

HILLSDALE HOUSING COMMITTEE MEETING
AUGUST 22, 2023
Minutes for publication with the Town

Present: Shirley Bresler, Rene Gibson, Rick Kumro, Ellen Levy, Janis Smythe, Laurie Winfrey

Absent: Joe Browdy, Tom Carty, Frank Upham, Joan Wallstein,

Magyar property:

Janis and Ellen reported on an ad hoc meeting held on August 9, convened by Steve Bluestone, about a property on Rte. 23, just west of the Hamlet, that might become available for sale for possible development of workforce, market rate housing, or mixed use. Within a few days of the meeting, however, it was learned that the property had been sold. The buyer was unknown at the time of writing.

New Strategy for the Housing Committee:

Ellen brought up the question of the committee's ongoing interaction with Town officials and by extension, the community. There is great interest in the need for workforce housing in our town. However, there is little interest in land donation or purchase. We need help from the community. We hope to involve the incoming Town Board in creating a new strategy. However, everyone must understand that certain discussions or negotiations with potential sources for development have to be non-public initially. These resources understandably request confidentiality during initial conversations about a potential development. We need to honor these requests.

Other neighboring communities are taking action to support efforts to create workforce housing.. Some of the concepts include:

- the idea of a transfer tax to on sales of expensive homes, to go into a fund for affordable housing. Didi Barrett is co-sponsoring a bill in the Assembly (A7496/S7589) which would authorize local jurisdictions to raise funds that the Town could designate for housing.

Rick Kumro said he will look into the laws.

- Short term rentals – we discussed the issue of STR's in Town and whether it would be advisable to more closely regulate them. Other Towns have put strict regs on them, including annual fees higher than the Town's current \$50 one time fee, required all STR's to register, required inspections, limited the number of STR's by out of Towners – i.e., those who live elsewhere, etc.

It was pointed out that there is not enough staff to undertake these tasks in Hillsdale. She suggested that perhaps some of an increased fee might be used for additional Town inspectors and any additional monies raised could be put into a fund for

Affordable housing.

- There was a discussion of setting up an "Affordable Housing Trust Fund," which might accept contributions especially for housing programs and projects, which would be tax deductible. The current HECDC is such an entity, but is used to receive contributions, grants, etc. for many purposes for the Town. Further discussion of these issues will be

Covered at our next meeting.

The meeting was adjourned at 11:15 a.m.