

Housing Workshop Summary & Notes

Croton-on-Hudson

June 13, 2018

The Village of Croton-on-Hudson Housing Workshop Summary presents and explores comments received at the June 13th, 2018 Public Workshop to inform the Village on the community's reflections on housing needs in Croton. The Summary is a guide for the Village as it moves forward with affordable housing policies. Public involvement is critical to the Village's future planning efforts, as well as long-term implementation of policies and regulations. This Summary documents the participants' thoughts on housing opportunities and challenges for the Village.

The Village held its public meeting at the Firehouse at 30 Wayne Street from 7:30 – 9:15 pm. To promote attendance at the meetings, the Village used their municipal website and social media to invite residents to the workshop. The Land Use Law Center facilitated these meetings, which followed an agenda. The Supervisor welcomed all participants and introduced the facilitators. Land use and economic consultant Kevin Dwarka presented a snapshot of demographic & housing trends of Croton. The facilitators then explained the meeting agenda, discussion questions, and ground rules, noting the importance of collecting information from participants. A trained facilitator led the group of participants in discussion asking the below questions. For each question, a recorder recorded all responses using a large paper flip-chart, markers, and easels.

Facilitators asked participants the following questions:

- **Why do you love Croton?**
- **What type of housing do you currently have in Croton?**
- **What type of housing is missing?**
- **What are your housing challenges in meeting that housing need?**
- **What changes or strategies do you think need to be made in advancing housing opportunities in Croton?**

After participants discussed these questions, facilitators recapped some of the comments received. Participants were thanked and attendees were encouraged to visit the website for future meeting dates.

A few overall comments emerged from the public workshop:

- Participants expressed a clear wish to maintain the Village's socioeconomic, multigenerational, and racial diversity. Residents enjoy the neighborhood feel, cultural resources, and walkability of the Village. Participants also expressed their enjoyment of the Village's natural resources and environmental assets.
- Participants discussed the various types of housing stock that exists in the Village, including single-family residential rich in architectural style and size; rental homes and buildings; accessory apartments; McMansions; senior housing; and some permanent affordable housing.
- Participants also discussed the type of housing stock missing in the Village, which included entry-level single family homes for purchase; housing for millennials; housing for people to increase the

tax base; transit-oriented development housing; single or 2 person apartments/condos; shared affordable housing; more section 8 housing; and housing for very low income households.

- Participants discussed current challenges in meeting housing needs. High taxes not only burden current residents but also reduce the salability of homes on the market. Limited financial returns, high land costs, and a time-consuming and costly land use approval process are constraints upon developers. Other development challenges cited include environmental restrictions such as conservation easements; large lot zoning; ground-floor retail requirements; and community opposition on building heights.
- Participants vocalized the following strategies and opportunities to advance housing in the Village, amending the zoning code in certain areas; pursuing development opportunities on underutilized parking areas and building lots; streamlining the land use approval process; further promoting accessory units; and facilitating transit-oriented development at the Croton train station.

Record of Public Comments June 13, 2018

Why do you Love Croton?

- People Care About Each other
- Nice People
- Socio-economic diversity of people
- Multi-generational diversity
- Community Sprit/Activism
- Diversity
- History
- Arts & Culture
- Neighborhood feel
- Diversity of housing stock
- Walkability
- High quality of the school system
- Transportation access
- NYC Access
- Environmental Assets
- Rivers
- Vistas
- Open space
- Environmental consciousness or ethos as revealed by weeds in yards (limited use of pesticides to protect environment)

What Type of Housing Does the Village Have?

- Single Family Residential
 - Variety of architectural styles
 - Some buildings are modest and small but also larger and higher tax paying homes
- Summer homes converted to permanent homes

- McMansions
- Homes for rent as single-family or subdivided
- Accessory apartments
- Multi-family (Symphony/Mt. Airy)
- Rentals
 - Two buildings dedicated to rentals
- One formal apartment building over 4/5 stories
- DINK (Dual Incomes No Kids) apartments
- Apartments above retail
- Senior Housing
- Permanent Affordable Housing
 - Homeowner opportunities
 - 25 rentals

What Type of Housing is the Village Missing?

- Single-family homes for entry level purchasers
- Housing for millennials
- Housing for people feeding retail/tax base
- Housing with access to transportation and services
- Housing for singles or just two adults
- Entry level rentals for 2/3/4 bedroom apartments
- Affordable housing for people with economic needs
- Shared housing (affordable)
- Senior organic commune
- Housing for very very low incomes
- More Section 8 housing

What are the housing challenges in meeting that housing need?

- Economics of building new housing - costs need to be shared
- Financial returns to builders
- Taxes are too high for people to afford to live here
- Net tax revenue loss from housing with kids
- Cost of land makes it hard to build
- Community is built out – not enough land
- Owner of certain undeveloped or underdeveloped land/property leave the land empty
- Conversation easements
- Zoning - large lot zoning that precludes building smaller multiple homes on that lot
- Development rules impede development
- Environmental impacts (septic)
- Grey market housing that does not appear on Trulia and is not up to code
- Lack of retails
- Parking (like in Harmon)
- Transportation

- Perception/Support for new development
- Community opposition
 - Heights
 - Harmon rezoning

What changes or strategies do you think need to be made to advance housing opportunities in the Village?

- Locations Identified
 - Harmon rezoning
 - South Riverside
 - North Riverside Avenue
 - CSX property
 - Behind Village municipal building
 - Identify unusable, hilly land in our Village that could be sites for affordable housing
 - Eliminate group retail requirement in Harmon
- Streamlining development process
- Change zoning
- Avoid set-aside requirements that discourage development
- Accessory homes allowed on larger single family homes
- Allow parking/residential on ground level instead of mandating retail in Harmon
- Expand parking capacity
- (Senior) Organic commune
- Transit Oriented Development
 - Housing above parking lot
- More ratables/revenue