

At a Special meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Glenn Davis, called the meeting to order at 6:30 p.m.

The meeting took place via Zoom virtual conference due to the COVID-19 State of Emergency. The access information for the meeting was as follows: Link: <https://us02web.zoom.us/j/89931185969>

Conference call-in details via telephone:

Meeting ID: 899 3118 5969 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Glenn Davis, Anne Marie Lourens, Bryan Johannes, Mary Lou McKeone, Ethan Mikula

Members Absent: None

Others Present: Jaclyn A. Beaulieu, Jack Hunter, Kristina Johnson, Eliza Datta, John Parent, Anna McCabe, Shawn Sadowski, Jeff Supernor

Chairman Davis took roll call of all in attendance:

Glenn Davis	Present
Anne Marie Lourens	Present
Bryan Johannes	Present
Mary Lou McKeone	Present
Ethan Mikula	Present

Chairman Davis read an introduction to the procedure for a remote meeting of the Board, including the ground rules for a virtual meeting. Each member will be given an opportunity to comment on each agenda item, but should wait to be called on by the Chairman. All votes will be taken via roll call vote.

Eliza Datta, of E3 Development, LLC was hired as a consultant by the town of Hudson in 2018 to conduct a feasibility study including research and stakeholder interviews on the properties at 62 Packard Street, Hudson and 155 Apsley Street, Hudson and has been working with the town of Hudson, and most recently the Packard Street Reuse Committee, to present her findings and recommendations as a result thereof.

Ms. Datta reviewed these findings and recent activity with the Packard Street Reuse Committee via a Powerpoint presentation with the HHA Board. The Packard Street Reuse Committee would like the property at 62 Packard Street to become affordable housing, and has been working with Ms. Datta on preparing a Request for Proposals (RFP) for developers interested in the project. The Committee is nearing the point that they are ready to present their proposal to the Town, and have requested the support of the Housing Authority.

Chairman Davis requested that the Committee consider increasing the minimum number of Accessible units in the RFP to 10-15% of the project to help cover the gap of affordable, handicap accessible units needed (but not existing) for Hudson residents.

Commissioner Lourens reiterated the importance of truly affordable housing for current Hudson residents; the Committee will look into giving preference to applicants from Hudson.

Commissioner Johannes stated that he hopes the project has high priority, as he is concerned for several aspects of community safety with the old abandoned building currently still on the lot.

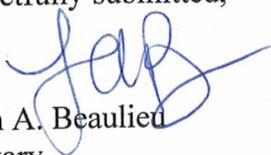
Anna McCabe, chairwoman of the Packard Street Reuse Committee and member of the town of Hudson Housing Trust, thanked HHA for our input on the project and was happy with the outcome of today's meeting. The meeting brought to light lots of things to think about, including that the units should be affordable in

perpetuity, and that they should be clear the intent of the project is a fully affordable development, as they prepare their final RFP for presentation to the Town.

Upon a motion by Glenn Davis, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY to support for the Packard Street Reuse Committee's affordable housing project and RFP at 62 Packard Street, as presented.

Upon a motion by Ethan Mikula, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY by roll call to adjourn at 7:43 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu
Secretary