

# Appendix 50



**Robert P. Astorino**  
County Executive

Department of Planning  
Edward Buroughs, AICP  
Commissioner

November 21, 2012

James E. Johnson, Esq.  
Debevoise & Plimpton, LLP  
919 Third Avenue  
New York, New York 10022

Re: *United States ex rel. Anti-Discrimination Center v. Westchester County*  
06 Civ. 2860 (DLC)

Dear Mr. Johnson:

This response is submitted in accordance with page 2 of your October 1, 2012 letter which requested as follows:

Please make all revisions or supplements to your prior submissions by November 22, 2012. These revisions or additional submissions should, at a minimum, include: 1) a qualitative analysis of whether the zoning practices have a discriminatory effect by adversely impacting particular minority groups or by perpetuating segregation, see May 14, 2012 letter from James E. Johnson to Robert P. Astorino, p. 7; and 2) a strategy to overcome exclusionary zoning practices that includes identifying the types of zoning practices that would, if not remedied by the municipality, lead the County to pursue legal action, see Monitor's Report at 14-18; Magistrate Judge Gorenstein's Opinion and Order, p. 16-17, filed March 16, 2012; District Judge Cote's Opinion and Order, p. 27, filed May 3, 2012.

As suggested in your October 1st correspondence, we reached out to HUD staff for technical assistance in formulating the qualitative analysis of whether the zoning practices have a discriminatory effect. On October 16, 2012, we had a conference call with Glenda Fussa, Valerie Daniele and Lucy Joffe. Specifically, we inquired as to what mechanisms the County should use to conduct the qualitative analysis so as to properly address your inquiry, as well as to obtain HUD's acceptance of the County's AI. However, we were told that any discussion concerning your requests in the October 1st correspondence should be addressed to you, and that HUD would take your acceptance of the County's response into account during its review, but your acceptance would not be determinative of the adequacy of the AI. We then inquired as to whether HUD could point the County to an accepted AI where HUD had approved the zoning analysis. We were then told that since HUD regulations do not require HUD to review AIs, there is no library of AIs that HUD could point us to for guidance. We then engaged in a discussion regarding the County suggesting changes

in local zoning ordinances, and we asked if HUD could point us to an example of a change in a zoning ordinance that resulted in a marked change in the racial composition of the affected community. Instead of answering that question, HUD stated that the question was confrontational and then advised the County to look at what steps can be taken to make areas more welcoming to minorities, including changes in the infrastructure. Infrastructure changes to sewer systems and public transportation would potentially cost billions of dollars. Moreover, this analysis concerns zoning, not infrastructure changes. As we have not received any meaningful technical assistance from HUD, we submit the following for your consideration.

**Qualitative Analysis**

In an effort to provide a qualitative analysis with respect to the data that has been compiled to date, the County identified the percentage of single-race white, single-race black and Hispanic populations in each zoning district with the same minimum lot area requirement in all forty-three municipalities. Then, the County calculated the average for each of these categories for districts in eligible and in non-eligible municipalities. A copy of the charts with this information is enclosed herein.

A review of this data shows the following: Even where the minimum lot zoning requirement is identical, there is still a wide variety of race and ethnicity characteristics. For example:

**Minimum Lot size 5,000 sq ft**

Municipality	Single-Race White Pop percentage	Single-race Black Pop percentage	Hispanic Pop percentage
Rye Brook (Eligible)	91.6%	0.5%	7.7%
Greenburgh (Ineligible)	34.4%	41.3%	15.5%

**Minimum Lot Size 7,500 sq ft**

Municipality	Single-Race White Pop percentage	Single-race Black Pop percentage	Hispanic Pop percentage
Eastchester (Eligible)	87.3%	0.6%	3.1%
Mount Vernon (Ineligible)	44.2%	40.3%	10.6%

### **Minimum Lot Size 10,000 sq ft**

Municipality	Single-Race White Pop percentage	Single-race Black Pop percentage	Hispanic Pop percentage
Briarcliff Manor (Eligible)	84.0%	3.2%	3.1%
Sleepy Hollow (Ineligible)	93.7%	1.3%	1.2%

As such, because of the wide-ranging results across multiple municipalities with the same zoning requirements, the minimum lot area requirement does not appear to be either a predictor or cause of race and ethnicity characteristics of zoning district population.<sup>1</sup> Therefore, there should be no expectation that a revision of minimum lot area requirement would result in a change in the race and ethnicity characteristics of the population in a zoning district.

Additionally, fifteen (15) of Westchester's 43 municipalities have districts with a minimum lot area of 50,000 square feet (1.1 acre) or larger. Ten (10) of the 15 municipalities that have districts with a minimum lot area of 50,000 square feet (1.1 acre) or larger are all or partly within the New York City water supply watershed, have extensive areas dependent on on-lot sewage disposal and well water and have limited access to public transportation. Steep topography of much of the area limits development. Providing central municipal sewer and water facilities throughout the area is not feasible due to very high cost and restrictions set by the New York City Watershed Memorandum of Agreement (January 21, 1997) that limit new development so as to preserve the drinking water quality of the reservoirs in this area that supply water to New York City and municipalities in southern Westchester County.

The other five (5) of the 15 municipalities that have districts with a minimum lot area of 50,000 square feet (1.1 acre) or larger have unique land features or uses that are suitable for such regulation. These uses include golf courses, historic sites and parkland.

### **Strategy**

The information provided below addresses your request for information regarding how the County intends to persuade municipalities to follow its recommendations regarding zoning practices and what additional steps, if any, including the commencement of litigation, it will take if those recommendations are not followed.

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<sup>1</sup> It is of note that with respect to the cited examples in the 10,000 sq ft minimum lot size, the eligible community actually has a higher percentage of minorities than the ineligible community.

## **Zoning Ordinances on Their Face**

In accordance with your Amended Report and Recommendation, the County conducted an analysis to assess each of the following zoning practices or explain why the analysis of the listed practices (“Restrictive Practices”) would not be helpful to understanding the impact of the zoning ordinances taken as a whole:

- Restrictions that limit or prohibit multi-family housing development;
- Limitations on the size of a development;
- Limitations directed at Section 8 or other affordable housing, including limitations on such developments in a municipality;
- Restrictions that directly or indirectly limit the number of bedrooms in a unit;
- Restrictions on lot size or other density requirements that encourage single-family housing or restrict multi-family housing; and
- Limitations on townhouse development.

*See Monitor Amended Report and Recommendation, pgs. 13-14.* On February 29, 2012, the County completed its extensive review of all 43 municipal zoning ordinances that have been adopted by the 43 cities, towns and villages in Westchester County that have home rule authority over land use regulation consistent with the laws of New York State. (The towns of Rye and Pelham have not adopted zoning ordinances as neither town encompasses land that is outside of an incorporated village.) The analysis, which was submitted to you, is entitled “Review and Analysis of Municipal Zoning Ordinances in Westchester County” (“Analysis”) and includes an Appendix - “Compendium Data Tables of 43 Municipal Zoning Ordinances.”

Thereafter, and in accordance with your Amended Report and Recommendation, the County provided the various local municipal decision-makers with a copy of the review and analysis and requested their review and comment. Additionally in order to address the Monitor’s request for an analysis of municipal zoning ordinances, the County engaged Pace University Land Use Law Center to conduct a thorough review of local zoning ordinances.<sup>2</sup>

This review revealed that the local zoning ordinances would not, on their face, adversely affect the County’s ability to construct fair and affordable housing as required by the Settlement. Consequently, the County has not recommended language changes for local municipalities to make to their local zoning ordinances. Notably, all municipalities received copies of the County’s proposed model ordinance and have been encouraged to adapt the provisions that would assist the County in providing as many AFFH units as possible. As follow up to the analysis, the County proposes the inclusion in its Urban County Cooperation Agreement of a provision requiring local

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<sup>2</sup> Report to Westchester County prepared by the Land Use Law Center was given to the County on June 21, 2012 and previously forwarded to you.

participating municipalities to inform the County of any change to their local zoning ordinances and to provide assurance that such ordinance shall not adversely impact the County's ability to meet its obligations under the Settlement to develop 750 AFFH units.

