Ossining, NY
Housing Vacancy Study

#Affordable Housing
#Land Use Planning
#Survey & Data Analysis

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Collective for
Community, Culture
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August 14, 2018

Ms. Deborah McDonnell
Village Manager
Village of Ossining
16 Croton Avenue
Ossining, NY 10562

Dear Ms. McDonnell,

The Collective for Community, Culture and Environment is pleased to submit to the Village of Ossining its Report on the Housing Vacancy Rate Analysis for residential properties in the Village with six or more units that were built before January 1, 1974. The CCCE Housing Vacancy Study conducted at the end of June and early July 2018 found a vacancy rate of 3.06% for these properties.

The attached report contains a review of the process and the methodology used to conduct the study, and our findings, including tables and maps describing these findings in detail.

Please let us know if you have any questions on this material. As per our discussion, we are planning to make a presentation of this work to the Village Board of Trustees at its work session on August 29, 2018.

Thank you for the opportunity to work with the Village on this important topic.

Sincerely,

Yvette Shiffman

Yvette Shiffman
For CCCE

VILLAGE OF OSSINING - HOUSING VACANCY RATE ANALYSIS

Introduction

The Collective for Community, Culture and Environment (CCCE) responded to a March 2018 RFP by the Village of Ossining for a consultant to conduct an Analysis of the Housing Vacancy Rate in the Village. Our proposal, submitted in April 2018, was selected and a consultant agreement was executed by CCCE and the Village on May 16, 2018.

The project sought to determine the vacancy rate in buildings that were completed prior to January 1, 1974 and contain at least six (6) dwelling units. The vacancy rate analysis can be used by the Village Board of Trustees to determine whether a housing emergency as defined by the NYS Emergency Tenant Protection Act (ETPA) exists for this class of buildings. The study commenced in late May and was completed at the end of July 2018. CCCE members with the assistance of graduate students from Pratt Institute's planning department conducted the study.

Methodology and Process

The study of the vacancies in the subject buildings was based on information obtained primarily from the owners, managers or superintendents of the buildings. Owners were contacted by certified mail and asked to return a short survey on vacancies in their buildings. Owners were also called on the telephone to obtain vacancy information, and onsite observations were made of each building in order to verify the information obtained by mail and phone, and to try to obtain information in the case of buildings where we had no mail or phone responses.

This study used the US Census Bureau's definition for housing vacancy rate. Vacant units are units that are available for rent or sale, and not vacant due to construction such as repairs and renovation or being used for storage. Housing Vacancy Rate is calculated by dividing the number of available vacant units by the total number of units. Total number of units is equal to the sum of available vacant and occupied units.

As noted above, the universe for this study was the total number of residential units in buildings that were completed prior to January 1, 1974 and contain at least six (6) dwelling units. After an initial meeting with the Village Manager, Deborah McDonnell, and the Corporation Counsel, Stuart Kahan, a digital list of addresses of buildings that fit these specifications was obtained from the Tax Assessor's Office and mapped by SAVI, our sub-

consultant. There were a total of 71 parcels[1] with 1821 units on the list obtained from the Tax Assessor's office. Since the list did not contain phone numbers for the owners, we had to research them. Mr. Kahan provided some of the phone numbers and new addresses for some property owners/managers. Other phone numbers were obtained through the internet and a few from the Section 8 office. In addition, an informal interview was conducted with Marilyn Geraldo from the Village's Section 8 Office, to obtain background information, and a few conversations were held with local property owners/managers. The 2017 housing study by Ken Dworka, consultant to the Village, also provided useful background for the vacancy study.

To facilitate the surveys, in mid-June Mr. Kahan sent a letter to property owners/managers to introduce the study and CCCE. Given the short time period to complete the study, phone calls were begun as soon as numbers were available. In order to ensure reaching as many owners as possible, certified letters were mailed to the owners/managers using the address list obtained from the Assessor as soon as the letter from the Village was sent. The mailing of certified letters requesting a timely response was done on June 19th and 23rd. The letters indicated that no response would mean that the building would be counted as having no vacancies. During the phone surveys, each property owner/manager was called – some at least 3 times, if no response was received – and a call back number was left. On July 9th, the final message indicated that no response would be considered as indicating no vacancy.

On June 20th, the first on-site observation was conducted, followed by two others on June 27th and July 3rd. As noted above, each address was visited and on-site observations were made. We examined the number of mailboxes and doorbells, as well as whether there were satellite dishes or air conditioners running. During the site visits, the CCCE member accompanied by graduate students also talked to the building superintendent, if available, neighbors, tenants or shop owners in the vicinity of the properties in question to obtain information on vacancies. Three trips covered all the properties on the list. This information was used to confirm the information obtained through mail and/or phone surveys. In cases where the certified mail was not picked up or did not reach the property owner and no phone number was available, these on-site observations, when possible, were used to determine the vacancy status of the property. The cooperatives that were on the tax assessor's list were exempted from the analysis based on the exclusion of cooperative and condos from the Emergency Tenant Protection Act of 1974, unless upon cooperative conversion, tenants did not purchase their apartments. Our initial phone surveys indicated that there were no rental units in these properties, and thus they were not included in the analysis.

Further, there were a number of cases when the owner's information indicated that their

[1] We consolidated four of these parcels since all of them were part of the same cooperative with a total of 187 units.

property had less than the number of units on the tax assessor's list: 4 or 5 units rather than 6 units. We corroborated the unit count information with the Village Building Department and thus based the calculations on the tax assessors' unit count data, noting on Table 1: *Vacancy Rate Analysis Results* that the owner provided other information. These situations should be further reviewed to ensure that information is up-to-date and accurate.

When our on-site observations indicated that construction might be going on at a property, we reached out again to the property owners to determine whether this was the case and whether the units identified by them as vacant, were, in fact, not available at this time due to the work being undertaken. The follow-up calls in most cases confirmed that the units reported as vacant by the property owner/manager were vacant because of repair work and that they would be back on the market in a month or so. In such cases, vacancy rate calculations were made by reducing the total number of units as well as vacant units in that property by the number of units under construction since those units were not available for rent at the time of the survey.

