

Preliminary Agenda
Housing Committee Meeting
Tuesday, December 1, at 7 Pm
Lewisboro Town House

1—Guests:

- Rose Noonan, Executive Director, Housing Action Council
- Alan Cole, Outgoing County Legislator, 2nd District

Ms. Noonan and Mr. Cole will report on current projects in Lewisboro (Spruce Rd & Kitchawan Drive), and in the County and will answer any questions we have about the Settlement.

2—AFFH: Update on Wilder-Balder Proposal for Goldens Bridge

3—Update on Middle Income Units:

- Should we proposed adding a penalty for those who do not comply with Zoning Code in applying for approval when purchasing a unit?
- Inheritance of Middle Income units: should we continue to allow? What are ramifications of not allowing?

Notes from the meeting of the Lewisboro Housing Committee
October 27, 2015

1—Updates on Affordable Housing in Lewisboro:

- Peter Parsons reported that the Wilder-Balder proposal for Goldens Bridge will be submitted for a sketch plan review to the Planning Board at their Nov 17 meeting. A big hurdle will be the County Health Dept.
- The possibility of getting assistance rebuilding the GB Fire Dept., sidewalks & bicycle path from the developer was discussed
- Handler property: possible candidate for County. Perhaps 4 units in carriage house, 2 in second house; perhaps leave Keeler house as historical home.
- Also, Peter reported that there are a number of "zombie" houses in town that might eventually be used for AFFH
- The Fairmont Road property (bank-owned) is being looked at, though this would be best as a donation for a preserve.

2—Proposal: a change to the Lewisboro Zoning Code, Section 220-2, Middle Income Families (2), to lower the percentage of investments currently included in tabulating income from 8% to either 2% or 4%, was discussed. The section (the definition section which defines middle income families, currently reads:

"(2) Property Income. For property or other investments which are not returning dividends, rents or other measurable income (excluding normal household personal possessions), a yearly income of 8% of the fair market value of the investment shall be included in the family's aggregate income."

Jane reported that HUD lowered their rate to .8%. After discussion on whether to lower the rate in Lewisboro to 2% or 4%, the committee voted unanimously to recommend to the Town Board to lower the rate to 2%.

3—Update on Middle Income Units.

- Ms. Rae reported that a unit had been sold without the purchaser applying for approval by the Committee per the Zoning regulations.
- There is at present no penalty for those who violate the code in this way
- John Pappalardo said that we have an obligation to enforce the Zoning code.
- Add a penalty to the Code?
- Also: we have no provision for adding a restriction on inheritance. Should we add?

The Committee agreed to hold the next meeting on Tuesday, December 1.

Preliminary Agenda
Housing Committee Meeting
Tuesday, October 27, at 7 Pm
Lewisboro Town House

1—Affordable Housing

- Status of Wilder Balder Proposal for Goldens Bridge
- County Update (Linda Press-Wolfe)
- 106 Lake Kitchawan Dr: County Legislature committees have voted to authorize purchase, full leg. to vote Nov 9
- Spruce Road house
- St. Michael's Chapel, Godens Bridge: County drops proposal to buy

2—Proposal: that we recommend a change to the Lewisboro Zoning Code, Section 220-2, Middle Income Families (2), to lower the percentage of investments currently included in tabulating income from 8% to either 2% or 4%. The section (the definition section which defines middle income families, currently reads:

“(2) Property Income. For property or other investments which are not returning dividends, rents or other measurable income (excluding normal household personal possessions), a yearly income of 8% of the fair market value of the investment shall be included in the family's aggregate income.”

3--Update on Middle Income Units: two units not in compliance: new owners didn't apply
To Housing Committee as required. Town attorney informed.

Notes from Housing Committee Meeting

September 29, 2015

The meeting began at 7 pm with guests from Wilder Balter: John Bainlardi, Vice President; and Gary Friedland, Chief Operating Officer, who were invited in order to describe their projected development and to answer questions from the Committee. All committee members were listening or speaking at this meeting, no one taking notes, so apologies to the committee for the brevity of these notes which I have reconstructed as best as I can.

Mr. Bainlardi and Mr. Friedland gave a detailed presentation and answered many questions from the Committee, especially concerning the company's vetting procedures for prospective occupants, and about the details of the design.

Mr. Bainlardi went through the proposal, which will be for rental only, and will be situated on the West side of Rte. 22 just North of the exit from Rte. 684. The development will include 46 units of various sizes, distributed among several buildings on the hilly site. A good portion of the site will be left as open space, with trails. The design calls for buses to come up to pick up students (Gary was concerned about the design here, and felt it should be revised). Mr. Bainlardi used figures from a similar though somewhat larger development (fully occupied) in North Salem, Bridleside. A large percentage of occupants actually comes from North Salem, or has relatives in North Salem. Not that many people from down county were interested. Some occupants are older parents of young families living in North Salem, and they wish to be near their children and grandchildren. Some are younger people, such as teachers and medical workers. There were questions about school children, for the Goldens Bridge proposed development, and they anticipate it could be something in the range of 15 of all ages.

