

**AFFORDABLE HOUSING ALLOCATION PLAN**  
**2000-2015**

**Westchester County Housing Opportunity Commission**

**November 9, 2005**

# **Westchester County Housing Opportunity Commission**

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## **Affordable Housing Allocation Plan** **2000-2015**

Under the heading “Municipal Responsibilities” the 2004 Affordable Housing Action Plan prepared by this Commission with the assistance of the Westchester County Department of Planning noted that the County Planning Board’s basic policy document (“Patterns for Westchester”) recognizes that all of the County’s municipalities need “guidance, including recommended allocations, to assist (them) in meeting a share of the need for affordable housing”. Building on its more than a decade of experience, the Commission undertook a study of an allocation plan for the period 2000-2015 based on the five sub-regions delineated in “Patterns”.

The Rutgers University Center for Urban Policy Research (CUPR) determined that the County-wide affordable housing\* need over the 2005-2015 period amounts to 10,768 units. This represents a very conservative estimate since it does not include the more than 72,000 Westchester households determined in the 2000 Census to have been cost-burdened.

The Housing Implementation Commission’s 1993 plan allocated affordable housing responsibilities to each of the County’s 43 municipalities by means of a formula which gave equal weight to four factors as follows:

1. The land area of the municipality after deducting the aggregate area of interior water bodies, New York City-owned watershed lands, dedicated park lands and cemeteries.
2. Growth in employment within the municipality during the previous decade.
3. That portion of the aggregate 1989 household income of the municipality that exceeds the amount resulting from multiplying the total number of households by 80% of the median income in the County.
4. The number of overcrowded units (occupied by more than one person per room) in the municipality.

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\* Housing units the cost of which does not exceed 30% of household income and availability is limited to households with incomes of 80% or less of the County median income adjusted for family size.

The four chosen factors which avoided unfair skewing among municipalities are indices of responsibility and capacity. Gross land area (capacity) was not used in order to take into account lands that are unavailable for development. Employment growth (responsibility) fuels the increase in demand for housing within reasonable proximity of the new jobs and reflects an increase in ratables producing local tax revenues. Using only excess aggregate household income (capacity and responsibility) alleviates the skewing of the allocation toward municipalities with heavily populated lower-income areas. On the other hand, since overcrowded housing (responsibility) occurs mainly in such municipalities, the formula places upon them some of the responsibility for remedying such conditions.

During the public debate on the 2000-2015 affordable housing allocation methodology, it was variously suggested that two additional factors, namely public transportation and lands the developability of which is affected by the Watershed Agreement, be also considered. In developing an allocation plan the Commission has added as a fifth factor the availability of public transportation (capacity) - as measured by the B-Line Bus road mileage within the municipality as a percentage of its County-wide mileage – and to give it equal weight with the previous four factors.<sup>1</sup> Public transportation is of relatively greater importance to households eligible for affordable housing.

As for the impact of the Watershed Agreement, which does not prohibit development on private land, the Commission found it impossible to quantify it in a manner suitable for its inclusion in a formula. Instead, the Commission suggests that the County’s recent experience with two of the municipalities that include vast areas affected by the Agreement -- namely the Towns of Lewisboro and Somers -- be used as a model. In both of these instances, the County secured an agreement that the municipalities will make a good faith effort to satisfy their obligation. Thus, any municipality’s claim of inability to make provision for all or a share of its affordable housing obligation by reason of Watershed considerations would be reviewed by the County’s Department of Planning and, if sustained in whole or in part, the municipality would be relieved accordingly.

In addition, the Commission has amended the land area factor by deducting all 13 categories of land that is not available for development as identified by the County rather than just the six categories deducted in the 1993 Allocation Plan (see Table 1 in Appendix).

Pursuant to the County’s declared policy, the 3,360-unit unmet 1990-1999 need will continue as an obligation of the under-performing municipalities. The 7,408-unit balance of the 10,768-unit, 2000-2015 need<sup>2</sup> was allocated by formula within each of the five sub-regions defined in “Patterns”. Since all census data relevant to the proposed allocation formula is provided by

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<sup>1</sup> While the Metro-North rail system is an important component of the County’s transportation system, it is used daily by less than 4,000 Westchester residents for intra-Westchester trips. In addition, many of these riders also take B-line buses to and from the stations to their jobs. Therefore, the B-line bus mileage is deemed to be the best available indicator of public transportation infrastructure.

<sup>2</sup> By deducting the unmet 1990-1999 need from the need determined for the 2000-2015 period, the resulting amount is very conservative. Unable to secure affordable units during the previous decade because of local non-performance many households may have swelled the number of cost-burdened households--a category which was not included as a part of the 2000-2015 need—may have moved in with others without overcrowding the units or may have moved out of the County beyond a reasonable commuting distance to their jobs in Westchester.

municipality, the sub-regional allocations were developed by aggregating the data for the municipalities within their respective borders. We believe that within each sub-region the municipalities should have the opportunity of negotiating their respective responsibilities provided the sub-regional totals remain the same. The ultimate responsibility of each of the County's 43 municipalities should reflect any agreement reached by all the municipalities in each sub-region. Since the allocation to each sub-region represents the aggregate result of applying the formula to each municipality, the municipal components are offered here (see Table B) as a point of departure for use in that process. If no inter-municipal agreements modifying those numbers are arrived at, the municipal obligations underlying the sub-regional allocation plan will be deemed to be final. The Commission recommends allowing the municipalities a reasonable amount of time for that process to unfold.

Table A lists, by sub-region, all 1990-1999 under-performing municipalities with their corresponding obligations. Table B lists the 2000-2015 allocation by sub-region and component municipalities. Table C shows the progress made toward the new goals from January 2000 through July 2005, by sub-region and by municipality, after the crediting of several municipalities that exceeded their 1990-1999 allocation. The Methodology Appendix describes the allocation methodology.

