

Village of Mamaroneck
Affordable Housing Ad Hoc Task Force
November 14, 2024 at 7:15pm

Mission Statement: To provide the Village of Mamaroneck with an understanding of the need for and benefits of affordable housing in our community and explore and recommend strategies to increase the availability of affordable housing options in the Village of Mamaroneck for renters and homeowners at a range of various incomes.

AGENDA

1. Welcome
2. Approve Minutes
3. Discussion with Blanca Lopez, Commissioner of Planning, Westchester County
4. Actions
 - a. Approve Recommendation to Adopt Targeted Marketing for VOM Affordable Housing – Ms. Jacobs Guzman
 - b. Adopt Final Report on the Definition of Affordable Housing – All
 - c. Adopt Final Report on VOM Affordable Housing Needs – All
 - d. Adopt Final Reports on the Benefits of Affordable Housing (One Pager, Summary, Economic, Social, Public Health, Environmental) – All
 - e. Adopt Final Report on Common Preconceptions of Affordable Housing – All
 - f. Adopt Final Report on Mitigating Concerns About Affordable Housing – All
 - g. Approve Appendix – All
5. Education and Awareness Campaign
 - a. Discuss Community Education Event – All
6. Potential Affordable Housing Solutions
 - a. Discuss Potential Rental Solutions – Ms. Jacobs Guzman, Mr. Kerr, Mr. Potash
 - b. Discuss Potential Homeowner Solutions – Ms. Smith, Ms. Bierman, Ms. Goodman, Ms. Chung
7. Community Input and Questions

As part of our meetings, the Affordable Housing Ad Hoc Task Force will have a public comment period at the end of each meeting. Questions and/or comments will be limited to 3 minutes. Please note, the Affordable Housing Ad Hoc Task Force will not accept comments about the Hunter Tier Lot on Prospect Avenue or the proposal for affordable housing on Mt. Pleasant Avenue. Those issues are outside the scope of the Affordable Housing Task Force's assigned task because they are not included in the February 13, 2024 Board of Trustees [Resolution establishing the Affordable Housing Ad Hoc](#)

[Task Force](#). Proponents or opponents of the Hunter Tier Lot project on Prospect Avenue should address their comments to the [Board of Trustees](#). Proponents or opponents of the Mt. Pleasant Avenue project should address their comments to the [Planning Board](#).

HELPFUL RESOURCES:

Village Studies and Presentations

1. [Affordable Housing in Mamaroneck Presentation](#) (2024-02-26)
2. [The State of Affordable Housing in Mamaroneck Report](#) (2024-02-22)
3. [Village Planner Greg Cutler's Affordable Housing Presentation](#) (Board of Trustees February 26, 2024 Work Session)
4. [Village of Mamaroneck Comprehensive Plan](#)
5. [Community Meetings on Affordable Housing](#) (May 22-23, 2024)

Regional Studies and Presentations

1. [Westchester Housing Needs Assessment](#)
2. [Westchester County Policy Playbook](#): Strategies and Resources to Help Implement Economically Viable Smart Growth Development
3. [Westchester Housing Allocation Plan 2000-2015](#)

Housing Policy Think Tanks and National Leaders

1. [NYU Furman Center](#)
2. [Harvard Joint Center for Housing Studies](#)
3. [Local Housing Solutions](#)

New York Housing Networks and Associations

1. [New York Housing Conference](#)
2. [American Planning Association](#)

3. [New York State Association for Affordable Housing \(NYSFAFH\)](#)

Nonprofit Organizations

1. [Westchester Residential Opportunities](#)
4. [Washingtonville Housing Alliance](#)
5. [Association for Neighborhood Housing Development](#)

New York Public Housing Agencies

1. [NYC HPD Inclusionary Housing](#)
2. [Westchester County Housing Programs](#)
3. [New York Homes and Community Renewal](#) (State Housing Agency)

Fair and Affordable Housing Plans and Articles

1. [Presentation by Dobbs Ferry Affordable Housing Task Force](#), Village of Dobbs Ferry Board of Trustees Agenda, February 23, 2021
2. [Buffalo Common Council Affordable Housing Task Force and Report](#) (2023)
3. Greenwich CT, [Housing Task Force Committee Recommendations Presentation](#)
4. [Myths and Stereotypes about Affordable Housing](#), Business and Professional People for the Public Interest, 2004
5. [Envisio Municipal Affordable Housing Plans](#)
6. [Common Questions about Affordable Housing](#), Community Corp of Santa Monica; (Undated prior to Fall of 2021) Retrieved April 2, 2024
7. [City of Decatur, GA Strategic Plan](#) and [Affordable Housing Recommendations](#)
8. [City of Denton Affordable Housing Strategic Toolkit](#) and [Consolidated Plan for Housing](#)
9. [What Questions to Ask \(Housing Toolbox for Massachusetts Communities\)](#)

10. [“Don’t Put it Here?” Does Affordable Housing Cause Nearby Property Values to Decline](#); The Center for Housing Policy INSIGHTS, (Undated, post 2006)
Retrieved April 2, 2024

11. [West Hollywood Housing Element](#)

12. [Compilation of Dobbs Ferry Articles and Research on Affordable Housing](#)

13. [Myths and Facts About Higher Density Development](#)

14. [Colorado Myths and Truths About Affordable Housing](#)

15. [Massachusetts Housing Tax Policies](#)

16. [New York Looked at Builder’s Remedy Law to Solve Affordable Housing Crisis](#)

Village of Mamaroneck Affordable Housing Ad Hoc Task Force October 9, 2024 Meeting
Minutes

Present: Chairperson Andrene Smith, Donyella Bierman, Jeanhee Chung, Jennifer Jacobs Guzman, Michelle Goodman, Andrew Potash, Brian Kerr

From the Village: Trustee Nora Lucas

There were two members of the public at the meeting, Harry Spadaro and Adelina Clarke.

