

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting January 24, 2024

The meeting was called to order by Vice Chair John Parent at 7:03 PM.

Roll Call: Kevin Santos- Chair (arrived 7:10 PM), John Parent -Vice Chair, Jory Tsai, Ian Mazmanian, Darryl Filippi, Peter Breton

Staff: Pam Helinek, Kristina Johnson

Packard Street Update

Present: Sharone Small, Chelsea Gaylor (MetroWest Collaborative Development)

Sharone Small gave a brief update on the Packard Street site. Construction is underway and on schedule. MWCD plans to open the lottery in September 2024 for occupancy beginning in January 2025.

Housing Production Plan Update

Pam Helinek reported that consultant Judi Barrett has been ill and that she is behind schedule on the HPP update. Judi Barrett hopes to deliver the first section of the new plan for review soon, and will schedule a meeting with the Trust when she has fully recovered.

Army Housing Update

Pam Helinek reported that the Wayland Army housing development, which she had thought was being converted to affordable housing, was actually being developed as market-rate housing. Kristina Johnson reported no change in the status of the Bruen Road housing, which the army is planning to auction to the highest bidder. The Town would be unable to bid over the appraised value, and would have to accept liability for historic contamination issues.

New Member Interviews

Present: Janice Habermehl, Norma Freitas, Anne Marie Lourens, Sean Grant, Christopher Staysniak, Mark Terra-Salomão

Applicants for the two openings on the Trust introduced themselves and spoke briefly about their interest in joining. The Trust voted to request that the Select Board appoint Anne Marie Lourens and Christopher Staysniak, 6-0-0.

2024 Meeting Schedule

The Commission agreed to a regular quarterly meeting schedule for 2024, with extra meetings to be scheduled as needed.

Minutes – September 13 2023

Kevin Santos moved to approve the minutes from September 13, 2023, second by Jory Tsai, vote 5-0-1

Other Business

Kevin Santos expressed concern about the homeless situation in Hudson, and asked for a meeting with other relevant parties to discuss the situation and determine how the Trust may be able to help. Pam Helinek will organize a meeting and invite representatives from the Housing Authority, Health Department, Council on Aging, Fire Chief, and Police Chief. Kevin Santos and John Parent will represent the Trust. John Parent will check on the use of CPC money for homelessness issues.

Next Meeting – The next scheduled meeting is April 24, 2024. An extra meeting will be scheduled after the meeting about the homeless situation to update the Trust, and possibly to meet with Judi Barrett about the HPP.

Adjournment

Peter Breton moved to adjourn the meeting, vote 6-0-0. The meeting was adjourned at 8:24 PM.