



Affordable Housing in Mamaroneck

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The Village is Experiencing a Crisis of Affordability

Income required to afford a median priced single-family home in 2019:

\$270,000

Income required to afford a median priced single-family home in 2023:

\$374,000

What is Affordable Housing?

“Housing that can be obtained by spending no more than 30% of gross annual household income on housing and utilities.”

– US Department of Housing and Urban Development

Types of Affordable Housing

LIHTC Developments

Low Income Housing Tax Credits typically range from 30-120% Area Median Income (AMI), must average 60% AMI. Ex. 726 Old White Plains Rd.

Public Housing

No public housing in the Village of Mamaroneck. No new net public housing can be created in the United States per the Faircloth Amendment of 1999.

Section 8 Vouchers

Largely utilized as a tool for replacing public housing construction by offering vouchers for use in private market.

Inclusionary Zoning Units

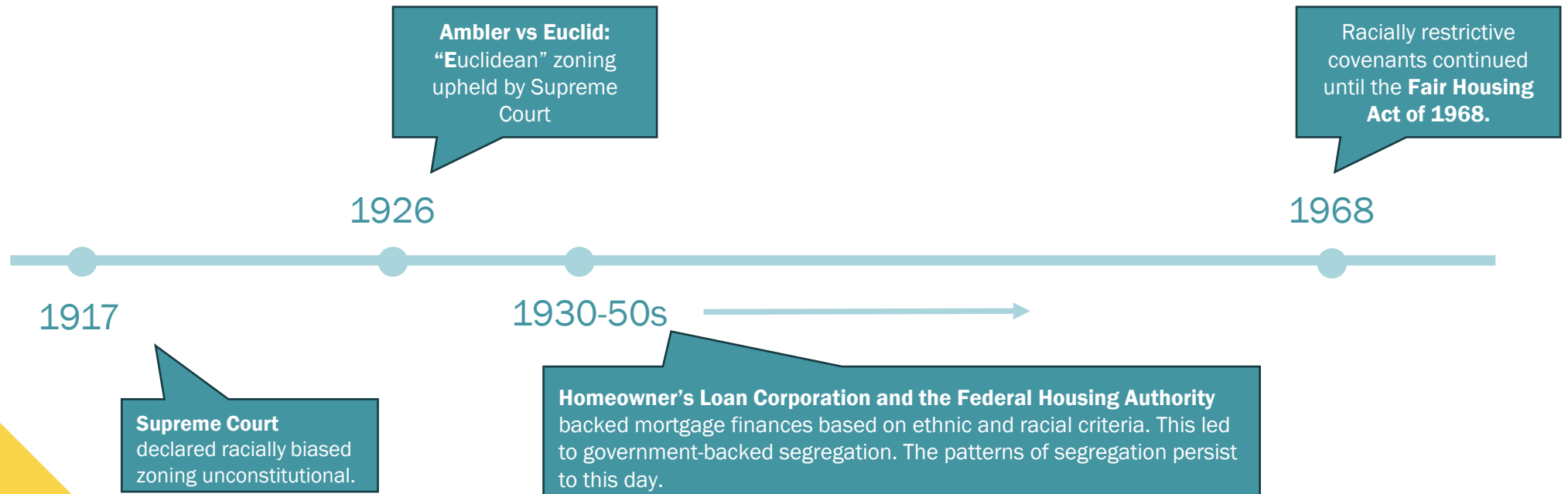
10% mandatory set aside of in VOM for multifamily buildings in commercial zones. Units are at 80% AMI. Ex. Two units in Grand Street Lofts

“Naturally Occurring” Affordable Housing

Housing that is not regulated but is affordable to low to moderate income earners, based on the 30% rule.

Zoning's Historical Impact on Affordable Housing & Segregation

Zoning was first adopted in the early 1900s, and many municipalities had explicit bans on inhabitants based on race, and restrictive covenants based on race and ethnicity.



Historical Access to Housing in the Village of Mamaroneck

- More than 80% of the Village's housing units were built before 1970, with 40% having been constructed before 1939.
- Prior to the 1980s the construction of new housing largely matched demand, making housing affordable to most median wage earners.

Access to said housing was not equitably distributed due to explicit and implicit racial policies in lending and development.

Regional Factors Contributing to Affordability Issues

Job Growth
vs. Housing
Production

Housing Units
Permitted
Regionally

Rising
Construction
Costs

HUD Settlement With Westchester County



- Housing and Urban Development (HUD) Settlement with Westchester County. In 2006, HUD sued Westchester County claiming the County hadn't met its fair and affordable housing obligations. HUD and Westchester County reached a settlement in 2009.
- The Village was not implicated due to its demographics per the 2000 census, not the number of affordable units.