Findings

The final survey included 64 parcels with 1503 units. Table 1: *Vacancy Rate Analysis Results* presents an overview of the results of CCCE's mail and phone surveys conducted with owners of subject properties, on-site observations regarding vacancies in these properties, as well as any discrepancies between owner responses, Village data, and onsite observations and how we resolved these discrepancies. The **overall vacancy rate** for buildings that were completed prior to January 1, 1974 and contain at least six (6) dwelling units in the Village of Ossining is **3.06%.** Table 1 provides the building address, the owner's name, total number of units, and the number of vacant units, as well as the vacancy rate for each property. It also includes the overall vacancy rate for subject buildings. In addition, Map 1 - *Vacancy Study Results*, shows the spatial distribution of said properties, color-coded to indicate the buildings that have been determined to have a less than 5% vacancy rate or a greater than 5% vacancy rate. (The numbers on the map correlate with the parcel numbers in column 1 of Table 1).

Seven parcels on the original building list provided by the Tax Assessor, which have subsequently not been included in the analysis, are also indicated on Table 1 and Map 1. Five of these parcels are cooperative properties without any rental units. Two parcels were excluded because we were unable to obtain vacancy information due lack of correct address and phone information and inconclusive site observations. These exemptions and exclusions have an infinitesimal impact on the vacancy rate.

Also included in this report is an analysis of the vacancies according to building sizes. As shown in Table 2: *Vacancy Status of Parcels Grouped by Number of Units*, there were 40

parcels with 292 units in buildings with 6 to10 units, 12 parcels with 161 units in buildings with 11 to 17 units, and 19 parcels with 1368 units in properties with 18 or more units. The vacancy rates for parcels included in the analysis are 3.26% in the buildings with less than 10 units, 3.8% in buildings with 11 to 17 units and 2.90% in buildings with 18 or more units, as summarized below.

No of Units in Parcels	# of Included PARCELS	# of Included UNITS	VACANCY RATE
6 - 10 Unit Parcels	38	276	**3.26%**
11 - 17 Unit Parcels	12	158	**3.80%**
18+ Unit Parcels	14	1069	**2.90%**
TOTAL	**64**	**1503**	**3.06%**

Table 3: *Vacancy Rate Analysis by Parcels and Units* provides an analysis of vacancy rates for parcels and units included in the study, as well as a breakdown of parcels and units that are under renovation, excluded or exempt grouped by number of units. A total of 50 parcels (78.13% of the parcels included in the study) and 1094 units (72.79% of the units included in the study) had a vacancy rate of less than 5%. Within this subgroup, 43 parcels with 650 units had a 0% vacancy rate. Map 2 – *Median Household Income* provides an overview of these parcels with less than 5% vacancy rate correlated with median household income of the census tracts in which they are located. The map shows that the majority of these parcels are in areas where the median income is between $30,000 and $65,000.

In addition to the detailed summaries of our findings appended to the report and described above, we thought it important to include some anecdotal information regarding housing vacancies in the Village from our conversations with people mentioned above as well as those we spoke with on the phone or during the site visits.

At our meeting with Marilyn Geraldo, who runs the Village's Section 8 program, we learned that there are very few vacancies in buildings where the program has historically placed Section 8 recipients. In a typical month, where 60 applicants may be given a voucher, usually only a few of them will be able to find housing within the village of Ossining. People often wound up in apartments in other parts of Westchester or in southern Connecticut. In a conversation with a local owner of several properties, he indicated that the 6, 8 or 10unit buildings in the area were more likely to be fully occupied than the larger buildings. This

information is corroborated by our study, which finds that 84% of the 6-10 unit parcels have a 0% vacancy rate. (Table 3).

During the on-site survey, a mailman said that vacancies were rare in the Village. In some properties, tenants said people stayed a long time in their apartments. Tenants in other properties thought turnover was high, but that through word of mouth the vacancies were filled quickly. During the phone survey, a few small property owners said that demand was very high and they hadn't had many vacancies; when they did, it took a short time to fill them.

Conclusion

In conclusion, the CCCE Housing Vacancy Analysis conducted at the end of June and early July, 2018 found a vacancy rate of 3.06% for the properties built before 1974 and containing at least 6 units as described above. Pursuant to the NYS Emergency Tenant Protection Act, because the vacancy rate for these properties is less than 5%, they are eligible for the Village to consider declaring a housing emergency.

TABLE 1 - VACANCY RATE ANALYSIS RESULTS- THE VILLAGE OF OSSINING 2018

PARCEL NO	PARCEL ID	YEAR BUILT	BUILDING ADDRESS	OWNER NAME	CERTIFIED LETTER STATUS	MAIL SURVEY RESPONSE	PHONE SURVEY RESPONSE	ON SITE SURVEY	TOTAL UNITS (Tax Assessor)	VACANT UNITS AVAILABLE FOR RENT	TOTAL UNITS INCLUDED IN STUDY	VACANCY RATE	DISCREPANCY BETWEEN TAX ASSESSOR INFO, OWNER RESPONSE &/OR SITE OBSERVATION	EXPLANATION FOR DECISIONS REGARDING DISCREPANCIES
1	89.16-2-64	1932	**59 FERRIS PL**	FERRIS HILL LLC	Returned to sender (letter resent)	**NO**	Yes	6/27/18	**10**	**0**	**9**	**0.00%**	1 unit under repair	Units under renovation are not available for rent. Therefore, one unit taken out of total units/building as well as vacancies reported.
2	89.16-1-93	1890	**69 DALE AVE**	CONTE REALTY LLC	Delivered	**NO**	No	6/27/18	**7**	**0**	**7**	**0.00%**		
3	89.15-2-1	1974	**40 NORTH HIGHLAND AVE**	CORTLANDT FEE I LLC	Delivered	**YES**	Yes	6/27/18	**182**	**14**	**182**	**7.69%**	Owner says 184 Units; claims buildings got C. of O in 1976	Bldg Department records show 1974 as year built.
4	89.16-2-88	1860	**135 CROTON AVE**	SHERWOOD FEE I LLC	Delivered	**YES**	Yes	6/27/18	**6**	**2**	**5**	**40.00%**	One unit observed to be under renovation during site visit.	Therefore, one unit deducted from total units/building as well as reported vacancies.
5	89.16-3-80	1931	**139 CROTON AVE**	CALANDRELLO, MICHAEL	Delivered	**YES**	Yes	6/27/18	**9**	**0**	**9**	**0.00%**		
6	89.15-4-20	1928	**91-93 NORTH MALCOLM ST**	91-93 NO MALCOLM ST LLC	Delivered	**YES**	Yes	6/27/18	**16**	**0**	**16**	**0.00%**		
7	89.15-4-88	1920	**34 SNOWDEN AVE**	PAPADOPOULOS, DEMETRIOS	Delivered	**NO**	No	6/27/18	**6**	**0**	**6**	**0.00%**		
8	89.15-2-56	1902	**47 YALE AVE**	SULTANIK, JOHNNIE	Other	**NO**	No	6/20/18	**6**				Could not reach via mail or phone. No conclusive site observations	**EXCLUDE**
9	89.16-1-53	1910	**97 CROTON AVE**	97 CROTON AVENUE LLC	Delivered	**NO**	No	6/27/18	**6**	**0**	**6**	**0.00%**	Person we spoke to did not give definitive response. Left more messages but owner did not call back.	
10	89.15-3-39	1896	**7-9 TODD PL**	PEREIRA, ANTONIO S	Delivered	**NO**	Yes	6/27/18	**8**	**0**	**8**	**0.00%**	Owner says only 4 units on property.	8 Units per Bldgs Dept records. 6 in main bldg, 2 in garden building.
11	89.15-3-53	1916	**26 YALE AVE**	DIROSA, MARISA	Not Picked Up	**NO**	No	6/20/18	**8**	**0**	**8**	**0.00%**		
12	89.15-2-64	1895	**80 NORTH HIGHLAND AVE**	ZAPATA MANAGEMENT LLC	Delivered	**YES**	Yes	6/20/18	**6**	**0**	**4**	**0.00%**	Both reported vacant units are being remodelled.	Therefore, 2 units deducted from total units as well as reported vacancies.

