

HCDPA  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, January 26, 2017  
1 North Front Street – 12:00 PM

## Meeting Minutes

Present:

Tiffany Garriga

Tom DePietro

Tiffany Martin Hamilton

Charlie Suisman

Priscilla Moore (new Board Member, replaces Abdus Miah as Minority leader)

Absent:

Audience:

Rebecca Wolff

### 1. CALL TO ORDER

Sheena calls the meeting to order at 12:04 PM

### 2. MINUTES

#### a) Approval of September 2016 Minutes

Tom DePietro MOTIONS to accept the minutes. Tiffany Martin Hamilton SECONDS. ALL IN FAVOR. MOTION PASSED.

### 3. FINANCIAL REPORT

#### a) Approval of Financial Statements

Tiffany Martin Hamilton MOTIONS to accept the financials for December 2016. Tom DePietro SECONDS. ALL IN FAVOR. MOTION PASSED.

Sheena points out that the financial situation is getting dire. There are a lot of grants that are being administered without associated admin fees for the work. The combined sewage overflow project is the only one that has admin fees at this time. Sheena urges the board to consider making some changes to continue sustainability of the board.

### 4. EXECUTIVE DIRECTOR REPORT

#### a) Organizational Prioritization and planning for 2017/Affordable Housing | Planning and Strategy

Sheena as affordable housing in Hudson has diminished greatly, we will be focusing on these projects this year. Charlie states that there are about 67/100 slots used at this time. There are 82 airbnbs available on average on the weekends, we need to think about what we want to do with housing in Hudson. Who do we want to serve, how and what will we do.

Sheena shares large map of the city with the board. To show who owns what land (City, Agencies, other Housing Authority.) With the HCDPA property, we might be able to partner with other agencies, especially Housing and Community Renewal.

The board discusses the positive and negative for scattering the housing or clustering it where it is located already as the HCDPA properties are in close proximity to the Housing Authority.

The board desires research scatter-site housing and who we can serve in comparison to the programs that exist already.

Tom states that he wants to be sure that we're addressing a diverse group of people that includes both low income and younger workforce population. Tiffany would like to focus on low income and middle-class. Sheena clarifies that low income does include a large swath of diversity.

The board would like to focus on the lower state street properties and partner with the relevant groups there.

Rebecca Wolff addresses the board with her opinion in relation to the topic that she feels like that the population that should be the focus in the low income long time residents. That although we have a number of middle and upper middle class residents that also need housing, it is her perspective that the main issues to be addressed are for the low-income population that already exists in the area. Tom states that he agrees that it should be our focus, but we should be wary of creating the cluster because the more diverse it is, the more successful it has a chance of being.

Tiffany wants to be clear that she wants to house the people that have already been waiting for housing.

Mayor Tiffany Martin Hamilton suggests that if we are building income-based housing, that should be the way that we look at it and stop thinking about other identifiers that are confusing our way of looking at this.

Sheena reiterates the general board opinion that they want to focus on low-moderate income families. We will use HUD standards to define this and narrow it down a bit. Mixed income housing development program around North Front, State, and Columbia Streets. In this quarter we should have our partners cleared up and know what we're asking for by the April meeting.

Rebecca Wolff asks if this project would have relationship or connection with those on the waiting list already. Sheena answers that at this point we haven't started building, but the idea would be to offer another option for these people.

5. ADJOURNMENT

MOTION to Adjourn by Tiffany Martin Hamilton. SECONDED by Priscilla Moore. ALL IN FAVOR. MOTION PASSED.

Meeting Adjourn 12:53 pm.

Minutes Respectfully submitted, Branda Maholtz