APPENDICES

NOVEMBER 2019

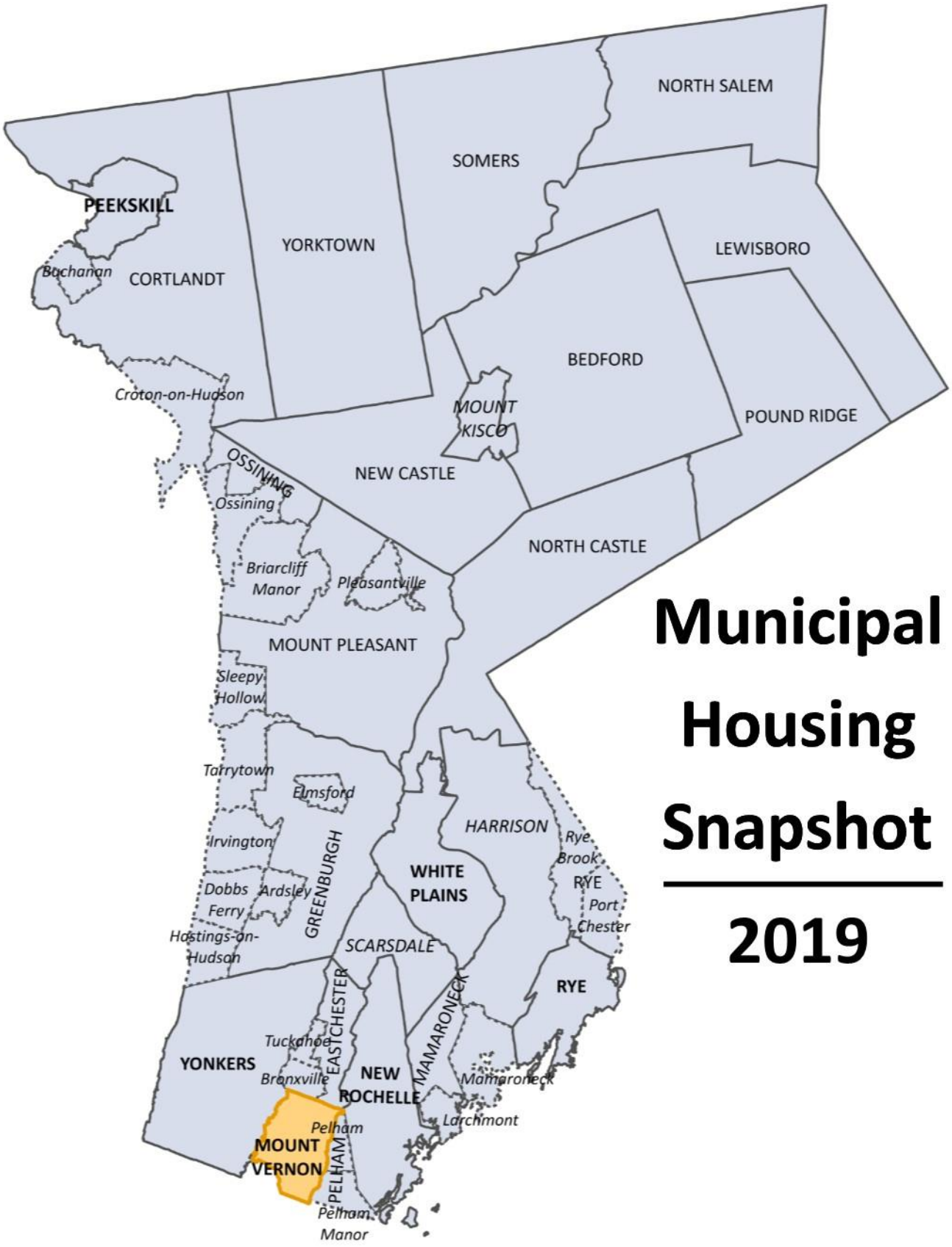
WESTCHESTER COUNTY HOUSING NEEDS ASSESSMENT

prepared by:

HUDSON VALLEY **PATTERN** *for* **PROGRESS**

APPENDIX A

City of MOUNT VERNON



Municipal Housing Snapshot

2019

City of Mount Vernon

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	18,928	17,168	15,961	-1,760	-1,207	-2,967	-9.3%	-7.0%	-15.7%
20-29	8,655	8,880	10,665	225	1,785	2,010	2.6%	20.1%	23.2%
30-44	16,646	14,091	13,329	-2,555	-762	-3,317	-15.3%	-5.4%	-19.9%
45-64	15,309	17,835	18,344	2,526	509	3,035	16.5%	2.9%	19.8%
65-74	4,441	4,897	5,633	456	736	1,192	10.3%	15.0%	26.8%
75-84	3,056	2,863	3,123	-193	260	67	-6.3%	9.1%	2.2%
85+	1,346	1,558	1,616	212	58	270	15.8%	3.7%	20.1%
Total	**68,381**	**67,292**	**68,671**	**-1,089**	**1,379**	**290**	-1.6%	2.0%	0.4%

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Vernon	$1,082	$1,211	$1,291	$130	$80	$209	12.0%	6.6%	19.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Vernon	$2,987	$2,852	$2,928	-$134	$76	-$59	-4.5%	2.7%	-2.0%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

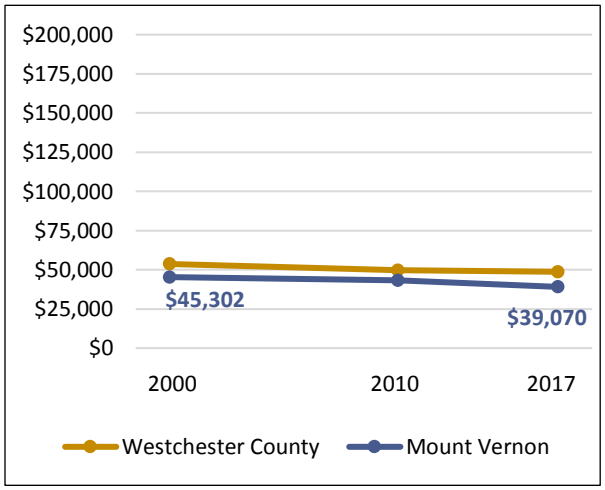
City of Mount Vernon

Renters and Owners

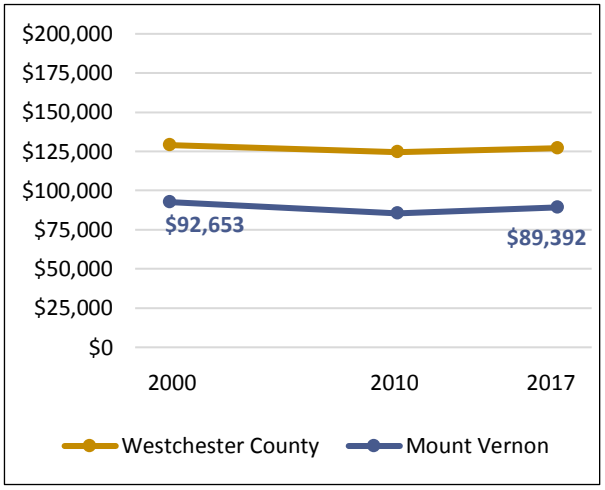
Total Occupied Housing Units
25,101

Renter-Occupied (count)	Renter-Occupied (%)	Owner-Occupied (count)	Owner-Occupied (%)
15,148	60%	9,953	40%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of Mount Vernon

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$450,000	$370,000	$435,000	-$80,000	-17.8%	$65,000	17.6%	-$15,000	-3.3%
Condo	$330,000	$195,000	$249,500	-$135,000	-40.9%	$54,500	27.9%	-$80,500	-24.4%
Co-op	$140,000	$84,500	$122,000	-$55,500	-39.6%	$37,500	44.4%	-$18,000	-12.9%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$54,573
Monthly Income	$7,804	$9,758	$4,548
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,273
Estimated Insurance and Private Mortgage Insurance	$250	$288	$184
Estimated Average Real Estate Taxes per Month	$635	$635	$479
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,065	$1,338	$595
Affordable Home Price Level	$215,000	$270,000	$120,000
Down Payment of 5%	$10,750	$13,500	$6,000
Affordable Home Mortgage	$204,250	$256,500	$114,000
Median Price	$435,000	$435,000	$435,000
Affordable Housing Price GAP (after 5% down)	**-$220,000**	**-$165,000**	**-$315,000**

Annual Income Needed for Median Priced Home = $185,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

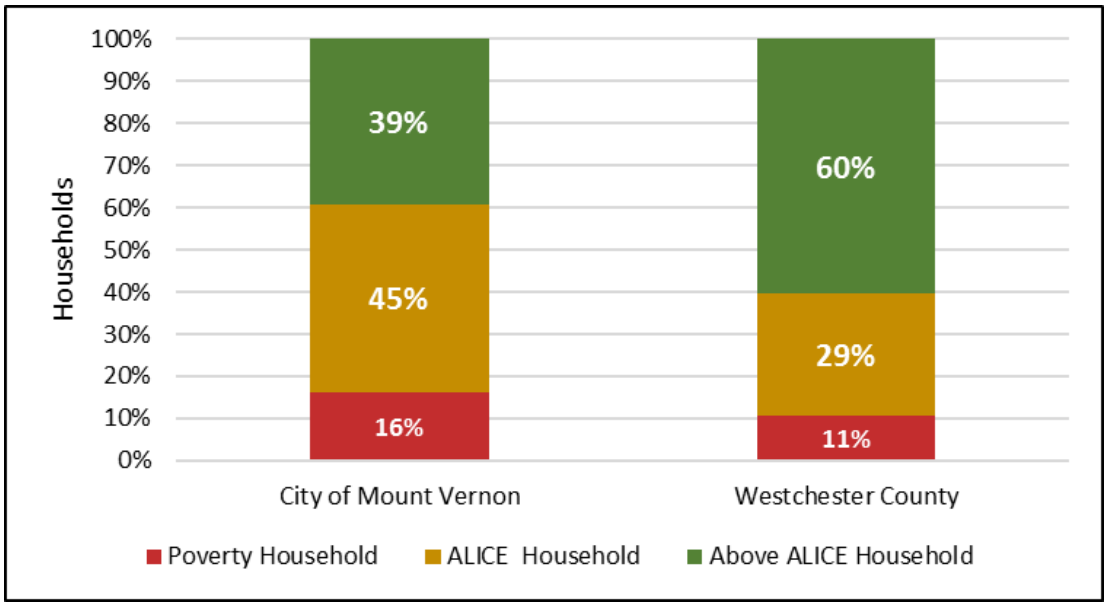
City of Mount Vernon

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year-2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Mount Vernon	$1,687	$67,480	$32.44	$15.59	$811	-$876	83.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



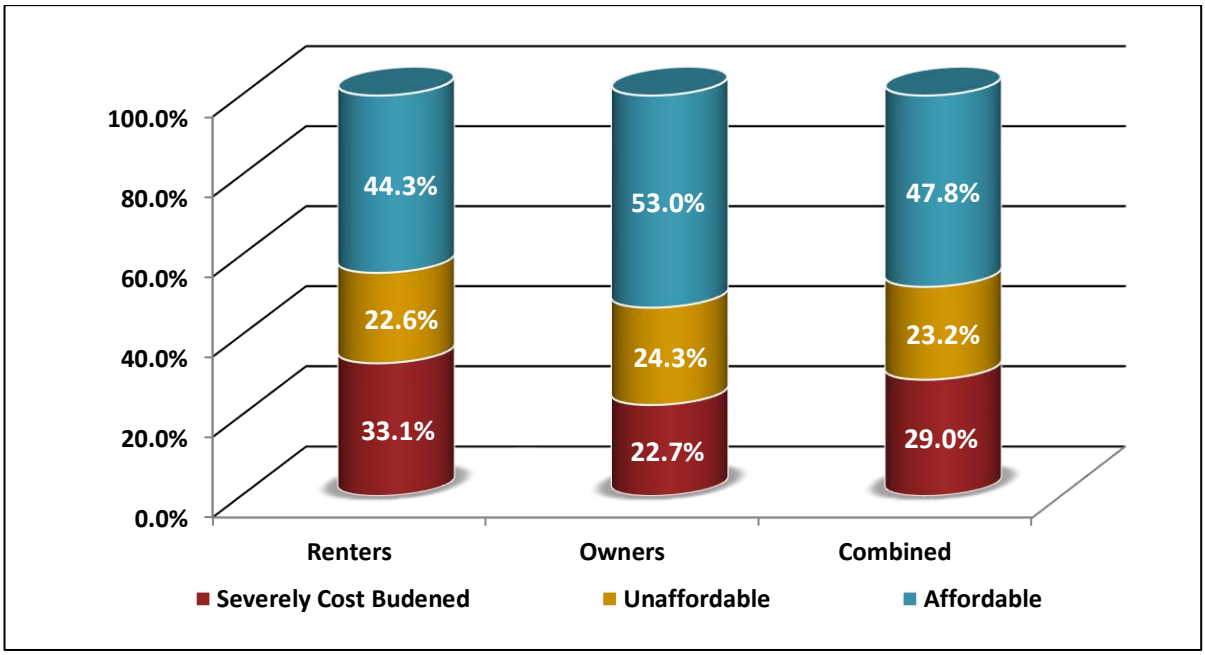
Source: United Way ALICE Project, 2016

City of Mount Vernon

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	6,745	3,440	5,035	15,220
as a % of the total number	44.3%	22.6%	**33.1%**	100%
OWNERS	5,180	2,370	2,220	9,770
as a % of the total number	53.0%	24.3%	**22.7%**	100%
COMBINED RENTERS AND OWNERS	11,925	5,810	7,255	24,990
as a % of the total number	47.8%	23.2%	**29.0%**	100%