**Local Zoning Ordinances Which May Adversely Affect the Development of a Particular Fair And Affordable Housing Project And Communications with the Municipal Decision-Makers.**

There may be instances in the future where the implementation of a local zoning ordinance could potentially affect the County's ability to meet its obligations under the Settlement to develop 750 AFFH units. To address this issue, the Urban County Cooperation Agreement currently contains a provision requiring local participating municipalities to refrain from hindering or impeding the County ability to construct AFFH housing.

In addition, with respect to the development of AFFH housing in a particular community where zoning may pose an obstacle, the County will communicate with municipal decision-makers to resolve the issue. Factors to be discussed and considered shall include, but shall not be limited to:

- Whether there is an alternative project that could be developed within the confines of the municipality's zoning ordinances;
- Whether there is a less-restrictive zoning area within the municipality where the project could be developed;
- Whether a waiver/variance of the particular zoning restriction can be granted by the municipality;
- Whether an amendment to the zoning ordinance is feasible (and possibly rewarded by the "carrot" CDBG-fund bonus provision as set forth at page 206 of the County's AI);
- A reminder that the UCCA ¶ 6a prohibits the County from "expending Urban County Funding . . . in support of any local government that does not affirmatively further fair housing within its own jurisdiction. . . ."; and
- Whether there is an alternative location for the development in another municipality.

After the County has exhausted its attempts to communicate and cooperate with said municipality as set forth above, and if the development of the project is absolutely necessary for the County to meet its obligations regarding the development of 750 AFFH units, and if the local municipality is unwilling to cooperate with the County and/or affirmatively hinders the County's efforts to construct AFFH housing within said municipality, the County shall consider whether litigation would be appropriate.

The form of such legal action will necessarily depend upon a number of factors, including, but not limited to: (1) the nature of the proposed AFFH development being affected; (2) the nature of the obstruction that is blocking the development; and (3) the proffered reasons for the

obstruction. Potential litigation approaches are a New York Civil Practice Law and Rules article 78 proceeding and/or a breach of contract action.

In the event you require further information, please contact the undersigned at your earliest convenience.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Edward Buroughs', written over the printed name below.

Edward Buroughs  
Commissioner

encls.

cc w/encls.: Kevin J. Plunkett, Deputy County Executive  
Mary J. Mahon, Special Assistant to the County Executive  
Glenda L. Fussa, Deputy Regional Counsel, New York Office, HUD  
Benjamin H. Torrance, Assistant U.S. Attorney (S.D.N.Y.)  
Lara K. Eshkenazi, Assistant U.S. Attorney (S.D.N.Y.)

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 000,000 - 04,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES:</b>																						
Eastchester	R-1.5C	One Family Cluster District	1,500	8.9	110	85	77.0%	3	2.9%	4	3.9%	110	85	77.0%	3	2.9%	4	3.9%				
							<b>77.0%</b>			<b>2.9%</b>			<b>3.9%</b>			<b>77.0%</b>			<b>2.9%</b>			<b>3.9%</b>
<b>INELIGIBLE COMMUNITIES:</b>																						
Mount Vernon	R1-3.6	One-family Residence	3,600	60.19	948	35	3.7%	838	88.5%	48	5.1%	948	35	3.7%	838	88.5%	48	5.1%				
Mount Vernon	R1-4.5	One-family Residence	4,500	304.13	4,666	2,309	49.5%	1,643	35.2%	387	8.3%	4,630	2,278	49.2%	1,640	35.4%	385	8.3%				
							<b>26.6%</b>			<b>61.8%</b>			<b>6.7%</b>			<b>26.5%</b>			<b>61.9%</b>			<b>6.7%</b>



**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 05,000 - 005,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
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**ELIGIBLE COMMUNITIES**

Croton-on-Hudson	RA-5	One-Family Residence	5,000	276.0	2,517	2,247	89.2%	32	1.3%	161	6.4%	2,501	2,231	<b>89.2%</b>	31	<b>1.2%</b>	161	<b>6.4%</b>
Dobbs Ferry	OF-6	One-Family Residential 6 One Family Residence	5,000	176.0	1,772	1,473	83.1%	55	3.1%	86	4.9%	1,727	1,470	<b>85.1%</b>	24	<b>1.4%</b>	75	<b>4.4%</b>
Eastchester	R-5	District	5,000	434.1	5,304	4,701	88.6%	20	0.4%	145	2.7%	5,304	4,701	<b>88.6%</b>	20	<b>0.4%</b>	145	<b>2.7%</b>
Harrison	R-50	One-Family Residence	5,000	12.5	110	91	83.1%	0	0.0%	5	5.0%	110	91	<b>83.1%</b>	0	<b>0.0%</b>	5	<b>5.0%</b>
Irvington	1F-5	One-Family Residence	5,000	34.0	301	269	89.4%	2	0.7%	9	3.1%	299	269	<b>89.9%</b>	1	<b>0.3%</b>	9	<b>3.0%</b>
Larchmont	R-5	One-Family Residence	5,000	156.3	1,684	1,548	91.9%	7	0.4%	73	4.3%	1,673	1,538	<b>91.9%</b>	5	<b>0.3%</b>	73	<b>4.4%</b>
North Castle	R-5	One-family Residence District - 5,000 One-Family Residence	5,000	99.8	535	492	91.8%	14	2.6%	35	6.6%	535	491	<b>91.8%</b>	14	<b>2.6%</b>	35	<b>6.6%</b>
Ossining (T)	R-5	District	5,000	15.2	118	92	77.9%	11	9.2%	9	7.7%	118	92	<b>77.9%</b>	11	<b>9.2%</b>	9	<b>7.7%</b>
Pelham	A-3	Detached Single Family	5,000	121.3	1,681	1,288	76.6%	95	5.7%	131	7.8%	1,680	1,288	<b>76.6%</b>	95	<b>5.7%</b>	131	<b>7.8%</b>
Pelham Manor	R-B	Residence B District One-Family Residential	5,000	111.3	1,310	1,196	91.2%	10	0.8%	44	3.4%	1,310	1,196	<b>91.2%</b>	10	<b>0.8%</b>	44	<b>3.4%</b>
Rye Brook	R-5	District	5,000	14.1	175	161	91.6%	1	0.5%	14	7.7%	175	161	<b>91.6%</b>	1	<b>0.5%</b>	14	<b>7.7%</b>
Scarsdale	A-5	One-Family Residence	5,000	168.7	2,651	1,952	73.6%	17	0.6%	89	3.4%	2,643	1,944	<b>73.6%</b>	17	<b>0.6%</b>	89	<b>3.4%</b>
							<b>85.7%</b>		<b>2.1%</b>		<b>5.2%</b>		<b>85.9%</b>		<b>1.9%</b>		<b>5.2%</b>	

