VILLAGE OF HASTINGS ON HUDSON

Though the Village of Hastings on Hudson has not adopted the County model zoning ordinance for affordable housing, the Village has taken a progressive stance with regard to fair and affordable housing (FAH), providing a mandate for affordable housing in all residential zones and a robust alternative for meeting this obligation either off-site or through a contribution to a housing trust fund. That said, the County, in its analysis, found very little in the way of ready sites for affordable multifamily housing development; and the zoning ordinance does have one restrictive practice having to do with discouraging use of accessory apartments for families. The Village has met roughly one-fifth of the approximately 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 76 units called for, which translates into several hundred units in connection with mixed-income housing (e.g., 500 units under an 85 percent market-rate / 15 percent affordable format, which represents the Village's minimum affordable housing requirement.

Model Zoning and County Benchmark

- Although Hastings on Hudson has not adopted the County model zoning ordinance, its zoning is consistent with the main ideas of the model ordinance. (Note: The County has yet to evaluate Hastings zoning in this regard.)
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department originally called for just under 100 affordable housing units in Hastings on Hudson, of which 21 have been built in the interim, yielding a net benchmark of 76 units.

Zoning Ordinance

- At least 15 percent of any development of 10 or more units must meet the Village's definition of "affordable housing units" or "workforce affordable housing units." The definition of affordability is consistent with the model ordinance definition. Workforce housing gives preference to firefighters and other municipal employees, senior residents and residents under the age of 30.
- The Village allows the affordable housing obligation to be met on- or off-site or via a contribution to a Special Affordable Housing Fund equal to the cost of construction.
- Requirements for the appearance, distribution, administration and deed restrictions on affordable housing units are consistent with the model zoning ordinance.
- Multifamily housing is permitted as-of-right in four zoning districts (Marine Waterfront-B, MR-1.5, MR-2.5 and MUPDD). In two additional districts (MR-C and MR-O), multifamily housing is allowed as-of-right, up to a maximum of eight units, within mixed-use developments; these districts allow multifamily all-residential development by special permit. One other district (Marine Waterfront-A) allows multifamily housing by special permit.
- Accessory units are permitted as-of-right in two districts (CO and LO).
- Housing is allowed above stores in the retail districts.

Restrictive Practices

- Affordable accessory housing units are limited to one bedroom, while other accessory units can include up to two bedrooms.

Incentives and Mandates

- In all districts, including single-family districts, any development of 10 or more units must set aside 15 percent of the units as either affordable or workforce housing.
- One district (Marine Waterfront-B) increases the normally permitted unit density by 16.5 percent and the normally permitted floor area by 13 percent for middle income or senior housing or for developments containing 85 or more homeowner units.
- No other incentives are provided for affordable housing.
- The Village allows the affordable housing obligation to be met either off-site or in connection with a contribution to a special fund equal to the cost of construction.
- There are no incentives in terms of fees or expedited review.

Zoning Map, Development Pattern and Development Potential

- The affordable housing mandate is applied Village-wide for all residential development.
- The six zoning districts allowing as-of-right multifamily development are mapped in eight areas, containing 7 percent of the Village's area. Three of the areas are built out, however.
- The other five areas (zoned MR-1.5, MR-2.5, MR-C, MR-O and MUPDD) contain a total of 24 sites that are available for new development. The size of the sites varies widely; some sites are extremely small, while others are of substantial size. In total, the sites can accommodate an estimated 71 housing units.
- Two of the zoning districts that permit multifamily development and contain available sites already have relatively high percentages of minority residents. Approximately 20 of the estimated housing units that can be accommodated on available sites would be in the MR-C and MR-O districts, which have existing populations that are 30 and 26 percent minority respectively, compared with 7 percent in the Village as a whole. In order to comply with the Settlement, a racial analysis must be conducted at the census block level. High concentrations of people of color will disqualify some sites for additional affordable housing development.
- At present 13.85 percent of the residential acreage is occupied by multifamily housing, inclusive of two- and three-family housing, equivalent to 5.53 percent of the Village's total land area.
- At the right densities, housing values are sufficient to induce multifamily development and mixed-income housing without the need for subsidies.

Master Plan

- The Village's new comprehensive plan directly and affirmatively addresses affordable housing.

Implications

- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department originally called for just under 100 affordable housing units in Hastings on Hudson, of which 21 have been built in the interim, yielding a net benchmark of 76 units.
- In all districts, including single-family districts, any development of more than 10 or more units must set aside 15 percent of the units as either affordable or workforce housing.
- At the right densities, housing values are sufficient to induce multifamily development and mixed-income housing without the need for subsidies. The very high value of apartments and condo units in the Village should be sufficient to promote 80/20 mixed-income housing (that is, 80 percent market-rate units and 20 percent affordable units), which would provide less development pressure than the 85/15 mixed-income development that represents the minimum affordable housing component under the Village's zoning ordinance, and which, unlike 85/15 development, would qualify for federal tax incentives.
- The Village contains properly zoned development sites that can accommodate up to an estimated 71 housing units. That is slightly below the benchmark of 76 additional housing units, and it is well below the 500 units that would be needed if development took the form of 85/15 mixed-income projects.
- High nearby concentrations of people of color may disqualify some of the identified sites for FAH development.
- Given existing available land, the Village can theoretically produce 71 of the remaining 76 affordable units allocated to it. While a variance could probably make the additional 8 units possible, the Village may consider additional measures, like redevelopment, revised zoning, or loosened restrictions on accessory apartments, to achieve the remainder of the allocation.

HASTINGS ON HUDSON FACT SHEET

a. Total acreage of the Village		1,264 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right		84.9 acres	6.7%
c. Undeveloped area in these zoning districts		10.6 acres	0.8%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes		8.0 acres	0.6%
MR-1.5	0.28 acres		
MR-2.5	2.15 acres		
MR-C	0.22 acres		
MR-O	0.19 acres		
MUPDD	5.14 acres		
e. Order of magnitude area available for development*		6.3 acres	0.5%
MR-1.5	0.22 acres		
MR-2.5	1.72 acres		
MR-C	0.17 acres		
MR-O	0.15 acres		
MUPDD	4.11 acres		
f. Number of sites available for development		24 sites	
g. Average size of sites		0.3 acres	
h. Theoretical number of multifamily units that can be developed as-of-right		71 units	
MR-1.5	6 units		
MR-2.5	29 units		
MR-C	13 units		
MR-O	7 units		
MUPDD	16 units		
i. Average selling price for multifamily (condo) units		$755,000**	
j. Order of magnitude value for land, per condo unit		$225,000	
k. Order of magnitude total cost of development, per condo unit		$375,000	
l. Percent minority population (2.4% Black, 4.5% Latino)		7%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites			
MR-1.5	1.5% Black, 4.9% Hispanic	6%	
MR-2.5	1.1% Black, 5.1% Hispanic	6%	
MR-C	13.3% Black, 16.6% Hispanic	30%	

MR-O	3.2% Black, 22.3% Hispanic	26%
MUPDD		N/A***

n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark — 76 units

2015 Allocation	97 units
Number of units created since 2000	21 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 is fewer than ten persons, the Census Bureau does not report racial breakdown.