

VILLAGE OF TARRYTOWN

- The Village has adopted the model affordable housing zoning ordinance. Density bonuses are available for developments that provide more than the required number of affordable housing units. Multifamily housing and mixed-use development are permitted in the Village, but accessory apartments are prohibited. Within districts that allow multifamily housing as-of-right, development sites have been identified that have a cumulative capacity to accommodate 50 new multifamily units. The Village has made excellent progress towards achieving its affordable housing obligation; 60 percent of the benchmark of more than 100 affordable units under the County's unadopted Affordable Housing Allocation Plan have been built, the highest percentage of any of the municipalities covered by the Settlement. To satisfy Tarrytown's benchmark allocation, another 45 affordable units must be built, which would translate into hundreds of units in connection with mixed-income housing (e.g., more than 450 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 the Village can theoretically satisfy its remaining benchmark allocation under current conditions, additional actions may be needed. These might include, in some combination, increasing the mandate for affordable housing to more than 10 percent of the housing units; mapping additional areas where multifamily housing is permitted as-of-right; permitting accessory housing units, as recommended in the Village's comprehensive plan (especially if they were allowed in accessory buildings, such as existing or "faux" garages); and providing additional opportunities for mixed-use development (also recommended in the comprehensive plan).

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 111 affordable housing units in Tarrytown, of which roughly 60 percent (66 units) have been built in the interim, leaving a balance of 45 units. In terms of the percentage of the benchmark obligation that has been fulfilled, that is the best record of any of the municipalities covered by the Settlement.

Zoning Ordinance

- Multifamily housing is permitted as-of-right in eight of the Village's 24 zoning districts.
- 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 10 zoning districts.

Restrictive Practices

- In the Historic Commons (HC) district, multifamily development is only permitted in existing buildings and cannot exceed 10 dwelling units per building.

- Accessory apartments are prohibited throughout the Village.

Incentives and Mandates

- In any residential development of 10 units or more, at least 10 percent of all units must be affordable. In residential developments of eight or nine units, at least one affordable unit must be created. In residential developments of five to seven units, payments in lieu of affordable units must be made.
- Density bonuses of up to 50 percent and waivers of land and building requirements may be awarded to developments that create more than the required number of affordable housing units.
- In two special waterfront districts, WGBD and WD, dimensional bonuses, including larger permitted frontage, coverage, width, setback and height measurements, as well as relaxed landscaping requirements, may be awarded to a developer that provides affordable housing.

Zoning Map, Development Pattern and Development Potential

- Twenty-four (24) areas are mapped with zoning districts that permit multifamily housing as-right. These areas include 18 percent of the Village's land area, a high percentage relative to that in most municipalities covered by the Settlement. Most of the areas are fully built out, however.
- These areas contain five development sites, averaging half an acre in size, which can accommodate a total of about 50 housing units.
- The development sites are in zoning districts that have relatively high percentages of Black and Hispanic residents, as does the Village as a whole. The sites on which most of the new units can be built are in the MU district, in which 31 percent of residents are Black or Hispanic. The other sites are in the M-1 and M-2 districts, where these minorities comprise 51 and 27 percent of the population respectively. 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 FAH development.
- Eleven percent of the Village's total land area is currently occupied by multifamily housing. An additional 2 percent of the total land area is currently occupied by two- and three-family housing.
- With an estimated average price of \$650,000 per condo unit, housing values are high enough to make multifamily housing development attractive. Density incentives and the high market-rate housing values should be sufficient to spur mixed-income development, without the need for financial subsidies.

Master Plan

- The most recent comprehensive plan was adopted in 2007, completed by BFJ Planning. The plan recommends permitting accessory apartments and expanding the development of mixed-use projects that include housing. The plan also recommends amending the zoning code; the code was subsequently amended in 2011 to include the model affordable housing zoning ordinance.

Implications

- Sixty percent of Tarrytown's benchmark of more than 100 affordable units under the County's unadopted Affordable Housing Allocation Plan have been built, the highest percentage of any of the municipalities covered by the Settlement.
- To satisfy Tarrytown's benchmark allocation, another 45 affordable units must be built, which would translate into hundreds of units in connection with mixed-income housing (e.g., more than 450 units under a 90 percent market-rate / 10 percent affordable format, which represents the minimum affordable housing component under the Village's zoning ordinance).
- Within districts that allow multifamily housing as-of-right, development sites have been identified that have a cumulative capacity to accommodate 50 new multifamily units. Theoretically, if all of these sites were developed and all of the units were affordable, the capacity is large enough to satisfy the Village's remaining benchmark obligation. The capacity is insufficient, however, for mixed-income development on these sites alone to satisfy the benchmark obligation.
- High nearby concentrations of people of color may disqualify some or all of the sites for FAH development.
- With an estimated average price of \$650,000 per condo unit, housing values are high enough to make multifamily housing development attractive. Combined with available density incentives, market-rate housing values should be sufficient to spur mixed-income development, without the need for financial subsidies. The very high value of apartments and condo units in the Village should be sufficient to promote 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.
- Although the Village can theoretically satisfy its remaining benchmark allocation under current conditions, additional actions may be needed. These might include, in some combination, increasing the mandate for affordable housing to more than 10 percent of the housing units; mapping additional areas where multifamily housing is permitted as-of-right; permitting accessory housing units, as recommended in the Village's comprehensive plan (especially if they were allowed in accessory buildings, such as existing or "faux" garages); and providing additional opportunities for mixed-use development (also recommended in the comprehensive plan).
- Even with additional Village actions, 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), could also prove crucial.

TARRYTOWN FACT SHEET

a. Total acreage of the Village	1,972 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	363.8 acres	18.4%
c. Undeveloped area in these zoning districts	18.1 acres	0.9%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	2.9 acres	0.2%
M-2	0.21 acres	
MU	2.53 acres	
M-1	0.16 acres	
e. Order of magnitude area available for development*	2.3 acres	0.1%
M-2	0.17 acres	
MU	2.03 acres	
M-1	0.13 acres	
f. Number of sites available for development	5 sites	
g. Average size of sites	0.46 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	50 units	
M-2	7 units	
MU	38 units	
M-1	5 units	
i. Average selling price for multifamily (condo) units	\$650,000**	
j. Order of magnitude value for land, per condo unit	\$195,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (7.0% Black, 16.2% Hispanic)	23%	
m. Percent minority population in the zoning districts permitting multifamily housing as-of-right and containing available development sites		
M-2	4.0% Black, 23.2% Hispanic	27%
MU	19.6% Black, 11.5% Hispanic	31%
M-1	12.8% Black, 38.1% Hispanic	51%

n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	45 units
2015 Allocation	111 units
Number of units created since 2000	66 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.