

Testimony of Zeltzyn Sanchez
Before the Village of Port Chester Board of Trustees
Regarding the Draft Scoping Document for the Form-Based Rezoning of Port Chester
October 15, 2018

Good evening.

My name is Zeltzyn Sanchez and I live at 22 Cottage St. I'm standing for responsible development as a member of the Sustainable Port Chester Alliance.

In the part of the environmental assessment form asking whether the "proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing," planners have noted that a "moderate to large impact may occur."

This sanitized planning language makes it easy to just check off that box, but let's talk about what it really means. It means that there is a good chance that working families living in Port Chester and struggling to make ends meet will lose their homes as a result of this rezoning. We are talking about people's lives here. When we talk about it, it seems like we won't see the affects now but rather in a faraway future where things will hopefully fall into place for everyone.

The Draft Scoping Document says nothing about analyzing how the rezoning will affect rents or the availability of affordable housing. We are tired of the displacement of working families being an issue that simply isn't taken seriously. Families were displaced by the G&S Waterfront project. Families were displaced from 999 High Street for a project which Starwood never even intended to build. We won't stand by and let more families be displaced by development. We certainly can't stand by and allow the village to fail to even study the issue. We demand that the Draft Generic Environmental Impact Statement (DGEIS) analyze the impacts of the rezoning on affordable housing and the threats of direct and indirect displacement. The analysis should answer questions including but not limited to the following:

1. What will the Village do to protect current Port Chester Residents and minimize the thread of displacement ?
2. How will rents in the market rate housing produced by this rezoning compare with rents at existing housing in the area?
3. How will the rezoning impact rents in the surrounding areas? Please include an estimate of the number of people that will have to leave their current homes as a result of indirect displacement
4. What will be the extent of direct displacement? What existing housing is likely to be torn down or redeveloped and how many people will be affected as a result?
5. Will the rezoning result in the construction of any new affordable housing? For what percentages of AMI will this affordable housing be priced?

What are you going to do to help real people in these complicated times? My aunt and uncle have been living in Port Chester for longer than I have, probably 35 years. My aunt is a housekeeper while my uncle, a new US Citizen, joined a Union. They have 4 kids together and are being kicked out of their current home on Grace Church St unless they start paying \$2,500 /month for rent- which is about \$1,000 extra from what they already pay. They've been looking for a place to live and haven't found anything in their budget. All the new housing in Port Chester is unreasonably expensive

starting at \$3,000 for a studio apt. They're looking to stay in Port Chester and hope to find a home near my cousins schools but this seems like an impossible task. They have until Nov. 1 to move out and if nothing is found here they will have to move out of the Village they love and know. I'd like to remind the Trustees and the public that while the Trustees and some of us may have a comfortable place to live, there are families out there being kicked out and displaced from their hometown on a daily basis.

It's up to you to tell developers coming into our Village to create real affordable housing at rents that working families can afford.