

The 6th Annual Hudson Valley Affordable Housing Summit

COMPACTS AND CRISES – Practical plans to address the Housing Shortage

Thursday, May 11, 2023

8:00 AM – 12:15 PM

NYS JUDICIAL INSTITUTE AT PACE LAW

78 North Broadway, White Plains NY

8:00-8:45 AM Light Breakfast & Networking

9:00 AM Program will begin

PRESENTED BY



GoldsteinHall
ATTORNEYS AT LAW



For more information and to register visit:
<https://law.pace.edu/affordable-housing-summit-2023>

AGENDA

9:00 – 9:15

WELCOME & INTRODUCTION

Jason Labate, Esq., *Partner, Goldstein Hall PLLC*

Tiffany Zezula, Esq., *Deputy Director, Land Use Law Center*

9:15 – 9:45

SESSION 1: SITE IDENTIFICATION AND ADAPTATIVE REUSE

John Fry, AIA, LEED AP bd+c, *Principal, Nexus Creative Design*

Patrick Love, *Vice President and Chief of Staff, Multifamily Finance and Development Group, New York State Homes and Community Renewal*

Jaclyn Tyler, AIA, LEED AP bd+c, NCARB, *Principal, Nexus Creative Design*

Brian Pugh, Esq., *Mayor, Croton-on-Hudson*

MODERATOR **Jason Labate, Esq.**, *Partner, Goldstein Hall PLLC*

9:50 – 10:50

SESSION 2: UNLOCKING HOUSING ACCESS: TRANSIT ORIENTATED DEVELOPMENT TO CREATING HOUSING

Karen D'Attore, *Village Manager, Village of Ossining*

Raju Mann, *Associate Principal, ARUP*

Kate VanTassel, *Director of Special Projects, New York State Homes & Community Renewal*

James R. Wendling, *Chief Operating Officer, WBP Development LLC*

MODERATOR **Tiffany B. Zezula, Esq.**, *Deputy Director, Land Use Law Center*

11:00 – 12:00

SESSION 3: ACCESSORY DWELLING UNITS TO CREATE HOUSING

Christina Griffin, AIA LEED AP CPHC, *Principal, CGA Studio Architects*

Michael Patino, *Owner, Michael Patino Architecture and Village Trustee, Village of Dobbs Ferry*

Edye McCarthy, *Assessor, Town of Greenburgh*

Rachel Wieder, *Chief of Staff for Homeownership and Community Development, New York State Homes and Community Renewal*

MODERATOR **Jessica Bacher, Esq.**, *Staff Consultant, Housing Action Council and Executive Director, Land Use Law Center*

*Thank you
to the
Summit
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ACCESSORY DWELLING UNITS TO CREATE HOUSING

PANELISTS



Christina Griffin
*Principal,
CGA Studio
Architects*



Michael Patino
*Owner, Michael
Patino Architecture
and Village Trustee,
Village of Dobbs
Ferry*



Edye McCarthy
*Assessor,
Town of Greenburgh*



Rachel Wieder
*Chief of Staff for
Homeownership and
Community
Development, New
York State Homes
and Community
Renewal*

Accessory Apartment/Dwelling Unit (ADU) Primer

As shown on the Village of Hastings-on-Hudson Website

An accessory apartment/ADU is a smaller, secondary home on the same lot as the primary dwelling. ADUs are independently habitable, at least outfitted with the housing basics: heating, cooking, and sanitation. ADUs can be attached to the primary dwelling or detached.

