Minutes of Affordable Housing Committee and HOH Affordable HDFC of  September 7, 2021

7:30 PM in person and via Zoom

Attendance:

Afreen Alam Present via zoom

Mark Cassella Absent

Tom Donohoe \* Absent

Nick Frascone \* Present

Christina Griffin Absent

James Keaney Present

Bob Licht\* Absent

Ira Lichtiger\* Absent

Arthur Riolo\* Present

Andrew Smith \* Present via zoom

Elise Smith\* Absent

Patty Speranza \* Present

Bettina Speyer Present via zoom

Patrick Sullivan Present via zoom

Ernesto Vigoreaux Absent

\* Member of Hastings-on-Hudson Affordable Housing Development Fund Co., Inc.

Tom Speyer,  Planning Board Present

Rose Noonan, Housing Action Council Absent

David Ferris, HoH resident and potential new member of the HAHC Present

Minutes were taken by Bettina Speyer

Arthur called the meeting to order.

1. Patty moved to accept minutes from the August meeting, Nick seconded, and the motion carried.
2. Update on our 11/14 symposium. We will decide at the October meeting whether to have the event in person at the Library or via zoom or as a hybrid depending on the Covid situation. Once we decide we will print enough flyers to put around town and hand out to children to hand out in the school.
3. Thank you, Andrew and Patrick, for sending a Letter on Accessory Dwelling Units to the Village attorney. So far, no reply was received.
4. Patty will write a letter to the Mayor asking that members of the HAHC be part of the Comprehensive plan “committee”.
5. Misc. Hot topic!
* James mentioned the impact of lack of affordability even on the census (reference: Wall Street Journal article)
* Currently HoH law calls for a 15% requirement for new development. With the Village working on a Comprehensive plan, Arthur asked whether the committee should suggest raising the percentage. Somehow developers manage to avoid that because of zoning restrictions. Need we address this? Discussion followed. Bettina brings back the conversation to ADUs. Instead of focusing on new development.
* We need to focus on the ADU campaign. Bettina asked committee members to investigate and contribute to the campaign.
* Arthur updated us on Riverview Restaurant and Graham Windham (both at the south end of the village) should the Committee weigh in on these developments and suggest a higher % of affordability. Other properties would be Andrus Home and Andrus Farms as well as the Waterfront.
* Patrick inquired about the Comprehensive plan. Patty and others agreed that this committee should be part of the discussion and come up with various “creative” solutions. A special committee will be appointed by the Mayor and Trustees and should include members of the various committees.
* Arthur found out from Richard O'Donnell that creating an ADU will increase taxes based on the valuation declared on the documents filed with the building department to create the said ADU. Not an incentive for people to want to create ADU’s which is why we would like the ADU permit be transferred to the new owner. ADUs are not affordable de facto but we could maybe work on some legislation or incentive to convert this ADU into an “affordable” unit (as suggested by Patty). Andrew mentioned that the Westchester law has a provision for financing of ADUs. We need to investigate further. Patrick suggesting that maybe some of our “knowledgeable members” can investigate tax programs?

In the end, Rose is probably the most knowledgeable on the tax repercussions.

* Andrew reinstated that members of this committee should be part of the Comprehensive plan and Patty will write a letter to the Mayor to ask that they include us, as well as on the LWRP.
1. 422 Warburton Avenue update: Geothermal is being replaced by air source heat pump for heating/cooling, because the old geothermal system is no longer viable.

Correction: The management company should read “Richman Property Services” and not Richmond as written in the August minutes.

1. Richman Property Services sent an email to Arthur saying that there is a one bedroom and a two bedroom apartment for rent at 422 Warburton Avenue. Patty will share that information with people on the “interest list” which is held by the Village. Currently about 200 people are on the interest list.
2. Arthur will ask some current members whether they want to remain active on the committee prior to appointing new members. We need to make room for residents who want to participate actively, David Ferris being one who has shown an interest.
3. Awareness document needs to be reactivated:

This is the working document which we would like to have the Mayor distribute through the eblast. It would focus on ADUs and have links to relevant pages.

<https://docs.google.com/document/d/1I3XPHwox33SFyN3jDtcNTf-4I1BxIivI/edit>

Bettina is asking for volunteers to contribute to this document.

At the June meeting it was agreed that Andrew and Bettina would work on the introduction, Tom, Patrick and Tom would work with Buddy Minozzi on the current law. However, Nick Frascone will contact Buddy Minozzi, the building inspector to find out what the procedure is to create ADUs.

Ernesto would handle the marketing aspect.

Please feel free to contribute to the document which we intend to have the Mayor eblast to residents.

Meeting adjourned at 8.43 pm, motion made by Jim, seconded by Nick and the motion carried.

The next scheduled joint meeting of the HAHC and HAHDFC will be 10/14/2021