

VILLAGE OF BRONXVILLE

The Village of Bronxville has made no progress in satisfying the roughly 100 affordable housing unit goal set by the County in its unadopted plan, nor has the Village adopted the County model zoning ordinance for affordable housing. The Village does not provide any realistic opportunity for future multifamily development, and the Village's master plan makes no commitment to affordable housing or future growth.

Model Zoning and County Benchmark

- The Village has not adopted any portion of the model affordable housing zoning ordinance.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 100 affordable housing units in Bronxville, of which none have been built in the interim.

Zoning Ordinance

- Multifamily housing is permitted as-of-right in three of six residential zoning districts and one commercial district.
- Housing is allowed above stores in the retail districts.

Restrictive Practices

- The zoning code makes no specific reference to affordable housing.
- Accessory apartments are not permitted, contrary to what is indicated in the County's Municipal Zoning Analysis Appendix Table.

Incentives and Mandates

- There are no incentives or requirements for providing affordable housing units anywhere in the municipality.

Zoning Map, Development Pattern and Development Potential

- Approximately 5.4 percent of the Village's total land area is occupied by multifamily housing. An additional 0.3 percent of the total land area is occupied by two- and three-family housing.
- According to the 2009 master plan, most of the Village is built out. Of the four zoning districts that permit multifamily development, the Two-Story Multiple Residence district and the Controlled Development district are built out. The Three-Story and Six-Story Multiple Residence districts permit multifamily development, but these districts are largely made up of hotels, hospitals and age-restricted residences.
- Housing values are more than ample to induce multifamily development and mixed-income housing if properly incentivized or mandated under zoning.

Master Plan

- The Village's current master plan, dating to 2009, does not include recommendations to include affordable housing in future housing development – even though the plan does mention that the previous plan, dating to 2002,

recommended exploring affordable housing opportunities in the Paxton Avenue area.

- The current master plan suggests four other areas for potential redevelopment. However, the plan suggests that all four areas could be used at least in part to alleviate parking concerns, without reference to affordable housing opportunities.

Implications

- The current zoning regime provides no opportunity to develop any of the roughly 100 new affordable units needed to meet the County's Affordable Housing Allocation plan, let alone the hundreds of units should development proceed along the lines of a mixed-income housing format (e.g., 900 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the County's model zoning ordinance).
- At the right densities, housing values are sufficient to induce multifamily development and mixed-income housing without incentives. The very high value of apartments and condo units in the Village should even be sufficient to promote 80/20 mixed-income housing, which would require less redevelopment than the 90/10 mixed-income development that represents the minimum affordable housing component under the County's model zoning ordinance, and which, unlike 90/10 development, would qualify for federal tax incentives.
- If properly incentivized (e.g., with municipal bonds), any such development in downtown could be inclusive of amenities such as public parking – addressing one of the concerns raised in the master plan about downtown sites.
- Accessory units could be considered as a means to create new development of affordable housing, especially if allowed in accessory buildings (such as existing or "faux" garages), and especially if such units were listed on a Countywide registry of FAH units, which could be created and maintained by the County.

BRONXVILLE FACT SHEET

a. Total acreage of the Village	622 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	79.5 acres	12.8%
c. Undeveloped area in these zoning districts	0.03 acres	.01%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	0 acres***	0%
e. Order of magnitude area available for development*	0 acres	0%
f. Number of sites available for development	0 sites	
g. Average size of sites	0 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	0 units	
i. Average selling price for multifamily (condo) units	\$790,000 **	
j. Order of magnitude value for land, per condo unit	\$240,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (1.1% Black, 2.9% Hispanic)	4%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development parcels	N/A	
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	101 units	
2015 Allocation	101 units	
Number of units created since 2000	0 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.

*** There are no zones that allow multifamily housing as a permitted use in which there are undeveloped parcels that meet the minimum lot size standards for their zoning districts or those that are "under-sized" but are contiguous with "undeveloped" parcels that, as a group of contiguous "undeveloped" parcels, meet the minimum lot size standards.