

Housing Board, Town of Pound Ridge
Meeting of October 5, 2009, 8:00 PM
Town House

Minutes

Present: Suzy Beatty, Kitty Wynkoop, Carol Powers, Mary LaTronica, Ken Olsen, Jerry Bisceglia and Josina van der Maas (Chair), Tom Auchterlonie (Record Review), Paul McConville, Town Board liaison.

The Chair opened the meeting at 8:02 PM.

The Minutes of the Meeting of September 14, 2009, were approved.

By unanimous vote, the meeting time of the Housing Board was changed to 4:30 PM, at least for the winter.

Ken reported on the meeting he and Josina had with Chris Wood, experienced in real estate development and finance in the US, Canada, Puerto Rico, UK, Western Europe and the Middle East. The purpose of the meeting was to discuss the Community Land Trust concept as it could apply to the Kitchawong Housing Corporation (KHC). If land were to be deeded to the KHC, it would take the cost of land out of the cost of moderately priced housing, either for purchase or rent. The KHC is looking for funding for the cost of incorporation. Kitty and Josina will approach Tony Hoeltzel of the Housing Action Council (HAC) about funding sources.

We had a general discussion about continued outreach to Pound Ridge residents, to encourage them to apply for an apartment in Scotts Ridge (A-Home), even though they have no current plan to move there. There is no waiting list for Scotts Ridge now that the twelfth occupant has been approved. It has taken twelve months to fill the apartments, and our concern is that there is no candidate for the next vacancy. In particular, we would like to see more applications from Pound Ridge. In addition to Supervisors Forums, a letter addressed to all Pound Ridge residents, and an article in the new Neighbor to Neighbor Newsletter N2N, Josina will write another article for N2N about income requirements. This may encourage more Pound Ridge residents to apply.

Peter Harckham, our County Legislator, will speak at the Town Board meeting on October 8 at 8 PM about the County's settlement of the fair housing lawsuit. All Housing Board members are encouraged to attend. In our discussion, board members were of the opinion that the math does not work (\$51.5 million for 750 housing units in Westchester) in Pound Ridge, and steep slopes and lack of sewage and drinking water stand in the way. The technology is not there or not approved to make it possible to construct affordable housing under current conditions.

We discussed the possible amendment of the Accessory Apartment zoning law by the Town Board and what recommendation the Housing Board can make. We agreed that, while we encourage the Town Board to consider amendment(s), we don't think that the creation of more accessory apartments will be the solution to the lack of affordable housing in Pound Ridge, unless they were subsidized in some way. In an informal poll, some board members would

consider constructing an accessory apartment on their property if it were legally possible, but only under rather special conditions. Other board members cited their reluctance to embark on such a project at their age, investment costs, increase in property taxes, difficulties of being a landlord, finding suitable tenants, and other inhibitors. Josina will write a memo to the Town Board with the Housing Boards position.

Note that the next meeting is on Monday, November 9. At 4:30 PM.

The meeting closed at 9:50 PM.

Josina van der Maas, Chair