PARCEL NO	PARCEL ID	YEAR BUILT	BUILDING ADDRESS	OWNER NAME	CERTIFIED LETTER STATUS	MAIL SURVEY RESPONSE	PHONE SURVEY RESPONSE	ON SITE SURVEY	TOTAL UNITS (Tax Assessor)	VACANT UNITS AVAILABLE FOR RENT	TOTAL UNITS INCLUDED IN STUDY	VACANCY RATE	DISCREPANCY BETWEEN TAX ASSESSOR INFO, OWNER RESPONSE &/OR SITE OBSERVATION	EXPLANATION FOR DECISIONS REGARDING DISCREPANCIES
13	89.19-1-72	1862	49 AQUEDUCT ST	JF REALTY OF CROTON INC	Delivered	YES	Yes	6/27/18	8	0	8	0.00%		
14	89.19-2-12	1880	69 CROTON AVE	GIUSTI , SANDRO	Delivered	NO	Yes	6/20/18	6	0	6	0.00%	Owner says 5 units	6 units per Bldg Dept records.
15	89.19-1-50	1837	24-26 ANN ST	INTERFAITH COUNCIL FOR ACTION	Delivered	YES	Yes	6/27/18	10	0	10	0.00%		
16	89.19-1-68	1922	33 AQUEDUCT ST	BARRERA , ONIAS	Not Picked Up	NO	Yes	6/27/18	6	0	6	0.00%	Owner says 5 units	Tax assessor's no. of units (6) matched site observations. 6 units per Bldg Dept records.
17	89.19-2-77	1910	60-62 NORTH HIGHLAND AVE	A J INDUSI REALTY INC	Delivered	NO	No	6/20/18	6	0	6	0.00%		
18	89.19-2-18	1962	70 CROTON AVE	CLINTON TERRACE LP	Delivered	YES	Yes	6/20/18	105	2	105	1.90%	Management Company says that there are 99 rentable apartments and 1 apartment for Super. The rest of the units shown in the Tax Assessor's numbers are for cell towers and a laundry room.	Using Tax Assessor's total unit count.
19	89.19-2-73	1910	48 NORTH HIGHLAND AVE	48 NORTH HIGHLAND AVENUE LLC	Not Picked Up	NO	Yes	6/20/18	6	0	6	0.00%		
20	90.17-2-53	1900	21 OSAGE DR	VITELLIO, MODESTINO	Delivered	NO	No	7/3/18	11	0	11	0.00%		
21	89.19-2-21	1932	66-68 CROTON AVE	MONTE KALFA CORP	Other	YES	Yes	6/20/18	94	6	94	6.38%		
22	89.19-2-50	1928	22-24 CROTON AVE	26 YALE ASSOCIATES LLC	Delivered	YES	Yes	6/20/18	10	1	10	10.00%		
23	89.19-2-43	1890	2 CROTON AVE	CROTON 2-4 LLC	Delivered	NO	Yes	6/20/18	7	0	7	0.00%		
24	89.19-5-49	1920	72-74 BROADWAY	LUCIA DEVELOPMENT CORP	Delivered	NO	Yes	6/20/18	7	0	7	0.00%	Owner said that he pays taxes for 7 units but there are actually 6 units.	Used tax assessor's unit count (7) and 0 vacancy as owner never gave definitive response.
25	89.19-4-11	1900	205 MAIN ST	ZAVARELLA, ANTHONY	Delivered	NO	Yes	6/20/18	6				Owner says that property is sold or being sold. Appeared vacant.	EXCLUDE