Glen DeFAber asked thorough questions about the vetting process – how stringent is it? Mr. Friedland, who is in charge of the property management company, described the lengthy process, which includes a credit check (Gary was satisfied that it was stringent!), checks on income and employment, previous tenant records, criminal, etc etc. Mr. Friedland said it was in his company's interest to make sure that everyone they approve has the ability to pay the rent, and to be a responsible tenant. So no one is unemployed at Bridleside – people either have jobs, retirement or other income. Most people work down county, so they have a bus to take anyone without a care to the station (though most have cars). Jane and the visitors stressed that the applicants have already been through the initial screening process by the County, which holds a lottery and then screens the applicants in order of the lottery results.

Both visitors encouraged members to visit Bridleside. Linda Rae has already done so in the company of Planning Board Chairman Jerome Kerner and outgoing County Legislator Alan Cole, and commented on the attractiveness of the development. She and Jerome Kerner had toured Bridleside, and had the opportunity to visit three units and speak with the tenants. The units were very attractive and well maintained inside as well as outside, and the tenants, who varied from an elderly couple and two families with school age children, were also very nice and interesting to talk to. The development has a special environmentally friendly water drainage system with pretty plantings all around.

After the visitors left, the Committee discussed other matters, the most important being to approve unanimously a proposal to lower the percentage of investments included in Middle Income units income limits from the current 8% to 2% (which the County uses). Linda explained that the 8% is way out of date for investment income, and has caused us to have to turn down First Responders... when one of the main objectives is to get first responders housing in town. It has also caused us to turn down applicants who otherwise clearly need Middle Income housing. The Committee unanimously approved the change.

The Committee also went over the proposed zoning amendmenets and also the usual Middle Income matters, including a problem at 48 Bittersweet.

Agenda
Housing Committee Meeting
Tuesday, September 29, 2015

1—Affordable Housing (AFFH) in Lewisboro :

--Visit from John Bainlardi, of Wilder Balter Partners.

Subject: possible development on Rte 22, Goldens Bridge

--St. Michael's Chapel in Old Goldens Bridge (1-family house with accessory apartment)

--Nearing completion: house on Spruce St, Lake Kitchawan, renovated by County
(1-family with accessory apartment)

2—Zoning amendment passed by Town Board:

--to allow multi-family housing in business or commercially zoned areas

--Status of other proposed amendments

3—Middle-Income units: status

--Current owner lists

--New Laurel Ridge units sold

--Two units in foreclosure; problem with non-approved purchaser (48 Bittersweet)

--Onatru rental

**4—Proposal to lower percentage of investments included in Middle Income unit income limits
from current 8% (County uses 2%)**

