Affordable Rental Apartments in Chappaqua
...will never happen unless you fight for them. The "Chappaqua Station" workforce housing development of 28 apartments has been previously approved by the Town of New Castle and Westchester County but stalled for years. The HUD Monitor is now asking the County to sue if necessary to make it happen.

On Wednesday, May 20, at 7 pm at New Castle Town Hall, The Journal News and columnist David Wilson are hosting a public meeting to discuss the issue in the hometown of Hillary Clinton and Governor Andrew Cuomo. CHI's Alexander Roberts will give a presentation on the history and need for workforce housing. If you have any interest in renting or buying an affordable home in Chappaqua, try to make that meeting and get on the waiting list.
Workforce Housing Coalition

Westchester Winks at Lewisboro's Failure to Produce Affordable Housing

If the government gave you $1 million on condition that you did something by a certain date or you had to return the money, what do you think would happen if you didn't do it? If you answered, "They would take the money back," you would be wrong—at least when it comes to Lewisboro in Westchester County.

In July 2003, Westchester County and the Town of Lewisboro entered into an agreement under which the County provided $1,000,000 in taxpayer funding to assist the town in purchasing the 111-acre Old Field Preserve property in Waccabuc for open space. This enabled the surrounding estate homes to avoid housing development and
continue to enjoy their uninterrupted view of woods and fields, and to maintain bridle paths in which to exercise their horses at taxpayer expense. But in return for the county's largesse, Lewisboro had to commit to making a good faith effort to create 239 units of affordable housing by the end of ten years, or the county could demand half of the money back. Well, ten years came and went in 2013 and today, twelve years later, not one unit of affordable workforce housing was produced. The County now has the right to "demand" the return of $500,000 of taxpayer money from this tony town where the median household income is nearly $140,000.

The Westchester Workforce Housing Coalition last week sent a letter to County Executive Robert Astorino asking that he reclaim this funding, which could go for affordable housing or even to fix potholes in county roads. But no, the County has responded in the newspaper that it won't seek return of the money because it's working with Lewisboro pursuant to a 2009 federal Consent Decree to create affordable housing that has nothing to do with the obligation made 12 years ago. In fact, despite Lewisboro's dismal record of failing to live up to its 2003 agreement, a spokesman for the County said, "The supervisor up there has been very cooperative and that's what we've looked for."

How many of us would love to be able to substitute "cooperation" for performance? CHI has hundreds of homeowners behind in their mortgages in our foreclosure prevention program, and not one bank has told them, "You haven't paid us anything for 12 years, but you're cooperative so we'll forget what it says in the mortgage document."

For more on this story check out The Journal News article and letter to the county executive.
budget? Come this Thursday, May 14th, and find out more about 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.

For more information regarding this project and application requirements, come join the info session:

**When:** Thursday, May 14, 2015 - 6:30 p.m.
**Where:** White Plains Public Library (Auditorium)
100 Martine Avenue, White Plains, NY 10601

[Click here to download the flyer!](#)

---

**Inside CHI**

**Saying Thanks to All Nurses!**

"Nurses Week" is an annual effort by the **American Nurses Association** to thank the
dedicated individuals of the nursing profession and recognize their contribution to the wellbeing of Americans.

Nurses Week takes place annually starting May 6th and always concludes on May 12th, the birthday of Florence Nightingale. This year's theme was "Ethical Practice, Quality Care". CHI employees joined the campaign, along with the New York State Nurses Association (NYSNA) to applaud the work nurses do on behalf of the nation's homeless.

The Roberts Report

Good News for Westchester's Future?

It is the $64,000 question, to quote an old quiz show. Where will the millennials choose to settle? This year, that group - born from 1980 to 2000 - will replace the baby boomers as the nation's largest living generation. Where these 70 million to 80 million people go will determine the rise or fall of the Westchester and Fairfield County economies.

By Alexander Roberts for the Westchester County Business Journal.

In the last decade or so, the news has not been good. Large swathes of Westchester and Fairfield have witnessed a Pied Piper effect, in which their most exclusive communities such as Rye, Scarsdale, Pound Ridge, Darien and Weston have lost between 40 percent and 60 percent of their 25-to-34-year-old populations since 2000. However, that could change based on recent surveys of millennials' preferences.

While the homeownership rate for those younger than 35 has fallen by 17 percent (from 43.1 percent to 35.8 percent) nationally since 2004, a 2014 survey by Fannie Mae found that 90 percent of young renters were likely to buy in the future. And a survey released this year by the National Association of Home Builders found that 66 percent want to live in the suburbs, 24 percent in rural areas and only 10 percent desire to live
in city centers. Young homebuyers prefer a single-family detached home at a rate of 75 percent.

But before uncorking the champagne, Westchester and Fairfield counties need to consider that millennials can't buy what they can't afford, and our region faces stiff competition as the new homebuyers start to look beyond Brooklyn and upper Manhattan in search of more space in the suburbs. Westchester taxes remain the highest in the country due to structural problems that include the existence of 48 public school districts and 212 taxing jurisdictions, all duplicating services like police, fire, sanitation and maintenance. The system of home rule makes development difficult, as the housing stock ages and communities find more and more excuses not to adapt to changing tastes...

Continue reading.

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, May 14th** - At Suffolk County Community College.
- **Yonkers, June 4th** - At HSBC 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.

- White Plains, May 28th
- 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 Mount Vernon: 1 BR apartment on 70 E. 4th Street. $1,178.
For Rent in Yonkers: 1BR apartment on 24 Pier St, $1,154.30
For Rent in Yonkers: 3BR apartment on 170 Willow St. $1,400.
For Rent in Long Island: 3BR apartment in Oceanside $1,750.

Visit our "For Rent" page for more information

STAY CONNECTED
www.chigrants.org