

White Plains, New York

White Plains is an older suburban city located near New York City. Its housing stock covers a range from lower- to upper-income housing. Faced with a declining downtown, the city established an economic development strategy that focused on downtown revitalization and the provision of housing for a diversity of incomes. The city initiated both citywide and targeted neighborhood actions that integrated regulatory reform into a larger economic development strategy. Since 2001, the city's institutional and regulatory reforms have resulted in 153 units built or under construction, including 48 low-income units, 139 work force units and 9 units of city-defined "below middle income" housing. Fifty-one additional work force units are now under development. This represents 10 percent of all new housing approved within the city. Most notably, 112 of these units are the direct result of regulatory reform without any additional subsidy.

Specific Actions Taken:

- **Maintains a strong public/private partnership to support major regulatory reform.**
- **Provides a comprehensive reform of its zoning ordinance with height and density incentives available throughout the city for both "work force" and "below middle-income" housing.**
- **Doubles allowable densities for low-income housing in targeted neighborhoods.**
- **Administers a coordinated review process chaired by Mayor's Office in which all city departments, as a team, conduct expedited reviews of proposed developments.**
- **Reduces cost through modifications of the building code.**