

The **FACTS** About Redeveloping the Former Reader's Digest Property

CHAPPAQUA CROSSING **UPDATE**

In the coming weeks the Town Board and other town agencies will begin the environmental review of the Chappaqua Crossing development planned for the former Reader's Digest property in New Castle. In an effort to provide a clear understanding of the proposal, Chappaqua Crossing Update will provide town residents with the FACTS – not the myths – about the project. *This issue deals with the topic of age-restricted housing and its impact on the community.*

WHAT YOU MAY HAVE HEARD:

“The age restriction on the housing proposed at Chappaqua Crossing is not legally valid and could add many more children in the school district.”



Did You Know...

By 2012, 40% of all U.S. households will be 55 or older, according to the National Association of Home Builders (NAHB). According to the NAHB, the average age of an active adult home buyer is 61.



Here Are The Facts:

Age-restricted housing is absolutely legal and enforceable. In 1988, Congress specifically authorized age-restricted housing and New York State has done the same. Both the federal and state governments have recognized the need and desirability of providing this form of housing and allow communities to restrict children, as long as at least 80% of the occupied units are occupied by someone over age 55. Many residents, of course, are considerably older than 55, and Chappaqua Crossing would require that more than 80% of its units are occupied by someone 55 or older. **NO CHILDREN UNDER 18 WOULD BE PERMITTED TO LIVE IN THE AGE-RESTRICTED RESIDENCES.**

Hundreds of thousands, if not millions, of units of age-restricted housing have been and are now being built across the United States. As we are all well aware, the Baby Boomers are now qualifying to live in age-restricted communities and, as a result, it is expected that much more such housing will be built to meet the demand.

Lets Older Residents Remain in Chappaqua

Here in the Town of New Castle, many older and long-time residents have expressed to us their desire to remain in the community, but they would like to be able to move on from their large homes. Chappaqua, not surprisingly, holds a strong pull on those who have lived here. For these long-time citizens who wish to remain close to family, friends and their community, the age-restricted housing at Chappaqua Crossing will offer a highly desirable alternative. To turn our backs on offering high-quality and attractive age-restricted housing for these citizens, as some have suggested, would be a disservice to the community.

The housing at Chappaqua Crossing was specifically planned to be age-restricted because we did not want to create a burden on the school system. The only children who will live on the site would be those who might live in the 32 units of workforce housing that we have offered to create. Chappaqua Crossing intends to offer these units first to qualifying town, police, fire and school district employees and volunteers. Providing affordable workforce housing is a long-time town goal. We are pleased to include this component in the Chappaqua Crossing plan.

Heritage Hills Experience is Not Relevant

You may also have heard that the Heritage Hills condominium in Somers dropped its age restriction and the same situation could occur at Chappaqua Crossing. The Heritage Hills experience is not relevant to Chappaqua Crossing. The situation there goes back 30 years prior to the enactment of the Federal law that specifically allows for age-restricted housing with a minimum age of 55. The age restriction at Heritage Hills had been set at 40 years old, and when challenged, the developer chose not to try to hold onto that number. In contrast, Chappaqua Crossing would be planned from the ground up as over 55 housing, and would meet the requirements of the federal and state housing laws.

The age restriction will be clearly and firmly stipulated in and protected by: the deeds for each of those units; in the condominium by-laws; in the Certificates of Occupancy (CO) issued by the Town for each unit; and in the site plan approval for the project.

SO, THE NEXT TIME you hear someone say that age-restricted housing can't be enforced, or that it will flood the schools with new students, you'll be able to explain the **FACTS** – not the myths.

We welcome your comments and questions. Please visit our website www.ChappaquaCrossing.com and join our community mailing list.