Westchester County, as part of the settlement with HUD, crafted a discretionary funding policy requiring municipal recipients of Westchester County discretionary funds to agree:

“Ban local residency requirements and preferences and other selection preferences that do not affirmatively further fair housing for all housing developments.”

Comprehensive Plan: Adopted 9/2023

4a-15. Increase the Supply of Low- and Moderate-Income Affordable Housing in the Village.

a. **Require Affordable Units to be Constructed within New Multi-Unit Residential Developments.**

Review the *Westchester County Model Ordinance Provisions* for new fair and affordable housing and similar ordinances from other municipalities in Westchester County to draft an ordinance appropriate for the Village. The ordinance would require specific numbers or percentages of affordable units within all residential developments of at least four or five units. A rental unit that is affordable to a household whose income does not exceed 60% of area median income (AMI) and for which the annual housing cost of the unit, defined as rent plus any tenant paid utilities, does not exceed 30% of 60% AMI adjusted for family size and that is marketed in accordance with the *Westchester County Fair & Affordable Housing Affirmative Marketing Plan*.

- d. **Develop Affordable Housing on Village Property Where Appropriate.** Consider expanding the C-2 zoning district, which currently applies to the Village Downtown, to include the Village-owned properties highlighted in Figure 92. The Village has been planning for the redevelopment and reorganization of its municipal facilities through the Consolidate Administrative Facilities Project, which is described in greater detail in **Chapter 8**. Changing the R-5 zoning on those properties to the adjacent C-2 would provide the Village with more options, including incorporating affordable housing into the project. The Village should develop a concept plan depicting the potential site layout and development program.

Who Qualifies for Affordable Housing in Westchester?

2023 Maximum Income Guidelines

Household Size

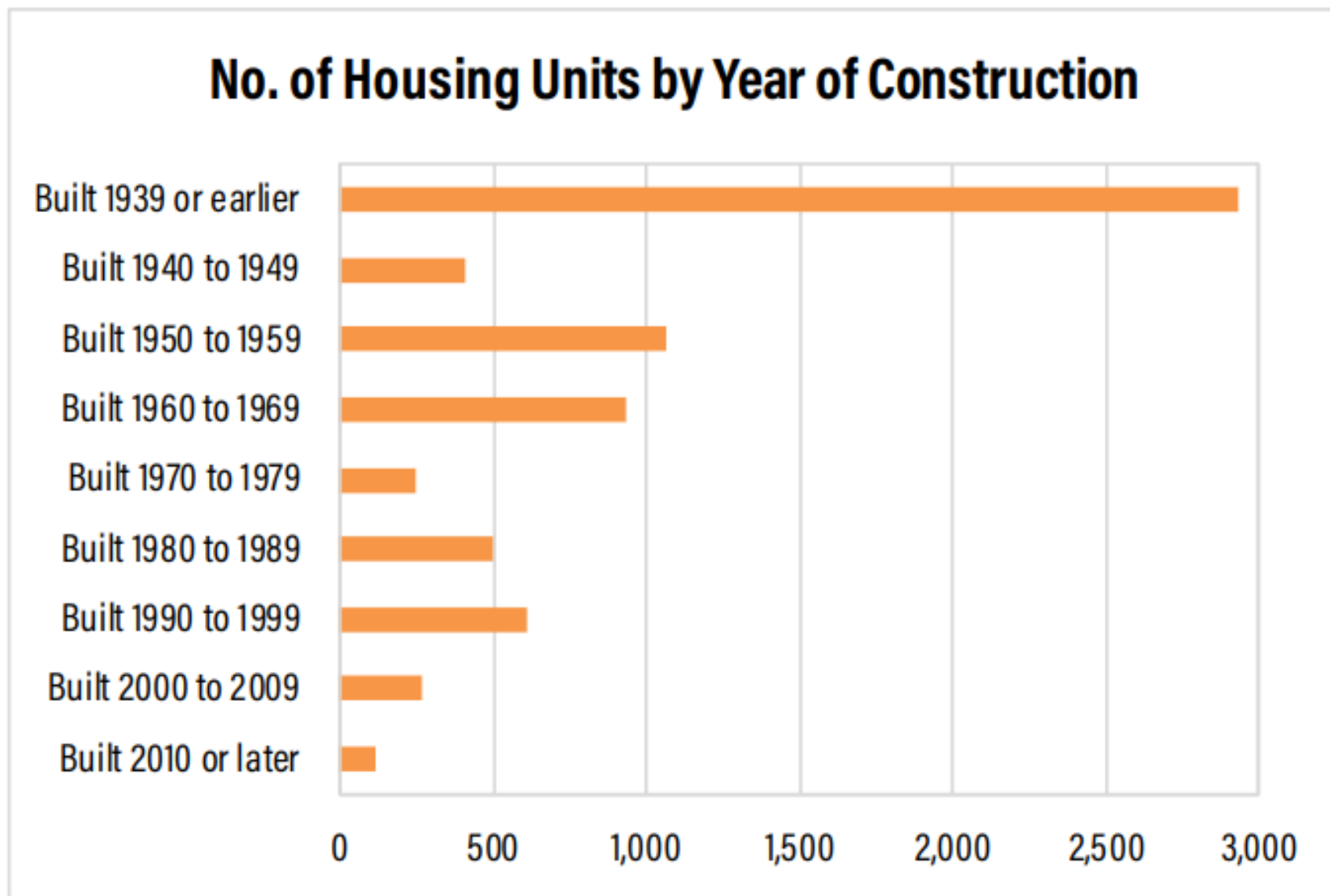
Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$123,350	\$141,000	\$158,600	\$176,200	\$190,300	\$204,400
100% AMI	\$102,800	\$117,450	\$132,150	\$146,800	\$158,550	\$170,300
80% AMI	\$82,250	\$94,000	\$105,750	\$117,450	\$126,850	\$136,250
60% AMI	\$61,700	\$70,500	\$79,300	\$88,100	\$95,150	\$102,200
50% AMI	\$51,400	\$58,750	\$66,100	\$73,400	\$79,300	\$85,150
30% AMI	\$30,850	\$35,250	\$39,650	\$44,050	\$47,600	\$51,100