**TABLE A**

**Residual 1990-1999 Municipal Obligation (By Sub-Region)**

	<b>1990-1999 Allocation</b>	<b>1990-1999 Units Constructed</b>	<b>Units Above Allocation</b>	<b>Unmet Obligation</b>
<b>BRONX RIVER VALLEY</b>	496	334	140	302 *
Bronxville	42	0	0	42
Eastchester	60	0	0	60
Mount Vernon	183	323	140	0
Pelham	22	0	0	22
Pelham Manor	32	0	0	32
Scarsdale	135	0	0	135
Tuckahoe	22	11	0	11
<b>CENTRAL COUNTY</b>	1,592	306	49	1,335 *
Ardsley	23	0	0	23
Elmsford	31	80	49	0
Greenburgh	294	112	0	182
Harrison	307	0	0	307
Mount Pleasant	321	0	0	321
North Castle	132	0	0	132
Pleasantville	28	3	0	25
Rye Brook	112	14	0	98
White Plains	344	97	0	247
<b>HUDSON RIVER</b>	1,211	1,176	370	405 *
Briarcliff Manor	67	0	0	67
Buchanan	10	0	0	10
Cortlandt	180	43	0	137
Croton	32	16	0	16
Dobbs Ferry	39	32	0	7
Hastings	30	0	0	30
Irvington	35	22	0	13
Ossining, Town	39	0	0	39
Ossining, Village	40	6	0	34 **
Peekskill	73	105	32	0
Sleepy Hollow	52	0	0	52
Tarrytown	67	123	56	0
Yonkers	547	829	282	0
<b>LONG ISLAND SOUND</b>	591	349	111	353 *
Larchmont	35	0	0	35
Mamaroneck, Town	65	54	0	11
Mamaroneck, Village	86	197	111	0
New Rochelle	188	77	0	111 **
Port Chester	96	21	0	75
Rye	121	0	0	121
<b>NORTH COUNTY</b>	1,109	144	0	965 *
Bedford	198	68	0	130
Lewisboro	129	8	0	121
Mount Kisco	59	0	0	59
New Castle	168	65	0	103
North Salem	83	3	0	80
Pound Ridge	80	0	0	80
Somers	188	0	0	188
Yorktown	204	0	0	204
<b>Total</b>	<b>5,000</b>	<b>2,309</b>	<b>670</b>	<b>3,360 *</b>

\*Subregional totals of municipal unmet obligations not including units above allocation.

\*\*Met after 2000.

**Table B**  
**Affordable Housing Subregional Allocation Plan, 2000 to 2015**  
**Municipal Data for Calculation Purposes Only**  
**Westchester County, NY**

