

Affordable condos coming to Larchmont; apply now

The units will count toward the Westchester County fair housing settlement

August 27, 2014

By: Elizabeth Ganga, lohud.com

LARCHMONT – On land between a row of businesses and railroad tracks off Palmer Avenue, 51 condos will soon be built that will be priced to be affordable to a family of four making \$83,000 or less.

Most of the condos will count toward the 750 affordable units Westchester County has to help build and market under its 2009 agreement with the federal government to settle a legal challenge to its fair housing programs.

The Tudor-style buildings, called the Pinebrook Condominium, will be a couple of blocks from downtown Larchmont and the train station, making them especially attractive to people who need access to transportation but can't afford the high prices in many towns in southern Westchester.

"We feel great about this development because of the location," said James Wendling, a development manager with Wilder Balter Partners, which is building Pinebrook.



Artist concept of the Pinebrook Condominium in Larchmont on Aug. 26, 2014. (Photo: Ricky Flores/The Journal News)

Pinebrook is just one of several developments built under the housing settlement that are accepting applications, including the Mews II in Somers, Comstock Heights in Briarcliff Manor and Crompond Crossing in Yorktown.

The county has reached the fifth year of the settlement and Rose Noonan, the executive director of the Housing Action Council, which is marketing the units for the county, said several developments are coming online at once.

In its latest progress report, the county said 184 units were occupied as of June 30; 402 had building permits and 407 had financing in place. By the end of the year, the county must have 450 with financing. Despite the progress on units, other elements of the settlement have become bogged down in disputes between the county and the federal Department of Housing and Urban Development.

Pinebrook – which is expected to be completed in about a year – will include 10 one-bedrooms and 41 two-bedrooms costing between \$155,000 and \$241,000. Of the 51 units, 46 will count toward the settlement and 5 are local workforce units that will be awarded based on preferences for village employees, school district employees, emergency service volunteers and local seniors.

The buildings will have elevators and wide doorways, making them largely accessible. Applications are due Sept. 24 and a lottery will be held Sept. 30.

The Housing Action Council is working with potential buyers to prepare them to meet the financial qualifications for a home purchase, said Noonan.

Information is at www.housingactioncouncil.org or larchmontnycondos.com.