Local Cost Limits based on AMI

Estimated Monthly Housing Cost Limits Based on 30% of Income

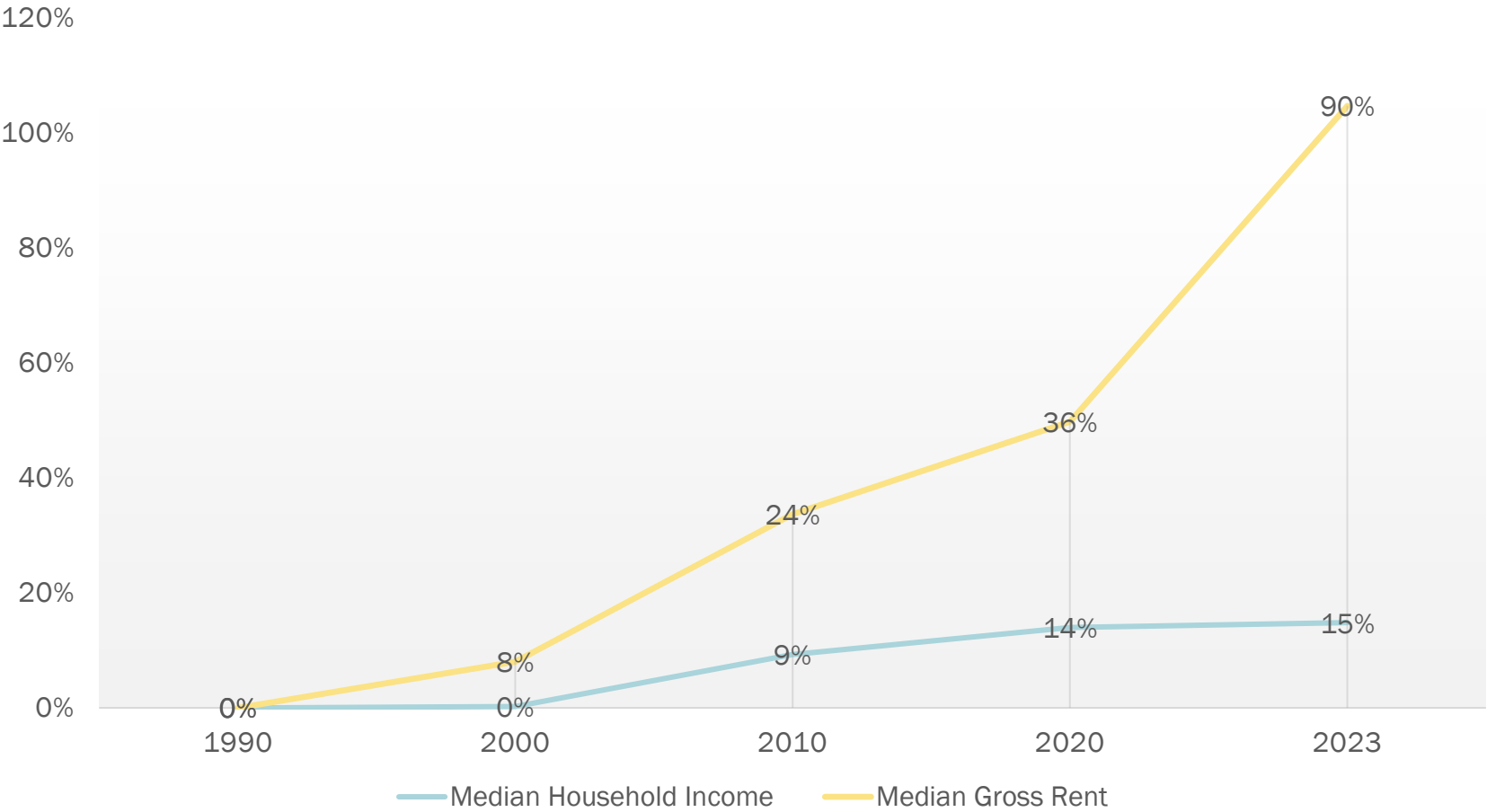
Family Size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
120% AMI	\$3,084	\$3,525	\$3,965	\$4,405	\$4,758	\$5,110
100% AMI	\$2,570	\$2,936	\$3,304	\$3,670	\$3,964	\$4,258
80% AMI	\$2,056	\$2,350	\$2,644	\$2,936	\$3,171	\$3,406
60% AMI	\$1,543	\$1,763	\$1,983	\$2,203	\$2,379	\$2,555
50% AMI	\$1,285	\$1,469	\$1,653	\$1,835	\$1,983	\$2,129
30% AMI	\$ 771	\$ 881	\$ 991	\$1,101	\$1,190	\$1,278