**INELIGIBLE COMMUNITIES**

Greenburgh	R-5	One-Family Residence	5,000	150.4	1,733	596	34.4%	716	41.3%	269	15.5%	1,732	595	<b>34.4%</b>	716	<b>41.3%</b>	269	<b>15.5%</b>
Mamaroneck (V)	R-5	One-Family	5,000	398.38	5,612	4,654	82.9%	94	1.7%	546	9.7%	5,597	4,641	<b>82.9%</b>	92	<b>1.6%</b>	546	<b>9.7%</b>
						<b>58.7%</b>		<b>21.5%</b>		<b>12.6%</b>				<b>58.6%</b>		<b>21.5%</b>		<b>12.6%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 006,000 - 006,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES:</b>																						
Eastchester	R-6	One Family Residence District	6,000	281.1	3,626	3,266	90.1%	40	1.1%	108	3.0%	3,626	3,266	90.1%	40	1.1%	108	3.0%				
Mamaroneck (T)	R-6	One-Family Residence	6,000	173.4	1,942	1,750	90.1%	22	1.1%	86	4.4%	1,935	1,744	90.1%	22	1.1%	86	4.4%				
Pelham	A-2	Detached Single Family One-Family	6,000	67.1	677	607	89.7%	10	1.5%	32	4.7%	677	607	89.7%	10	1.5%	32	4.7%				
Rye City	R-6	District	6,000	22.7	301	253	84.1%	3	0.9%	29	9.6%	301	253	84.1%	3	0.9%	29	9.6%				
							<b>88.5%</b>			<b>1.1%</b>			<b>5.4%</b>			<b>88.5%</b>			<b>1.1%</b>			<b>5.4%</b>
<b>INELIGIBLE COMMUNITIES:</b>																						
Mamaroneck (V)	R-6	One-Family One-Family Residence District	6,000	18.4	322	285	88.5%	5	1.6%	10	3.2%	150	117	77.9%	2	1.3%	10	6.8%				
Peekskill	R-1B	District	6,000	600.3	3,523	2,137	60.6%	660	18.7%	557	15.8%	3,510	2,127	60.6%	658	18.7%	555	15.8%				
Yonkers	S-60	Detached single family Medium-Density One-Family	6,000	1,138.8	8,733	6,535	74.8%	336	3.8%	1,031	11.8%	8,611	6,451	74.9%	313	3.6%	1,017	11.8%				
Mount Kisco	RS-6	Residence	6,250	80.5	687	540	78.6%	14	2.1%	110	16.0%	687	540	78.6%	14	2.0%	110	16.0%				
							<b>75.6%</b>			<b>6.6%</b>			<b>11.7%</b>			<b>73.0%</b>			<b>6.4%</b>			<b>12.6%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 007,000 - 007,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
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**ELIGIBLE COMMUNITIES:**

Ardsley	R-3	One-Family Residential	7,500	363.4	3,103	2,522	81.3%	40	1.3%	128	4.1%	3,076	2,510	<b>81.6%</b>	37	<b>1.2%</b>	121	<b>3.9%</b>
Buchanan	R-7.5	Residential District	7,500	87.9	728	697	95.9%	2	0.3%	18	2.5%	723	692	<b>95.8%</b>	2	<b>0.3%</b>	18	<b>2.5%</b>
Dobbs Ferry	OF-5	One-Family Residential 5	7,500	84.2	692	605	87.4%	13	1.8%	19	2.8%	688	604	<b>87.8%</b>	11	<b>1.5%</b>	18	<b>2.7%</b>
Eastchester	R-7.5	One Family Residence District	7,500	204.7	1,501	1,311	87.3%	9	0.6%	46	3.1%	1,501	1,311	<b>87.3%</b>	9	<b>0.6%</b>	46	<b>3.1%</b>
Harrison	R-75	One-Family Residence	7,500	304.3	2,806	2,424	86.4%	11	0.4%	145	5.2%	2,797	2,416	<b>86.4%</b>	9	<b>0.3%</b>	145	<b>5.2%</b>
Hastings-on-Hudson	R-7.5	One-Family Residence One-Family Residence and	7,500	126.4	1,198	1,071	89.4%	32	2.6%	31	2.6%	1,189	1,063	<b>89.4%</b>	31	<b>2.6%</b>	31	<b>2.6%</b>
Larchmont	R-7.5	Townhouse	7,500	167.3	2,020	1,868	92.5%	5	0.3%	65	3.2%	2,012	1,862	<b>92.5%</b>	4	<b>0.2%</b>	65	<b>3.2%</b>
Mamaroneck (T)	R-7.5	One-Family Residence One-Family Residence	7,500	233.9	2,532	2,301	90.9%	45	1.8%	91	3.6%	2,532	2,301	<b>90.9%</b>	45	<b>1.8%</b>	91	<b>3.6%</b>
Ossining (T)	R-7.5	Residence District One-Family Residence	7,500	22.2	139	108	77.7%	8	6.1%	13	9.1%	139	108	<b>77.8%</b>	8	<b>5.9%</b>	13	<b>9.1%</b>
Pleasantville	R-1	Residence District	7,500	228.6	2,217	1,961	88.4%	17	0.8%	135	6.1%	2,213	1,960	<b>88.6%</b>	15	<b>0.7%</b>	133	<b>6.0%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 007,000 - 007,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Rye Brook	R-7	One-Family Residential District	7,500	56.3	610	519	85.1%	6	1.0%	39	6.5%	610	519	85.1%	6	1.0%	39	6.5%
Rye City	R-5	One-Family District	7,500	411.7	3,729	3,321	89.1%	17	0.5%	93	2.5%	3,729	3,321	89.1%	17	0.5%	93	2.5%
Scarsdale	A-4	One-Family Residence	7,500	225.8	1,964	1,673	85.2%	9	0.4%	54	2.8%	1,964	1,673	85.2%	9	0.4%	54	2.8%
Tarrytown	R-7.5	One-Family Residence	7,500	318.2	2,308	2,010	87.1%	41	1.8%	131	5.7%	2,307	2,010	87.1%	41	1.8%	131	5.7%
							<b>87.4%</b>		<b>1.4%</b>		<b>4.3%</b>			<b>87.5%</b>		<b>1.3%</b>		<b>4.2%</b>

**INELIGIBLE COMMUNITIES:**

Mount Vernon	R1-7	One-family Residence	7,000	492.5	4,430	1,905	43.0%	2,007	45.3%	289	6.5%	4,181	1,689	40.4%	1,985	47.5%	278	6.7%
Greenburgh	R-7.5	One-Family Residence	7,500	1,250.1	9,658	5,870	60.8%	2,012	20.8%	717	7.4%	9,638	5,856	60.8%	2,008	20.8%	716	7.4%
Mamaroneck (V)	R-7.5	One-Family Residence	7,500	75.8	748	650	86.9%	15	2.1%	44	5.9%	736	639	86.9%	15	2.1%	44	5.9%
New Rochelle	R1 - 7.5	One-Family Residence	7,500	360.2	4,828	3,353	69.4%	785	16.2%	455	9.4%	4,790	3,324	69.4%	779	16.3%	449	9.4%
Ossining (V)	S-75	Single-Family Residence	7,500	363.3	4,284	2,587	60.4%	322	7.5%	1,101	25.7%	4,213	2,524	59.9%	317	7.5%	1,099	26.1%
Peekskill	R-1A	One-Family Residence	7,500	420.7	2,702	1,604	59.4%	563	20.9%	426	15.8%	2,685	1,589	59.2%	562	20.9%	426	15.9%
Port Chester	R7	One Family Residential	7,500	427.4	3,950	3,151	79.8%	68	1.7%	582	14.7%	3,852	3,061	79.5%	60	1.6%	579	15.0%
White Plains	R1-7.5	Residential One Family	7,500	229.4	1,291	1,154	89.4%	18	1.4%	48	3.7%	1,290	1,153	89.3%	18	1.4%	48	3.7%

