Minutes of Affordable Housing Committee of November 14, 2019
7:30 PM in the Municipal Building

Attendance:

Mark Cassella       Absent
Tom Donohoe *      Absent
Nick Frascone *     Present
Christina Griffin  Absent
James Keaney       Present
Bob Licht*          Absent
Ira Lichtiger*     Present
Arthur Riolo*       Present
Andrew Smith*       Present
Elise Smith*        Present
Patty Speranza*     Present
Bettina Speyer      Absent
Ernesto Vigoreaux  Absent

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

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

Minutes were taken by Elise Smith

Arthur Riolo called the meeting to order. and asked if there were any comments or corrections to the minutes of the last meeting or for a motion to accept the minutes.

Ira Lichtiger made a motion to accept the minutes, Andrew Smith seconded the motion and motion was passed.

Warburton Land

Arthur and Patty met with the Village Manager and discussed the idea of taking the entire piece of village property and doing 16 to 18 units rather than the 4 units planned on the west side of Warburton Avenue.
The 2 homes with accessory apartments will still be on the east side of the street. They discussed the possibilities of connecting either to the Graham School sewer line, or to the trunk line.
The Village Manager listened but did not comment on the Village taking over responsibility of the sewer line if we connect through Graham School.

When Arthur followed up with the Village Manager, she said she would speak to the Mayor and Village Attorney and get back to Arthur. Arthur will follow up with the Mayor on cluster zoning.
Arthur also spoke to Anthony Zaino, Deputy Director of Planning for Westchester County. He was optimistic that we could use Yonkers water (so we can access funding for infrastructure) and that we could connect to the private sewer line (Graham School).

Patty suggested that we check whether there are any deed restrictions on the Graham property.

We discussed ownership versus rental options for a small multi-family building.

Elise mentioned that this Warburton site is again in the south west part of the Village where the majority of our affordable units are located.

Arthur explained that although we are trying to develop properties throughout the village, it has been difficult finding properties in other areas.

Holly Place
Arthur spoke to one of the owners but has not been able to contact his sister.

Financials
Sterling account balance is $10,150.

Andrew will contact the manager of Chase and make an appointment for all the signatories to meet with Chase on Monday to set up the new account.

Miscellaneous
Patty checked out bulk mailing costs.
She learned that the Library mailing is done through Ross Mailing Service. 3910 pieces cost about $1,000.
She suggested we use this service for mailing updated brochure with a tear-off section to send in donations.

Patty will send out the end of the year fund raising letter to our current donor list.

Rose mentioned that Saw Mill Lofts had a turnover in one of their affordable units.

Ira asked Rose if Housing Action Council would prepare financial statements for the Hasting Affordable HDFC and Rose advised that she should have them ready next week.

Ira asked Arthur if we need to follow up with the Village regarding possible grant money through the Village.
Arthur responded that he asked about the grant, but the answer was not clear. He will follow up.
Patty mentioned that she received mail from Amazon regarding their Smile donation program. She will sign up Hastings Affordable Housing Fund for Amazon Smile.

Patty will review the Wells Fargo Breakthrough Challenge that Ernesto circulated.

Our next meeting will be December 12.

Ira Lichtiger moved to adjourn the meeting, Jim Keaney seconded the motion and the meeting was adjourned.