Local Data

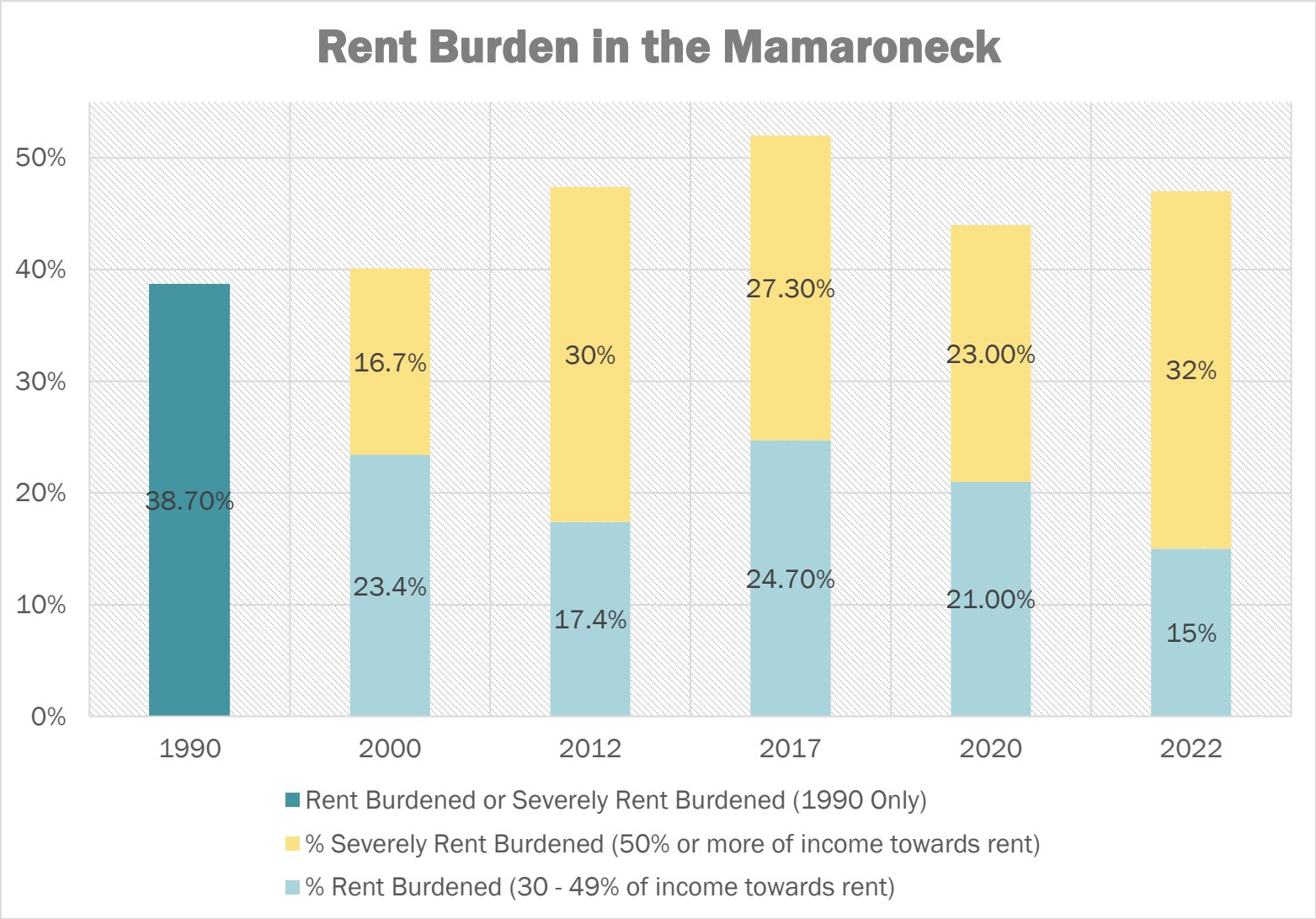


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