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26	89.19-5-60	1902	**5 BRANDRETH ST**	5 BRANDRETH ST LLC	Delivered	**NO**	Yes	6/20/18	**10**	**0**	**10**	**0.00%**		
27	89.19-3-47	1930	**25 SOUTH HIGHLAND AVE**	SCHIAVO, JAMES R	Delivered	**NO**	Yes	6/20/18	**7**	**2**	**7**	**28.57%**	Owner says that conversion to rental units received C. of O. in the 1980s.	Per Bldgs Dept. C. of O. 10/16/1963 for professional offices and apartments. Using Tax Assessor's reported total number of units.
28	89.19-6-11	1890	**107-113 MAIN ST**	107-113 PROPERTY MNGMNT CORP	Delivered	**YES**	Yes	6/20/18	**8**	**0**	**8**	**0.00%**		
29	89.19-6-17	1922	**89 MAIN ST**	HECNA LLC	Delivered	**NO**	No	6/27/18	**11**	**0**	**11**	**0.00%**	Super reported 25 furnished rooms.	
30	89.20-3-42	1929	**9 WOLDEN RD**	WOLDEN ROAD ASSOCIATES LLC	Delivered*	**YES**	No	7/3/18	**11**	**1**	**11**	**9.09%**		
31	89.19-4-84	1895	**45-47 SPRING ST**	45-47 SPRING ST CORP	Delivered	**NO**	Yes	7/3/18	**12**	**0**	**12**	**0.00%**		
32	97.08-1-1	1920	**17 WOLDEN RD**	MAZZACONE , RALPH	Not Picked Up	**YES**	Yes	7/3/18	**12**	**1**	**12**	**8.33%**		
33	89.19-4-68	1940	**40 SOUTH HIGHLAND AVE**	40 SOUTH HIGHLAND AVE LLC	Delivered	**YES**	No	7/3/18	**26**	**2**	**26**	**7.69%**		
34	89.19-6-25	1905	**37 MAIN ST**	CALDERON , VICTOR	Delivered	**NO**	Yes	7/3/18	**7**	**0**	**7**	**0.00%**		
35	97.07-2-12	1900	**26 STATE ST**	ALVAREZ, SEGUNDO	Delivered	**NO**	No	7/3/18	**8**	**0**	**8**	**0.00%**		
36	97.07-6-2	1850	**8-8.5 EMWILTON PL**	DIMITRIOU, ZACHARY	Delivered	**NO**	No	7/3/18	**15**	**0**	**15**	**0.00%**	Super reports 14 Units	
37	97.07-6-1	1965	**43 SOUTH HIGHLAND AVE**	43 SOUTH HIGHLAND LLC	Delivered	**NO**	Yes	7/3/18	**25**	**1**	**25**	**4.00%**		
38	97.07-3-18	1892	**16 CROTON ST**	MV-16 CROTON STREET LLC	Delivered	**NO**	Yes	7/3/18	**6**	**0**	**6**	**0.00%**		
39	97.07-6-9	1967	**38- 1/2 WOLDEN RD**	AUDUBON FEE I LLC	Delivered	**YES**	Yes	7/3/18	**73**	**2**	**69**	**2.90%**	Management Company says 75 Units. Management did not respond to several messages left regarding renovation/repairs.	Site observations indicate a possibility that 4 - 5 units are being renovated on this parcel. Therefore, 4 units were deducted from the total number of units and from the reported vacancies.
40	97.07-3-23	1925	**26 CROTON ST**	MSQ APTS LLC	Delivered	**NO**	No	7/3/18	**6**	**0**	**6**	**0.00%**	Manager says he returned survey but we did not receive it.	

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41	97.07-3-46	1965	**56 SOUTH HIGHLAND AVE**	56 SOUTH HIGHLAND AVE LLC	Delivered*	**YES**	No	7/3/18	**16**	**2**	**16**	**12.50%**		
42	97.07-4-6	1875	**138 SPRING ST**	OSSINING HOUSING PARTNER1	Delivered*	**YES**	Yes	6/20/18	**7**	**0**	**7**	**0.00%**		
43	97.07-6-61.1	1900	**12 LINCOLN PL**	PJB EQUITIES INC	Delivered	**YES**	Yes	6/20/18	**12**	**1**	**12**	**8.33%**	Owner says 10 Units	
44	97.07-4-8	1880	**20-22 BROAD AVE**	USA MARKETING GROUP INC	Delivered	**YES**	Yes	6/20/18	**10**	**1**	**10**	**10.00%**		
45	97.07-2-21	1964	**15 JAMES ST**	15-16 JAMES STREET LLC	Delivered	**YES**	Yes	7/3/18	**34**	**1**	**34**	**2.94%**		
46	97.07-4-46	1920	**40 JAMES ST**	OSSINING HOUSING PARTNER2	Delivered*	**YES**	Yes	6/20/18	**12**	**1**	**12**	**8.33%**		
47	97.07-2-22	1964	**16 JAMES ST**	15-16 JAMES STREET LLC	Delivered*	**YES**	Yes	7/3/18	**32**	**1**	**32**	**3.13%**	Owner says 33 Units	
48	97.07-7-38	1928	**79 SOUTH HIGHLAND AVE**	NAD REALTY OF WESTCHESTER LLC	Insufficient Address	**NO**	Yes	6/20/18	**24**	**0**	**24**	**0.00%**	Owner says 25 units	
49	97.07-5-6	1900	**8-14 WILLIAM ST**	JONAH ESTATES LLC	Other	**NO**	No	6/20/18	**8**	**0**	**8**	**0.00%**		Not able to reach owner by mail or phone call. However, decision made based on site observations.
50	97.07-5-47	1920	**13-15 EDWARD ST**	INTERFAITH COUNCIL FOR ACTION	Delivered*	**YES**	Yes	7/3/18	**6**	**2**	**6**	**33.33%**		
51	97.07-5-46	1920	**17-19 EDWARD ST**	USA MARKETING GROUP INC	Delivered*	**YES**	Yes	7/3/18	**6**	**1**	**6**	**16.67%**		
52	97.07-5-90	1890	**19 HAMILTON AVE**	OSSINING HOUSING PARTNER2	Delivered*	**YES**	Yes	6/20/18	**6**	**0**	**6**	**0.00%**		
53	97.07-2-45	1880	**26 HAMILTON AVE**	SAMPAIO, JOAO	Delivered	**NO**	No	6/20/18	**7**	**0**	**7**	**0.00%**		7 units per Bldg Dept
54	97.07-7-24	1949	**81-89 SOUTH HIGHLAND AVE**	BIRCH BROOK MANOR INC	Delivered	**YES**	Yes	6/20/18	**79**	**1**	**79**	**1.27%**		
55	97.07-5-36	1900	**15 EVERETT AVE**	BORGES, JOSEPH S	Delivered	**NO**	No	6/20/18	**8**	**0**	**8**	**0.00%**		8 Units per Bldg Dept.
56	97.07-5-67	1900	**77 STATE ST**	77 STATE STREET LLC	Delivered	**NO**	No	6/20/18	**16**	**0**	**16**	**0.00%**		
57	97.07-5-79	1890	**76 STATE ST**	SLEEKTECH PROPERTIES LLC	Not Picked Up	**NO**	Yes	6/20/18	**9**	**0**	**9**	**0.00%**	Owner says 10 units	
58	97.07-1-66	1940	**96 HUNTER ST**	HUDSON SHORES REALTY CORP	Delivered	**NO**	No	6/20/18	**6**	**0**	**6**	**0.00%**		

