



Frequently Asked Questions (FAQ) | Fall 2021

● What is Selkirk Reserve?

Selkirk Reserve is a 72 unit new-construction development of one to three bedroom affordable homes, designed for residents making 30-60% of the area median income (AMI). Firefighters, mail carriers, retail clerks, construction workers and many more in the workforce all fall within this \$29,000 to \$57,000 income range. Retired senior citizens are also eligible.

In addition the development has partnered with Soldier On, a nonprofit committed to ending veteran homelessness, to designate twelve units exclusively for those who served our nation.

● Is this kind of housing needed in Bethlehem?

Selkirk Reserve would meet a pressing need for Bethlehem. Despite affordable housing being identified as a key town priority in Bethlehem's 2005 Comprehensive Plan, Selkirk Reserve is the first such development to get off the ground. This community would enable local laborers and families to live near the places where they work and play.

In 2020 with the Town's support, New York State Homes and Community Renewal (HCR) awarded highly competitive funding to make Selkirk Reserve a reality.

● Is Selkirk Reserve safe for Bethlehem?

Selkirk Reserve is an environmentally conscious development. Making use of clustered development and strategic setback from Route 9W, the site plan maximizes green space while building only two stories high. Built-in rain gardens and on-site stormwater management reduce reliance on storm sewers, while parking is purposefully limited to reduce non-porous surfaces and encourage use of public and provided transportation.

The residents who will call Selkirk Reserve their home are our neighbors, co-workers, classmates and fellow humans. All deserve the chance to live with dignity, in housing that is affordable and safe.

● Why hasn't Selkirk Reserve begun building yet?

In late 2020, the Bethlehem Town Board commenced a one-year residential building moratorium which halted all housing development in the Town. The NRP Group, a national affordable housing leader which is building Selkirk Reserve, agreed not to pursue a waiver of the moratorium – on the assurance that the Town would allow construction to begin in early 2022. However, in October 2021 the Board began discussions to extend the residential building moratorium for at least another six months. This imperils the critical HCR funding that Selkirk Reserve needs to move forward.

● How can I help?

Critical Town Board meetings on extending the residential building moratorium are coming up on November 10 and November 23 at 6:00 p.m. (attendance is virtual, please find login information at townofbethlehem.org under "Meetings"). In addition, the "Bethlehem Forward!" Comprehensive Plan Update Committee will meet on Thursday, November 18 at Town Hall (time TBA). Please consider attending or submitting public comment ahead of time to speak in support of Selkirk Reserve!

Learn More:

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