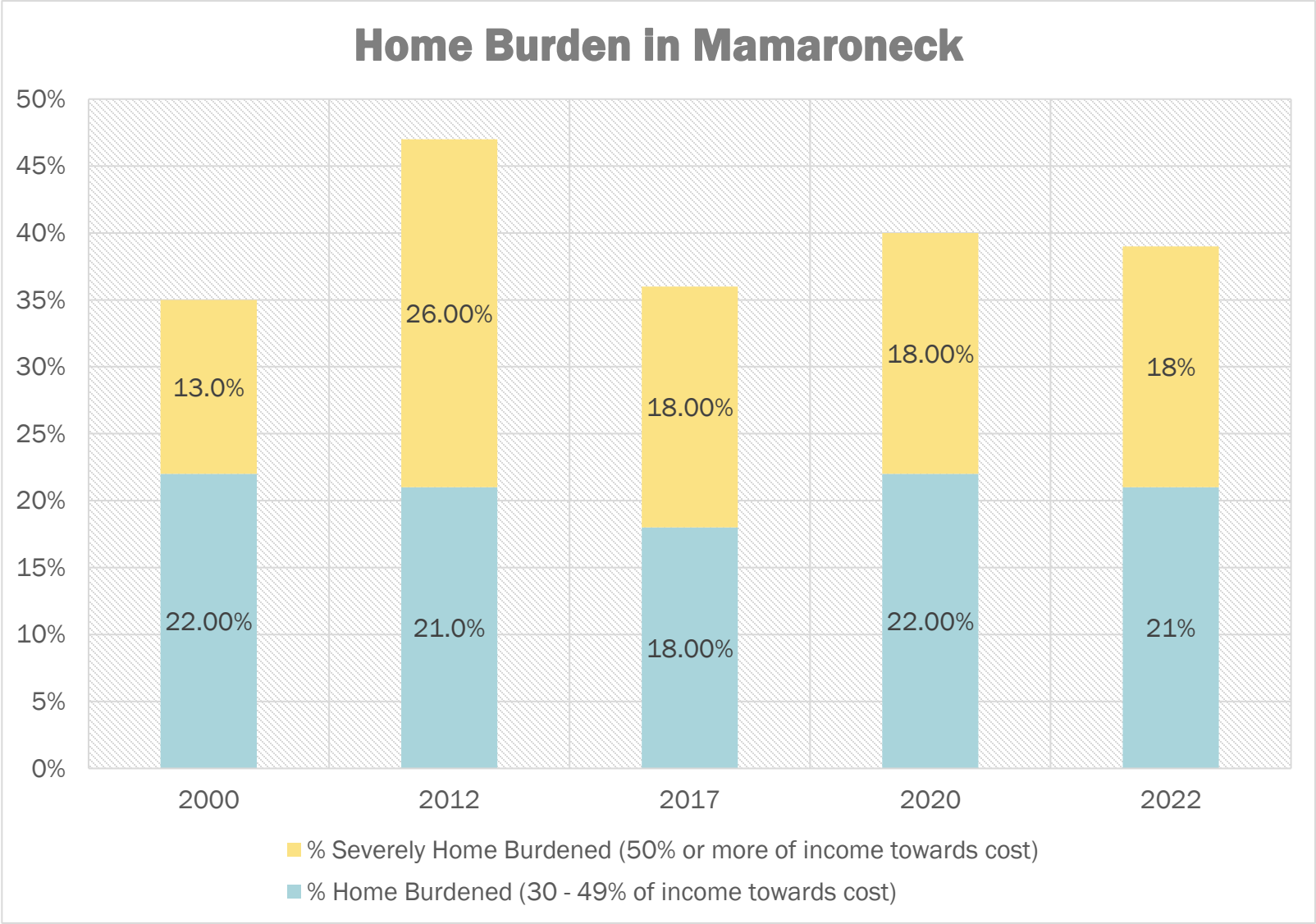
Household Income and Rent in Mamaroneck: Change Since 1990