Why ADUs Are Needed

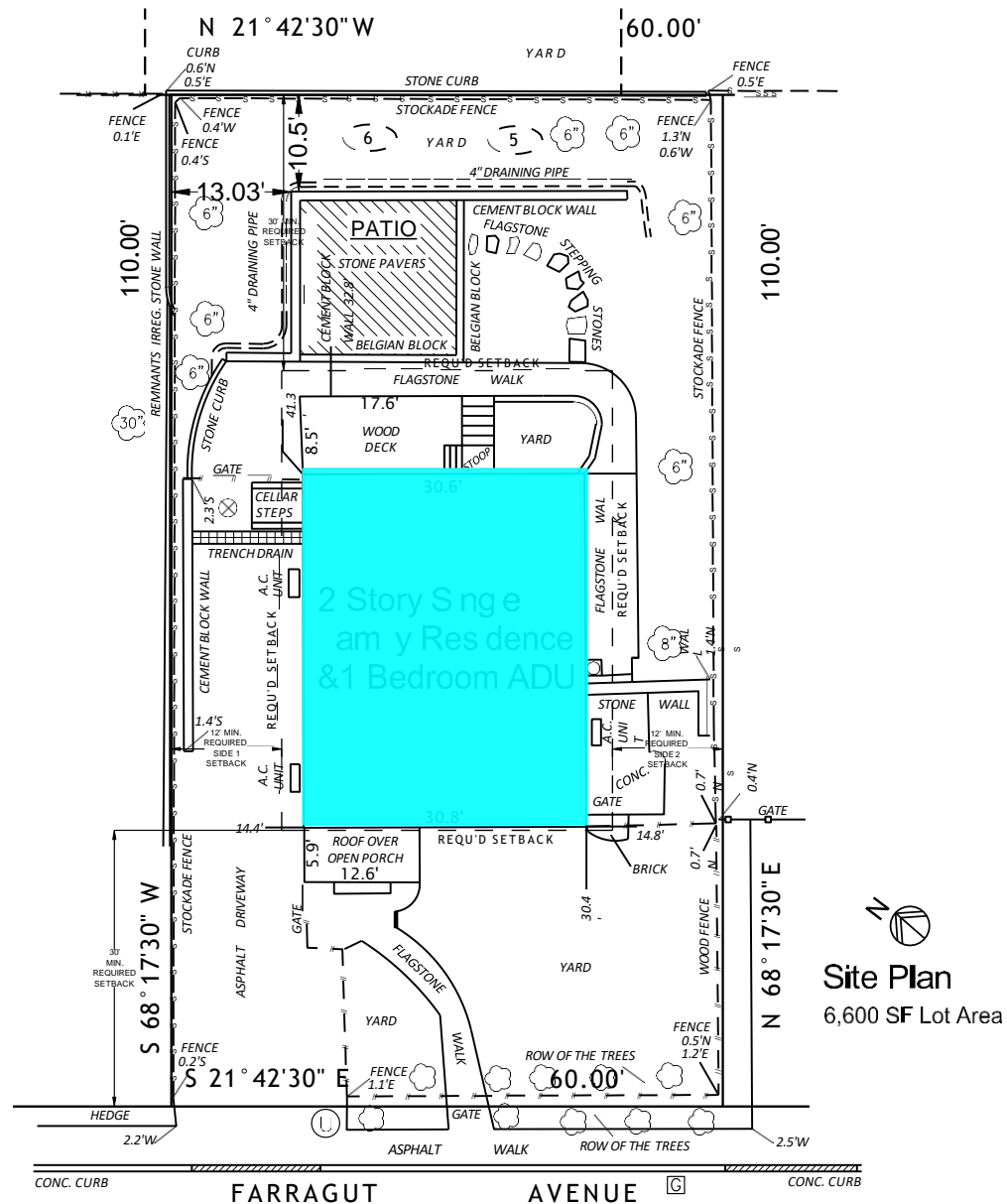
- Since not a lot of new construction is being built, we need to tap into the existing pool of housing which is why the Village of Hastings-on-Hudson has passed a law to help the owners of the house to either stay in their homes, or in the ADU while renting the main house or renting the ADU. Increased supply also means lowering the cost of housing.
- ADUs create additional housing stock, potentially at affordable price points
- ADUs create additional rental housing
- ADUs provide rental income to homeowners, allowing homeowners to manage increasing housing costs

Who Should Consider Adding an ADU?

- Those seeking affordability by adding rental income, such as seniors who want to continue living in the Village, but are on a fixed income
- Residents interested in creating more housing choices and opportunities in the Village
- Empty nesters, as an alternative to "downsizing"
- The homeowner can move into the ADU, but rent the main dwelling

Village of Hastings-on-Hudson Accessory Dwelling Unit Regulations

- Min. 300 SF Floor Area
- Max. 33% Total Floor Area of House, and no more than 2 Bedrooms
- The owner of the single-family residence in which the accessory apartment is to be located shall occupy one of the dwelling units on the premises as a principal residence.
- One accessible and usable off-street vehicular parking space must be provided for the accessory apartment, plus one additional space for each bedroom in excess of one in the accessory apartment.
- No exterior changes shall be made to the building in which the accessory apartment is located that, in the opinion of the Planning Board, would alter the single-family character and appearance of the residence.
- The proposed accessory apartment shall not adversely affect the single-family character of the neighborhood.
- 25 ADUs currently exist in Hastings, max. 50 ADUs permitted