		A	B	C	D	E	F	G	H	I <sup>(1.)</sup>	J	K <sup>(2.)</sup>	L	M <sup>(3.)</sup>	N <sup>(4.)</sup>
		Adjusted Land Area	Adjusted Aggregate Household Income	Job Growth 1990 to 2000	Over-crowded Units	Miles of B-Line Bus Service	Average Share	2000 to 2015 Allocation	Unmet Obligation from 1990 to 1999	Balance to Be Allocated 2000 to 2015	Credit to 1999	Balance	Reallocated Credit from 1990 to 1999	Reallocated Balance	Final Allocation
<b>Westchester County</b>		<b>1.0000</b>	<b>1.0000</b>	<b>1.00000</b>	<b>1.0000</b>	<b>1.0000</b>	<b>1.0000</b>	<b>10,768</b>	<b>3,360</b>	<b>7,408</b>	<b>670</b>	<b>6,738</b>	<b>670</b>	<b>7,408</b>	<b>10,768</b>
<b>Bronx River Valley</b>		<b>0.04825</b>	<b>0.17463</b>	<b>0.00000</b>	<b>0.14018</b>	<b>0.07349</b>	<b>0.08731</b>	<b>940</b>	<b>302</b>	<b>638</b>	<b>140</b>	<b>498</b>	<b>44</b>	<b>542</b>	<b>844</b>
Bronx River Valley	Bronxville	0.00292	0.03394		0.00103	0.00529	0.00864	93	42	51	0	51	8	59	101
	Eastchester	0.00774	0.02030		0.00613	0.01082	0.00900	97	60	37	0	37	7	44	104
	Mount Vernon	0.01309	0.01500		0.12306	0.02951	0.03613	389	-	389	140	249		249	249
	Pelham	0.00249	0.02346		0.00255	0.00296	0.00629	68	22	46	0	46	6	52	74
	Pelham Manor	0.00377	0.02975		0.00093	0.00904	0.00870	94	32	62	0	62	7	69	101
	Scarsdale	0.01645	0.03526		0.00255	0.01480	0.01381	149	135	14	0	14	11	25	160
	Tuckahoe	0.00179	0.01692		0.00393	0.00107	0.00474	51	11	40	0	40	5	45	56
<b>Central County</b>		<b>0.21764</b>	<b>0.20865</b>	<b>0.85223</b>	<b>0.14764</b>	<b>0.41250</b>	<b>0.36773</b>	<b>3,960</b>	<b>1,335</b>	<b>2,625</b>	<b>49</b>	<b>2,576</b>	<b>281</b>	<b>2,857</b>	<b>4,192</b>
Central	Ardley	0.00368	0.02404	0.00523	0.00123	0.00923	0.00868	93	23	70	0	70	7	77	100
	Elmsford	0.00249	0.01731	0.00000	0.00761	0.01763	0.00901	97	-	97	49	48		48	48
	Greenburgh	0.03787	0.02223	0.12698	0.02733	0.08978	0.06084	655	182	473	0	473	46	519	701
	Harrison	0.04047	0.02536	0.17966	0.00775	0.07448	0.06554	706	307	399	0	399	50	449	756
	Mount Pleasant	0.04071	0.02277	0.28405	0.00417	0.06916	0.08417	906	321	585	0	585	69	654	975
	North Castle	0.05731	0.02991	0.20420	0.00118	0.01217	0.06095	656	132	524	0	524	56	580	712
	Pleasantville	0.00493	0.02200	0.01963	0.00348	0.00463	0.01093	118	25	93	0	93	11	104	129
	Rye Brook	0.00782	0.02517	0.03248	0.00172	0.00575	0.01459	157	98	59	0	59	14	73	171
White Plains	0.02236	0.01986		0.09318	0.12968	0.05302	571	247	324	0	324	28	352	599	
<b>Hudson River</b>		<b>0.20349</b>	<b>0.26840</b>	<b>0.11130</b>	<b>0.48364</b>	<b>0.28068</b>	<b>0.26950</b>	<b>2,902</b>	<b>405</b>	<b>2,497</b>	<b>370</b>	<b>2,127</b>	<b>113</b>	<b>2,240</b>	<b>2,645</b>
Hudson River	Briarcliff Manor	0.01406	0.03003		0.00152	0.01527	0.01218	131	67	64	0	64	10	74	141
	Buchanan	0.00435	0.01683		0.00039	0.00265	0.00484	52	10	42	0	42	4	46	56
	Cortlandt	0.07332	0.01873	0.04593	0.00736	0.02760	0.03459	372	137	235	0	235	31	266	403
	Croton-on-Hudson	0.00948	0.02048	0.00215	0.00353	0.01360	0.00985	106	16	90	0	90	9	99	115
	Dobbs Ferry	0.00502	0.02080		0.00604	0.01364	0.00910	98	7	91	0	91	7	98	105
	Hastings-on-Hudson	0.00484	0.02316		0.00196	0.01230	0.00845	91	30	61	0	61	6	67	97
	Irvington	0.00628	0.02657	0.02650	0.00240	0.00470	0.01329	143	13	130	0	130	13	143	156
	Ossining Town	0.00748	0.02323	0.00954	0.00314	0.00461	0.00960	103	39	64	0	64	10	74	113
	Ossining Village	0.00879	0.01740		0.04028	0.01704	0.01670	180	34	146	0	146	14	160	194
	Peekskill	0.01060	0.01463		0.02816	0.02253	0.01518	164	-	164	32	132		132	132
	Sleepy Hollow	0.00411	0.02022		0.02075	0.00336	0.00969	104	52	52	0	52	9	61	113
	Tarrytown	0.00784	0.02065	0.02718	0.00657	0.01541	0.01553	167	-	167	56	111		111	111
	Yonkers	0.04733	0.01568		0.36151	0.12798	0.11050	1,190	-	1,190	282	908		908	908
<b>Long Island Sound</b>		<b>0.07062</b>	<b>0.15009</b>	<b>0.00000</b>	<b>0.19288</b>	<b>0.13113</b>	<b>0.10894</b>	<b>1,173</b>	<b>353</b>	<b>820</b>	<b>111</b>	<b>709</b>	<b>73</b>	<b>782</b>	<b>1,135</b>
Long Island Sound	Larchmont	0.00334	0.03133		0.00049	0.01025	0.00908	98	35	63	0	63	7	70	105
	Mamaroneck Town	0.00794	0.03097		0.00162	0.01390	0.01089	117	11	106	0	106	8	114	125
	Mamaroneck Village	0.00932	0.02079		0.02071	0.01582	0.01333	144	-	144	111	33		33	33
	New Rochelle	0.02829	0.02089		0.10348	0.05649	0.04183	450	111	339	0	339	31	370	481
	Port Chester	0.00751	0.01602		0.06398	0.00805	0.01911	206	75	131	0	131	18	149	224
	Rye	0.01422	0.03010		0.00260	0.02661	0.01471	158	121	37	0	37	9	46	167
<b>North County</b>		<b>0.46000</b>	<b>0.19823</b>	<b>0.03647</b>	<b>0.03567</b>	<b>0.10220</b>	<b>0.16651</b>	<b>1,793</b>	<b>965</b>	<b>828</b>	<b>0</b>	<b>828</b>	<b>159</b>	<b>987</b>	<b>1,952</b>
North County	Bedford	0.095071	0.027052	0.03308	0.006673	0.00502	0.03338	359	130	229	0	229	37	266	396
	Lewisboro	0.071812	0.026730		0.002502	0.00000	0.02021	218	121	97	0	97	21	118	239
	Mount Kisco	0.007385	0.019420		0.018399	0.00778	0.01060	114	59	55	0	55	10	65	124
	New Castle	0.058553	0.032724		0.001963	0.01624	0.02190	236	103	133	0	133	19	152	255
	North Salem	0.037244	0.021055	0.00339	0.000245	0.00021	0.01243	134	80	54	0	54	18	72	152
	Pound Ridge	0.046776	0.031263		0.000245	0.00000	0.01566	169	80	89	0	89	15	104	184
	Somers	0.068419	0.020983		0.002404	0.00349	0.01906	205	188	17	0	17	19	36	224
Yorktown	0.074739	0.019004		0.003238	0.06946	0.03329	358	204	154	0	154	20	174	378	

Source: US Census Bureau, Westchester County Department of Planning and the Center for Urban Policy Research at Rutgers University: *Westchester County Affordable Housing Needs Assessment, 2004*. September 19, 2005

Notes: 1. I = G - H; 2. K = I - J; 3. M = K + L; 4. N = H + M

**TABLE C**  
**Status of 2000-2015 Allocations**

	<b>New Allocation</b>	<b>Units Completed and Under Construction*</b>	<b>Remaining Obligation</b>
<b>BRONX RIVER VALLEY</b>	<u>844</u>	<u>134</u>	<u>710</u>
Bronxville	101	0	101
Eastchester	104	0	104
Mount Vernon	249	134	115
Pelham	74	0	74
Pelham Manor	101	0	101
Scarsdale	160	0	160
Tuckahoe	56	0	56
<b>CENTRAL COUNTY</b>	<u>4,192</u>	<u>139</u>	<u>4,053</u>
Ardsley	100	0	100
Elmsford	48	10	38
Greenburgh	701	14	687
Harrison	756	0	756
Mount Pleasant	975	0	975
North Castle	712	0	712
Pleasantville	129	24	105
Rye Brook	171	32	139
White Plains	599	59	540
<b>HUDSON RIVER</b>	<u>2,645</u>	<u>362</u>	<u>2,283</u>
Briarcliff Manor	141	0	141
Buchanan	56	0	56
Cortlandt	403	119	284
Croton	115	6	109
Dobbs Ferry	105	0	105
Hastings	97	4	93
Irvington	156	0	156
Ossining, Town	113	0	113
Ossining, Village	194	66	128
Peekskill	132	127	5
Sleepy Hollow	113	7	106
Tarrytown	111	6	105
Yonkers	908	27	881
<b>LONG ISLAND SOUND</b>	<u>1,135</u>	<u>219</u>	<u>916</u>
Larchmont	105	0	105
Mamaroneck, Town	125	0	125
Mamaroneck, Village	33	10	23
New Rochelle	481	200	281
Port Chester	224	0	224
Rye	167	9	158
<b>NORTH COUNTY</b>	<u>1,952</u>	<u>116</u>	<u>1,836</u>
Bedford	396	32	364
Lewisboro	239	0	239
Mount Kisco	124	0	124
New Castle	255	0	255
North Salem	152	4	148
Pound Ridge	184	0	184
Somers	224	0	224
Yorktown	378	80	298
<b>Westchester County</b>	<b>10,768</b>	<b>970</b>	<b>9,798</b>

