

Housing Needs

Overview

The Village of Croton organized a public listening session to gather input on current and future housing needs. The listening session was held on May 1, 2024 in the Village Fire House and close to 50 residents participated. During the engagement session, residents frequently noted a desire for a new housing stock that can meet the needs of current and future residents. They generally expressed a desire to make the housing stock more diverse and affordable. Session participants also shared a strong need for housing for young people, seniors, workforce, first responders, and a priority for current residents. Residents were overall interested in various housing typologies. This included mixed-use development, senior housing, more multi-family and accessory dwelling units. Others stated that more market-rate and single-family housing types should be created.

Residents discussed the challenges to create additional housing in Croton, including various environmental impacts, including flooding and the need to assess the current open and green spaces in Croton to ensure the natural environment and recreational needs are balanced with housing demands. Many residents also felt that the Village should phase the continued growth to assess any impacts that weren't predicted and to ensure that development impacts are not occurring all at the same time burdening residents during the development phase (ie: trucks, noise, traffic). Others stressed the importance of keeping the scale and architecture of Croton to keep its small-town feel. Some residents wanted demographic data regarding whether younger or older people were living in the current affordable housing stock and whether any of the new developments were serving residents. Finally, some residents expressed a fear of new non-local residents accessing all the affordable housing while other residents pushed back stating that Croton should be welcoming to new residents, as all residents were once non-residents who moved into the Village.

Residents also highlighted their fear of infrastructure/services impacts. This included school, noise, traffic, sewer and water infrastructure, services and parking. Others felt that the schools could handle additional students and that more housing could help with economic activity at local businesses. Finally, residents expressed a need for the Village to simply move more slowly in the various development activities and to be clear and proactive about communication to the community and have additional informationals and educational sessions.

Residents were also asked about opportunities and strategies for additional housing in Croton. Again, residents felt that more housing forums and educational sessions were needed. Other residents felt that various creative finance mechanisms could be used to create housing stability and funding for low-income families. Residents also liked the idea of a shuttle in the Village to support the new developments and to lessen congestion or traffic. Various zoning ideas and strategies were discussed, including restriction on heights, short-

term rental restrictions, increasing the percentage of affordable housing set-aside in new developments, reviewing parking options for accessory dwelling units, and creating a rental registry program. Finally, residents discussed the value added by creating additional housing in Croton, including the creation of long-term affordability, creating a multi-generational community, creating new sustainable and green housing opportunities, and creating a opportunity to leverage Croton's identity and economic development. Residents also provided their ideas as to locations and places within Croton that they felt could support additional housing. The summary above is not inclusive of all comments received. For a full list of all comments made by residents in response to questions posed by facilitators, see below.

What are some of the housing needs for our Village?/Who are we looking to create housing for?

Housing for Everyone

Seniors

For aging population (some are house rich/income poor)

Middle age

Young professionals

Young adults

Young person – how to give them a foot in the door

College students

First responders

First responders

Volunteer firefighters/EMS

Essential workers

Home health aides

Single adults

Workforce

Workforce seniors

Teachers

Teachers/Police/EMT

Administrators

Housing for people in Croton

Housing and jobs for the younger people who grew up in village to return

250 units of emergency housing for illegal immigrants. Not limiting families and children (priority)

Possibility of homelessness

Housing part-time workers can afford

Local Preference

Housing that is preference to local residents

Priority for Croton

What type of housing?

Mixed-use

- Local Commercial

- Mixed use can add to the character

Senior development

- 55 or older community

- Senior housing

Variety of Homeownership and Rental

- Efficiency or shared housing

- Rental cohabitate

- Homeownership

- More homeownership – what is the share of homeowners vs. renters

- Inventory of rental and SF homes

- Not substandard affordable housing

- 1/2 bedroom apartment

Multifamily

- Elevator building

- Townhouses

- More market rate apts/luxury

- More affordable apartments

Green housing/Sustainable

Small houses

Single family homes

ADUs

- Live in homes owned by owner who is aging

Challenges

Environmental Impacts

- Water Demand

- Stormwater Runoff

 - Green Space

 - Natural Character

 - Environmental

 - Tree preservation

 - Runoff

 - Impervious surfaces

- What open space do we have?

- Environmental impact

- Impact on the environment

- Flooding

- Increase flooding HR – tracks & housing & when

Character

Fear of others
Overcrowding
Growth
Myths & fears
Character of now
Concern – becoming like Manhattan upper side – rich, wealthy
Want small village
Don't want a downtown
Avoid – skyscrapers that takes away views
Do older folks want to move
Preference
Want Croton residents
Flood gates will open – how plan development
Volunteer fire fighters – could growth bring a need
Structures – more – with growth
Sad Fran – creative, working, all ages – that is gone – now rich, the same – displacement
Turning into a city – too urban – because character is not urban
Westchester – feels that it has been pointed out
Council for environmental initiatives – 20 or 22 places in Westchester
Croton, New Rochelle, Yonkers, Bronxville, other villages, why are they not on the list
Challenges – change – how will that happen
Community – how that happens
Younger people – what that does for the community
Challenge – build support for things outside of housing – those things that create a place
Falsehood – certain historic bills
Lottery- for place – how much they make, where are they from
Challenges – emotional – strong connection to Croton
Younger people – might be going to NYC/elsewhere
Remote workers has increased – can be mobile – cause for drop
'Look' – is there a concern for the poor and less fortunate?
A warning of what could happen
A desire to do the right thing for people
Worried re number new units/impact
Occupational priority across county
Anxiety re too much at once – what will impact be?
Those with need but pride issues
Concern – growth, activity, emotional, connection to place
Concern – Big \$\$ people coming in a flipping homes that do exist
Concerns:
 Multi-family
 Spoil community if multi-unit
 Sounds, noisy, music

