

VILLAGE OF SCARSDALE

The Village has adopted the model affordable housing zoning ordinance. It provides a mandate, but no zoning incentives, for affordable housing. The Village has made no progress towards satisfying its affordable housing obligation under the Settlement; no affordable units have been developed since 2000. Under current conditions it is not clear how the Village could accommodate the 160 affordable units called for in the County's unadopted Affordable Housing Allocation Plan, which would translate into many hundreds of units in connection with mixed-income housing (e.g., more 1,600 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 Village allows a range of housing typologies as-of-right in select locations, including multifamily housing, mixed-use development and accessory housing; however, the areas permitting multifamily housing are completely built out, with no sites available for new multifamily development. Additional actions will probably be needed for the Village to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, increasing the mandate for affordable housing to more than 10 percent of the housing units, providing density or other incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, permitting accessory housing units as-of-right in more locations (especially if they were allowed in accessory buildings, such as existing or "faux" garages), and providing opportunities for additional types of development (such as quadraplexes or cottage-style housing).

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 160 affordable housing units in Scarsdale, none of which have been built in the interim.

Zoning Ordinance

- Multifamily development is permitted as-of-right in three of the Village's 18 zoning districts (the Residence (C) district, the Planned Urban Development - 1 (PUD-1) district and the Planned Urban Development - 0.8-1.4 (PUD-8-1.4) district).
- Mixed-use development (i.e., residences above stores) is permitted as-of-right in eight zoning districts.
- Two-family dwellings are permitted as-of-right in three zoning districts.
- Accessory apartments are permitted as-of-right in five zoning districts.

Restrictive Practices

- No restrictive zoning practices have been identified.

Incentives and Mandates

- All residential developments of 10 or more units must contain at least 10 percent affordable units. In a development of from five to nine units, at least one unit must be affordable.

- An affordable housing development is entitled to an expedited review process.
- There are no zoning bonuses for affordable housing developments.

Zoning Map, Development Pattern and Development Potential

- Five areas are zoned for as-of-right multifamily development, containing less than one-half of one percent of the Village's land area.
- These areas are fully built out, with no available development sites.
- Only 0.27 percent of the Village's total land area is currently occupied by multifamily development. No two- and three-family housing currently exists in the Village.
- With an estimated average price of \$1.3 million per condo unit, housing values are high enough to make multifamily housing development attractive. If density incentives were provided, market-rate housing values are sufficient to spur mixed-income development, without the need for financial subsidies.

Master Plan

Not Available

Implications

- The Village has made no progress towards satisfying its affordable housing obligation under the Settlement. No affordable units have been developed since 2000.
- Under current conditions it is not clear how the Village could accommodate the 160 affordable units called for in the County's unadopted Affordable Housing Allocation Plan, which would translate into many hundreds of units in connection with mixed-income housing (e.g., more 1,600 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 few areas in which multifamily housing is allowed as-of-right are fully built out. The Village does not have any available sites for new multifamily development.
- Alternative housing types, such as mixed-use development and accessory apartments, are permitted as-of-right in some locations, but by themselves are unlikely to reach the scale required to achieve the County's affordable housing benchmark.
- With an estimated average price of \$1.3 million per condo unit, housing values are high enough to make multifamily housing development attractive. Particularly if density incentives were provided, market-rate housing values are sufficient to spur mixed-income development, without the need for financial subsidies. The very high value of apartments and condo units in the City would be sufficient to support 80/20 mixed-income housing (which is more aggressive than the 90/10 mix that represents the maximum permitted ratio of market-rate to affordable units under the Village's zoning ordinance.) The 80/20 ratio would provide less development pressure than 90/10 mixed income housing, and unlike 90/10 developments would be eligible for federal tax incentives.

- The Village requires that 10 percent of the units in new developments of at least ten units must be affordable, and very high housing values may provide sufficient incentive for developers to build mixed-income housing. Nevertheless, the absence of zoning incentives for affordable housing reduces the attractiveness of mixed-income developments.
- Additional actions will probably be needed for the Village to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, increasing the mandate for affordable housing to more than 10 percent of the housing units, providing density or other incentives for affordable housing, mapping additional areas where multifamily housing is permitted as-of-right, permitting accessory housing units as-of-right in more locations (especially if they were allowed in accessory buildings, such as existing or "faux" garages), and providing opportunities for additional types of development (such as quadraplexes or cottage-style housing).
- Even with additional Village actions, FAH housing will remain problematic without assistance from the County, in the form of financial subsidies for all-affordable developments and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

SCARSDALE FACT SHEET

a. Total acreage of the Village	4,278 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	15.6 acres	0.4%
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	\$1,282,000**	
j. Order of magnitude value for land, per condo unit	\$ 385,000	
k. Order of magnitude total cost of development, per condo unit	\$ 375,000	
l. Percent minority population (1.5% Black, 2.6% Hispanic)	4%	
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	160 units	
2015 Allocation	160 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.