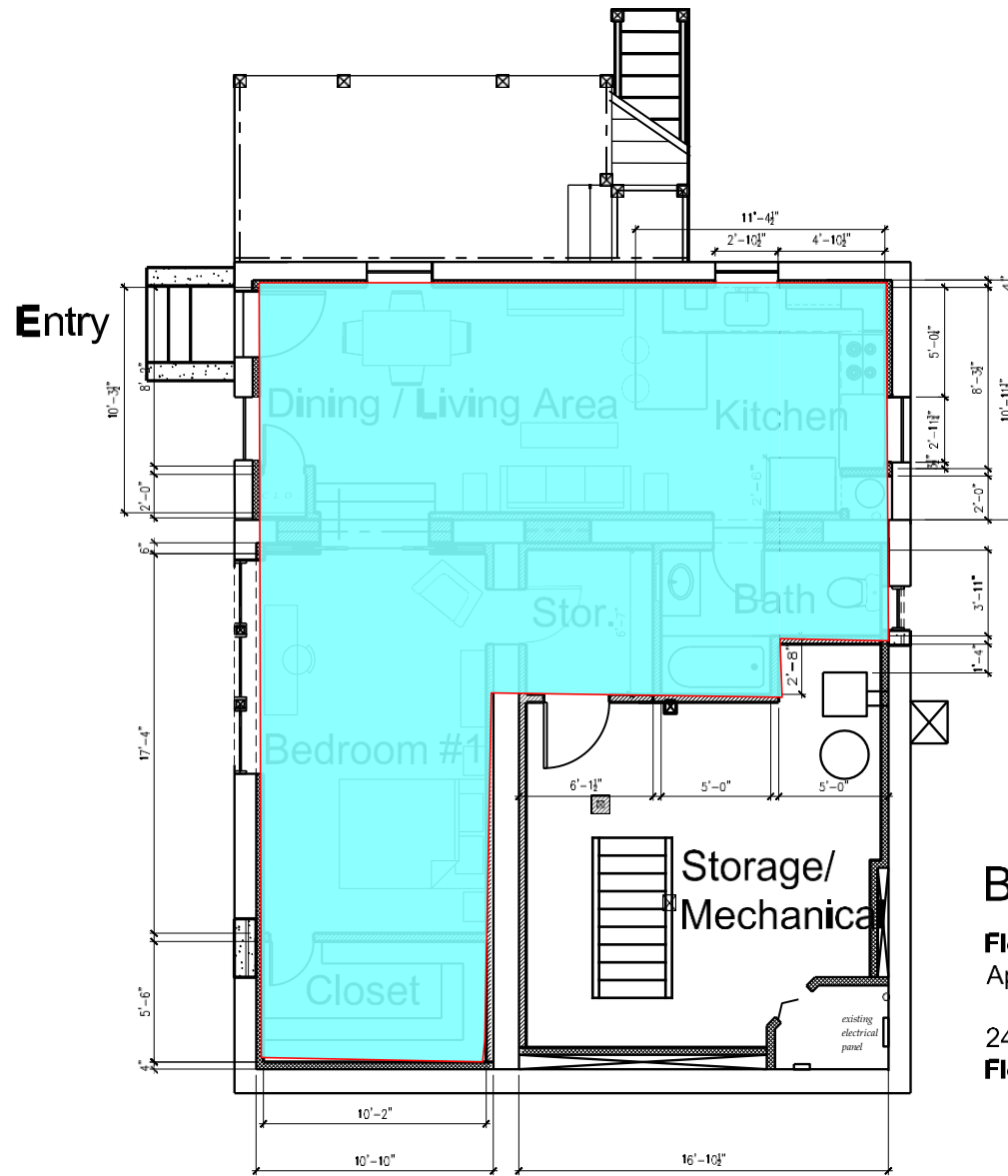


Site Plan
6,600 SF Lot Area

Accessory Dwelling Unit - Example #1

243 Farragut Parkway, Hastings-on-Hudson





Basement Plan

Floor Area of 1-Bedroom
Apartment: 684 SF

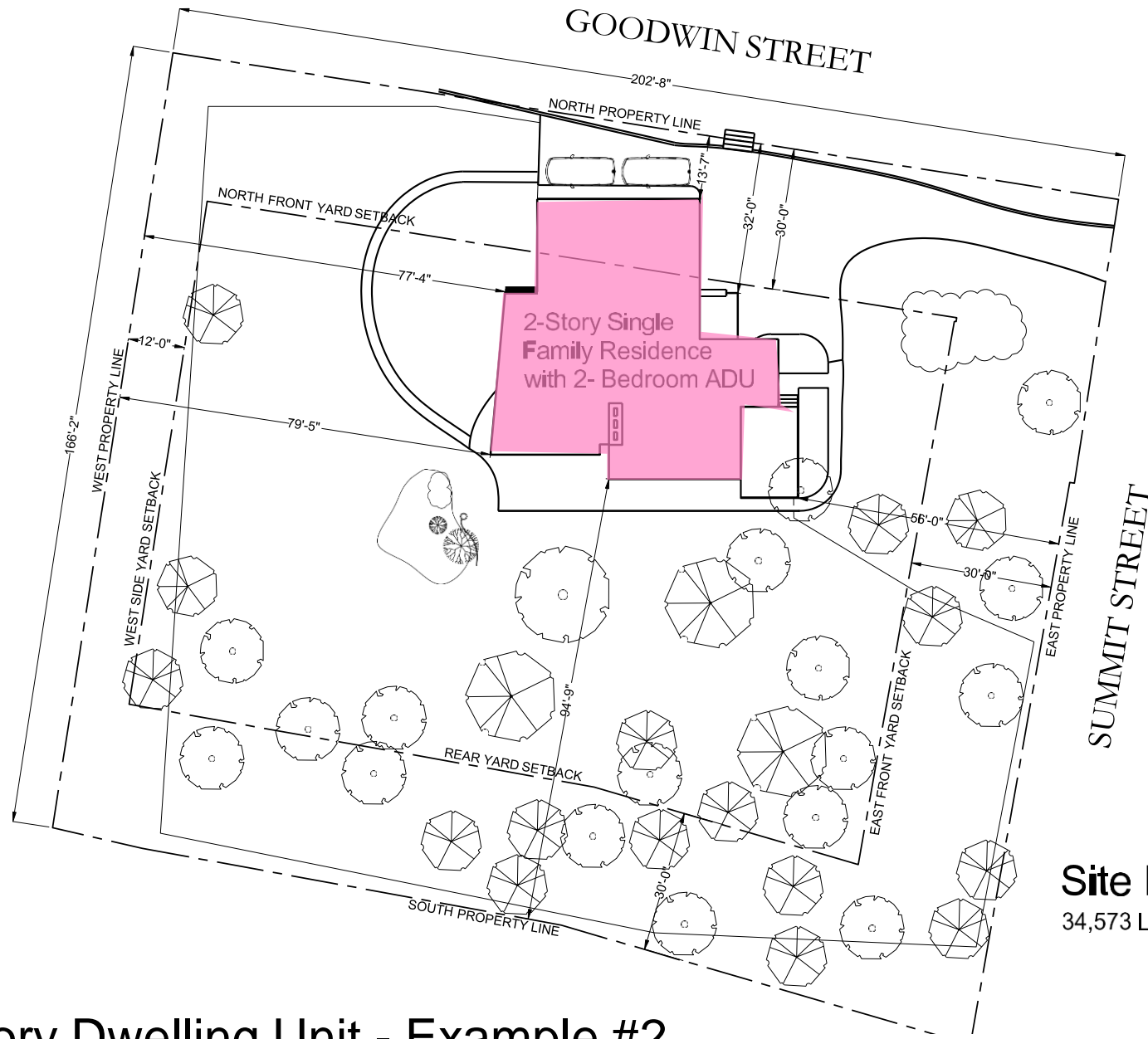
