Methodology III-C-1 Density Incentives Within Zoning Ordinance for Multi-Family Development for Affordable Housing

Municipality	Incentives Within Zoning Ordinance for Multi-Family Development for Affordable Housing	Comments
Ardsley	In Workforce/Affordable* Housing Overlay District (the boundary of said district is coterminous with the R-4 District: Residential District located along Saw Mill River Road in the vicinity of Revolutionary Road). When a multifamily development contains 20% or more of either workforce and/or affordable units, the Village Board, Planning Board and/or Zoning Board may:(a) Waive certain application fees for applicants proposing to build workforce and/or affordable housing units in the Village of Ardsley; (b) Consider such other forms of assistance which may be under the control of the Village of Ardsley; and (c) Actively assist in obtaining assistance of federal, state or other agencies in support of workforce and/or affordable housing development.	Affordable Housing: dwelling units constructed for families whose annual income is between 50% and 80% of the Westchester County median income, as defined and periodically updated by the United States Department of Housing and Urban Development, and the annual rental cost of which does not exceed 30% of said income or, for homeowners, the annual cost of the sum of principal, interest, taxes and insurance (PITI) and common charges, as applicable, does not exceed 30% of said income. Workforce Housing: housing designed, marketed, and made available to families that include emergency service volunteers, public service, and quality-of-life occupations that serve the residents of the Village of Ardsley with said families having annual income that does not exceed 120% of the Westchester County median income as defined and periodically updated by the United States Department of Housing and Urban Development. Occupancy preferences listed.
Bedford	Conservation zoning. The Planning Board shall consider the provisions of conservation subdivisions and conservation development, which may provide for bonus units, of the Town Zoning Law in furtherance of the Town's goals for providing affordable housing.	Definition of AFFH unit consistent with Model Ordinance.
Briarcliff Manor	In Residential Townhouse RT4B District, the maximum permitted density may be increased by 50% of the total basic density as a bonus if the applicant constructs at least 50% of the permitted increase as moderate cost dwelling units.*	*Moderate cost dwelling units selected by preference list (municipal employees, school district employees, etc.) - no income requirements found.
Bronxville	No provisions.	
Buchanan	No provisions.	

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Cortlandt	Residential Reuse Special Permit - allow the Town the opportunity to construct new multifamily developments to replace preexisting non-conforming multifamily developments for sale or as rentals and provide affordable housing units within multifamily developments. Property may be developed at a maximum density of 20% over the existing number of residential units. (see Section 307-94.2)	Affordable housing unit: available for purchase or rent that costs no more than 30% of the gross monthly household income of a household whose income is below 80% of the Westchester County median income as determined by the Westchester County Planning Department at the time the unit is sold or rented. In the case of a housing unit for sale, costs include mortgage, taxes, insurance and condominium or association fees, if any. In the case of a housing unit for rent, costs include rent and utilities.
Croton-on-Hudson	In Waterfront Development (WC) District, the Village Board of Trustees may permit additional dwelling units not to exceed 5% of the number calculated in accordance with the provisions of Subsection I(1)(a), if the additional dwelling units are deemed by the Board of Trustees to be affordable units. The affordable dwelling units shall be integrated among the market-rate units in the project. The minimum habitable floor area per dwelling unit shall be 750 square feet, except for affordable dwelling units, in which case the minimum habitable floor area per dwelling unit shall be 600 square feet. Note: The exact amount of floor area is to be determined in concert with the Village's Affordable Housing Committee.	Affordable units not defined.
Dobbs Ferry	No provisions.	
Eastchester	No provisions.	
Harrison	No provisions.	
Hastings-on-Hudson	In Marine Waterfront B District - in order to provide an incentive that will encourage the development of middle-income dwelling units, senior citizen dwelling units or dwelling units that are to be owned in fee simple, or a combination of such types of dwelling units, the Village Board may allow, by special use permit and following a public hearing held on notice duly published and given as provided in § 295-143 of this chapter, an increased residential density and floor area ratio. The number of permitted dwelling units determined may be increased by up to an additional 16 1/2% in the aggregate.	Middle-income dwelling units not defined.
Irvington	No provisions.	