Town of Lewisboro									
Oakridge Middle Income Housing Units									
South Salem, New York 10590									
Current Owner List as of									
9/1/2015									
Block: 09830, all lots are the same as house #s				Builder: PG & RF Construction Corp. RR2 Box #200 South Salem, NY 10590					
Current Owner Name	Mailing Address	Address	Bid	Unit	TO	OO	Survey Back	Notes	
Gail Labow Anton	13 Elm St. Cortlandt Manor 10567	12 Fox Run	7	ME	X		X	Richard Guzzi - Tenant	
Jimmy Wang		15 Fox Run	7	M1		X	X	not selling	
Susan Gold		22 Fox Run	8	M1		X	X	not selling	
Jessica Hanlon Pedro	67 Oakridge Cr, Mahopac 10541	25 Fox Run	8	M1	X		X	Beatriz Acevedo 7/2014 tenant	
Joseph Ucciardello		56 Fox Run	2	M1					
Joan Laquidara (deceased)		59 Fox Run	2	M1		X	X	Joanne Tarrant**	
Bayview Loan Servicing	1301 Virginia Drive, Ste #420 Fort Washington, PA 19034	74 Fox Run	3	M2				Bank took unit 6/30/2015	
Aracelis Cruz		7 Oakridge Dr.	1	M2			X	not selling	
Linda Naylor		28 Oakridge Dr.	8	ME		X	X	not selling	
Edward Bondi		31 Oakridge Dr.	8	M1		X	X	not selling	
Jean-Luc Le Gall		45 Bittersweet Lane	11	M1			X	unit empty, verbally advised; interested in selling or renting; purchased 6/12/2015 w/out approval	
Daniel Derwin		48 Bittersweet Lane	11	ME					
Lori Ann McCarthy		53 Bittersweet Lane	11	M3		X			
Diane Reiter		117 Stone Meadow	13	M1		X	X	not selling	
Elisabeth Karsyns-Mance		118 Stone Meadow	13	M2		X	X	not selling	
Jean-Luc Le Gall		123 Stone Meadow	14	M1		X	X	not selling	
Timothy Cornell & Junko Iwamizu	PO Box 128 Arawalk 10501	133 Stone Meadow	13	M2	X		X	Sheri Soci - tenant	
Jerome & Christiane Barnum		139 Stone Meadow	15	M1		X	X	not selling	
Lisa A. Chipkin Clacdo		152 Stone Meadow	16	M3		X	X	not selling	
Margaret Quinn		163 Laurel Ridge Rd.	17	M1		X	X	not selling	
Elizabeth Shaban		167 Laurel Ridge Rd.	17	M2		X	X	not selling	
Doug & Marilyn Hall		174 Laurel Ridge Rd.	18	M3		X	X	not selling	
Liana Francis		176 Laurel Ridge Rd.	19	M1		X	X	not selling	
Jennifer Thayer	23 Shannon Way, Brewster 10509	179 Laurel Ridge Rd.	19	M1	X		X	Robin DeGrasse 5/2014 tenant	
Jay & Linda Cottler		190 Laurel Ridge Rd.	20	M2		X	X	not selling	
Jhon Cano		194 Laurel Ridge Rd.	20	M1		X	X	Interested in selling	
Lucille Duke		224 Lakeside Dr.	23	M1		X	X	not selling	
Theresa Leahy		227 Lakeside Dr.	23	M2		X	X	not selling	
Ann Touhy		232 Lakeside Dr.	23	M2		X	X	not selling	
Alexander Tureaud, III	c/o Fay Tureaud, 638 Danbury Rd, Unit #52, Ridgefield, CT 06877	238 Deer Hill	27	M1			X	not selling	
Jayne McGinley		240 Deer Hill	30	M1		X	X	not selling	
Sharon Victor		261 Deer Hill	30	M2		X	X	not selling	

Town of Lewistown
Oakridge Middle Income Housing Units
South Salem, New York 10590
Current Owner List as of

9/1/2015

Block: 09830, all lots are the same as house #s

Builder: PG & RF Construction Corp.

RR2 Box #200 South Salem, NY 10590

Current Owner Name	Mailing Address	Address	Bid	Unit	T/O	O/O	Back	Survey	Notes
PHH Mortgage Corp.	1900 Market St., Philadelphia PA	263 Maplewood Dr.	31	M1					transferred 5/4/2015
Scott Mikolaj	51 Laurel Mt. CT, Kent NY 10512	265 Maplewood Dr.	31	M1	x		x		STAR
Donna M. Ruggiero		268 Maplewood Dr.	31	M3		x	xx		purchased 3/27/15

Laurel Ridge Development, LLC [2 bedroom units]

Elisabeth Higgins/Brendan Truscott	281 Boulder Ridge	1	3A	x	xx	Purchased 5/8/2015
Ana G. Vargas	286 Boulder Ridge	2	8A	x	xx	purchased 2/12/15
Nyrtia Crawford	290 Boulder Ridge	3	12A	x	xx	Purchased 6/18/2015
Nicole & Aleksey Abramov	291 Boulder Ridge	3	13A	x	xx	Purchased 6/16/2015
Jeffrey & Angelita Pine	296 Boulder Ridge	4	18A	x	xx	Purchased 5/20/2015

ONATRU UNITS

Summary						
Efficiency	(ME)	3				
1 Bedroom	(M1)	19				
2 Bedroom	(M2)	19				
3 Bedroom	(M3)	4				
Total Units		45				

Edward Zeller	P. O. Box 311, South Salem	99 Elmwood Rd	2 Bedroom	x	x
Jordan Vass/Justin Vass		99 Elmwood Rd	1 Bedroom	x	xx

xx - New Tenant survey not needed

* - provided income info with application for new unit

**** - spoke with Daughter in law of unit owner. Tenant previously approved and within guidelines.**

Brief Notes from Meeting of Housing Committee
April 28, 2015
Lewisboro Town House

The meeting began at approx. 7 pm. Linda Press Wolfe was absent.

Linda Rae reminded the committee that the Town Board will be holding a public hearing on two of the amendments to the housing portion of the Zoning Code. Some members might try and attend. These are the amendments that were worked out last summer and fall by the Joint Task Force of reps from the Planning Board, Zoning Board of Appeals, ACARC and Housing Committee. Linda Rae represented the Committee, but other members attended upon occasion (Ralph Delucia).

