

TOWN AND VILLAGE OF HARRISON

The Town and Village of Harrison employ the same zoning regulations and procedures. Harrison has not adopted the County model zoning ordinance for affordable housing. No FAH units have been constructed under the Settlement in either the Town or the Village. Harrison provides no incentives or mandates for affordable housing. Harrison provides unusually generous bulk regulations for multifamily developments, which allow the development of even small sites. There are, however, few areas zoned for multifamily development, and these zones are largely built out. Without considering additional locations for multifamily, mandates and incentives for affordable housing or alternative forms of housing (such as accessory apartments that are currently prohibited), the Town and Village can provide no more than a fraction of the 756 affordable unit benchmark indicated in the County's unadopted affordable housing plan.

Model Zoning and County Benchmark

- The Town and Village have not adopted the model affordable housing zoning ordinance.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 756 affordable housing units in Harrison, of which none have been built in the interim.

Zoning Ordinance

- Multifamily development is permitted as-of-right in three zoning districts (MF, MFR and GA). Multifamily development is also allowed by special permit in one zoning district.
- Residences above stores are permitted as-of-right in one zoning district and by special permit in four zoning districts.
- In the MF Multifamily district, any permitted use or structure may extend into a neighboring B Two-Family Residence District, provided that all lots are under single ownership, the land in the B district is only used for parking or open space, and all access is provided through the MF district. This provides flexibility not typically afforded multifamily housing development in the rest of the County.
- Bulk regulations for multifamily buildings are unusually generous for Westchester. Multifamily buildings in the MF and MFR districts have a maximum permitted height of four stories, and the minimum lot sizes are small enough to allow development on a variety of lots.
- Two-family dwellings are permitted as-of-right in three zoning districts.

Restrictive Practices

- Accessory apartments are entirely prohibited anywhere in Harrison.

Incentives and Mandates

- There are no incentives or mandates for building affordable housing.

Zoning Map, Development Pattern and Development Potential

- The three zones that permit multifamily development as-of-right are mapped in five areas, containing 3 percent of Harrison's land area, but three of the areas are entirely built out.
- In two of the areas, seven small sites, averaging only 0.1 acres in size, are available for development at this time. In total, the identified sites could accommodate about 45 housing units.
- Only 0.3 percent of the total land area is occupied by multifamily housing. Another 1.8 percent of the total land area is occupied by two- and three-family housing.

Master Plan

- The Town and Village's comprehensive plan, a draft of which was released in September 2012, acknowledges the affordability gap among Harrison residents and suggests that alternate forms of housing are needed to improve the variety and affordability of housing opportunities.
- The plan, however, makes no specific recommendations for where these new housing types might be located, or what zoning changes might be implemented to allow new affordable housing.

Implications

- The Affordable Housing Allocation Plan produced in 2005 by the County's planning department calls for about 750 affordable housing units in Harrison, none of which have been built in the interim.
- Although the Town's and Village's multifamily housing bulk regulations are unusually generous and allow multifamily development even on small lots, few available development sites exist within the mapped multifamily zones. The available sites are so small that they can accommodate a total of only about 45 housing units. Even if all of the units were affordable, this would represent less than 6 percent of the Affordable Housing Allocation for Harrison under the County's unadopted plan.
- The absence of any incentives or mandates decreases the likelihood that any new multifamily units will be affordable.
- The spread between the value per apartment or condo unit (roughly \$408,000) and the cost of development (averaging \$375,000 per unit for multifamily and condo development in the County) is not great enough to encourage mixed-income development, particularly on small sites. Some subsidies, such as those available from the County under the Settlement, would likely be needed even for mixed-income development.
- Few if any FAH housing units will be provided unless Harrison (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, implements the comprehensive plan's suggestion to allow alternative types of affordable housing (such as accessory housing units), and provides the needed incentives.
- Even with additional Town and 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).

HARRISON FACT SHEET

a. Total acreage of the Town and Village	11,147 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	32.9 acres	2.9%
c. Undeveloped area in these zoning districts	1.5 acres	0.01%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	1.2 acres	0.01%
MF	0.70 acres	
MFR	0.45 acres	
e. Order of magnitude area available for development**	0.9 acres	0.01%
MF	0.56 acres	
MFR	0.36 acres	
f. Number of sites available for development	7 sites	
g. Average size of sites	0.1 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	45 units	
MF	32 units	
MFR	13 units	
i. Average selling price for multifamily (condo) units	\$408,000**	
j. Order of magnitude value for land, per condo unit	\$102,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (1.4% Black, 6.7% Hispanic)	8%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites		
MF	2.1% Black, 6.9% Hispanic	9%
MFR	0.3% Black, 8.1% Hispanic	8%
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	756 units	
2015 Allocation	756 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.