Renters

33.1%
Severely Cost Burdened

55.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

22.7%
Severely Cost Burdened

47.0%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

29.0%
Severely Cost Burdened

52.2%
Living in Severely Cost Burdened and Unaffordable Housing

City of Mount Vernon

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	1,145	16.0%	6,025	84.0%	**7,170**
Household Income >30% to <=50% HAMFI	1,085	25.5%	3,170	74.5%	**4,255**
Household Income >50% to <=80% HAMFI	940	32.9%	1,920	67.1%	**2,860**
Household Income >80% to <=100% HAMFI	1,085	46.7%	1,240	53.3%	**2,325**
Household Income >100% HAMFI	5,515	65.8%	2,865	34.2%	**8,380**
Total	9,770	39.1%	15,220	60.9%	24,990

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	910	795	4,320	6,025	**71.7%**
Household Income >30% to <=50% HAMFI	705	1,760	705	3,170	**22.2%**
Household Income >50% to <=80% HAMFI	1,260	650	10	1,920	**0.5%**
Household Income >80% to <=100% HAMFI	1,045	195	0	1,240	**0.0%**
Household Income >100% HAMFI	2,825	40	0	2,865	**0.0%**
Total	6,745	3,440	5,035	15,220	33.1%

5,025 Renter Households =< 50% HAMFI Severely Cost Burdened

7,580 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	265	75	805	1,145	**70.3%**
Household Income >30% to <=50% HAMFI	265	200	620	1,085	**57.1%**
Household Income >50% to <=80% HAMFI	295	265	380	940	**40.4%**
Household Income >80% to <=100% HAMFI	475	345	265	1,085	**24.4%**
Household Income >100% HAMFI	3,880	1,485	150	5,515	**2.7%**
Total	5,180	2,370	2,220	9,770	22.7%

1,425 Owner Households =< 50% HAMFI Severely Cost Burdened

1,700 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of Mount Vernon

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	170	45	215
Severely Overcrowded	425	95	520
Severely Cost Burdened	5,035	2,220	7,255

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	4,100	795	4,895
Household Income >30% to <=50% HAMFI	870	655	1,525
Household Income >50% to <=80% HAMFI	40	365	405
Household Income >80% to <=100% HAMFI	65	265	330
Household Income >100% HAMFI	130	195	325
Income Unavailable	0	0	0
Total Demand	5,205	2,275	7,480

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	2,335
Ambulatory Limitation	4,110
Cognitive Limitation	2,160
Self-care or Independent Living Limitation	2,595

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Ype of Disability
<= 30% HAMFI	2,480
>30% to <=50% HAMFI	1,120
>50% to <=80% HAMFI	555
>80% HAMFI	1,870
Total	6,025

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF MOUNT VERNON

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

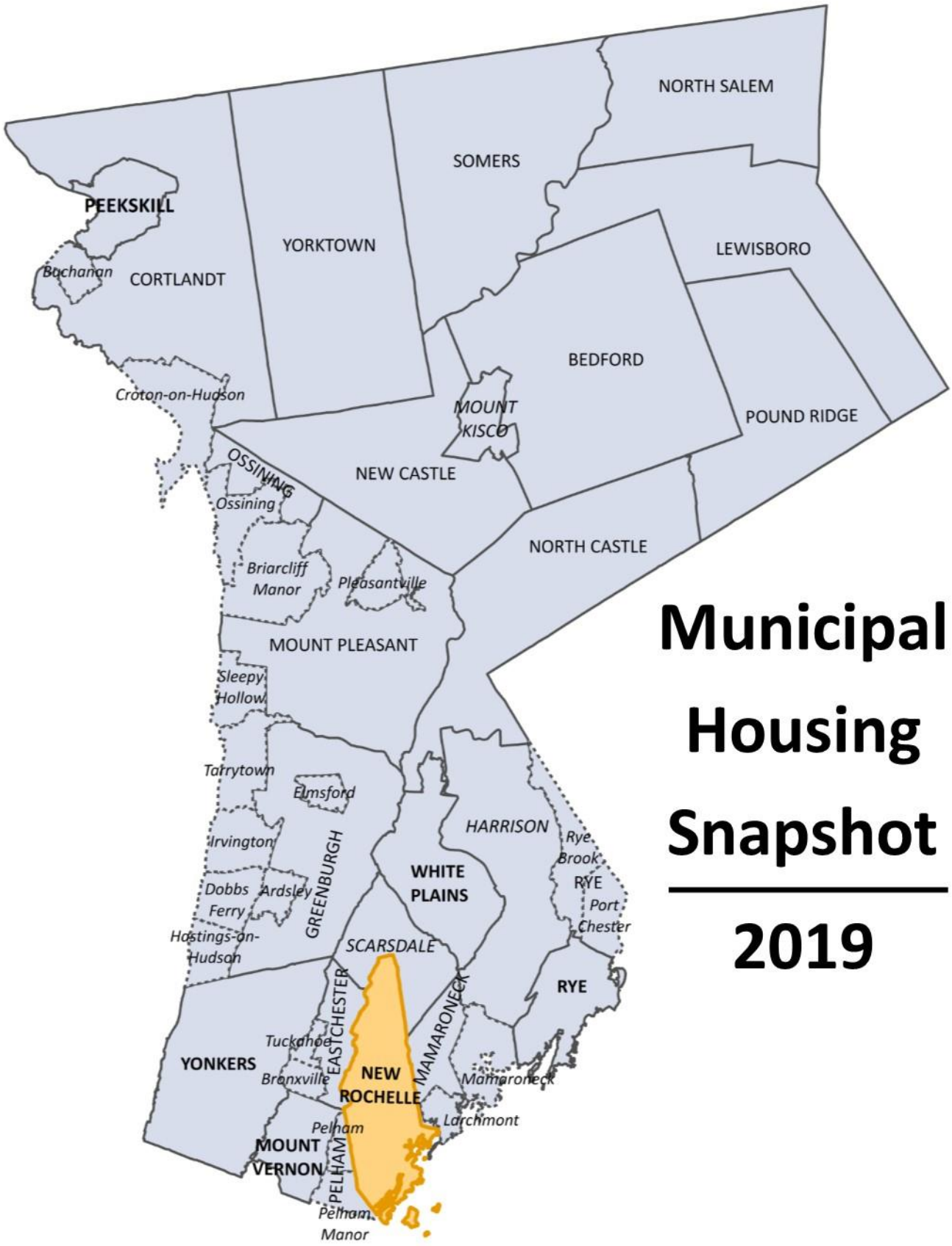
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

City of NEW ROCHELLE



Municipal Housing Snapshot

2019

City of New Rochelle

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	19,278	20,254	19,621	976	-633	343	5.1%	-3.1%	1.8%
20-29	9,008	10,160	10,719	1,152	559	1,711	12.8%	5.5%	19.0%
30-44	16,657	14,976	15,105	-1,681	129	-1,552	-10.1%	0.9%	-9.3%
45-64	16,054	19,961	21,281	3,907	1,320	5,227	24.3%	6.6%	32.6%
65-74	5,468	5,509	6,343	41	834	875	0.7%	15.1%	16.0%
75-84	3,843	4,111	4,632	268	521	789	7.0%	12.7%	20.5%
85+	1,874	2,091	2,176	217	85	302	11.6%	4.1%	16.1%
Total	**72,182**	**77,062**	**79,877**	**4,880**	**2,815**	**7,695**	**6.8%**	**3.7%**	**10.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
New Rochelle	$1,220	$1,326	$1,432	$106	$106	$212	8.7%	8.0%	17.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
New Rochelle	$3,691	$3,655	$3,637	-$37	-$18	-$54	-1.0%	-0.5%	-1.5%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

City of New Rochelle

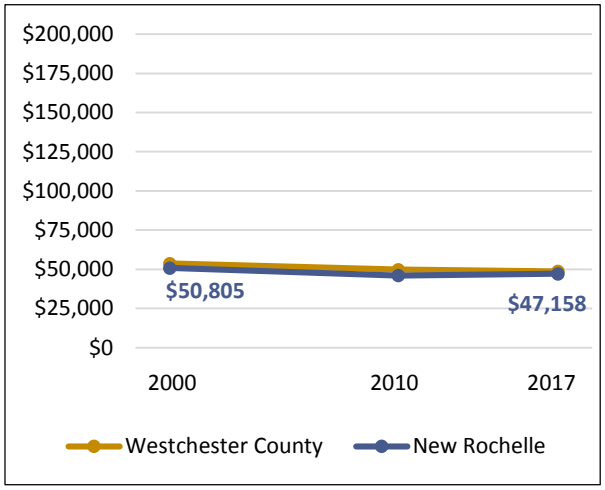
Renters and Owners

Total Housing Units
28,463

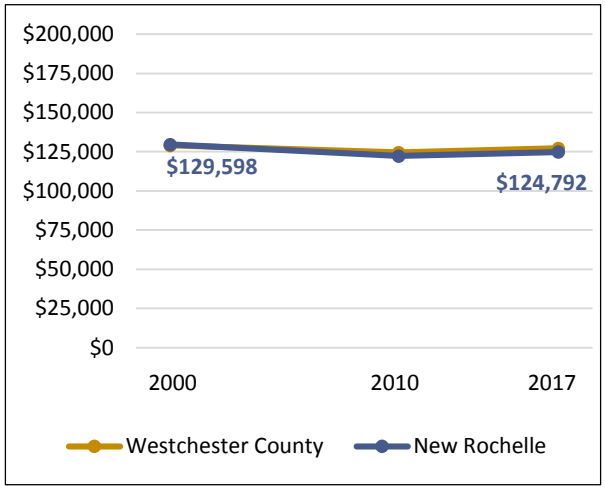
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
13,986	49%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
14,477	51%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of New Rochelle

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$643,500	$580,000	$685,000	-$63,500	-9.9%	$105,000	18.1%	$41,500	6.4%
Condo	$470,000	$429,500	$429,000	-$40,500	-8.6%	-$500	-0.1%	-$41,000	-8.7%
Co-op	$176,250	$135,000	$153,000	-$41,250	-23.4%	$18,000	13.3%	-$23,250	-13.2%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$77,320
Monthly Income	$7,804	$9,758	$6,443
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,804
Estimated Insurance and Private Mortgage Insurance	$270	$315	$239
Estimated Average Real Estate Taxes per Month	$635	$635	$570
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,209	$1,526	$991
Affordable Home Price Level	$244,000	$308,000	$200,000
Down Payment of 5%	$12,200	$15,400	$10,000
Affordable Home Mortgage	$231,800	$292,600	$190,000
Median Price	$685,000	$685,000	$685,000
Affordable Housing Price GAP (after 5% down)	**-$441,000**	**$377,000**	**$485,000**

Annual Income Needed for Median Priced Home = $255,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

City of New Rochelle

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
New Rochelle	$1,687	$67,480	$32.44	$18.79	$977	-$710	69.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

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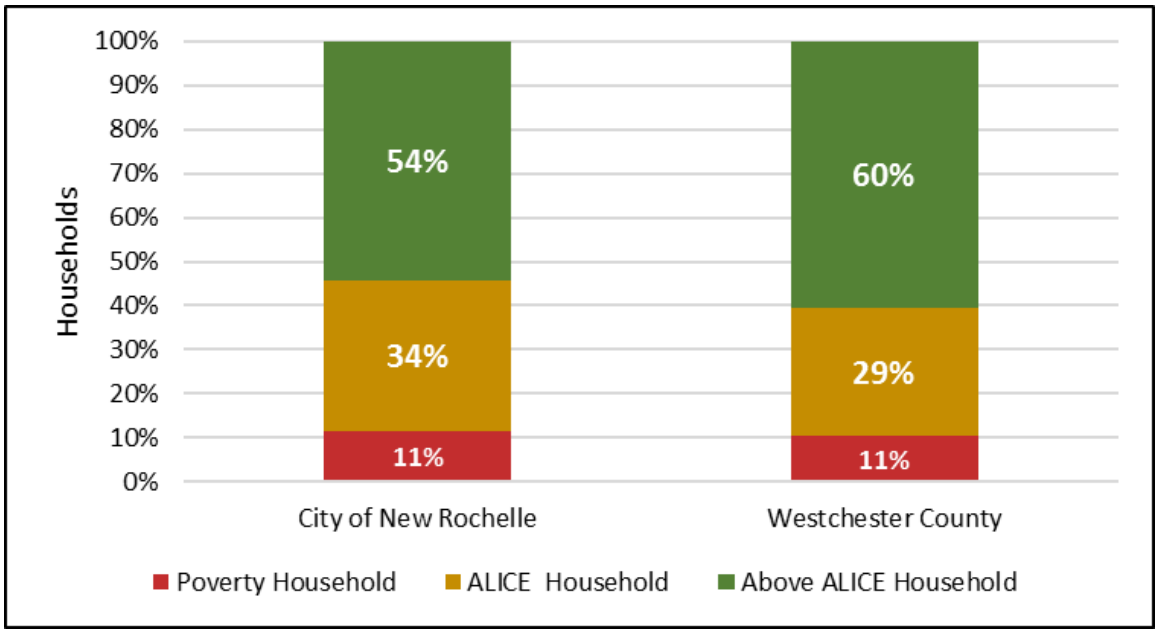