Linda handed out a letter from Ed Burroughs, Westchester County Planning Commissioner, about the two proposed amendments (streamlining accessory apartments and allowing multifamily housing in commercial etc. areas). Mr. Burroughs commended the Town for taking these steps on Fair and Affordable Housing, but noted that the Town had not taken any action on the Model Ordinance. Both the Housing Committee and the Joint Task Force included these amendments but the Town Board is not yet ready to consider those portions of the recommendations pertaining to the suggested Model Ordinance, adapted for Lewisboro.

The committee discussed other matters pertaining to AFFH as it concerns Lewisboro. The houses in the Kitchawan area are purchased by the County and are to be remodeled over the summer. The Committee also agreed to be on the lookout for any possible areas that might lend themselves to AFFH, especially derelict houses that the Town is not able to have torn down.

Linda reported on compliance with the Annual Survey of our Middle Income units, which is coming along. With Anthony Mole's help, we have been able to start an enforcement program with teeth. Anthony reports that the Building Department will be able to start issuing violation notices starting May 1. We think this is the solution that will allow us to have 100% compliance, so that we know exactly who is in the unit, whether they are legally entitled to be there. The final thing we need to do is to issue a resolution, which was passed, to formally request the Building Department (and Building Inspector Peter Barrett) to post the notices on the door of the units belonging to the non-complying owners.

Linda also reported on:

1—The five handsome units in Laurel Ridge are selling quickly. One is sold (Vargas, approved earlier) and there are purchase contracts for two additional units (Abramov and Crawford, both approved earlier). This leaves only two, and they are likely to go quickly.

Discussion followed on other issues, foreclosures and how to get the message across to foreclosure companies, banks and realtors, that these units are subject to our restrictions. Linda passed out a list of approved purchasers in preferential order.

Subject: Postponing March 24 Housing Meeting

From: Linda Rae <lindasrae@optonline.net>

Date: 3/20/2015 7:44 PM

To: presslinda@hotmail.com, Glenn@alltroninc.com, Tony.jg63@gmail.com, ndaniello24@gmail.com, thawag20@optonline.net, Rmvista@verizon.net, janelindau@gmail.com, johnpapp@aol.com

CC: Peter Parsons <Supervisor@lewisborogov.com>

BCC: lindasrae@optonline.net

Hello, members of the Housing Committee. Although we had planned to meet this coming Tuesday, March 24, I would like to postpone our meeting this month, as we don't have much on our agenda right now. Instead, I would like to encourage members to come to the Town Board meeting on Monday, April 6, when I expect the Board to take up our affordable housing amendments again, and also to the public hearing which I hope will be scheduled that evening for later this spring. I'll email again to confirm if the April 6 TB meeting will include the housing discussion.

In the meantime, please mark your calendars for our April Housing Committee meeting, the 4th Tuesday of the month, which falls on April 28. We will have the results back from our annual survey to owners and renters of the Middle Income units by then, and will need to take action regarding those who do not respond (we expect there to be at least three non-compliant owners). We will continue looking at the status of the County settlement as well as at possible opportunities for affordable housing in our town, and review any ongoing projects (such as the Kitchawan house, where renovation by the County will begin in July).

If you haven't seen my letter in yesterday's Lewisboro Ledger, take a look – I felt I needed to correct misinformation about affordable housing that appeared in one of the previous letters attacking our proposals (there have been quite a few in recent weeks!).

Let me know if there is anything you would like to put on our April agenda.

Regards,
Linda S. Rae

Agenda
Housing Committee Meeting
Tuesday, April 28, 2015

- 1-- The upcoming public hearing on the housing amendments: Monday, May 18;
 - Would like committee to come if possible – any volunteers to speak?
 - Westchester Planning Commissioner Edward Burrough's letter regarding the amendments
 - The other amendments proposed: any prospect of bringing before Town Board? (John/Peter)

- 2-- The status of affordable housing matters vis a vis the County and monitor (Peter?)
 - Kitchawan house to be remodeled by County over summer

- 3--The Middle Income Program Annual survey:
 - Results: see spreadsheet
 - Compliance... and enforcement!
 - Mole advises that Building Dept. should issue violations, starting May 1:
Resolution from Committee to ask Building Dept. to issue.
 - Also, update/discussion of other Middle Income unit issues:
 - Report on units: two in foreclosure, one sold, one on market
 - 5 Laurel Ridge units: one sold (Vargas), two in contract (Abramov & Crawford)
 - What to do about vacant units (Jean Luc Le Gall)
 - List of approved purchasers / renters

- 4--Subcommittee to scout properties / areas for possible housing?
 - Any volunteers?

