

KIRYAS JOEL COMMUNITY HOUSING DEVELOPMENT ORGANIZATION, INC.



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June 17, 2015

Tim Miller Associates, Inc.
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RE; SEQRA Public Hearing - Kiryas Joel Annexation petition

I am the Executive Director of the Kiryas Joel Community Housing Development Organization, which was established in 1992, in order to advocate for affordable housing. It goes without saying that multi-family home development is more economical than large lot single family homes. As a poor community but one with strong family ties, my organization proudly supports families in their quest for affordable housing.

Much of the annexation area is restricted to large lot development, requiring as much as 3 acres per home. This type of zoning is not conducive to affordable housing as it restricts lower and middle income families from being able to afford living in this area. In contrast, Kiryas Joel zoning permits smaller lot sizes, making the land available for more affordable living.

In establishing the Village of Kiryas Joel as the lead agency for this application, the DEC recognized the value of having walkable communities that promote affordable living on smaller lot sizes. This application for annexation supports that goal, as clearly documented in the DGEIS.

As an advocate for affordable housing, I strongly support the annexation application in meeting the needs for affordable and sustainable growth of our community.

Sincerely,

Moses Neuman
Executive Director