

Questions from the Ossining Allyship Collective (OAC)

Question: Mixed income housing functions differently depending on the community and the market rate in that area. How is it going to function at this specific development?

The proposed development is projected to have a range of affordability, with all units paying between 30% and 80% of the Westchester County Area Median Income (“AMI”). This will be enforced by a deed restriction that keeps the housing affordable for 99 years. The current projected rents, including heat and hot water, are reflected below (approximate figures).

Ossining DPW Re-Development Affordability			
Unit Type	Affordability	Maximum Income	Monthly Rent
1 Bedroom	30% AMI	\$ 27,090	\$ 677
2 Bedroom	30% AMI	\$ 32,490	\$ 812
3 Bedroom	30% AMI	\$ 37,545	\$ 938
1 Bedroom	40% AMI	\$ 36,120	\$ 903
2 Bedroom	40% AMI	\$ 43,320	\$ 1,083
3 Bedroom	40% AMI	\$ 50,060	\$ 1,251
1 Bedroom	50% AMI	\$ 45,150	\$ 1,128
2 Bedroom	50% AMI	\$ 54,150	\$ 1,353
3 Bedroom	50% AMI	\$ 62,575	\$ 1,564
1 Bedroom	60% AMI	\$ 54,180	\$ 1,354
2 Bedroom	60% AMI	\$ 64,980	\$ 1,624
3 Bedroom	60% AMI	\$ 75,090	\$ 1,877
1 Bedroom	70% AMI	\$ 63,210	\$ 1,580
2 Bedroom	70% AMI	\$ 69,312	\$ 1,732
3 Bedroom	70% AMI	\$ 87,605	\$ 2,190
1 Bedroom	80% AMI	\$ 72,240	\$ 1,806
2 Bedroom	80% AMI	\$ 80,142	\$ 2,003
3 Bedroom	80% AMI	\$ 100,120	\$ 2,503

The housing will be advertised as per a Marketing Plan approved by Westchester County Department of Planning and New York State Homes and Community Renewal.

Question: How many of the 109 units will include affordable housing? Will there be strategic planning in terms of which housing will be affordable based on value (i.e. will the more expensive housing have a better view etc.)?

100% of the housing will be income-restricted and affordable per the criteria above. Generally speaking, the housing is evenly distributed throughout the building. There is an even distribution on one-, two- and three-bedroom units, and unit distribution is similar among the varying income levels. For example, there are an equal number of three-bedroom units at every income level.

Question: What will the highest paying tenants pay for rent (including tenants who are paying 100% of the market rate)? What will the lowest paying tenants pay for rent? At Saturday's forum, the developers mentioned a maximum income but not a minimum income amount.

There are no market rate units. The most expensive three bedroom unit, based on the federally mandated HUD affordable rent guidelines for 2020 AMI, is \$2,503, including heat and hot water.

Question: Do market fluctuations impact the tenants paying rent at this development? If so, how is Ossining going to ensure that as housing markets fluctuate, tenants who are lower income are not pushed out due to rent increases?

No. The rent is restricted by HUD guidelines-- the rent cannot go up unless the AMI goes up.

Question: Why does this housing development require the application process to be lottery based? Does this have to do with where the funding is coming from for the development? Does it have to do with the developers chosen?

The lottery-based application process is a requirement through Westchester County for all affordable developments in which the County has an interest. Additionally, since the units will be renting at below market rents, there will always be more interested renters than apartments; a lottery can help to ensure a fair approach.

Question: This neighborhood is a potential flood zone in 20- 25 years and this development will be built on raised land to avoid this issue. How is Ossining planning to protect current residents in this area not living in this development? How will raising the land impact current residents?

The buildings will be designed and built to be sustainable for anticipated sea level rise and changes in flood plains. As the DPW site is already 12 feet higher than the mean water level of the Hudson River, and 6 feet higher than the Harbor Square property, the DPW property is in a good long-term position in terms of sea level rise and anticipated future flood plain levels anticipated to 2050 and beyond. This is substantiated by preliminary FEMA Floodplain Maps and a Columbia / Cornell study which demonstrates that there is minimal to no change to the floodplain upstream of Water Street, even at the projected 30 inch rise in sea level (The "High" projection for 2050 in the New York City/Lower Hudson region <https://www.dec.ny.gov/energy/102559.html>).

In addition to local, county and NYS review of the building design, short-and long-term flood plain compliance, and appropriateness for anticipated sea level rise, Wilder Balter will also have to procure flood insurance-- that process will require them to demonstrate the long-term sustainability of improvements in terms of flooding from storm surge and sea level rise.

The development will not be increasing the mean water level of the Sing Sing Kill. The project engineer will prepare a flood map study to ensure that no work on the site has negative flooding impacts to the floodplain or to downstream properties, which will be rigorously reviewed by the Village Planning Board, Planning Department and Village Engineer, as well as outside expert consultants hired by the Village prior to obtaining local approval to redeveloping the site.

Question: Are board of trustee members and other folks supervising this development aware that in 2011 Wilder Balter Partners (the developers on this housing development) were involved in an illegal attempt to buy an apartment building, with elderly and disabled tenants who receive federal assistance, in Newburgh, NY?

There is nothing to support the allegation that Wilder Balter was involved in an illegal scheme. The records regarding this particular development have been reviewed, including contemporaneous news articles and, in the opinion of the Village's Corporation Counsel, the allegation is without substance.

Question: Will the developers also be the folks managing the building?
Wilder Balter Partners' management company, WB Residential, will manage the building. WBP owns and manages over 3,000 apartments, a great deal of which are affordable.

Question: Do you believe this housing development contributes to the gentrification of Ossining?

No.

Question: Aside from the above questions overall we all had a concern about how & when the community was being engaged. Please let us know how everyone involved in the development will be ensuring the full community is not only heard, but has all their ideas implemented in a development that will directly impact their lives.

Both the Village of Ossining and Wilder Balter recognize the importance of engaging the community. This process leads to a better development that creates a win-win for WBP, the community and the future residents who will live here.