



**Please Join the Affordable Housing Trust
In a Public Forum Via Zoom Webinar
To Learn About a Proposal to
Develop High Quality Affordable Housing at 62 Packard Street
Wednesday October 14, 2020 at 7:00 PM**

****We encourage you to submit questions in advance to
phelinek@townofhudson.org****

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/85089102239>

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For more information call 978-562-2948 x1 or email phelinek@townofhudson.org



Background

In May 2018, the Town of Hudson Affordable Housing Trust received a grant from MassHousing that provided the services of a housing consultant to aid in exploring options for re-purposing Town-Owned properties for affordable housing. The site of the former Police Station located at 62 Packard Street was identified for this purpose, and a special Packard Street Re-Use Committee was formed to develop a plan for moving forward. The Committee included leadership from the Affordable Housing Trust, a member of the Housing Authority, and several residents of the Packard Street neighborhood. The Committee has spent many hours in meetings with the consultant to understand the options for the property; address the concerns of the neighborhood, and recommend guidelines for the site's development.

FAQ

- **Why is this important?** Property values in Hudson have been rising rapidly, making it difficult for current residents to stay in the town and for others to afford to move into the community. This development will also help the Town of Hudson increase its percentage of affordable housing units required by the Commonwealth.
- **What is the definition of affordable housing?** Rental units targeted to households earning at or below 80 % of the Boston metropolitan area's median income (set by the U.S. Department of housing and Urban Development).
- **How many units will be on the property?** Approximately 40 units with a mix of 1-,2-, and 3-bedroom units
- **What will the site look like?** The Committee discussed site design alternatives and recommends two smaller buildings, neither surpassing 2.5 stories. The Committee also developed design guidelines to help direct a developer with respect to building siting and scale, buffering, setbacks, landscaping, architectural design, and parking.
- **How will this impact the schools?** It is estimated that these units will generate approximately 15 new students.
- **How will this impact my property value?** Research has shown that affordable housing development does not negatively impact the property values, or sales price of nearby homes.
- **Where are the funds coming from to pay for this development?** The development of affordable housing at this location will require capital support from the State's Department of Housing and Community Development to allow rents to be set below market rates, so they are affordable to income-eligible households. Local Community Preservation Act funds which have been targeted for affordable housing will also be used to support the development of this project.

Next Steps

1. To maximize efficiency, an article has been submitted to be included on the November 16, 2020 Fall Town Meeting warrant to transfer the property to the Affordable Housing Trust.
2. The Affordable Housing Trust and the Town of Hudson Planning and Community Development will select a developer who specializes in developing and financing high-quality affordable housing projects. Prospective developers will be evaluated based on their experience developing and financing similar projects. The town will also be involved in vetting and choosing an appropriate property management company.
3. Once a developer has been selected, this project will need to go through a local permitting process with the Zoning Board of Appeals