



Town of Hudson
Affordable Housing Trust
78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641

Minutes of Meeting – May 23, 2016

A meeting of the Town of Hudson's Affordable Housing Trust (AHT) was held on Monday, May 23, 2016. Kevin Santos convened the meeting at 6:30PM.

The following AHT voting members were in attendance:

Kevin Santos
Jim Quinn
John Parent
Nusrath Kahn
Steve Mollica
Robin Frank

The following individuals were also present:

Jack Hunter, Director of Planning and Community Development
Nathan Robinson, MWCD
Susan Carey
Kristen Woodbury

- I. Introduction of Prospective New Members and recommendation to Board of Selectmen** – Mr. Santos asked both prospective members to introduce themselves. Ms. Woodbury went through her resume as a architect and expressed her interest in affordable housing issues
- Ms. Carey noted her work as a nurse and that it was time for her to give back to the community. Mr. Santos thanked them both for their interest in the Town of Hudson and affordable housing.
- On a motion by Mr. Quinn seconded by Mr. Parent both candidates were unanimously recommended for approval to the Board of Selectman.
- Again Mr. Santos thanked them and welcomed them to stay for the remainder of the meeting.

II. MAGIC Regional Housing Consultant

Mr. Robinson first introduced himself to the new attendees and explained their role with Hudson and the five Town Regional Group. He then discussed that the Down Payment Assistance (DPA). Particularly how in Hudson we have been losing deed restricted properties due to the close price point between an affordable unit and the existing market unit. Thus we are hoping the DPA program would help bridge that gap. Documents were now drafted and Jack has reviewed them. Jack noted that he will be sending them on to Town Counsel for final approval.

Jack and Nathan then went over a Town Owned Property map that needs a lot more attention and research to see if there are any properties on the map that may be of interest to the AHT budget to date. There was a discussion about the decommissioning of the police station next year.

III. **Housing Trust Account** – Mr. Hunter went through the rundown of the AHT account which now totals at \$574,587.75. All withdrawal has been for MWCD. In the CPA Housing Reserve there is \$171,057.10.

IV. **Updates**

Zoning Modernization -Jack informed the Board was developing a RFP to hire a consultant to retool our zoning map and by laws. This is a big undertaking and there will definitely be an affordable housing component in the redrafting of the zoning.

26 Warner - Jack introduced the notion if the AHT would be interested in the property for Housing. The AHT felt there was not much interest due to the complexity of problems there!

1 Houghton – This is a vacant lot very expensive. And it is the Floodplain.

Danis Property – Discussed two of the Danis properties on Main and Tower

V. **Minutes 2.25.16** – On a motion by John Parent and seconded by Kevin Santos it was voted unanimously that the audio recording of the meeting of February 25, 2016 was approved.

VI. **Adjourn** - On a motion by John Parent seconded by Jim Quinn it was voted unanimously to adjourn the meeting at