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 007,000 - 007,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Yonkers	S-75	Detached single family One-family Townhouse Residence	7,500	550.2	5,594	4,188	74.9%	316	5.7%	446	8.0%	5,593	4,187	74.9%	316	5.7%	446	8.0%
Mount Vernon	R1-TH	Residence	7,800	3.7	11	5	44.2%	5	40.3%	1	10.6%	11	5	44.2%	5	40.3%	1	10.6%
							<b>66.8%</b>		<b>16.2%</b>		<b>10.8%</b>			<b>66.4%</b>		<b>16.4%</b>		<b>10.9%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 008,000 - 009,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent	
<b>ELIGIBLE COMMUNITIES:</b>																			
Cortlandt	RG	General Residential One-Family Residence	8,000	157.6	468	424	90.5%	6	1.2%	33	7.1%	466	422	90.5%	6	1.2%	33	7.2%	
Croton-on-Hudson	RA-9	Residence	9,375	102.7	633	585	92.5%	9	1.3%	19	3.1%	633	585	92.5%	8	1.3%	19	3.1%	
							<b>91.5%</b>			<b>1.3%</b>			<b>5.1%</b>			<b>91.5%</b>			<b>5.1%</b>
<b>INELIGIBLE COMMUNITIES:</b>																			
Mount Kisco	RS-9	Moderate-Density One-Family Residence	9,375	151.6	1,222	952	77.9%	36	2.9%	155	12.7%	1,218	951	78.1%	33	2.7%	155	12.7%	
							<b>77.9%</b>			<b>2.9%</b>			<b>12.7%</b>			<b>78.1%</b>			<b>12.7%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 010,000 - 010,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
<b>ELIGIBLE COMMUNITIES</b>																		
Ardsley	R-2	One-Family Residential	10,000	58.4	323	273	84.6%	6	1.9%	10	3.1%	319	270	<b>84.6%</b>	5	<b>1.6%</b>	10	<b>3.1%</b>
Bedford	R-1/4A	Residence 1/4-Acre District (Single Family)	10,000	436.5	1,733	1,564	90.3%	25	1.4%	110	6.4%	1,714	1,546	<b>90.2%</b>	24	<b>1.4%</b>	110	<b>6.4%</b>
Briarcliff Manor	R10B	Single-Family Residential	10,000	45.4	290	281	96.9%	0	0.1%	1	0.4%	290	281	<b>96.9%</b>	0	<b>0.1%</b>	1	<b>0.4%</b>
Buchanan	R-10	Residential District	10,000	102.4	683	641	93.8%	3	0.5%	17	2.4%	677	635	<b>93.8%</b>	3	<b>0.5%</b>	17	<b>2.5%</b>
Cortlandt	R-10	Single-Family Residential	10,000	867.9	4,110	3,276	79.7%	322	7.8%	387	9.4%	4,099	3,267	<b>79.7%</b>	321	<b>7.8%</b>	386	<b>9.4%</b>
Dobbs Ferry	OF-4	One-Family Residential 4	10,000	203.8	1,712	1,340	78.3%	111	6.5%	84	4.9%	1,514	1,227	<b>81.0%</b>	46	<b>3.1%</b>	65	<b>4.3%</b>
Eastchester	R-10	One Family Residence District	10,000	287.9	1,498	1,378	92.0%	11	0.7%	40	2.7%	1,493	1,375	<b>92.1%</b>	11	<b>0.7%</b>	40	<b>2.7%</b>
Hastings-on-Hudson	R-10	One-Family Residence	10,000	498.1	3,064	2,786	90.9%	58	1.9%	56	1.8%	3,064	2,786	<b>90.9%</b>	58	<b>1.9%</b>	56	<b>1.8%</b>
Irvington	1F-10	One-Family Residence	10,000	113.7	783	665	84.9%	8	1.0%	20	2.5%	778	665	<b>85.5%</b>	3	<b>0.4%</b>	18	<b>2.4%</b>
Larchmont	R-10	One-Family Residence	10,000	18.2	186	177	95.1%	1	0.3%	6	3.1%	186	177	<b>95.1%</b>	1	<b>0.3%</b>	6	<b>3.1%</b>
Mamaroneck (T)	R-10	One-Family Residence	10,000	236.9	2,071	1,881	90.8%	28	1.3%	84	4.1%	2,060	1,872	<b>90.9%</b>	26	<b>1.3%</b>	84	<b>4.1%</b>
Mount Pleasant	R-10	One Family Residential	10,000	1,361.7	9,909	8,956	90.4%	241	2.4%	410	4.1%	9,421	8,733	<b>92.7%</b>	60	<b>0.6%</b>	318	<b>3.4%</b>



**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 010,000 - 010,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
North Castle	R-10	One-family Residence District - 10,000 s.f.	10,000	163.5	318	288	90.5%	1	0.3%	12	3.7%	318	288	90.5%	1	0.3%	12	3.7%
Ossining (T)	R-10	One-Family Residence District	10,000	9.7	22	15	69.6%	1	5.3%	4	18.3%	20	13	67.9%	1	4.7%	4	20.0%
Pelham	A-1	Detached Single Family Residence A	10,000	178.9	1,503	1,401	93.3%	19	1.3%	30	2.0%	1,503	1,401	93.3%	19	1.3%	30	2.0%
Pelham Manor	R-A	District	10,000	286.7	2,291	2,099	91.6%	42	1.8%	83	3.6%	2,290	2,098	91.6%	42	1.8%	83	3.6%
Rye Brook	R-10	One-Family Residential District	10,000	173.9	1,064	949	89.2%	9	0.8%	51	4.8%	1,063	949	89.2%	9	0.8%	51	4.8%
Rye City	R-4	One-Family District	10,000	186.7	1,139	1,011	88.7%	10	0.9%	29	2.6%	1,139	1,011	88.7%	10	0.9%	29	2.6%
Scarsdale	A-3	One-Family Residence	10,000	1,167.9	7,246	5,995	82.7%	111	1.5%	179	2.5%	7,238	5,990	82.8%	111	1.5%	176	2.4%
Somers	R10	District	10,000	850.7	3,060	2,847	93.0%	35	1.1%	119	3.9%	3,060	2,847	93.0%	35	1.1%	119	3.9%
Tarrytown	R-10	One-Family Residence	10,000	185.8	1,058	903	85.3%	22	2.0%	68	6.4%	1,048	901	86.0%	15	1.4%	65	6.2%
Tuckahoe	Residence A-1	N/A	10,000	115.1	1,561	1,347	86.3%	6	0.4%	91	5.8%	1,555	1,341	86.2%	6	0.4%	91	5.8%
Briarcliff Manor	RT4B	Single-Family Residential	10,890	35.3	198	167	84.0%	6	3.2%	6	3.1%	198	167	84.0%	6	3.2%	6	3.1%
Lewisboro	R-1/4A	One-Family Residence	10,890	153.7	391	358	91.6%	2	0.5%	14	3.5%	391	358	91.6%	2	0.5%	14	3.5%
							<b>88.1%</b>		<b>1.9%</b>		<b>4.4%</b>		<b>88.3%</b>		<b>1.6%</b>		<b>4.4%</b>	
<b>INELIGIBLE COMMUNITIES</b>																		
Greenburgh	R-10	One-Family Residence	10,000	989.9	5,179	3,107	60.0%	959	18.5%	419	8.1%	5,154	3,092	60.0%	954	18.5%	413	8.0%

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 010,000 - 010,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Mamaroneck (V)	R-10	One-Family One-Family Residence	10,000	105.9	646	593	91.8%	6	0.9%	25	3.9%	645	592	<b>91.8%</b>	6	<b>0.9%</b>	25	<b>3.9%</b>
New Rochelle	R1 - 10	One-Family Residence	10,000	581.3	3,633	3,084	84.9%	235	6.5%	122	3.4%	3,630	3,083	<b>84.9%</b>	233	<b>6.4%</b>	122	<b>3.4%</b>
New Rochelle	R1 - 10A	One-Family Residence	10,000	990.9	9,141	6,870	75.2%	1,028	11.2%	708	7.7%	9,085	6,828	<b>75.2%</b>	1,023	<b>11.3%</b>	698	<b>7.7%</b>
New Rochelle	R1 - WF 10	One-Family Residence	10,000	66.7	89	73	81.2%	5	5.2%	8	8.7%	89	73	<b>81.2%</b>	5	<b>5.2%</b>	8	<b>8.7%</b>
Ossining (V)	S-100	Single-Family Residence	10,000	166.4	1,072	837	78.1%	51	4.8%	116	10.8%	1,017	790	<b>77.6%</b>	46	<b>4.5%</b>	113	<b>11.1%</b>
Sleepy Hollow	R-2	One-Family Residence/Lo w Density	10,000	141.0	855	801	93.6%	11	1.3%	10	1.2%	848	794	<b>93.7%</b>	11	<b>1.3%</b>	10	<b>1.2%</b>
Yonkers	S-100	Detached single family	10,000	886.3	2,778	2,161	77.8%	165	5.9%	240	8.6%	2,645	2,060	<b>77.9%</b>	148	<b>5.6%</b>	226	<b>8.5%</b>
							<b>80.3%</b>		<b>6.8%</b>		<b>6.5%</b>			<b>80.3%</b>		<b>6.7%</b>		