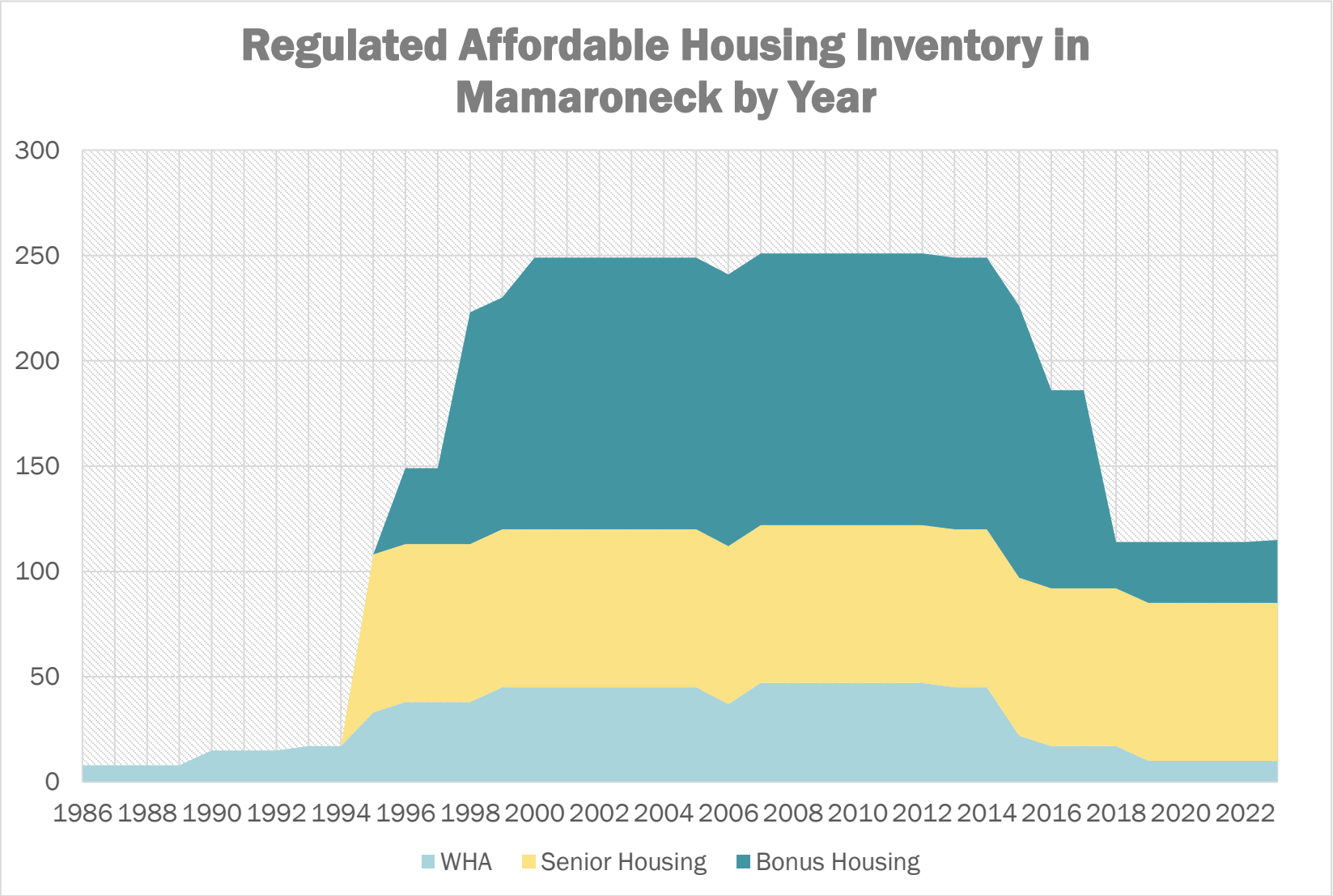
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