

On motion of TRUSTEE ____, seconded by TRUSTEE ____, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York, with a - vote.

Resolution #60-2023

WHEREAS, the New York State Emergency Tenant Protection Act of 1974 (ETPA) enables municipalities in New York State to opt-in to rent stabilization and other tenant protections predicated on a continuing housing emergency constituting of a vacancy rate of less than 5%; and

WHEREAS, in October of 2022, the Village conducted a survey of all residential properties with six or more units which were built before 1974 to determine the current vacancy rate in Croton-on-Hudson; and

WHEREAS, the survey results indicated that the Village has a current vacancy rate of 2.3%; and

WHEREAS, the Board of Trustees of the Village of Croton-on-Hudson held a Public Hearing on March 27, 2023 to consider whether an emergency exists as to any class of housing accommodations in said Village of Croton-on-Hudson as authorized by Section 8629 of the Unconsolidated Laws of the State of New York; and

WHEREAS, the Public Hearing on March 27, 2023 was also held to consider whether the provisions of the Emergency Tenant Protection Act of 1974 should be invoked in regard to the Village of Croton-on-Hudson; and

WHEREAS, on the basis of the supply of housing accommodations, the condition of such accommodations and the need for regulating and controlling residential rents within the Village of Croton-on-Hudson, this Board has found that the vacancy rate for rental housing accommodations within the Village of Croton-on-Hudson is not in excess of 5%,

NOW, THEREFORE, BE IT RESOLVED: that on the basis of the foregoing, this Board hereby declares that an emergency exists and declares an emergency as to all the housing accommodations with six (6) or more housing units,

AND BE IT FURTHER RESOLVED: that effective upon adoption of this resolution the provisions of the Emergency Tenant Protection Act of 1974 as amended shall apply to all residential accommodations in the Village of Croton-on-Hudson in buildings or complexes containing six (6) or more dwelling units,

AND BE IT FURTHER RESOLVED: that the provisions of this resolution shall continue in force and effect until the Board of Trustees shall determine that the conditions of an emergency as defined by the Act shall no longer exist,

AND BE IT FURTHER RESOLVED: that the State Division of Housing and Community Renewal is the sole administrative agency to administer the regulation of residential rents as provided in the Emergency Tenant Protection Act of 1974, as amended to date,

AND BE IT FURTHER RESOLVED: that a certified copy of this resolution shall be forwarded to the State Division of Housing and Community Renewal indicating that the effective date of this resolution is March 27, 2023,

AND BE IT FURTHER RESOLVED: that the Board of Trustees directs the Village Manager to take all other steps necessary to secure enforcement of this resolution.

Dated: March 27, 2023