

**Meeting Notes**  
**Hillsdale Housing Committee**  
**Nov. 20, 2017 9AM at Town Hall**

***Present: T, Sharpe, T, Carty, L. Winfrey, J. Lapenn, J, Browdy, S. Bluestone, L. Griffin, H. Henward, J. Smythe***  
***Absent: R. Kumro, E. Levy, S. Bresler***

The purpose of this meeting was to share the information compiled thus far by the project subcommittees. Some of the information that was shared is summarized below.

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**SENIOR SERVICES SUB-COMMITTEE**

Joyce Lapenn reported the following. Tina also on this committee.

“I discussed the number of senior residents by age. Of the total Hillsdale population of 1927 ( based on 2010 census) 31% are over 60 years (588 residents) . There are 388 residents who are between 65 and 84, and 39 residents over 85 living in Hillsdale.

I also shared that there is a Guide to Programs and Services offered by the Columbia County Office for the Aging and these brochures are in the Town Hall. I also reviewed senior housing options for lower income elderly, and none of these are located in Hillsdale . Philmont is the closest town that has some apartments for seniors and disabled.”

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**ACCESSORY HOUSING SERVICES SUB-COMMITTEE**

Joe with, Hank, Frank, and Ellen:

Joe Browdy summarized the sub-committee’s discussion and recommendation: “The consensus was that the restrictions contained in Local Law No.2, governing accessory housing, were not the cause of the lack of activity, since most of the restrictions could be modified by Special Permit issued by the Planning Board or the Zoning Board of Appeals, and no applications for such a Special Permit had been received. In addition, the cost of developing accessory units were the main factors discouraging new accessory units.

The committee might consider encouraging such units by offering the assistance of volunteer contractors and special interest rates on loans from local banks. This had been offered in the past by the Bank of Greene County. This option should be discussed further in future meetings.”

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**SITE SUB-COMMITTEE**

Steve, with Laurie and Rick:

Steve Bluestone supplied a spreadsheet with potential sites identified. Each of these sites will be researched further and reported on at the next full committee meeting.

### **HABITAT SUB-COMMITTEE**

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Janis with Ellen:

Janis and Ellen met with Peter Cipkowski and Brenda Adams, the Exec. Director of Columbia County Habitat. Brenda was very anxious to work with the Town to create a Habitat home (or two). Peter seemed supportive of the effort. The Site sub-committee is working on finding such a site.

### **CODE ENFORCEMENT SUB-COMMITTEE**

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Laura with Shirley:

The purpose of this sub-committee is to determine what could be done to make tenants aware of their rights with regard to property condition, complaints, rent levels, etc.

At this time, it appears that the surge of AirBnb rentals is having an impact on affordable rentals in Hillsdale and surrounding areas. In general, there is very little rental availability, according to Mary Lou Kersten on 11/12/17. Potential renters with pets have even fewer choices.

More information will be gathered, including meeting with Lee Heim.

The next meeting date was determined to be Monday January 8<sup>th</sup> at 9AM at Town Hall, and on the **2<sup>nd</sup> Monday of each month** going forward.