

TOWN OF NEW CASTLE

Although New Castle has adopted the model affordable housing zoning ordinance, the requirements of the ordinance only apply to one zoning district, and this district does not have any sites available for new multifamily development. Several districts do provide opportunities for new multifamily development, though these sites could accommodate only 32 multifamily units, far less than the County's benchmark of approximately 250 units, let alone the much larger number of units that would be required should development proceed along the lines of a mixed-income housing format (e.g., 2,500 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). A variety of housing types are permitted, including two-family dwellings, residences above stores and accessory apartments, though the last are allowed only by special permit. Additional actions will be needed for the Town to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, adopting the County's model affordable housing ordinance for the Town as a whole rather than a single zoning district, mapping additional areas for multifamily housing, permitting accessory housing units as-of-right, and providing opportunities for additional types of low-density development (such as cottage-style housing or quadraplexes).

Model Zoning and County Benchmark

- The Town has adopted the model affordable housing zoning ordinance, but not for the Town as a whole. It is applicable to only one zoning district, the Multifamily Residence-Chappaqua district, which is fully built out, with no available development sites.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 255 affordable housing units in New Castle, of which only 3 units have been built in the interim, leaving a balance of 252 units.

Zoning Ordinance

- Multifamily development is permitted as-of-right in five of the 16 zoning districts (the Multifamily Residence – Chappaqua (MFR-C) district, the Multifamily Residence – Millwood (MFR-M) district, the Multifamily Planned Development (MFPD) floating district, the Designed Business (B-D) district and the Retail Business (B-R) district). It is allowed by special permit in nine additional zoning districts.
- One of these districts, the MR-C district, contains mandates and incentives for affordable housing in the manner of the model affordable housing ordinance.
- Mixed-use development (i.e., residences above stores) is permitted as-of-right in nine zoning districts.
- Two-family dwellings are permitted as-of-right in five zoning districts, and by special permit in another seven zoning districts.
- Accessory apartments are not permitted as-of-right but are allowed by special permit in eight zoning districts.

- The Town has provisions for workforce housing, which is available by special permit in three districts, none of which allow multifamily housing as-of-right. "Workforce housing" consists of housing units whose occupancy is restricted, for a period of at least 25 years, to households whose annual income does not exceed the highest of (1) the adjusted mean annual salary of Town employees, (2) the adjusted mean annual salary of employees of the public school district in which the housing is located, or (3) Westchester's adjusted Annual Median Income (AMI). Workforce housing is allowed in mixed-use developments if all residential units qualify as workforce housing.

Restrictive Practices

- The minimum lot area for multifamily developments ranges from one to five acres.
- The regulations regarding workforce housing units are mainly a list of restrictions: that they be built on lots within 500 feet of the train station in one zoning district (I-G) and within 1,500 feet of the train station in the other two districts (B-R and B-RP); that no workforce units may be built within a tenth of a mile of five other workforce units; a maximum unit size of two bedrooms; specified minimum lot area; specified minimum and maximum floor area per unit; specified maximum occupancy; and restrictions on parking and utilities.

Incentives and Mandates

- Affordable housing, defined in the same manner as in the County's model zoning ordinance, is mandated in the MFR-C district, at a rate of at least one affordable unit for every ten total units.
- Density bonuses of up to 100 percent beyond the basic permitted density may be awarded in the MFR-C district in exchange for the development of special features or facilities, including affordable FAH units and senior housing.

Zoning Map, Development Pattern and Development Potential

- Eleven areas in the Town are zoned for districts that allow multifamily housing as-of-right, covering 2 percent of the Town's area.
- The 11 areas contain 11 available development sites, averaging half an acre in size. In total, the sites can accommodate 32 housing units.
- None of the sites are in the MFR-C district, the only district that mandates affordable housing, and the only district providing incentives for affordable housing.
- Approximately two percent of the Town's total area is occupied by multifamily housing. An additional 0.94 percent is occupied by two- and three-family housing.

Master Plan

NOT AVAILABLE

Implications

- The Town has adopted the model affordable housing zoning ordinance, but not for the Town as a whole. It is applicable to only one zoning district, the

Multifamily Residence-Chappaqua district, which is fully built out, with no available development sites.

- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for more than 250 affordable housing units in New Castle, of which only 3 units have been built in the interim, leaving a balance of approximately 250 units.
- Eleven sites are available for new development in districts that allow multifamily housing as-of-right, including two sites of significant size in the MFPD district that could yield 18 multifamily units. In total, the sites could accommodate 32 housing units.
- Even if all of them were affordable, those 32 units represent only 13 percent of the Town's outstanding obligation under the unadopted 2005 benchmark. They represent a much smaller percentage of the number of units that would be required should development proceed along the lines of a mixed-income housing format (e.g., 2,500 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).
- The fact that none of the available sites are located in an area where affordable housing is mandated, or where incentives are provided as-of-right for affordable housing, reduces the likelihood that any of the units would be affordable.
- 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 might 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.
- Additional actions will be needed for the Town to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, adopting the County's model affordable housing ordinance for the Town as a whole rather than a single zoning district, mapping additional areas for multifamily housing, permitting accessory housing units as-of-right, and providing opportunities for additional types of low-density development (such as cottage-style housing or quadraplexes).
- Even with additional Town actions, FAH housing will remain problematic without assistance from the County, in the form of financial subsidies for all-affordable housing developments and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

NEW CASTLE FACT SHEET

a. Total acreage of the Town	14,999 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	303.6 acres	2.0%
c. Undeveloped area in these zoning districts	10.4 acres	0.1%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	6.3 acres	0.04%
MFR-M	0.59 acres	
B-D	0.72 acres	
B-R	1.52 acres	
MFPD	3.45 acres	
e. Order of magnitude area available for development*	5.0 acres	0.03%
MFR-M	0.48 acres	
B-D	0.57 acres	
B-R	1.22 acres	
MFPD	2.76 acres	
f. Number of sites available for development	11 sites	
g. Average size of sites	0.46 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	32 units	
MFR-M	3 units	
B-D	3 units	
B-R	8 units	
MFPD	18 units	
i. Average selling price for multifamily (condo) units	\$555,000**	
j. Order of magnitude value for land, per condo unit	\$165,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (1.4% Black, 2.8% Hispanic)	4%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites		
MFR-M	3% Black, 4.8% Hispanic	8%
B-D	0.7% Black, 0.8% Hispanic	2%
B-R	2.6% Black, 6.5% Hispanic	9%
MFPD	1.6% Black, 4.3% Hispanic	6%
n. Number of units needed to meet the 2000-2015	252 units	

Allocation Plan benchmark	
2015 Allocation	255 units
Number of units created since 2000	3 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.