



COMMUNITY HOUSING RESOURCE CENTER

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Building Constituencies to Help Communities Create Housing Solutions

Fair & Affordable Housing Needs in Irvington, NY

“... The community has recognized its obligation to provide, and the benefits the community derives from providing, housing for those who are increasingly priced out of suitable housing in the Village and the County.”

(- Village of Irvington 2003 Comprehensive Plan p.34.)

The Data

At the 2000 Census the Village had a total population of 6,631, residing in a total of 2,601 households. 75% (1,876) of the housing units are owner-occupied; 25% (642) are rental units. 60% are single-family homes (1,564) and 26% (688) are in 2- to 9-unit buildings.

While the number of Village residents living in poverty¹ is low (201, or 3%), 21% (529) of the households in the Village had combined household incomes of less than \$45,000. Fully 1/3 of all households (637, or 33%) reported spending more than 30% of their household income on housing costs (“housing cost-burdened”).

The Westchester-Putnam Multiple Listing Services, as of the end of the 2nd Quarter, 2012, reported the following home sales data:

	Median		Average	
	Westchester	Irvington	Westchester	Irvington
Single-Family	\$628,500	\$753,000	\$828,746	\$1,000,854
Condominium	\$343,000	\$500,000	\$380,492	\$493,300
Co-Op	\$154,500	\$215,000	\$182,332	\$199,750
2-4 Family	\$321,750	\$491,500	\$340,417	\$491,500

Rental housing in Irvington is also expensive: at the end of 2010 (the date of the most recent data the average rent for a 1-bedroom apartment was \$1,319 and \$1,545 for a 2-bedroom. Households with gross incomes at or less than 80% of the Area Median Income (AMI) cannot afford these prices. The current, (2012) HUD-established, income guidelines for a household of four at 80% AMI is \$86,300.

Vacant land is scarce in Irvington, and is expensive.

¹ The 2000 poverty thresholds were \$8,794 for a single individual and \$17,603 for a family of four.

The Village's Comprehensive Plan and Zoning Ordinance

The Village's 2003 Comprehensive Plan recommends that to expand affordable housing opportunities, the existing special permit provision (§224-8-(6) of the Zoning Code) that allows below-market-rate housing in 1F-10 districts be re-written to include other zoning districts, as determined by the Board of Trustees. (That recommendation, however, was apparently not taken as the Zoning Code specifies only the 1F-10 district. (Cf. §224-8-D(6).) It also recommends that the existing special permit provision be updated to allow more flexibility in locating affordable housing (beyond the North Broadway corridor). In addition, affordable housing should be encouraged through several incentive measures: 1) an amendment to the Zoning Ordinance recommending that developers incorporate a percentage of affordable units in new or rehabilitated buildings in multi-family (including two-family) settings, and/or 2) a density bonus granted to a housing developer in exchange for below market rate housing for either new construction or building rehabilitation projects. It also notes that Irvington may be able to produce a greater number of affordable units through rehabilitation projects than through new construction because the number of available, buildable lots in the Village is limited.

The Zoning Code also provides for the use of outbuildings (on single-family lots of 60,000 s.f. or larger) as a second residence on the property for the parents or adult children of the owner of the primary residence. (§224-8-B(7).)

Westchester County Housing Opportunities Commission – Allocation Plan

The Westchester County Housing Opportunities Commission's original (1990-1999) Affordable Housing Allocation Plan assigned Irvington a target of 35 new units of affordable housing. The HOC's revised/updated Allocation Plan (2000-2015) increased that figure (as it did for all Westchester municipalities) to 156 units. The Village of Irvington has thus far constructed or approved 26 units of affordable housing (22 of which are for seniors).

Westchester County Desegregation Settlement Agreement

In 2009, Westchester County executed a Settlement Agreement with the federal government (HUD) to resolve a discrimination lawsuit filed against it by the Anti-Discrimination Center of Metro New York and then joined by the federal government. That Agreement requires the County to assure the creation of 750 units of fair and affordable housing in specific census blocks. All of the Village of Irvington is included in the "settlement area" (along with all or portions of 30 other Westchester municipalities). The Agreement also requires that the units created under its provisions also be marketed according to specific fair and affordable housing marketing requirements, to cast as broad a net as possible.

Fair & Affordable Housing Ordinance Provisions

In February, 2012, the Village of Irvington added a new Article (XXVIII) to its Zoning Code, modeling it to a great degree after Westchester County's 'Model Inclusionary Zoning Ordinance Provisions'. It calls for a fair and affordable housing set-aside of 10% in developments of 10 units or more, and at least 1 fair and affordable unit in developments of 5 to 9 units. The fair and affordable homes are to affirmatively marketed, with no local preferences. They are to remain affordable AFFH units for a term of 50 years. An expedited/coordinated review process and reduced lot size are offered as incentives for development proposals that include fair and affordable housing units.

Affordable Housing in Irvington

There are two developments in the Village where a total of 26 affordable rental apartments are available: The Burnham Building (2 Main Street, where the Irvington Public Library is co-located) which has 22 units, and Hudson Views (1 South Astor Street, adjacent to the commuter parking lot) where 4 apartments are available. Pre-applications must be submitted to the Village Clerk/Treasurer.

Demographic Composition

Based on data from the American Community Survey (ACS) 2005-2009, from the U.S. Census Bureau, the Village of Irvington has a total population of 6,648 (an increase of 17 since the 2000 Census). Of that number, 85.7% (5,695 residents) are White, .6% (40 residents) are African American/Black, 7.2% (475 residents) are Asian, and 6.6% (438 residents) are all other. The Hispanic/Latino population of the Village is 7.5% (498 residents).