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59	97.11-1-54	1904	216 SPRING ST	GALINDO, BRAULIO E	Not Picked Up	NO	Yes	6/20/18	6	0	6	0.00%	Owner says 5 units, no vacancy	6 units per Bldgs Dept.
60	97.11-1-80	1890	6 SOUTH ST	VILLA , CLAUDIO	Not Picked Up	NO	No	6/20/18	7	0	7	0.00%		
61	97.11-4-32	1960	123-125 SOUTH HIGHLAND AVE	HIGHLAND TERRACE OWNERS CORP	Delivered	NO	Yes	7/3/18	150	0	150	0.00%		
62	97.11-4-61	1928	273 SPRING ST	INTERFAITH COUNCIL FOR ACTION	Delivered*	YES	Yes	7/3/18	17	0	14	0.00%	3 Units being repaired/remodeled	3 units deducted from total number of units as well as reported vacancies.
63	97.11-4-33	1967	151 SOUTH HIGHLAND AVE	JEFFERSON HOUSE ASSOC LLC	Delivered	YES	Yes	7/3/18	61	0	60	0.00%	1 Unit being repaired/remodeled; Owner says 60 Units	1 unit deducted from total number of units as well as reported vacancies.
64	97.15-3-31.1 97.15-3-31.2 97.15-3-31.3 97.15-3-31.4	1963	98 CHARTER CIR	HIGH MEADOW COOP NO 1	Delivered	NO	Yes	7/3/18	187				Coop not rental; Property includes 4 parcels	EXEMPT
65	97.15-3-33	1965	81 CHARTER CIR	JEFFERSON HOUSE ASSOC LLC	Delivered*	YES	Yes	7/3/18	91	0	89	0.00%	2 Units being repaired/remodeled; Owner says 90 Units	2 units deducted from total number of units as well as reported vacancies.
68	97.15-3-32	1965	71 CHARTER CIR	JEFFERSON HOUSE ASSOC LLC	Delivered*	YES	Yes	7/3/18	107	1	100	1.00%	7 Units being repaired/remodeled; Owner says 106 Units	7 units deducted from total number of units as well as reported vacancies.
69	97.15-1-12	1800	15 HUDSON ST	15 HUDSON LLC	Other	NO	Yes	7/3/18	10	0	10	0.00%		
71	97.15-1-37	1968	16 ROCKLEDGE AVE	SCARBOROUGH MANOR OWNERS	Delivered	NO	Yes	7/3/18	98				Coop not rental	EXEMPT
								TOTAL UNITS (Tax Assessor)	1821	46	1503	TOTAL INCLUDED UNITS		3.06%
										AVAILABLE VACANT UNITS				Total Vacancy rate

NOTE:

1. In Table above, "Delivered*" means that this owner received one letter for multiple properties that s/he own/manage. "Other" means that postal tracking code says "Awaiting Delivery Scan"

2. In Table above, AQUA highlight indicates properties that were excluded for lack of information, GRAY indicates properties that were exempt due to not being a rental property, and GREEN indicates that we were able to reach the property owner/manager either by mail or phone.

3. When the Tax Assessor's reported total number of units per building conflicts with the owner's reported total number of units, the Tax Assessor's number of units are used for our calculations.

4. When a property has vacant rental units that are being repaired/remodeled/renovated so that they are not available in the market, those units are deducted from the property's total number of

5. If the certified letter was delivered to the property owner's address or notice was left but letter was not picked up from Post Office, the property is assumed to NOT have any vacancy. The letter clearly says that non-response would be taken to mean that there is no vacancy.

TABLE 2 - VACANCY STATUS OF PARCELS GROUPED BY NUMBER OF UNITS - VILLAGE OF OSSINING 2018

TABLE 2A: VACANCY RATE FOR 6 - 10 UNIT PARCELS

PARCEL NO. ON MAP	PARCEL ID	PARCEL ADDRESS	OWNER NAME	LIVING UNITS	Vacant units	Total units included in study	% vacant
4	89.16-2-88	135 CROTON AVE	SHERWOOD FEE I LLC	6	2	5	40.00%
7	89.15-4-88	34 SNOWDEN AVE	PAPADOPOULOS, DEMETRIOS	6	0	6	0.00%
8	89.15-2-56	47 YALE AVE	SULTANIK, JOHNNIE	6			Exclude
9	89.16-1-53	97 CROTON AVE	97 CROTON AVENUE LLC	6	0	6	0.00%
12	89.15-2-64	80 NORTH HIGHLAND AVE	ZAPATA MANAGEMENT LLC	6	0	4	0.00%
14	89.19-2-12	69 CROTON AVE	GIUSTI , SANDRO	6	0	6	0.00%
16	89.19-1-68	33 AQUEDUCT ST	BARRERA , ONIAS	6	0	6	0.00%
17	89.19-2-77	60-62 NORTH HIGHLAND AVE	A J INDUSI REALTY INC	6	0	6	0.00%
19	89.19-2-73	48 NORTH HIGHLAND AVE	48 NORTH HIGHLAND AVENUE LLC	6	0	6	0.00%
25	89.19-4-11	205 MAIN ST	ZAVARELLA, ANTHONY	6			Exclude
38	97.07-3-18	16 CROTON ST	MV-16 CROTON STREET LLC	6	0	6	0.00%
40	97.07-3-23	26 CROTON ST	MSQ APTS LLC	6	0	6	0.00%
50	97.07-5-47	13-15 EDWARD ST	INTERFAITH COUNCIL FOR ACTION	6	2	6	33.33%
51	97.07-5-46	17-19 EDWARD ST	USA MARKETING GROUP INC	6	1	6	16.67%
52	97.07-5-90	19 HAMILTON AVE	OSSINING HOUSING PARTNER2	6	0	6	0.00%
58	97.07-1-66	96 HUNTER ST	HUDSON SHORES REALTY CORP	6	0	6	0.00%
59	97.11-1-54	216 SPRING ST	GALINDO, BRAULIO E	6	0	6	0.00%
2	89.16-1-93	69 DALE AVE	CONTE REALTY LLC	7	0	7	0.00%
23	89.19-2-43	2 CROTON AVE	CROTON 2-4 LLC	7	0	7	0.00%
24	89.19-5-49	72-74 BROADWAY	LUCIA DEVELOPMENT CORP	7	0	7	0.00%
27	89.19-3-47	25 SOUTH HIGHLAND AVE	SCHIAVO, JAMES R	7	2	7	28.57%
34	89.19-6-25	37 MAIN ST	CALDERON , VICTOR	7	0	7	0.00%
42	97.07-4-6	138 SPRING ST	OSSINING HOUSING PARTNER1	7	0	7	0.00%
53	97.07-2-45	26 HAMILTON AVE	SAMPAIO, JOAO	7	0	7	0.00%
60	97.11-1-80	6 SOUTH ST	VILLA , CLAUDIO	7	0	7	0.00%
10	89.15-3-39	7-9 TODD PL	PEREIRA, ANTONIO S	8	0	8	0.00%
11	89.15-3-53	26 YALE AVE	DIROSA, MARISA	8	0	8	0.00%
13	89.19-1-72	49 AQUEDUCT ST	JF REALTY OF CROTON INC	8	0	8	0.00%
28	89.19-6-11	107-113 MAIN ST	107-113 PROPERTY MNGMNT CORP	8	0	8	0.00%
35	97.07-2-12	26 STATE ST	ALVAREZ, SEGUNDO	8	0	8	0.00%
49	97.07-5-6	8-14 WILLIAM ST	JONAH ESTATES LLC	8	0	8	0.00%
55	97.07-5-36	15 EVERETT AVE	BORGES, JOSEPH S	8	0	8	0.00%
5	89.16-3-80	139 CROTON AVE	CALANDRELLO, MICHAEL	9	0	9	0.00%
57	97.07-5-79	76 STATE ST	SLEEKTECH PROPERTIES LLC	9	0	9	0.00%
1	89.16-2-64	59 FERRIS PL	FERRIS HILL LLC	10	0	9	0.00%
15	89.19-1-50	24-26 ANN ST	INTERFAITH COUNCIL FOR ACTION	10	0	10	0.00%
22	89.19-2-50	22-24 CROTON AVE	26 YALE ASSOCIATES LLC	10	1	10	10.00%
26	89.19-5-60	5 BRANDRETH ST	5 BRANDRETH ST LLC	10	0	10	0.00%
44	97.07-4-8	20-22 BROAD AVE	USA MARKETING GROUP INC	10	1	10	10.00%
69	97.15-1-12	15 HUDSON ST	15 HUDSON LLC	10	0	10	0.00%
TOTAL UNITS IN 6 - 10 UNIT PARCELS *(40 Parcels)*				292	9	276	3.26%