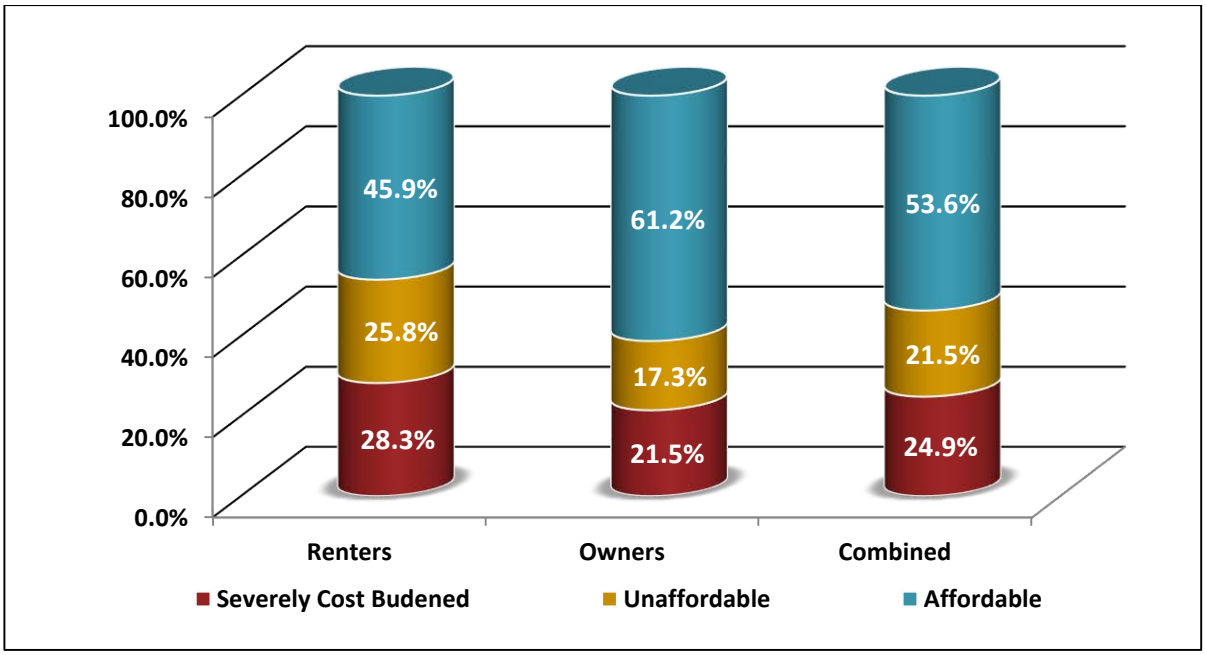
Source: United Way ALICE Project, 2016

City of New Rochelle

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	6,550	3,670	4,030	14,250
as a % of the total number	45.9%	25.8%	**28.3%**	100%
OWNERS	8,585	2,420	3,020	14,025
as a % of the total number	61.2%	17.3%	**21.5%**	100%
COMBINED RENTERS AND OWNERS	15,135	6,090	7,050	28,275
as a % of the total number	53.6%	21.5%	**24.9%**	100%



Renters

28.3%
Severely Cost Burdened

54.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

21.5%
Severely Cost Burdened

38.8%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

24.9%
Severely Cost Burdened

46.4%
Living in Severely Cost Burdened and Unaffordable Housing

City of New Rochelle

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	1,065	19.2%	4,480	80.8%	**5,545**
Household Income >30% to <=50% HAMFI	1,245	29.6%	2,965	70.4%	**4,210**
Household Income >50% to <=80% HAMFI	1,195	43.0%	1,585	57.0%	**2,780**
Household Income >80% to <=100% HAMFI	955	40.0%	1,435	60.0%	**2,390**
Household Income >100% HAMFI	9,565	71.6%	3,785	28.4%	**13,350**
Total	14,025	49.6%	14,250	50.4%	28,275

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	860	725	2,895	4,480	**64.6%**
Household Income >30% to <=50% HAMFI	480	1,420	1,065	2,965	**35.9%**
Household Income >50% to <=80% HAMFI	600	925	60	1,585	**3.8%**
Household Income >80% to <=100% HAMFI	1,085	340	10	1,435	**0.7%**
Household Income >100% HAMFI	3,525	260	0	3,785	**0.0%**
Total	6,550	3,670	4,030	14,250	28.3%

3,960 Renter Households =< 50% HAMFI Severely Cost Burdened

6,105 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	205	55	805	1,065	**75.6%**
Household Income >30% to <=50% HAMFI	270	230	745	1,245	**59.8%**
Household Income >50% to <=80% HAMFI	390	250	555	1,195	**46.4%**
Household Income >80% to <=100% HAMFI	415	265	275	955	**28.8%**
Household Income >100% HAMFI	7,305	1,620	640	9,565	**6.7%**
Total	8,585	2,420	3,020	14,025	21.5%

1,550 Owner Households =< 50% HAMFI Severely Cost Burdened

1,835 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of New Rochelle

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	140	10	150
Severely Overcrowded	495	50	545
Severely Cost Burdened	4,030	3,020	7,050

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	2,725	790	3,515
Household Income >30% to <=50% HAMFI	1,215	745	1,960
Household Income >50% to <=80% HAMFI	115	540	655
Household Income >80% to <=100% HAMFI	170	255	425
Household Income >100% HAMFI	80	695	775
Income Unavailable	0	0	0
Total Demand	4,305	3,025	7,330

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	2,395
Ambulatory Limitation	3,635
Cognitive Limitation	1,720
Self-care or Independent Living Limitation	2,735

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	1,960
>30% to <=50% HAMFI	1,055
>50% to <=80% HAMFI	590
>80% HAMFI	2,430
Total	6,035

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF NEW ROCHELLE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

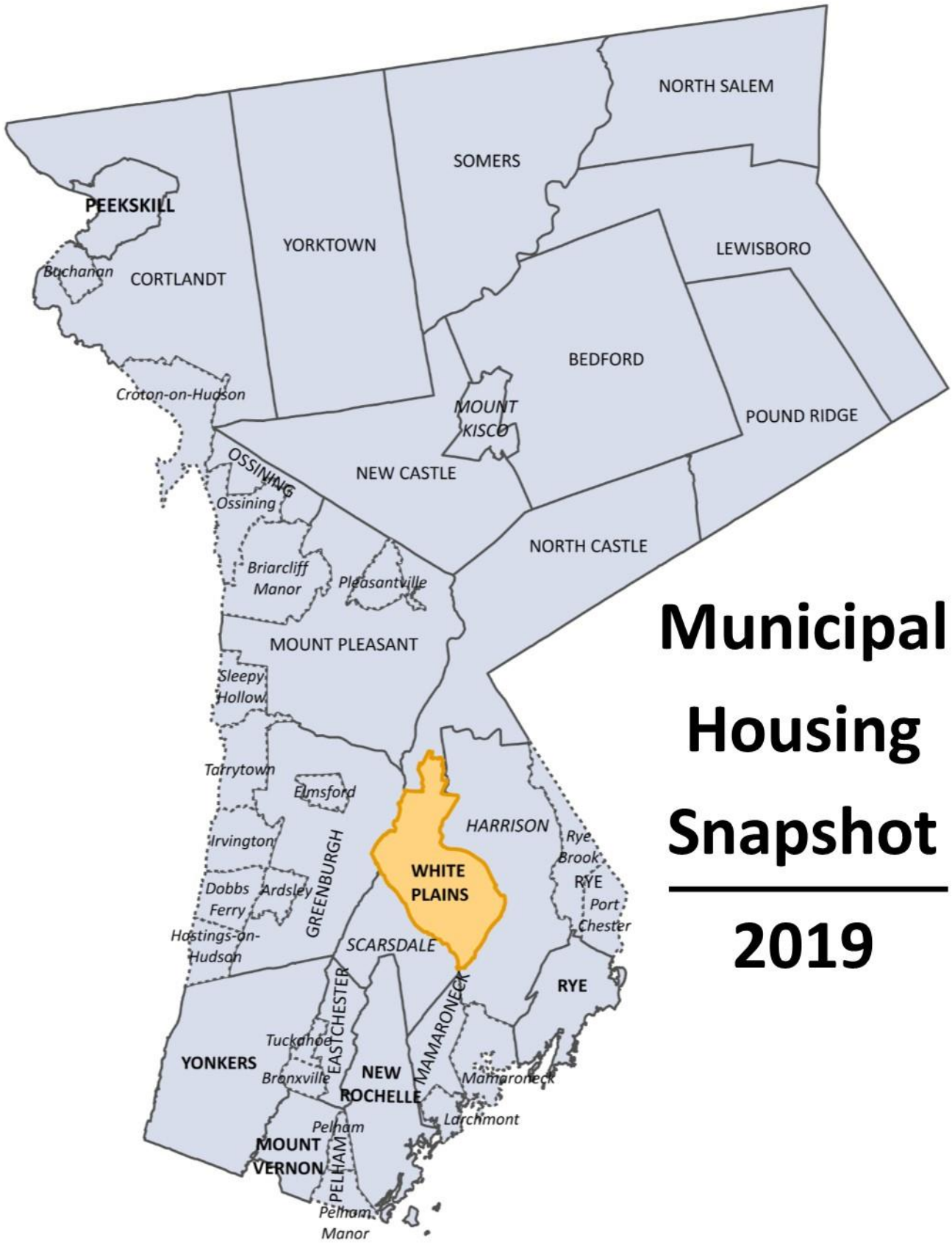
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

City of WHITE PLAINS



Municipal Housing Snapshot

2019

City of White Plains

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	12,255	12,525	13,041	270	516	786	2.2%	4.1%	6.4%
20-29	6,904	7,817	8,048	913	231	1,144	13.2%	3.0%	16.6%
30-44	13,316	12,879	13,046	-437	167	-270	-3.3%	1.3%	-2.0%
45-64	12,544	14,960	15,134	2,416	174	2,590	19.3%	1.2%	20.6%
65-74	4,053	4,363	4,328	310	-35	275	7.6%	-0.8%	6.8%
75-84	2,719	2,981	2,960	262	-21	241	9.6%	-0.7%	8.9%
85+	1,286	1,328	1,847	42	519	561	3.3%	39.1%	43.6%
Total	**53,077**	**56,853**	**58,404**	**3,776**	**1,551**	**5,327**	**7.1%**	**2.7%**	**10.0%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
White Plains	$1,265	$1,436	$1,687	$171	$251	$422	13.5%	17.5%	33.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
White Plains	$3,351	$3,002	$3,146	-$348	$144	-$205	-10.4%	4.8%	-6.1%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

City of White Plains

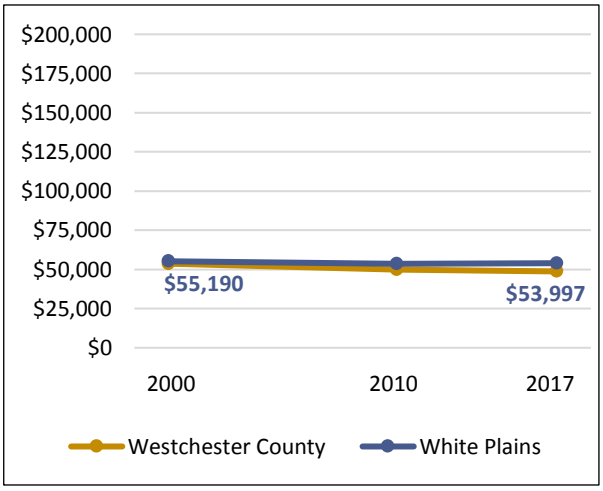
Renters and Owners

Total Housing Units
22,069

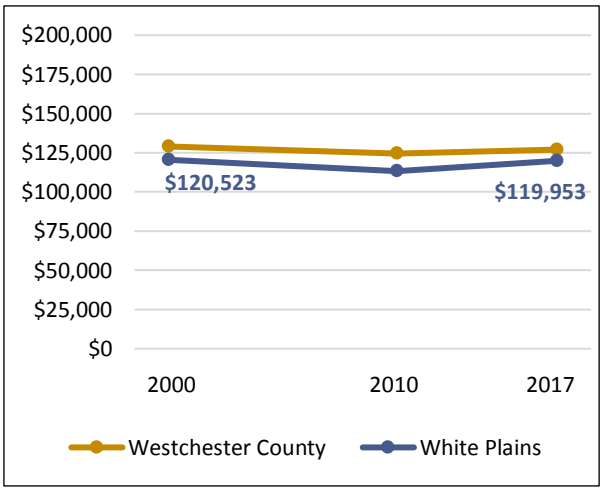
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
10,572	48%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
11,497	52%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of White Plains