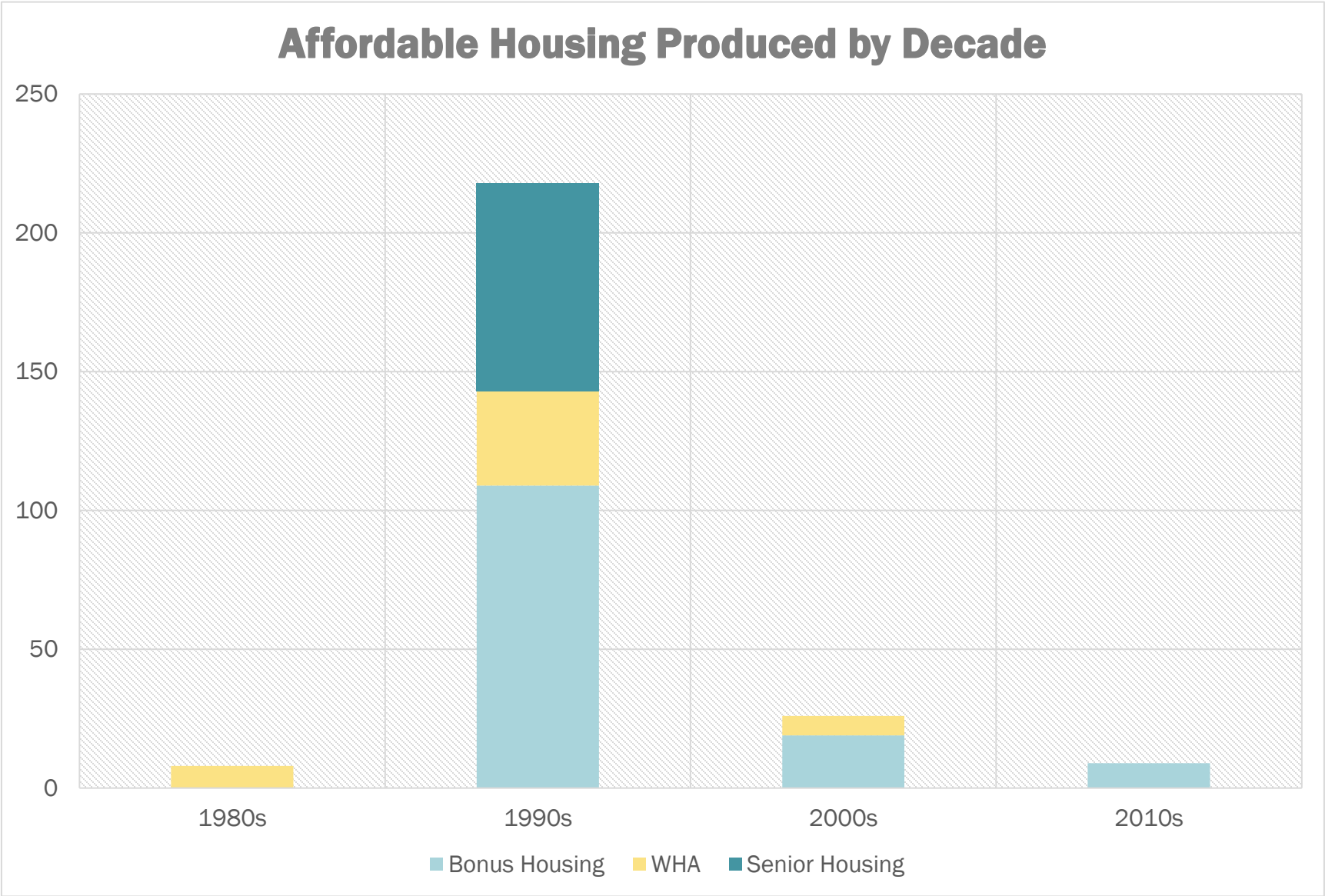
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Local Data



