

## VILLAGE OF TUCKAHOE

The Village has adopted a workforce housing ordinance that is similar to the model affordable housing zoning ordinance but different in one very important manner: The Village's ordinance does not include a mandate for workforce housing. Density bonuses are available for developments that include workforce housing. Multifamily housing and mixed-use development are permitted as-of-right, but accessory apartments are prohibited in the Village. The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 56 affordable housing units in Tuckahoe, of which only 6 units have been built in the interim. To satisfy Tuckahoe's benchmark allocation, another 50 affordable units must be built, which would translate into hundreds of units in connection with mixed-income housing (e.g., more than 300 units under an 85 percent market-rate / 15 percent affordable format, which represents the upper end of the range for the 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 17 new multifamily units. Theoretically, if all of the units were affordable, the capacity is large enough to satisfy only a third of the Village's remaining benchmark obligation. More realistically, under the Village's workforce housing provisions and without action by the Village Board of Trustees, no more than 15 percent, or three of the units, can be expected to be affordable. Additional actions will probably be needed for the Village to satisfy its affordable housing benchmark obligation. These might include, in some combination, adopting a mandate for affordable housing, removing the cap on the percentage of units in a development that may qualify as affordable, mapping additional areas where multifamily housing is permitted as-of-right, reducing minimum lot sizes and relaxing other zoning requirements for affordable multifamily housing, allowing accessory apartments, and providing opportunities for additional types of development (such as quadraplexes or cottage-style housing).

### **Model Zoning and County Benchmark**

- The Village has adopted a version of the model affordable housing zoning ordinance for "workforce housing." The definition of *workforce housing* is consistent with the definition of *affordable housing* in the model ordinance. The workforce housing ordinance provides density bonuses for affordable housing and is consistent with the model ordinance with regard to the physical standards, rent, sale and resale prices of workforce housing units. The Village's ordinance differs from the County's model ordinance in one crucial way, however; it does not mandate workforce housing anywhere in the Village.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 56 affordable housing units in Tuckahoe, of which 6 units have been built in the interim, leaving a balance of 50 units.

### **Zoning Ordinance**

- Multifamily housing is permitted as-of-right in two of the five residential zoning districts (out of a total of eight zoning districts): the Apartment 3 (AP-3) district and the Business/Residential (B/R) district.

- Mixed-use development (i.e., residences above stores) is permitted as-of-right in five residential zoning districts.
- Two-family dwellings are permitted as-of-right in two zoning districts.
- Accessory apartments are not permitted in any zoning district.

#### **Restrictive Practices**

- Apartment buildings in the AP-3 district, the only permitted form of multifamily housing, must contain at least seven dwelling units and must be on lots of at least 12,000 square feet. This prevents the development of smaller structures, such as quadraplexes, on smaller lots.
- Accessory apartments are prohibited throughout the Village.

#### **Incentives and Mandates**

- The workforce housing ordinance does not mandate workforce housing development. It instead declares that the number of workforce units "that may be permitted by the Planning Board" shall be between 5 and 15 percent of the total number of units. The Village Board of Trustees may increase the number of workforce units to 20 percent of the units where such flexibility is needed to meet state or federal program requirements and where the Trustees determine that such modification advances the public welfare without significant adverse impacts.
- For every workforce housing unit that a developer agrees to construct, the developer shall be allowed to build one additional market-rate unit, above the maximum number otherwise permitted.

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

- Nine areas, including 11 percent of the Village's land area, are mapped with the two zones that permit multifamily housing as-of-right. Some of the areas are fully built out, including all areas zoned Business/Residential.
- The areas contain 21 lots that are available for development. The individual lots are small, averaging only three-tenths of an acre, and some are too small to accommodate development by themselves. Some of the lots are contiguous, however, and may be combined to form developable sites. The County has estimated that the sites can accommodate a total of 17 housing units.
- As is noted above, the only type of multifamily housing permitted in the AP-3 district, in which all of the development sites are located, consists of apartment buildings containing at least seven units. That means that only two of the available development sites are large enough to accommodate multifamily housing.
- Without approval of the Village Board of Trustees, no more than 15 percent of the total number of units in a development may be workforce housing units. Of the 17 units that can be built, no more than three would be affordable housing.
- As of the 2010 census, one-third of the residents in the AP-3 district were Black or Hispanic. 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.

- Currently 7.7 percent of the Village's total land area is occupied by multifamily housing. An additional 8.6 percent of the total land area is currently occupied by two- and three-family dwellings.
- The average sales price of a condo unit is \$380,000, which is just barely above the estimated development cost of \$375,000 per condo unit. Affordable housing is not likely to be developed without financial subsidies.

### Master Plan

- The most recent comprehensive plan, by BFJ Planning, was adopted in 2007. Only a draft version has been made available for review; the final version is unavailable. The plan recommends encouraging affordable homeownership, including existing subsidized rental properties, but makes no specific recommendations with regards to affordable housing.

### Implications

- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 56 affordable housing units in Tuckahoe, of which only 6 units have been built in the interim.
- To satisfy Tuckahoe's benchmark allocation, another 50 affordable units must be built, which would translate into hundreds of units in connection with mixed-income housing (e.g., more than 300 units under an 85 percent market-rate / 15 percent affordable format, which represents the upper end of the range for the 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 17 new multifamily units. Theoretically, if all of the units were affordable, the capacity is large enough to satisfy only a third of the Village's remaining benchmark obligation. More realistically, under the Village's workforce housing provisions and without action by the Village Board of Trustees, no more than 15 percent, or three of the units, can be expected to be affordable.
- High nearby concentrations of people of color may disqualify either or both of the sites for FAH development.
- Low housing prices in the Village indicate a low profit margin for residential developers. Some financial incentives would likely be required to encourage affordable housing development.
- Additional actions will probably be needed for the Village to satisfy its affordable housing benchmark obligation. These might include, in some combination, adopting a mandate for affordable housing, removing the cap on the percentage of units in a development that may qualify as affordable, mapping additional areas where multifamily housing is permitted as-of-right, reducing minimum lot sizes and relaxing other zoning requirements for affordable multifamily housing, allowing accessory apartments, and providing opportunities for additional types of development (such as quadrplexes 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 and marketing assistance (such as the maintenance of a Countywide registry of FAH units).

## TUCKAHOE FACT SHEET

a. Total acreage of the Village	383 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	42.0 acres	11.0%
c. Undeveloped area in these zoning districts	1.8 acres	0.5%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	0.9 acres	0.2%
e. Order of magnitude area available for development*	0.7 acres	0.2%
f. Number of sites available for development	21 sites	
g. Average size of sites	0.03 acres	
h. Theoretical number of multifamily units that can be developed as-of-right	17 units	
i. Average selling price for multifamily (condo) units	\$380,000**	
j. Order of magnitude value for land, per condo unit	\$ 95,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (10.0% Black, 8 8% Hispanic)	19%	
m. Percent minority population in the zoning districts permitting multifamily housing and containing available development sites		
AP-3            19.6% Black, 13.3% Hispanic	33%	
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	50 units	
2015 Allocation	56 units	
Number of units created since 2000	6 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.