Minutes of Affordable Housing Committee and HOH Affordable HDFC of July 8, 2021

7:30 PM via Zoom

Attendance:

Afreen Alam Present

Mark Cassella Absent

Tom Donohoe \* Absent

Nick Frascone \* Absent

Christina Griffin Absent

James Keaney Present

Bob Licht\* Absent

Ira Lichtiger\* Present

Arthur Riolo\* Present

Andrew Smith \* Present

Elise Smith\* Absent

Patty Speranza \* Present

Bettina Speyer Present

Patrick Sullivan Present

Ernesto Vigoreaux Present

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

Tom Speyer, Planning Board Present

Rose Noonan, Housing Action Council Absent

Jim Metzger

Susan Schwimmer (sp?)

David Ferris

Vanessa Merton

Maireed Daly-Diep

Minutes were taken by Ira Lichtiger

Arthur called the meeting to order.

Arthur moved to accept minutes from the June meeting, Ernesto seconded and motion carried.

Discussed if and when we should meet in person. Patty suggested hybrid meetings with zoomers on a laptop in the conference room. Plan to begin with hybrid meetings in September and do outreach to members who haven’t been participating in the zooms to confirm future participation.

Bettina suggested forming subcommittees to do the work between monthly meetings. Two informal subcommittees were formed, 1 for working on accessory dwelling unit (“ADU”) outreach and 1 to plan the agenda for presentation in November (see below).

ADU’s – Bettina talked about goals discussed last month in promoting need for affordable housing: why affordable housing, education on current laws, introduce ADU’s, learning about building department requirements so we can assist in creation of ADU’s

Afreen worked on NYC’s ADU law. She pointed out importance of knowing housing stock, and suggested looking into existing programs for weatherizing existing stock, making it more affordable for the homeowners.

Reviewed question of the 3-year expiration period in the Village ordinance, and whether to add to our letter. Tom reminded us that renewal period has been simplified so it’s only reviewed by building inspector. Consensus that this question is complicated, we can’t even agree on it in the committee, so we’ll leave this out of our letter. Ira will send clean version of the letter to Arthur for signature.

Bettina on the idea of doing a movie presentation, A House Divided. Mt. Kisco organization, A-Home Housing, showing that movie there in September. Patty will check with the library if we could show it there. Or community center. Andrew – topics should include homelessness, affordable housing and fair housing. Ernesto, Andrew and Patty will work with Bettina developing the idea (Committee 1).

ADU committee 2 – Patrick Sullivan, Andrew, Bettina

Graham Windham – Gotham purchasing the site, its CEO David Picket, aiming for 200 units, plans to maintain existing administration building and flank it; Graham Windham retaining the school and several acres. Its Senior Advisory Council recommends they incorporate Universal Design (accessibility design standards); also open to the village 15% affordable housing set aside law. Mostly rental, plus 9 townhouses currently planned.

For a Village grant proposal we provided a support letter for the comprehensive plan and the revitalization of the waterfront. Ernesto requested a copy of the request from the Village and draft of the letter.

Proposed changes to multi-family office district to legalize smaller units – on Warburton from Washington to Nodine. Jim Metzger who lives in the neighborhood, raised parking and other concerns: Dense neighborhood for Hastings. Least amount of off-street parking in the Village. Very few units comply with the zoning. Village planner and attorney drafted a wholesale change without talking to folks who live there. Approach is using floor area ratio, and would allow an 80% greater density, in this already dense neighborhood. Parking requirement is .8 per unit, and no off-street parking. Nothing on the website until this week about this issue. There was a presentation on this at the public meeting this past Tuesday. Hastingsgov.org – go to current issues.

Proposal for the Riverview now for 25 units.

Motion to close the meeting seconded and passed unanimously.

Next meeting August 12, 2021.