\*Only includes County Assisted Units, 2000-7/2005.

**Westchester County**  
**Affordable Housing Allocation Methodology**  
**September 21, 2005**

Prepared by the Westchester County Department of Planning

The proposed methodology was designed to allocate to the five sub-regions established in Patterns for Westchester<sup>1</sup> based on data from the component Municipalities, the approximately 10,000 affordable units Westchester County needs for the years 2000 to 2015 as determined by the Center for Urban Policy Research (CUPR), Rutgers University in 2004.

The formula is founded upon the methodology used to allocate the officially adopted 5,000 unit need for 1990 to 2000 based on the 1991 “*Westchester County Housing Needs Assessment*” by CUPR. That methodology, which was developed by the Housing Implementation Commission and adopted by it in July 1993<sup>2</sup>, was evaluated positively by CUPR in January 1994<sup>3</sup>.

The 1993 methodology used four equally weighted factors to allocate the total need to each of the County’s 43 municipal jurisdictions with land area. The four factors were:

1. land area
2. job generation
3. overcrowded housing
4. excess aggregate income

The currently proposed methodology uses five factors by adding “miles of B-Line bus service” to the original four. The following discusses the methodology and the data utilized in its formulation.

The principal researcher for CUPR, Robert Burchell, wrote in 1994<sup>4</sup> that, aside from the need projection and crediting for housing provided toward its satisfaction, a regional housing allocation strategy should be composed of indices for responsibility and indices for capacity. Of the five factors, land area is the main component of capacity, with the “miles of B-Line bus services” serving as a proxy for infrastructure and service capacity. Burchell<sup>5</sup> also notes that excess aggregate income can serve as an index of both responsibility and capacity. The other two factors, overcrowding and job generation, are indices for responsibility. The overall result is that communities that have experienced increases in employment, are wealthier, have B-Line bus service, have more overcrowded units, and have more land are assigned a greater share; those

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<sup>1</sup> Westchester County Planning Board. *Patterns for Westchester: The Land and the People*. 1996.

<sup>2</sup> Westchester Housing Implementation Commission. *Affordable Housing Allocation Plan*. July 15, 1993.

<sup>3</sup> Burchell, Robert. *Housing Allocation as a Method to Achieve Affordable Housing Implementation: An Evaluation of the Westchester Housing Implementation Commission’s Affordable Housing Allocation Plan*. January 31, 1994

<sup>4</sup> Ibid page 21. .

<sup>5</sup> Ibid page 27.



with little or no job growth, that are poorer, have less B-Line service, have fewer overcrowded units, and less land are assigned a smaller share.

The data upon which the regional allocations are based are available only by municipality. This process produces an interim set of allocations by municipality which can be deemed to be flexible provided that the regional total remains unchanged. Should no changes by agreement among municipalities within the region be forthcoming within a reasonable time, the interim municipal allocations must become final.

### **Land Area**

The more land in a municipality the greater its capacity for meeting a share of the region's affordable housing. The land factor excludes the following major undevelopable lands:

1. County Parks
2. State Parks
3. Local Parks
4. Nature Preserves
5. Private Recreation
6. Public Institutions
7. Private Institutions
8. Non-Park Lands
9. Cemeteries
10. Water Supply Lands Owned by the City of New York
11. Nurseries
12. Utilities
13. Major Water Bodies

This data is based on an open space mapping update conducted in 2004 by the Westchester County Department of Planning which included thirteen categories of both protected and unprotected open space lands that are viewed as part of the county's open space network. The 1993 allocation plan only included six categories of open space (county parks, state parks, local parks, cemeteries, water supply lands owned by the City of New York and major water bodies). Acreage summaries were calculated using GIS (Geographic Information Systems) and may not reflect actual deeded acreage figures. For open space purposes, a two-acre minimum threshold was established except in cases where there were smaller contiguous parcels or groupings of parcels under the same ownership. Acreage for water supply lands includes dry land area only. Reservoir acreage is included with the major waterbodies category, which includes all interior waterbodies larger than nine acres. The local share of the aggregate adjusted land area of the 43 municipalities was used in the formula.

### **Excess Aggregate Income**

Municipalities with greater financial resources have both greater responsibility and capacity to provide affordable housing. The source of this data was the 2000 US Census which recorded the household income in the previous year (1999). The Census tabulates the income data in ranges. The number of households by income range were multiplied by the mid-point of the range for those households earning \$60,000 or more in 1999 to estimate the aggregate income. The figure

of \$60,000 was chosen because it most closely matched the moderate income limit (80% of median) for a family of 4 according to the 1999 HUD published income limits. The aggregate household income was weighted by the number of households above \$60,000 for each municipality and its share of the County total was then used in the formula.

### **Job Growth**

Since job growth generates need for housing for new employees, some responsibility was assigned to municipalities with job growth between 1990 and 2000. The data sources were the 1990 and the 2000 Census Transportation Planning Package (CTPP) prepared by the US Census Bureau in conjunction with the US Bureau of Transportation Statistics. Note that data for Buchanan was not available as the Census Bureau suppressed data for places with less than 2,500 persons. The data revealed that some municipalities experienced job losses. The municipalities with a negative growth were not included in the calculation. The local share of the aggregate number of added jobs in the 14 growth municipalities was used in the formula.

