

Hudson Valley Affordable Housing Summit

# A RESILIENT NEW ROCHELLE

Resilient Housing

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*Commissioner of Development*  
*City of New Rochelle, NY*



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IDEALLY YOURS

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# A SHIFT IN FOCUS

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- “Resiliency” as umbrella
- Environmental, Social, and Governance (ESG)
- Climate Resiliency / GreeNR
- Affordable Housing / Affordable Housing Policy
- Amendments to DOZ Regulations
- Local Hires and MWBE Development and Opportunities / UTEP
- Community Development



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# DOZ UPDATES

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- Recent reflection had led to notable changes to the DOZ
- Considerations included, social equity & climate resiliency
  - Sustainable development
  - Open space
  - Affordable housing
- CBB updates: climate resiliency
- State Environmental Quality Review Act (SEQRA)
  - DOZ boundary in an urbanized area largely free of existing environmental constraints
  - Zoning adopted w/completion of GEIS
  - Individual developments require site specific analysis under SEQRA





# GREENR

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- Sustainable vision for New Rochelle
- 20 year sustainability plan adopted in 2011
- Includes recommendations for:
  - Green Building Standards
  - Transit-Oriented Smart Growth
  - Waterfront Access & Enjoyment
  - Pedestrian/Bicycle Mobility & Safety
  - Sustainable Mobility
- Recognized technology, regulation and culture will change
- Accordingly, GreeNR Update in progress
- Continues to inform and guide policy decisions



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# CONTEXT

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- Adopted the Downtown Overlay Zone (DOZ) in 2015
- 32 projects approved
  - 10 complete, 11 under construction
- These include 1,017 affordable units
- Code required 10% set-aside at 80% AMI





# AFFORDABLE HOUSING

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- New Rochelle has been a leader in affordable housing
- Affordable Housing requirements established in 2006
- Strengthened in 2021 to create deeper levels of affordability and eliminate off-site provisions
- Priority allocation for affordable units



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# UNIFORM TAX EXEMPTION POLICY

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- Modernize UTEP to reflect social equity and sustainability values
- Achieve measurable improvements to local and minority-owned businesses and individual employment participation in ongoing New Rochelle development
- Approach:
  - Tie IDA incentives to achievement of specific targets
  - Create a local investment fund supported by IDA fees to enhance local training and business incubation programs





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# THANK YOU

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