

NOTES for Town Website
Affordable Housing Committee Meeting
June 13, 2016

Present: Shirley Bresler, Joe Browdy, Tom Carty, , Laura Griffin,
Hank Henward, Ellen Levy, Janis Smythe, Frank Upham, Laurie Winfrey

Absent: Steve Bluestone, Joyce Lapenn, Tina Sharpe

As the Housing Committee is currently considering the development of a rental housing project in Town, Joe Browdy, co-chair of the site committee, discussed potential sites for development. It is important that any potential site be on the town sewer line currently or able to be connected in the future, as the cost of adding water sources might be prohibitive.

Janis brought up the possibility of working with Habitat. However, that would necessarily mean working on ownership housing, which is not our priority at this time. Also, Habitat does green housing, which one could not do if we were to do a rehab.

It was suggested that we should be cognizant of the needs and wants of the community as we move through the planning of any project. Laura mentioned that local employers might be supportive of construction of additional housing units to provide housing affordable to local employees. In fact, some local businesses have complained about the lack of housing in Town, which has affected their ability to retain staff.

Shirley discussed statistics indicating percentages of the population in poverty, in Hillsdale, Copake and Ancram. Hillsdale's median income is higher than the other locations. But Frank pointed out that people who move into Town in the upper income brackets move the median upward, but that doesn't necessarily affect those whose incomes fall below the median. It was recommended that we use County statistics for our project, which would give us a greater range of potential applicants.

In order to help us understand what we would need to do next , the committee decided to ask the consultant from our earlier Housing Needs Study to meet with us. Ellen said she would find out what additional information would be needed for that meeting and to try to come up with agreeable dates. (Laura will do a "doodle list to figure out dates.)

On another matter, Laura discussed her concern that code enforcement for rental properties in Town is urgently needed, but has been difficult to achieve due to the limited time available for this activity. The committee agreed that we should pursue this matter immediately. Tom offered to meet with Peter to discuss the matter. Ellen offered to go with him, as did Frank.