

Town of Hudson

Municipal Affordable Housing Trust

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2948 Fax: (978) 568-9641



Minutes of Meeting September 13, 2023

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

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Jory Tsai, Peter Breton
Staff: Pam Helinek

Packard Street Update

Present: Caitlin Madden (MetroWest Collaborative Development)

Caitlin Madden updated the Trust on the Packard Street project. We successfully closed on August 31, 2023 and construction is underway. The contractor has been working on hazardous material abatement and demolition is scheduled to begin next week. Construction is expected to be completed in early 2025, with marketing starting in September 2024.

Kevin Santos asked Pam Helinek to post an announcement so that people could take pictures of the building before it came down. Caitlin Madden asked to review the draft post before it went out.

Ground Breaking Ceremony

Present: Caitlin Madden (MetroWest Collaborative Development)

The groundbreaking ceremony is scheduled for September 27, 2023 at 2:00 PM. The Trust agreed that Kevin Santos, as chair, should speak for them.

Minutes – July 26, 2023

John Parent moved to approve the minutes from July 26, 2023, second by Jory Tsai, vote 3-0-1

Other Business

- Kevin Santos asked about the status of the current SHI housing and whether anything was going to drop off the SHI. Pam Helinek said it was not, and that there might be the opportunity to add 2 or 3 Housing Authority properties to the SHI. In addition, she will start the process of adding the 40 new Packard Street units to the SHI. She suggested having the MWCD consultants who are working for the Regional Housing Consortium come to update the Trust at their next meeting.
- Kevin Santos asked for any updates about the Bruen Road army property or the Apsley Street School Administration Building. Pam Helinek reported no updates, although she has the name of the developer for the affordable housing at the old Wayland army property and will

talk to them about their process for obtaining the properties and moving forward with affordable housing.

- Kevin Santos brought up the need for down-payment assistance. John Parent expressed concern about meeting CPC requirements. He also said that providing enough money to be of real assistance could use up the Trust's remaining funds, and that he'd rather see them saved for the next big project. Jory Tsai pointed out that running such a program would take a lot of staff time and was likely to exceed our capacity. John Parent said he would contact our CPC representative to find out what was possible and what other communities were doing and report back at the next meeting.

Next Meeting – The next scheduled meeting is October 25, 2023. The Trust agreed to cancel that meeting and meet next on January 24, 2024.

Adjournment

John Parent moved to adjourn the meeting, second by Jory Tsai, vote 4-0-0. The meeting was adjourned at 7:52 PM.