

**Veto Message
Resolution No. 7**

A Resolution of the Hudson Common Council Authorizing a Housing Vacancy Study to Opt into the Emergency Tenant Protection Act

I am vetoing this resolution because it is highly unlikely that Hudson's vacancy rate would qualify the City for participation in the Emergency Tenant Protection Act (ETPA).

According to the State Office of Housing Administration, for a municipality to take advantage of the protections afforded by the ETPA, there must be a 5% apartment vacancy rate. Based upon a preliminary inventory of rent regulated housing stock prepared for the Housing Task Force in approximately 2018, (attached), an estimated 21% of Hudson's residents are already living in low-income, permanently affordable, rent regulated housing.

Specifically, most buildings with 6 or more units built before 1974 or financed with federal or state subsidies are already rent regulated/stabilized e.g. Bliss, Terraces, Providence, Terraces, Crosswinds, leaving only a handful of buildings that might be eligible for rent stabilization. Based on these numbers it is all by assured that Hudson's vacancy rate is far higher than the 5% required for participation in the ETPA program.

Accordingly, I cannot justify authorizing the expenditure of \$15,000 not budgeted or planned for in the 2020 City Budget to document what we already know. I believe there are better ways to address concerns over affordable housing in Hudson and I am willing to work with the Council on this issue but cannot support this ill-advised use of taxpayer money.



Kamal Johnson

February 21, 2020

2020 FEB 21 PM 3:37
CITY CLERK'S OFFICE
HUDSON, NEW YORK

FILED

AFFORDABLE RESIDENTIAL UNITS TBD	
MARKET RATE RESIDENTIAL UNITS TBD	56
COMMERCIAL UNITS TBD	
VACANT PROPERTIES*	34
*Includes vacant land	
TOTAL PROPERTIES	87
SQUARE FEET (SOFT) TBD	24,243,000
% HOLDINGS OFFLINE	39%
TOTAL AVE TOTAL (ACROSS)	15.7
AVERAGE BUILDING AGE	TBD
BLAKE = ESTIMATE	