IRVINGTON

MUNICIPAL PROFILES IN WESTCHESTER COUNTY, NEW YORK

American Community Survey, 2005-2009

POPULATION DATA		
Total Population:	6,648	
Area and density:		
Square miles:	2.8	
Persons per square mile*:	2,374.3	
Population by race and Hispanic origin		
White:	5,695	85.7%
Black:	40	0.6%
American Indian:	0	0.0%
Asian :	475	7.2%
Other:	396	6.0%
Two or more races:	42	0.6%
Hispanic (may be of any race):	498	7.5%
Age		
Under 5:	463	7.0%
5-17:	1,560	23.5%
18-34:	636	9.6%
35-64:	3,041	45.7%
65-84:	809	12.2%
85 and over:	139	2.1%
Place of birth and citizenship		
Native:	5,641	85%
Born in New York State:	4,233	64%
Born in Different State:	1,273	19%
US Citizen Not Born in US:	135	2%
Foreign Born:	1,007	15%
Naturalized Citizen:	451	7%
Not a Citizen:	556	8%
Top countries of origin		
Other Europe	345	
Korea	148	
Columbia	122	
Japan	104	
UK	50	
Ability to speak English		
	People in language group	People who cannot speak English well
Spanish Speaking:	273	91
Other Indo-European:	356	0
Asian Speaking:	407	37
		% of language group
		33.3%
		0.0%
		9.1%

HOUSEHOLD DATA	
Total Household:	2,444
Average household size:	2.43
Family Households (families): 1,755	
Children under 18 in Family Households:	1,987
Married-couple families:	1,382
Married-couples with children under 18:	782
Female-headed households:	316
Children in Female-headed households:	354
Non-family households:	757
Householder living alone:	619
Householder 65+ living alone:	239
Children under 18 living in single-parent households:	369

HOUSING DATA		
Total housing units:	2,479	
Housing occupancy and tenure		
Occupied housing units:	2,444	98.6%
Vacant units:	35	1.4%
Owner-occupied:	1,895	77.5%
Renter-occupied:	549	22.5%
Housing units in structure		
Single-family:	1,366	
2 to 9 units:	859	
10 to 19 units:	71	
20 to 49 units:	30	
50 or more units:	153	
Mobile home / other:	0	
Year housing built		
Total housing units:	1955	
Median Year Built:	1955	
2000 or later:	43	
1990 to 2000:	116	
1980 to 1989:	361	
1970 to 1979:	139	
1960 to 1969:	271	
1950 to 1959:	622	
1949 or earlier:	927	
Monthly renter costs		
Average rent:	\$1,522	
<i>Housing Units by Range in Rent</i>		
Total specified renter units:	549	100.0%
<\$500:	15	2.7%
\$500— 800:	60	10.9%
\$800— 1,249:	103	18.8%
\$1,250— 2,000:	194	35.3%
\$2,000 or more:	177	32.2%
No cash rent:	0 0.0%	
Cost-burdened households		
Total specified households:	1,817	
Cost-burdened Renters:	223	
Cost-burdened Owners w/ mortgage:	515	
Overcrowded housing units		
Total occupied housing units:	2,444 100.0%	
Persons per room		
1 or less:	2,413 98.7%	
1 to 1 1/2:	9 0.4%	
1 1/2 to 2:	0 0.0%	
2 or more:	0 0.0%	

EDUCATION DATA		
Educational attainment		
Total persons 25 and over:	4,378 100.0%	
No HS Diploma:	13 0.3%	
High School Graduate:	789 18.0%	
Some College:	527 12.0%	
Associate's:	287 6.5%	
Bachelor's:	1,289 29.4%	
Graduate Degree or Higher:	1,455 33.2%	
School enrollment		
Total persons 3 and over enrolled in school:	1,974	
Preschool / kindergarten:	206	
Elementary:	926	
High School:	518	
College:	236	
Graduate or Professional School:	88	

EMPLOYMENT DATA		
Employment		
Total civilian labor force:	3,152	
Occupation of residents		
Total employed residents:	3,000	100.0%
Management:	2,020	67.3%
Services:	278	9.3%
Sales and office:	643	21.4%
Construction:	33	1.1%
Production and transport:	26	0.9%
Farming:	0	0.0%
Residents commuting to work		
Average travel time to work:	36 minutes	
Total commuters 16 and over:	2,632 89.0%	
Drove to work alone:	1,671	63.5%
Carpooled:	130	4.9%
Public transportation:	772	29.3%
Other means:	59	2.2%
Worked at home:	326 11.0%	

INCOME DATA	
Household Income	
Per capita:	\$69,289
Average household:	\$106,900
Average family:	\$130,795
<i>Households by Income Range</i>	
Total households:	2,444
Less than \$15,000:	76
\$15,000 to \$29,999:	232
\$30,000 to \$44,999:	63
\$45,000 to \$59,999:	290
\$60,000 to \$74,999:	112
\$75,000 to \$99,999:	337
\$100,000 to \$149,999:	380
\$150,000 or more:	954
Poverty status	
Total poverty universe**:	6,634 100.0%
Total persons in poverty:	154 2.3%



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Source:
U.S. Census Bureau American Community Survey (ACS) 2005-2009. Note that this data is based on a sample, and contains a margin of error which can be obtained through the Census Bureau's American FactFinder website. For information on the difference between the ACS and the Decennial Census, see:
<http://planning.westchester.gov/courcensus-and-statstics>

*Square mileage represents land area and inland waterbodies, but does not include Hudson River or Long Island Sound areas and their inlets within a municipality.

**The Total Poverty Universe number differs from the Total Population number because not all people included in the American Community Survey sample reported on their income. For more information visit the American FactFinder on the U.S. Census Bureau website.