

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting July 26, 2022

The meeting was called to order by Chair Kevin Santos at 7:02 PM.

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Shawn Sadowski, Jory Tsai, Darryl Filippi

Staff: Pam Helinek, Kristina Johnson, Eliza Datta (consultant), Aldo Cipriano (Town Counsel)

Packard Street Update

Present: Caitlin Madden, Derek Hanson (MetroWest Collaborative Development - MWCD); Lia Scheele (Davis Square Architects)

Caitlin Madden updated the Trust on the status of the Packard Street project. The project has been invited to apply in the fall mini-round, which is reserved for projects that are highly ready to proceed and are supported by municipal or other non-state funding. MWCD is working on the application which is due September 16, 2022.

Lia Scheele presented design changes including porch revisions, relocation of the transformer, relocation of the trash enclosure for the town houses, minor changes to the walking path, an additional privacy fence, and the addition of mechanical sheds to the town houses. The backs of the town houses have ground level entrances but the fronts have stairs to the porches. Darryl Filippi expressed concern about odors from the trash enclosure impacting the end town house, and whether the town house design meets accessibility regulations. Lia Scheele will review the regulations.

Lia Scheele discussed the Passive House feasibility study which has been provided to the Trust. With a few minor tweaks to the ERV (Energy Recovery Ventilation) the Community Building will meet Passive House requirements.

Additional Funding for Packard Street

MWCD has submitted a request to the Trust for an additional \$150,000 in funding to meet rising construction costs and interest rates. John Parent noted that the value of the land should be added to the calculation of the Town's contribution to the project. He asked how such a small amount would make a difference to a multi-million dollar project. He also asked whether there would be more funding requests over the course of the project and when will the costs be locked in. Caitlin Madden said that MWCD hoped not to make further requests, but she cannot guarantee that. Once construction

begins, she would not expect to need additional funding, and once the property was operational it would be self-supporting.

Darryl Filippi asked what contingency was included. State policy is 5% contingency for new development and MWCD has built in a more generous 7% cushion. Jory Tsai expressed concern about continuing inflation. Caitlin Madden said this should be mostly covered by the extra \$2 million they will request from DHCD. Shawn Sadowski asked what would happen if DHCD refused to cover the increased request. Caitlin Madden said that was very unlikely. Eliza Datta agreed that this would be very unusual. Darryl Filippi said he thought a 10% contingency was more realistic but Caitlin Madden said DHCD preferred incremental increases and may not view a contingency of over 7% favorably. Eliza Datta confirmed that DHCD would have cost caps at application time but will typically step up with increased funds in an incremental approach.

Darryl Filippi asked if the state would withdraw funding if it were necessary to cut back the size of the project. Caitlin Madden said it would be a mistake to reduce the number of units because the rent was required for operating costs, and that there was no expectation of compromise on size or quality of the final project.

John Parent moved to approve the additional \$150,000 in the Trust's contribution. Second by Shawn Sadowski, vote 5-0-0.

Packard Street Community Open House

MWCD suggested holding an Open House to update the community on the status of the Packard Street project. Preferably the Open House will be outdoors in September, after the September 16 deadline for the DHCD submission. Pam Helinek will check with the Farley School about potential dates and send a doodle poll to the group with evening and weekend options.

Authorization for Chair or Vice Chair to sign the Assignment and Assumption of the LDA Agreement

Shawn Sadowski moved to approve the authorization, second by Darryl Filippi, vote 5-0-0.

Minutes -Darryl Filippi moved to accept the minutes from May 24, 2022; second by John Parent; vote 4-0-1.

Other Business

Shawn Sadowski thanked Select Board Member and Former Affordable Housing Trustee James Quinn for volunteering to mow the lawn at 62 Packard Street. Kevin Santos asked Pam Helinek to send a thank you note from the Trust. The Trust agreed that gas used for lawn mowing should be expensed to the Trust.

Shawn Sadowski said that neighbors are parking at 62 Packard Street and asked if there should be No Parking signs. Pam Helinek will verify that the property is still covered by Town insurance and will include an agenda item to discuss use of the property by outside parties at the next meeting. Friends of the Library are using garage space as storage, and DPW has trash receptacles stored on the site.

Next Meeting – The next meeting will be the Community Open House.

Adjournment –John Parent moved to adjourn the meeting, second by Darryl Filippi, vote 5-0-0. The meeting was adjourned at 8:34 PM.