

## **VILLAGE OF PLEASANTVILLE**

The Village of Pleasantville has adopted the model affordable housing zoning ordinance. It has also made substantial progress towards satisfying its benchmark obligation for affordable housing, with 53 of the 129 allocated units having been built. Nevertheless, under current conditions there appears to be limited opportunity to build the remaining 76 affordable units called for in the allocation plan, let alone the hundreds of units that would be required in connection with mixed-income housing (e.g., 760 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the Village's zoning ordinance). Although multifamily housing is permitted as-of-right in some districts, those districts are largely built out, leaving only a limited number of very small development sites that could accommodate only about ten new housing units. Mixed-use development is permitted as-of-right in some locations, but accessory apartments are allowed only by special permit, with a cap of 50 new accessory units throughout the Village. Although affordable housing units are mandated within new developments, only minor incentives are available for affordable housing development, and only for senior housing in one zoning district. Additional actions will be needed for the Village to make much further progress towards meeting its affordable housing obligation under the Settlement. These might include, providing broader and more lucrative incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, permitting accessory housing units as-of-right (especially if they were allowed in accessory buildings, such as existing or "faux" garages) and eliminating the cap on the total number of new accessory apartments in the Village, increasing the areas in which mixed-use development is permitted as-of-right, increasing the permitted density of multifamily housing, and providing opportunities for additional types of development (such as quadraplexes).

### **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 129 affordable housing units in Pleasantville, of which 53 units have been built in the interim, leaving a balance of 76 units.

### **Zoning Ordinance**

- Multifamily housing is permitted as-of-right in three zoning districts (the R-3, R-4 and R-PO districts), and by special permit in three additional districts.
- Mixed-use development is permitted as-of-right in two zoning districts. An additional three districts allow mixed-use development by special permit.
- Two-family dwellings are permitted as-of-right in seven zoning districts and by special permit in three additional districts.
- Accessory apartments are not allowed as-of-right in any zoning district. They are allowed by special permit in all residential districts, but with a maximum number specified for the Village.

### **Restrictive Practices**

- The three districts that allow multifamily development by special permit limit the number of bedrooms per dwelling unit to two.
- The zoning code states that there will be a maximum of 50 accessory apartment special permits issued pursuant to the adoption of the code, not including pre-existing accessory apartments that were already granted special permits.

### **Incentives and Mandates**

- In accordance with the model affordable housing zoning ordinance, 10 percent of any development of 10 or more units must be affordable units.
- In District A-1 off-street parking requirements are waived for dwelling units that contain no more than two bedrooms, are rental units, and are designated affordable units. To be eligible for this incentive, affordable units must be occupied by a household that does not earn more than 50 percent of the Westchester County median income, have at least one occupant over the age of 62, and have a rent that does not exceed 30 percent of the annual gross household income.
- Five percent of assisted living facility units in the R-PO district must be set aside as affordable.

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

- Ten areas in the Village, containing 10 percent of its land area, are mapped within districts allowing as-of-right multifamily development. At least half of these areas are entirely built out.
- Five available development sites have been identified in these areas, all very small, averaging less than 1,000 square feet. The sites could accommodate a total of ten housing units.
- The R-3 district, one of the two zoning districts allowing multifamily housing as-of-right and containing at least one available development site, has a relatively high percentage (18 percent) of 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 some sites for FAH development.
- Multifamily housing occupies 3.7 percent of the Village's total land area. Two- and three-family housing occupies an additional 3.4 percent of the total land area.
- The average value of a condo unit in Pleasantville (\$275,000) is lower than the estimated cost of development of a condo unit (\$375,000), an adverse spread that reduces the likelihood of new multifamily housing development, particularly on small sites where economies of scale are not possible, and greatly reduces the likelihood that affordable multifamily units would be built without subsidies.

### **Master Plan**

- The most recent comprehensive plan was adopted in 1996, completed by Saccardi and Schiff. This plan notes that attempts to encourage higher density housing in the downtown districts proved unsuccessful and offers three possible solutions: increase density even more; eliminate multifamily housing as a

permitted use; or split the downtown zone to limit where multifamily housing may be developed.

- An addendum adopted in 2007 suggests rezoning the Marble Avenue Corridor, including the expansion of mixed-use development in the area.

### **Implications**

- Since 2000 Pleasantville has created 53 of the 129 units set as the affordable housing unit benchmark by the County Affordable Housing Allocation Plan. That represents considerable progress but still leaves an outstanding allocation of 76 affordable units.
- Under current conditions, there appears to be limited opportunity to build the remaining 76 affordable units called for in the allocation plan, let alone the hundreds of units that would be required in connection with mixed-income housing (e.g., 760 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the Village's zoning ordinance).
- The districts allowing multifamily housing as-of-right are almost entirely built out. Only a handful of tiny development sites have been identified, which could accommodate only ten housing units.
- High nearby concentrations of people of color may disqualify some of the sites for FAH development.
- The only zoning incentives for affordable housing are available for senior housing in a single zoning district, which does not allow multifamily housing as-of-right. Even these are only minor incentives, involving the waiver of off-street parking requirements. The absence of broadly available or meaningful incentives diminishes the likelihood that affordable housing will be developed.
- The average value of a condo unit in Pleasantville (\$275,000) is lower than the estimated cost of development of a condo unit (\$375,000), an adverse spread that reduces the likelihood of new multifamily housing development, particularly on small sites where economies of scale are not possible, and greatly reduces the likelihood that affordable multifamily units would be built without subsidies.
- Additional actions will be needed for the Village to make much further progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, providing broader and more lucrative incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, permitting accessory housing units as-of-right (especially if they were allowed in accessory buildings, such as existing or "faux" garages) and eliminating the cap on the total number of new accessory apartments in the Village, increasing the areas in which mixed-use development is permitted as-of-right, increasing the permitted density of multifamily housing, and providing opportunities for additional types of 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).

## PLEASANTVILLE FACT SHEET

a. Total acreage of the Village	1,148 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	114.2 acres	9.9%
c. Undeveloped area in these zoning districts	2.1 acres	0.2%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	1.0 acre	0.1%
R-4	0.57 acres	
R-PO	0.21 acres	
R-3	0.23 acres	
e. Order of magnitude area available for development*	0.8 acres	0.1%
R-4	0.45 acres	
R-PO	0.17 acres	
R-3	0.18 acres	
f. Number of sites available for development	5 sites	
g. Average size of sites	0.02 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	10 units	
R-4	7 units	
R-PO	0 units	
R-3	3 units	
i. Average selling price for multifamily (condo) units	\$275,000**	
j. Order of magnitude value for land, per condo unit	\$ 55,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (2.9% Black, 7.4% Hispanic)	10%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites		
R-4	0.1% Black, 7.8% Hispanic	8%
R-3	0.2% Black, 18.1% Hispanic	18%
n. Number of units needed to meet the 2000-2015	76 units	

Allocation Plan benchmark	
2015 Allocation	129 units
Number of units created since 2000	53 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.