### **Overcrowded Housing**

Overcrowded housing is an indicator of housing responsibility. According to the US Department of Housing and Urban Development (HUD) housing units with more than 1.01 persons per room are deemed to be overcrowded. The local share of the aggregate 20,381 units with more than 1.01 persons per room was used in the formula. The source was the 2000 US Census.

### **Length of B-Line Bus Service**

Affordable housing is appropriately located in areas with necessary infrastructure and access or proximity to jobs and public services. Public transportation is a proxy for this category since it connects housing sites to locations with jobs and services. The miles of Westchester County bus service is the best and most reliable source of data for public transportation. The Westchester County Geographic Information Systems data coverage for 2004 provides “miles of B-Line service”. The local share of the Countywide coverage was used in the formula. Two municipalities, Pound Ridge and Lewisboro, do not have any B-Line routes. Since less than 4,000 Westchester County residents use the Metro North railroad daily for intra-Westchester trips to work, the miles of Bee Line service is the best data.

The following five tables provide the regional breakdowns and the municipal data on which they are based for each of the five categories.

# 1. Land Area

		Municipal Acreage	County Parks	State Parks	Local Parks	Nature Preserves	Private Recreation	Public Institutions	Private Institutions	Non-Park Lands	Cemet-aries	Water Supply Lands	Nurseries	Utilities	Major Water Bodies	Total Lands to Be Deducted Revised	Total Adjusted Land Area Revised	Adjusted Land Area Share Revised	
<b>Westchester County</b>		287,998	17,448	7,815	8,554	5,647	10,845	8,231	6,871	742	1,880	11,548	10,022	2,368	10,587	102,556	185,442	1.000000	
<b>Bronx River Valley</b>		<b>11,665</b>	<b>776</b>	<b>325</b>	<b>455</b>	<b>10</b>	<b>552</b>	<b>286</b>	<b>157</b>	<b>36</b>	<b>12</b>	<b>19</b>	<b>-</b>	<b>-</b>	<b>89</b>	2,717	8,948	0.04825	
<b>Bronx River Valley</b>	Bronxville	622	25	0	1		0	22	29						3	80	542	0.00292	
	Eastchester	2,192	156	63	166		216	59	10		5	19			62	757	1,435	0.00774	
	Vernon	2,807	62	100	92		8	58	40		5				14	380	2,427	0.01309	
	Pelham	529	0	48	6			11			1					66	462	0.00249	
	Manor	854	1	33	25		68	9	15						4	155	699	0.00377	
	Scarsdale	4,269	502	81	147	10	261	127	55	36						1,218	3,051	0.01645	
	Tuckahoe	393	29	0	18				8						6	61	332	0.00179	
<b>Central County</b>		<b>65,863</b>	<b>2,536</b>	<b>2,757</b>	<b>1,459</b>	<b>1,206</b>	<b>3,516</b>	<b>3,212</b>	<b>2,201</b>	<b>230</b>	<b>1,201</b>	<b>3,119</b>	<b>862</b>	<b>648</b>	<b>2,556</b>	25,503	40,359	0.21764	
<b>Central County</b>	Ardley	841	37	15	30			42	7						28	158	683	0.00368	
	Elmsford	666	2	103	5		62	19	0	3					9	203	462	0.00249	
	Greenburgh	11,412	934	481	281		851	751	424		298	72	31	251	15	4,389	7,023	0.03787	
	Harrison	11,109	157	233	95		1,274	952	281	40	20	180			373	3,605	7,504	0.04047	
	Pleasant	15,420	690	1,694	340		434	647	842	134	817	563	719	311	680	7,871	7,549	0.04071	
	North Castle	16,720	368	0	453	1,206	294	302	50	14	14	1,871	105		1,429	6,092	10,628	0.05731	
	Pleasantville	1,149	0	68	32		24	20	36	0	6			49		235	913	0.00493	
	Rye Brook	2,221	0	81	67		298	289	18		18					771	1,450	0.00782	
White Plains	6,326	349	82	157		280	189	543	52	29	433	7		58	2,179	4,147	0.02236		
<b>Hudson River</b>		<b>56,726</b>	<b>4,533</b>	<b>1,938</b>	<b>1,799</b>	<b>460</b>	<b>1,703</b>	<b>2,720</b>	<b>1,781</b>	<b>258</b>	<b>420</b>	<b>806</b>	<b>392</b>	<b>935</b>	<b>1,246</b>	18,991	37,735	0.20349	
<b>Hudson River</b>	Manor	3,816	35	128	174		512	51	157	128					3	22	1,209	2,607	0.01406
	Buchanan	938	0	0	22			22			6				57	24	132	806	0.00435
	Cortlandt	22,230	2,575	542	336	329	398	2,020	287		133	579	144		663	628	8,634	13,596	0.07332
	Hudson	3,045	531	2	89	130	358	50	17		3				57	49	1,288	1,758	0.00948
	Dobbs Ferry	1,549	13	75	98		93	33	304								617	931	0.00502
	Hudson	1,275	68	67	114			14	107	5	1						377	898	0.00484
	Irvington	1,822	146	61	155		46	50	124	17		34				26	657	1,165	0.00628
	Town	1,937	31	72	73		40	59	189		60	12				15	550	1,386	0.00748
	Village	2,043	0	68	51		7	144	87	17	27				3	9	413	1,630	0.00879
	Peekskill	2,805	128	106	291		24	60	37			42			21	131	840	1,965	0.01060
	Hollow	1,446	18	148	80		24	17	61		87			248			684	762	0.00411
	Tarrytown	2,002	43	16	37		103	30	175			70				75	548	1,454	0.00784
	Yonkers	11,819	945	654	278		98	172	234	92	103	69			130	268	3,042	8,777	0.04733
<b>Long Island Sound</b>		<b>17,193</b>	<b>913</b>	<b>82</b>	<b>803</b>	<b>29</b>	<b>1,067</b>	<b>329</b>	<b>383</b>	<b>99</b>	<b>95</b>	<b>46</b>	<b>-</b>	<b>20</b>	<b>231</b>	4,097	13,096	0.07062	
<b>Long Island Sound</b>	Larchmont	700	0	0	49		21	5	6								81	619	0.00334
	Town	2,265	210	0	95		429	24	5			14			15	792	1,472	0.00794	
	Village	2,093	5	0	72	20	138	53	39			7		6	23	364	1,729	0.00932	
	Rochelle	6,674	210	82	269	9	313	99	200	93	50	24		14	65	1,428	5,246	0.02829	
	Port Chester	1,531	0	0	50		42	46	46		0						138	1,393	0.00751
	Rye	3,932	489	0	269		165	106	87	6	44					127	1,295	2,637	0.01422
<b>North County</b>		<b>136,551</b>	<b>8,690</b>	<b>2,714</b>	<b>4,037</b>	<b>3,942</b>	<b>4,007</b>	<b>1,684</b>	<b>2,349</b>	<b>119</b>	<b>152</b>	<b>7,559</b>	<b>8,767</b>	<b>764</b>	<b>6,465</b>	51,248	85,303	0.46000	
<b>North County</b>	Bedford	25,334	130	244	379	1,502	365	418	424	6	31	1,008	1,884		1,313	7,704	17,630	0.09507	
	Lewisboro	18,740	1,367	0	404	699	456	165	58	7	6	962	442		845	5,423	13,317	0.07181	
	Mount Kisco	1,980	0	55	121	2	188	7	45	14	75	104		0		611	1,369	0.00738	
	New Castle	15,032	367	433	986	224	620	218	485	18	18	264	124	307	127	4,174	10,858	0.05855	
	North Salem	14,857	1,010	0	33	611	358	135	48	10		535	4,294	6	909	7,950	6,907	0.03724	
	Pound Ridge	14,795	3,130	0	263	517	402	20	36	11		1,224	115		402	6,121	8,674	0.04678	
	Somers	20,564	1,108	0	193		1,146	318	609	5	13	1,901	1,187	7	1,389	7,876	12,688	0.06842	
	Yorktown	25,249	1,576	1,982	1,659	387	474	404	643	65	10	1,560	721	429	1,479	11,389	13,860	0.07474	

