

CHI Community Housing
Innovations

June 2015

Workforce Housing Coalition



Harrison is considering a proposal to tear down two defunct office buildings on Corporate Park Drive and replace them with 421 luxury apartments.

Westchester Groups to Protest Harrison's Exclusion of Workforce Housing in 421-Unit Development

Harrison, New York. June 21, 2015. A coalition of civil rights and housing groups from Westchester County, including Westchester Habitat for Humanity, the White Plains/Greenburgh NAACP, the Working Families Party, Community Housing Innovations, Westchester Hispanic Coalition and others plan to protest the Town of Harrison's refusal to consider affordable housing for a 421-unit multifamily development. A public hearing on the development is scheduled for 7:30 pm on Tuesday, June 23rd at 7:30 pm at town hall. A draft environmental impact statement for the project includes no provision for affordable housing.

The town, which is over 2/3 the size of Manhattan, has not produced one unit of affordable housing in a quarter century, and it has remained only 2% African-American despite its proximity to New York City. Affordable housing is defined as an apartment affordable to a family of three with income up to about \$57,000 per year. A HUD Monitor overseeing a federal Consent Decree calls it among the most discriminatory towns in Westchester County. The 2009 Consent Decree requires the county to develop 750 units of affordable housing as part of an effort to overcome exclusionary zoning. The affordable housing is being widely marketed based solely on income and half of the units have been going to qualified White families, with about one-third going to African-Americans.

HUD Monitor James Johnson last month asked that the County be held in contempt of court for failing to meet the benchmarks of the agreement and refusing to follow the Consent Decree's obligation that it oppose zoning in 31 overwhelmingly White communities that fails to include affordable housing.

The Workforce Housing Coalition had asked that the need for affordable housing be considered in the Draft Environmental Impact Statement but that demand was rebuffed with a one line statement, ""The Town of Harrison does not have a requirement for affordable housing, and there is none proposed here (all units are proposed to be market rate rentals)."

The Coalition successfully challenged the MTA's proposed transit oriented development in the town earlier this year. The town wanted to partner with the transit agency to develop 143 luxury apartments on MTA-owned land. The Coalition protested before the MTA Board in November and after negotiations hosted by the deputy county executive, the town acceded to the MTA's demands to include seven units of affordable housing (5%).

"Why should New York City bear the entire burden of the affordable housing crisis?" said Coalition member Alexander Roberts . "It's ridiculous that as Mayor de Blasio commits the city to producing or preserving 200,000 affordable units that Westchester County

can't meet the benchmarks to do 107 units per year under a federal consent decree. Harrison should do its fair share."

Public meeting to take place Tuesday June 23rd 7:30PM at Harrison Town Hall. 1 Heineman Place, Harrison, New York 10528. [Map](#)

CHI Homebuyer Assistance

CHI Receives Long Island Down Payment Assistance Award:



CHI is pleased to announce that we have received an \$800,000 grant from the New York State Affordable Housing Corporation (AHC) to continue providing down payment and renovation assistance for first time homebuyers on Long Island. As one of the most expensive places to live in the United States, Long Island has some of the highest median home values in New York State.

This grant provides much needed access to housing for low and moderate income home buyers, in an area that desperately needs greater access to affordable housing. CHI has been offering this program for nearly 20 years, creating 550 first time homeowners.

The grant, which assists homebuyers in Nassau and Suffolk counties throughout 2015-16, has proved to be an enormous success in assisting CHI clients in buying their first homes. AHC grants have now been increased to up to \$40,000 and are available to qualified homebuyers. We are grateful to the Affordable Housing Corporation for expediting our award, so that four of our existing clients may close with the grant assistance, which includes at least 51% in renovation assistance.

Charlene Decambre, a CHI grant recipient in Freeport commented, "if it wasn't for you guys, I would not be able to close". Because of down payment assistance from CHI, Charlene was not only able to close but had funds available to renovate her deck.

While Nassau and Suffolk counties are burdened with some of New York States highest rates of foreclosure, CHI grantees have avoided these issues through required homebuyer counseling.

For more information about our grant programs and homebuyer assistance programs, please see our [Homebuyer assistance](#) programs on our website.

Find Your New Home at Waterwheel Condominium



Interested in buying your own house? Can't find a property that fits your budget? Look no further than the Waterwheel Condominium in Ardsley.

This affordable development offers 22 two and three bedroom condominiums at 867 Saw Mill River Road, available for first-time home buyers. The condos have open living areas for kitchen, living and dining. The two bedrooms range in size from 1182 sf. to 1275 sf.; the 3 bedrooms are 1729 sf.

