

MEMORANDUM

September 3, 2024

To: Town Board, Town of Yorktown

From: Ken Belfer, Member, Yorktown Community Housing Board



Subject: Comments for 800 E. Main Street Public Hearing

It is generally accepted that there is a shortage of housing in Yorktown and the surrounding area, as well as in New York State as a whole, that contributes to driving up housing prices. The addition of housing units in a hamlet area where there is shopping and other services is therefore a desirable step toward meeting housing needs.

In meeting housing needs, the Town should be looking at both the demographics of the community and the impact of a development on the diverse housing needs. The Town's demographics appear to support the need for senior housing. The proposal appears to be for high end or "luxury" units for a 55-and-older population.

According to Table 7-5 of the DEIS for the project dated July 10, 2024, 17.7% of Yorktown households have annual incomes below \$50,000. According to Table 7-10 of the DEIS, 88.6% of Yorktown's owner-occupied housing costs \$300,000 or more. In Section B.3 of Chapter 7 of the DEIS, data from the Westchester County Housing Needs Assessment is cited, which included the projected need for 2,085 affordable housing units for renters and homeowners in Yorktown, citing that 44.9 % of Yorktown renters are cost-burdened or extremely cost-burdened, as are 36.5% of Yorktown homeowners.

The County Planning Board letter about this project dated April 14, 2023 made two significant points regarding the proposed housing. It indicated that there is a critical need for housing for all ages, not just for seniors. Second, it indicated that "Approving the subdivision without including a provision for a minimum set-aside of 10% for affordable affirmatively furthering fair housing would run contrary to County affordable housing policies."

The mix of rental and townhouse units proposed contributes to the diversity of housing types in Yorktown. However, there is no attempt to address the needs for a diverse range of housing sizes and prices to meet the needs of all Yorktowners. **Not all seniors wishing or needing to downsize can afford "luxury" housing. Incorporating smaller, more affordable units as part of the housing mix would better meet Yorktown's housing needs. Incorporating a requirement that 5 to 10% of the units are affordable under Yorktown's guidelines would also address an important Yorktown housing need.**