Source: Westchester County Department of Planning, Open Space Inventory, 2004.

Note: Total adjusted land area is the total area in the municipality less the land areas in the open spaces categories listed in these columns. This table is based on an open space mapping update conducted in 2004 and includes thirteen categories of both protected and unprotected open space lands that are viewed as part of the county's open space network. These six open space categories shown above were determined to have the greatest long-term restriction on development. Acreage summaries were calculated using GIS (Geographic Information System) and may not reflect actual deeded acreage figures. A two-acre minimum threshold was established except in cases where there were smaller contiguous parcels or groupings of parcels under the same ownership. Acreage for Water Supply Lands includes dry land area only. Reservoir acreage is included with the Major Waterbodies category, which includes all interior waterbodies larger than nine acres.

## 2. Weighted Excess Aggregate Income

		Total Households	Households with Income Above \$60,000	Aggregate Household Income Above \$60,000	Weighted by the Number of Households with Income Over \$60,000	Weighted Excess Aggregate Income Share
<b>Westchester Total</b>		<b>337,486</b>	<b>177,618</b>	<b>28,742,965,500</b>	<b>7,479,036*</b>	<b>1.00000</b>
<b>Bronx River Valley</b>		<b>48,125</b>	<b>24,131</b>	<b>4,153,884,000</b>	<b>1,306,057*</b>	<b>0.17463</b>
<b>Bronx River Valley</b>	Bronxville	2,315	1,808	458,931,000	253,834	0.03394
	Eastchester	7,662	4,734	718,834,500	151,845	0.02030
	Mount Vernon	25,722	8,545	958,389,000	112,158	0.01500
	Pelham	2,280	1,464	256,924,500	175,495	0.02346
	Pelham Manor	1,861	1,347	299,685,500	222,484	0.02975
	Scarsdale	5,648	4,902	1,292,705,000	263,710	0.03526
	Tuckahoe	2,637	1,331	168,414,500	126,532	0.01692
<b>Central County</b>		<b>65,621</b>	<b>39,963</b>	<b>6,790,433,500</b>	<b>1,560,496*</b>	<b>0.20865</b>
<b>Central County</b>	Ardley	1,432	1,076	193,449,000	179,785	0.02404
	Elmsford	1,612	837	108,372,500	129,477	0.01731
	Greenburgh	16,092	10,643	1,769,515,000	166,261	0.02223
	Harrison	8,389	5,123	971,690,000	189,672	0.02536
	Mount Pleasant	7,755	5,270	897,431,000	170,291	0.02277
	North Castle	3,588	2,721	608,663,000	223,691	0.02991
	Pleasantville	2,653	1,694	278,692,000	164,517	0.02200
	Rye Brook	3,149	2,290	431,063,000	188,237	0.02517
	White Plains	20,951	10,309	1,531,558,000	148,565	0.01986
<b>Hudson River</b>		<b>126,261</b>	<b>55,868</b>	<b>7,531,323,000</b>	<b>2,007,347*</b>	<b>0.26840</b>
<b>Hudson River</b>	Briarcliff Manor	2,425	1,881	422,413,500	224,569	0.03003
	Buchanan	809	420	52,854,500	125,844	0.01683
	Cortlandt	9,898	6,020	843,294,500	140,082	0.01873
	Croton-on-Hudson	2,801	1,850	283,338,000	153,156	0.02048
	Dobbs Ferry	3,814	2,171	337,771,000	155,583	0.02080
	Hastings-on-Hudson	3,090	1,989	344,498,000	173,202	0.02316
	Irvington	2,509	1,731	343,937,000	198,693	0.02657
	Ossining	1,930	1,336	232,107,500	173,733	0.02323
	Ossining	8,219	3,541	460,700,000	130,104	0.01740
	Peekskill	8,695	3,347	366,204,000	109,413	0.01463
	Sleepy Hollow	3,174	1,423	215,187,000	151,221	0.02022
	Tarrytown	4,539	2,480	383,108,000	154,479	0.02065
	Yonkers	74,358	27,679	3,245,910,000	117,270	0.01568
<b>Long Island Sound</b>		<b>54,885</b>	<b>28,154</b>	<b>4,908,419,000</b>	<b>1,122,549*</b>	<b>0.15009</b>
<b>Long Island Sound</b>	Larchmont	2,433	1,747	409,335,000	234,307	0.03133
	Mamaroneck	4,192	3,007	696,443,000	231,607	0.03097
	Mamaroneck	7,097	3,693	574,119,500	155,462	0.02079
	New Rochelle	26,235	12,314	1,923,805,000	156,229	0.02089
	Port Chester	9,553	3,415	409,275,500	119,846	0.01602
	Rye	5,375	3,978	895,441,000	225,098	0.03010
<b>North County</b>		<b>42,594</b>	<b>29,502</b>	<b>5,358,906,000</b>	<b>1,482,585*</b>	<b>0.19823</b>
<b>North County</b>	Bedford	5,763	4,079	825,288,000	202,326	0.02705
	Lewisboro	4,224	3,387	677,099,000	199,911	0.02673
	Mount Kisco	3,995	1,853	269,138,000	145,244	0.01942
	New Castle	5,753	4,836	1,183,593,500	244,746	0.03272
	North Salem	1,780	1,311	206,447,000	157,473	0.02106
	Pound Ridge	1,703	1,467	343,011,000	233,818	0.03126
	Somers	6,808	4,585	719,543,500	156,934	0.02098
	Yorktown	12,568	7,984	1,134,786,000	142,133	0.01900

