

Hastings-on-Hudson's Affordable Housing Committee

Coordinating with the Comprehensive Plan update

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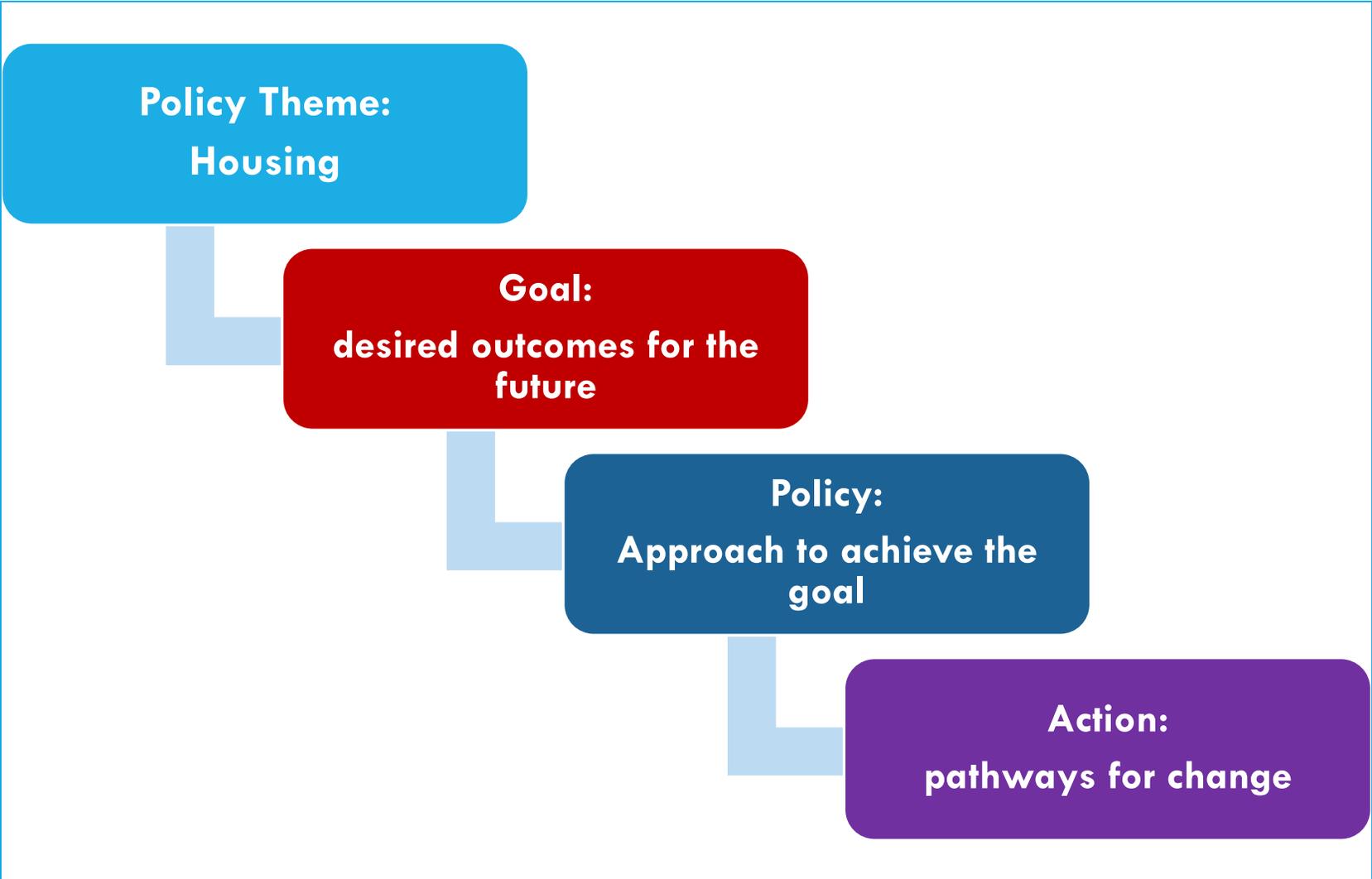
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ANATOMY OF A COMPREHENSIVE PLAN



Proposed Housing Goals



GOAL 1: ENSURE A BALANCED APPROACH TO DEVELOPMENT AND PRESERVATION



GOAL 2: CREATE A MORE DIVERSE HOUSING STOCK



GOAL 3: PROMOTE A MORE DIVERSE AND INCLUSIVE RESIDENTIAL POPULATION



GOAL 4: ENHANCE TRANSPORTATION OPTIONS AND CONNECTIVITY

GOAL 1: ENSURE A BALANCED APPROACH TO DEVELOPMENT AND PRESERVATION

Policy 1A	BALANCE THE PRESERVATION OF THE NEIGHBORHOOD CHARACTER AND QUALITY OF LIFE IN THE VILLAGE WITH THE NEED FOR ADDITIONAL HOUSING UNITS
Action 1	Coordinate with the School District's planning efforts regarding enrollment and budget to properly plan for future development.
Action 2	Target redevelopment strategies in areas supported by infrastructure and transit.
Action 3	Review conflicts of the view preservation ordinance with the development of new housing.
Action 4	Update zoning map to reflect current permitted uses.

