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To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: July 15, 2024
Re: Housing Snapshot – Croton-on-Hudson

As the Village Board reviews the comments that were made at the Housing Forum in May and considers additional changes to the Zoning Code, I wanted to provide a snapshot into our housing stock and our recent designation as a Pro-Housing Community.

The Village was one of the first 20 communities in the entire state to receive this designation. Since then, 75 communities have been certified and an additional 252 have submitted letters of intent. As a Pro-Housing Community, Croton-on-Hudson is eligible for numerous state grant programs that are limited to these municipalities, such as the Mid-Hudson Momentum Fund.

On March 29, 2024, the Village of Croton-on-Hudson was officially designated a Pro-Housing Community by the New York State Division of Homes and Community Renewal. The requirements to be a pro-housing community included having a one-year growth rate in housing units of 1% (equal to 32 units) or three-year growth rate of 3% (equal to 95 units). The growth rates include all housing units which have received building permits for construction. The Village met both of these requirements, having a 2.04% growth rate for last year (65 units) and a 3.56% growth rate for the past three years (113 units).

The growth of housing in the Village has slowed considerably from previous decades. In the period from 1960 to 1979, 652 housing units were created. In the period from 1980 to 1999, 502 housing units were created. In the period from 2000 to 2010, 172 housing units were created. Finally, in the period from 2010 to 2019, only 42 housing units were created.

Since 2020, a total of 18 housing units have been created in the Village; most of these have been accessory apartments or accessory dwelling units. Additionally, a total of 33 housing units at 43-45 Maple Street are in the process of receiving their certificates of occupancy, which should be completed this summer.

The Village has two other housing developments that have been approved by the Village Board of Trustees and Planning Board: one is located at 25 South Riverside Avenue and consists of 39 housing units, and the other will be located at 1380 Albany Post Road and consist of 29 housing units. Additionally, a five-unit mixed-used building at 352 South Riverside Avenue has been approved by the Village Board and Planning Board. A total of 73 housing units will be added to the Village's housing stock once fully built.

Therefore, if the Village added no more housing that was previously built and what has been currently approved, the total number of new homes added to the community by 2030 would be 124 units. That would mean the Village would have added less than 0.5% on average annually to its housing stock.

Please let me know if any questions regarding the above.