Infrastructure & Municipal Services

- School impacts
 - Schools – can Croton handle it
 - Coming impact from new families with kids – need to pump the breaks
 - Pressure on schools – more services already needed regardless of capacity
- Noise from train station
- Construction impacts (noise/dust/trucks)
- Impacts of waste/sewage from new development
- Transportation
 - Traffic
 - Traffic increase – lights are on timers
 - Work with DOT to fix and address traffic concerns (smart lights)
- Congestion
 - Concerned about village a small city – traffic increase
 - Crowding, traffic, infrastructure, water main break
 - Not enough infrastructure
 - Croton is on a well water system
 - Inadequate infrastructure
- Parking
 - Lack of parking
 - Less parking not ideal
 - Concern of SF becoming MF because of parking, etc.
 - Growth – big concern – particularly parking and handicap park is not adequate
- Tax impacts
 - Taxes – has increased year after year
 - Putting burden on tax payer in village
- Activity – more theft
- Growth – cost – more firefighters, cops, - more schools, general structures
- Transitioning out of people like firefighters

Current Planning & Efforts

- Tendency to move too quickly
 - 2 under construction currently
 - 3rd being considered
 - Proactive communication
- Guidelines
 - Currently
 - Take that land and develop multi-story building
 - This could happen – concern – what happens when everything is fair game
 - That despicable land was a playground
- Unhappy with current trends
- Bad practice? Projected ideas?
- The need for it to be done in the right way!
- 8 years here – multi-unit concern – changes the look
- Concern – who pays for those subsidized units – who fronts that
- Grey single story buildings – nice turned to not so nice

Town law doesn't protect
Timing of meeting, more frequent and hear from the people, listen! Essential!
Administration is in pursuit of state recognition

Cost & Implementation of Housing Strategies

Concern of having tenants with senior landlord
Government policy – inflation, cost of materials, insurance
Regulating rents is disincentive for builder/landlords and reduces the amount of housing
Most expensive county in U.S. because government policies
Maintain AH of sub-stand housing while updating

Opportunities/Strategies

Education

More Housing Forums
Additional education

Locations

Riverside Ave
High Street – single family zone – could shift
Place by hardware store
20 acre land with one house
Near high school
Shyview – nursing medical
CSX RR – area for temporary housing for immigrants
Support for allowing reuse of commercial spaces as housing and the needed zoning changes
Identify properties that can be subdivided and incentive owners to build/sell
Opportunity for more density – Mt. Airy Road with new sewer system and other areas where sewer capabilities added
50 family units – emergency housing at Highlands, county property – Indian burial ground, teller's point
Create opportunities to diversify and build in the SF zones
SF – 2 family should be included
It works at train station
Finklestein property question
Lot A, close to transportation

Finance Mechanism

Subsidize where people currently live
Who subsidizes - when there is a deduction
Tax – units that are more than 1
Tax break for ADU with rent reg
Funding for homeowner for ADUs
Work with other towns with tax structure

Tax breaks for low income

Transportation/Connectivity

Enough population to support a shuttle
Route – shuttle – route is an ideal route
Shuttles on future development
Connect to nature – waterbodies, beaches
Reconnect new development to walking
Not congested – supportive of more housing
Transportation connecting natural areas

Value Added Through Housing

Opportunity to welcome and create more vitality
Multigenerational – young help old
Support businesses – growth
Create long-term affordability
Value of younger people coming in
Connecting young and old
Local resident benefit to building in the community
All new housing has positive impact on the market
Env. Friendly buildings can be created
Walk safely, friendly, like to know each other – this is keeping how it is
Celebrate the Hudson through new development

Zoning Strategies/Ideas

Restriction heights (Ethan)
Apartments – greater than 4 floors not okay
Max of 3-4 stories frts aesthetic
Short term rental regs to restrict
Increase AH %
Create parking options for ADU growth
Support for the all zoning and housing strategies presented
Registry to match people with space and without space in Croton
Stage the future housing development so not all projects are happening at once
Disperse the affordable housing

Development Concerns

Not more housing
Doesn't need to be in the village
No apartments in certain areas
Likelihood of resistance

Education and Outreach

Talking one on one
Connect people – so people talk, work through disagreements

Croton housing network

Questions for the Village

Can the Village set the AMI local?

What is the housing goal for the Village? Know there is a need, but what is the goal

Are there parcels currently available in the Village?

How does this align with the Comprehensive plan?

Do the schools see this as an issue?

Does the Village have the historical data compared to other municipalities regarding the amount of housing created?