

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 but 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

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		crosswindsathud son@gmail.com, 518-828-1163, 12534 716-839-0549	LIHTC	workforce/ family
Hudson Terrace Apartments	15 N. Front St.		12534 518-828-0600,	2C 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	Family
Schuyler Court Apartments	20 Columbia St.		12534 518-828-4700	Proj. Based Sec. 8	Senior/62 & over or disabled 30%-80%AMI
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	
608 WARREN ST	608 WARREN ST		12534 518-828-3727	LIHTC	
Dawnwood Apartments	500 Fairview Avenue		12534 716-854-1251	USDA	Family

Revised

RESOLUTION NO. 7

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


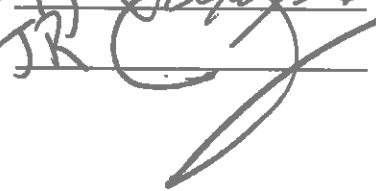
WHEREAS, preserving the affordability of rental units and assuring that a sustainable increase in rents that meets the needs of the entire city should be a goal of the City of Hudson; and

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 IG 
Seconded by JK 

Approved _____

Kamal Johnson, Mayor

Date _____