24% of 2,823 SF Total
Floor Area of House

Accessory Dwelling Unit - Example #1

243 Farrugut Parkway, Hastings-on-Hudson



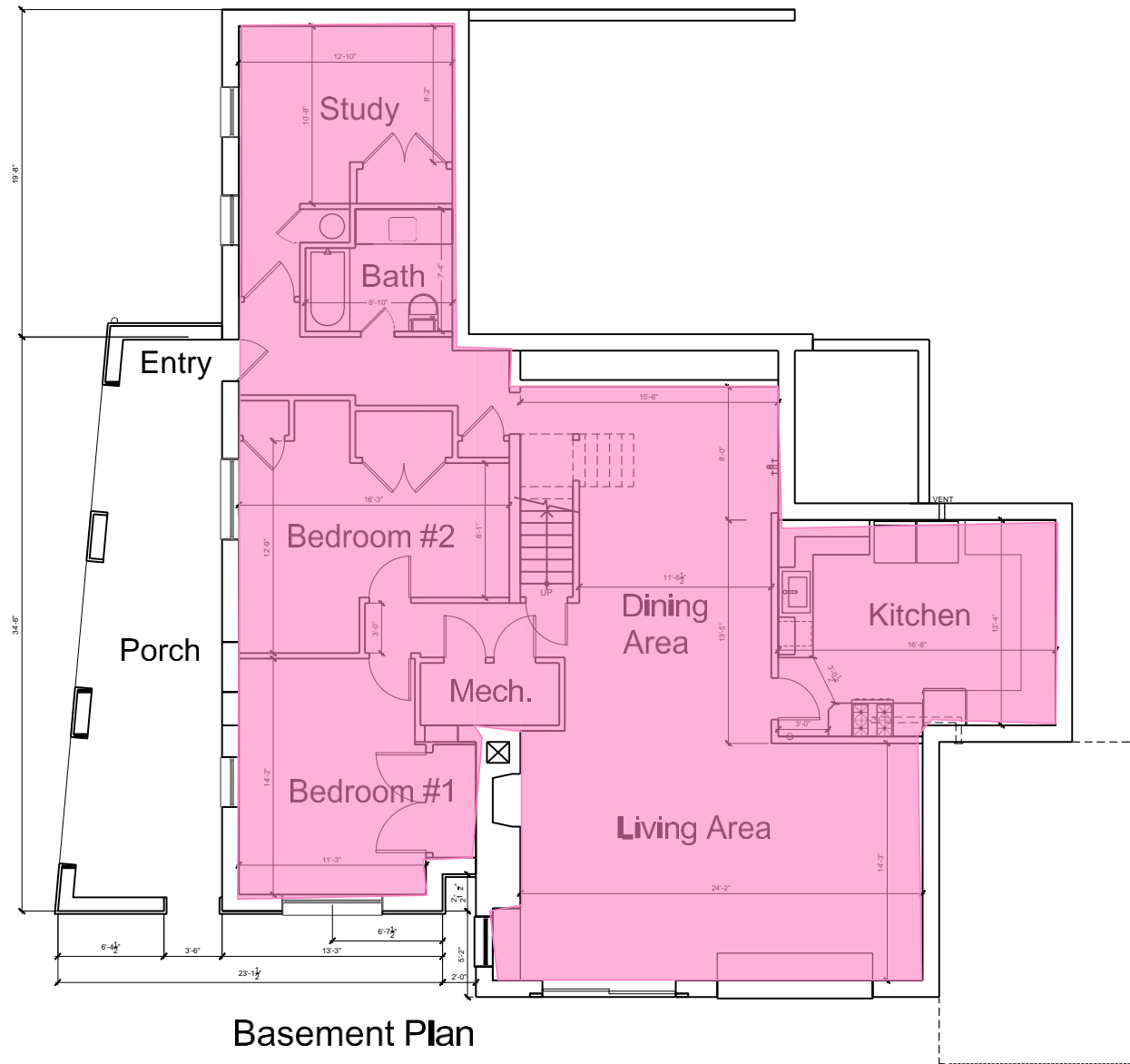
Accessory Dwelling Unit - Example #1
243 Farrugut Parkway, Hastings-on-Hudson



