# 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

July 10, 2018 Joint Mtg

# Agenda and Format

Purpose

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- Introduction
- Available Land
- Land Use Boards
- Measuring Success
- Closing

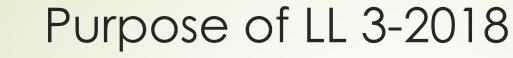
Discussion on LL 3-2018

Current versus new law comparison

Where this action is applicable

- Interpretation Factors
- Best and Worst Cases

Last thoughts



Village Code 62-1

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- 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 <u>10 %</u> of dwelling units aimed at <u>80 %</u> of Westchester County AMI or make payments into an affordable housing fund.

7/13/2018

## Current versus New Law Comparison

Current Law

10 % Affordable Set Aside

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</p>
  - 70% Purchase
  - Density/Bonus Units 20%
    - Very low income < 50% AMI</p>
      - 5% of market rate units
    - Is 20% are ADA Compliant
      - 5% of market rate units
    - Parking reduction 1/unit 40> <60 AMI</p>
  - Restrictive Covenants filed prior to CO

< 80 % Area Median Income (AMI)</p>

- Rental and Purchase
- •

- Density/Bonus Units
  - Units proposed as affordable (~10)
  - If 10% Low Income <60% AMI</p>
    - Additional = 5% of market rate counts
- Restrictive Covenants filed w/Cty Clerk prior to building permit

### Statistics \* Based on Family of Four (4)

\* Retrieved from Westchester County Department of Planning

#### Current Law

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

MHCL: Maximum Housing Cost Limit

New Law

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

Home Program Rent Limits

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

Rent limit < 50% \$ 1,224 \* w/o u</p>

Assuming Natural Gas Utilities 7/13/2018

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### **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</p>
  - ✤ 1,502 38.9% pay < \$1,500 (54.8)</p>
  - ✤ 1,125 29.1% pay < \$2,000 (83.9)</p>
  - ✤ 508 13.1% pay < \$2,500 (97.0)</p>
  - ✤ 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%)</p>
- 215 5.6% pay < 35%</p>
- 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 /∪
- Max Rent 80% \$ 2,195 w/o υ
- Bonus(2) LMI < 60% 5 Units</p>

#### Therefore:

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Building 110 units or 115 if <60%</p>

#### 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 to130 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)

#### 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

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### 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)

Worst Case Scenario

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

OTHER IDEAS

#### 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