

## **VILLAGE OF ARDSLEY**

The Village of Ardsley has not adopted the County model zoning ordinance for affordable housing. Other restrictive practices, such as prohibiting accessory units and the number of bedrooms in townhouses, limit the availability of affordable housing beyond multifamily units. The Village has met roughly one-fifth of the 100 affordable housing unit goal set by the County in its unadopted plan. This shows progress, but still leaves in question how to build the additional 80 units called for, which translates into several hundred units in connection with mixed-income housing (e.g., 400 units under an 80 percent market-rate / 20 percent affordable format, which represents the minimum affordable housing component in the Village's R-4A district, or 800 units under a 90 / 10 format, which represents the minimum affordable housing component under the County's model zoning ordinance). Available undeveloped sites for as-of-right multifamily housing can yield approximately 19 multifamily units. FAH housing will remain rare unless the Village (in some combination) adopts the model ordinance, increases the area where multifamily housing is allowed, provides meaningful incentives for affordable housing (with a school site as a likely high priority), provides the additional approvals for conversion of an old school into multifamily housing units and mandates for the project to include affordable units, permits housing above stores in additional commercial districts, and allows accessory housing units. Even then, FAH housing will remain problematic without assistance from the County, in the form of financial subsidies and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

### **Model Zoning and County Benchmark**

- The Village has not adopted the model zoning ordinance.
- Portions of the model ordinance do apply to one district only – the R-4A Workforce / Affordable Housing Overlay District – which covers less than one percent of the Village's land area.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department originally called for 100 affordable housing units in Ardsley, of which 19 have been built in the interim, yielding a net benchmark of 81 units.

### **Zoning Ordinance**

- Multifamily housing is permitted as-of-right in one zoning district – the R-4 district, and one overlay district – the R-4A Workforce / Affordable Housing overlay district. The two are presently coterminous.
- The zoning code allows for the conversion of the old Ashford Avenue school building into multifamily residences, but by special permit. The school is in the R-3 zone, which does not otherwise permit multifamily housing.
- The CCH district permits clustered single-family homes or townhouses.
- Residences above stores are permitted in one of the four commercial districts.

### **Restrictive Practices**

- In the CCH (cluster development) district, the only apartment development allowed is for assisted living facilities. Only six units may be attached, semidetached or clustered. No more than 25 percent of the dwelling units may contain more than two bedrooms, and no dwelling unit shall contain more than three bedrooms.
- Accessory apartments are not allowed in any district.

### **Incentives and Mandates**

- The R-4A overlay district mandates that 20 percent of units must be workforce housing, and another 20 percent of units must be affordable housing. "Workforce housing" is for emergency service, public service, and "quality of life occupations" workers; and their incomes must not exceed 120 percent of the median household income for Westchester County. "Affordable housing" units must not exceed 80 percent of the Area Median Income (AMI) for Westchester, which is consistent with the model zoning ordinance.
- The R-4A overlay district also provides minor incentives, though no density bonus. The Village may waive fees or provide assistance in obtaining additional local, state or federal funds for a multifamily development that includes 20 percent or more of workforce and/or affordable housing units.

### **Zoning Map, Development Pattern and Development Potential**

- Only 0.5 percent of the Village's land area is currently occupied by multifamily housing. An additional 0.7 percent is occupied by two- and three-family housing.
- There is only one R-4 district / R-4A overlay district mapped, covering less than one percent of the Village's land area. The district is largely undeveloped. It contains four available sites, three of which are contiguous, totaling less than 5 acres, of which less than 3 acres is assumed developable. The district could potentially produce as-of-right 19 multifamily units on the four undeveloped sites, at an average density of seven units per acre (after excluding environmentally constrained land).
- Though subject to special approvals, the Ashford Avenue school building could produce up to 30 multifamily units. Such conversions have proved a successful means to introduce multifamily housing into otherwise low-density communities.
- At a value of roughly \$320,000 per apartment or condo unit, and an average cost of \$375,000 per unit for multifamily and condo development in the County, affordable housing development, even in mixed-income developments, would be limited even with less restrictive zoning, absent subsidies.

### **Master Plan**

- The current comprehensive plan was adopted in 1964, prepared by Raymond and May Associates. The plan makes no mention of affordable housing. The plan does acknowledge "the possibility that, in relatively isolated areas, some multifamily development might be appropriate." Multifamily development, if built, should be related to existing development, topography and traffic patterns.

## **Implications**

- The current zoning regime falls short of providing the opportunity to develop the approximately 80 additional affordable units needed to meet the County's Affordable Housing Allocation plan benchmark, let alone the several hundred units that would be required in connection with mixed-income housing (e.g., 400 units under an 80 percent market-rate / 20 percent affordable format, which represents the minimum affordable housing component in the Village's R-4A district, or 800 units under a 90 / 10 format, which represents the minimum affordable housing component under the County's model zoning ordinance).
- The lack of meaningful incentives decreases the likelihood that any new multifamily units will be affordable.
- Because of low housing values, subsidies, such as those available from the County under the Settlement, would likely be needed even for mixed-income development.
- FAH housing will remain rare unless the Village (in some combination) adopts the mandate called for in the model ordinance, increases the area where multifamily housing is allowed, permits housing above stores in additional commercial districts, allows accessory housing units, provides needed incentives, and provides additional approvals along with an affordable housing mandate for conversion of an old school into multifamily housing units.
- Even with additional Village actions, FAH housing will remain problematic without assistance from the County, in the form of financial subsidies and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

## ARDSLEY FACT SHEET

a. Total acreage of the Village	834 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	5.7 acres	0.7%
c. Undeveloped area in these zoning districts	4.3 acres	0.5%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	3.4 acres	0.4%
e. Order of magnitude area available for development*	2.7 acres	0.3%
f. Number of sites available for development	4 sites	
g. Average size of sites	0.7 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	19 units	
i. Average selling price for multifamily (condo) units	\$320,000**	
j. Order of magnitude value for land, per condo unit	\$65,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (1.5% Black, 4.3% Hispanic)	6%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites	N/A***	
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark as of 2012	81 units	
2015 Allocation	100 units	
Number of units created since 2000	19 units	

\* After applying a factor of 80 percent to account for irregular site configuration, setbacks, building form restrictions, and the like.

\*\* Regional value employed where data was not provided for the municipality, employing the County's definition of North, Central and South for what is meant as region. Weighted averages were calculated using available data for each region.

\*\*\* If the total population in the district is 10 or less, the Census Bureau does not report racial breakdown.