

Dispelling Myths About Affordable Housing



Myth # 1: Affordable housing is an issue for about 10% of our community.

Fact: The Westchester Housing Needs Assessment shows that over 40% of our community is over-burdened with housing costs. Our local economy is suffering because of the lack of housing that is attainable for our workforce.

Westchester County's median income for a family of 4 is a whopping \$146,800. Affordable housing can include households earning \$30,000/year and filling essential frontline jobs in our community all the way to households earning \$80,000 to \$115,000/year that simply have no housing options in our expensive communities.

Myth # 2: Affordable housing hurts neighboring property values.

Fact: Studies have shown that affordable housing has no negative impact and often increases neighboring property values. Affordable housing is usually created on vacant land or to replace under-used or dilapidated structures, bringing properties back to life and back on the tax roll.

Bonus - Myth # 6: I have no ability to help.

Fact: Critical decisions are being made by trustees and local elected officials, and volunteer planning and zoning boards, in each of Westchester's local municipalities.

Private citizens need to get involved! You can read the comprehensive plan in your local community and make your voice heard in supporting local affordable housing development. The decision makers in our community need to hear – **Our Community Needs Affordable Housing! Yes In My Backyard!**

Myth #3: Affordable housing overcrowds school districts.

Fact: Recent studies show that single family homes produce more students than multi-family affordable developments. On average affordable rental properties in Westchester produce about 0.1 students per apartment.

Myth # 4: Affordable housing is built to a lower standard.

Fact: Nothing could be farther than the truth. In order to be awarded financing, affordable developments are delivering cutting-edge designs and being built to the highest standards with the most oversight. Affordable housing development is also leading the way in green design building the most sustainable and resilient housing in our community.

Myth #5: We don't have appropriate places for affordable housing.

Fact: Not all places are appropriate development sites, and nobody contends that all sites are. But Westchester certainly has sites that make perfect sense for affordable housing – replacing vacant and underused sites, near public transportation and job opportunities. Our local economies need housing that is attainable for our workforce.

MAKE YOUR VOICE HEARD!!!

Public Hearing | Monday January 29th @ 8pm | Village Courtroom | 169 Mount Pleasant Ave