Minutes of Affordable Housing Committee and HOH Affordable HDFC of April 14, 2022

7:30 PM via Zoom

Attendance:

Afreen Alam Absent

Mark Cassella Absent

Nick Frascone \* Absent

Christina Griffin Absent

James Keaney Present

Bob Licht\* Absent

Ira Lichtiger\* Present

Arthur Riolo\* Present

Andrew Smith \* Present

Patty Speranza \* Absent

Bettina Speyer Present

Patrick Sullivan Absent

Ernesto Vigoreaux\* Present

David Ferris Absent

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

Tom Speyer, Planning Board - Present

Rose Noonan, Housing Action Council – Absent

Guests:

Liana Gray

Alexander Roithmayr

Minutes were taken by Ira Lichtiger

Arthur called the meeting to order at 7:30 p.m.

1. Approval of Minutes

March minutes – Andrew questioned the reference in the Approval of Minutes section to “both” minutes, and Ira advised this was likely a leftover from the month before. James moved for the minutes to be approved with the correction noted, Andrew seconded the motion which passed unanimously.

2. ADU’s

Bettina thanked Andrew for finding a speaker, Joan Arnold, formerly exec director of a not-for profit housing company and Westchester advocate for affordable housing for Habitat for Humanity. Tom secured Buddy Minozzi to talk and prepared a power point presentation. Arthur met with Edie McCarthy, Town Assessor, after a group call with her. Ms McCarthy expressed interest in our efforts to promote ADU’s, but advised there aren’t any tax exemptions or abatements that currently apply outside of placement of a deed restriction on the property

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requiring the unit to be affordable. The valuation of the unit may not be based solely on the cost, but the value of the improvement, which is not an exact science.

422 Warburton

Ira reported on minor conflict between the management company and one of the tenants. As of last week, the missing equipment for the heat pump units for the 3 bedroom apartments were still not in. Ira will follow up.

St. Matthews

At a zoom meeting last week, the representative of the Sisters of Charity of St. Matthews said they are interested in developing the site for senior affordable housing, 55 and over. No building plans designed yet. Parish wants to have a room for religious education. They met with Buddy Minozzi, learned the building needs to be torn down, and they’ll only need one elevator by Village code. Jim asked who has authority to make the decisions on behalf of St. Matthews, the parish or the diocese. Arthur will reach out to Joe DiSalvo to see if there’s any information about this, the state approval process for dispositions by a charitable organization, and whether they have some idea of the number of units.

Miscellaneous

Liana Gray, a community health worker, listened in for one of her clients looking for affordable housing.

Alex Roithmayr, strategic research associate for the Welcome Home Westchester Campaign, looking to work with local housing initiatives. 25 organizations interested in supportive affordable housing,

Tom – planning board designated lead SEQRA agency for 0 Warburton by Riverview Catering.

Bettina moved the meeting of the Committee to be closed and it was unanimously adjourned until the next meeting on May 12, 2022.

Respectfully submitted,

Ira Lichtiger