

City of Hudson Housing Task Force  
Meeting Notes  
1 North Front Street Hudson NY 12534  
January 26, 2018

Present:

Joe Czajka, Patterns for Progress  
Mayor Rick Rector  
Common Council President Tom DePietro  
Sheena Salvino, HCDPA  
Brenda Adams, Habitat for Humanity  
Mark Morgan-Perez  
Peter Meyer  
Darren Scott, NYS HCR  
Branda Maholtz

Agenda Item 1: Welcome & Schedule

Rick addresses the group to re-establish the mission and purpose of the task force.

Tom has established a common council committee to address Housing and Transportation in Hudson.

Tiffany Garriga is the chair of that committee and she will join this task force to act as a liaison between work of the City Committee and the HTF..

Rick will ask other members to join as he sees fit. Rick has invited Dan Kent to join the HTF from Galvan Foundation/Housing Resources..

Rick reiterates that this is a public meeting, that affects the public directly and he wants to maintain a high level of transparency. To that end, Rick emphasizes that all the emailing and back and forth is not productive. He stresses the need to keep the conversation and dialogue at the meeting so that everyone is apprised of information.

Peter Meyer voices strong opposition to the Mayor's statement regarding the emailing back and forth.

Brenda Adams points out that the emailing should be for distribution of content, not necessarily for conversation, as it is not useful dialogue.

Tom D. reiterates the Mayor's points and requests that the committee consider meeting after hours in order to make sure that people can attend.

The group discusses scheduling and making sure that Tiffany Garriga can attend.

Agenda Item 2: DRI Updates & Housing project Submissions

DRI update on housing project submissions from Sheena.

Sheena states that the LPC met to go over the finalized list of projects up for funding. There are quite a few projects that include housing that have been added. She points to Galvan Foundation's recent submissions of two mixed use affordable housing projects. She also highlights the Salvation Army rehab as a project that is also intended to support Low/no-income individuals. Finally she adds that the investment plan adopted by the LPC and by the state can be adopted by the agencies. Those projects included in the Investment Strategy that do not receive funding can may be suitable for alternate funding like CFA, etc.

Tim Mattice reports on the status Housing Authority. The RFQ has been released in search of a co-developer for the proposed mixed income/mixed-use project on State Street. Tax Credits and

CDBG funding are also potential sources of funding. DRI request would be used for site readiness. They are vetting whether it is to be senior or family housing. March 30th is the RFQ deadline. A pre-submission meeting will be held mid-march to have Q&A session with potential partners. HHA will also procure legal council to ensure that they are handling appropriately as it will be complicated.

Darren Scott, NYS HCR, shared that this is a normal approach and that the “unknowns” should not affect the DRI as site readiness is totally acceptable as a project. (This was submitted to DRI as 1 of 2 projects.) The RFQ specifically requests that the developer will assist in the process with community engagement. Looking to produce between 40-60 units.

Duncan Barrett is a developer that has worked in Hudson and has some history, as suggested by Brenda.

Darren explains that it will likely become more expensive and more competitive to develop housing in the future. Right now, there is a lot of money available for the Governor’s 5 year housing plan, but it’s hard to tell if it will be sustainable. Some of the current programs that are effective, may be cut. However, the state revenue is higher than expected and should be enough to meet the statewide housing goals. .

Sheena adds that HCDPA is also applying for site preparation along State Street neighboring the Housing Authority properties.

Last, Sheena shares that the DRI Homeowner Grant program was increased to \$500,000 as a project, but that the parameters have not been clearly defined. The intention is to determine what the needs are through this task force, so that the City can ensure that our residents have clean, efficient and safe homes. Brenda points out that Galvan has a program already that is funded that was announced last summer. This is a matching grant program. Although there are issues with match because the AMI of the 60% makes it difficult. Sheena suggests that this project would be the match to the Galvan grant in order to alleviate household financial burden.

The group discusses the need to have language and policy to mitigate gentrification.

Brenda asks if there are funds specifically for asbestos and lead rehabs though CDBG.

Uncertainty if CDBG specifically addresses lead.

Darren adds that there are also Federal Home Loan funds that are usually not sought after. They the bank] seem to go after larger tax credit projects instead of smaller ones, so they are now trying to get smaller projects. The board discusses including language in the program that specifically targets certain income levels as well as developers/agencies. There are other ways to structure like a revolving loan on a sliding scale that will allow us to address the demographics we intend to assist. We want to have this together for the implementation plan.

Other DRI projects:

Kaz mixed use development.

DRI request directed to Public infrastructure as a part of this to prepare the way for a developer. Final demo/site prep laying down the water/sewer, etc. That way we are offsetting the cost of a bigger PILOT and we can be more transparent with the public and the foundation will invite invest in workforce housing with market rate in order to make it work. The 60-120% category hasn’t really been addressed here in Hudson. \$44,760 is the calculation for workforce.

Other programs discussed Sonnie Mae, low interest mortgages and assistance for down payment.

Sheena has materials from Crystal about funding sources that she will share.

#### Housing Plan-

Joe states that the Hudson Strategic plan to be written and adopted in May 2018 in order to align with the next round of CFA funding.

#### Tasks-

Peter shared with Sheena and Joe tax program info, PILOT and NY state real estate law.

Joe notes that there are models across the country that set aside small percentage of mortgage tax to fund affordable housing.

Rick adds that in Hudson, many people buy with cash, sidestepping the mortgage tax completely.

#### Mark-

Inventory in Greenport to be added to Hudson's inventory: 598 affordable properties in Hudson/Greenport.

Galvan/HR estimates 200 properties. He is unsure how they are defining 'affordable.' 15 units from Habitat. (confirmed with Habitat)

There are a handful of properties, Mark is still researching especially with Crosswinds. Trying to figure out the cross section of Mental health units, senior, what levels, etc.

For Galvan— the average amount of time that the building have been vacant 6.3 years. The properties, in total, represent a \$7 million investment.

Housing Choice vouchers, administered by company in Saratoga. There was a 7 year backlog, now only a 3-4 month backlog. There are 280 vouchers at this time, 225 are using them in Columbia county. Waiting list is 3-6 months. 45 looking, but without a home.

The board discusses the vetting process, how landlords are hesitate to accept vouchers and how code enforcement should be involved for the apartments that become available after a lease has ended.

Short term housing related projects via DRI:

Site preparation along State and Columbia Street. HCDPA, HHA  
Homeowner Grant Program HCDPA

Joe suggests that we put policies on the strategies to include Vacant building inventory, rental inventory, and inspections.

Code may have something on file re: vacant properties..

USPS may have the information for those homes not receiving mail.

Water meter usage through DPW.

Brenda— Summarize homeowner stats in Co. County.

She looked at last two rounds of application. 14 people applied. Most are single parents, multi-generational, income from 9k to 40k. Smallest 4.9 to 8 member family. Majority of incomes in low to mid-range of the range. Too little money or too little debt for eligibility. (Spreadsheet to come).

All of them in substandard housing stock, unless in Bliss, etc. Continued need for housing. But wants to point out the current standards of the stock and the housing "ready-ness." There isn't education or down payment assistance like they used to have.