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 011,250 - 012,500 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
<b>ELIGIBLE COMMUNITIES</b>																		
New Castle	R-1/4A	One-Family Residence	11,250	389.5	1,595	1,390	87.1%	12	0.7%	66	4.1%	1,595	1,390	87.1%	12	0.7%	66	4.1%
Briarcliff Manor	R12B	Single-Family Residential	12,000	81.1	494	435	88.2%	3	0.7%	18	3.7%	493	435	88.2%	3	0.7%	18	3.7%
Bronxville	Residence A	A-One Family Residence	12,000	249.5	2,499	2,238	89.6%	46	1.9%	72	2.9%	2,238	2,056	91.9%	7	0.3%	47	2.1%
Pleasantville	R Residence	One-Family Residence District	12,000	92.2	670	615	91.8%	3	0.4%	32	4.8%	668	613	91.9%	2	0.3%	32	4.8%
Tuckahoe	A-10	N/A	12,000	20.3	420	261	62.2%	112	26.7%	35	8.3%	418	259	62.1%	112	26.7%	35	8.4%
Larchmont	R-12.5	One-Family Residence	12,500	58.0	393	367	93.2%	0	0.0%	10	2.5%	393	367	93.2%	0	0.0%	10	2.5%
Rye Brook	R-12.5	One-Family Residential District	12,500	191.0	909	851	93.7%	5	0.5%	18	2.0%	909	851	93.7%	5	0.5%	18	2.0%
							<b>86.5%</b>		<b>4.4%</b>		<b>2.0%</b>			<b>86.9%</b>		<b>4.2%</b>		<b>3.9%</b>
<b>INELIGIBLE COMMUNITIES</b>																		
Mount Kisco	RS-12	Low-Density One-Family Residence Residential	12,500	144.4	640	501	78.3%	28	4.3%	70	10.9%	613	498	81.3%	8	1.4%	65	10.7%
White Plains	R1-12.5	One Family	12,500	219.9	1,596	1,252	78.4%	85	5.3%	202	12.7%	1,594	1,251	78.5%	84	5.3%	202	12.7%
							<b>78.4%</b>		<b>4.8%</b>		<b>11.8%</b>			<b>79.9%</b>		<b>3.3%</b>		<b>11.7%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 014,250 - 015,000 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
<b>ELIGIBLE COMMUNITIES:</b>																		
Harrison	R-1/3	One-Family Residence	14,520	416.7	1,899	1,771	93.3%	18	0.9%	55	2.9%	1,870	1,753	<b>93.8%</b>	10	<b>0.5%</b>	53	<b>2.8%</b>
Rye City	R-3	One-Family District	14,520	408.0	2,059	1,746	84.8%	43	2.1%	95	4.6%	2,059	1,746	<b>84.8%</b>	43	<b>2.1%</b>	95	<b>4.6%</b>
Bronxville	Residence AA	AA-One Family Residence	15,000	199.9	1,506	1,404	93.2%	14	1.0%	29	2.0%	1,506	1,404	<b>93.2%</b>	14	<b>1.0%</b>	29	<b>2.0%</b>
Buchanan	R-15	Residential District	15,000	14.0	55	48	87.9%	1	2.2%	4	6.5%	55	48	<b>87.9%</b>	1	<b>2.2%</b>	4	<b>6.5%</b>
Cortlandt	R-15	Single-Family Residential	15,000	665.3	2,747	2,408	87.6%	66	2.4%	178	6.5%	2,737	2,402	<b>87.8%</b>	62	<b>2.3%</b>	177	<b>6.5%</b>
Dobbs Ferry	OF-3	One-Family Residential 3	15,000	64.3	254	195	76.8%	27	10.5%	14	5.5%	233	193	<b>82.7%</b>	13	<b>5.8%</b>	8	<b>3.4%</b>
Eastchester	R-15	One Family Residence District	15,000	201.9	488	433	88.6%	3	0.6%	6	1.3%	488	433	<b>88.6%</b>	3	<b>0.6%</b>	6	<b>1.3%</b>
Larchmont	R-15	One-Family Residence	15,000	118.8	811	756	93.2%	6	0.7%	20	2.5%	783	729	<b>93.1%</b>	5	<b>0.6%</b>	20	<b>2.6%</b>
Mamaroneck (T)	R-15	One-Family Residence	15,000	210.1	1,175	1,079	91.8%	20	1.7%	44	3.7%	1,167	1,075	<b>92.2%</b>	15	<b>1.3%</b>	44	<b>3.8%</b>
Ossining (T)	R-15	One-Family Residence District	15,000	251.3	899	729	81.1%	40	4.4%	73	8.1%	859	706	<b>82.2%</b>	26	<b>3.0%</b>	70	<b>8.1%</b>
Pelham Manor	R-AA	Residence AA District	15,000	86.8	500	439	87.7%	5	1.0%	28	5.6%	500	439	<b>87.7%</b>	5	<b>1.0%</b>	28	<b>5.6%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 014,250 - 015,000 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Rye Brook	R-15	One-Family Residential District	15,000	452.1	2,192	2,050	93.5%	5	0.2%	35	1.6%	2,090	1,950	<b>93.3%</b>	5	<b>0.2%</b>	34	<b>1.6%</b>
Rye Brook	R-15A	One-Family Residential District	15,000	14.9	141	130	92.5%	1	0.5%	5	3.6%	141	130	<b>92.5%</b>	1	<b>0.5%</b>	5	<b>3.6%</b>
Scarsdale	A-2a	One-Family Residence	15,000	308.5	1,393	1,182	84.9%	28	2.0%	31	2.2%	1,393	1,182	<b>84.9%</b>	28	<b>2.0%</b>	31	<b>2.2%</b>
Tarrytown	R-15	One-Family Residence	15,000	70.0	393	350	89.0%	6	1.6%	9	2.4%	393	350	<b>89.0%</b>	6	<b>1.6%</b>	9	<b>2.4%</b>
							<b>88.4%</b>		<b>2.1%</b>		<b>3.9%</b>		<b>88.9%</b>		<b>1.6%</b>		<b>3.8%</b>	

**INELIGIBLE COMMUNITIES:**

Greenburgh	R-15	One-Family Residence	15,000	129.5	510	405	79.4%	26	5.1%	19	3.7%	506	403	<b>79.6%</b>	25	<b>4.9%</b>	19	<b>3.7%</b>
Mamaroneck (V)	R-15	One-Family Residence	15,000	227.5	984	891	90.5%	10	1.0%	37	3.8%	984	891	<b>90.5%</b>	10	<b>1.0%</b>	37	<b>3.8%</b>
New Rochelle	R1 - 15	One-Family Residence	15,000	1,185.4	7,019	5,395	76.9%	809	11.5%	439	6.3%	6,995	5,379	<b>76.9%</b>	804	<b>11.5%</b>	437	<b>6.2%</b>
Ossining (V)	S-125	Single-Family Residence	15,000	196.2	778	645	82.8%	44	5.7%	56	7.2%	777	644	<b>82.8%</b>	44	<b>5.7%</b>	56	<b>7.2%</b>
Sleepy Hollow	R-2A	One-Family Residence/Lo w Density	15,000	141.5	553	487	88.1%	18	3.2%	22	4.0%	543	482	<b>88.7%</b>	15	<b>2.7%</b>	21	<b>3.9%</b>
							<b>83.6%</b>		<b>5.3%</b>		<b>5.0%</b>		<b>83.7%</b>		<b>5.2%</b>		<b>4.9%</b>	

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 020,000 - 021,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
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**ELIGIBLE COMMUNITIES:**