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$651,750	$565,000	$717,000	-$86,750	-13.3%	$152,000	26.9%	$65,250	10.0%
Condo	$430,000	$399,000	$405,000	-$31,000	-7.2%	$6,000	1.5%	-$25,000	-5.8%
Co-op	$200,000	$160,000	$195,000	-$40,000	-20.0%	$35,000	21.9%	-$5,000	-2.5%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$87,550
Monthly Income	$7,804	$9,758	$7,296
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,043
Estimated Insurance and Private Mortgage Insurance	$276	$322	$264
Estimated Average Real Estate Taxes per Month	$635	$635	$613
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,249	$1,576	$1,165
Affordable Home Price Level	$252,000	$318,000	$235,000
Down Payment of 5%	$12,600	$15,900	$11,750
Affordable Home Mortgage	$239,400	$302,100	$223,250
Median Price	$717,000	$717,000	$717,000
Affordable Housing Price GAP (after 5% down)	**-$465,000**	**-$399,000**	**-$482,000**

Annual Income Needed for Median Priced Home = $260,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

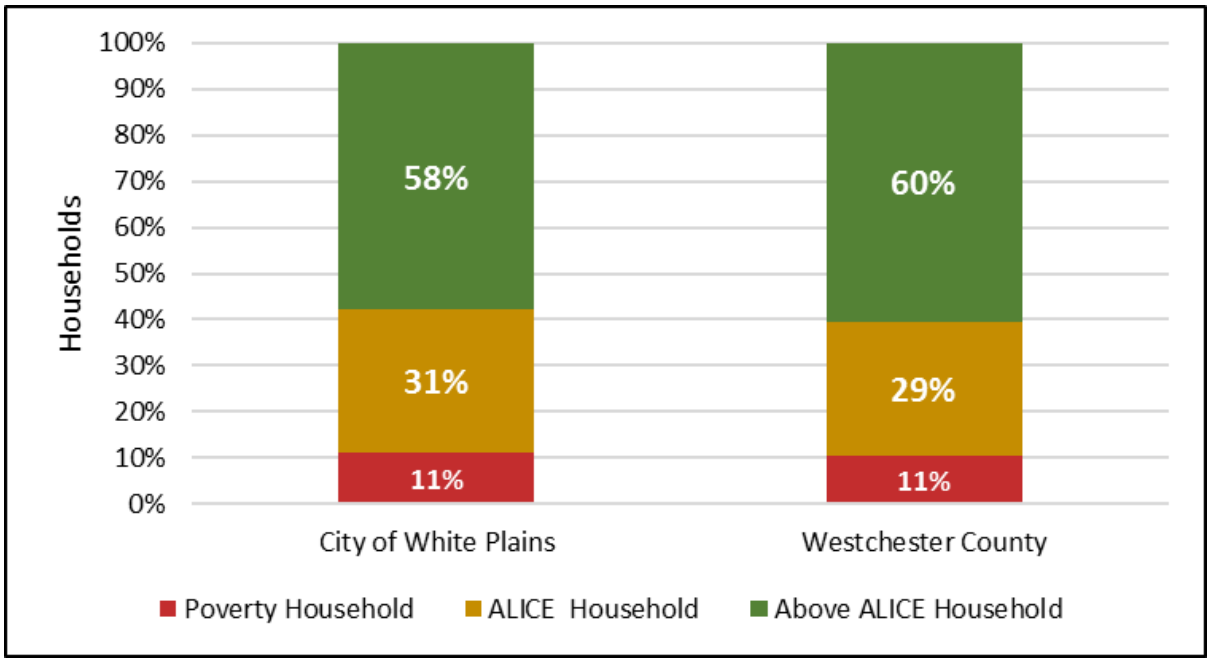
City of White Plains

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
White Plains	$1,687	$67,480	$32.44	$18.77	$976	-$711	69.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



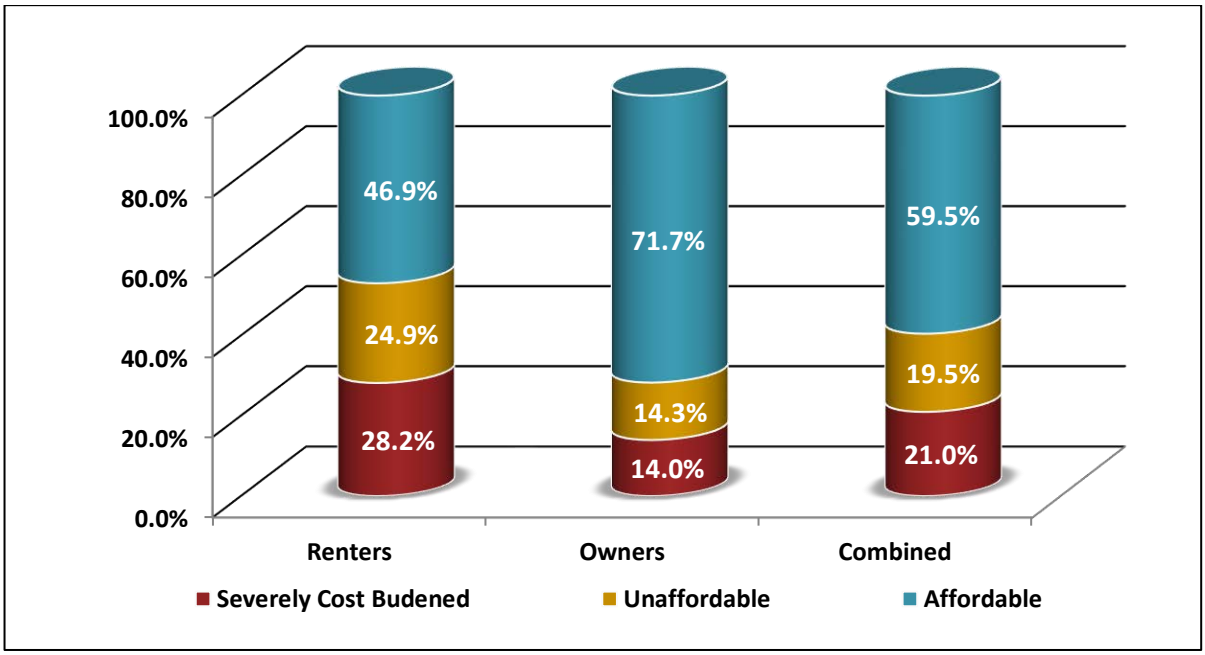
Source: United Way ALICE Project, 2016

City of White Plains

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	5,040	2,675	3,030	10,745
as a % of the total number	46.9%	24.9%	**28.2%**	100%
OWNERS	7,985	1,595	1,555	11,135
as a % of the total number	71.7%	14.3%	**14.0%**	100%
COMBINED RENTERS AND OWNERS	13,025	4,270	4,585	21,880
as a % of the total number	59.5%	19.5%	**21.0%**	100%



Renters

28.2%
Severely Cost Burdened

53.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

14.0%
Severely Cost Burdened

28.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

21.0%
Severely Cost Burdened

40.5%
Living in Severely Cost Burdened and Unaffordable Housing

City of White Plains

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	985	22.5%	3,395	77.5%	**4,380**
Household Income >30% to <=50% HAMFI	675	24.4%	2,090	75.6%	**2,765**
Household Income >50% to <=80% HAMFI	625	38.6%	995	61.4%	**1,620**
Household Income >80% to <=100% HAMFI	750	43.0%	995	57.0%	**1,745**
Household Income >100% HAMFI	8,100	71.2%	3,270	28.8%	**11,370**
Total	11,135	50.9%	10,745	49.1%	21,880

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	810	500	2,085	3,395	**61.4%**
Household Income >30% to <=50% HAMFI	300	960	830	2,090	**39.7%**
Household Income >50% to <=80% HAMFI	415	510	70	995	**7.0%**
Household Income >80% to <=100% HAMFI	605	370	20	995	**2.0%**
Household Income >100% HAMFI	2,910	335	25	3,270	**0.8%**
Total	5,040	2,675	3,030	10,745	28.2%

2,915 Renter Households =< 50% HAMFI Severely Cost Burdened

4,375 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	295	85	605	985	**61.4%**
Household Income >30% to <=50% HAMFI	215	155	305	675	**45.2%**
Household Income >50% to <=80% HAMFI	260	145	220	625	**35.2%**
Household Income >80% to <=100% HAMFI	375	205	170	750	**22.7%**
Household Income >100% HAMFI	6,840	1,005	255	8,100	**3.1%**
Total	7,985	1,595	1,555	11,135	14.0%

910 Owner Households =< 50% HAMFI Severely Cost Burdened

1,150 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of White Plains

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	115	45	160
Severely Overcrowded	460	50	510
Severely Cost Burdened	3,030	1,555	4,585

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	1,975	605	2,580
Household Income >30% to <=50% HAMFI	875	320	1,195
Household Income >50% to <=80% HAMFI	160	205	365
Household Income >80% to <=100% HAMFI	85	170	255
Household Income >100% HAMFI	25	335	360
Income Unavailable	0	0	0
Total Demand	3,120	1,635	4,755

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	1,620
Ambulatory Limitation	2,315
Cognitive Limitation	1,085
Self-care or Independent Living Limitation	1,800

Households with One or More Members with a Disability, by Income

Income	Households with at least type of Disability
<= 30% HAMFI	1,240
>30% to <=50% HAMFI	650
>50% to <=80% HAMFI	415
>80% HAMFI	1,520
Total	3,825

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF WHITE PLAINS

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

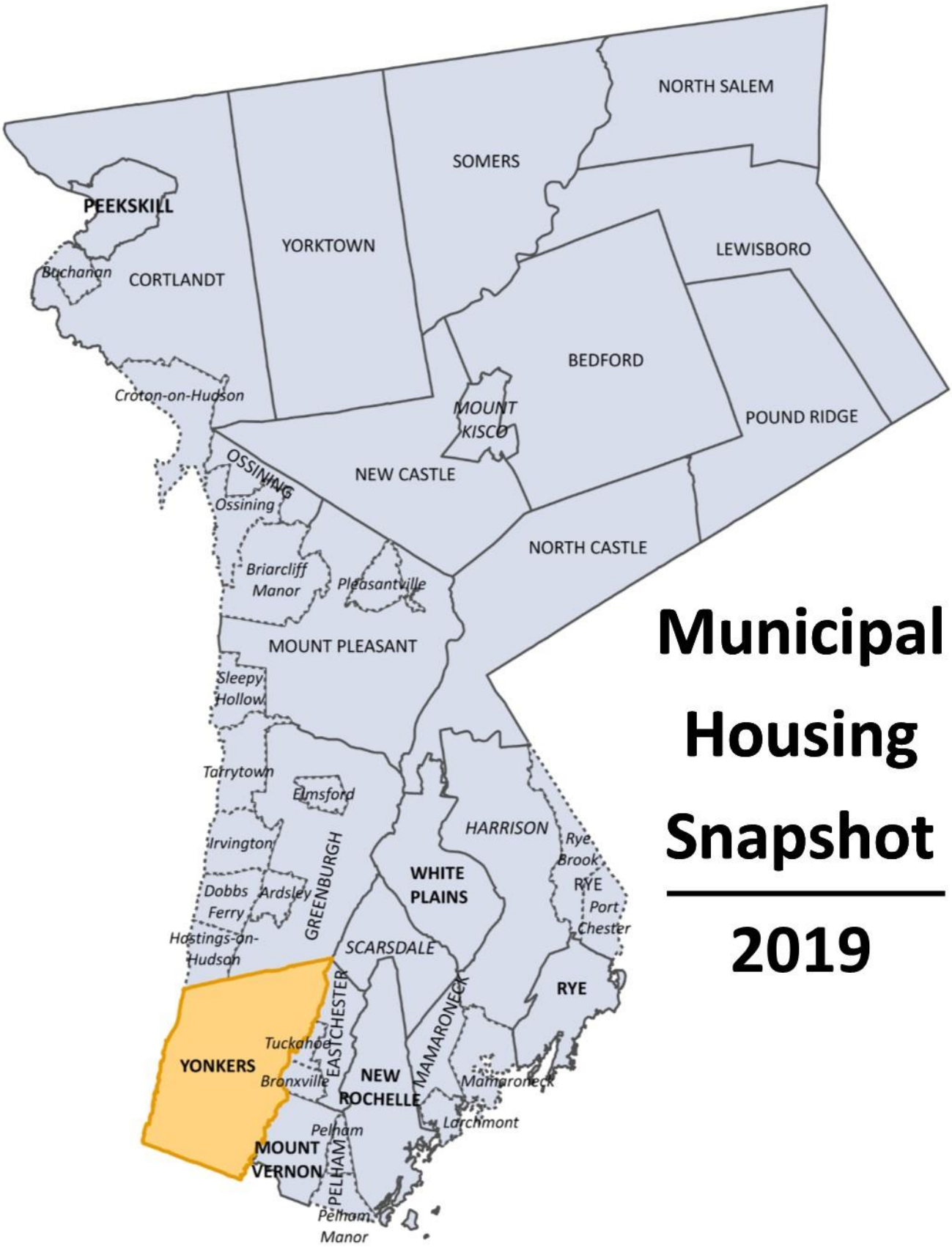
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

