



TOWN OF AMENIA

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AMENIA HOUSING BOARD

Meeting
Sunday, January 8, 2023

RECEIVED

MAY 19 2023

Amenia Town Clerk

MINUTES APPROVED 3/18/23

PRESENT: Charlie Miller (Member)
Shanon Roback (Member)
Gaye Parise (Member)
Joshua Frankel (Member)
Leo Blackman (TB Liaison)
Vicki Doyle (Citizen)

ABSENT: Munawar Ahmed (Member)
Matthew Schnepf (Member)
Jeff Barnett-Winsby (Member)

Meeting opened @ 10:00. Meeting conducted via zoom.

Elections – chairperson and secretary

- Charlie elected President
- Josh elected Secretary

Update on passage of local law changes & comp plan addendum

- Continuation of the public conversation
- Need to check in with Victoria about this
- Dutchess Co. sent in some comments, but they were little catches and nothing substantive
- Vicky says probably on the agenda for the 19th

Leonard Property update – survey and appraisal

- Dutchess County community development block grant for \$150k for the purchase 74 Lake Amenia Road which of a rental property (1 single family house) with potential for additional future housing to be built. Town would use ARPA funds as well.
- Back of the property was also selected for wastewater treatment siting in sewer feasibility study. Municipal sewer is key infrastructure for affordable house.
 - Expects to hear back in Feb

- Rental unit would be ~1461/month incl utilities
- Town would own it and be the landlord
- AHB would be responsible for building management and would hire a non-profit management company (like HRH) to manage the property. Cost for this is included in the pro-forma budget
- We need to be careful about odor in the wastewater treatment plan so that we are not placing our only affordable housing in a location with a bad odor.
 - There are successful examples where homes are built within 25' of wastewater treatment, and we have a lot of time—the housing will happen first and the wastewater treatment will happen down the line.

2023 Goals and initiatives

- Winning hearts and minds and look for more mini-grants to support this.
- Build more interest in the TB in moving the HRH project along faster
- Josh has interest and curiosity about promoting ADU's in town
 - There are programs that will help fund rehabilitation
 - Leo says AARP published a book with photos, he will send to Josh. Perhaps we could make an Amenia-specific version
 - Free money for housing rehabilitation will require that the rents be kept under certain limits, and adhere to fair housing, advertise broadly, report back to them on a yearly basis—all these things for 15-20 years. That might not be of interest to the average family looking to convert their garage
 - Town is hiring a grant writer who can look into ADU funding opportunities
 - Interested in finding a family or two in town who might be interested in doing this—say they have a garage—if anyone has ideas please share!
 - Skeptical about the potential for adjustments to the tax code
 - Taxes are composed of school taxes, Dutchess co, fire, county
 - In theory the state and county could pass a law that says that a family could have a ~10 year tax abatement if they build an ADU
 - Would only help the home-owner with the ability to finance the original construction. Total number of dollars saved would be something but not huge.

Habitat for Humanity

- Town has determined that the town does have the legal ability to gift the land near the rail trail in downtown Amenia to Habitat for Humanity—does AHB want to be involved?

Three Projects

- We now have the potential to have 3 test projects running simultaneously, which is great—HRH, Lake Amenia Road, Habitat for Humanity
- Find an opportunity to inform the public that we have these three initiatives under way

Other matters

- Do we have any money to build something ourselves?
- Housing trust fund has ~\$50k. In total Silo Ridge's fee-in-lieu is ~\$600k, 10% received so far.
 - We won't have the ability to build something ourselves without financing
 - New local law the AHB has put forward will both increase the fee-in-lieu and improve the payment schedule

- Shannon motions to adjourn, Josh seconds

- Next meeting Feb 5