Site Plan
34,573 Lot Area

Accessory Dwelling Unit - Example #2
11 Summit Drive Parkway, Hastings-on-Hudson





Accessory Dwelling Unit - Example #2

11 Summit Drive, Hastings-on-Hudson



Accessory Dwelling Unit - Example #2
11 Summit Drive, Hastings-on-Hudson

Zoning Map

Village of Dobbs Ferry
Town of Greenburgh
Westchester County, New York

Residential Districts:

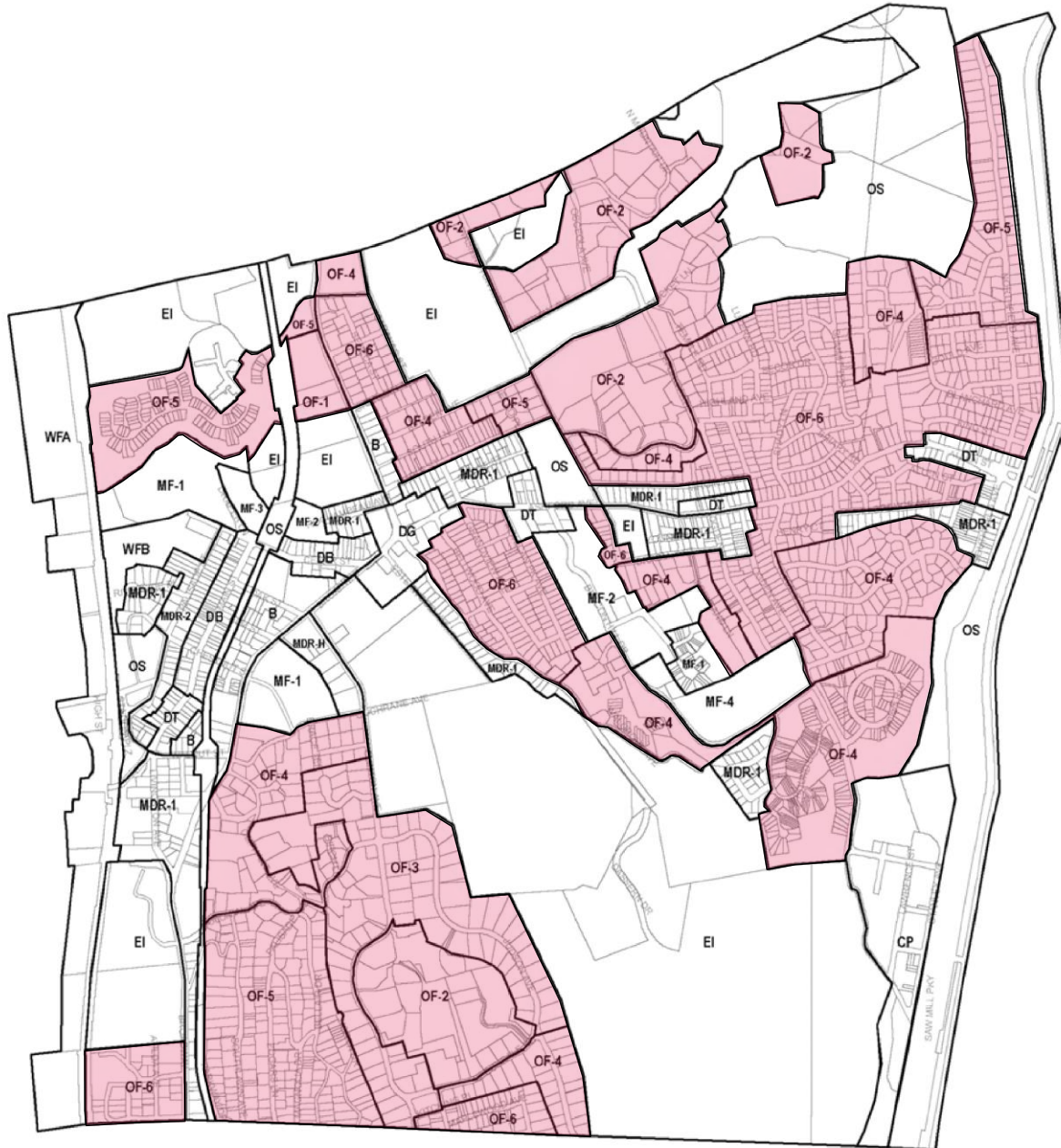
- OF-1 One-Family Residential 1
- OF-2 One-Family Residential 2
- OF-3 One-Family Residential 3
- OF-4 One-Family Residential 4
- OF-5 One-Family Residential 5
- OF-6 One-Family Residential 6
- MDR-1 Mixed Density Residential 1
- MDR-2 Mixed Density Residential 2
- MDR-3 Mixed Density Residential - Historic
- B Broadway
- MF-1 Multi-Family 1
- MF-2 Multi-Family 2
- MF-3 Multi-Family 3
- MF-4 Multi-Family 4