City of YONKERS



Municipal Housing Snapshot

2019

City of Yonkers

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count) 2000 to 2010	Change (count) 2010 to 2017	Change (count) 2000 to 2017	Change (%) 2000 to 2010	Change (%) 2010 to 2017	Change (%) 2000 to 2017
<20	52,376	50,130	49,213	-2,246	-917	-3,163	-4.3%	-1.8%	-6.0%
20-29	27,253	26,960	27,294	-293	334	41	-1.1%	1.2%	0.2%
30-44	45,502	40,659	40,415	-4,843	-244	-5,087	-10.6%	-0.6%	-11.2%
45-64	41,578	49,451	51,149	7,873	1,698	9,571	18.9%	3.4%	23.0%
65-74	15,006	14,182	18,244	-824	4,062	3,238	-5.5%	28.6%	21.6%
75-84	10,592	10,032	9,791	-560	-241	-801	-5.3%	-2.4%	-7.6%
85+	3,779	4,562	4,893	783	331	1,114	20.7%	7.3%	29.5%
Total	**196,086**	**195,976**	**200,999**	**-110**	**5,023**	**4,913**	**-0.1%**	**2.6%**	**2.5%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent 2000 to 2010	$ Change in Rent 2010 to 2017	$ Change in Rent 2000 to 2017	% Change in Rent 2000 to 2010	% Change in Rent 2010 to 2017	% Change in Rent 2000 to 2017
Yonkers	$1,057	$1,213	$1,292	$155	$79	$235	14.7%	6.5%	22.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost 2000 to 2010	$ Change in Cost 2010 to 2017	$ Change in Cost 2000 to 2017	% Change in Cost 2000 to 2010	% Change in Cost 2010 to 2017	% Change in Cost 2000 to 2017
Yonkers	$2,742	$2,648	$2,585	-$94	-$63	-$157	-3.4%	-2.4%	-5.7%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

City of Yonkers

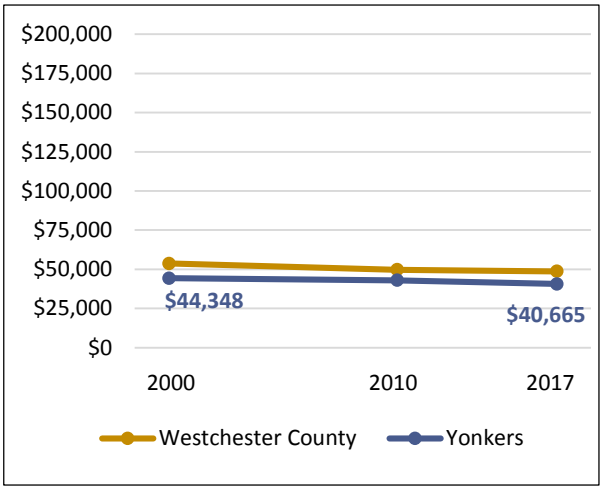
Renters and Owners

Total Housing Units
74,413

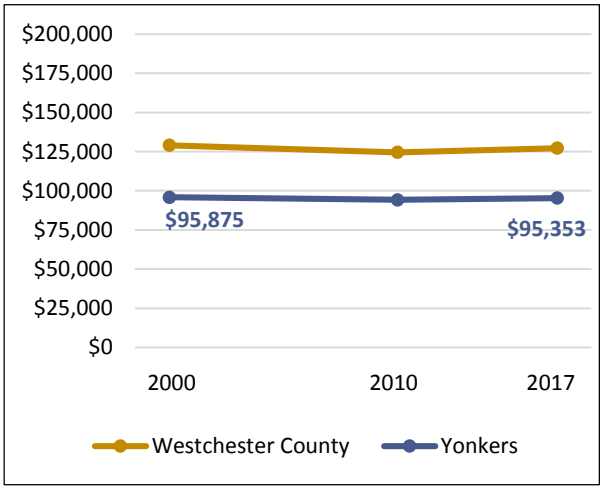
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
39,197	53%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
35,216	47%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of Yonkers

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$485,000	$420,250	$508,125	-$64,750	-13.4%	$87,875	20.9%	$23,125	4.8%
Condo	$315,000	$266,250	$285,000	-$48,750	-15.5%	$18,750	7.0%	-$30,000	-9.5%
Co-op	$155,000	$132,250	$150,000	-$22,750	-14.7%	$17,750	13.4%	-$5,000	-3.2%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$62,399
Monthly Income	$7,804	$9,758	$5,200
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,456
Estimated Insurance and Private Mortgage Insurance	$292	$338	$218
Estimated Average Real Estate Taxes per Month	$635	$635	$390
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,363	$1,695	$842
Affordable Home Price Level	$275,000	$342,000	$170,000
Down Payment of 5%	$13,750	$17,100	$8,500
Affordable Home Mortgage	$261,250	$324,900	$161,500
Median Price	$508,125	$508,125	$508,125
Affordable Housing Price GAP (after 5% down)	**-$233,125**	**-$166,125**	**-$338,125**

Annual Income Needed for Median Priced Home = $178,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

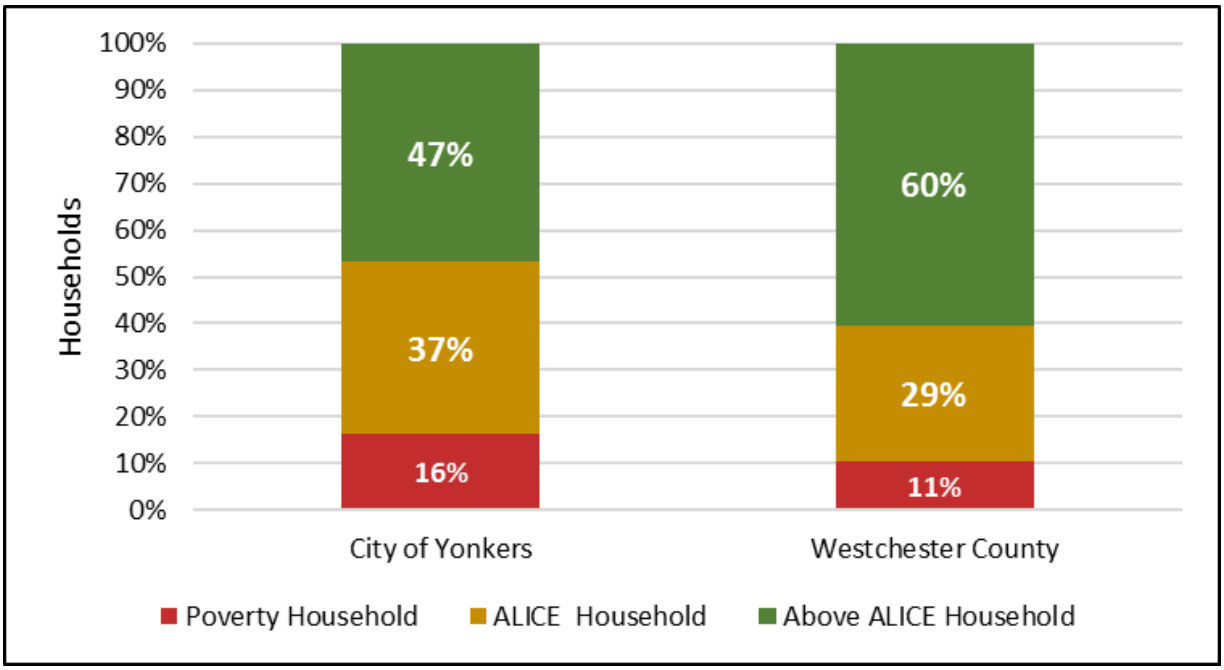
City of Yonkers

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Yonkers	$1,687	$67,480	$32.44	$16.82	$874	-$813	77.2
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



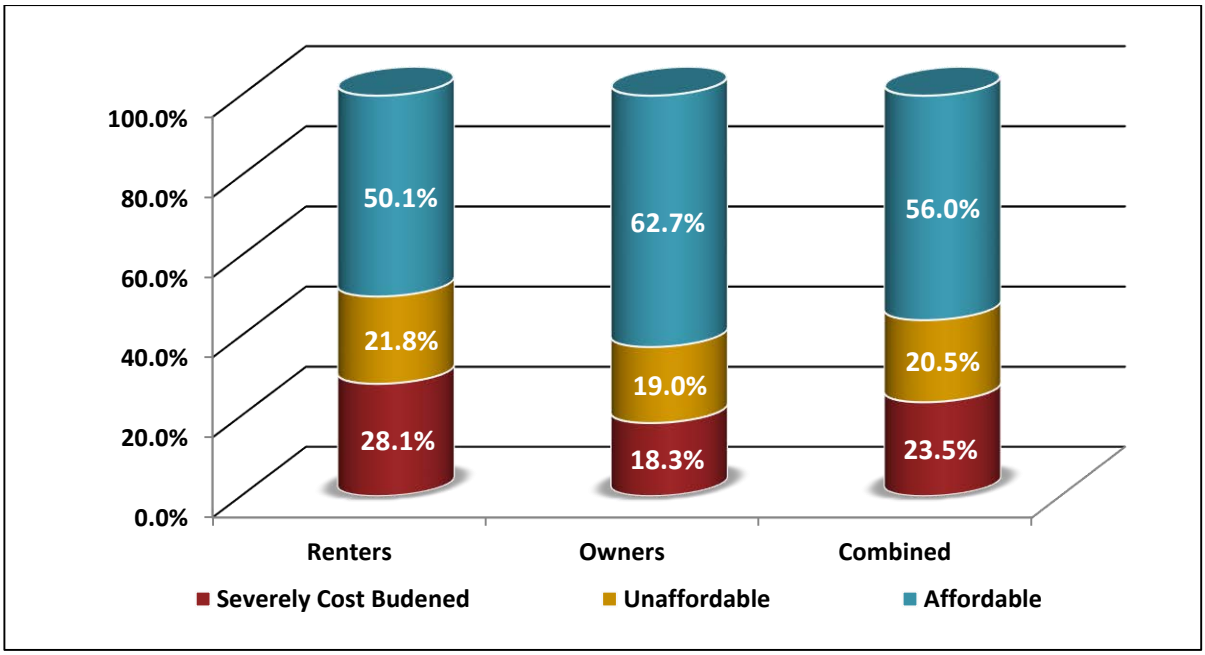
Source: United Way ALICE Project, 2016

City of Yonkers

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	19,220	8,375	10,805	38,400
as a % of the total number	50.1%	21.8%	**28.1%**	100%
OWNERS	21,735	6,605	6,335	34,675
as a % of the total number	62.7%	19.0%	**18.3%**	100%
COMBINED RENTERS AND OWNERS	40,955	14,980	17,140	73,075
as a % of the total number	56.0%	20.5%	**23.5%**	100%



Renters

28.1%
Severely Cost Burdened

49.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.3%
Severely Cost Burdened

37.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

23.5%
Severely Cost Burdened

44.0%
Living in Severely Cost Burdened and Unaffordable Housing

City of Yonkers

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	4,390	22.5%	15,150	77.5%	**19,540**
Household Income >30% to <=50% HAMFI	3,935	35.9%	7,025	64.1%	**10,960**
Household Income >50% to <=80% HAMFI	2,790	41.6%	3,920	58.4%	**6,710**
Household Income >80% to <=100% HAMFI	3,320	48.7%	3,495	51.3%	**6,815**
Household Income >100% HAMFI	20,240	69.7%	8,810	30.3%	**29,050**
Total	34,675	47.5%	38,400	52.5%	73,075

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	3,240	2,590	9,320	15,150	**61.5%**
Household Income >30% to <=50% HAMFI	2,030	3,600	1,395	7,025	**19.9%**
Household Income >50% to <=80% HAMFI	2,485	1,370	65	3,920	**1.7%**
Household Income >80% to <=100% HAMFI	2,900	570	25	3,495	**0.7%**
Household Income >100% HAMFI	8,565	245	0	8,810	**0.0%**
Total	19,220	8,375	10,805	38,400	28.1%

10,715 Renter Households =< 50% HAMFI Severely Cost Burdened

16,905 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	915	495	2,980	4,390	**67.9%**
Household Income >30% to <=50% HAMFI	1,285	1,105	1,545	3,935	**39.3%**
Household Income >50% to <=80% HAMFI	1,415	815	560	2,790	**20.1%**
Household Income >80% to <=100% HAMFI	1,835	910	575	3,320	**17.3%**
Household Income >100% HAMFI	16,285	3,280	675	20,240	**3.3%**
Total	21,735	6,605	6,335	34,675	18.3%

4,525 Owner Households =< 50% HAMFI Severely Cost Burdened

6,125 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of Yonkers

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	505	70	575
Severely Overcrowded	1,210	145	1,355
Severely Cost Burdened	10,805	6,335	17,140

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	9,045	2,970	12,015
Household Income >30% to <=50% HAMFI	1,690	1,520	3,210
Household Income >50% to <=80% HAMFI	150	560	710
Household Income >80% to <=100% HAMFI	230	585	815
Household Income >100% HAMFI	415	810	1,225
Income Unavailable	0	0	0
Total Demand	11,530	6,445	17,975

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	7,670
Ambulatory Limitation	10,270
Cognitive Limitation	5,705
Self-care or Independent Living Limitation	8,285

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	6,180
>30% to <=50% HAMFI	2,770
>50% to <=80% HAMFI	1,455
>80% HAMFI	6,525
Total	16,930

