

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
IMPLEMENTATION PLAN**
August 9, 2010

**Appendix E-1(i): Methodology for the identification of Eligible Municipalities/areas
(narrative)**

Fair and Affordable Housing Implementation Program
Identification of areas eligible for affordable AFFH unit construction

METHODOLOGY

The Stipulation and Order establishes the following geographic guidelines for the development of affordable AFFH units in Westchester County:

Under Paragraph 7(a) (no less than 630 units):

- The municipality in which the units are to be developed had, according to 2000 Census data, both a “single race African-American only” population less than 3 percent and a Hispanic population less than 7 percent, as calculated after removing people living in group quarters as defined by the 2000 Census of Population and Housing (U.S. Census Bureau) (“group quarters”) from the relevant population; and
- The units shall not be developed in any census block which had, according to 2000 Census data, (A) a “single race African-American only” population of more than 10 percent and a total African-American population of 20 or more, or (B) a Hispanic population of more than 10 percent and a total Hispanic population of 20 or more, as calculated after removing people living in group quarters from the relevant population, except to the extent such requirement is waived pursuant to paragraph 15(a)(ii) (allows the Monitor to make a written finding allowing construction of affordable units in precluded blocks).

Paragraph 7(b) (maximum of 60 units):

- The municipality in which the units are to be developed had, according to 2000 Census data, both a “single race African-American only” population less than 7 percent and a Hispanic population less than 10 percent, as calculated after removing people living in group quarters from the relevant population; and
- The units must be built in census blocks according to the same requirements as paragraph 7(a).

Paragraph 7(c) (maximum of 60 units):

- The municipality in which the units are to be developed had, according to 2000 Census data, a “single race African-American only” population less than 14 percent and a Hispanic population less than 16 percent, as calculated after removing people living in group quarters from the relevant population.

Assumptions and Interpretation

For the purposes of the analysis, “single race African-American only” was determined to be equivalent to the Census 2000 designation “Black or African-American alone.” “Single race African American only” was not interpreted to mean Black or African-American, non-Hispanic, as this designation was not explicitly stated in the Stipulation and Order and the extraction of Black or African-American, non-Hispanic group quarters populations is not possible except at the Public Use Microdata Area (PUMA) geography.

As there are only six PUMAs in Westchester County, these geographies are not coterminous with the boundaries of the 43 municipalities in the county, and the Stipulation and Order requires the analysis to be conducted at the municipality level. Hispanic population includes persons of any race, but who indicated “Hispanic or Latino” origin in the tabulation of Census 2000.

The method for determining the eligibility of census blocks for fair and affordable housing development follows. Construction of affordable AFFH units are not credited pursuant to the Stipulation and Order if those units are constructed in census blocks that exceed a predetermined percentage (10 percent) and total population (20) of *either* African-Americans *or* Hispanics. If the census block meets both the percentage and total population conditions for *either* African-American or Hispanic population makeup, the block was deemed ineligible for fair and affordable housing development. However, *both* conditions—the percentage and total population figures for the racial minority group in question—must be satisfied for either one or both of the African-American or Hispanic populations in order for the block to be deemed ineligible. Eligible blocks were determined to be all of those blocks not deemed ineligible based on the above formula.

Additionally, the Stipulation and Order requires the extraction of group quarters populations from the total population at both the block and municipality level. Group quarters populations are defined by the U.S. Census Bureau as populations living outside households, such as the incarcerated, students living in dormitories, and the institutionalized. However, the extraction of group quarters populations by race is not possible at the block level due to confidentiality protections put in place by the Census Bureau. Therefore, all block level calculations of race and Hispanic origin are based on the total population including group quarters populations.

Data Analysis and Manipulation

To determine which municipalities and block groups are eligible for housing development under the Stipulation and Order, demographic data from the U.S. Census Bureau was obtained and manipulated using spreadsheet and other statistical software as well as Geographic Information Systems (GIS).

Geographic data sources

The geographic boundaries used for the analysis were obtained from the Westchester County Department of Information Technology (DoIT). Census geographic boundaries are also available via the Census Bureau’s Topologically Integrated Geographic Encoding and Referencing (TIGER/Line) system, available online at <http://www.census.gov/geo/www/tiger/>. GIS shapefiles used for this analysis included boundary files for Westchester County municipalities, which include both county subdivisions and places, and census blocks.

Demographic data sources

Population data were downloaded from the Census Bureau's American Factfinder website, <http://factfinder.census.gov>. The dataset used was the 2000 Census of Population and Housing, Summary File 1 (SF1) 100-percent data. The Census 2000 SF1 data is the most recent data available for the geography levels in question, and it is the most accurate data available as it was collected from all persons living in Westchester County in 2000.

Census 2000 tables used in the analysis include:

- P1: Total Population
- P3: Race
- P4: Hispanic or Latino and Not Hispanic or Latino by Race
- P37: Group Quarters Population by Group Quarters Type
- PCT17B: Group Quarters Population by Sex by Age by Group Quarters Type (Black or African American Alone)
- PCT17H: Group Quarters Population by Sex by Age by Group Quarters Type (Hispanic or Latino)

Tables P1, P3, P4, and P37 are available for download at all geographic levels, including the block level. Tables PCT17B and PCT17H are only available for download at the census tract level or higher, for the confidentiality reasons identified above pertaining to group quarters populations.

Data elements specifically required for the analysis, and which are included in the above tables, include:

- Total population
- Total Black or African-American Alone population
- Total Hispanic or Latino population
- Total Population in Group Quarters
- Total Black or African-American Alone Population in Group Quarters
- Total Hispanic or Latino Population in Group Quarters

Data was downloaded for all county subdivisions, places, and blocks in Westchester County. In New York State, cities and towns are county subdivisions while villages, cities, and unincorporated Census-Designated Places (CDPs) are categorized as places. Because CDPs are not pertinent to this analysis, data on CDPs was discarded.

Nota bene: Incorporated villages in New York State overlap areas in towns. Therefore, population, race, and group quarters totals for county subdivisions include these totals for the constituent villages in towns. Village totals must be subtracted from the respective towns so that data for towns is only for those areas outside incorporated villages. Two villages in Westchester County, Briarcliff Manor and Mamaroneck, cross town boundaries and therefore census tract data breaking the villages down along town boundaries is necessary to extract these villages from their respective towns.

Identifying non-group quarters populations

The total household population of any group is equivalent to the total population of the group less the group's population in group quarters. This calculation was performed for the total population as well as the African-American and Hispanic populations. The percentage of a municipality's household population that is African-American or Hispanic is equal to the total household population of African-Americans or Hispanics in the municipality divided by the total household population of the same municipality.

Determining eligibility of municipalities and blocks

The census data and subsequent calculations to obtain non-group quarters populations of African-Americans and Hispanics were joined to the GIS shapefiles discussed above.

To determine which municipalities are eligible for housing construction, the thresholds established in paragraphs 7(a), 7(b), and 7(c) at the beginning of this document were applied to the non-group quarters population percentages described under "Identifying non-group quarters populations." A selection by attributes was used in GIS to determine which municipalities met the eligibility thresholds established in each paragraph.

In addition, paragraphs 7(a) and 7(b) establish requirements as to which census blocks within eligible municipalities are eligible for affordable AFFH unit construction. A selection by attributes in GIS was used to identify those blocks in Westchester County that met the African-American and Hispanic population and percentage thresholds established in the Stipulation and Order. Once the blocks meeting the criteria were identified, they were clipped to the boundaries of eligible municipalities to identify those blocks that fell within the municipalities eligible under 7(a) and 7(b).

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