

# **Town of Hudson**

## **Municipal Affordable Housing Trust**

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Minutes of Meeting December 12, 2022

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The meeting was called to order by Vice Chair John Parent at 7:01 PM.

**Roll Call:** John Parent (Vice Chair), Shawn Sadowski, Jory Tsai, Ian Mazmanian

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

### **Packard Street Update**

**Present:** Caitlin Madden, Sharone Small (MetroWest Collaborative Development -MWCD)

Caitlin Madden updated the Trust on the status of the Packard Street project. DHCD has announced the results of the funding “mini-round” and has approved funding for Packard Street. Caitlin Madden reviewed the schedule for moving forward. She also introduced new Senior Project Manager Sharone Small and announced that Tierney Development Services would serve as Owner’s Representative.

### **Discussion – MassDocs Program**

**Present:** Caitlin Madden, Sharone Small (MetroWest Collaborative Development - MWCD), Wataru Matsuyasu (Klein Hornig)

Caitlin Madden recommended that the Trust vote to request Select Board approval for Hudson to opt into the Mass Housing Partnership’s MassDocs program. This program has been designed to make affordable housing development more efficient by providing a common set of loan documents for projects using a variety of state, federal and local funds. Jory Tsai asked for more details about what the MassDocs lawyers would review. They will review all documents including environmental documents, titles, surveys, contracts, and insurance documents. Staff will have the opportunity to review all the documents as well.

Shawn Sadowski asked if there were any negatives to joining the program. Caitlin Madden, attorney Wataru Matsuyasu, nor Eliza Datta thought there were any negatives. Shawn Sadowski asked if Town Counsel Aldo Cipriano had any comments. Aldo Cipriano said that he had reviewed the program and spoken with Wat Matsuyasu, and that it looked like a good program. His only concern was that disputes were to be resolved via arbitration. Wat Matsuyasu said he was not aware of anything going to arbitration and he thought it was just boilerplate language.

John Parent said that it appeared to be a comprehensive program designed to expedite the closing process and avoid disagreement and that it makes sense for Hudson to opt-in. John Parent made a motion to recommend to the Select Board that Hudson opt-in to the program. Second by Jory Tsai, vote 4-0-0.

**Minutes – July 26, 2022**

Shawn Sadowski moved to approve the minutes from July 26, 2022, second by John Parent, vote 4-0-0.

**Next Meeting**

The next meeting will be in March 2023.

**Adjournment**

The meeting was adjourned at 7:34 PM.