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF YONKERS

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

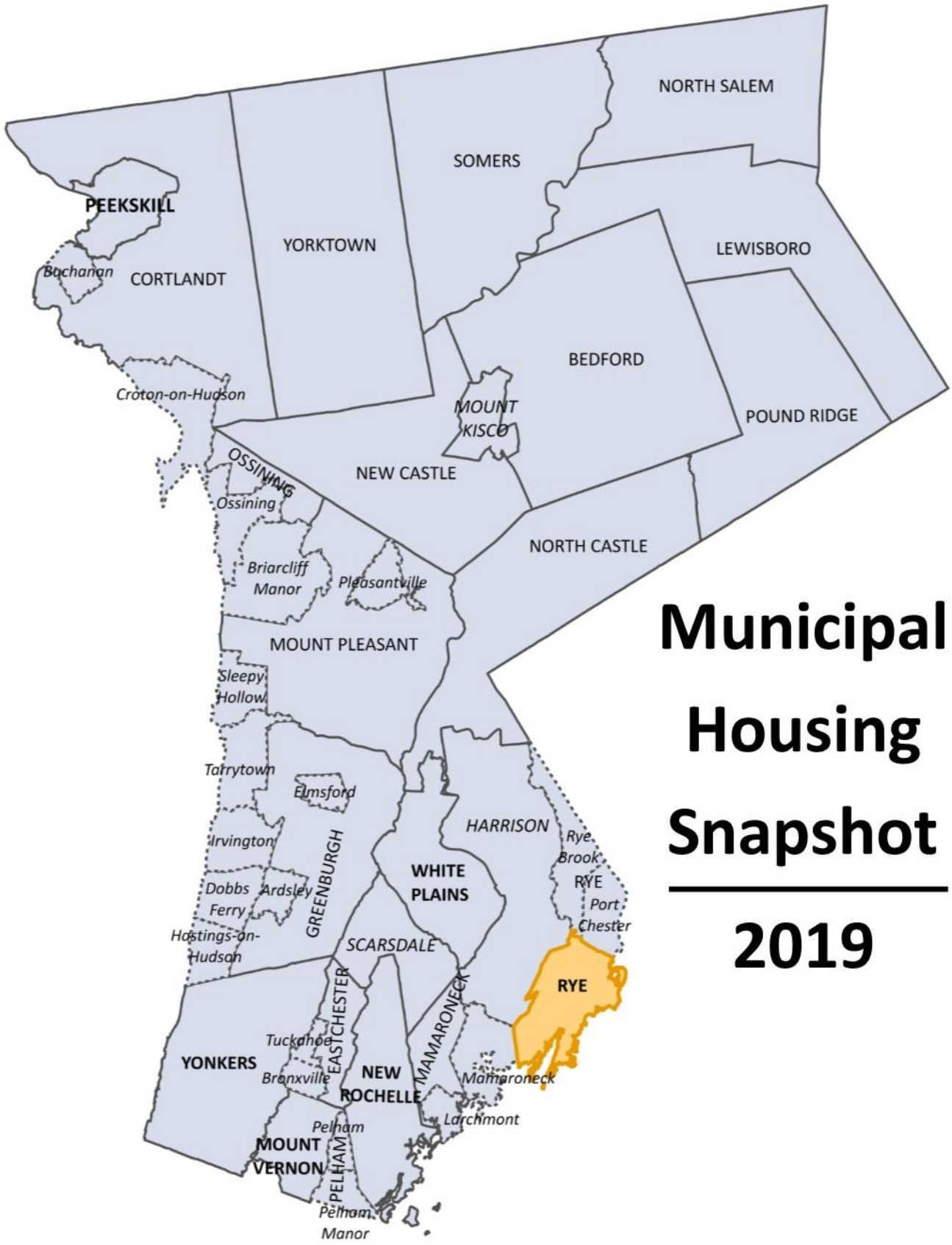
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

City of RYE



Municipal Housing Snapshot

2019

City of Rye

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	4,627	5,324	5,109	697	-215	482	15.1%	-4.0%	10.4%
20-29	919	778	954	-141	176	35	-15.3%	22.6%	3.8%
30-44	3,914	2,910	2,493	-1,004	-417	-1,421	-25.7%	-14.3%	-36.3%
45-64	3,483	4,350	4,977	867	627	1,494	24.9%	14.4%	42.9%
65-74	1,056	1,029	1,009	-27	-20	-47	-2.6%	-1.9%	-4.5%
75-84	718	783	717	65	-66	-1	9.1%	-8.4%	-0.1%
85+	238	546	745	308	199	507	129.4%	36.4%	213.0%
Total	**14,955**	**15,720**	**16,004**	**765**	**284**	**1,049**	**5.1%**	**1.8%**	**7.0%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Rye	$1,912	$1,798	$2,137	-$114	$339	$225	-6.0%	18.9%	11.8%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Rye	$4,776	$4,000+	$4,000+	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

City of Rye

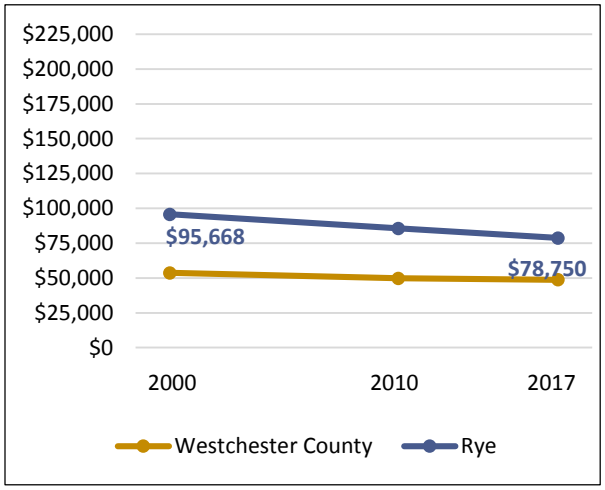
Renters and Owners

Total Housing Units
5,445

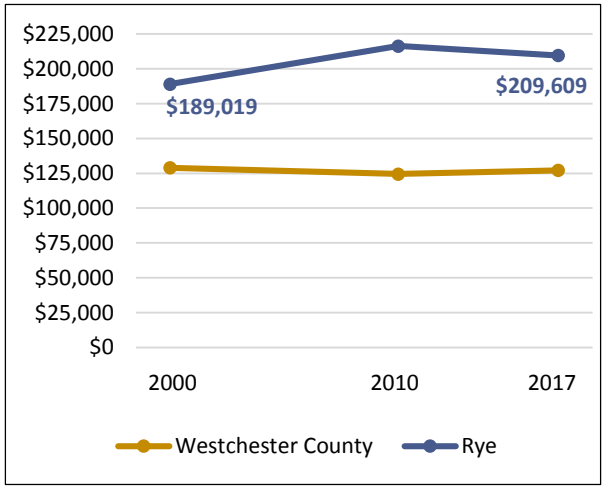
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
1,291	24%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
4,154	76%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of Rye

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,675,000	$1,525,000	$1,868,000	-$150,000	-9.0%	$343,000	22.5%	$193,000	11.5%
Condo	$502,500	$213,750	$930,000	-$288,750	-57.5%	$716,250	335.1%	$427,500	85.1%
Co-op	$338,000	$299,000	$307,300	-$39,000	-11.5%	$8,300	2.8%	-$30,700	-9.1%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$172,422
Monthly Income	$7,804	$9,758	$14,369
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,023
Estimated Insurance and Private Mortgage Insurance	$302	$354	$480
Estimated Average Real Estate Taxes per Month	$635	$635	$830
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,437	$1,809	$2,701
Affordable Home Price Level	$290,000	$365,000	$545,000
Down Payment of 5%	$14,500	$18,250	$27,250
Affordable Home Mortgage	$275,500	$346,750	$517,750
Median Price	$1,868,000	$1,868,000	$1,868,000
Affordable Housing Price GAP (after 5% down)	**-$1,578,000**	**-$1,503,000**	**-$1,323,000**

Annual Income Needed for Median Priced Home = $580,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

City of Rye

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Rye	$1,687	$67,480	$32.44	$30.99	$1,612	**-$75**	41.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

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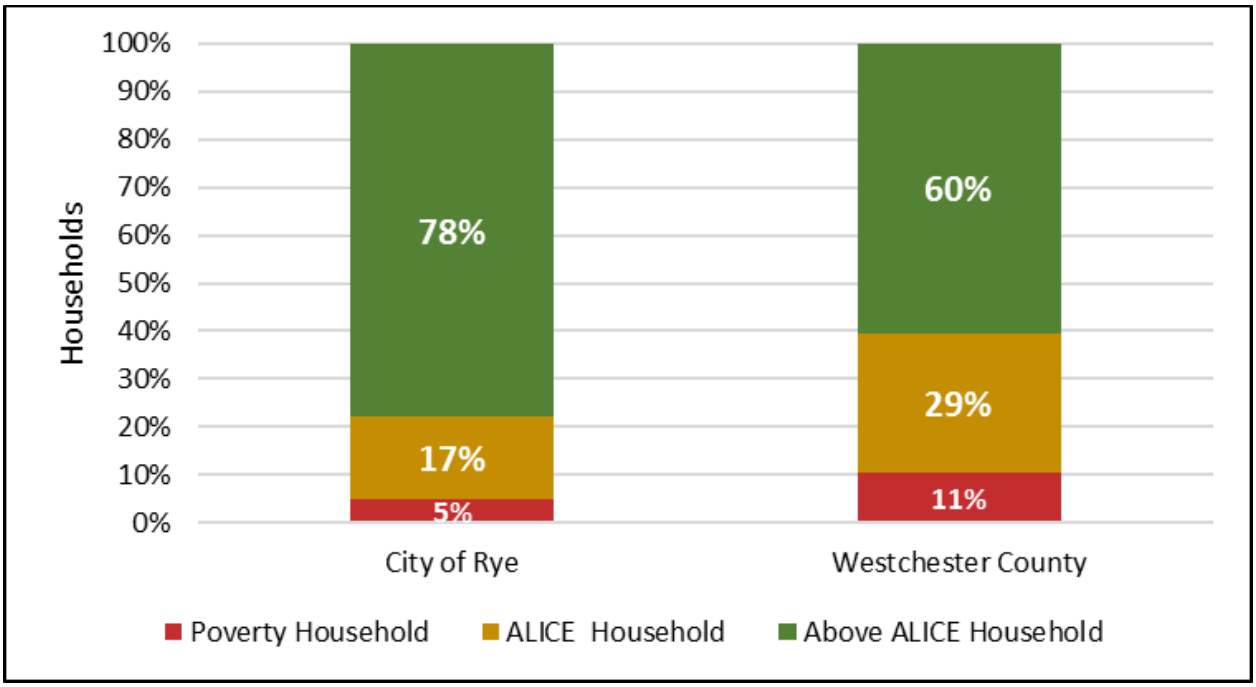


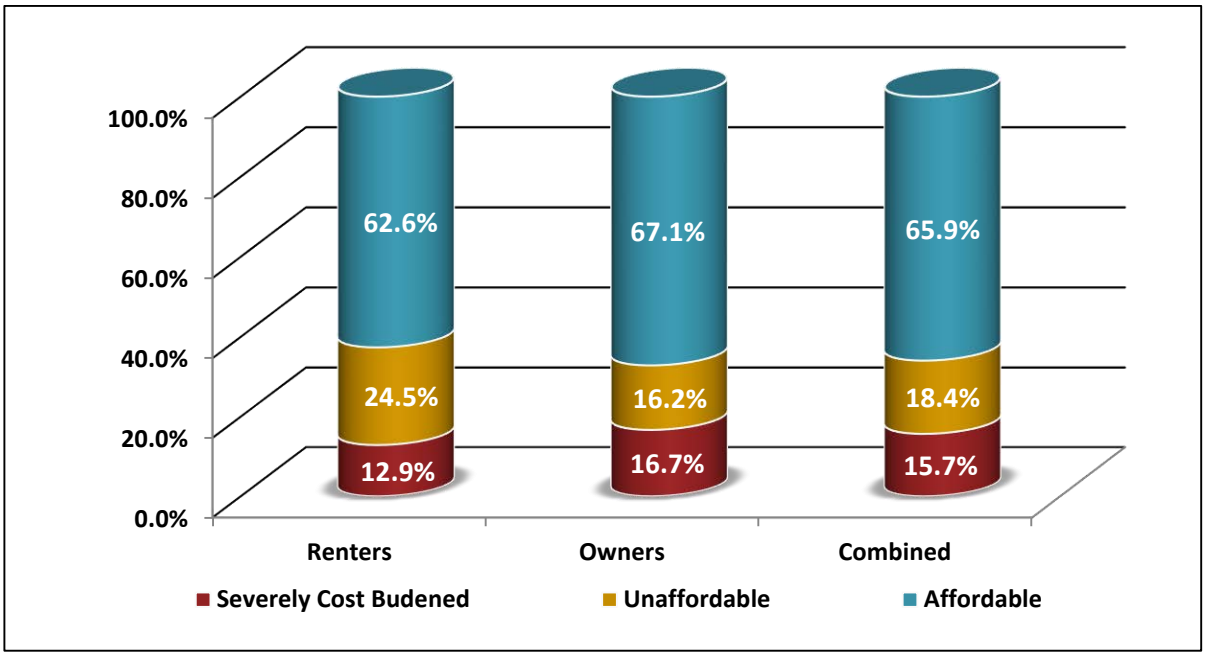
Source: United Way ALICE Project, 2016

City of Rye

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	895	350	185	1,430
as a % of the total number	62.6%	24.5%	**12.9%**	100%
OWNERS	2,710	655	675	4,040
as a % of the total number	67.1%	16.2%	**16.7%**	100%
COMBINED RENTERS AND OWNERS	3,605	1,005	860	5,470
as a % of the total number	65.9%	18.4%	**15.7%**	100%