Vacancy Rate for 6-10 Unit Bldgs

TABLE 2B: VACANCY RATE FOR 11 - 17 UNIT PARCELS

PARCEL NO. ON MAP	PARCEL ID	BUILDING ADDRESS	OWNER NAME	LIVING UNITS	Vacant units	Total units included in study	% vacant
20	90.17-2-53	21 OSAGE DR	VITELLIO, MODESTINO	11	0	11	0.00%
29	89.19-6-17	89 MAIN ST	HECNA LLC	11	0	11	0.00%
30	89.20-3-42	9 WOLDEN RD	WOLDEN ROAD ASSOCIATES LLC	11	1	11	9.09%
31	89.19-4-84	45-47 SPRING ST	45-47 SPRING ST CORP	12	0	12	0.00%
32	97.08-1-1	17 WOLDEN RD	MAZZACONE , RALPH	12	1	12	8.33%
43	97.07-6-61.1	12 LINCOLN PL	PJB EQUITIES INC	12	1	12	8.33%
46	97.07-4-46	40 JAMES ST	OSSINING HOUSING PARTNER2	12	1	12	8.33%
36	97.07-6-2	8-8.5 EMWILTON PL	DIMITRIOU, ZACHARY	15	0	15	0.00%
6	89.15-4-20	91-93 NORTH MALCOLM ST	91-93 NO MALCOLM ST LLC	16	0	16	0.00%
41	97.07-3-46	56 SOUTH HIGHLAND AVE	56 SOUTH HIGHLAND AVE LLC	16	2	16	12.50%
56	97.07-5-67	77 STATE ST	77 STATE STREET LLC	16	0	16	0.00%
62	97.11-4-61	273 SPRING ST	INTERFAITH COUNCIL FOR ACTION	17	0	14	0.00%
TOTAL UNITS IN 11 - 17 UNIT PARCELS *(12 Parcels)*				161	6	158	3.80%

Vacancy Rate for 11-17 Unit Bldgs

TABLE 2C: VACANCY RATE FOR 18+ UNIT PARCELS

PARCEL NO. ON MAP	PARCEL ID	BUILDING ADDRESS	OWNER NAME	LIVING UNITS	Vacant units	Total units included in study	% vacant
37	97.07-6-1	43 SOUTH HIGHLAND AVE	43 SOUTH HIGHLAND LLC	25	1	25	4.00%
48	97.07-7-38	79 SOUTH HIGHLAND AVE	NAD REALTY OF WESTCHESTER LLC	24	0	24	0.00%
33	89.19-4-68	40 SOUTH HIGHLAND AVE	40 SOUTH HIGHLAND AVE LLC	26	2	26	7.69%
47	97.07-2-22	16 JAMES ST	15-16 JAMES STREET LLC	32	1	32	3.13%
45	97.07-2-21	15 JAMES ST	15-16 JAMES STREET LLC	34	1	34	2.94%
63	97.11-4-33	151 SOUTH HIGHLAND AVE	JEFFERSON HOUSE ASSOC LLC	61	0	60	0.00%
39	97.07-6-9	38- 1/2 WOLDEN RD	AUDUBON FEE I LLC	73	2	69	2.90%
54	97.07-7-24	81-89 SOUTH HIGHLAND AVE	BIRCH BROOK MANOR INC	79	1	79	1.27%
65	97.15-3-33	81 CHARTER CIR	JEFFERSON HOUSE ASSOC LLC	91	0	89	0.00%
21	89.19-2-21	66-68 CROTON AVE	MONTE KALFA CORP	94	6	94	6.38%
71	97.15-1-37	16 ROCKLEDGE AVE	SCARBOROUGH MANOR OWNERS	98			Exempt
18	89.19-2-18	70 CROTON AVE	CLINTON TERRACE LP	105	2	105	1.90%
68	97.15-3-32	71 CHARTER CIR	JEFFERSON HOUSE ASSOC LLC	107	1	100	1.00%
61	97.11-4-32	123-125 SOUTH HIGHLAND AVE	HIGHLAND TERRACE OWNERS CORP	150	0	150	0.00%
3	89.15-2-1	40 NORTH HIGHLAND AVE	CORTLANDT FEE I LLC	182	14	182	7.69%
64	97.15-3-31.1 97.15-3-31.2 97.15-3-31.3 97.15-3-31.4	98 CHARTER CIR	HIGH MEADOW COOP NO 1	187			Exempt
TOTAL UNITS IN 18+ UNIT PARCELS *(19 Parcels)*				1368	31	1069	2.90%

