

## **VILLAGE OF PELHAM**

The Village has not adopted the model affordable housing zoning ordinance; in fact, the zoning code does not address affordable housing in any way. The Village has made scant progress in satisfying its benchmark obligation under the unadopted Affordable Housing Allocation Plan; only three affordable housing units have been built, whereas 74 units were allocated to Pelham. Under current conditions, there appears to be little opportunity to build the remaining 71 affordable units called for in the allocation plan, which translates into hundreds of units in connection with mixed-income housing (e.g., more than 700 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). Multifamily housing is permitted as-of-right in some zoning districts, but the analysis by the County indicates that only about 54 new housing units could be accommodated on available development sites in these districts. Mixed-use development is also permitted as-of-right in some zoning districts, but accessory apartments are prohibited. Without the provision of affordable housing incentives, mandates, or a wider variety of housing typologies, the Village will fail to meet the County benchmark of 71 affordable units. Additional actions will be needed for the Village 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, providing mandates and incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, 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 Village has 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 74 affordable housing units in Pelham, of which three have been built in the interim, leaving a balance of 71 units.

### **Zoning Ordinance**

- Multifamily development is permitted as-of-right in four zoning districts: the two Detached Single and Two-Family and Multifamily Houses (M and M-1) districts; the Restricted Retail Use Business (B-1) district; and the General Retail Uses and Multifamily Business (B-2) district.
- Mixed-use development (i.e., residences above stores) is permitted as-of-right in three zoning districts.
- Two-family dwellings are permitted as-of-right in eight zoning districts.
- Accessory apartments are prohibited throughout the Village.

### **Restrictive Practices**

- Accessory apartments are prohibited throughout the Village.

### **Incentives and Mandates**

- The Village does not offer any incentives or provide any mandates for the provision of affordable housing.

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

- Five areas in the Village, including 6 percent of its total area, are mapped within zoning districts that permit multifamily housing as-of-right.<sup>1</sup>
- These areas contain seven small potential development sites, cumulatively comprising just over an acre. The sites can accommodate a total of approximately 54 housing units.
- The zoning districts that permit multifamily development have relatively high percentages (at least 20 percent) of Black and Hispanic residents. To comply with the Settlement, a racial analysis must be conducted at the census block level. High concentrations of people of color will disqualify a site for affordable housing development.
- Only 0.9 percent of the Village's total land area is occupied by multifamily housing. An additional 6.4 percent of the total land area is occupied by two- and three-family housing.

### **Master Plan**

- The most recent comprehensive plan was adopted in 2008, completed by Saratoga Associates. The plan recognizes the need for a variety of housing types that might be suitable to single residents, young families and seniors. The plan suggests the use of developer incentives to encourage mixed-use development in downtown districts.

### **Implications**

- The Village has made scant progress in satisfying its benchmark obligation under the unadopted Affordable Housing Allocation Plan; only three affordable housing units have been built, whereas 74 units were allocated to Pelham.
- Under current conditions, there appears to be little opportunity to build the remaining 71 affordable units called for in the allocation plan, which translates into hundreds of units in connection with mixed-income housing (e.g., more than 700 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).
- Multifamily housing is permitted as-of-right in some zoning districts, but the analysis by the County indicates that only about 54 new housing units could be accommodated on available development sites in these districts.
- High nearby concentrations of people of color may disqualify some of the identified sites for FAH development.

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<sup>1</sup> Data used for mapping analysis is available on the Westchester County Geographic Information Systems website (available: <http://giswww.westchestergov.com/wcgis/MapServices.htm>)

- Mixed-use development is also permitted as-of-right in some zoning districts, but accessory apartments are prohibited.
- 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 \$411,000) and the cost of development (estimated at \$375,000 per unit for multifamily housing) is large enough to encourage mixed-income development if meaningful zoning incentives were provided, without the need for subsidies.
- Additional actions will be needed for the Village 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, providing mandates and incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, 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 Village actions, FAH housing will remain problematic without assistance from the County, in the form of financial subsidies for small or affordable-only developments and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

**PELHAM FACT SHEET**

a. Total acreage of the Village	531 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	32.8 acres	6.2%
c. Undeveloped area in these zoning districts	1.6 acres	0.3%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	1.4 acres	0.3%
C-1 (B-1)	1.01 acres	
M-1	0.38 acres	
e. Order of magnitude area available for development*	1.1 acres	0.2%
C-1 (B-1)	0.81 acres	
M-1	0.30 acres	
f. Number of sites available for development	7 sites	
g. Average size of sites	0.16 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	54 units	
C-1 (B-1)	22 units	
M-1	32 units	
i. Average selling price for multifamily (condo) units	\$411,000**	
j. Order of magnitude value for land, per condo unit	\$103,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (6.7% Black, 7.2% Hispanic)	14%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites		
C-1 (B-1)	7.4% Black, 12.7% Hispanic	20%
M-1	6.3% Black, 14.3% Hispanic	21%
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	71 units	
2015 Allocation	74 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.