DRAFT

OWNER	ADDRESS	STREET	PROPERTY CLASS	DESCRIPTION	UNITS	SQUARE FEET	ACRES	VACANT	ACQUISITION DATE	TOTAL AVE	TAXABLE	YEAR BUILT	POPULATION(S)	HOUSEHOLD SIZES	AMI RANGE LOW	AMI RANGE HIGH	SUBSIDIZED OR MARKET RATE	
Gabriel Asset Management, Inc.	Warren State	201-205	481 Atc new bldg	1	7,700	0.14	NO		480,000	285,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	Warren State	203	481 Atc new bldg	1	4,725	0.14	NO		480,000	285,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	State	237	488 Pending lot	1	0.05	YES												
Gabriel Asset Management, Inc.	State	237-235	488 Pending lot	1	0.05	YES												
Gabriel Asset Management, Inc.	Columbia North Third	252	411 Apartment	15	12,600	0.28	NO		570,000	350,000	Wholly Exempt	12,500						
Gabriel Asset Management, Inc.	State	213	283 Res w/Options	2	3,640	0.07	NO		110,000	110,000	Wholly Exempt	1,940						
Gabriel Asset Management, Inc.	State	213	220 2 Family Res	2	1,792	0.19	NO		75,000	75,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	State	213	220 2 Family Res	2	1,860	0.07	NO		80,000	80,000	Wholly Exempt	1,650						
Gabriel Asset Management, Inc.	State	213	220 2 Family Res	2	1,800	0.07	NO		80,000	80,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	North Fifth	25	481 Atc new bldg	2	1,200	0.07	NO		100,000	100,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	Columbia	542-544	484 Office bldg	3	3,840	0.05	NO		70,000	70,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	Columbia	539-540	530 Vacant corner	1	7,052	0.14	NO		450,000	450,000	Wholly Exempt	1,500						
Gabriel Asset Management, Inc.	Warren	202-204	481 Atc new bldg	6	8,382	0.10	NO		21,000	21,000	Wholly Exempt	1,500						
Gabriel Civic L Inc.	Warren North Sixth	53	481 Atc new bldg	1	10,486	0.28	YES		625,000	200,000	Wholly Exempt	1,500						
Gabriel Civic L Inc.	Hudson Avenue	592	Atchite-Hd	1	36,545	0.09	NO		2,400,000	2,400,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Warren	24	220 2 Family Res	2	1,728	0.07	YES		372,000	200,000	Wholly Exempt	1,795						
Gabriel Initiatives Foundation	Warren	22	413 Apartment	4	3,358	0.08	YES		200,000	200,000	Wholly Exempt	1,795						
Gabriel Initiatives Foundation	Warren	11	465 Prof. Hds.	1	17,744	0.04	NO		2,400,000	2,400,000	Wholly Exempt	2,000						
Gabriel Initiatives Foundation	Union	9	210 1 Family Res	1	2,408	0.06	NO		248,000	248,000	Wholly Exempt	1,400						
Gabriel Initiatives Foundation	Robinson	213	220 2 Family Res	2	1,704	0.05	NO		74,000	74,000	Wholly Exempt	1,200						
Gabriel Initiatives Foundation	Union	213	311 Res w/land	0	0.14	YES			37,000	37,000	Wholly Exempt	1,200						
Gabriel Initiatives Foundation	Union	213	220 2 Family Res	2	1,948	0.08	NO		250,000	250,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	139-129	413 Apartment	3	4,890	0.25	NO		325,000	325,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	25	220 2 Family Res	2	2,082	0.07	YES		314,000	314,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	27	210 1 Family Res	1	2,004	0.07	NO		248,000	248,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	105	210 1 Family Res	1	1,400	0.05	NO		210,000	210,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	North Second	12	220 2 Family Res	2	2,000	0.04	NO		230,000	230,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	104	210 1 Family Res	2	1,080	0.05	NO		250,000	250,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	102	210 1 Family Res	2	1,905	0.08	NO		250,000	250,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	South First	24	311 Res w/land	0	0.05	NO			314,000	314,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	South First	20	311 Res w/land	0	0.05	NO			314,000	314,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	238	220 2 Family Res	2	2,934	0.07	NO		210,000	210,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	255-259	461 1 use am bld	1	2,420	0.17	NO		280,000	280,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	South Second	54-56	220 3 Family Res	3	6,200	0.13	ND		240,000	240,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	223	210 1 Family Res	1	2,395	0.07	NO		250,000	250,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	232-239	512 Vac w/Permit	1	5,944	0.18	YES		350,000	350,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Partition	216	311 Res w/land	0	0.05	NO			300,000	300,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	215	220 2 Family Res	2	2,288	0.07	NO		210,000	210,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	213	210 1 Family Res	1	2,300	0.14	NO		260,000	260,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	209-211	461 1 use am bld	1	3,950	0.04	NO		240,000	240,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	203-205	461 Prof. bldg.	1	19,248	0.29	NO		340,000	340,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Third	25	310 1 Family Res	1	1,508	0.13	NO		145,000	145,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Allan	40	512 Vac w/Permit	1	5,455	0.13	NO		400,000	400,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	South Second	68	317-1/2	461 1 use am bld	2	2,430	0.22	YES		300,000	300,000	Wholly Exempt	1,500					
Gabriel Initiatives Foundation	Dew Alley	200	513 Vac w/land	0	0.05	NO			314,000	314,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Warren	18	461 Atc new bldg	0	4,275	0.08	YES		7,257	7,257	13.4	YES						
Gabriel Initiatives Foundation	North Third	403	461 Atc new bldg	3	1,850	0.04	NO		2,048	2,048	0.02	NO						
Gabriel Initiatives Foundation	North Fourth	25	310 1 Family Res	1	1,508	0.13	NO		340,000	340,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Allan	40	464 1 use am bld	1	1,508	0.13	NO		145,000	145,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Warren	333-337	461 1 use am bld	2	1,800	0.42	YES		400,000	400,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	327-1/2	461 1 use am bld	3	4,100	0.09	NO		314,000	314,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Union	354-358	413 Apartment	8	1,000	0.14	NO		2,048	2,048	0.02	NO						
Gabriel Initiatives Foundation	Union	357	220 2 Family Res	2	2,048	0.05	NO		340,000	340,000	Wholly Exempt	1,500						
Gabriel Initiatives Foundation	Warren	346	461 Atc new bldg	5	5,040	0.05	NO		400,000	400,000	Wholly Exempt	1,500						