Subject: Housing Committee Meeting 4/28, 7 pm

From: Linda Rae <lindasrae@optonline.net>

Date: 4/26/2015 5:24 PM

To: Lindasrae@optonline.net, presslinda@hotmail.com, Glenn@alltroninc.com, Tony.jg63@gmail.com, ndaniello24@gmail.com, thawag20@optonline.net, Rmvista@verizon.net, janelindau@gmail.com, johnpapp@aol.com

CC: Peter Parsons <Supervisor@lewisborogov.com>, Housing Committee secretary <"ahodges"@lewisborogov.com>

Hello, Housing Committee. A reminder about our meeting this coming Tuesday, April 28, at 7:00 pm -- the 4th Tuesday of the month -- at the Town House. Please let me know if you are able to attend. Items to be discussed include:

-- The upcoming public hearing on the housing amendments, set by the Town Board for Monday, May 18; and Westchester Planning Commissioner Edward Burrough's letter regarding the amendments (attached for your review).

-- The status of affordable housing matters vis a vis the County and monitor (Linda P-W & Peter?)

--The Middle Income Annual survey: results, compliance... and enforcement! Also, update/discussion of other Middle Income unit issues

--Subcommittee to scout properties / areas for possible housing

Please feel free to bring up any other topic that you would like the committee to discuss.

Regards,
Linda S. Rae

Attachments:

LEW 15-002 Zoning Amendment Affordable Housing.pdf

95.3 KB



Robert P. Astorino
County Executive

Westchester County Planning Board

April 20, 2015

Janet L. Donohue, Town Clerk
Town of Lewisboro
11 Main Street
P.O. Box 500
South Salem, NY 10590

Subject: Referral File No. LEW 15-002 – Zoning Text Amendments: Affordable Housing

Dear Ms. Donohue:

The Westchester County Planning Board has received a copy of a proposed Local Law to amend the text of the Town Zoning Ordinance with respect to multi-family housing. Specifically, the amendments would add a definition of “affordable affirmatively furthering fair housing unit” (AFFH) to the ordinance as well as expand “multi-family dwellings” as a permitted principal use in the CC-20, SU, RB and GB Districts. Additional technical amendments are proposed for the R-MF District with respect to decreasing minimum site area, increasing development density, increasing allowable density bonuses and revising transition areas, open space and parking provisions.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

We commend the Town for taking this step to add additional zoning provisions that will affirmatively further fair housing in the Town. We note that the current set of proposed amendments do not incorporate several recommendations of the County’s *Model Ordinance Provisions*. Also, it is not clear if several of the Town’s detailed regulations on middle-income units are intended to also apply to the AFFH units. If so, some of our comments below may be moot.

We recommend that the Town give consideration to additional amendments or revisions to the current proposal that would address:

1. Required affordable AFFH unit component. The proposed amendments appear to have no required inclusion of affordable AFFH units in future developments. The *Model Ordinance Provisions* recommend that “within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable AFFH units. In residential developments of five to nine units, at least one affordable AFFH unit shall be created.”

2. Preferences. We recommend that the Town give consideration to the removal of preferences in the determination of income-eligible tenants or purchasers for any affordable AFFH units that are created.

3. Incentives for creation of additional affordable AFFH units. We note that the proposed amendments allow the Town Planning Board to authorize an increase in permitted density of up to 50% for applicants where at least 1/3 of the additional density units are “middle-income dwelling units” and/or affordable AFFH units. We recommend revising this regulation so that density bonuses are offered only for the creation of affordable AFFH units.

4. Maximum rent and sales price. We recommend that amendments be considered that would set the maximum monthly rent and the maximum gross sales price for an affordable AFFH unit in accordance with U.S. Department of Housing and Urban Development guidelines as published in the current edition of the “Westchester County Area Median Income (AMI) Sales & Rent Limits” available from the County of Westchester.

5. Time period of affordability. The proposed regulations should explicitly require that units designated as affordable AFFH units must remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units, or be subject to the same “in perpetuity” requirements of the middle-income units.

6. Property restriction. The proposed regulations should be revised to note that a property containing any affordable AFFH units must be restricted using a mechanism such as a declaration of restrictive covenants in recordable form acceptable to the Town Attorney which shall ensure that the affordable AFFH unit shall remain subject to affordable regulations for the minimum 50 year period of affordability. Among other provisions, the covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit. Upon approval, such declaration shall be recorded against the property containing the affordable AFFH unit prior to the issuance of a Certificate of Occupancy for the development.

7. Unit appearance and integration. The proposed amendments did not provide any regulations with respect to unit appearance and integration. Within single-family developments, the affordable AFFH units may be single-family homes or may be incorporated into one or more two-family homes. Each single-family affordable AFFH unit may be located on a lot meeting seventy-five per cent (75%) of the minimum lot area for the single-family homes in the development. Each such two-family home shall be located on a lot meeting the minimum lot area for the single-family homes in the development. All such units shall be indistinguishable in appearance, siting and exterior design from the other single-family homes in the development, to the furthest extent possible. Interior finishes and furnishings may be reduced in quality and cost to assist in the lowering of the cost of development of the affordable AFFH units.

