



Alexander Roberts
Executive Director

Friday, September 2, 2016

Mr. Joseph L. Cerretani
Village of Ossining
16 Croton Ave.
Ossining, NY 10562

Re: Ossining Multifamily Vacancy

Dear Mr. Cerretani:

You asked that we do a survey of the vacancy rate in the Village of Ossining for multifamily units of six units or more built prior to 1974 from a list provided by Lynn Brooks-Avni and verified with the online database and reconciled with you by our staff.

My staff made hundreds of calls over a two week-period to the phone numbers provided and performed three days of site visits, hitting all of the 1,197 units that qualify for ETPA (built before 1974). We asked for the vacancy rate for Wednesday, August 3rd as the benchmark. I am pleased to say that we were able to establish vacancy for properties that include 1,165 of the 1,197 eligible units, or more than 97% of the total. We are confident that this represents a good sample on which the board may rely.

We have provided you a spreadsheet that contains the results of our phone calls and visits. We spoke only to landlords or their representatives in our phone calls from the phone numbers given. In cases where there was no answer, or where numbers were disconnected, we sent staff to visit the properties. Our staff established vacancy only by speaking with landlord representatives or superintendents (no tenants) on site.

With this much larger sample than our earlier survey, we found that there were 36 available units on a total of 1,165 units. This indicates a vacancy rate of 3.09%.

For comparison, we looked at the vacancy rate of all residential properties in the fourth quarter of 2015, according to Valassis Lists (from PolicyMap). The vacancy rate for the village for all rental and for-sale homes was 3.28%.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex H. Roberts', is enclosed in a thin black rectangular border.