Vacancy Rate for 18+ Unit Bldgs

TOTAL UNITS IN PARCELS 1821	46 VACANT UNITS	1503 TOTAL INCLUDED UNITS	3.06%	OVERALL VACANCY RATE

TABLE 3: VACANCY RATE ANALYSIS BY PARCELS AND UNITS - VILLAGE OF OSSINING 2018

TABLE 3A: Number of UNITS in Parcels grouped by size and Vacancy rate

Vacancy Status	6-10 units		11-17 units		18 or more		Total Included Units	Percent Included units
0 vacancy	232	84%	95	60%	323	30%	650	43.25%
Less than 5% vacancy	0	0%	0	0%	444	42%	444	29.54%
Total units with LESS THAN 5% VACANCY	232	84%	95	60%	767	72%	1094	72.79%
More than 5% vacancy	44	16%	63	40%	302	28%	409	27.21%
Total units INCLUDED IN STUDY	276	100%	158	100%	1069	100%	1503	100%
Percent of total units INCLUDED IN STUDY	18.36%		10.51%		71.12%		100%	

TABLE 3B: Number of PARCELS grouped by size and Vacancy rate

Vacancy Status	6-10 units		11-17 units		18 or more		Total Included Parcels	Percent Included Parcels
0 vacancy	32	84%	7	58%	4	29%	43	67.19%
Less than 5% vacancy	0	0%	0	0%	7	50%	7	10.94%
Total parcels with LESS THAN 5% VACANCY	32	84%	7	58%	11	79%	50	78.13%
More than 5% vacancy	6	16%	5	42%	3	21%	14	21.88%
Total Parcels INCLUDED IN STUDY	38	100%	12	100%	14	100%	64	100%
Percent of total Parcels INCLUDED IN STUDY	59.38%		18.75%		21.88%		100%	

TABLE 3C: PARCELS and UNITS under renovation, excluded or exempt								
PARCELS and UNITS	6-10 units		11-17 units		18 or more		Total	
	Parcels	Units	Parcels	Units	Parcels	Units	Parcels	Units
Included in study	38	276	12	158	14	1069	64	1503
*Units under repair/renovation**		*4*		*3*		*14*		*21*
Excluded or Exempt	2	12	0	0	5	285	7	297
Total	40	292	12	161	19	1368	71	1821

*** These units are in parcels that are included in the study. Units under renovation are not available for rent, and therefore, were removed from the total count of included units.**

TABLE 3D: PARCELS and UNITS grouped by NUMBER OF UNITS

6 - 10 UNIT PARCELS

Number of Units in Parcels	# Total Parcels	# Total DUs	Excluded or Exempt parcels	DUs in Excluded or Exempt parcels	Parcels with DUs under repair/renovation	DUs under repair/renovation
6-unit	17	102	2	12	2	3
7-unit	8	56	0	0	0	0
8-unit	7	56	0	0	0	0
9-unit	2	18	0	0	0	0
10-unit	6	60	0	0	1	1
TOTAL	**40**	**292**	**2**	**12**	**3**	**4**

11 - 17 UNIT PARCELS

Number of Units in Parcels	# Total Parcels	# Total DUs	Excluded or Exempt parcels	DUs in Excluded or Exempt parcels	Parcels with DUs under repair/renovation	DUs under repair/renovation
11 units	3	33	0	0	0	0
12 units	4	48	0	0	0	0
15 units	1	15	0	0	0	0
16 units	3	48	0	0	0	0
17 units	1	17	0	0	1	3
TOTAL	**12**	**161**	**0**	**0**	**1**	**3**