Within multi-family developments, the affordable AFFH units shall be physically integrated into the design of the development and shall be distributed among various sizes (efficiency, one-, two-, three- and four-bedroom units) in the same proportion as all other units in the development. The affordable AFFH units shall not be distinguishable from other market rate units from the outside or building

exteriors. Interior finishes and furnishings may be reduced in quality and cost to assist in the lowering of the cost of development of the affordable AFFH units.

8. **Affirmative marketing.** To be considered as affordable AFFH, all units must be marketed in accordance with the Westchester County Fair & Affordable Housing Affirmative Marketing Plan so as to ensure outreach to racially and ethnically diverse households. We recommend that this be included in the proposed zoning amendments.

9. **Additional requirements.** We point out that the *Model Ordinance Provisions* also contain requirements with respect to minimum floor area, occupancy standards, the provision of an administrative or monitoring agency, and for providing an expedited project review process for developments containing affordable AFFH units. We recommend that the proposed zoning amendments be revised to include these provisions. In addition, the *Model Ordinance Provisions* contain regulations for the resale of home-ownership affordable AFFH units as well as lease renewal requirements for rental affordable AFFH units. These regulations should be included into the proposed zoning amendments as well.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

For:

By:



Edward Burroughs, AICP
Commissioner

EEB/LH

February 20, 2015

Lewisboro Preferential List, Middle Income Housing

(List of applicants who have been approved and their priority)

- 1--Nicole & Alex Abramov – non resident, relative of resident – approved 12/23
- 2--Jeffrey Pine – Non-resident – approved 8/8
- 3--Elisabeth Higgins/Brendan Truscott – Non-resident – approved 8/12. Signed sales contract.
- 4--Ana Vargas – non resident, approved 8/15. Purchased unit.
- 5--Kamilla Zelag – non-resident -- approved 10/27
- 6--Nyrita Crawford -- non-resident – approved 12/23

Turned Down:

Lisa Ratner-Blumberg (income too high)

Three previous applicants have found housing elsewhere and have withdrawn their applications.

Notes from Meeting of Housing Committee
Feb 24, 2015
Lewisboro Town House

The meeting convened at 7 PM. Linda Press Wolfe and Nick Daniello were absent.

First, and welcomed our new member, Jane Lindau. Jane has extensive experience in financing of housing as well as affordable housing, in general, having previously been on the board of A-Home.

Peter Parsons and John Pappalardo updated us on both the status of the proposed AFFH Zoning Amendments, and the County Settlement. Peter has been in touch with the County, that is leaning heavily on him to have Lewisboro do something in regard to complying with the settlement. John explained that "we are a targeted community, as we have a small minority population, but we are trying to implement measures in keeping with what we have here in Lewisboro." In answer to a question, John explained about the role of the judge in the case, and the release of HUD funding.

Discussion followed on the Texas lawsuit, in which the state pleaded that though the facts were discriminatory, there was no intent. HUD is claiming that the facts are proof of no discrimination. A settlement in this case has been reached. John doesn't know if it will affect previous housing settlements (ie., lead to overturning them), but if so it would be from the applicants perspective. Peter feels it won't affect Westchester.

Re the Westchester settlement, John is concerned that the towns do not get saddled with the AFFH marketing, that could be expensive. Further discussion ensued on Lewisboro's legal position (ie., should the town be sued, different issues and possibilities).

Next on the agenda: Middle Income program issues. Issue #1: enforcement of the survey! John said it would be okay for the building inspector to issue a violation. This would enable us to get compliance to allow us to administer these units fully. Second issue, what to do about empty units (ie., Jean Luc's). The committee decided we should write a letter to ask the status and encourage him to rent it. Third, there was discussion on whether an owner should be allowed to add spouses / partners to a deed, which was not resolved, due to the problems that could arise (new income over our limits? Etc). Fourth, problems with making sure the deed restriction is included when banks sell. We will have Aimee be vigilant about getting a copy of the deed promptly. Five, this year's survey will be sent out by the end of March. Sixth, should we put together a financial packet on financial resources for prospective buyers? This was tabled.

The meeting ended about 9:00.

