

# Town of Hudson

## Municipal Affordable Housing Trust

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Minutes of Meeting December 15, 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 by Chair Kevin Santos at 7:00PM.

**Roll Call:** Kevin Santos (Chair). John Parent (Vice Chair), Anna McCabe, Jim Quinn, Jory Tsai, Ian Mazmanian, Sushma Singh, Robin Frank

Staff: Pam Helinek (Acting Assistant Director Planning and Community Development), Kristina Johnson (Acting Director Planning and Community Development), Jack Hunter (Planning and Community Development), Eliza Datta (E3 Consulting)

**Packard Street RFP Update** – Jack Hunter discussed the progress he has made on the RFP. He believes that a survey and a 21E Assessment are necessary to proceed on the project. He also thinks that to be competitive in their search for a qualified developer, the Trust will have to take responsibility for demolishing the existing building.

**Preliminary Work for RFP** – Pam Helinek solicited three quotes for a survey and received two responses, one from Hancock Associates for \$4000 and one from Tom DiPersio for \$4200. Kristina Johnson has received a quote from Hancock Associates for a Phase 1 21E assessment for \$2300. John Parent moved to hire Hancock Associates for the survey work for \$4000, second by Anna McCabe, vote 8-0-0 by roll call. John Parent moved to hire Hancock Associates for the 21E assessment for \$2300, second by Jim Quinn, vote 8-0-0 by roll call.

### **Packard Street Development Discussion** –

Kevin Santos asked if the Trust should hold off on issuing the RFP until Covid-19 has abated. Eliza Datta said that a developer needed time to prepare to apply for funding in January 2022. Funding applications are only accepted once a year so if they can't make that deadline, everything will have to wait until January 2023.

Eliza Datta presented rental costs based on 30%, 50%, 60% and 80% AMI. The rents are high since Hudson's AMI is based on the Boston region. Kevin Santos asked for a comparison with the Worcester region. AMI for the Worcester region is significantly lower.

Eliza Datta presented conceptual financial analyses of developing the project based on 60%AMI vs 50%AMI. These analyses assumed a \$500,000 contribution from the Trust. Using 60%AMI the project income and expenses balanced out, but with 50%AMI there was a nearly \$1.5 million gap that would need to be funded with additional tax credits and probably additional Trust contributions.

Anna McCabe said the Trust needs to push for more affordability in order to be affordable for the population they are trying to target. John Parent expressed concern about covering the deficit. Jack Hunter pointed out that the Phase 2 21E and demolition expenses would probably be around \$300,000.

Jack Hunter said that Darryl Filippi could not attend tonight but had suggested putting all ADA compliant units on the ground floor to eliminate the expense of elevators. Anna McCabe said Hudson had a shortage of accessible housing. She feels that the elevators are very important and that they are worth spending AHT money for.

Kevin Santos asked if the Trust needs to require lower AMI or can let the developers suggest it. Eliza Datta said the RFP can stress that the Trust would prefer lower AMI. She also said that the narrative in the RFP should explain the discrepancy between the Boston and Worcester AMIs and that the target population will move west if the rents are too high. Jory Tsai said the developers should be given some flexibility. John Parent said the RFP should indicate that 60%AMI is the maximum the Trust will accept but they would prefer to see lower. Anna McCabe said the Trust should push the developer to push the boundaries.

Jack Hunter mentioned he had stressed energy efficiency in the RFP and asked if the Trust would like him to add a preference for LEED-certified buildings. The Trust agreed.

Sushma Singh asked if the project would provide local employment opportunities and asked if the Trust could require a local workforce. Eliza Datta said that the Trust could add this preference to the RFP and also add a preference for using minority-owned or women-owned businesses. She said all of the previous discussion points could be part of the scoring criteria.

Jack Hunter will update the draft RFP to reflect the Trust's preferences and then distribute to the Trust for review. Once the Trust approves, he will submit to Town Counsel for review.

**Minutes** – John Parent moved to approve the minutes from October 14, 2020. Second by Anna McCabe, vote 5-0-3.

**Adjournment** – John Parent moved to adjourn the meeting, second by Ian Mazmanian, vote 8-0-0. The meeting was adjourned at 8:50PM.