

Minutes of Joint Affordable Housing Committee of May 10, 2018
7:30 PM in the Municipal Building

Attendance:

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

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

Bill Crosby, Hastings Resident

Minutes were taken by Elise Smith

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.

Ira Lichtiger made a motion to accept the minutes, Sue Smith seconded the motion. Motion passed.

Spring Thing is May 20 from Noon to 4:00 PM

Arthur advised that we will have a table at the Spring Thing and asked for volunteers to be there during the afternoon. The table will be located on Spring Street, across from the VFW.

Patty met with Lisa O'Reilly and the village will provide the tables and stands for the trays of food. Arthur advised that we will have 500 pierogis, kielbasa and sauerkraut and water for sale.

Lisa Carroll will have a banner made up to let people know who we are.

Patty is taking care of getting all supplies we will need.

Lisa handed out copies of the information brochure she made up. We will have the brochures available for handouts.

Ira asked Rose what information we should have available and she suggested we have applications for the apartments at 10 West Main. She feels we may go through all the current applications without filling the four apartments.

There will also be a Volunteer day on June 9 from 2:00 PM till 4:00 PM at the Community Center. Patty suggested that we have some committee members there also.

190 Farragut

Rose advised that Suez did the pressure inspection yesterday and provided the results today.

Design team will now finalize the sprinkler plan incorporating the results.

Lou Bonniello (the builder) and Arthur met with the insurance agent and gave him a tour of the property.

Arthur had a meeting with the mayor and he would like to write an article about 190 Farragut and the importance of affordable housing in the community.

Arthur asked Sue to write up the history of how the property came to us and how we arrived at this point.

Rose confirmed that the lottery for 190 Farragut and the four apartments at 10 West Main will be tomorrow, May 11, at the Community Center.

Rose advised that they received 65 applications for ownership and 85 for the rental at 190 Farragut and 4 units at 10 West Main Street.

Of the applications received, 2 of the ownership applications were from Hastings and 5 of the rental applications were from Hastings.

Arthur mentioned that during his meeting with the mayor, they discussed 10 West Main Street and Arthur brought up a change in developers' approach to affordable housing in the village. We are already marketing the affordable units at 10 West Main in advance of the Village granting approvals for the developer's market rate project. This seems to indicate an understanding and acceptance of the requirement to include affordable units in new developments.

1 Holly Place

Arthur explained to the mayor that we need 5 units to make the project work. The mayor was receptive.

Arthur asked Christina if she would work up a 5-unit structure for the mayor to bring to the zoning board. Arthur is thinking condo units. Christina discussed some variations, possibly breaking up the massing as was done on a couple of her other projects at the request of the zoning board.

The mayor suggested that any purchase agreement on the property be contingent on phase 2 environmental investigation.

Rose mentioned that feasibility funds from Community Capital are drying up and it may be a good idea to apply now. She feels we may qualify for \$25,000 and the funds may be transferable, if not fully utilized, to a second project.

South Warburton Avenue

Arthur also brought up the village property on south Warburton Avenue in his discussion with the mayor who was agreeable to the idea of using this property for affordable housing. The property would accommodate a single family home with an accessory apartment. We'd need to

ask a well company about the possibility of well water at this site. Sewer would need to be connected to the west side of Warburton Avenue
Christina suggested aiming for a “net zero” project at this site.

Arthur also asked the mayor if there was a chance that Artis might give their property to us for development. The mayor suggested that we make an offer to buy it from them.
The mayor also mentioned he would like to see workforce housing in the existing Riverview building if we purchased the property from Artis.

Arthur and Christina will walk the property.

Miscellaneous

Arthur asked Rose if it is worth posting the Fair Housing Law on the website. Rose suggested that he check to be sure it is the latest version.

Arthur met with Tom Drake of the American Legion and asked Rose if it was possible to market an affordable home on the American Legion Property just to veterans. He wanted to check it with Rose before suggesting it to Tom Drake.
Rose advised that it is probably OK.

Arthur mentioned that he is still interested in pursuing the staff quarters at Andrus. He will continue to follow up on this property.

Lisa handed out copies of the brochure and Patty will bring them to hand out at the Spring Thing.

Arthur posted the brochure on the website.

Arthur advised that Rose hosted a Summit on Affordable Housing at the Pace Law School. Ira attended and Arthur presented, and they were impressed with the amount of housing Hastings has been able to develop.

Arthur would like to speak to the Juniors at Hastings High School about affordable housing. They need public service for their college applications, and they can pass on what they learn to their parents.

Fund

Ira handed out disclosure forms to those who have not already signed and returned them.

James Keaney gave the finance report. The balance in the checking account is approximately \$12,000. The village tax will be paid in June.

Ira was unable to find anything in the minutes to confirm that Arthur was voted in as a member of the Board after he'd resigned last year.

Ira Lichtiger made a motion to formally nominate Arthur Riolo to be a member of the Board. Nick Frascone seconded the motion. All Board members except Bobby Licht were present and waived the need for formal notice. The motion passed unanimously by all Board members present. Ira will request a waiver of notice from Bobby.

Our next meeting will be June 14.

Ira Lichtiger moved to adjourn the meeting, Nick Frascone seconded the motion. The meeting was adjourned.