Local Data



2020 Census Data

Race	New York Metropolitan Statistical Area	Mamaroneck Village
White	46.5%	63.4%
Black or African American	16.1%	4.3%
American Indian and Alaska Native	0.8%	1.0%
Asian	12.5%	4.9%
Native Hawaiian and Other Pacific Islander	0.1%	0.0%
Some Other Race	14.1%	13.9%
Two or More Races	10.0%	12.5%
Hispanic or Latino by Race	New York Metropolitan Statistical Area	Mamaroneck Village
Hispanic or Latino (of any race)	25.2%	27.5%
Not Hispanic or Latino	74.8%	72.5%
White (not Hispanic)	43%	59.4%

Policy Interventions To Improve Housing Affordability

Providing Below-Market-Rate Housing

- Inclusionary Zoning
- Use publicly-owned sites for affordable housing
- Direct Subsidy

Reducing the Price of Market-Rate Housing

- Relax density regulations to allow the market to better match supply with demand.
 - Smart Growth
 - ADUs



Detached Residence

A standalone, smaller home built on the same lot as the primary home by the homeowner, with the units functioning as separate structures.

Attached Residence

An addition to the primary home that is a separate unit with its own entrance. With good design and construction, the attached unit is not readily noticed from the street.



ADUs

Our Housing and Economic Reality In A “Do Nothing” Alternative

Immediate: Housing demand will likely continue to increase, and rents will continue to outpace inflation.

Near-Term: Regionally, low-and-middle wage workers will likely be pushed out of the community.

Long-Term: Local businesses will be unable to fill jobs, which will impact local services and the economy in the Village of Mamaroneck.

Pro Forma Analysis – AMIs and Percent Affordable

Recognizing the need to provide accessibility to a wide array of income groups in Mamaroneck, the Planning Department decided to test the following affordability schemes as applied in the C-1 TOD Zone and in the C-2 Central Commercial Zone.

80% Area Median Income (82k – 117k) in C-2

Hypothetical Rental Apartment Development in C-2			
FAR Thresholds	Rent per unit, market rate and BMR	% of Below-Market-Rate Units (80% AMI)	Rate of Return Feasibility
1.87 - 2.1	\$4,200 market 2 bed \$3,800 market 1 bed \$2,350 BMR 2 bed \$2,056 BMR 1 bed	10%	15 -17% (feasible)
1.87 – 2.08	\$4,200 market 2 bed \$3,800 market 1 bed \$2,350 BMR 2 bed \$2,056 BMR 1 bed	20%	9% - 12% (not feasible)

60% Area Median Income (61k – 88k) in C-2

Hypothetical Rental Apartment Development in C-2			
FAR Thresholds	Rent per unit, market rate and BMR	% of Below-Market-Rate Units (60% AMI)	Rate of Return
1.87 - 2.1	\$4,200 market 2 bed \$3,800 market 1 bed \$1,763 BMR 2 bed \$1,543 BMR 1 bed	10%	15 -17% (feasible)
1.88 – 2.1	\$4,200 market 2 bed \$3,800 market 1 bed \$1,763 BMR 2 bed \$1,543 BMR 1 bed	20%	5% - 8% (infeasible)

80% Area Median Income (82k – 117k) in Post-Moratorium TOD

Any development in the TOD is currently infeasible.

Hypothetical Rental Apartment Development in TOD			
FAR Threshold	Rent per unit, market rate and BMR	% of Below-Market-Rate Units (80% AMI)	Rate of Return
0.8	\$4,200 market 2 bed \$3,800 market 1 bed \$2,350 BMR 2 bed \$2,056 BMR 1 bed	10%	8% (infeasible)
0.8	\$4,200 market 2 bed \$3,800 market 1 bed \$2,350 BMR 2 bed \$2,056 BMR 1 bed	20%	5% (highly infeasible)

60% Area Median Income (61k – 88k) in Post-Moratorium TOD

Any development in the TOD is currently infeasible.

Hypothetical Rental Apartment Development in TOD			
Necessary FAR	Rent per unit, market rate and BMR	% of Below-Market-Rate Units (60% AMI)	Rate of Return
0.8	\$4,200 market 2 bed \$3,800 market 1 bed \$1,763 BMR 2 bed \$1,543 BMR 1 bed	10%	5% (highly infeasible)
0.8	\$4,200 market 2 bed \$3,800 market 1 bed \$1,763 BMR 2 bed \$1,543 BMR 1 bed	20%	1% (highly infeasible)

Increasing the percentage of BMR units or lowering the AMI threshold will result in less affordable units.

The only way to increase mandatory inclusionary requirements to provide a higher percentage of affordable units or reach a lower AMI band is to increase permitted density.

New construction demands rents that are unaffordable to households earning less than 120% AMI.

New construction demands a minimum rent of \$3,750 for a one bedroom in order to secure financing.



Thank you

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