



# **Town of Hudson**

## **Affordable Housing Trust**

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Minutes of Meeting September 16, 2020

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*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hudson Affordable Housing Trust was conducted via remote participation.*

The meeting was called to order at 7:06 PM by chair Kevin Santos.

**The following AHT voting members were in attendance:**

Kevin Santos (Chair). John Parent (Vice Chair), Ian Mazmanian, Anna McCabe (arrived 7:30), Jory Tsai, Darryl Filippi, Sushma Singh

**The following individuals were also present:**

Kristina Johnson (Acting Director of Planning and Community Development), Pam Helinek (Acting Assistant Director of Planning and Community Development), Jack Hunter (Planning and Community Development), Shawn Sadowski

- I. Rental Assistance Program**– Pam Helinek updated the Trust about the status of the program. The program is now closed and 11 rental assistance checks were sent. Pam Helinek reported a discussion by the Metrowest Affordable Housing Consortium about a number of municipalities re-opening their programs. Increased need was perceived due to savings being used up, unemployment payments ending, and the upcoming end of the eviction moratorium on Oct 17. Changes to “round 2” included simplified applications, increased payments, extended payment periods, and better communication. John Parent said he did not think the program should be re-opened unless there is a clear indication of need. Kevin Santos said he thought discussion should be put off until after the eviction moratorium ends and that he will ask his real estate contacts if they have seen indication of need. Jack Hunter said the application was pretty simple and mentioned that the last two applications were generated by landlords. Kevin Santos said that the program was meant to help tenants, not landlords.
- II. MassHousing Planning for Housing Production Grant** – Consultant Eliza Datta's contract will end on September 30. She has submitted a proposal to continue her services in order to help with the Packard Street Public Forum and RFQ. John Parent said that the Trust needs to keep Eliza's services and asked about grant money that hasn't yet been spent. Kristina Johnson said we will need to clarify with MassHousing whether we can still spend that money

after the current contract ends and also ask if more money is available. She has reached out to Paul McMorro from MassHousing and is waiting for his reply to meet and discuss MassHousing Funds moving forward.

**III. Packard Street Reuse Committee and Next Steps** – Pam Helinek reported that the Packard Street Reuse Committee has disbanded and that at their last meeting they set a date for a Public Forum for the week before Town Meeting. However, Eliza Datta feels that this will be bad optics, giving the impression of a “done deal”, and advises that the Forum be much earlier. Anna McCabe, John Parent, and Kevin Santos met with Eliza Datta, Kristina Johnson and Pam Helinek and suggested a date of Wednesday October 14. Anna McCabe added that the Trust should meet the following week to discuss the results of the forum. John Parent moved to hold the Public Forum on October 14, 2020. Second by Anna McCabe, vote 7-0-0 by roll call.

The Trust discussed whether to hold the forum by zoom webinar or regular zoom. They agreed on the webinar format with a dry run in advance. A subgroup will work with Eliza Datta to plan the Forum. Jack Hunter suggested that Anna McCabe will be known to many participants and so should lead the Forum. Anna McCabe, Kevin Santos and John Parent volunteered to work on planning the Forum. Pam Helinek will contact Eliza Datta to find out her availability and then send a doodle to choose a meeting date. Anna McCabe moved to use the zoom webinar format for the Public Forum, second by John Parent, vote 7-0-0 by roll call.

Anna McCabe suggested a loop around the Packard Street site to invite to the Public Forum. She will mark the area on a map and send to Pam Helinek and Kristina Johnson, who will get a mailing list from the assessors’ office. Jack Hunter suggested that the ZBA also be invited. Kristina Johnson agreed and added the BOS and Planning Board should be invited. Anna McCabe moved that invitations be sent to the preceding list, second by Darryl Filippi, vote 7-0-0 by roll call.

Pam Helinek and Kristina Johnson wrote a draft fact sheet to include with the Public Forum invitation. Anna McCabe submitted some comments. There was discussion about some details on the fact sheet. Kristina Johnson will update accordingly. Pam Helinek asked if the rest of the Trust could send comments before the end of next week so that the invitation could be finalized and mailed on October 1.

There was some discussion about how the Trust could guarantee that the housing was well managed as high quality affordable housing in perpetuity. Kristina Johnson reported discussing this with Eliza Datta. Although the Trust can vet the developer and associated management company, it is hard for them to vet successors in the case of a future sale. However, DHCP and investors will have an interest in maintaining good management. The Trust discussed a deed restriction requiring the property to be affordable housing in perpetuity, and asked about finding other mechanisms for retaining some control of management of the property in the future.

**IV. Minutes** – John Parent moved to approve the minutes from July 28, 2020. Second by Darryl Filippi, vote 7-0-0 by roll call.

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

**VI. Adjournment** – Darryl Filippi moved to adjourn the meeting, second by John Parent, vote 7-0-0. The meeting was adjourned at 8:20 PM.