\*The subregional and Westchester total aggregate the municipal totals and are not weighted.

Source: US Census Bureau, 2000. Households by income range were multiplied by the mid-point of the range to estimate the aggregate income for those households earning \$60,000 or more in 1999. The Census uses the previous year's income for reporting purposes since the survey is conducted in April (2000). The \$60,000 was chosen because it most closely matched the moderate income limit (80% of median) for a family of 4 according to the 1999 HUD published income limits. The aggregate income above \$60,000 was then tallied with each municipality received a share of the total.

### 3. Job Growth 1990 to 2000

		2000 Jobs	1990 Jobs	1990 to 2000 Change	Just Growth Municipalities	Share of Growth
<b>Westchester County</b>		<b>400,910</b>	<b>428,466</b>	<b>-27,556</b>	<b>25,059</b>	<b>1.00000</b>
<b>Bronx River Valley</b>		<b>38,905</b>	<b>50,310</b>	<b>-11,405</b>	<b>0</b>	<b>0.00000</b>
<b>Bronx River Valley</b>	Bronxville	3,730	3,930	-200		
	Eastchester	5,745	6,891	-1,146		
	Mount Vernon	18,360	24,362	-6,002		
	Pelham	2,815	3,358	-543		
	Pelham Manor	1,365	2,384	-1,019		
	Scarsdale	5,230	7,175	-1,945		
	Tuckahoe	1,660	2,210	-550		
<b>Central County</b>		<b>160,780</b>	<b>145,350</b>	<b>15,430</b>	<b>21,356</b>	<b>0.85223</b>
<b>Central County</b>	Ardley	2,230	2,099	131	131	0.00523
	Elmsford	4,525	6,358	-1,833		0.00000
	Greenburgh	27,910	24,728	3,182	3,182	0.12698
	Harrison	21,175	16,673	4,502	4,502	0.17966
	Mount Pleasant	27,295	20,177	7,118	7,118	0.28405
	North Castle	11,260	6,143	5,117	5,117	0.20420
	Pleasantville	4,455	3,963	492	492	0.01963
	Rye Brook	5,600	4,786	814	814	0.03248
	White Plains	56,330	60,423	-4,093		
<b>Hudson River</b>		<b>104,160</b>	<b>113,484</b>	<b>-9,324</b>	<b>2,789</b>	<b>0.11130</b>
<b>Hudson River</b>	Briarcliff Manor	3,060	4,089	-1,029		
	Buchanan		9	-9		
	Cortlandt	9,780	8,629	1,151	1,151	0.04593
	Croton-on-Hudson	3,150	3,096	54	54	0.00215
	Dobbs Ferry	4,205	4,596	-391		
	Hastings-on-Hudson	2,290	3,051	-761		
	Irvington	2,725	2,061	664	664	0.02650
	Ossining Town	2,170	1,931	239	239	0.00954
	Ossining Village	6,265	7,459	-1,194		
	Peekskill	7,945	8,183	-238		
	Sleepy Hollow	2,585	4,489	-1,904		
	Tarrytown	9,770	9,089	681	681	0.02718
	Yonkers	50,215	56,802	-6,587		
<b>Long Island Sound</b>		<b>53,445</b>	<b>67,055</b>	<b>-13,610</b>	<b>0</b>	<b>0.00000</b>
<b>Long Island Sound</b>	Larchmont	3,430	4,626	-1,196		
	Mamaroneck Town	2,630	3,133	-503		
	Mamaroneck Village	7,595	11,515	-3,920		
	New Rochelle	22,085	27,649	-5,564		
	Port Chester	9,770	11,526	-1,756		
	Rye	7,935	8,606	-671		
<b>North County</b>		<b>43,620</b>	<b>52,267</b>	<b>-8,647</b>	<b>914</b>	<b>0.03647</b>
<b>North County</b>	Bedford	9,960	9,131	829	829	0.03308
	Lewisboro	2,475	2,611	-136		
	Mount Kisco	9,265	9,350	-85		
	New Castle	4,845	6,530	-1,685		
	North Salem	1,470	1,385	85	85	0.00339
	Pound Ridge	1,145	1,339	-194		
	Somers	3,035	7,262	-4,227		
	Yorktown	11,425	14,659	-3,234		

Source: Census Transportation Planning Package, Part 2, Characteristics of Workers by Place of Work, US Census Bureau and the US Department of Transportation, Bureau of Transportation Statistics. Prepared by the Westchester County Department of Planning. It was determined that the burden of need should only go to those municipalities in which there was job growth between 1990 and 2000. The growth in those municipalities was aggregated and a share of the total given to each of these 14 municipalities. Note: 1990 CTPP data did not include workers working at home. The US Census Bureau's 1990 Census Summary File 1 was used to add back in the workers working at home.

