

# **Town of Hudson**

## **Municipal Affordable Housing Trust**

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Minutes of Meeting February 17, 2022

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The meeting was called to order by Chair Kevin Santos at 7:02 PM.

**Roll Call:** Kevin Santos (Chair), John Parent (Vice Chair), Shawn Sadowski, Jory Tsai, Ian Mazmanian  
Staff: Pam Helinek

### **Updates from Regional Housing Consultant**

#### **Present: Stefanie Petersen, Alisa Gardner-Todreas -MetroWest Collaborative Development (MWCD)**

Stefanie Petersen reviewed the most recent SHI report with the Trust. She said MWCD has recently recertified the tenants at J. Highlands (formerly Simrah Gardens), with 158 units of affordable housing. She mentioned rental properties at Washington St SRO and Lincoln Street, with affordability set to expire in 2021 and 2022, although they appear to still be affordable. She asked about affordability expiration at the Littlebrook Apartments on Tower Street. Kevin Santos said these were affordable in perpetuity. She asked about new affordable units at 34 Tower Street, but that project has been indefinitely delayed.

John Parent asked about the total number of subsidized units compared to last year. Last year there were 901 and this year 896. This is due to a decrease of units at group homes for disabled adults. Pam Helinek asked about affordable units at The Point. Stefanie Petersen did not see The Point on the SHI, but it has changed names several times. Kevin Santos requested that MWCD forward the SHI to the Trust because they will recognize past names of properties.

Stefanie Petersen mentioned that the owner of 248 Main Street #101 (at the Esplanade) had passed away and the unit is in early stages of foreclosure. Kevin Santos said that things might be delayed because of the pandemic and asked for a follow-up at the next meeting.

John Parent asked how often MWCD would monitor Hudson's affordable units and how often they would report to the Trust. Stefanie Petersen said they normally monitored once a year and asked how often MWCD reported to the Trust in the past. Kevin Santos wasn't sure but said the quarterly or twice yearly seemed appropriate. Pam Helinek will check past agendas.

**Minutes** -John Parent moved to accept the minutes from January 5, 2022; second by Ian Mazmanian; vote 3-0-2.

**Next Meeting** – The next meeting will be in May after DHCD announces its decision about Packard Street funding.

**Adjournment** – Ian Mazmanian moved to adjourn the meeting, second by Shawn Sadowski. The meeting was adjourned at 7:42 PM.