

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting May 24, 2022

The meeting was called to order by Vice Chair John Parent at 7:02 PM.

Roll Call: John Parent (Vice Chair), Shawn Sadowski, Jory Tsai, Darryl Filippi, Ian Mazmanian
Staff: Pam Helinek, Kristina Johnson, Eliza Datta (consultant), Tom Gregory, Aldo Cipriano (Town Counsel)

Packard Street Update

Present: Caitlin Madden, Claire Comeau (MetroWest Collaborative Development - MWCD); Wataru Matsuyasu (Attorney, Klein Hornig); Wendy Cohen (New Seasons Development)

Caitlin Madden updated the Trust on the status of the Packard Street project. The project was not selected by DHCD in the last funding round and MWCD is preparing to submit a pre-application for the DHCD "Mini-Round" in June.

Geotech exploration, sewer scoping, flow tests and a passive house feasibility study have been completed. Some improvements have been made to the design. An LLC has been created to enable tax-credit funding. There has been a site visit with the contractor.

Darryl Filippi asked if the newest state energy grant has been considered for this project. Caitlin Madden said they are aware of the grant and will look into it. Darryl Filippi asked that the passive house feasibility study be made available to the trust and that updated drawings will be presented to the Trust for review. Shawn Sadowski asked about fencing around the property while waiting for demolition. Caitlin Madden said that fencing would be up to the Town.

Aldo Cipriano reported that the deed to the Packard Street property, having been transferred to the Trust by vote of Town Meeting, has been recorded at the Registry of Deeds. The title is currently held by the Trust and will be conveyed to MWCD when financing is secured. At that time the Trust should vote to endorse an Assignment and Assumption of Land Disposition Agreement to convey the deed and assign the LDA to the 62 Packard Street LLC, which is managed by MWCD.

Wataru Matsuyasu explained the details of the deed conveyance. John Parent asked for confirmation that everything in the LDA will carry to the LLC and the affordability will be guaranteed in perpetuity. Wataru Matsuyasu said that a blanket statement could be added to the Assignment and

Assumption Agreement stating that all restrictions in the LDA will carry to the LLC. He said there will be multiple restrictions on the property, more so than in the Comprehensive Permit, and that the 40B rider will explicitly state the affordability restrictions. These cannot be changed without agreement from all parties. Aldo Cipriano said that the Town is getting the best possible protection in preserving the affordability of the property in perpetuity.

62 Packard Street Demolition

Caitlin Madden explained that there may be a short window for demolishing the building once funding is obtained, after environmental review is complete and before the Agreement to enter into Housing Assistance Payment (AHAP) contract is in place. If the Town does the demolition it will most likely result in delays and higher costs. If MWCD is responsible for demolition this would avoid the municipal bidding process, save costs, and save Town staff the responsibility of managing the demolition project. In addition, if the Town contributes the money it would spend on demolition to MWCD's project budget it will improve the funding application as viewed by the state.

John Parent moved to approve the Affordable Housing Trust contributing funds to finance the demolition of the 62 Packard Street site, not to exceed \$182,000, second by Shawn Sadowski, vote 5-0-0.

Minutes -John Parent moved to accept the minutes from February 16, 2022; second by Jory Tsai; vote 4-0-1.

Next Meeting – The next meeting will be the first week of August. Pam Helinek will send out a doodle poll.

Adjournment –John Parent moved to adjourn the meeting, second by Darryl Filippi, vote 5-0-0. The meeting was adjourned at 8:11 PM.