



Town of Hudson
Affordable Housing Trust
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Minutes of Meeting February 5, 2020

A meeting of the Town of Hudson's Affordable Housing Trust (AHT) was held on Wednesday February 5, 2020; Kevin Santos convened the meeting at 6:32 PM.

The following AHT voting members were in attendance:

Kevin Santos, Chair
John Parent
Ian Mazmanian
Anna McCabe

The following individuals were also present:

Jack Hunter, Director of Planning and Community Development; Eliza Datta, e3 Consulting; Fred Lucy, Selectman; Ann Marie Lourens, Housing Authority; Carolyn Read, Habitat; Jory Tsai Potential member; Paul McMorro Mass Housing; and Jessica Malcolm, Mass Housing

- I. **Mass Housing**– Mr. Hunter reminded the Trust that almost 2 years ago they were awarded a grant from Mass Housing to look at both Packard Street and Apsley Street as potential sites for affordable housing. Since that time we have been on hold waiting for the Selectmen and School Board to make a decision on what, if any of the two properties were being considered for the School Administration offices. It now seems that Packard Street is not on the list for the Schools and a meeting was held with the Town Administrator to get sense of how to move forward.

Mr. Parent inserted that he can assure the Trust that the BOS will not be pursuing Packard Street as a site for the school admin building.

Ms. Datta, E3 Development next went through were the Trust and her efforts left off a year and half ago. She discussed the possibility of between 33 and 45 units on the site with different options regarding architecture, etc. She said her firm would present different options to the neighborhood and would eventually develop a RFP to solicit developers for the site.

There was considerable amount of discussion about density, type of housing, who develops the site, management, and how to address zoning on the site. Notably should an overlay district be established on the property or should we go the friendly 40B path.

Mr. Lucy felt it was necessary for a committee to be set up to help the BOS in recommending a preferred development plan therefore he suggested that the Trust enlist members of the neighborhood to join the trust in developing a site committee and bring that to the BOS as a recommendation.

It was suggested that Mr. Santos, Mr. Parent and Ms. McCabe interview potential candidates to bring forward.

On a motion by Mr. Parent, seconded by Mr. Masmanian the Trust voted unanimously to move forward in the establishment of the Site Committee for Packard Street and have Mr. Santos, Mr. Parent and Ms. McCabe be the Trusts' representatives.

Mr. Hunter said he would reach out to the neighbors and convene the subcommittee to interview them in preparation for a BOS vote on February 24, 2020.

- II. **Habitat** – Mr. Hunter introduced Ms. Carolyn Read from Habitat for Humanity who presented some of the programs they run for low income homeowners. All recipients must be at 60% medium income or lower. Though they have not done much in Hudson she is always looking for an opportunity.

She particularly wanted to discuss their Critical Home Repair Program which allows income qualified home owners to have urgent repairs done under a deferred loan. It has been extremely successful and they want to expand the program into Hudson.

This program focuses on safety, security, accessibility, weatherization, and keeping houses up to city codes. Through project management oversight which typically includes volunteer labor, Habitat will assist families with completing home repairs.

The Critical Home Repair Program is designed to provide a hand up, not a hand out, to homeowners who are in need such that they may feel proud and dignified about the place they call home.

Ms. Johnson noted that a workshop has been scheduled at the Senior Center and hopefully this will generate some activity.

- III. **Budget** – Mr. Hunter updated the Trust on monies in the Trust account and the monies in the CPC account.

- IV. **Potential new member** – Mr. Tsai introduced himself and expressed an interest in our affordable housing efforts. He has vast experience in management, technology and Standard Operating Procedures and hopes to bring that expertise to the Trust.

On a motion by Mr. Parent, seconded by Mr. Masmanian the Trust voted unanimously to recommend the appointment of Mr. Tsai to the BOS.

- IV. **Minutes 11.7.19** – On a motion by John Parent and seconded by Mr. Masmanian it was voted unanimously that the minutes of November 7, 2019, be approved.

V. **Other Business** –There was none at this time.

VI. **Adjourn** - On a motion by Mr. Santos seconded by Ms. McCabe it was voted unanimously to adjourn the meeting at 7:55PM