

From: Kopstein Jay

Sent: Tuesday, April 28, 2026 4:44 PM

To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; igilbert@yorktown.gov; Town Clerk <townclerk@yorktownny.gov>; Town Attorney <townattorney@yorktownny.gov>

Cc:

Subject: Comments Re: Proposed Chapter 102 Affordable Housing Legislation

Below are my comments on the proposed Affordable Housing legislation, Chapter 102 of the Town Code.

The legislative findings and policies are contradicted by law or regulation.

Findings and policies specifically address “municipal and school district workforce, first responders, and other essential workers;” (Section 102-1).

Definitions specifically reference the “Westchester County Fair & Affordable Housing Affirmative Marketing Plan.” (Section 102-4)

Sections of this proposed legislation are contradictory and may be misleading to the public at large in that these Affordable Housing Units are not restricted to “municipal and school district workforce, first responders and other essential workers;” for the Town of Yorktown or employees of any other municipality or municipal district.

"102-1

Findings; Policies.

A. The Town faces a shortage of affordable housing due to the high cost of housing in the Town which impacts the general welfare of the Town and its residents, the municipal and school district workforce, first responders, and other essential Workers;”

"102-4

Definitions

Fair and Affordable Housing Unit (AHU): a for-sale housing unit or rental housing unit as further described below.

(A) A for-sale housing unit that is affordable to a household whose income does not exceed 80% of the area median income (AMI) for Westchester as defined annually by the U.S. Department of Housing and Urban Development (HUD) and published by the County of Westchester; and for which the initial maximum gross purchase price is established so that the estimated annual housing cost of a unit including common charges, homeowners' association fees, common maintenance fees, and principal, interest, taxes and insurance (PITI) does not exceed 30% of 70% AMI, adjusted for family size based on the minimum household size per the occupancy standards for the unit; and that is marketed in accordance with the Westchester County Fair & Affordable Housing Affirmative Marketing Plan.

(B) A rental housing unit that is affordable to a household whose income does not exceed 60% AMI and for which the annual housing cost of the unit, defined as rent, does not exceed 30% of 50% AMI adjusted for family size and that is marketed in accordance with the Westchester County Fair & Affordable Housing Affirmative Marketing Plan."

Additionally, there is no fiscal analysis, positive or negative, provided. Will implementation of this legislation cost the Town or any of its taxing districts additional expense?

Finally, has an actual and accurate housing census been conducted that includes all reduced cost housing? Section 8, ADUs, special tax breaks, etc.? If there has been no actual and accurate housing census done, how can it be said that Yorktown has not done what surrounding towns have done?

This information should be available to the general public prior to any public hearing or further discussion.

Jay Kopstein
Yorktown Heights