

Village of Ossining

Mayor and Board of Trustees

joint meeting with the

Planning Board and Zoning Board of Appeals

July 10, 2018

An interactive discussion on
Affordable Housing and Local Law 3-2018

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Agenda and Format

- Purpose Discussion on LL 3-2018
- Introduction Current versus new law comparison
- Available Land Where this action is applicable
- Land Use Boards Interpretation Factors
- Measuring Success Best and Worst Cases
- Closing Last thoughts

Purpose of LL 3-2018

Village Code 62-1

- ▶ Board believes there are Insufficient opportunities for families of modest income to purchase or rent dwelling units in the village.
- ▶ Enhance public welfare and promote wellbeing of the villages current and future residents the board believes it is essential that new or substantial rehab building be required to include 10 % of dwelling units aimed at 80 % of Westchester County AMI or make payments into an affordable housing fund.

Current versus New Law Comparison

Current Law

- 10 % Affordable Set Aside
- < 80 % Area Median Income (AMI)
 - Rental and Purchase
- .
- Density/Bonus Units
 - Units proposed as affordable (~10)
 - If 10% Low Income <60% AMI
 - Additional = 5% of market rate counts
- Restrictive Covenants filed w/Cty Clerk prior to building permit

New Law

- 20 % Affordable Set Aside
 - Large MF Housing >100 units
 - 50% at 60%
 - 30% at 50-59%
 - 10% 40-49%
 - 10% 30-39%
- < 60 % AMI Westchester County Rental
 - 70% Purchase
- Density/Bonus Units 20%
 - Very low income < 50% AMI
 - 5% of market rate units
 - Is 20% are ADA Compliant
 - 5% of market rate units
 - Parking reduction 1/unit 40> <60 AMI
- Restrictive Covenants filed prior to CO

Statistics *

Based on Family of Four (4)

* Retrieved from Westchester County Department of Planning

Current Law

- < 80% AMI F4 \$ 93,650 *
- MHCL 30% AMI \$ 2,341 *

New Law

- < 60% AMI F4 \$ 70,250 *
- MHCL 30% AMI \$ 1,756 *

Home Program Rent Limits

- Rent limit < 60% \$ 1,687 * /u
- Rent limit < 60% \$ 1,541 * w/o u
- Rent limit < 50% \$ 1,370 * /u
- Rent limit < 50% \$ 1,224 * w/o u

MHCL: Maximum Housing Cost Limit

Assuming Natural Gas Utilities

Current Housing Statistics

Number and Rent

American Factfinder 2012-2016

- 8,470 Total Housing Units
- 7,766 Total Occupied (92%)
- 3,991 Renter Occupied (51%)
- 3,866 Renters Paying Rent
 - ❖ 615 15.9% pay < \$1,000
 - ❖ 1,502 38.9% pay < \$1,500 (54.8)
 - ❖ 1,125 29.1% pay < \$2,000 (83.9)
 - ❖ 508 13.1% pay < \$2,500 (97.0)
 - ❖ 106 3.0% pay > \$2,500 (100.0)

Affordability

- 332 8.6% pay < 15 %
- 347 9.0% pay < 20 %
- 418 10.9% pay < 25 %
- 411 10.7% pay < 30 % (39%)
- 215 5.6% pay < 35%
- 2,124 55.2% pay > 35%

How does 3-2018 affect # Units?

* Westchester County HOME Limits

Current Law

- Builder desires 100 Units
- 10% Affordable 10 Units
- Density Bonus(1) 10 Units
- Max Rent 80% \$ 2,341 /u
- Max Rent 80% \$ 2,195 w/o u
- Bonus(2) LMI < 60% 5 Units

Therefore:

- Building 110 units or 115 if <60%

New Law

- Same Building 100 Units
- 20% Affordable 20 Units
- Density Bonus 20 Units
- Max Rent 60% * \$ 1,687 /u
- Max Rent 60% * \$ 1,541 w/o u
- VLI (50% units) 5 Units
- If 20% ADA 5 units

Therefore:

- Building 120 units up to 130 units

Available Land for New Housing

In the Planning Process

Before Land Use Boards	units	acres
➤ Hudson Steppe - State St	189	(5.9)
➤ Plateau- North Water	137	(5.0)
➤ River Walk – Snowden	65	(6.0)
➤ 49 Spring St.	12	(0.1)

Requested Zoning Change

➤ Snowden – Snowden Ave	198	(11.0)
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Available for Future Development

Location	acres
➤ Village – Flavelle	3.60
➤ Village – Sandy Drive	3.00
➤ Market Square	.68
➤ Village - Main/Secor	.10
➤ Village – Central/River	2/ 1.50
➤ Village – N. Water	1.00
➤ Private – Croton _ Baker	.36
➤ Private – Croton _ Nursery	.80
➤ Private – Rt 9 _ Mariandale	56.90
➤ State – Sing Sing	48.90

Land Use Board Interpretations

- ▶ What number of new units triggers the new law? >6 new or reconstruction
- ▶ Planning Board approval for additional density?
- ▶ What is the effect on height restrictions and other bulk requirements?
- ▶ Would we need to adjust Districts? Zoning?

- ▶ Other Questions?

Measuring Success

Best Case Scenario

- Adding more units overall
- Rehab existing units (where cost exceeds 50% assessed value)
- OTHER IDEAS?

Worst Case Scenario

- No new apartments built
- Rents continue to increase
- What about families earning 61-80% now excluded under new law?
- OTHER IDEAS

Final Thoughts

- ▶ Joe Clarke, Chairman, Ossining Planning Board
- ▶ Sue Donnelly Chairwoman Ossining Zoning Board of Appeals
- ▶ Victoria Gearity Mayor Ossining Board of Trustees
- ▶ Next Public Hearing on Local Law 3-2018 July 18, 2018 7:30 pm
Birdsall Fagan Police-Court Facility