Minutes of Affordable Housing Committee and HOH Affordable HDFC of August 12, 2021
7:30 PM via Zoom

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

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

Tom Speyer, Planning Board Present
Rose Noonan, Housing Action Council Absent
Jim Metzger (member of the community)
Brian Leahy Doyle (member of the community)
Beth and Rafael Haddock (members of the community)
Vanessa Merton (member of the community)

Minutes were taken by Bettina Speyer

Arthur called the meeting to order.

Patty moved to accept minutes from the July meeting, Bettina seconded and the motion carried.

New business:
Beth Haddock, first time on the committee and interested in knowing if there are any representatives from organizations.
Vanessa Merton would like to report back to the Hastings Democratic committee on what this HAHC is doing, where we are, what proposals are coming etc..

Vanessa Merton asked what the current laws in HoH were in terms of stock of affordable housing which led to a conversation which ultimately raised the question, whether we should propose to the Mayor and Trustee an increase from 15% to 25% of affordable housing for new constructions.
According to Jim, the Trustees are looking at reviewing the comprehensive plan and suggested that the HAHC put together their wish list to be changed/ included.

Old business:

a) Update on 422 Warburton: Ira has been in touch with Richmond (the management company of the building) apparently the issues are related to Geothermal which has not been cooling the building properly. They will be abandoning Geothermal and looking into other cooling options. Ira being absent, will update at the next meeting.

b) Bettina updated the committee on the work which was done by the sub committee regarding our “awareness” event which will hopefully take place on Sunday November 14 at the Library in Hastings with a showing of a short film followed by a panel of prestigious speakers. Stay tuned.

c) Accessible Dwelling Unit (ADU) legislation. While the committee had sent a letter in July outlining possible changes to the current Local Law 12,, concerning Chapter 295, the Village attorney replied saying that the law had been changed. The committee feels that clarification should be made as the law is still not clear and only addresses one of the items it had raised. Patrick Sullivan will draft a new letter to the Village trying to gain a change of semantics to make it clearer to applicants. Lengthy discussions ensued on the particular issue of renewing permits every 3-years. Tom reminded us that the renewal period has been simplified so it’s only reviewed by the building inspector. Consensus that this question is complicated. From the perspective of Landlords it might be an issue, but for the safety of all including tenants, it might be a good idea to leave it “as is” in the current law.

d) Bettina, Patrick and Ernesto agreed that someone from the Committee should write a user-friendly leaflet explaining the procedures, in view of the fact that law is not clear.

e) Patty updated the committee saying that a lot of the people who did not join lately were not joining because of zoom and reiterated that we should meet in person. Arthur will find out from the Village whether we can have an “in person” and/or hybrid meeting and will report back to us.

f) Vanessa Merton wanted to know whether the HAHC had a policy when it came to ZBA or PB or BT decisions with land use and properties that might have implications on affordable housing. Tom Speyer, is the liaison with the PB and reports both ways, if/when an issue were to come up.

g) Proposed changes to multi-family office district to legalize smaller units – on Warburton from Washington to Nodine. Jim Metzger and Vanessa Merton both concerned that the Village did not consult with the HAHC on this topic. The Board of trustees did not vote on the change of zoning but the HAHC did not take a position on this, assuming that the motivation of the Board of trustees would be to create more affordable housing. Patty offered some historic perspective to the Village attorney and the trustees on that neighborhood and also explained that this committee focuses on specific criterias pertaining to affordable housing.

Meeting was stopped abruptly at 8.50 as it was hijacked by zoom bombers!