

TOWN OF OSSINING

- The Town has adopted the model affordable housing zoning ordinance and requires that 10 percent of the units in any new residential development be affordable. Multifamily housing is not permitted as-of-right anywhere in the Town, however, nor is any other housing type other than single-family homes. Although multifamily housing, two-family housing, and mixed-use development are allowed by special permit in certain locations, with multifamily housing restricted to lots of at least one acre, accessory housing units are prohibited throughout the Town. The Town has also made no progress in satisfying its affordable housing obligation under the settlement; according to the County, no FAH housing has been built or approved since 2000. Under current conditions, there appears to be little opportunity to build the more than 100 affordable units called for in the unadopted 2005 County allocation plan, which translates into many hundreds of units in connection with mixed-income housing (e.g., more than 1,100 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the Town's zoning ordinance). 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, allowing multifamily housing and mixed-use development as-of-right in some zoning districts, permitting accessory housing units, and reducing minimum lot size requirements for multifamily housing to provide opportunities for additional types of lower density multifamily development (such as quadraplexes).

Model Zoning and County Benchmark

- The Town 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 113 affordable housing units in Ossining, of which none have been built in the interim, leaving a balance of 113 units.

Zoning Ordinance

- Multifamily housing development is not permitted as-of-right in any district. Multifamily development is permitted as a special use in three zoning districts.
- Mixed-use development (i.e., residences above stores) is not permitted as-of-right in any district. It is allowed by special permit in the General Business (GB) district only.
- Two-family dwellings are not permitted as-of-right. They are allowed by special permit in five zoning districts.

Restrictive Practices

- Multifamily housing development, two-family homes and mixed-use development are not permitted as-of-right anywhere in the Town.
- Accessory apartments are not permitted anywhere in the Town.
- Multifamily developments allowed as a special use must be on lots of at least 40,000 square feet (i.e., about one acre).

- Mixed-use development allowed by special permit must be on a lot of at least 20,000 square feet. The minimum housing unit size is 850 square feet for a studio, efficiency or one-bedroom unit; 1,150 square feet for a two-bedroom unit; and 1,450 square feet for a three-bedroom unit.

Incentives and Mandates

- Within all residential developments of 10 or more units, 10 percent must be below-market-rate (BMR) units, and residential developments of five to nine units must contain at least one below-market-rate unit. The definition of *below-market-rate unit* is consistent with the definition of *affordable housing unit* in the model zoning ordinance.
- Density bonuses are awarded in residential districts and the General Business district, so long as half of the density awarded is made up of BMR units.

Zoning Map, Development Pattern and Development Potential

- There is no area in the Town where multifamily housing development is permitted as-of-right. There are therefore no available development sites in such an area.
- Multifamily housing occupies 8.1 percent of the total land area. An additional 1.5 percent of the total land area is occupied by two- and three-family housing.

Master Plan

- The most recent comprehensive plan was adopted in 2002, completed by Frederick P. Clark Associates. The plan suggests working with the County to promote the development of different housing types to meet the varying needs of residents. The plan recommends working with housing groups, nonprofits, and government agencies to provide financial housing assistance. The plan also suggests evaluating whether or not mixed-used development can be expanded within the Town.

Implications

- The Town has made no progress in satisfying its affordable housing obligation under the Settlement; according to the County, no FAH housing has been built or approved since 2000.
- The Town has adopted the model affordable housing zoning ordinance and requires that 10 percent of the units in any new residential development be affordable.
- Multifamily housing is not permitted as-of-right anywhere in the Town, nor is any other housing type other than single-family homes.
- Since the approved methodology for these report cards calls for identifying available development sites and capacity for residential development only in areas permitting multifamily housing development as-of-right, no residential development opportunities have been identified.
- Accessory housing units are prohibited throughout the Town.
- Where multifamily development is permitted as a special use, the minimum lot area is 40,000 square feet (i.e., one acre), which prohibits the development of smaller quadruplex developments.

- While density bonuses are provided for affordable housing development, because of the relatively low condo values in the Town relative to the cost of development, the zoning incentive by itself would probably not be sufficient to induce mixed-use development. Financial incentives would probably be required as well.
- The Town has a relatively high percentage of Black and Hispanic residents. In order to comply with the Settlement, a racial analysis must be conducted at the census block level. High concentrations of people of color may disqualify some sites for affordable housing development.
- Under current conditions, there appears to be little opportunity to build the more than 100 affordable units called for in the unadopted 2005 County allocation plan, which translates into many hundreds of units in connection with mixed-income housing (e.g., more than 1,100 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the Town's zoning ordinance).
- 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, allowing multifamily housing and mixed-use development as-of-right in some zoning districts, permitting accessory housing units, and reducing minimum lot size requirements for multifamily housing to provide opportunities for additional types of lower density multifamily development (such as quadraplexes).
- Even with additional Town 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).

OSSINING FACT SHEET

a. Total acreage of the Town	1,945 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	0 acres	0%
c. Undeveloped area in these zoning districts	0 acres	0%
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	N/A	
h. Theoretical number of multifamily units that can be developed as-of-right	0 units	
i. Average selling price for multifamily (condo) units	\$356,000**	
j. Order of magnitude value for land, per condo unit	\$ 71,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (14.3% Black, 19.9% Hispanic)	34%	
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	113 units	
2015 Allocation	113 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.