Bedford	R-1/2A	Residence 1/2-Acre District (Single Family)	20,000	772.3	2,037	1,887	92.6%	19	0.9%	67	3.3%	2,033	1,884	<b>92.7%</b>	19	<b>0.9%</b>	67	<b>3.3%</b>
Briarcliff Manor	R20A	Single-Family Residential	20,000	66.7	162	144	89.1%	0	0.1%	4	2.5%	158	141	<b>88.8%</b>	0	<b>0.1%</b>	4	<b>2.6%</b>
Briarcliff Manor	R20B	Single-Family Residential	20,000	712.1	2,020	1,807	89.4%	37	1.8%	73	3.6%	1,870	1,668	<b>89.2%</b>	34	<b>1.8%</b>	66	<b>3.5%</b>
Buchanan	R-20	Residential District	20,000	73.3	190	169	88.9%	4	2.3%	12	6.5%	190	169	<b>88.9%</b>	4	<b>2.3%</b>	12	<b>6.5%</b>
Cortlandt	R-20	Single-Family Residential	20,000	1,817.3	5,284	4,351	82.3%	379	7.2%	406	7.7%	4,951	4,040	<b>81.6%</b>	363	<b>7.3%</b>	400	<b>8.1%</b>
Dobbs Ferry	OF-2	One-Family Residential 2	20,000	118.8	266	224	84.3%	4	1.3%	18	6.8%	265	224	<b>84.4%</b>	3	<b>1.3%</b>	18	<b>6.7%</b>
Eastchester	R-20	One Family Residence District	20,000	211.6	620	568	91.5%	8	1.3%	22	3.5%	620	568	<b>91.5%</b>	8	<b>1.3%</b>	22	<b>3.5%</b>
Hastings-on-Hudson	R-20	One-Family Residence	20,000	193.9	399	363	91.0%	12	3.0%	10	2.5%	399	363	<b>91.0%</b>	12	<b>3.0%</b>	10	<b>2.5%</b>
Irvington	1F-20	One-Family Residence	20,000	407.3	1,540	1,320	85.7%	37	2.4%	69	4.5%	1,507	1,317	<b>87.3%</b>	15	<b>1.0%</b>	62	<b>4.1%</b>
Mamaroneck (T)	R-20	One-Family Residence	20,000	527.2	983	888	90.4%	7	0.7%	15	1.6%	983	888	<b>90.4%</b>	7	<b>0.7%</b>	15	<b>1.6%</b>
Mount Pleasant	R-20	One Family Residential	20,000	1,311.7	3,122	2,758	88.3%	140	4.5%	129	4.1%	2,655	2,481	<b>93.4%</b>	10	<b>0.4%</b>	76	<b>2.9%</b>
Ossining (T)	R-20	One-Family Residence District	20,000	493.6	1,514	1,195	78.9%	79	5.2%	125	8.3%	1,388	1,084	<b>78.1%</b>	68	<b>4.9%</b>	123	<b>8.8%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 020,000 - 021,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Ossining (T)	R-20A	One-Family Residence District	20,000	39.0	168	147	87.8%	7	4.1%	9	5.2%	167	147	87.8%	7	4.0%	9	5.3%
Pelham Manor	R-AAA	Residence AAA District	20,000	98.6	409	342	83.7%	15	3.6%	33	8.2%	401	335	83.6%	14	3.4%	33	8.3%
Rye Brook	R-20	One-Family Residential District	20,000	99.2	397	361	90.7%	4	0.9%	9	2.2%	392	357	90.9%	3	0.7%	8	2.1%
Scarsdale	A-2	One-Family Residence	20,000	653.8	2,207	1,862	84.4%	42	1.9%	49	2.2%	2,207	1,862	84.4%	42	1.9%	49	2.2%
Tarrytown	R-20	One-Family Residence	20,000	107.5	729	427	58.6%	77	10.6%	109	14.9%	353	312	88.5%	2	0.6%	7	2.0%
Yorktown	R1-10	One-Family Residence District	20,000	780.3	3,416	2,902	84.9%	100	2.9%	282	8.2%	3,373	2,898	85.9%	67	2.0%	269	8.0%
Yorktown	R1-20	One-Family Residence District	20,000	4,966.4	17,782	15,483	87.1%	509	2.9%	993	5.6%	17,618	15,375	87.3%	464	2.6%	976	5.5%
Harrison	R-1/2	One-Family Residence	21,780	143.6	434	410	94.6%	3	0.7%	5	1.3%	434	410	94.6%	3	0.7%	5	1.3%
Lewisboro	R-1/2A	One-Family Residence	21,780	745.9	1,186	1,104	93.1%	11	0.9%	21	1.7%	1,186	1,104	93.1%	11	0.9%	21	1.7%
New Castle	R-1/2A	One-Family Residence	21,780	864.5	2,305	2,048	88.8%	17	0.7%	59	2.6%	2,305	2,047	88.8%	17	0.7%	59	2.6%
North Castle	R-1/2A	One-family Residence District - 1/2 acres Medium Density Residential	21,780	22.6	68	65	95.5%	0	0.0%	2	2.2%	68	65	95.5%	0	0.0%	2	2.2%
North Salem	R-1/2	One-Family Residential District	21,780	304.6	586	532	90.8%	1	0.1%	38	6.4%	546	493	90.2%	1	0.1%	37	6.8%
Rye City	R-2	One-Family Residential District	21,780	706.4	1,994	1,766	88.6%	25	1.3%	72	3.6%	1,994	1,766	88.6%	25	1.3%	72	3.6%
							<b>87.2%</b>		<b>2.5%</b>		<b>4.8%</b>		<b>88.7%</b>		<b>1.8%</b>		<b>4.2%</b>	

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 020,000 - 021,999 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
<b>INELIGIBLE COMMUNITIES:</b>																		
Greenburgh	R-20	One-Family Residence	20,000	2,573.9	10,339	6,733	65.1%	1,379	13.3%	646	6.2%	10,213	6,622	<b>64.8%</b>	1,371	<b>13.4%</b>	640	<b>6.3%</b>
Mamaroneck (V)	R-20	One-Family	20,000	473.6	1,951	1,620	83.1%	56	2.8%	193	9.9%	1,945	1,615	<b>83.1%</b>	55	<b>2.8%</b>	193	<b>9.9%</b>
New Rochelle	R1 - 20	One-Family Residence	20,000	292.9	1,105	940	85.1%	88	7.9%	39	3.6%	1,101	939	<b>85.2%</b>	86	<b>7.8%</b>	39	<b>3.6%</b>
Port Chester	R20	One Family Residential	20,000	9.1	35	32	89.0%	0	0.0%	2	5.6%	35	32	<b>89.0%</b>	0	<b>0.0%</b>	2	<b>5.6%</b>
White Plains	R1-20	Residential One Family	20,000	110.1	374	335	89.5%	7	2.0%	14	3.8%	374	335	<b>89.5%</b>	7	<b>2.0%</b>	14	<b>3.8%</b>
Yonkers	S-200	Detached single family	20,000	240.7	1,425	1,184	83.1%	93	6.5%	89	6.3%	1,406	1,170	<b>83.2%</b>	92	<b>6.5%</b>	88	<b>6.3%</b>
Elmsford	R-0	1 Family - 1/2 Acre	21,780	90.4	200	106	53.1%	19	9.7%	45	22.7%	200	106	<b>53.1%</b>	19	<b>9.7%</b>	45	<b>22.7%</b>
							<b>78.3%</b>		<b>6.0%</b>		<b>8.3%</b>		<b>78.3%</b>		<b>6.0%</b>		<b>8.3%</b>	



