

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting January 5, 2022

The meeting was called to order by Vice Chair John Parent at 7:03 PM.

Roll Call: John Parent (Vice Chair), Darryl Filippi, Robin Frank, Jory Tsai
Staff: Pam Helinek, Kristina Johnson (Planning and Community Development), Jack Hunter, Eliza Datta (Consultants), Caitlin Madden, Claire Comeau (MetroWest Collaborative Development (MWCD))

Packard Street Update

- **Affordability Improvement** – Caitlin Madden explained that the Comprehensive Permit had been changed to meet the minimum requirements of affordability for 40B in order to allow flexibility. A deeper affordability restriction will be recorded with the deed. MWCD has been able to increase affordability by changing 3 units that had been 60% AMI to 50% AMI paired with MRVP vouchers. This change will reach a sector of the population that is usually excluded from eligibility. Eliza Datta confirmed that MWCD still intends to underwrite all rents to match Worcester AMI levels rather than Boston AMI levels.
- **Sustainability Improvement** – Previously the development was proposed to be all electric except for domestic hot water in the community building. This has been changed to be 100% electric. Darryl Filippi commented that EV charging stations in the parking lot will be critical. In addition, he recommended the use of PV panels for electricity generation including solar hot water panels.
- **Accessibility Improvement** - Previously the Town Homes were not handicap-accessible due to steps at the entrances. Now all 9 Town Homes will be at-grade in the back, so that the first floors are handicap visitable.
- **Building Permit Fees** – Caitlin Madden said that many Towns permitting a friendly 40B will reduce or cap building permit fees which can be in the hundreds of thousands of dollars. Jack Hunter said he thought that building permit fees could be reduced by the Town Administrator but other fees such as electric fees would be harder to reduce. Kristina Johnson said that the ZBA had complete jurisdiction over a 40B so the authority to restrict permit fees might lie with the ZBA, but that it might not be a good idea to try to revise the Comprehensive Permit that had just passed the appeal period. MWCD will ask their attorney to determine the correct authority for the request.
- **Local Preference** – Caitlin Madden asked if the Trust wanted to give preference to people who lived or worked in Hudson for the initial lottery. The Trust expressed a desire for local preference in a roll call poll, 3-0-1

- **Parking Changes** – Darryl Filippi commented that one of the new parking spots added in response to ZBA concerns squeezed the entranceway and asked if it could be reconfigured or moved. MWCD agreed that the spot was not ideal, but did not want to change the plan approved by ZBA for the Comprehensive Permit. They said that this could be re-examined in the future and possibly the entranceway could be redesigned rather than the parking spot.

Minutes -Jory Tsai moved to accept the minutes from October 20 2021, November 18 2021 and December 9 2021; second by John Parent; vote 3-0-1.

Other Business – John Parent noted that Sean Sadowski would be a great replacement for the Select Board representative on the Housing Trust. John Parent asked about the status of the Land Disposition Agreement. It has been approved by both Town Counsel and MWCD’s attorney, has been signed by MWCD, and requires a signature from the Trust. John Parent will sign the document tomorrow as Vice Chair.

Next Meeting – The next meeting will be in early March and will include updates on current affordable housing in Hudson by our Regional Housing Consortium consultants.

Adjournment –John Parent moved to adjourn the meeting, second by Darryl Filippi. The meeting was adjourned at 7:41 PM.