



Town of Hudson
Affordable Housing Trust
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Minutes of Meeting – February 16, 2017

A meeting of the Town of Hudson's Affordable Housing Trust (AHT) was held on Thursday February 16, 2017. Kevin Santos convened the meeting at 6:35PM.

The following AHT voting members were in attendance:

Kevin Santos
Jim Quinn
John Parent
Kristen Woodbury
Nusrath Kahn
Darryl DiFillipi
Robin Frank

The following individuals were also present:

Jack Hunter, Director of Planning and Community Development; Tim Vanderpoel; and Steve Forti

- I. **Police Station Packard Street**– Mr. Hunter introduced the progress made so far and explained to the two residences attending what the AHT had so far intended regarding the property.

It was reiterated they were evaluating the possibility of developing the property for affordable housing and that an assessment regarding the existing building, the land, financing, type of housing and ownership all would have to be appraised.

Mr. Hunter reviewed his meeting with Mr. Duplisea and the Housing Authority and that they were in full support of the trust conducting an evaluation.

Mr. Hunter next distributed a draft scope of services for the AHT review.

After some discussion and edits the AHT on a vote by Mr. Parent, seconded by Mr. Quinn voted unanimously to have a RFQ produced and that a final proposal be brought back to the AHT for their approval.

7-0-0 in favor.

- II. **Down Payment Assistance (DPA)** – Mr. Hunter noted that he was still working with Sara Foster on a revised flyer advertising the program. Mr. Santos and Ms. Frank spoke again about scheduling a meeting of the realtors and will be in contact with both Mr. Hunter.

Next Mr. Hunter handed out the approved DPA and had highlighted sections that dealt with the deferred loan process.

Mr. Parent expressed his concern about a 30 year deferment and it was just too long and he preferred a 10 year deferment. There also was discussion about the annual review of each loan on an anniversary which administratively could become cumbersome.

On a motion by Mr. Parent, seconded by Ms. Kahn it was voted to amend the DPA to a 10 year deferment which would be reviewed each January 1rst.

7-0-0 in favor

- III. Rental Assistance** - Mr. Hunter reviewed an email from Metro west housing which stated that they had surveyed most of the affordable rental housing complexes in Hudson to see if there was a need and/or waiting list.

As of now there were no waiting list and they so no need for a program at this time. Mr. Parent agreed with their assessment and suggested this item be table at this time.

- IV. Minutes 12.21.16** – On a motion by John Parent and seconded by Robin Frank it was voted unanimously that the minutes of December 21, 2016, were approved.

- V. Adjourn** - On a motion by John Parent seconded by Robin Frank it was voted unanimously to adjourn the meeting at 7:45PM