**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 025,000 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES:</b>																						
Croton-on-Hudson	RA-25	One-Family Residence	25,000	416.9	1,312	1,167	88.9%	31	2.4%	66	5.0%	1,303	1,158	<b>88.9%</b>	31	<b>2.4%</b>	66	<b>5.1%</b>				
Rye Brook	R-25	One-Family Residential District	25,000	106.0	407	378	92.9%	1	0.4%	8	2.1%	403	375	<b>93.1%</b>	1	<b>0.2%</b>	8	<b>2.0%</b>				
							<b>90.9%</b>			<b>1.4%</b>			<b>3.6%</b>			<b>91.0%</b>			<b>1.3%</b>			<b>3.6%</b>
<b>ELIGIBLE COMMUNITIES:</b>																						
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 030,000 - 032,670 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES</b>																						
Briarcliff Manor	R30A	Single-Family Residential AAA-One Family Residence	30,000	119.8	190	174	91.8%	2	1.2%	7	3.5%	190	174	91.8%	2	1.2%	7	3.5%				
Bronxville	AAA	Residence One-Family	30,000	32.4	153	144	94.0%	0	0.0%	0	0.0%	153	144	94.0%	0	0.0%	0	0.0%				
Larchmont	R-30	Residence One-Family	30,000	32.6	105	99	94.3%	0	0.2%	1	1.2%	105	99	94.3%	0	0.2%	1	1.2%				
Mamaroneck (T)	R-30	Residence One-Family	30,000	233.8	403	352	87.4%	16	4.1%	11	2.8%	403	352	87.4%	16	4.1%	11	2.8%				
Ossining (T)	R-30	Residence One-Family	30,000	452.4	716	622	86.9%	18	2.5%	40	5.5%	710	616	86.8%	18	2.6%	40	5.6%				
Tarrytown	R-30	Residence One-family	30,000	34.2	108	84	77.4%	0	0.2%	22	20.7%	107	83	77.3%	0	0.2%	22	20.9%				
North Castle	R-3/4A	Residence District - 3/4 acres	32,670	153.7	273	258	94.7%	0	0.0%	6	2.2%	273	258	94.7%	0	0.0%	6	2.2%				
							<b>89.5%</b>			<b>1.2%</b>			<b>5.2%</b>			<b>89.5%</b>			<b>1.2%</b>			<b>5.2%</b>
<b>INELIGIBLE COMMUNITIES:</b>																						
Greenburgh	R-30	One-Family Residence Residential One Family	30,000	1,224.5	1,784	1,293	72.5%	151	8.4%	94	5.3%	1,779	1,289	72.4%	149	8.4%	94	5.3%				
White Plains	R1-30	Family	30,000	2,087.2	5,496	4,843	88.1%	196	3.6%	181	3.3%	5,420	4,782	88.2%	185	3.4%	179	3.3%				
							<b>80.3%</b>			<b>6.0%</b>			<b>4.3%</b>			<b>80.3%</b>			<b>5.9%</b>			<b>4.3%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 040,000 - 043,560 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
<b>ELIGIBLE COMMUNITIES</b>																		
Ardsley	R-1	One-Family Residential Residence 1-Acre District (Single Family)	40,000	290.4	611	520	85.2%	6	0.9%	35	5.8%	610	518	<b>84.9%</b>	5	<b>0.9%</b>	35	<b>5.8%</b>
Bedford	R-1A	Single-Family Residential	40,000	1,400.5	1,655	1,545	93.4%	18	1.1%	65	3.9%	1,562	1,453	<b>93.0%</b>	18	<b>1.2%</b>	65	<b>4.1%</b>
Briarcliff Manor	R40A	Single-Family Residential	40,000	224.0	229	205	89.6%	4	1.8%	2	1.1%	229	205	<b>89.6%</b>	4	<b>1.8%</b>	2	<b>1.1%</b>
Briarcliff Manor	R40B	Single-Family Residential	40,000	1,107.1	2,319	2,074	89.4%	37	1.6%	72	3.1%	1,729	1,558	<b>90.1%</b>	12	<b>0.7%</b>	28	<b>1.6%</b>
Buchanan	R-40	Residential District Single-Family	40,000	69.0	162	149	92.0%	1	0.9%	10	6.5%	162	149	<b>92.0%</b>	1	<b>0.9%</b>	10	<b>6.5%</b>
Cortlandt	R-40	Residential Single-Family	40,000	6,704.4	9,322	7,724	82.9%	459	4.9%	629	6.7%	9,239	7,659	<b>82.9%</b>	448	<b>4.8%</b>	623	<b>6.7%</b>
Cortlandt	R-40A	Residential Single-Family	40,000	310.2	623	458	73.5%	39	6.2%	99	16.0%	580	426	<b>73.6%</b>	32	<b>5.5%</b>	95	<b>16.3%</b>
Croton-on-Hudson	RA-40	One-Family Residence	40,000	1,448.4	1,154	1,028	89.1%	35	3.0%	46	4.0%	1,011	887	<b>87.7%</b>	33	<b>3.2%</b>	46	<b>4.6%</b>
Dobbs Ferry	OF-1	One-Family Residential 1	40,000	5.9	89	48	53.7%	18	20.6%	15	17.0%	51	39	<b>76.8%</b>	0	<b>0.6%</b>	7	<b>14.6%</b>
Irvington	1F-40	One-Family Residence	40,000	600.3	1,871	1,609	86.0%	36	1.9%	68	3.6%	1,835	1,606	<b>87.5%</b>	11	<b>0.6%</b>	60	<b>3.3%</b>
Mount Pleasant	R-40	One-Family Residential	40,000	7,182.8	9,774	8,246	84.4%	467	4.8%	528	5.4%	8,620	7,621	<b>88.4%</b>	67	<b>0.8%</b>	366	<b>4.3%</b>
Ossining (T)	R-40	One-Family Residence District	40,000	253.5	729	639	87.6%	20	2.7%	36	5.0%	296	245	<b>82.8%</b>	10	<b>3.4%</b>	24	<b>8.0%</b>
Somers	R40	Residence District One-Family	40,000	4,191.4	6,575	6,168	93.8%	73	1.1%	149	2.3%	6,542	6,139	<b>93.8%</b>	71	<b>1.1%</b>	149	<b>2.3%</b>
Tarrytown	R-40	Residence One-Family	40,000	76.8	61	39	63.6%	2	2.6%	3	4.7%	56	38	<b>66.6%</b>	1	<b>1.0%</b>	2	<b>2.7%</b>
Yorktown	R1-40	One-Family Residence District	40,000	2,779.7	4,957	4,346	87.7%	106	2.1%	241	4.9%	4,857	4,255	<b>87.6%</b>	100	<b>2.1%</b>	238	<b>4.9%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 040,000 - 043,560 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
Harrison	R-1	One-Family Residence	43,560	4,725.2	6,398	5,682	88.8%	120	1.9%	257	4.0%	5,915	5,374	90.9%	67	1.1%	171	2.9%
Lewisboro	R-1A	One-Family Residence	43,560	1,433.3	1,597	1,488	93.2%	15	1.0%	33	2.1%	1,597	1,488	93.2%	15	1.0%	33	2.1%
New Castle	R-1A	One-Family Residence	43,560	6,224.4	9,004	8,164	90.7%	105	1.2%	196	2.2%	8,959	8,126	90.7%	101	1.1%	193	2.2%
North Castle	R-1A	One-family Residence District - 1 acre	43,560	1,926.6	2,300	2,058	89.5%	14	0.6%	92	4.0%	2,299	2,058	89.5%	14	0.6%	92	4.0%
North Salem	R-1	Medium Density Residential	43,560	1,267.2	1,341	1,260	93.9%	8	0.6%	33	2.5%	1,175	1,098	93.5%	7	0.6%	31	2.7%
Pound Ridge	R-1A	One-Acre Residential District	43,560	173.6	99	92	93.1%	1	1.3%	2	2.3%	99	92	93.1%	1	1.3%	2	2.3%
Rye City	R-1	One-Family District	43,560	756.5	1,876	1,763	94.0%	19	1.0%	35	1.8%	1,876	1,763	94.0%	19	1.0%	34	1.8%
Scarsdale	A-1	One-Family Residence	43,560	664.5	1,308	1,121	85.7%	37	2.8%	40	3.1%	1,308	1,121	85.7%	37	2.8%	40	3.1%
							<b>86.1%</b>		<b>2.9%</b>		<b>4.9%</b>		<b>87.3%</b>		<b>1.7%</b>		<b>4.7%</b>	

**INELIGIBLE COMMUNITIES**

Greenburgh	R-40	One-Family Residence	40,000	1,220.5	1,731	1,340	77.4%	104	6.0%	90	5.2%	1,727	1,338	77.5%	103	6.0%	90	5.2%
Sleepy Hollow	R-1	One-Family Residence/Open Development	43,560	150.1	122	100	81.9%	2	1.8%	14	11.2%	122	100	81.9%	2	1.8%	14	11.2%
							<b>79.6%</b>		<b>3.9%</b>		<b>8.2%</b>		<b>79.7%</b>		<b>3.9%</b>		<b>8.2%</b>	