Agenda

Meeting of the Lewisboro Housing Committee

Tuesday, February 24, 2015, 7 PM
Upstairs Meeting Room, Lewisboro Town House

- 1—Introduction of new member: Jane Lindau
- 2—Update on Status of Proposed AFFH Zoning Amendments (John)
- 3—Update on County Settlement (Linda P-W)
- 4—Update on Kitchawan property (County renovating as AFFH house with apartment)
- 5—Middle income units
 - Policy decision: should owner be allowed to add spouse / partner to deed?
 - Update on Laurel Ridge Units, Onatru & preferential list
 - New 2015 income, purchase price and rental limits
 - 2015 Survey to Owners and Tenants
 - Enforcement: violations to be issued to five non-respondes from 2014 & before
 - Units in foreclosure – need to get info on banks to ensure deed restriction etc.
- 6—Financing: put together information packet on financial resources for prospective buyers
- 7—Volunteers: to scout for possible properties for small-scale affordable housing
 - Any Town-foreclosed properties?
- 8—New business?

To be distributed at meeting:

- 2015 income, purchase price and rental limits
- 2015 Survey to Owners and Tenants
- Preferential Waiting List for Middle Income Units

Subject: Re: Housing
From: Linda Rae <lindasrae@optonline.net>
Date: 1/26/2015 1:08 PM
To: Aimee Hodges <Zoning@lewisborogov.com>

Thanks, Aimee. When I take the matter up with Anthony Mole, I'll ask him to send his warning letter to Mikolay at the business address listed on his website, 55 King Street, Chappaqua, NY 10514, and we'll see if that works any better (his website describes him as a "prestigious couture jewelry designer"...). Am glad that another firefighter is interested in the unit. Is it a 1-bedroom, and do you happen to know the amount of the rent? I've been looking at the County website (Peter wants the rents to reflect the AFFH County levels), and we are supposed to deduct utilities paid by the tenant from the rent (they give a "High home" and "Low home" rent of \$1,177 and \$1,012 respectively). I know the last tenant gave a figure for his utilities, but I guess we would need to get specific on exactly what that cost is per month. I did mention to Peter that I was going to look into this to make sure our rents are in sync with the County guidelines...

Another question (I know the offices are closing now and will be closed tomorrow, so this is not a rush): do you have a notary at your office, or is there one in the court? I have to take my oath of office for the Housing Committee and wondered if I could do it right at your office.

Regards and stay safe in the snow storm,

Linda

On 1/26/2015 8:48 AM, Aimee Hodges wrote:

Everything I send to Mikolay has been returned. I can check with the assessor to see if she has anything in terms of a bank on the deeds. There is a young fireman from Vista who is interested in the unit. I spoke with him on Friday, I think, and he was going to bring the application to me.

From: Linda Rae [<mailto:lindasrae@optonline.net>]
Sent: Friday, January 23, 2015 5:44 PM
To: Aimee Hodges
Subject: Re: FW: Housing

Very good question -- funny, someone just asked me that yesterday, how we can guarantee that a bank will auction a unit at the required price to an approved buyer, and I realized I had no idea! I will add that to my list of things to take up with Anthony. Along with how we can find out what bank is involved when a unit goes into foreclosure. Do you know who the bank is with the Connolly foreclosure? Peter Parsons said he might be able to help us with Tureaud -- which would leave Scott Mikolay. I am going to ask Anthony to do a letter to him, and we can have it sent to his jewelry business, if we can get an address from his website. Did you get a return from Mikolay's Kent, NY address?

Do you know if the Onatru unit that the fireman moved out of has been rented to anyone else?

Regards,
Linda

On 1/23/2015 10:24 AM, Aimee Hodges wrote:

The letters typically go out in the beginning of March, so we have some time. I agree that I should

not send out the letters to those who don't respond. One of those units is in foreclosure. Which brings another question that Anthony should address given that two of the units are in or will be in foreclosure. Typically a bank auctions off the properties. How does the town ensure that the unit is purchased by someone who qualifies? I was advised quite a while ago that 74 Fox Run was being given back to the bank but was unable to ascertain who the bank was. It is still in the name of Simms. This year I was informed that 263 Maplewood (Connolly) was in foreclosure.

From: Linda Rae [<mailto:lindasrae@optonline.net>]
Sent: Thursday, January 22, 2015 6:06 PM
To: Aimee Hodges
Subject: Re: FW: Housing

Thanks, Aimee. What is the schedule for determining all the new figures and for sending out the survey? We have been focusing so exclusively on these new Affordable Housing Amendments in our committee, we haven't turned our attention to the enforcement of responses to the survey. I'll speak with Anthony Mole and Peter about that soon. Not much point in sending out the survey to those three who never answer, do you think? I'd rather have Anthony write an official letter first, soon.

I am probably going to have to postpone our regular meeting Tuesday, since most of the members are planning to come to the Monday Town Board meeting instead. I know you are waiting on at least one policy -- adding spouses / partners to deeds -- and we will definitely get that done in February. Is there anything else pending? The sales of the new units seem to be going well. I guess Samantha has found other housing?

