Minutes of Affordable Housing Committee and HOH Affordable HDFC of December 9, 2021

7:30 PM via Zoom

Attendance:

Afreen Alam Absent

Mark Cassella Absent

Nick Frascone \* Absent

Christina Griffin Absent

James Keaney Absent

Bob Licht\* Absent

Ira Lichtiger\* Present

Arthur Riolo\* Present

Andrew Smith \* Absent

Patty Speranza \* Absent

Bettina Speyer Present

Patrick Sullivan Present

Ernesto Vigoreaux Present

David Ferris Present

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

Tom Speyer, Planning Board Present

Rose Noonan, Housing Action Council Present

Note that Tom Donohoe previously resigned from the committee but hadn’t been removed from the agenda.

Minutes were taken by Ira Lichtiger

Arthur called the meeting to order at 7:35 p.m.

1. Approval of Minutes

Bettina moved that the minutes of the November 11, 2021 meeting be accepted. The motion was seconded by Patrick. The motion was unanimously approved.

2. 0 Warburton

New development proposed at Riverview, 21 unit residential development, 3 affordable units, both sides of Warburton according to the Enterprise. Neil Deluca is developer. Patrick asked who regulates and enforces the 15% affordable requirement. Rose believes the Village designates the County as the regulator. HAC won’t be handling marketing and qualification of the affordable units for the County any longer, the Village will likely delegate to the County which will find an alternate entity (Tom suggested Habitat) to take care of the marketing of the affordable units. Bettina asked if Arthur would confirm with the Village attorney that the County would handle the affordable regulation.

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3. 422 Warburton

Ira to follow up with Richman Group on heat issues. David asked if our role should include advocating for the tenants. We have been doing that but not very effectively to date. Rose suggested writing a letter to the right person at Richman, she will let us know who we should write to, and Ira will draft a letter.

4. ADU information pamphlet – Arthur asked Linda Whitehead, who said she would bring it up to the Mayor, but no response to date. Arthur will follow up again.

Date reserved for an awareness meeting, Sunday April 24th, 1 -5 at the Library

5. 52 Washington

Patty mailed our letter to each of the unit owners. One of the owners responded with a question on process, and we responded.

6. Fundraising

Andrew advised pre-meeting that we have raised almost $4000 this year to date (note though that $600 of which consisted of late 2020 contributions).

7. Miscellaneous

Insurance Renewal – Our Directors and Officers policy automatically renews on January 13, 2022. No changes in coverage. Premium increase $36 (3%) from $1,216 to $1,252. Policy renewed automatically, since no quorum Ira suggested we let it renew. We can ratify this at next meeting where we have a quorum.

Ira will review by-laws for process for electing directors and appointing officers. We are currently one director short with Tom’s resignation, and should consider electing members who more regularly attend the meetings so that needed votes can be taken.

David suggested giving a preference for Afghan refugees for Hastings affordable units. Rose explained no preferences are permitted in the Village or the County.

Lawsuit by Westchester Residential Opportunities and one of the affordable tenants vs Ginsburg alleging accessibility issues at the Lofts.

Motion to close the meeting seconded and passed unanimously.

Next meeting January 13, 2021

Respectfully submitted.

Ira Lichtiger