

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting May 17, 2021

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 5:22 PM.

Roll Call: Kevin Santos (Chair). John Parent (Vice Chair), Anna McCabe, Ian Mazmanian, 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)

62 Packard Street Developer – Pam Helinek reported that 4 proposals had been received in response to the Packard Street RFP. After extensive review, the top two proposals were selected to be Metrowest Collaborative Development (MWCD) and Preservation of Affordable Housing (POAH), who were then interviewed and given a series of follow up questions.

Anna McCabe said that the Metrowest proposal impressed her as really understanding the wants and needs of the neighborhood adhoc committee. She liked the fact that MWCD was small and local as opposed to POAH which is a large national group with many projects. She said that MWCD offered the deepest affordability of the four proposals, which to her is most important.

Ian Mazmanian said that although he originally favored the POAH proposal in terms of design and sustainability, he had worked with MWCD for many years and on further review he felt that the MWCD would be a great firm to work with and could deliver as good a product as POAH.

John Parent echoed the others' sentiments and said he was very impressed with MWCD and most comfortable moving forward with the smaller, more local choice. Kristina Johnson confirmed that all references had said MWCD was great to work with.

Kevin Santos asked which proposal most closely matched the Packard Street Reuse Committee's design requests. Anna McCabe said both designs were similar and really captured and improved on the Reuse Committee's desires. She thought that MWCD had better buffering for the neighbors. Ian

Mazmanian said that MWCD had a better streetscape with smaller buildings to the front, while POAH had the large, main building on the street.

John Parent moved to approve Metrowest Collaborative Development as the developer for 62 Packard Street. Second by Ian Mazmanian, vote 5-0-0 by roll call.

Ian Mazmanian moved to authorized Chair Kevin Santos and Vice Chair John Parent to sign the P&S, LDA, and any other documents required for real estate transactions. Second by Anna McCabe, vote 5-0-0 by roll call.

Kevin Santos recognized consultant Eliza Datta for all her help and guidance during this complicated process, as well as staff Jack Hunter, Kristina Johnson, and Pam Helinek.

Minutes – John Parent moved to approve the minutes from January 21, 2021. Second by Anna McCabe, vote 5-0-0 by roll call.

Adjournment – Kevin Santos moved to adjourn the meeting, second by Anna McCabe, vote 5-0-0. The meeting was adjourned at 5:51 PM.