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Larchmont	No provisions.	
Lewisboro	In R-MF Multi-family Residence District: The Planning Board may authorize an increase in permitted density by not more than 40% if the applicant constructs at least 1/3 of the additional density units as middle-income dwelling units*. The Planning Board shall base its determination of the appropriate number of additional density units upon consideration of the locational and environmental suitability of the specific site and the proposed development design to accommodate such an increased density.	*Middle income dwelling units based on multiple of the median annual Town-paid wages of all full-time employees of the Town of Lewisboro during the preceding calendar year.
Mamaroneck (Town)	No provisions.	
Mount Pleasant	The permitted density on a PRD-T site may be increased by not more than 1/3 beyond the basic permitted density if the applicant agrees to provide affordable housing*, as defined in this chapter, and if the Town Board determines that the provision of such will serve to further the purposes and intent of this section and of the Town Development Plan. The Town Board may limit this increase based upon a consideration of (1) The need for additional affordable housing, taking into consideration local and regional needs. (2) The appropriateness of the location of the proposed site. (3) The suitability of the site and the proposed development design to accommodate such an increased density in terms of size, topography, traffic, availability of utilities, neighborhood character and other environmental factors.	*Affordable Housing defined as a dwelling unit containing no more than 800 square feet of floor area.
New Castle	Maximum Permitted Increase Beyond the Basic Permitted Density in Nonwetland Areas for Model Ordinance Provisions Affordable AFFH Unit: 2% increase for every 1% AFFH.	Definition of AFFH unit consistent with Model Ordinance.
North Castle	In the R-MF Multi-family District, the maximum permitted density may be increased by not more than 45% if the applicant constructs at least 40% of the increase as middle-income dwelling units*. In the R-MF-A Multi-family District, the maximum permitted density may be increased by not more than 40% if the applicant constructs at least 20% of the increase as middle-income dwelling units*. The Planning Board may limit the increase in density where the Board determines that such may be necessary or appropriate because of the specific characteristics of the individual site.	*Middle income dwelling units based on multiple of the median annual Town-paid salaries of all full-time employees of the Town of North Castle as listed in the Town budget for each year. Preferences and eligible priorities are included.

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North Salem	The density factor with bonuses may be applied to development at the discretion of the Planning Board to whatever degree it feels appropriate when, in its judgment, the proposed development promotes one or more of the following features: the provision of a proportion of moderate-income housing units above the proportion required herein for 10 or more subdivision lots, or in subdivisions of less than 10 lots, a reasonable proportion or number of moderate-income housing units. See Section 250-18.	*Moderate-income housing units based upon the mean (average) annual salary paid to Town of North Salem full-time employees. Residency and priority lists are included.
Ossining (Town)	The approval authority shall grant a residential density bonus for multiple, row or attached dwellings constructed or rehabilitated in the below districts, with 1/2 of said density bonus consisting of below-market rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the following schedule: **For MF District and One-Family Residence Districts*:** Size of Property (acres) — Max. Permitted Density Bonus 10 or more — 20% More than 5 but fewer than 10 — 30% Fewer than or equal to 5 — 40% (***Note**: for One-Family Residence Districts – To assist in achieving the density permitted, the applicant may apply to the Planning Board for a cluster development pursuant to Section 200-31 of this chapter. **For GB District:** Size of Property (acres) — Max. Permitted Density Bonus 10 or more — 20% More than 5 but fewer than 10 — 30% More than 2 but fewer than 5 — 40% Fewer than 2 — 100%	Definition of AFFH unit consistent with Model Ordinance.
Pelham	No provisions.	
Pelham Manor	No provisions.	
Pleasantville	No provisions.	
Pound Ridge	The limited rental income and/or sales value of affordable units shall be taken into consideration by the Town Assessor in determining the full value basis for assessments on such units.	

