



Why building more housing is good for all of us!

We all know that more and more people want to live in both Sleepy Hollow and Tarrytown—and with good reason. But unless we add to our aging housing stock, only the relatively wealthy will be able to afford the area, driving up housing costs for everyone.

Tarrytown and Sleepy Hollow need more dwellings that occupy small lots and are relatively compact—both multifamily and single-family homes. It makes the most sense to locate them in areas that are already developed. Those areas are in and around the center of town and near the train station and bus lines.

Such housing has many advantages. Here are some.

- It helps stabilize and can even lower rents and the cost of buying a home.
- Less driving happens because people are closer to their destinations. Driving will decrease further if we make our streets safe, attractive, and enjoyable for walking and cycling, and improve bus service, while properly managing parking and not mandating it in new buildings.
- It reduces pressure to construct dwellings on open land in outlying and rural areas, which often involves the destruction of important wildlife habitats. Outlying and rural areas generally require people to drive given the lack of transportation choices. This means far more people commuting through our village and driving over the bridge, spewing exhaust that degrades our community's air quality, making it more dangerous and difficult to walk on our streets, and increasing use of fossil fuels and contributing to climate change.
- Local businesses see increased patronage—particularly if the new residents are in no-car or low-car households, the members of which are more likely to shop locally. (Such households tend to have more disposable income due to the costs associated with owning a vehicle: more than \$9,500/year on average in the case of a new car in 2020, according to the AAA.)
- Tax revenue will grow as businesses thrive and new buildings arise. This reduces taxes for everyone. Relatedly, more people in a smaller area means that the per capita cost of providing services drops markedly. It also results in more efficient use of energy.
- People can reside in the Tarrytowns throughout their life cycle—from childless 20-somethings who need a one-bedroom, to families with kids who want a house, to downsizing seniors who want to stay near their grandchildren, friends, and neighbors.
- New residents bring talents, skills, and ideas, energizing the Tarrytowns in the process.

If you'd like to communicate with *Livable Tarrytowns* or would like to work with us, here's our email address: livabletarrytowns@gmail.com. And here's our website: www.livabletarrytowns.org.