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 050,000 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES</b>																						
Mamaroneck (T)	R-50	One-Family Residence	50,000	16.0	45	38	86.3%	3	6.8%	2	4.2%	45	38	86.3%	3	6.8%	2	4.2%				
							86.3%			6.8%			4.2%			86.3%			6.8%			4.2%
<b>INELIGIBLE COMMUNITIES:</b>																						
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 060,000 - 065,340 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES</b>																						
Briarcliff Manor	R60A	Single-Family Residential	60,000	647.4	732	617	84.3%	22	3.0%	19	2.6%	729	616	<b>84.5%</b>	21	<b>2.9%</b>	19	<b>2.6%</b>				
Irvington	1F-60	One-Family Residence	60,000	63.4	236	207	87.8%	0	0.0%	12	5.1%	236	207	<b>87.8%</b>	0	<b>0.0%</b>	12	<b>5.1%</b>				
Tarrytown	R-60	One-Family Residence	60,000	137.2	291	218	75.0%	4	1.3%	16	5.5%	291	218	<b>75.0%</b>	4	<b>1.3%</b>	16	<b>5.5%</b>				
North Castle	R-1.5A	Residence District - 1.5 acres	65,340	503.4	610	568	93.1%	6	1.0%	11	1.9%	609	568	<b>93.2%</b>	6	<b>0.9%</b>	11	<b>1.8%</b>				
							<b>85.1%</b>			<b>1.3%</b>			<b>3.8%</b>			<b>85.1%</b>			<b>1.3%</b>			<b>3.8%</b>
<b>INELIGIBLE COMMUNITIES:</b>																						
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**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 080,000 - 087,120 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent		
<b>ELIGIBLE COMMUNITIES</b>																				
Briarcliff Manor	R80A	Single-Family Residential	80,000	317.2	399	357	89.6%	3	0.7%	16	4.0%	399	357	89.6%	3	0.7%	16	4.0%		
Cortlandt	R-80	Single-Family Residential	80,000	2,947.2	1,443	1,327	92.0%	27	1.9%	35	2.5%	1,425	1,309	91.9%	27	1.9%	35	2.5%		
Irvington	1F-80	One-Family Residence	80,000	56.8	171	158	91.9%	1	0.8%	1	0.7%	171	158	91.9%	1	0.8%	1	0.7%		
Somers	R80	Residence District	80,000	4,812.5	3,133	2,820	90.0%	82	2.6%	121	3.9%	2,923	2,691	92.1%	27	0.9%	95	3.2%		
Tarrytown	R-80	One-Family Residence	80,000	91.8	63	60	96.0%	0	0.0%	0	0.0%	63	60	96.0%	0	0.0%	0	0.0%		
Yorktown	R1-80	One-Family Residence District	80,000	3,596.5	2,283	2,024	88.6%	45	2.0%	97	4.2%	2,196	1,941	88.4%	42	1.9%	97	4.4%		
Bedford	R-2A	Residence 2-Acre District (Single Family)	87,120	2,060.6	1,376	1,291	93.8%	13	0.9%	33	2.4%	1,369	1,285	93.8%	12	0.9%	33	2.4%		
Harrison	R-2	One-Family Residence	87,120	1,738.0	1,325	1,085	81.9%	67	5.1%	92	6.9%	904	809	89.5%	11	1.2%	39	4.3%		
Lewisboro	R-2A	One-Family Residence	87,120	6,246.8	4,463	4,196	94.0%	57	1.3%	104	2.3%	4,439	4,173	94.0%	56	1.3%	104	2.3%		
New Castle	R-2A	One-Family Residence	87,120	5,966.9	3,561	3,181	89.3%	84	2.4%	114	3.2%	3,513	3,170	90.2%	65	1.8%	97	2.8%		
North Castle	R-2A	One-family Residence District - 2 acres	87,120	6,772.6	4,285	3,915	91.4%	47	1.1%	125	2.9%	4,275	3,912	91.5%	43	1.0%	123	2.9%		
North Salem	R-2	Low Density Residential	87,120	1,605.0	726	685	94.4%	6	0.9%	23	3.1%	726	685	94.4%	6	0.9%	23	3.1%		
Pound Ridge	R-2A	Two-Acre Residential District	87,120	3,256.5	1,720	1,617	94.0%	18	1.1%	40	2.3%	1,715	1,613	94.0%	18	1.1%	40	2.3%		
Scarsdale	AA-1	One-Family Residence	87,120	911.0	668	551	82.4%	25	3.8%	17	2.5%	668	551	82.4%	25	3.8%	17	2.5%		
							<b>90.7%</b>			<b>1.7%</b>			<b>2.9%</b>			<b>91.4%</b>			<b>1.3%</b>	<b>2.7%</b>

**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 080,000 - 087,120 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent
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**INELIGIBLE COMMUNITIES**

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**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 108,900 - 130,680 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES</b>																						
Harrison	R-2.5	One-Family Residence	108,900	337.1	173	149	86.2%	1	0.6%	16	9.0%	173	149	86.2%	1	0.6%	16	9.0%				
Somers	R120	Residence District	120,000	5,485.4	2,211	1,954	88.4%	93	4.2%	103	4.6%	1,981	1,840	92.9%	14	0.7%	66	3.4%				
Pound Ridge	R-3A	Three-Acre Residential District	130,680	10,944.2	2,865	2,674	93.3%	37	1.3%	73	2.6%	2,844	2,657	93.4%	32	1.1%	73	2.6%				
							<b>89.3%</b>			<b>2.0%</b>			<b>5.4%</b>			<b>90.8%</b>			<b>0.8%</b>			<b>5.0%</b>
<b>INELIGIBLE COMMUNITIES</b>																						
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**Eligible and Ineligible Communities  
Zoning District Comparison  
Lot Size: 160,000 - 200,000 SF**

Municipality	Zone	Zone Name	Minimum Lot Size	Acres in District	Total Pop in District	Single-Race White Pop in District	Percent	Single-Race Black Pop in District	Percent	Hispanic Pop in District	Percent	Total Pop in District w/o GQ	Single-Race White Pop in District w/o GQ	Percent	Single-Race Black Pop in District w/o GQ	Percent	Hispanic Pop in District w/o GQ	Percent				
<b>ELIGIBLE COMMUNITIES</b>																						
Cortlandt	R-160	Single-Family Residential One-Family Residence	160,000	196.4	277	165	59.6%	81	29.2%	17	6.1%	26	24	<b>94.3%</b>	0	<b>0.3%</b>	0	<b>0.0%</b>				
Yorktown	R1-160	District	160,000	4,355.6	2,028	1,610	79.4%	205	10.1%	173	8.6%	1,821	1,584	<b>87.0%</b>	56	<b>3.1%</b>	118	<b>6.5%</b>				
Bedford	R-4A	Residence 4-Acre District (Single Family)	172,240	17,696.2	8,914	7,099	79.6%	987	11.1%	655	7.3%	7,134	6,405	<b>89.8%</b>	128	<b>1.8%</b>	332	<b>4.7%</b>				
Lewisboro	R-4A	One-Family Residence	174,240	8,468.5	3,987	3,688	92.5%	52	1.3%	118	3.0%	3,966	3,668	<b>92.5%</b>	51	<b>1.3%</b>	118	<b>3.0%</b>				
North Castle	R-4A	One-family Residence District - 4 acres	174,240	3,025.4	948	864	91.1%	7	0.8%	37	3.9%	947	864	<b>91.2%</b>	7	<b>0.7%</b>	37	<b>3.9%</b>				
North Salem	R-4	Rural Density Residential One-Family Residence	174,240	9,699.2	2,332	2,154	92.4%	24	1.0%	82	3.5%	2,324	2,147	<b>92.4%</b>	23	<b>1.0%</b>	82	<b>3.5%</b>				
Yorktown	R1-200	District	200,000	4,332.2	1,778	1,571	88.4%	36	2.0%	87	4.9%	1,777	1,570	<b>88.4%</b>	36	<b>2.0%</b>	87	<b>4.9%</b>				
							<b>83.3%</b>			<b>7.9%</b>			<b>5.3%</b>			<b>90.8%</b>			<b>1.5%</b>			<b>3.8%</b>
<b>INELIGIBLE COMMUNITIES</b>																						
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				