

Minutes of Joint Affordable Housing Committee and Fund Meeting of April 13, 2017
7:30 PM in the Municipal Building

Attendance:

Lisa Carroll	Present
Mark Cassella	Present
Tom Donohoe	Present
Nick Frascone	Absent
Christina Griffin	Absent
David Hutson	Absent
James Keaney	Present
Bob Licht	Absent
Ira Lichtiger	Present
Arthur Riolo	Present
Elise Smith	Present
Sue Smith	Present
Patty Speranza	Absent

Lynn Hock
Andrea Olstein

Arthur Riolo called the meeting to order, and asked if there were any corrections or for a motion to approve the minutes of the January meeting.

James Keaney made a motion to accept the minutes, Ira Lichtiger seconded the motion. Motion passed.

52 Washington Avenue

In David Hutson's absence, Sue Smith advised that they are trying to find a company to test the sprinkler system.

Sue also reported that the owners of Unit 2 have complained about sound from Unit 3.

David Hutson will work with the contractor on this, but does not feel that we should cover expense for the work.

The check books have been turned over to the Treasurer. We will continue to monitor for a while.

James Keaney advised that he paid a Verizon invoice. Sue will check to have the Fund reimbursed.

Mark Cassella asked about the landscaping; Sue said that David will have to answer this.

190 Farragut

Rose Noonan was not available tonight, but contacted Arthur to set up a meeting in the next week or two. Arthur will contact her next week and advise if a meeting is needed.

Arthur also advised that Housing Action Counsel has received affordable housing money. James Keaney asked for two signatures for the check to pay the real estate taxes due on the property.

John McDonald spoke to Sue Smith and she told him that we should start construction in the spring.

American Legion Property

Mark Cassella advised that he spoke to Jim Pasanello and they received the sub-division and would like to speak with us. They are concerned that they will not get the money they are looking for.

Arthur Rioo said that he will speak to Tom Drake.

Ira Lichtiger asked that Arthur assist us in figuring out an amount to offer for the property.

Tom Donohoe said that they are only looking to sell one lot at this time.

Arthur attended a meeting at the Housing Action Counsel. They are trying to formulate what their role will be in the future.

There were people there from other organizations including Allied Community Enterprises (ACE), Joan Arnold, and Westhab, Richard Nightingale

Available federal funds are shrinking.

They also spoke about increasing the required set aside law for affordable units to 20%. Arthur advised them that Hastings has a set aside law at 15% for buildings of over 8 or more units. Rose explained that we are a completely volunteer group in Hastings.

They spoke about the political changes in Washington. If the corporate tax rate is lowered, there will be less demand for tax credits and therefore lower prices.

Housing Action Counsel works in development, advocacy, training and technical support. Its development work is shrinking.

ACE is working on coming up with a new branding and presentation for affordable housing.

Sue Smith and Ira Lichtiger will attend the Pace Land Use seminar next week.

422 Warburton Avenue

They are under new management, The Richman Group.

Ira will reach out to them to meet with us.

Miscellaneous

Sue advised that our taxes are with the Accountant. We will have an extension.

Sue suggested that we try to get some affordable senior housing if Andrus goes ahead with their planned development.

Arthur mentioned that Astoria has been taken over by Sterling. He is not sure if they will keep this branch.

We should contact them to see if they will support affordable housing.

Lynn Hock introduced herself.

Andrea Olstein introduced herself and suggested that if affordable units are not feasible at Andrus, we might request monetary substitute.

Our next meeting will be May 11 at 7:30 PM.

James Keaney moved to adjourn the meeting, Ira Lichtiger seconded the motion.
The meeting was adjourned.