Partnership
April 17, 2018
Town Administration Building**

Members In Attendance

Fred Reynolds (Chair), Cliff Cook, Brian Costello (Watertown Housing Authority), David Leon, and Andrea Adams (Senior Planner, Department of Community Development & Planning (DCDP))

Others in Attendance: Caroline Bays, Councilor at Large; Andrew J. Copelotti, Boylston Properties; Mark Deschenes, Boylston Properties and Laura M. Portney, PCA

I. Review of Draft Minutes: February 20, 2017

Mr. Reynolds asked for a motion to approve the Minutes of the February 20, 2018 meeting. Mr. Costello moved to approve the draft Minutes as presented. Mr. Cook seconded, and the Minutes were unanimously approved.

II. Boylston Properties/Arsenal Yards Phase 4: Buildings C, D and E – Affordable Housing Review

Mr. Copelotti, Boylston Properties distributed hard copies of updated information to the Housing Partnership Members (who had gotten it prior to the meeting by Email from staff) and to Council Member Bays. He summarized the proposed project, describing the architecture, the site design, and parking for Buildings C and D. He noted that Building E was envisioned to be a single-tenant structure, for an ice cream or coffee shop. Mr. Copelotti noted that parking for Building C was in the garage under Building B, and parking for Building D was in the lower floors of that building.

Mr. Copelotti, Mr. Deschenes, Boylston Properties, Ms. Laura M. Portney, PCA and the Partnership Members discussed the proposed unit layouts using color-coded plans for Buildings C and D (Sheets A1.13 and A1.23, dated 4/11/18).

Mr. Cook suggested that two proposed affordable units in Building C, on the second and third floors were next to each other. To address this, he recommended that units be shifted. He recommended that unit C302 be swapped for unit C502. He also recommended that unit C213 be shifted to unit C206.

Mr. Copelotti agreed to the shift of these two units.

Mr. Cook also noted that two other proposed affordable units in Building D were also next to each other, on the fourth floor. He recommended one of the units be shifted; unit D416 be swapped for unit D412.

Mr. Copelotti agreed to the shift of these two units.

Mr. Leon strongly urged the Petitioner to provide more than the minimum required number of disabled-accessible parking spaces, and to arrange these spaces as close to the designated disabled-accessible units as possible, whether these parking spaces be surface or garage spaces.

Mr. Copelotti and Ms. Portney noted that Boylston Properties was scheduled to make a presentation on this matter before the Watertown Disabilities Commission at its meeting on April 18, 2018. Mr. Copelotti acknowledged Mr. Leon's concerns, but also noted that Building C did not have an underground parking garage, and that thought would be given to the location of disabled-accessible parking spaces (residents, visitors, general public) such as locating them proximate to elevators, etc.

Mr. Reynolds asked for more comments or questions. Hearing none, he asked for a vote on the proposed unit adjustments.

Mr. Cook moved that the Housing Partnership recommend to the Planning Board and Zoning Board of Appeals that of updated unit mix and layouts as shown on the updated plans submitted to the Housing Partnership, as amended by the discussion met the requirements of Section 5.07 of the Watertown Zoning Ordinance, namely that:

1. Unit C302 be swapped for unit C502.
2. Unit C213 be shifted to unit C206.
3. Unit D416 be swapped for unit D412.

Mr. Costello seconded the motion, and it passed unanimously.

III. Continued Discussion of Independent/Assisted Living

- a. What to do if units convert?
- b. Concerns/Ideas for long-term monitoring?

Noting the lateness of the hour, Mr. Reynolds asked the Partnership Members if they wanted to continue the meeting, to discuss the two questions posed to them by Mr. Magoon and the Department of Community Development & Planning staff?

Ms. Adams summarized the issue. She noted that the Partnership had been discussing if and how to make Independent/Assisted/Dementia Care facilities contribute towards affordable housing in Watertown, as the units created count towards the total number of units created, but these facilities are currently exempt from any sort of affordable housing contribution (units, lots or cash). She noted the discussion to date has been the following:

- A. Independent Living facilities = Contribution of Units or cash equivalent
- B. Assisted Living facilities = Contribution of cash equivalent
- C. Dementia Care units or facilities or Skilled Nursing = No contribution

She said the questions posed related to what the Partnership's guidance was should units convert. This would, for example, mean a facility that was permitted as an Independent Living facility would convert some or all of the units to Assisted Living or Dementia Care. Should the Town seek additional cash contribution at the time of conversion? Similarly, what if an Assisted Living facility converted to Independent Living? Should the Town seek then to have the facility set aside affordable onsite units?

Ms. Adams said the same was true with long-term monitoring. What if an Independent Living facility converted to Assisted Living?

The Partnership Members' consensus was that the Town should seek the appropriated "contribution" at the time of permitting based on the proposed facility type or unit mix at the time of permitting, whether this would be units, lots or a cash contribution.

The Partnership Members' consensus with respect to monitoring was that Independent Living units could be monitored similar to "traditional" affordable apartments, with DCDP staff verifying the housing rent portion.

They also felt in general that the likelihood of these types of facilities converting post permitting to other types was relatively low.

Adjourn

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

Mr. Leon moved to adjourn the meeting, and Mr. Costello seconded the motion, which was unanimously approved. Meeting adjourned at 7:30 PM.