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Rye (City)	No provisions.	
Rye Brook	Dimensional and bulk requirements. (a) The dimensional and bulk requirements applicable in the FAH District shall be those of the property's existing zoning designation prior to its rezoning to FAH, except as modified or waived by the Board of Trustees. (b) The Board of Trustees may permit modification or waiver of the applicable dimensional and bulk requirements as it deems appropriate upon balancing important concerns of the community's health, safety and welfare, including: [1] Consistency with the purpose and intent of the Village of Rye Brook Zoning Code and Official Map; [2] Furthering fair and affordable housing within the Village; [3] Harmony with the appropriate and orderly development of the immediate area; [4] Impacts upon the orderly development and quality of life for neighboring areas; [5] Advancement of economic development within the Village; [6] The location, nature and height of buildings, location of parking and the nature and extent of landscaping on the site such that the modified dimensional or bulk requirement will not hinder or discourage the appropriate development and use of adjacent land and buildings or substantially impair the value thereof; [7] Adverse environmental impacts; and [8] Whether the requested modification or waiver is the minimum necessary to maintain the economic viability of the development proposal. (c) In granting any modification or waiver, the Board of Trustees may attach such conditions as are, in its judgment, necessary to secure substantially the objectives of the standards or requirements so modified or waived.	Definition of AFFH unit consistent with Model Ordinance.
Scarsdale	No provisions.	

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Somers	In Neighborhood Shopping District - if access to public water and sewer, increase in min.FAR for all uses from 0.25 to 0.4 (max.0.18 for all uses) if 50% of total units are affordable*; parking standards may be reduced and height may be increased. In MRF-BP Baldwin Place District - density may be increased up to 50% beyond permitted with provision of low/moderate units; one market rate unit for each affordable unit in excess of required 15% permitted density, but not to exceed max increase of 20% in number of market-rate units; at least 15% of permitted density shall be affordable. In MFR-H Hamlet District, same as above, but basic average gross density shall not exceed two density units/acre of net land area.	Affordable dwelling units: dwelling units limited in occupancy to households whose annual income does not exceed 80% of the actual Westchester County median income (not capped), as defined and periodically updated by the United States Department of Housing and Urban Development, and the annual rental cost of which does not exceed 30% of said income or, for homeowners, the annual ownership cost of which [the sum of principal, interest, taxes and insurance (PITI) and common charges, if any] does not exceed 30% of said income.

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Tarrytown	The Village Board shall have the authority to apply the following standards in exercising its discretion to review and grant a compatible use permit for density bonuses associated with the creation of affordable housing beyond the number of units that can be created pursuant to the provisions of Chapter 305, Zoning. (1) Waiver of land and building requirements. With respect to an application for a development under this section, the Village Board has the authority to waive all use, area, volume, bulk, land and building requirements to the full extent authorized by § 7-738 of the Village Law of the State of New York, which permits the clustering of permitted density. (2) Development density. A development's density may not exceed the sum of the maximum allowable density of the zoning district in which the development is located plus a density bonus not to exceed 50% of the maximum allowable density of that district. The density bonus shall be fixed by the Village Board, in its discretion, taking into consideration: (a) The percentage of total residential units in the development that are designated as affordable; (b) The appropriateness of the proposed density in the neighborhood; (c) The aesthetic impact of the proposed development on the neighborhood; (d) The effect of the development on the environment as defined in the New York Environmental Conservation Law § 8-0105, Subdivision 6. (3) When considering an application for a compatible use permit for moderate-income housing, the Village Board shall take into account the effect of the development on: (a) Neighboring property values. (b) Traffic. (c) The health, safety and general welfare of the neighborhood and the community.	Definition of AFFH unit consistent with Model Ordinance.
Tuckahoe	Density bonus in Apt.3 and Business/Residence Districts of at least 5% and up to 15% (or up to 20% if project meets state or federal funding source requirements). For every workforce housing unit*, one additional market-rate unit allowed over permitted under code.	*Workforce housing unit: Income shall not exceed 80% of County median income. Sale and rental costs shall not exceed 30% of income.
Yorktown	No provisions.	