

Minutes of Joint Affordable Housing Committee of March 8, 2018
7:30 PM in the Municipal Building

Attendance:

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

Eva Alligood, Planning Board	Absent
Rose Noonan, Housing Action Counsel	Present

Minutes were taken by Ira Lichtiger

Arthur Riolo called the meeting to order, and asked if there were any corrections or for a motion to approve the minutes of the last meeting. Sue Smith noted a spelling correction needed to Lisa O'Reilly's name.

Ira made a motion to accept the minutes, as corrected, Sue seconded the motion, which carried unanimously.

190 Farragut

Rose noted that excavation is required on the south side for a retaining wall, which will be an extra. The builder, Lou Bonniello, has construction moving well. Sprinkler design is in process. Application for water service is pending. Architect has the project as 67% complete as of most recent requisition. Anthony Zano from the County is working on street opening permit. Mark suggested asking Kevin Rowe to bid on house connection work.

Rose advised that in response to a concern voiced by a neighbor that the building is too high, the surveyor found that height conformed to approved plans.

Sue raised the concern about sound attenuation details between the back wall of the accessory apartment and the main unit's living room. Mark said he would review the plan details and advise.

Arthur acknowledged the work by Lisa Carroll stepping up to help Housing Action Council with the marketing materials for 190.

Properties

Holly Place, off Saw Mill River Road, likely in a flood zone. Property use as a junk yard
41 Heath – Town of Greenburg property, not part of the village
Andrus – Arthur will call Betsy Biddle
Artis – Arthur will call

Miscellaneous

Arthur requested input from the Committee for his remarks at the Pace Land Use Law Center, Hudson Valley Affordable Housing Summit on April 26th. Rose stated that the work of this committee could be used as a model in the county for generating affordable housing. This inspired a wide ranging discussion about the need for change in zoning laws to create opportunities for more affordable housing. And discussion of how certain of our projects came to be. Patty suggested the need for a proactive village board of trustees, and a plan.

Rose gave an account of the Community Housing Development Org (CHODO) – we originally qualified as a CHODO with 51% of our Board qualifying as low income residents. This provided access to federal HOME funds, in that there was a 15% set-side of those funds to CHODO's. The CHODO designation is no longer useful, because the County stopped getting HOME money because of the housing settlement. Moreover, under regulatory changes to the CHODO program, we'd now need paid staff to qualify. But there are still County funds for land acquisition and infrastructure, as well as state housing programs. The new County Executive is also trying to put together an Urban County Consortium, to make federal funds available in Westchester.

Our next meeting will be April 12 at 7:30 PM.

Ira Lichtiger moved to adjourn the meeting, Patty Speranza seconded the motion.
The meeting was adjourned.