Alexander H. Roberts
Executive Director

PARID	#	YRBL	Number	Street	SUFFIX	LIV UNIT	Prop Class	Contact First Name	Last Name	Vacant Units as of 8/3/16	Contact Address Information	Phone Number	Daily Notes (Calls made 8/3-8/4), Visits on 8/4, 8/5,8/8							
89.15-2-56	1	1902	47	YALE	AVE	6	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.15-2-64	2	1895	80	NORTH HIGHLAND	AVE	6	411						3-Aug	Not in service	4-Aug	Visited no	5-Aug	Visited	8-Aug	
89.15-3-39	3	1869	7	TODD	PL	8	411						3-Aug	Not in service	4-Aug	Visited no	5-Aug	Visited	8-Aug	
89.15-3-50	4	1865	12	14	YALE	AVE	6	411					3-Aug	Voicemail	4-Aug	Returned c	5-Aug		8-Aug	
89.15-3-53	5	1916	26	YALE	AVE	8	411						3-Aug		4-Aug	Visited	5-Aug		8-Aug	
89.15-3-56	6	1900	36	YALE	AVE	6	411						3-Aug	Not in service	4-Aug	Visited	5-Aug		8-Aug	
89.15-4-20	7	1928	91	93	NORTH MALCOLM	ST	16	411					3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.15-4-55	8	1900	62	NORTH MALCOLM	ST	6	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.15-4-88	9	1920	34	SNOWDEN	AVE	6	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.16-1-49	10	1900	9	DALE	AVE	8	411						3-Aug	Voicemail	4-Aug	Visited	5-Aug		8-Aug	
89.16-1-53	11	1910	97	CROTON	AVE	6	411						3-Aug	Wrong number	4-Aug	Visited	5-Aug		8-Aug	
89.16-1-93	12	1890	69	DALE	AVE	7	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.16-2-64	13	1932	59	FERRIS	PL	10	411						3-Aug	No answer	4-Aug		5-Aug	Visited	8-Aug	
89.16-2-88	14	1860	135	CROTON	AVE	6	411						3-Aug	Call back at 11	4-Aug	Visited	5-Aug		8-Aug	
89.16-3-80	15	1931	139	CROTON	AVE	9	482						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.19-1-50	16	1837	24	29	ANN	ST	10	411					3-Aug	No answer	4-Aug	Visited	5-Aug		8-Aug	
89.19-1-68	17	1922	33	AQUEDUCT	ST	6	411						3-Aug	Voicemail	4-Aug	Visited	5-Aug		8-Aug	
89.19-1-72	18	1862	49	AQUEDUCT	ST	8	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.19-2-12	19	1850	69	CROTON	AVE	6	482						3-Aug	No answer	4-Aug	Visited	5-Aug		8-Aug	
89.19-2-18	20	1962	70	CROTON	AVE	105	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.19-2-21	21	1932	66	68	CROTON	AVE	94	411					3-Aug	No answer	4-Aug		5-Aug	Visited	8-Aug	
89.19-2-43	22	1890	2	CROTON	AVE	7	425						3-Aug	Voicemail	4-Aug	Visited	5-Aug		8-Aug	
89.19-2-73	23	1910	48	NORTH HIGHLAND	AVE	6	411						3-Aug		4-Aug		5-Aug	Visited	8-Aug	
89.19-2-77	24	1910	60	62	NORTH HIGHLAND	AVE	6	482					3-Aug		4-Aug		5-Aug	Visited	8-Aug	
89.19-3-47	25	1930	25	SOUTH HIGHLAND	AVE	7	411						3-Aug	No answer	4-Aug		5-Aug		8-Aug	
89.19-4-11	26	1900	205	MAIN	ST	6	481						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.19-4-68	27	1940	40	SOUTH HIGHLAND	AVE	26	411						3-Aug	Not in service	4-Aug		5-Aug	Visited	8-Aug	
89.19-4-84	28	1865	45	47	SPRING	ST	12	411					3-Aug	Not in service	4-Aug	Visited	5-Aug		8-Aug	
89.19-5-49	29	1920	72	74	BROADWAY	RD	7	411					3-Aug		4-Aug	Visited	5-Aug		8-Aug	
89.19-5-60	30	1902	5	BRANDRETH	ST	10	483						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
89.19-6-11	31	1890	107	113	MAIN	ST	8	481					3-Aug	No answer	4-Aug		5-Aug	visited	8-Aug	
89.19-6-15	32	1960	95	97	MAIN	ST	15	480					3-Aug	Need new number	4-Aug		5-Aug	visited	8-Aug	
89.19-6-17	33	1922	89	MAIN	ST	11	411						3-Aug	Voicemail	4-Aug		5-Aug	visited	8-Aug	
89.19-6-25	34	1905	37	MAIN	ST	7	411						3-Aug		4-Aug		5-Aug	visited	8-Aug	
89.20-3-42	35	1900	9	WOLDEN	RD	11	411						3-Aug	Not in service	4-Aug		5-Aug		8-Aug	
90.17-2-53	36	1900	21	OSAGE	DR	11	411						3-Aug	Not in service	4-Aug		5-Aug		8-Aug	
97.07-2-12	37	1900	26	STATE	ST	8	411						3-Aug		4-Aug		5-Aug		8-Aug	
97.07-2-21	38	1964	15	JAMES	ST	34	411						3-Aug	No answer	4-Aug		5-Aug		8-Aug	
97.07-2-22	39	1964	16	JAMES	ST	32	411						3-Aug	Voicemail	4-Aug		5-Aug		8-Aug	
97.07-2-45	40	1880	26	HAMILTON	AVE	7	411						3-Aug	Not in service	4-Aug		5-Aug		8-Aug	
97.07-3-18	41	1892	16	CROTON	ST	6	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.07-3-23	42	1925	26	CROTON	ST	6	411						3-Aug	Voicemail	4-Aug		5-Aug	Visited	8-Aug	
97.07-3-46	43	1965	56	SOUTH HIGHLAND	AVE	16	411						3-Aug	Not in service	4-Aug		5-Aug	Visited	8-Aug	
97.07-4-8	44	1880	20	22	BROAD	AVE	10	411					3-Aug		4-Aug		5-Aug		8-Aug	
97.07-5-36	45	1900	15	EVERETT	AVE	8	411						3-Aug		4-Aug		5-Aug		8-Aug	
97.07-5-46	46	1920	17	19	EDWARD	ST	6	411					3-Aug		4-Aug		5-Aug		8-Aug	
97.07-5-6	47	1900	8	14	WILLIAM	ST	8	411					3-Aug		4-Aug		5-Aug		8-Aug	
97.07-5-67	48	1900	77	STATE	ST	16	411						3-Aug	Voicemail	4-Aug		5-Aug		8-Aug	
97.07-5-79	49	1890	76	STATE	ST	9	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.07-6-1	50	1965	43	SOUTH HIGHLAND	AVE	25	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.07-6-2	51	1850	8	EMWILTON	PL	15	411						3-Aug		4-Aug		5-Aug		8-Aug	
97.07-6-61	52	1900	12	LINCOLN	PL	12	411						3-Aug	Not in service	4-Aug		5-Aug		8-Aug	
97.07-6-9	53	1967	38	WOLDEN	RD	73	411						3-Aug	Not in service	4-Aug		5-Aug		8-Aug	
97.07-7-24	54	1949	89	SOUTH HIGHLAND	AVE	79	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.07-7-38	55	1928	79	SOUTH HIGHLAND	AVE	24	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.08-1-1	56	1920	17	WOLDEN	RD	12	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.11-1-80	57	1890	6	SOUTH	ST	7	411						3-Aug	Answered	4-Aug		5-Aug		8-Aug	
97.11-4-33	58	1967	151	SOUTH HIGHLAND	AVE	61	411						3-Aug	No answer	4-Aug	Visited no	5-Aug	Email	8-Aug	
97.15-3-32	59	1965	71	CHARTER	CIR	107	411						3-Aug	Answered	4-Aug	Visited no	5-Aug	Email	8-Aug	
97.15-3-33	60	1965	81	CHARTER	CIR	91	411						3-Aug	No answer	4-Aug	Visited no	5-Aug	Email	8-Aug	
TOTAL Units						1165	TOTAL Available Units				36									
Vacancy Rate						3.09%														
Parcels that could not be contacted																				
89.19-2-50	61	1928	22	24	CROTON	AVE	10	482					3-Aug		4-Aug	Visited no	5-Aug	Visited no	8-Aug	Visited no
97.07-1-66	62	1940	96	HUNTER	ST	6	411						3-Aug		4-Aug	Visited no	5-Aug	Visited no	8-Aug	Visited no
97.11-1-54	63	1904	216	SPRING	ST	6	411						3-Aug	No answer	4-Aug	Visited no	5-Aug	Visited no	8-Aug	Visited no
97.15-1-12	64	1800	15	HUDSON	ST	10	411						3-Aug	No answer	4-Aug	Visited no	5-Aug	Visited no	8-Aug	Visited no