



Mayor
Brian Pugh

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Village Manager
Bryan T. Healy

Village Treasurer
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To: Board of Trustees
From: Bryan Healy, Village Manager
Date: March 1, 2023
Re: Emergency Tenant Protection Act

As the Board of Trustees is aware, the Village currently has Emergency Tenant Protection Act (ETPA) regulations in effect for all buildings with 50 or more units that were built prior to 1974. The law allows the Village Board to include all buildings with six or more units that were built prior to 1974. Before making any changes to the existing regulations, a vacancy survey must be undertaken to show that there is a rental shortage in the community.

I have been undertaking such a survey over the past few months by contacting the property owners of the applicable buildings in Croton-on-Hudson (there are five). Three of the five property owners responded to my first letter, a fourth responded to my second letter and the fifth property owner did not respond to any of my three letters.

Building Address	Total Units	Vacant Units
94 Grand Street	31	0
31 Old Post Road South	81	No Response
51 Benedict Blvd.	6	0
83 Grand Street	6	0
74 Truesdale Drive	7	2

Upon further investigation by the Code Enforcement Officer, contact was made with the management company of 31 Old Post Road South (Bari Manor), and it was determined that there is one vacant unit at the property.

The above data shows that the Village has a vacancy rate of 2.3%, consistent with the requirement of less than 5% to declare a housing emergency.

If the Board wishes to move forward with expanding the emergency tenant protection regulations to all buildings with 6 or more units, a public hearing would need to be scheduled and noticed. A draft resolution has been provided for that purpose this evening.

Please let me know if you have any questions. Thank you.