## 4. Overcrowded Housing Units

		Less Than 1 Person Per Room	1 Or More Persons Per Room	Overcrowding Share
<b>Westchester County</b>		<b>316,761</b>	<b>20,381</b>	<b>1.00000</b>
<b>Bronx River Valley</b>		<b>45,309</b>	<b>2,857</b>	<b>0.14018</b>
<b>Bronx River Valley</b>	Bronxville	2,291	21	0.00103
	Eastchester	7,562	125	0.00613
	Mount Vernon	23,221	2,508	0.12306
	Pelham	2,235	52	0.00255
	Pelham Manor	1,843	19	0.00093
	Scarsdale	5,610	52	0.00255
	Tuckahoe	2,547	80	0.00393
<b>Central County</b>		<b>62,457</b>	<b>3,009</b>	<b>0.14764</b>
<b>Central County</b>	Ardsley	1,409	25	0.00123
	Elmsford	1,511	155	0.00761
	Greenburgh	15,450	557	0.02733
	Harrison	8,214	158	0.00775
	Mount Pleasant	7,617	85	0.00417
	North Castle	3,559	24	0.00118
	Pleasantville	2,566	71	0.00348
	Rye Brook	3,109	35	0.00172
	White Plains	19,022	1,899	0.09318
<b>Hudson River</b>		<b>116,396</b>	<b>9,857</b>	<b>0.48364</b>
<b>Hudson River</b>	Briarcliff Manor	2,395	31	0.00152
	Buchanan	806	8	0.00039
	Cortlandt	9,755	150	0.00736
	Croton-on-Hudson	2,726	72	0.00353
	Dobbs Ferry	3,669	123	0.00604
	Hastings-on-Hudson	3,053	40	0.00196
	Irvington	2,469	49	0.00240
	Ossining Town	1,854	64	0.00314
	Ossining Village	7,406	821	0.04028
	Peekskill	8,122	574	0.02816
	Sleepy Hollow	2,759	423	0.02075
	Tarrytown	4,399	134	0.00657
	Yonkers	66,983	7,368	0.36151
<b>Long Island Sound</b>		<b>50,831</b>	<b>3,931</b>	<b>0.19288</b>
<b>Long Island Sound</b>	Larchmont	2,408	10	0.00049
	Mamaroneck Town	4,140	33	0.00162
	Mamaroneck Village	6,652	422	0.02071
	New Rochelle	24,080	2,109	0.10348
	Port Chester	8,227	1,304	0.06398
	Rye City	5,324	53	0.00260
<b>North County</b>		<b>41,768</b>	<b>727</b>	<b>0.03567</b>
<b>North County</b>	Bedford	5,595	136	0.00667
	Lewisboro	4,167	51	0.00250
	Mount Kisco	3,618	375	0.01840
	New Castle	5,692	40	0.00196
	North Salem	1,759	5	0.00025
	Pound Ridge	1,694	5	0.00025
	Somers	6,753	49	0.00240
	Yorktown	12,490	66	0.00324

Source: US Census Bureau, 2000. Prepared by the Westchester County Department of Planning. The US Department of Housing and Urban Development (HUD) has determined that housing units with an average of more than 1.01 persons per room is deemed overcrowded. This total units with more than 1 person per room was aggregated and each municipality received a share of the total 20,381 units.

## 5. Length of Bus Routes

		B-Line Bus Service Length (feet)	B-Line Bus Service Share of Total
<b>Westchester County</b>		<b>4,550,090</b>	<b>1.00000</b>
<b>Bronx River Valley</b>		<b>334,396</b>	<b>0.07349</b>
<b>Bronx River Valley</b>	Bronxville	24,059	0.00529
	Eastchester	49,223	0.01082
	Mount Vernon	134,294	0.02951
	Pelham	13,462	0.00296
	Pelham Manor	41,115	0.00904
	Scarsdale	67,355	0.01480
	Tuckahoe	4,888	0.00107
<b>Central County</b>		<b>1,876,916</b>	<b>0.41250</b>
<b>Central County</b>	Ardsley	41,992	0.00923
	Elmsford	80,201	0.01763
	Greenburgh	408,498	0.08978
	Harrison	338,891	0.07448
	Mount Pleasant	314,698	0.06916
	North Castle	55,369	0.01217
	Pleasantville	21,083	0.00463
	Rye Brook	26,141	0.00575
	White Plains	590,042	0.12968
<b>Hudson River</b>		<b>1,277,139</b>	<b>0.28068</b>
<b>Hudson River</b>	Briarcliff Manor	69,485	0.01527
	Buchanan	12,057	0.00265
	Cortlandt	125,563	0.02760
	Croton-on-Hudson	61,875	0.01360
	Dobbs Ferry	62,057	0.01364
	Hastings-on-Hudson	55,987	0.01230
	Irvington	21,367	0.00470
	Ossining Town	20,992	0.00461
	Ossining Village	77,511	0.01704
	Peekskill	102,534	0.02253
	Sleepy Hollow	15,279	0.00336
	Tarrytown	70,112	0.01541
	Yonkers	582,317	0.12798
<b>Long Island Sound</b>		<b>596,642</b>	<b>0.13113</b>
<b>Long Island Sound</b>	Larchmont	46,661	0.01025
	Mamaroneck Town	63,268	0.01390
	Mamaroneck Village	72,003	0.01582
	New Rochelle	257,026	0.05649
	Port Chester	36,611	0.00805
	Rye City	121,072	0.02661
<b>North County</b>		<b>464,999</b>	<b>0.10220</b>
<b>North County</b>	Bedford	22,823	0.00502
	Lewisboro	0	0.00000
	Mount Kisco	35,417	0.00778
	New Castle	73,884	0.01624
	North Salem	959	0.00021
	Pound Ridge	0	0.00000
	Somers	15,861	0.00349
	Yorktown	316,054	0.06946

Source: Westchester County Department of Information Technology, GIS. Prepared by the Westchester County Department of Planning.