Attendees: Konstandin (Dino) Kacani, Robert Magee, Steven Longo, Faye Andrews, Christine Schudde, Alicia Borns, Erin Reale, Kory Hogan

Next Meeting: TBD

Next Event: Public Workshop December 8, 2016

To Do List for Next Meeting:

1. Kory will arrange for sandwich signs through City of Albany special events department that will announce the event and advise people to come through the back.

2. Steve will arrange for pizza to be delivered at 5:30 to the workshop space.

3. Rob will bring snacks and water.

4. Rob will recirculate the ReZone Albany housing affordability study.

5. Erin will reach out to the people she knows who were part of the recent regional housing study was done for more information about that study.

6. Rob will talk to the planning department about getting additional housing information.

7. We will all look out for initiatives being undertaken in other cities that we may want to look into.

8. Rob will look into what additional city resources can be brought to the task force.

Minutes

Updates

- The AHA’s housing study is moving forward. SUNY Albany has donated a professor to oversee the work of a grad student who will identify all subsidized properties in the city, where they are located, and what types of subsidies are available. The study will also look at subsidized home ownership programs.

- The Task Force website is nearly live. It will provide a central point of contact for the task force and will have links to the surveys. The Task Force also has an official email address, hatf@albanyny.gov.
Survey responses have been light. The group discussed what it can do to better promote the surveys. Having the website will help, but additional things we could do include:

- Arrange for people to actively solicit and collect results. Student volunteers could conduct the survey and there may be grant funded staff starting soon with ACDA or Cares who may be of assistance.

- Provide an incentive for filling out the survey. Christine mentioned she could arrange for coupons to Habit’s ReStore. HHA has used free liters of soda and a raffle for a TV in the past. It was suggested that we could arrange for a donation for a raffle that could be used as an incentive.

The Times Union recently published an article about a regional housing study that was done.

December 8 Forum

- Pizza and food will be scheduled to arrive at 5:30PM
- RM will provide snacks and water.
- We don’t need any additional office supplies.
- Workshop assignments
  - Group facilitators
    - Christine
    - Faye
    - Dino
    - Alicia Borns
  - Scribes
    - Kory
    - Steve
  - Rob will generally keep things on track.
- Additional roles will be assigned the day of
- We anticipate about 50 attendees again.
**Report**

- Next report should include more data from other studies and should include a discussion of strategies implemented in other municipalities and of subsidized housing models that have been successful elsewhere.

- The report will be available on the HATF website when that is posted.

- Assessing the city’s vacancy rate is important to understanding the affordable housing situation in the City of Albany. The ReZone Albany housing study did provide some of this information, but it’s important to bear in mind that the rates will be different in different parts of the city.

- Rents are increasing as more companies move to the area and employ people who want to live in the city.

- Dino estimates that $800 units go immediately and that there is a high demand for cheaper units, that housing prices in the South End have remained the same or increased at a much slower rate as compared to rents in other parts of Albany.

- The Task Force needs to bring in people who can do some of the legwork on the data analysis.

- The plumbing and electricians licensing system imposes a substantial cost on developers in Albany as opposed to other nearby municipalities. The report should address how these requirements can be reformed to reduce those costs.

- City legislators are considering imposing requirements on new development that would have developers account for the impact of their development on housing affordability in the city, provide data about how much they would charge for rent, and provide offsets that would provide for affordable housing. There is concern that this would exacerbate an existing lack of economic diversity as it would disincentivize development generally and encourage segregated affordable housing development. There’s also concern that it would not generate useful information, as market fluctuations would change rent levels over time and undermine reporting data.

- There is a concern city-wide that the Trump administration’s tax and other policies will prove to be very hostile to the development of affordable housing.