Project Name	Address	Zip	Phone	Project Funding	Type/Age restriction
Hudson Homesteads	229 Columbia St.		12534 518-822-0707	LIHTC	
Crosswinds at Hudson	15 Rogers Lane		crosswindsathudson@gmail.com, 518-828-1163, 12534 716-839-0549	LIHTC	workforce/ family
Hudson Terrace Apartments	15 N. Front St.		12534 518-828-0600, 20 Proj. Based Sec. 8 / LIHTC		Senior, 62& over or disabled regardless
John Funk Village	6652 Firehouse Rd.		12534 518-828-1634, Zc LIHTC, USDA Sec 515		Senior (62&over)
Providence Hall	119 Columbia St.		12534 518-828-4700	Proj. Based Sec. 8	
Schuyler Court Apartments	20 Columbia St.		12534 518-828-4700	Proj. Based Sec. 8	Family
Greenport Manor Hudson Housing Authority	200 Town Hall Dr. 41 N. 2nd St.		12534 518-828-6488 12534 518-828-5415	Proj. Based Sec 8/202 Public Housing	Senior/62 & over or disabled 30%-80%AMI
608 WARREN ST	608 WARREN ST		12534 518-828-3727	LIHTC	
Dawnwood Apartments	500 Fairview Avenue		12534 716-854-1251	USDA	Family

REMSD

7

RESOLUTION NO. 1

A Resolution of the Hudson Common Council Authorizing Mayor Johnson's Administration to Conduct a Housing Vacancy Study to Determine the City of Hudson's Eligibility to Opt Into the Emergency Tenant Protection Act

WHEREAS, according to 2018 U. S. Census Bureau Data, 68% of the housing units in the City of Hudson were renter occupied; and

WHEREAS, according to the 2018 American Community Survey, 1 in 5 residents of the City of Hudson had incomes below the Federal Poverty Line; and

WHEREAS, according to federal guidelines for housing affordability, families should pay no more than thirty percent of their gross income for housing; and

WHEREAS, there is a growing perception in the City of Hudson that rental housing is becoming less affordable, especially for low-income residents; and

WHEREAS, preserving the affordability of rental units and assuring that a sustainable increase in rents that meets the needs of the entire city should be a goal of the City of Hudson; and

WHEREAS, as of June 14, 2019, the geographic restrictions of the New York State Emergency Tenant Protection Act of 1974 (ETPA) were removed, allowing municipalities to opt into the ETPA; and

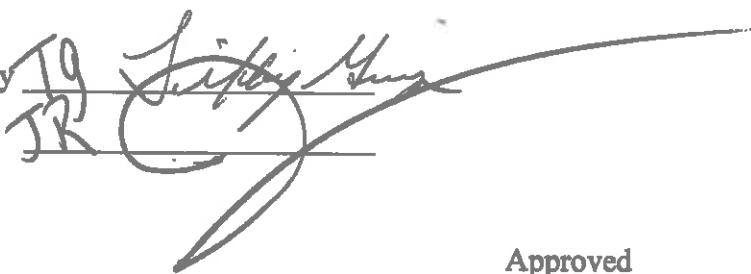
WHEREAS, opting into the ETPA would allow for the establishment of a rent guidelines board within the City of Hudson, which would be tasked with regulating rental rates in that subset of housing that qualifies under the ETPA (buildings with 6 or more units that were built before 1974); and

WHEREAS, in order to determine the City of Hudson's eligibility to opt into the EPTA, a current housing vacancy study must be conducted.

NOW, THEREFORE LET IT BE RESOLVED, that the Hudson Common Council hereby authorizes Mayor Kamal Johnson's administration to commission a housing vacancy survey to determine the City of Hudson's eligibility under the ETPA.

Introduced by

Seconded by



Approved _____

Kamal Johnson, Mayor

Date _____