



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

Minutes of Meeting – November 22, 2016

A meeting of the Town of Hudson's Affordable Housing Trust (AHT) was held on Tuesday November 22, 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
Kristen Woodbury
Darryl Fillipi

The following individuals were also present:

Jack Hunter, Director of Planning and Community Development
Jennifer Van Campen and Amie Linderboim, MWCD
Sara Foster, UMASS Lowell

- I. **MAGIC Regional Housing Consultant** - Ms. Van Campen introduced their newest employee Amie Linderboim to the AHT and then went over the updates on staffing and efforts that they have conducted to date. The AHT discussed the current housing inventory, monitoring to date and the fact that Metrowest will not be able to finish up their final inventory reports under this current contract.
Mr. Hunter mentioned that a legal opinion on whether the current Metrowest contract could be extended for 6 months until July 1, 2017 was being sought and if approved we would ask for support from the AHT prior to the New Year. The regional group was developing a new RFP and Intermunicipal Agreement for all the Towns to sign, effective July 1, 2017.
- II. **Down Payment Assistance (DPA)** – Mr. Hunter introduced Sara Foster to the AHT. Sara is a graduate student at UMASS Lowell who is working on a class project in housing and has offered her services to work on the marketing of the newly approved DPA program we have adopted. Ms. Foster explained her resume to the AHT and that she is a resident of Hudson and is excited to work with us.

She went over some draft flyers she produced, which the AHT liked but had some edits and clarifications for the flyers. Next was a discussion about presenting this program to a forum of realtors and brokers who deal mostly in Hudson. Mr. Santos suggested he work with the Realtors Group so they could get credits for attending and he'll get back to the AHT on his progress.

III. **Housing Trust Account** – Mr. Hunter went through the rundown of the AHT account which now totals at \$589,145.89 and the CPA Housing Reserve there is \$171,057.10. Mr. Parent explained the difference in these monies and how they could be used to the newer members.

IV. **Master Plan Recommendations** – Mr. Hunter noted the list of recommendations that come from the master plan and that he will periodically bring this to the AHT members so we stay on track.

V. **Updates**

Comprehensive rezoning -Jack informed the Board that RKG Associates has been hired to conduct the rezoning. Of particular interest to this board would be issues like inclusionary zoning; where do we allow multifamily housing and how we deal with issues like Accessory dwellings etc.

VI. **Minutes 5.23.16** – On a motion by John Parent and seconded by Jim Quinn it was voted unanimously that the minutes of May 23, 2016, were approved.

VII. **Adjourn** - On a motion by John Parent seconded by Jim Quinn it was voted unanimously to adjourn the meeting at 8:10PM