COMMON COUNCIL COMMITTEE MEETING

PLANNING, ECONOMIC DEVELOPMENT AND LAND USE COMMITTEE
Cathy Fahey, Chair

Meeting called by: Cathy Fahey, Chair          Date: 6-18-18          Time: 5:30PM

Committee Members
Present: Fahey, Chair ☒ Doesschate ☒ Balarin ☒ Farrell ☒ Johnson ☒
         Marisa Franchini, Esq.
         John N. Vagianelis, Esq.
         Larry Farbstein

Invitees/Speakers
Erin O’Brien

Council Members
Present: President Pro Temp Conti, Cathy Fahey, Jahmel Robinson and Thomas Hoey

Minutes

Agenda Item:
Chair convened the meeting stating members present and agenda items.

The Chair announced the Committee would first consider Resolution 9.31.18R

Points of Discussion:
- Albany Mitchell Lama co-operative housing Apartments properties are for low to middle-income individuals/families. This is the only executive housing in the City of Albany. Property tax has to be provided on a yearly basis. There are 100 apartments. Individuals/families do not purchase the apartments, they buy shares into the co-ops. In exchange for the monthly carrying-cost is affordable.
- Albany Executive Housing Apartments sends a certified statement of income expense prior to tax year so that the pilot can continue. According to NYS statute the property tax cannot exceed 20% of residents’ carrying cost. Executive Housing Apartments yearly payment requires the approval of local legislature of the municipality to be accepted.
- Albany Executive Housing Apartments at 175 S. Swan Street are described as Mitchell-Lama Housing. It has been vetted by New York State as a Mitchell-Lama project. Prior years it was not under a Mitchell-Lama and approved by the Common Council because it was under an incorrect exemption. It was an oversight by the previous Assessor’s office. It’s always been Mitchell-Lama, we just haven’t been applying it as one.
- Co-ops in NYC are not regulated, Mitchell-Lama are regulated.
- After discussion, Council Member Farrell made a resolution 9.31.18R with a favorable recommendation, which was seconded by Council Member Doesschate. The motion passed unanimously.

The Committee then discussed resolution 32.52.18R.
The Robinson Square Apartments are not Mitchell-Lama but a different type of entity, non-profit. Under the current management Robinson Square Apartments is only providing $70,000 yearly payment to the City. Under the new management, it would provide $100,000 payment. Liberty is acquiring the Robinson Square Apartments; the Housing Developer will stay on. Liberty requesting a new pilot which will enable the rehab of Robinson Square apartments. In 2014, the pilot was 10% and they are requesting 10%. This percent is much higher than what we have across the state and in other cities. The Housing Authority provides 5%. There are 26 buildings for Robinson Square Apartments. There is a strict low-income requirement. Rent is based on 30% of the individual/family income and Section 8 picks up the difference. When the rent goes up, the pilot goes up. There are 136 families on the waitlist. After discussion, Council Member Johnson made a resolution 32.52.18 with a favorable recommendation, which was seconded by Council Member Farrell. The motion passed unanimously.

Following the review of resolutions, the Chairperson asked for a motion to adjourn, which was duly made, seconded, and passed.