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COMMITTEES
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VETERANS, HOMELAND SECURITY AND
MILITARY AFFAIRS
WOMEN'S ISSUES

**THE SENATE
STATE OF NEW YORK**



PETER B. HARCKHAM
SENATOR, 40TH DISTRICT

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September 27, 2021

Ms. RuthAnne Visnauskas
Commissioner
New York State Homes and Community Renewal
641 Lexington Ave
New York, New York 10022

Dear Commissioner Visnauskas,

I am writing to express my support for the proposed mixed-use housing project ("the Project") that is being developed in partnership between the Village of Croton-on-Hudson and Regan Development Corporation, slated to be situated on vacant, Village-owned property at 41-51 Maple Street. The Project, which will consist of 33 total units, 29 of which will be designated as affordable housing available to individuals and families with a range of incomes from 30% to 80% AMI, will assist in alleviating the affordable housing crisis affecting cost-burdened residents in Westchester County.

The Project is an innovative, mixed-use housing development that aims to advance three New York State Homes & Community Renewal State Housing Goals: Community Renewal and Revitalization; Housing Opportunity Projects; and Workforce Opportunity. The Project will bring much needed affordable, workforce housing to the Village of Croton-on-Hudson and the site was identified by the Village's 2016 Comprehensive Plan as an opportunity site for mixed-use development, convenient to retail and other opportunities, given its prime location. Additionally, due to the Project's proximity to the City of Peekskill and the Village of Ossining, residents will have access to a wide range of grocery stores, restaurants, employment opportunities and medical care options. The Project will provide ample parking, electric vehicle charging stations and is in direct proximity to a Bee-Line System bus stop which offers residents transportation to various retail and employment opportunities.

This Project has been designed to provide housing opportunities to individuals and families at numerous income levels and will comprise of units ranging various Westchester County AMI needs with a preference for households who are rent burdened at a higher-than-average rate. Furthermore, the Project will participate in NYSERDA's New Construction – Housing Program and will achieve the Tier 2 Performance Threshold. It will also pursue U.S. Green Building Council's LEED – SILVER Level Certification.

Inequitable access to affordable housing can have a profound impact on an individual's access to quality education, adequate healthcare and suitable employment opportunities. The Project at 41-51 Maple St. provides an exciting opportunity not only to the Village of Croton-on-Hudson, but to Westchester County

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in its entirety, to bring much needed affordable housing to cost-burdened renters throughout the community. Providing residents throughout New York State with equitable, accessible and affordable housing options is vital, and this project aims to further that goal in Westchester County.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter B. Harckham".

Senator Pete Harckham
40th Senate District