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To: Blanca Lopez, Westchester County Commissioner of Planning
From: Bryan Healy, Croton-on-Hudson Village Manager
Date: July 28, 2025
Re: Affordable Housing Preferences

The Village of Croton-on-Hudson Board of Trustees has adopted the Westchester County model affordable housing ordinance, which does not include any option for preferences in making selections for affordable housing occupancy. Based on discussions which have taken place previously, the Village Board has asked me to write to see if Westchester County would have any objection to the insertion of certain occupational preferences into our local code.

The first occupational preference that the Village Board would like to consider is for veterans of the United States Armed Forces. I am under the belief that Westchester County has previously determined that veterans are a sufficiently diverse group and have permitted other municipalities to enact such preferences. Please confirm this understanding.

The second occupational preference that the Village Board would like to consider is for emergency service workers and medical workers. This would include police, fire and EMS workers, as well as registered nurses, licensed practical nurses and home health aides. Prior to submitting this memorandum, the Village had the Pace Land Use Law Center and the Housing Action Council conduct an analysis based on the 2022 American Community Survey. Based on the combination of all subject occupations, it was determined that they are majority-minority (approximately 54% being a race other than white in Westchester, and 72% being a race other than white in the nine-county area). Please confirm if the county would accept this data as conclusive for an occupational preference.

The Village understands that enacting occupational preferences may result in the inability to secure funding through the Urban County Council consortium. The Village no longer has any areas considered low-to-moderate income (per the 2020 census data), so it is unlikely that the Village would apply for such funding in the future.

Please let me know if you have any questions regarding the above. I look forward to hearing from you.

Enclosures