



Homes and Community Renewal

Division of Housing and Community Renewal

KATHY HOCHUL

Governor

RUTHANNE VISNAUSKAS

Commissioner/CEO

July 29, 2024

Village of Philmont
Attention: Debra Gitterman
124 Main Street
Philmont, New York 12565

Dear Debra Gitterman,

Thank you for submitting the Village of Philmont's application to New York's Pro-Housing Communities Program. We are delighted to inform you that we have completed the review of your application and the Village of Philmont has been certified as a Pro-Housing Community.

The housing shortage that faces New Yorkers affects residents of all ages and income levels, and the urgent need to take action to address the issue is only growing. In New York State, rents have risen 40 to 60 percent since 2015 and home prices have risen 50 to 80 percent. More than half of New York renters are rent-burdened, meaning that they pay more than 30 percent of their income on rent – the second-highest rate in the nation. Here at HCR, we understand the nexus between supply and affordability. In order to achieve true equity of opportunity and to erase the gaps in access to health, education, and wealth-building, we must guarantee that people have a choice as to where they live and raise their families. So much of the housing progress we have made and want to make is dependent on the support of municipalities like yours who are on the front lines helping families fight for housing that meets their needs.

As a certified Pro-Housing Community, the Village of Philmont will now be eligible to apply for various discretionary funding programs with up to \$650 million in funding available. Please be on the lookout for additional details about how to maintain your certification for calendar year 2025.

We are excited that the Village of Philmont has chosen to join the Pro-Housing Communities Program and we look forward to continuing to work with the Village of Philmont to ensure that all New Yorkers have access to a safe, affordable, equitable place to live.

Sincerely,

RuthAnne Visnauskas
Commissioner/CEO