

Tracy Delaney

From: Tom DePietro
Sent: Monday, August 10, 2020 12:56 PM
To: Tracy Delaney
Subject: Fw: A more progressive view on affordable housing

Please add the attached letter to communications.

Thomas DePietro
Common Council President
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From: Paula Forman <paulaforman32@gmail.com>
Sent: Monday, August 10, 2020 12:26 PM
To: Tom DePietro
Subject: Fwd: A more progressive view on affordable housing

Begin forwarded message:

From: Paula Forman <paulaforman32@gmail.com>
Date: August 10, 2020 at 12:19:21 PM EDT
To: Hudson Mayor <mayor@cityofhudson.org>, Michael Chameides <mayoralaide@cityofhudson.org>
Cc: councilpresident@cityofhudson.org, eillen.halloran@cityofhudson.org, tiffany.garriga@cityofhudson.org, malachi.walker@cityofhudson.org, dominic.merante@cityofhudson.org, jane.trombley@cityofhudson.org, john.rosenthal@cityofhudson.org
Subject: A more progressive view on affordable housing

The proposed Galvan project is yet another brick in a long history of institutional racism in our city and our country.

It is well documented that projects like the one currently under consideration on 7th street while propositing to solve a immediate problem, have the unanticipated consequence of depriving yet another generation of home ownership. It has the effect of creating a permanent renter class and discourages upward mobility. Home ownership is the single most important vehicle for accumulating wealth and meaningful equity that can be passed on to the next

generation. Projects like the one currently being reviewed does not allow residents to profit from increasing home values and discourages aspiration to higher paying jobs. They perpetuate the status quo and institutional racism. Because the residents are not property owners, they do not benefit from the economic impact of all improvements in the quality of community life. Don't we want better than that for our citizens and their children?

Surely Hudson can do better. Self-governing co-ops have created wealth for their owners all over this country. They encourage community participation by creating multi-generational stake-holders who have a real vested interest in the future of their neighborhood and their city. This is not speculation, it is a fact. These co-operative ventures have been successful at every income level through enlightened approaches to mortgage subsidies and private investments. By contrast, housing projects perpetuate the very problems they seek to correct, namely multi-generational poverty and all its associated issues. This is not speculation, it is a fact.

We are a city of energetic, forward thinking, creative people who genuinely support innovation on every front. It would be a tragedy for Hudson to participate in a tired old-think program that has failed repeatedly and perpetuates institutional racism by denying access to ownership and accumulated equity. Surely the Galvan Organization could be persuaded to find a more progressive solution that they and the community could be proud of.