Downtown Districts:

- DB Downtown Business
- DT Downtown Transition
- DG Downtown Gateway

Special Districts:

- WF-A Waterfront District A
- WF-B Waterfront District B
- CP Chauncey Park
- EI Educational / Institutional District
- OS Open Space



Zoning Map

Village of Dobbs Ferry
Town of Greenburgh
Westchester County, New York

Residential Districts:

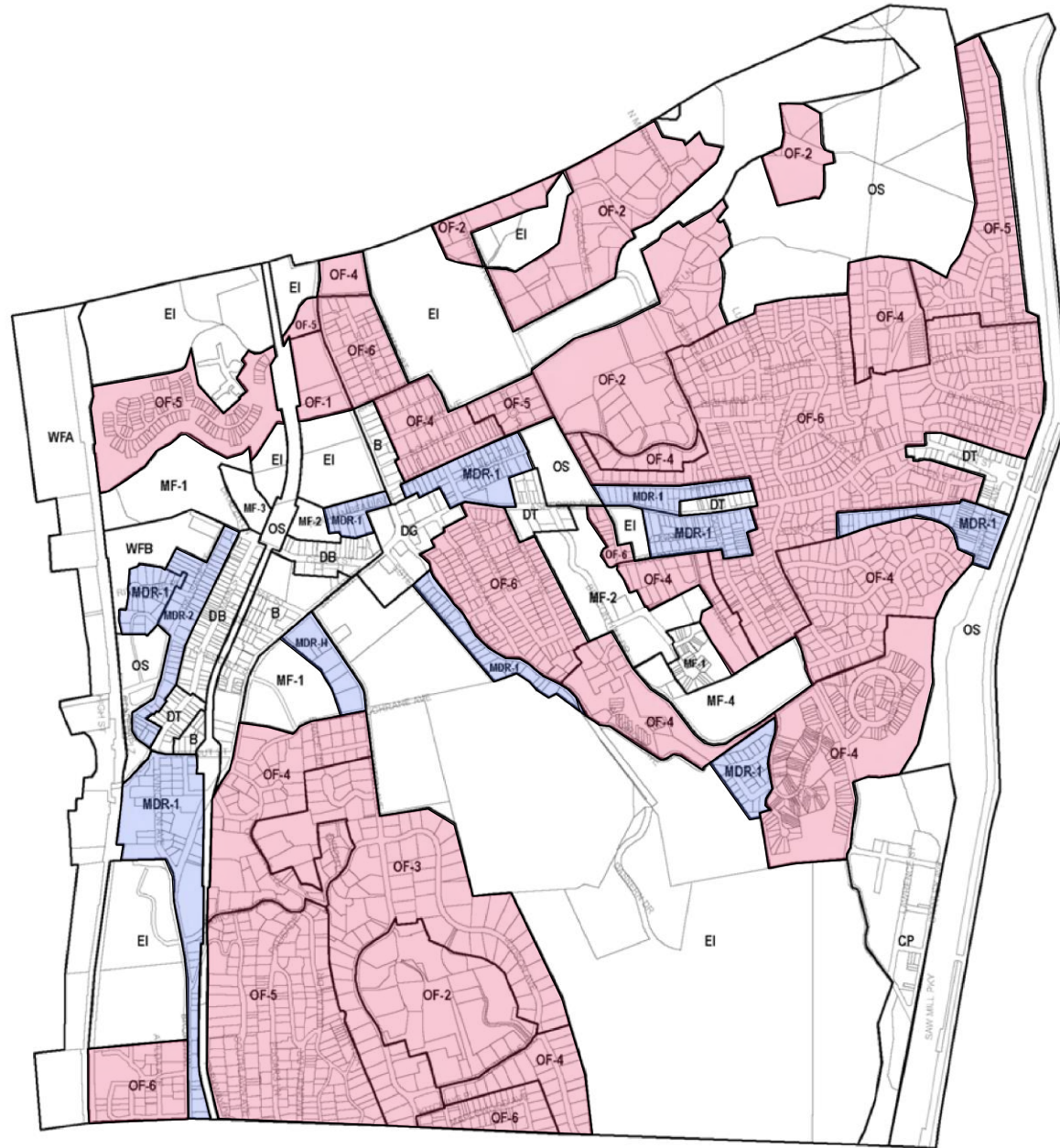
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Plus One ADU Program