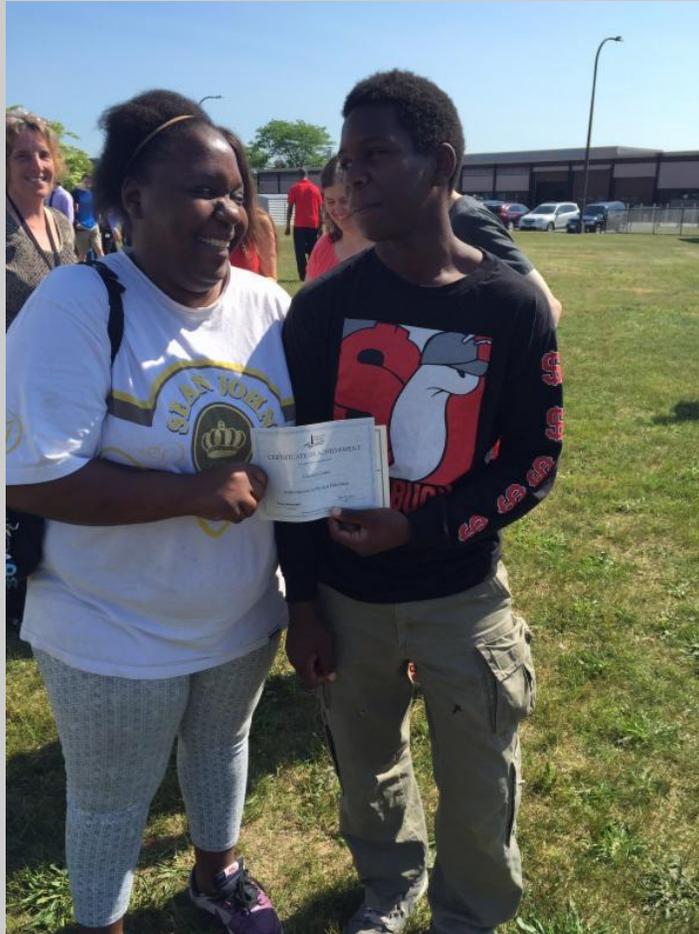
Each condo has a separate HVAC forced air, gas fired system. Retail shopping is nearby and the Bee-Line Bus offers regular services between Yonkers, White Plains and Harrison and between the Bronx and the Westchester Community College in Valhalla. A bus stop is within walking distance, and there is on-site parking.

Although the deadline for regular applications has past, applications will still be accepted on a waiting list basis and applicants may still be considered for affordable or workforce units.

For more information regarding this project and application requirements, please contact Housing Action Council at 914-332-4144 or email hac@affordablehomes.org.

Inside CHI

Congratulations Charles!



Charles Carter makes his mother proud.

CHI would like to recognize the success of one of our remarkable residents!

Charles Carter is an exceptional young man residing in one of CHI's Long Island family shelters. A gifted basketball player, Charles currently attends BOCES Academic Center and is thriving in his new school. A highly devoted hoopsman, Charles recently turned down an offer to attend YMCA Basketball camp in order to work and assist his family and to provide Basketball training for his younger sisters. CHI salutes Charles for his valiant efforts.

You can [watch](#) Charles on a recent episode of AAU Bricks leadership program on the MadHouseTV network in which he received an award for his academic accomplishments.

CHI salutes Charles for his success!

CHI Awarded \$400,000 from New York State to Produce Single-Family Affordable Houses in Westchester.

In Westchester County, "affordable single-family house" is an oxymoron like "jumbo shrimp." It hardly exists. But Community Housing Innovations is convinced it can produce a brand new 1,500 square foot, three-bedroom, two-bath house for less than \$100,000, plus site work and land costs.

The New York State Affordable Housing Corporation has approved the concept, along with an award for \$400,000 in down payment assistance, which will go to at least 10 qualified first time homebuyers with household income at or below about 90% of the Area Median Income, adjusted by family size. That's about \$95,000 for a family of four.

The secret is manufactured housing, completed in a factory down to the towel rods and curtains. While they are constructed in the same factory and with the same quality as modular homes, manufactured homes meet strict federal HUD codes instead of local codes, which vary and add cost. The homes CHI is considering for Westchester County are Energy Star® rated, which means they include high-efficiency boilers, windows, insulation and appliances. CHI is in the process of identifying lots for the homes, which it will purchase and develop as single-family houses with a target price of \$250,000.

CHI executive director Alexander Roberts recently went to a manufactured housing show to check out some of the latest designs, which will be available to first time homebuyer applicants.



[Click here for video](#)

If you are interested in applying for the homes, which will include grants of up to \$40,000 each so they will sell for \$250,000 or less, just note your interest and [apply here](#).

Can You Help?

Often our families are just one illness or layoff away from the inability to pay rent and homelessness. Can you help keep a mother and her children in their apartment? If so, please donate now.

[Make a Tax Deductible Donation to CHI](#)

New Homebuyer Education Classes Now Open!

Orientations, Certificate Programs, Online Learning and More...



Homebuyer Orientations

Free

Learn about CHI's services, the steps to homeownership, and the resources available to you. This session will also help you decide if homeownership is right for you. Homebuyer Orientations are held every other month in Westchester.

- [Brentwood, July 16th - At Suffolk County Community College.](#)
- [Mount Vernon, July 30th - At Chase Bank.](#)

First Home Education Course

This 8-hour class held over three nights in three months is designed to satisfy the needs of families that wish to become homeowner in three to ten months. Typically these families need more time to prepare for homeownership. This 8-hour homebuyer classes provides in-depth instruction on the steps towards homeownership to anyone interested in buying their first home.

- [Starting September 10th, White Plains.](#)

FastTrack™ to Home Ownership Courses

Cost: \$99 - Fee includes the course manual.

This one-day accelerated 8 hour course is designed for those first-time homebuyers who are ready to buy within 90 days and/or already have a purchase contract and a loan commitment from a bank.

- [Hempstead, June 25th](#)

eHome America Online Homebuyer Education

Presented by Continental Home Loans. Learn at home on your computer and at your own pace

[Click for more information on eHome America.](#)

[FIND MORE UPCOMING HOMEBUYER EDUCATION CLASSES HERE.](#)

Affordable Rent Opportunities

For Rent in Yonkers: 1BR apartment on 24 Pier St, \$1,100

For Rent in Yonkers: 3BR apartment on 170 Willow St. \$1,400.

For Rent in Mt. Vernon: 1BR apartment on 211-213 Franklin Avenue for \$1,166.

[Visit our "For Rent" page for more information](#)

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