

## **VILLAGE OF IRVINGTON**

The Village of Irvington has adopted the County model zoning ordinance for affordable housing, and the Village permits a variety of housing types. The Village has, however, made almost no progress towards achieving its allocation of affordable housing units under the County's unadopted 2005 plan. Irvington suffers from a lack of developable land; the County, in its analysis, found no ready sites for affordable multifamily housing development. This barrier, in addition to several minor restrictive zoning practices, may prevent the Village from achieving the remaining 152 affordable units allocated to it by the County.

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

- The Village has adopted the model affordable housing zoning ordinance.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 156 affordable housing units in Irvington, of which only 4 have been built in the interim, leaving a balance of 152 units.

### **Zoning Ordinance**

- Multifamily developments are permitted as-of-right in two zoning districts and by special permit in one additional district.
- Mixed-use developments (housing over stores) are permitted in two commercial zoning districts.
- Two-family dwellings are permitted as-of-right in two zoning districts and by special permit in one commercial district.

### **Restrictive Practices**

- The Planned Unit Residential Development District restricts the average number of bedrooms to two.
- Accessory units are permitted as-of-right in single-family zoning districts, but only on lots of at least 60,000 square feet, and occupancy is restricted to the son or daughter of the primary building residents.

### **Incentives and Mandates**

- According to the model zoning ordinance adopted by the Village, any development of more than 10 units must include 10 percent affordable units, and any development of five to nine units must include at least one affordable unit.
- The Village permits single-family and two-family affordable units on smaller lot sizes than are normally required for such housing. Each single-family affordable housing unit may be located on a lot meeting 75 percent of the otherwise applicable minimum lot area. Each affordable two-family home may be located on a lot meeting the minimum lot area applicable to a single-family home.
- The zoning code has a special permit for below-market-rate units developed in 1F-10 zones. These units are limited to Village employees, fire/EMS volunteers and resident senior citizens. As an incentive, the Village increases the allowable number of housing units and issues a waiver of site capacity requirements.

- Applicants for developments that include affordable housing units are entitled to an expedited review process.

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

- Six areas are zoned for as-of-right multifamily development, containing 3 percent of the Village's area, but all are fully built out. The County identified no available development sites in these areas.
- Currently 6.73 percent of the Village's total land area is occupied by multifamily housing. Inclusive of two- and three-family housing, 7.97 percent of the total land area is occupied by multifamily housing.

### **Master Plan**

- The most recent Comprehensive Plan, completed in 2003, recommends adopting zoning-based mandates and incentives (density bonuses) for below-market-rate housing. The recommended incentives are consistent with those in the model zoning ordinance, which the Village has adopted.

### **Implications**

- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 156 affordable housing units in Irvington, of which only 4 have been built in the interim, leaving a balance of 152 units.
- The Village has adopted the model zoning ordinance to mandate affordable housing development and provides zoning density incentives for affordable one- and two-family homes.
- Except for expedited review, the Village provides no incentives for multifamily affordable housing, although it does provide density bonuses by special permit in limited circumstances (only for housing limited to Village employees or volunteers or resident senior citizens, and only in one zoning district).
- At the right densities, housing values are sufficient to induce multifamily development and mixed-income housing without the need for subsidies. The 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 90/10 mixed-income development that represents the minimum affordable housing component under the Village's zoning ordinance, and which, unlike 90/10 development, would qualify for federal tax incentives.
- Although the Village allows multifamily housing as-of-right in certain zoning districts, these districts, as currently mapped, are fully built out, with no available development sites.
- The absence of potential sites for all but low density development of affordable housing means that there is very little likelihood that, under the current zoning regime, the Village will satisfy its allocation of approximately 150 remaining FAH units, let alone the many hundreds of units that would be required in the case of mixed-income development (e.g., 1,500 units under a 90 percent market-rate / 10

percent affordable format, which represents the minimum affordable housing component under the Village's zoning ordinance).

- Additional actions are needed for the Village to meet its affordable housing obligation under the Settlement. These might include, in some combination, mapping additional areas for multifamily housing, broadening the availability of incentives for affordable multifamily housing, loosening restrictions on accessory housing units (e.g., by removing the restriction that they must be let to children of the home's primary resident), and providing opportunities for additional types of low-density development (such as quadraplexes).
- 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).

## IRVINGTON FACT SHEET

a. Total acreage of the Village	1,809 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	61.0 acres	3.4%
c. Undeveloped area in these zoning districts	0.5 acres	0.02%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	0.3 acres	0.02%
e. Order of magnitude area available for development*	0.3 acres	0.01%
f. Number of sites available for development NO MAP PROVIDED	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	\$535,000 **	
j. Order of magnitude value for land, per condo unit	\$135,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (1.4% Black, 3.8% Hispanic)	5%	
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	152 units	
2015 Allocation	156 units	
Number of units created since 2000	4 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.