Renters

12.9%
Severely Cost Burdened

37.4%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

16.7%
Severely Cost Burdened

32.9%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.7%
Severely Cost Burdened

34.1%
Living in Severely Cost Burdened and Unaffordable Housing

City of Rye

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	255	58.6%	180	41.4%	**435**
Household Income >30% to <=50% HAMFI	365	67.6%	175	32.4%	**540**
Household Income >50% to <=80% HAMFI	85	38.6%	135	61.4%	**220**
Household Income >80% to <=100% HAMFI	110	43.1%	145	56.9%	**255**
Household Income >100% HAMFI	3,225	80.2%	795	19.8%	**4,020**
Total	4,040	73.9%	1,430	26.1%	5,470

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	65	60	55	180	**30.6%**
Household Income >30% to <=50% HAMFI	25	65	85	175	**48.6%**
Household Income >50% to <=80% HAMFI	15	110	10	135	**7.4%**
Household Income >80% to <=100% HAMFI	90	30	25	145	**17.2%**
Household Income >100% HAMFI	700	85	10	795	**1.3%**
Total	895	350	185	1,430	12.9%

140 Renter Households =< 50% HAMFI Severely Cost Burdened

265 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	65	20	170	255	**66.7%**
Household Income >30% to <=50% HAMFI	45	100	220	365	**60.3%**
Household Income >50% to <=80% HAMFI	15	25	45	85	**52.9%**
Household Income >80% to <=100% HAMFI	65	20	25	110	**22.7%**
Household Income >100% HAMFI	2,520	490	215	3,225	**6.7%**
Total	2,710	655	675	4,040	16.7%

390 Owner Households =< 50% HAMFI Severely Cost Burdened

510 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of Rye

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	50	10	60
Severely Overcrowded	55	10	65
Severely Cost Burdened	185	675	860

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	55	175	230
Household Income >30% to <=50% HAMFI	95	220	315
Household Income >50% to <=80% HAMFI	0	45	45
Household Income >80% to <=100% HAMFI	40	25	65
Household Income >100% HAMFI	70	225	295
Income Unavailable	0	0	0
Total Demand	260	690	950

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	495
Ambulatory Limitation	515
Cognitive Limitation	485
Self-care or Independent Living Limitation	605

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	185
>30% to <=50% HAMFI	270
>50% to <=80% HAMFI	70
>80% HAMFI	485
Total	1,010

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF RYE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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RESIDENTIAL SALES TRENDS

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HOMEOWNER AFFORDABILITY MATRIX

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- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
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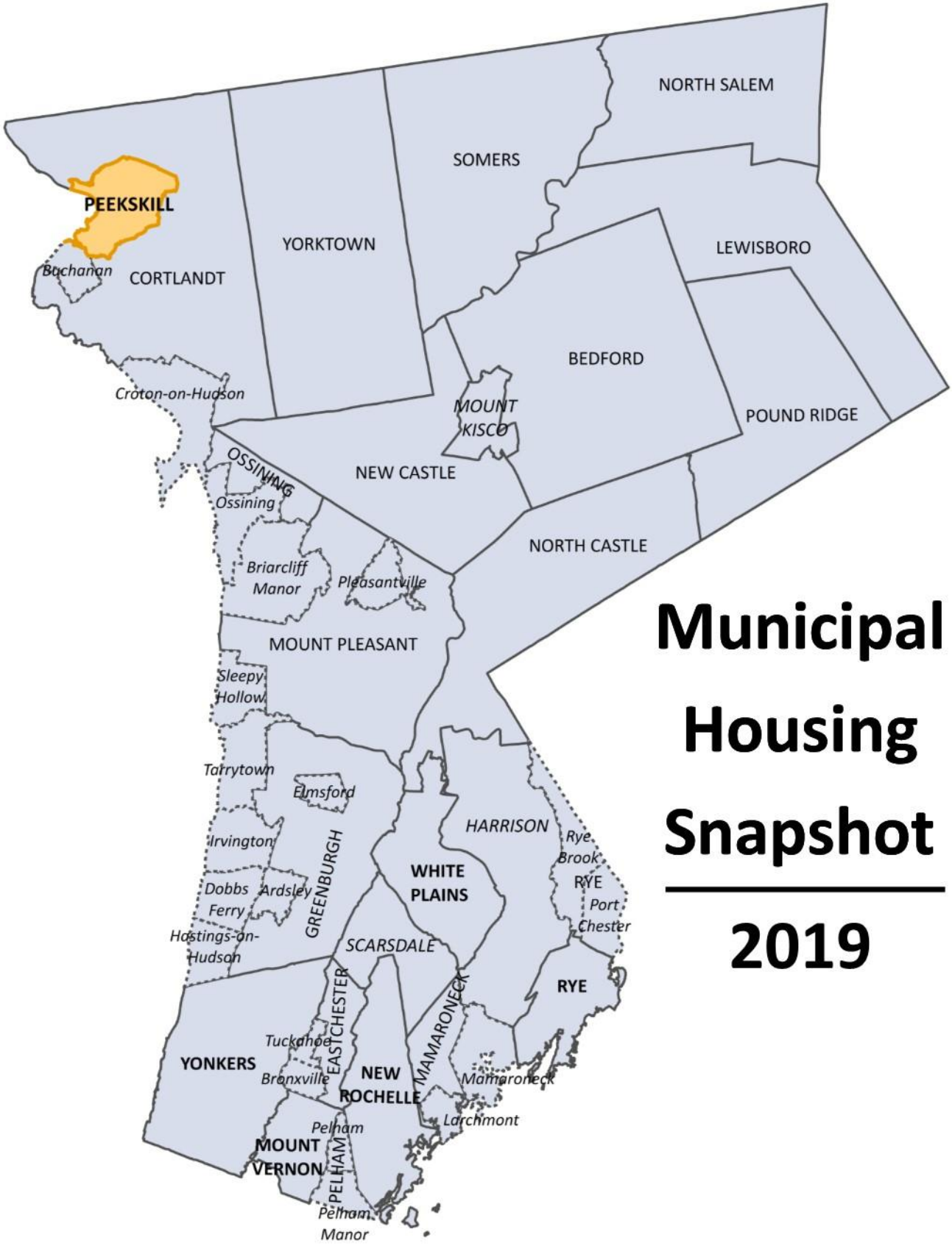
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

City of PEEKSKILL



Municipal Housing Snapshot

2019

City of Peekskill

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	5,903	5,595	5,884	-308	289	-19	-5.2%	5.2%	-0.3%
20-29	3,204	3,790	2,464	586	-1,326	-740	18.3%	-35.0%	-23.1%
30-44	6,065	6,257	5,641	192	-616	-424	3.2%	-9.8%	-7.0%
45-64	4,684	6,216	6,339	1,532	123	1,655	32.7%	2.0%	35.3%
65-74	1,351	951	2,259	-400	1,308	908	-29.6%	137.5%	67.2%
75-84	928	1,043	902	115	-141	-26	12.4%	-13.5%	-2.8%
85+	306	557	622	251	65	316	82.0%	11.7%	103.3%
Total	**22,441**	**24,409**	**24,111**	**1,968**	**-298**	**1,670**	**8.8%**	**-1.2%**	**7.4%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Peekskill	$1,162	$1,368	$1,352	$206	-$16	$190	17.7%	-1.2%	16.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	% Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Peekskill	$2,285	$2,662	$2,366	$377	-$296	$81	16.5%	-11.1%	3.6%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

City of Peekskill

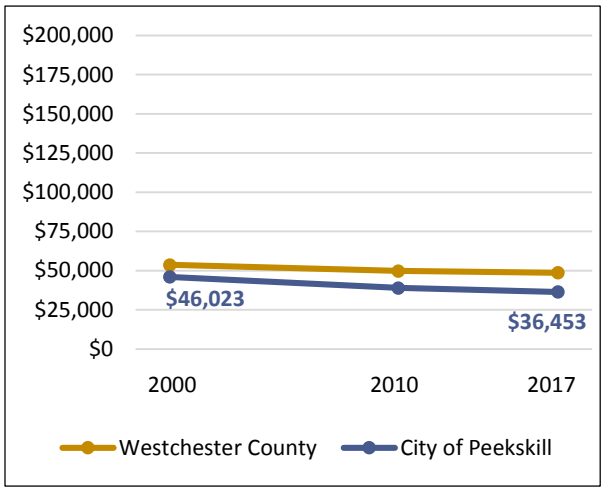
Renters and Owners

Total Housing Units
9,418

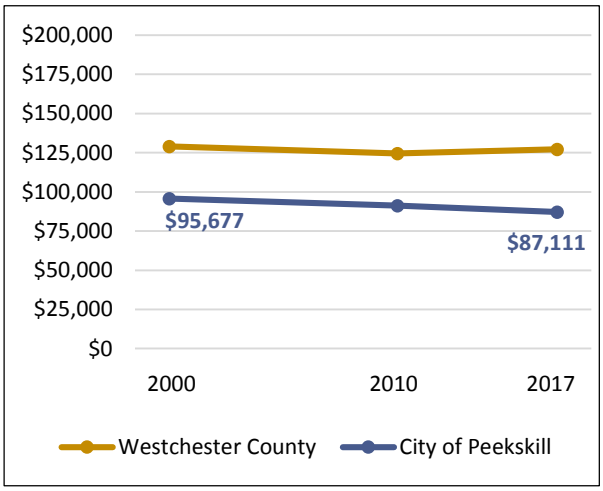
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
4,844	51%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
4,574	49%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

City of Peekskill

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$355,000	$232,123	$320,000	-$122,877	-34.6%	$87,877	37.9%	-$35,000	-9.9%
Condo	$299,500	$212,750	$280,000	-$86,750	-29.0%	$67,250	31.6%	-$19,500	-6.5%
Co-op	$117,000	$65,750	$89,500	-$51,250	-43.8%	$23,750	36.1%	-$27,500	-23.5%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$54,839
Monthly Income	$7,804	$9,758	$4,570
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,280
Estimated Insurance and Private Mortgage Insurance	$260	$302	$191
Estimated Average Real Estate Taxes per Month	$635	$635	$445
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,140	$1,437	$644
Affordable Home Price Level	$230,000	$290,000	$130,000
Down Payment of 5%	$11,500	$14,500	$6,500
Affordable Home Mortgage	$218,500	$275,500	$123,500
Median Price	$320,000	$320,000	$320,000
Affordable Housing Price GAP (after 5% down)	**-$90,000**	**-$30,000**	**-$190,000**

Annual Income Needed for Median Priced Home = $130,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

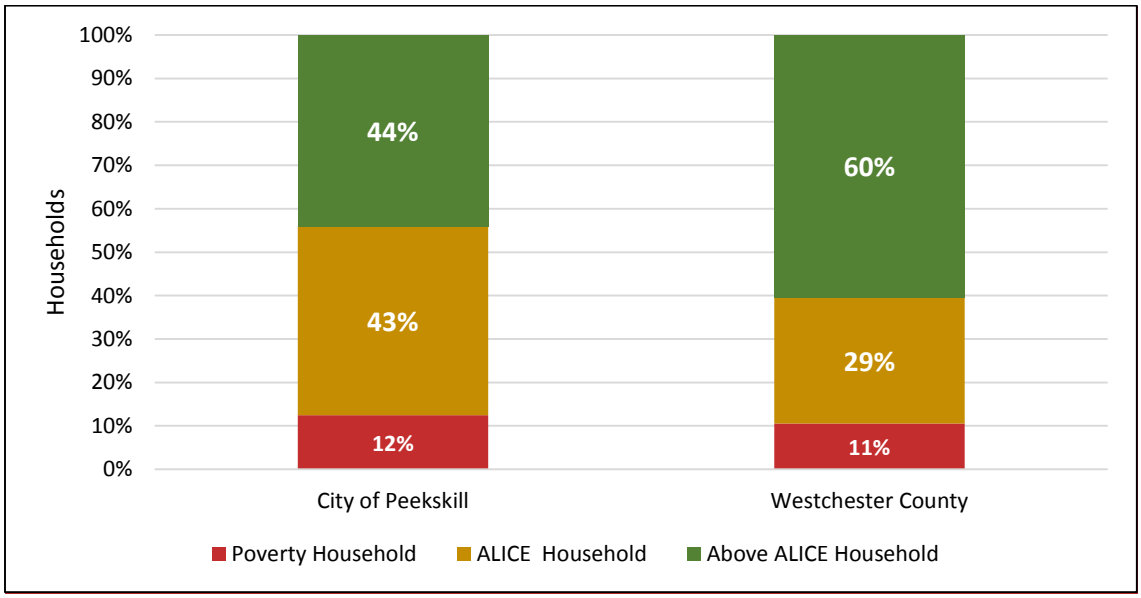
City of Peekskill

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Peekskill	$1,687	$67,480	$32.44	$14.60	$759	**-$928**	88.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