Chairperson Smith called the meeting to order at 7:06 PM. Ms. Bierman made a motion to open the meeting. Mr. Potash seconded the motion. All voted in favor of the motion. Ms. Smith welcomed everyone to the meeting after noting that members of the Affordable Housing Ad Hoc Task Force have been conducting research for several weeks on various topics.

Approval of the Minutes

With no additional edits other than Ms. Smith's edits to the minutes of the meeting on September 11, 2024, Ms. Bierman made a motion to approve the minutes of the September 11, 2024 meeting. Mr. Potash seconded the motion. The motion carried. Mr. Kerr abstained. The minutes were adopted as amended.

Approve Recommendation to Adopt Targeted Marketing for VOM Affordable Housing – Ms. Jacobs Guzman

Ms. Smith stated that at the last meeting, the members discussed approving a recommendation to adopt a targeted marketing for affordable housing in the Village of Mamaroneck. The discussion was tabled until Ms. Jacobs Guzman arrived at the meeting.

Modify November Meeting Date

Many members have a conflict with the November 13, 2024 meeting. The Task Force discussed having a presentation to the community on November 14, 2024. The Task Force discussed cancelling the November 13, 2024 meeting and presentation on November 14, 2024 to have a meeting on November 14, 2024 at 7:15 PM instead. Moving forward, the Task Force meetings will begin at 7:15 PM.

Approve Recommendation to Adopt Targeted Marketing for VOM Affordable Housing – Ms. Jacobs Guzman

Ms. Smith stated that at the last meeting, the members discussed approving a recommendation to adopt a targeted marketing for affordable housing in the Village of Mamaroneck. Ms. Jacobs Guzman discussed increasing marketing efforts for Village of Mamaroneck residents. Applications are assigned numbers, while those numbers are randomly picked. Task Force members asked how the local marketing increases chances for residents to be selected in the lottery system.

Discuss Community Education Event on November 14, 2024

The Task Force discussed cancelling the November 13, 2024 meeting to have a meeting on November 14, 2024 at 7:15 PM instead.

Discuss Draft Report on the Benefits of Affordable Housing – Ms. Smith, Ms. Goodman, Mr. Potash, Mr. Kerr

Ms. Smith asked everyone to review the printed materials. There is a defining affordable housing; affordable housing needs; overview of affordable housing benefits; affordable housing economic benefits; affordable housing social benefits; affordable housing environmental benefits; affordable housing public health benefits; common myths, mitigating concerns about affordable housing; and affordable housing appendices and resources.

The Task Force members discussed how to organize the materials. The Task Force members discussed specific topics in the materials such as moving the chart on page 8 of the defining affordable housing materials to page 5 of the defining affordable housing materials. The Task Force members discussed creating a history section on local residential zoning in the materials.

Discuss Draft Report on the Need for Affordable Housing in the Village – Ms. Chung, Ms. Jacobs Guzman, Ms. Bierman, Mr. Kerr

Ms. Smith stated that, at the last meeting, the Task Force members determined that there is a total 1,479 households that require an intervention to make them affordable to the people in the households. In other words, 1,479 units are households which are either substandard, severely overcrowded, or severely cost burdened.

Social Benefits

The Task Force members discussed the social benefits materials.

Economic Benefits

The Task Force members discussed the economic benefits materials, specifically page 10 of the materials. The Village has already passed the required resolution to be designated a pro-housing community.

Social Benefits

The Task Force members discussed the social benefits materials, specifically including the testimonials of residents obtained from the Affordable Housing Community Discussion event held at St. Thomas Episcopal Church on August 4, 2024.

Environmental Benefits

The Task Force members discussed the environmental benefits materials.

Public Health Benefits

The Task Force members discussed the public health benefits materials.

Economic Benefits

The Task Force members discussed the economic benefits materials, specifically certain properties such as the Search for Change, Inc. property being taken off the tax rolls with no payment in lieu of taxes (PILOT). The Task Force members discussed having the definition of PILOTS in the economic benefits section.

Common Myths

The Task Force members discussed the common myths materials. The Task Force members discussed renaming myths to common preconceptions.

Mitigating Concerns

The Task Force members discussed the mitigating concerns materials, specifically cars arising from affordable housing units.

Future Task Force Meetings

The next Task Force meeting will be on November 14, 2024 at 7:15 PM at the Regatta. Moving forward, the Task Force meetings will begin at 7:15 PM.

Ms. Bierman made a motion to adjourn the meeting. Ms. Chung seconded the motion. All voted in favor of the motion. The meeting was adjourned at 9:54 PM.

Respectfully Submitted,

Brian Kerr