May 2023



**Homes and
Community Renewal**

Presentation Overview



About HCR



Benefits of ADUs



Program
Overview



Questions

New York State Homes and Community Renewal

- Mission is to build, preserve, and protect affordable housing and increase homeownership throughout the state.
- Charged with executing Governor Holchul's \$25 billion, five-year, comprehensive housing plan to increase housing supply by creating or preserving 100,000 affordable homes.
- Homeownership & Community Development unit includes:
 - State of New York Mortgage Agency (SONYMA)
 - Affordable Housing Corporation (AHC)
 - Office of Community Renewal (OCR)
 - Office of Resilient Homes and Communities (RHC)
 - Governor's Office of Faith-Based Initiatives





Benefits of ADUs

- Provides a secondary income that can allow homeowners to stay in their homes
- Creates multi-generational spaces where older relatives and younger adults can live comfortably together and care for one another, adding housing options for people in different stages of life
- Brings new residents who work and shop in the community
- Creates new housing within the existing infrastructure of communities, taking up minimal new resources – “green choice”

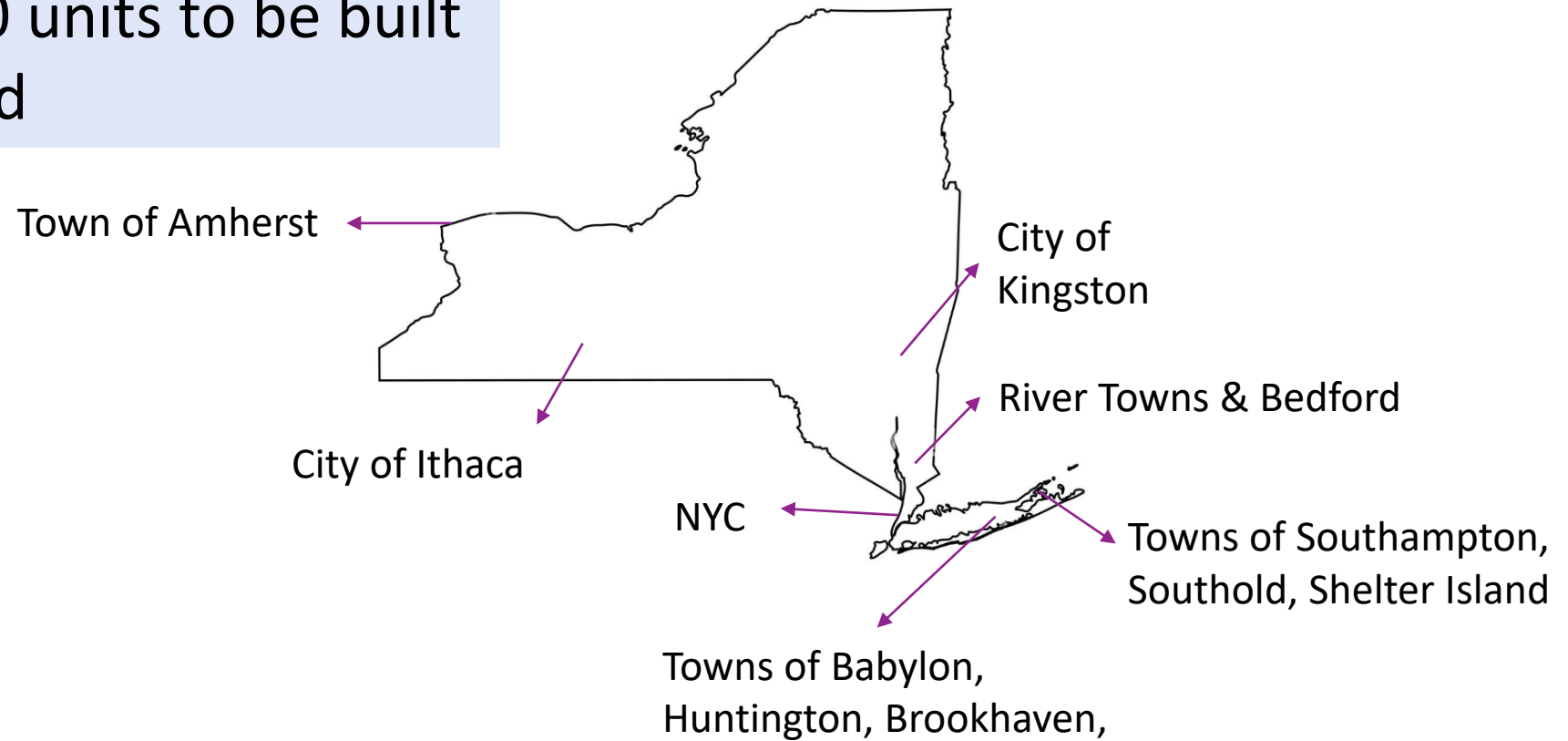


Plus One ADU Program

- NYS 22-23 Capital Budget made available \$85m for the purposes of creating and upgrading accessory dwelling units across the state.
- Created the Program aimed to support low- and middle-income single-family homeowner occupants who wish to build or improve an ADU on their property.
- September 2022, HCR issued RFP to award over \$23m to local partners to implement program. We are making 13 awards for projects that will last 2 years.