GOAL 1: ENSURE A BALANCED APPROACH TO DEVELOPMENT AND PRESERVATION

POLICY 1B	INCENTIVIZE AND ENCOURAGE VILLAGE-WIDE HOUSING UNIT INCREASE CONSISTENT WITH REGIONAL POPULATION INCREASES
Action 1	Encourage reuse of underutilized properties for multi-family housing.
Action 2	Study the potential for development of affordable and middle-income “workforce” housing on Village-owned properties including municipal and commuter parking lots.
Action 3	Identify and resolve existing regulatory barriers to the development of affordable and workforce multi-family housing.
Action 4	Consider modifications to existing zoning to enable rehabilitation and expansion of older buildings in the downtown area.
Action 5	Identify and resolve impediments in the Village Zoning Code to the development of Accessory Apartments, a/k/a ADUs.
Action 6	Identify obstacles to housing development in land use board approvals and administrative processes.
Action 7	Study the impact on new development of the recently enacted Town law requiring new condos and coops to be taxed at a higher rate than the existing condo and co-op housing stock.

GOAL 2: CREATE A MORE DIVERSE HOUSING STOCK

Policy 2A

DIVERSIFY THE TYPES OF HOUSING AVAILABLE FOR ALL RESIDENTS ACROSS DIFFERENT AGES, ABILITIES, INCOME LEVELS AND HOUSEHOLD TYPES, WITHIN THE VILLAGE

Action 1

Consider changes to zoning regulations to include a diverse range of housing types, such as: live-work units in the downtown, co-housing with shared support facilities and communal spaces, intergenerational layouts in single family homes (two kitchens), senior accessible units, assisted living, and micro-apartments.

Action 2

Identify and analyze infill opportunities in and near the downtown area for mixed-use.

GOAL 2: CREATE A MORE DIVERSE HOUSING STOCK

Policy 2B

REMOVE BARRIERS TO INCLUSIONARY ZONING PRACTICES

Action 1

Analyze floor area and similar incentives for the inclusion of affordable and workforce housing units in areas that allow for higher density uses consistent with Village neighborhood-scale. See third Action item under Policy 1A above (conflicts of view preservation law with development of new housing).

GOAL 3: PROMOTE A MORE DIVERSE AND INCLUSIVE RESIDENTIAL POPULATION

Policy 3A	INCENTIVIZE CREATION OF MORE AFFORDABLE HOUSING UNITS
Action 1	Explore potential modifications to the Village’s Fair and Affordable Housing policy that specifies the number of affordable units required for new developments; See action item under Policy 2B above (incentivizing more affordable units).
Action 2	Review zoning code to ensure that in new developments, affordable and workforce housing units are interspersed among those that are market rate, as opposed to clustered together or physically separate from other housing units, in all zoning districts which accommodate residential development
Action 3	Explore opportunities to access affordable housing funding assistance from County, State and Federal government.
Action 4	Review and update the Village’s Affordable Housing Ordinance.

GOAL 3: PROMOTE A MORE DIVERSE AND INCLUSIVE RESIDENTIAL POPULATION

Policy 3B	SUPPORT AGING IN-PLACE POPULATIONS
Action 1	See fifth Action Item under Policy 1B above (Identify impediments in the Village Zoning Code to the development of ADUs).
Action 2	Promote community awareness of assistance programs for seniors aging-in-place, including property tax exemptions, accessibility modification and home repair programs.

GOAL 3: PROMOTE A MORE DIVERSE AND INCLUSIVE RESIDENTIAL POPULATION

Policy 3C	SUPPORT HOUSING ACCESS FOR RESIDENTS AND FAMILIES OF MODEST MEANS
Action 1	Support the Village Affordable Housing Committee in promoting first-time homebuyer education and grant/incentive programs in the Village.
Action 2	Promote community awareness of rental assistance programs to help individuals locate affordable units within the Village.

GOAL 4: ENHANCE TRANSPORTATION OPTIONS AND CONNECTIVITY

POLICY 4A	DEVELOP CREATIVE, MULTIMODAL SOLUTIONS AIMED AT REDUCING CAR-DEPENDENCY, MINIMIZING PARKING DEMAND, AND INCREASING CONNECTIVITY TO DESTINATIONS WITHIN THE TOWN AND VILLAGES AND BEYOND
Action 1	Conduct a parking analysis in identified redevelopment areas of the downtown area and in areas that have an opportunity for mixed-use development and/or housing.
Action 2	Work with developers and property owners to determine the number of spaces to provide based on user demands and provide an incentive for more efficient management, including allowing developers to pay “in lieu” fees, which can help fund off-site municipal parking facilities, as an alternative to providing on-site parking.
Action 3	Review zoning districts to expand shared-parking opportunities.
Action 4	Expand bicycle and pedestrian infrastructure to improve access without using an automobile.
Action 5	Reduce parking requirements in areas with transit infrastructure.
Action 6	Evaluate car-ownership alternatives like car-sharing (e.g. Zipcar) in higher density areas.

Suggested Implementation Strategies



1. Study particularly the Zinnser and Con Ed parking lots, with the goal of offering those sites for development by RFP.



2. Revise the view preservation ordinance to adopt more objective criteria and limit its applicability to selected areas.



3. Analyze the potential expansion of multi-family zones and more lenient variances from single-family restrictions.



4. Review and change ADU ordinance to facilitate the approval process for ADUs, such as changes to parking regulations to avoid the need to apply for zoning variances, elimination of 3-year renewal requirement.



5. Revise approval process required to build new residential units to reduce time and soft costs.



6. Explore changes to parking regulations related to affordable housing units



7. Update zoning map to include several parks in the Village that are not currently noted as parkland, including the Graham property and Kinnally Cove and MacEachron Park.