Regards,
Linda

On 1/22/2015 9:10 AM, Aimee Hodges wrote:

Linda:

Please see below.

Aimee

From: Leo Masterson [<mailto:Finance@lewisborogov.com>]
Sent: Wednesday, January 21, 2015 4:03 PM
To: 'Aimee Hodges'
Subject: RE: Housing

Aimee,
The median actual compensation was \$85,676 and the median budgeted salary was \$73,694.
Regards,
Leo

From: Aimee Hodges [<mailto:Zoning@lewisborogov.com>]
Sent: Tuesday, January 06, 2015 4:29 PM
To: LMasterson@lewisborogov.com
Subject: Housing

Hello Leo:

Please provide me with the median salary for the Town's employees for the year 2014.

As in previous years, please provide the budgeted salary and actual compensation.

Thank you,

Aimee M. Hodges

Secretary, Zoning Board of Appeals

20 North Salem Road

P. O. Box 725

Cross River, New York 10518

914-763-3822

Subject: Housing meetings

From: Linda Rae <lindasrae@optonline.net>

Date: 1/22/2015 6:00 PM

To: presslinda@hotmail.com, Glenn@alltroninc.com, Tony.jg63@gmail.com, ndaniello24@gmail.com, thawag20@optonline.net, Rmvista@verizon.net, johnpapp@aol.com

CC: Peter Parsons <Supervisor@lewisborogov.com>

Hello, Housing Committee,

This is to let you know that the Town Board will be discussing our proposed amendments to the Zoning code in regard to Affordable Housing at their work session this coming Monday, January 26, at 7:30 at the Town House. You are all welcome to attend. These are the amendments to allow accessory apartments as of right, to allow multifamily housing in commercial areas, and to incorporate portions of the County Model Ordinance. I attach the new draft prepared by the Town Attorney, Anthony Mole, that I received last night.

Since I believe a number of you are planning to come to that meeting, I thought we could perhaps postpone our regular meeting until February (the 4th Tuesday as usual, which would be Feb24). For regular business, we primarily need to address a few issues with our Middle Income units. There is nothing, however, that can't wait until February – we will need to discuss how to proceed with enforcing responses to our survey sent out last spring (we still have three non-respondes) as well as a few policies (for instance, whether to allow owners to add their spouses or partners to a deed). Over the next couple of weeks, I will be determining the new maximum income, rental and sales prices based on Town Median income, and will be able to report on that. By February, we may also have a better idea on how our proposals are going with the Town Board. We will also be able to get an update by then on some ongoing projects, such as the County's development of the property at Kitchawan as an affordable home plus apartment.

Please let me know if you are okay with postponing our regular meeting until February 24, or if there is any business that you feel warrants our meeting next Tuesday.

Regards,
Linda S. Rae

— Attachments: —

Zoning Changes - Housing Matters (12- 29-14)-1.doc

106 KB

Maximum Incomes, Rentals and Sales Prices
For Middle Income Units in Lewisboro
April 1, 2015 – March 31, 2016

Median actual Town-paid compensation in 2014: \$85,676

Median actual Town-paid compensation in 2015: \$93,009.00

All the figures below are based on the multiple of the median compensation figure above, as set forth in the Town Zoning Code Sections 220-2 and 220-26.

Maximum Family Income

Based on the following multiples of the Median Town-paid compensation figure :

Size/ family	Multiple	Maximum Family Income	
		(2015-16)	2016-17
1	0.9	\$77,108.40	\$83,708.10
2	1.1	\$94,243.60	\$102,309.90
3	1.3	\$111,378.80	\$120,911.70
4	1.4	\$119,946.40	\$130,212.60
5	1.6	\$137,081.60	\$148,814.40
6	1.7	\$145,649.20	\$158,115.30
7	1.9	\$162,784.40	
8	2.0	\$171,352.00	

Maximum Sales Prices

Based on maximum income for a family, for the maximum size of family eligible for such a unit -- Section 220-26 (F) (4). (2 X max aggregate income for

Unit Size	Min/Max Occupancy	Maximum Sales Price	
		(2015-16)	2016-17
Efficiency	1	\$154,216.80	\$167,416.20
1 bedroom	1 – 2	\$188,487.20	\$204,619.80
2 bedroom	2 – 4	\$239,892.80	\$260,425.20
3 bedroom	3-6	\$291,298.40	\$316,230.60

Maximum Rental Amounts

Unit Size	2015-16	2016-17
	Maximum Rent	Maximum Rent
Efficiency	\$1,349.40	\$1,464.89
1 bedroom	\$1,649.26	\$1,790.42
2 bedroom	\$2,099.06	\$2,278.72
3 bedroom	\$2,548.86	\$2,767.02