First Round of Projects

Approx. 300 units to be built or preserved

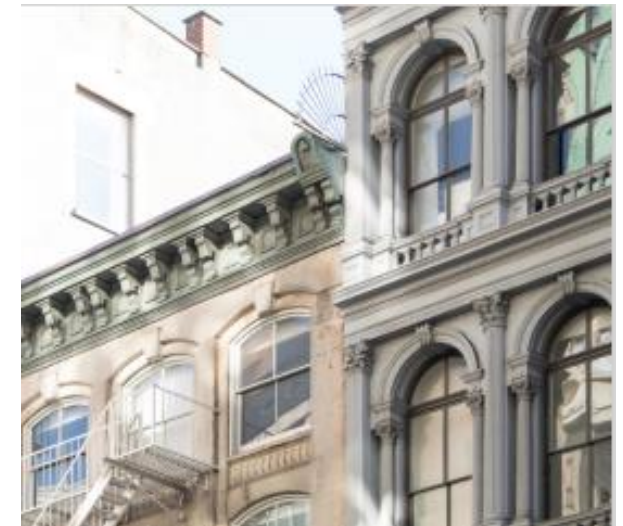


Program Qualifications

- Homeowners who:
 - Own a single-family home (1-4 unit)
 - Live full-time in that home (primary residence)
 - Wish to build a new ADU on their property or
 - Need to renovate their existing ADU to bring it up to code
 - Have incomes at or below 100% of the AMI
 - Are prepared for landlord responsibilities and ADU maintenance
 - Are willing to rent the ADU to a year-round tenant or family member (no Airbnb)
- ADU construction must be allowable by local jurisdiction (not necessarily as-of-right). Proper permitting required.
- ADU may be a small stand-alone unit on a single-family lot, a basement apartment, a garage conversion, or any other permitted unit type.

Program Features

- Local non-profit housing developers work in partnership with local units of government to administer the program
- Through the program eligible homeowners will receive:
 - Aid in selecting an architect/designer and building contractors.
 - Assistance in permitting applications and building approvals.
 - Construction oversight and management.
 - Help identifying a full time renter, if desired.
 - Post-construction monitoring by the program administrator.



Questions?

Rachel Wieder

Chief of Staff

Homeownership and Community Development

New York State Homes and Community Renewal

rachel.wieder@hcr.ny.gov

212-872-0325

Q&A



CONTINUING EDUCATION CREDITS

CLE Credits

2.5 credits in Professional Practice

NYS Planning & Zoning Credits

Email Ann Marie McCoy at amccoy@law.pace.edu.

AIA/HSW/PDH Credits

Email Valerie Brown
at vbrown@aiawhv.org

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