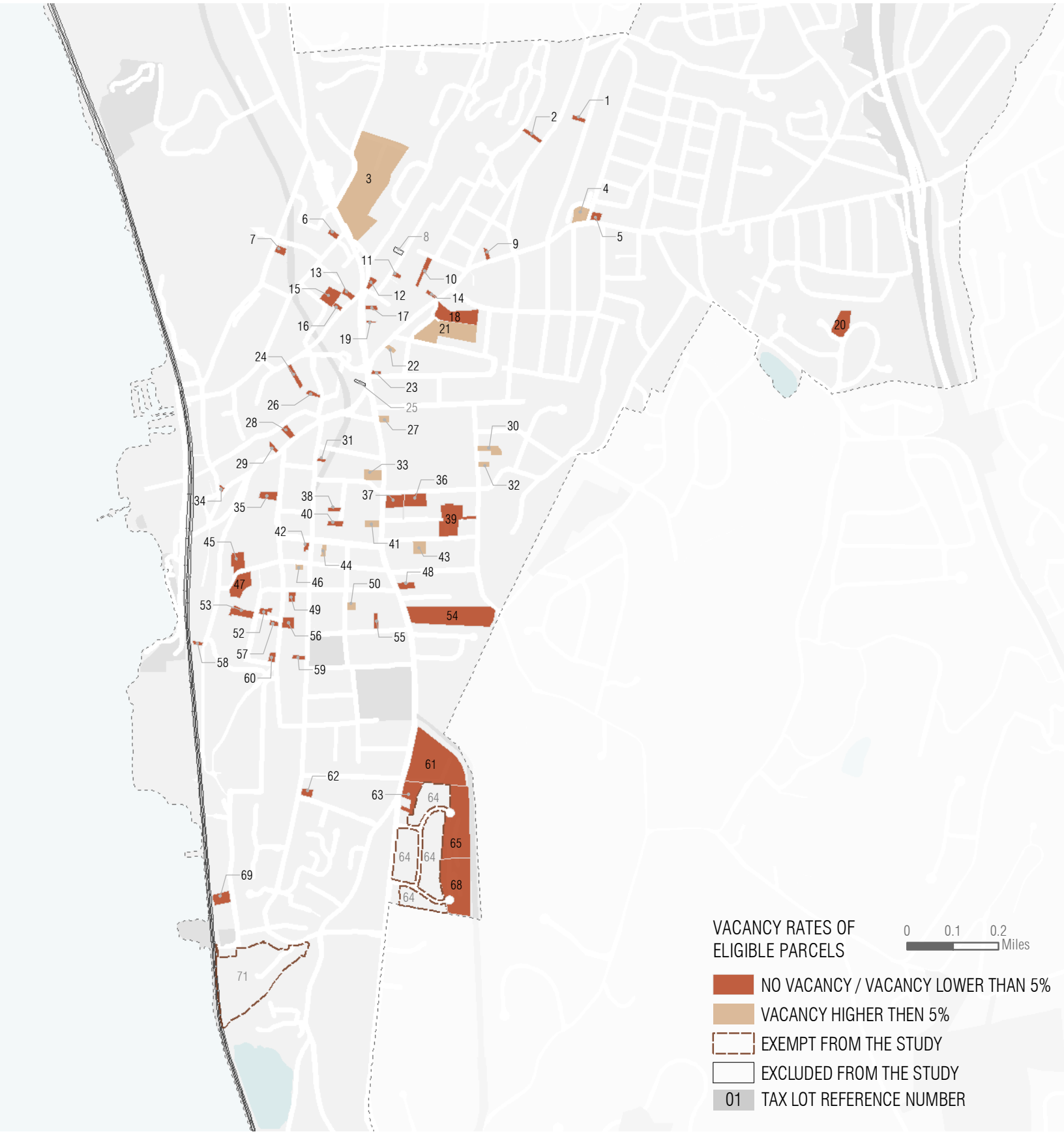
18+ UNIT PARCELS

Number of Units in Parcels	# Total Parcels	# Total DUs	Excluded or Exempt parcels	DUs in Excluded or Exempt parcels	Parcels with DUs under repair/renovation	DUs under repair/renovation
24 - 26 Units	3	75	0	0	0	0
32-34 Units	2	66	0	0	0	0
61-79 Units	3	213	0	0	2	5
91 - 98 Units	3	283	1	98	1	2
105 - 187 Units	8	731	4	187	1	7
TOTAL	**19**	**1368**	**5**	**285**	**4**	**14**

VACANCY STUDY RESULTS - MAP 1

THE VILLAGE OF OSSINING

COLLECTIVE FOR COMMUNITY, CULTURE AND ENVIRONMENT



Sources: Collective (Study Results), Town of Ossining (Parcel data 2018, Eligible Parcels), Village of Ossining (Boundary), NYS Hydrology, Westchester County (Roads 2013, Metro North 2004, Parks 2014)

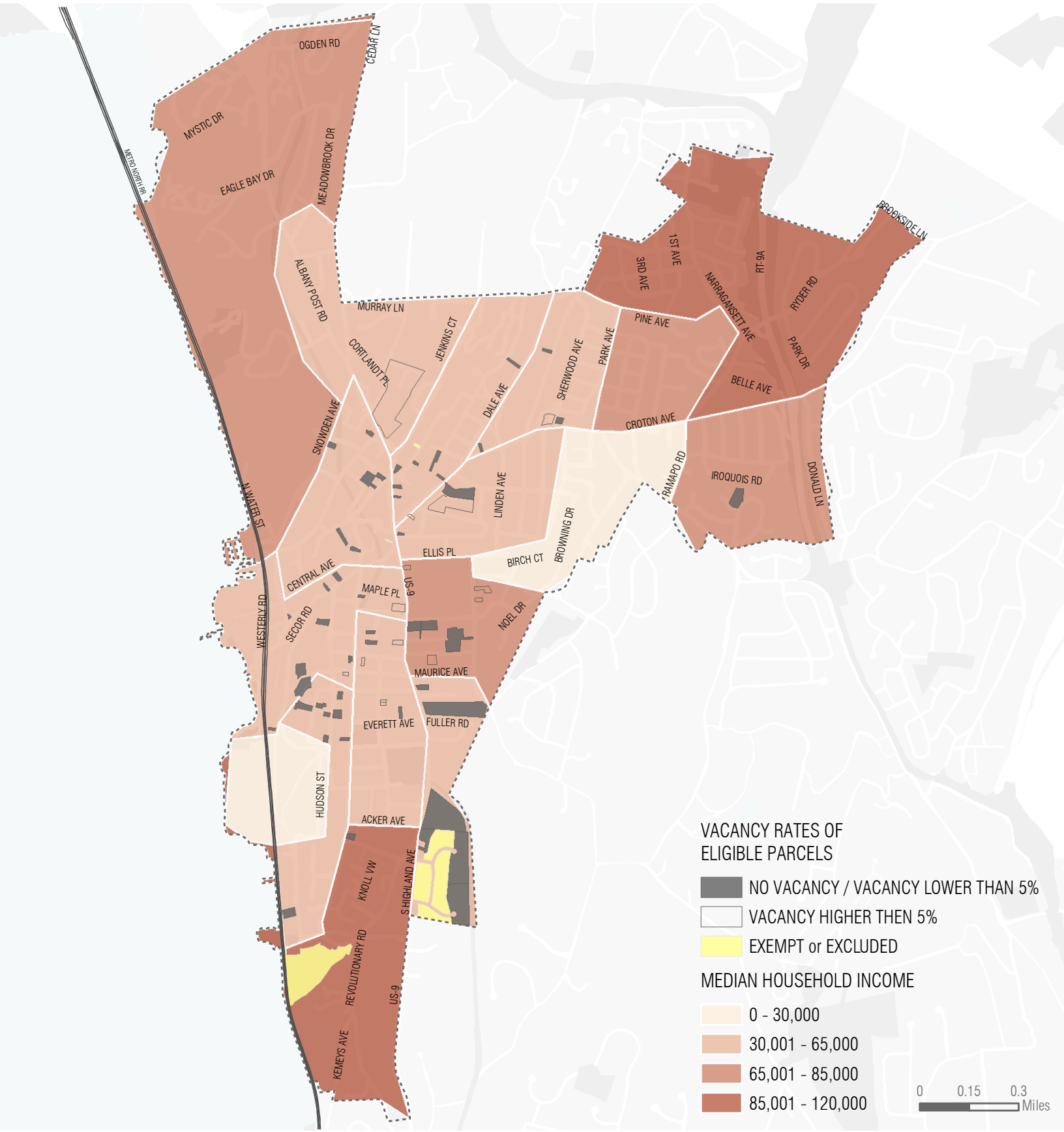
Notes: Mapped tax lot numbers are intended to be used strictly as a reference for the table of surveyed results. Greyed numbers represent lots which are exempt or excluded from this study.

SAVI

MEDIAN HOUSEHOLD INCOME - MAP 2

THE VILLAGE OF OSSINING

COLLECTIVE FOR COMMUNITY, CULTURE AND ENVIRONMENT



Sources: American Community Survey (Median Household Income_2016), Town of Ossining (Parcel data 2018), Village of Ossining (Boundary), NYS Hydrology, Westchester County (Roads 2013, Metro North 2004, Parks 2014)

Notes: Median household income for the entire Village of Ossining, according to the 2012-2016 ACS 5-year estimates, is $62,917.

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