

HCDPA
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting
March 10, 2020
1 North Front Street – 10:30 AM

Meeting Minutes

Present:

Tiffany Garriga
Rebecca Wolff
Betsy Gramkow

Absent:

Mayor Johnson
Martin Randall

Audience:

Tom DePietro
Carole Osterink

1. CALL TO ORDER 10:36 Am Called to order by Betsy.

2. MINUTES

a) Approval of February 2020 Minutes
Tiffany MOTIONS to accept the minutes. Rebecca SECONDS. ALL IN FAVOR.
MOTION PASSED.

3. FINANCIAL REPORT

a) Approval of Financial Statement: Tiffany MOTIONS to accept the minutes.
Betsy SECONDS. ALL IN FAVOR. MOTION PASSED.
b) 2020 Audit- HDC has moved to a new auditor and thus, HCDPA is also
changing to Matt Vanderbeck as well. The price is far below all the quotes that have
been obtained and Branda reports that the process has been streamlined thus far.

4. NEW BUSINESS

a) Patterns for Progress- Joe Czajka- There is an announcement on the city
website about “Affordable Housing Development Plan”— which lays out the needs
and goals of the city: Mayor Kamal Johnson announces a proposal to create an
affordable housing development plan. The plan will be a collaboration between
several organizations that addresses a wide variety of housing needs and types of
affordable housing. The plan will review developable properties, funding
opportunities, and development feasibility in order to create a document that
recommends the operations, timeline, and partnerships for developing affordable

housing. The full announcement is here:

http://www.cityofhudson.org/news_detail_T10_R202.php

There will be a need for a consultant and there is talk about HCDPA helping with this cause.

Tiffany asks about the role of this potential person/consultant and what the role will be paid. Many Housing-focused stakeholders will be asked to help pay for the role, if this comes to pass.

The board discusses the potential responsibilities, the temporary (possible 2-year consultant). this role is different than the Fair Housing Officer for the City of Hudson. At this point, we don't have enough information as there is still planning and an RFP to go out.

Tom from the office provides more information about the impetus. As they have been meeting with the state and Darren Scott about how we can work with the state and ore programs to help the housing situation in the City of Hudson. Rebecca expresses that there still needs to be a Housing Coordinator for the City, and this could be part of this plan.

b) Fair Housing Officer for City of Hudson- As listing in the City Charter the "Administrative Officer of HCDPA fills the law." The board discusses the current situation about not having this role currently. Rebecca spoke to Bill Fisher who fills the role for the County and he said that he's never heard anything from anyone in Hudson. There seems to be a disconnect between his role and the residents in Hudson. The board discusses the potential for changing the charter so that it isn't reliant on HCDPA. Tom said that he spoke with Cheryl Roberts about changing the role and since the role was developed when the Urban Renewal and HUD was active, we need to be sure what is possible. Tiffany states that the point is to ensure that the role gets filled for the betterment of Hudson.

c) Flood Plain Permit - The board discusses the issue of the HCDPA Executive Director also being the Flood Permit review, etc. It will be a similar situation with the Housing Coordinator and because we have no director, it may come to pass that there will be a need for a lot more flood plain permits.

d) Other:

Rebecca wanted to know more about Section 3 and the idea of community benefit requests. Randall can speak more to this and the board would like to have him present more on this so that they understand.

Rebecca also asks about the potential for any zoning changing for our small parcels that are available. She wants to know what the process should be in order to start the process before we should take it to council. The board discusses how this would be a perfect example for having the consultant to help. As the zoning improvements might be a more comprehensive plan that is needed than one by one, etc.

5. OLD BUSINESS - The board discusses whether they should continue to try to engage RUPCO to see if we can have a presentation about potential development on

our parcels. Although we want to move forward, we may want to wait. The board wants some basic information.

6. PUBLIC COMMENT -

7. ADJOURNMENT. Betsy MOTIONS to adjourn. Rebecca SECONDS. ALL IN Favor. MOTION PASSED. 11:15 AM