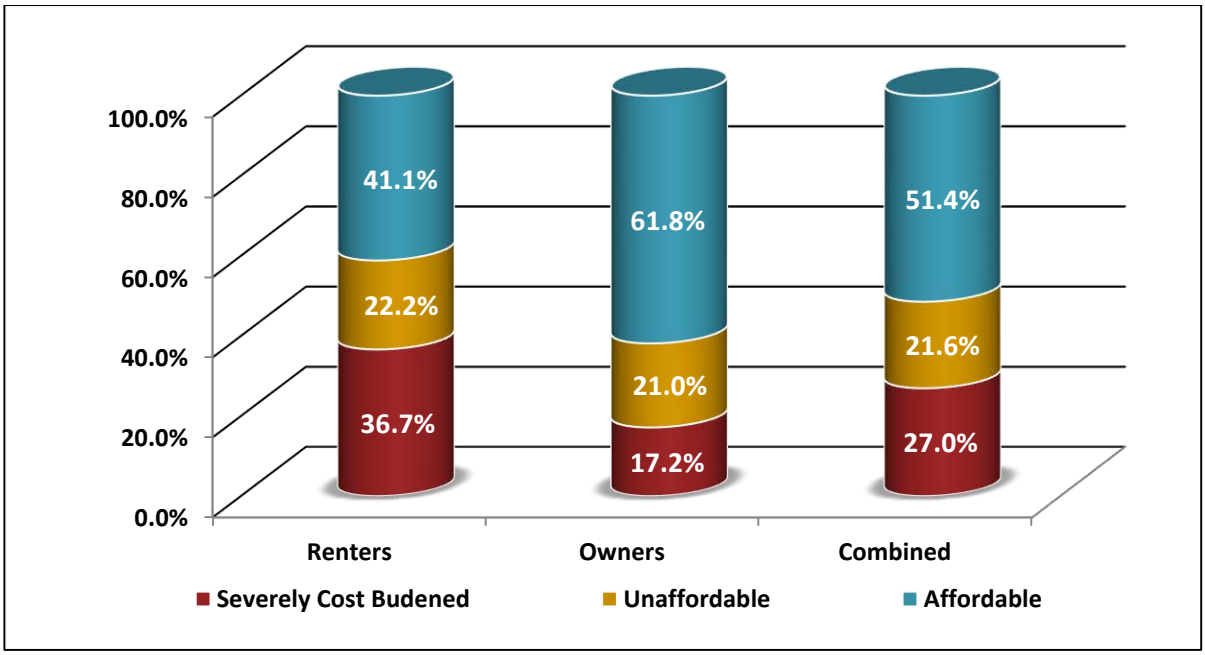
Source: United Way ALICE Project, 2016

City of Peekskill

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	1,875	1,015	1,675	4,565
as a % of the total number	41.1%	22.2%	**36.7%**	100%
OWNERS	2,780	945	775	4,500
as a % of the total number	61.8%	21.0%	**17.2%**	100%
COMBINED RENTERS AND OWNERS	4,655	1,960	2,450	9,065
as a % of the total number	51.4%	21.6%	**27.0%**	100%



Renters

36.7%
Severely Cost Burdened

58.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

17.2%
Severely Cost Burdened

38.2%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

27.0%
Severely Cost Burdened

48.6%
Living in Severely Cost Burdened and Unaffordable Housing

City of Peekskill

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	565	22.2%	1,975	77.8%	**2,540**
Household Income >30% to <=50% HAMFI	410	26.3%	1,150	73.7%	**1,560**
Household Income >50% to <=80% HAMFI	460	51.7%	430	48.3%	**890**
Household Income >80% to <=100% HAMFI	640	75.7%	205	24.3%	**845**
Household Income >100% HAMFI	2,425	75.1%	805	24.9%	**3,230**
Total	4,500	49.6%	4,565	50.4%	9,065

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	405	250	1,320	1,975	**66.8%**
Household Income >30% to <=50% HAMFI	300	510	340	1,150	**29.6%**
Household Income >50% to <=80% HAMFI	260	155	15	430	**3.5%**
Household Income >80% to <=100% HAMFI	175	30	0	205	**0.0%**
Household Income >100% HAMFI	735	70	0	805	**0.0%**
Total	1,875	1,015	1,675	4,565	36.7%

1,660 Renter Households =< 50% HAMFI Severely Cost Burdened

2,420 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	110	100	355	565	**62.8%**
Household Income >30% to <=50% HAMFI	120	150	140	410	**34.1%**
Household Income >50% to <=80% HAMFI	160	95	205	460	**44.6%**
Household Income >80% to <=100% HAMFI	355	260	25	640	**3.9%**
Household Income >100% HAMFI	2,035	340	50	2,425	**2.1%**
Total	2,780	945	775	4,500	17.2%

495 Owner Households =< 50% HAMFI Severely Cost Burdened

745 Owner Households =< 50% HAMFI pay over 30% toward owning a home

City of Peekskill

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	30	15	45
Severely Overcrowded	125	0	125
Severely Cost Burdened	1,675	775	2,450

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	1,310	355	1,665
Household Income >30% to <=50% HAMFI	365	140	505
Household Income >50% to <=80% HAMFI	15	205	220
Household Income >80% to <=100% HAMFI	20	25	45
Household Income >100% HAMFI	0	50	50
Income Unavailable	0	0	0
Total Demand	1,710	775	2,485

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	920
Ambulatory Limitation	1,445
Cognitive Limitation	760
Self-care or Independent Living Limitation	1,090

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	1,030
>30% to <=50% HAMFI	345
>50% to <=80% HAMFI	200
>80% HAMFI	900
Total	2,475

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

CITY OF PEEKSKILL

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

NET HOUSING DEMAND

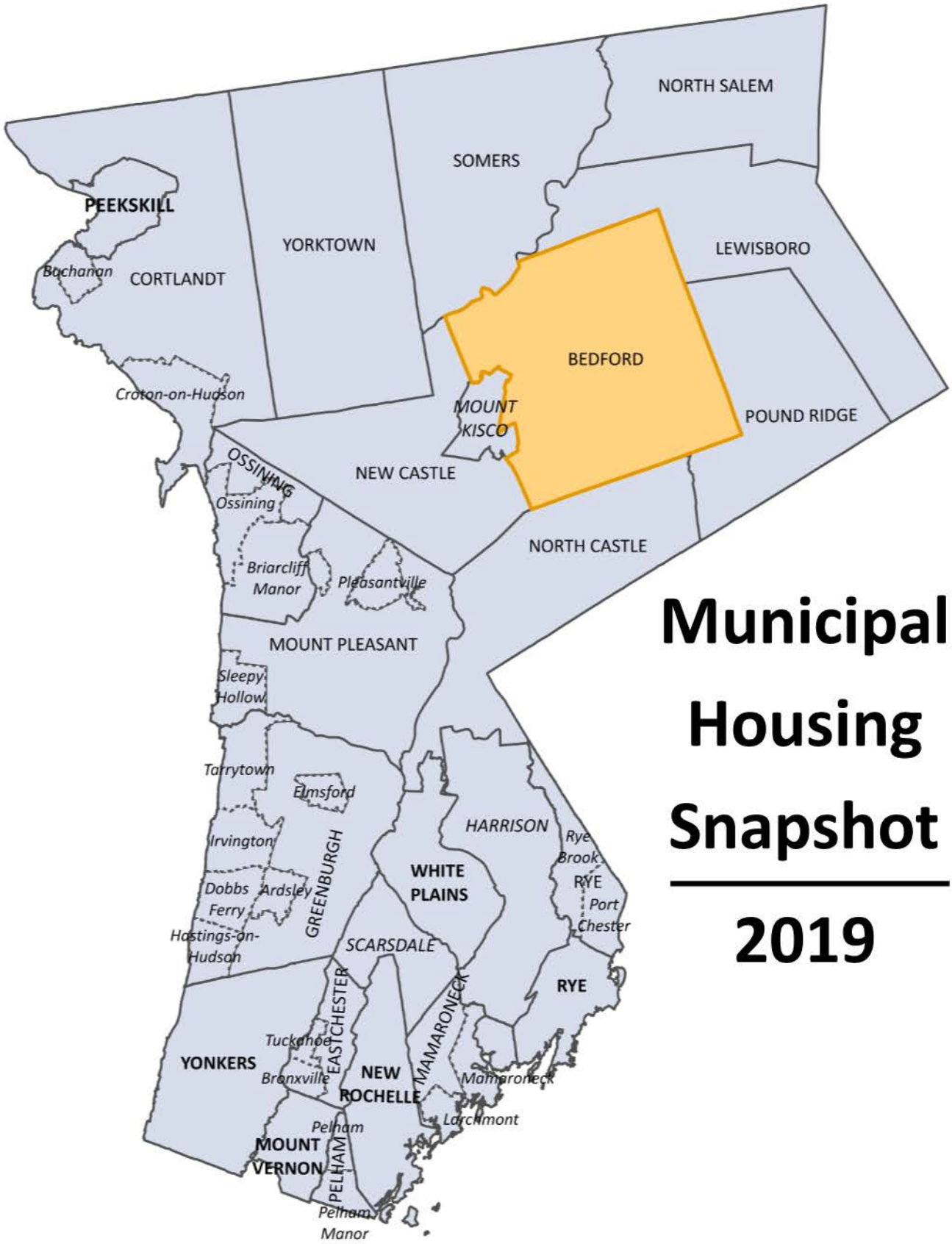
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

APPENDIX B

Town of Bedford



Municipal Housing Snapshot

2019

Town of Bedford

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	5,223	4,930	4,783	-293	-147	-440	-5.6%	-3.0%	-8.4%
20-29	1,622	1,409	1,698	-213	289	76	-13.1%	20.5%	4.7%
30-44	4,983	3,395	3,765	-1,588	370	-1,218	-31.9%	10.9%	-24.4%
45-64	4,434	5,435	5,192	1,001	-243	758	22.6%	-4.5%	17.1%
65-74	1,126	1,206	1,515	80	309	389	7.1%	25.6%	34.5%
75-84	568	709	631	141	-78	63	24.8%	-11.0%	11.1%
85	177	251	371	74	120	194	41.8%	47.8%	109.6%
Total	**18,133**	**17,335**	**17,955**	**-798**	**620**	**-178**	**-4.4%**	**3.6%**	**-1.0%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Bedford	$1,444	$1,581	$1,585	$137	$4	$141	9.5%	0.2%	9.7%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Bedford	$4,195	$4,268	$3,907	$73	-$361	-$288	1.7%	-8.4%	-6.9%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Bedford

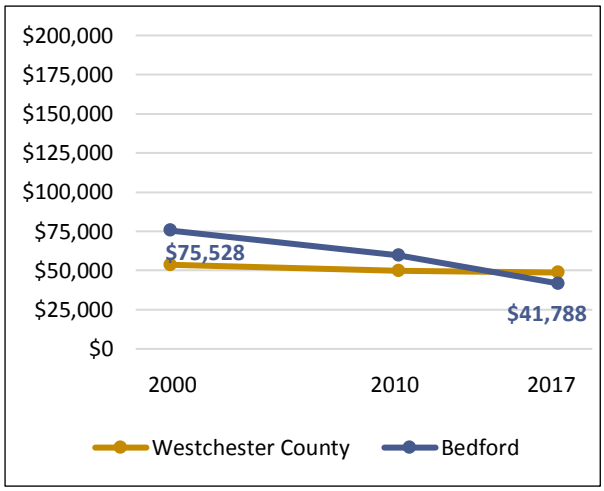
Renters and Owners

Occupied Housing Units
5,792

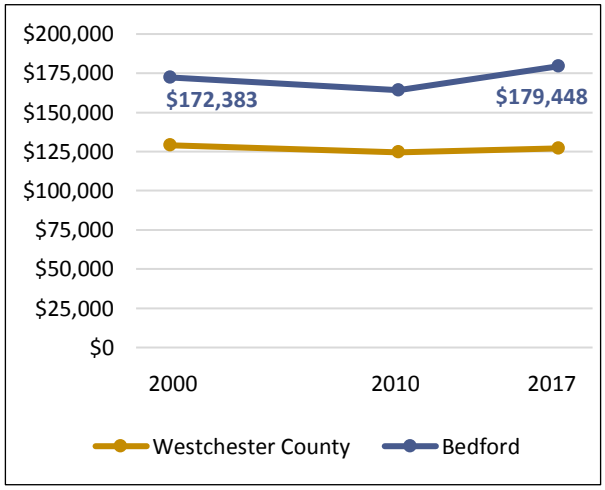
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
1,617	28%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
4,175	72%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF BEDFORD

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$740,000	$710,000	$763,500	-$30,000	-4.1%	$53,500	7.5%	$23,500	3.2%
Condo	$294,000	$262,500	$316,200	-$31,500	-10.7%	$53,700	20.5%	$22,200	7.6%
Co-op	Unavailable	Unavailable	$89,950	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$121,797
Monthly Income	$7,804	$9,758	$10,150
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,842
Estimated Insurance and Private Mortgage Insurance	$288	$337	$347
Estimated Average Real Estate Taxes per Month	$635	$635	$736
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,338	$1,685	$1,759
Affordable Home Price Level	$270,000	$340,000	$355,000
Down Payment of 5%	$13,500	$17,000	$17,750
Affordable Home Mortgage	$256,500	$323,000	$337,250
Median Price	$763,500	$763,500	$763,500
Affordable Housing Price GAP (after 5% down)	**-$493,500**	**-$423,500**	**-$408,500**

Annual Income Needed for Median Priced Home = $260,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

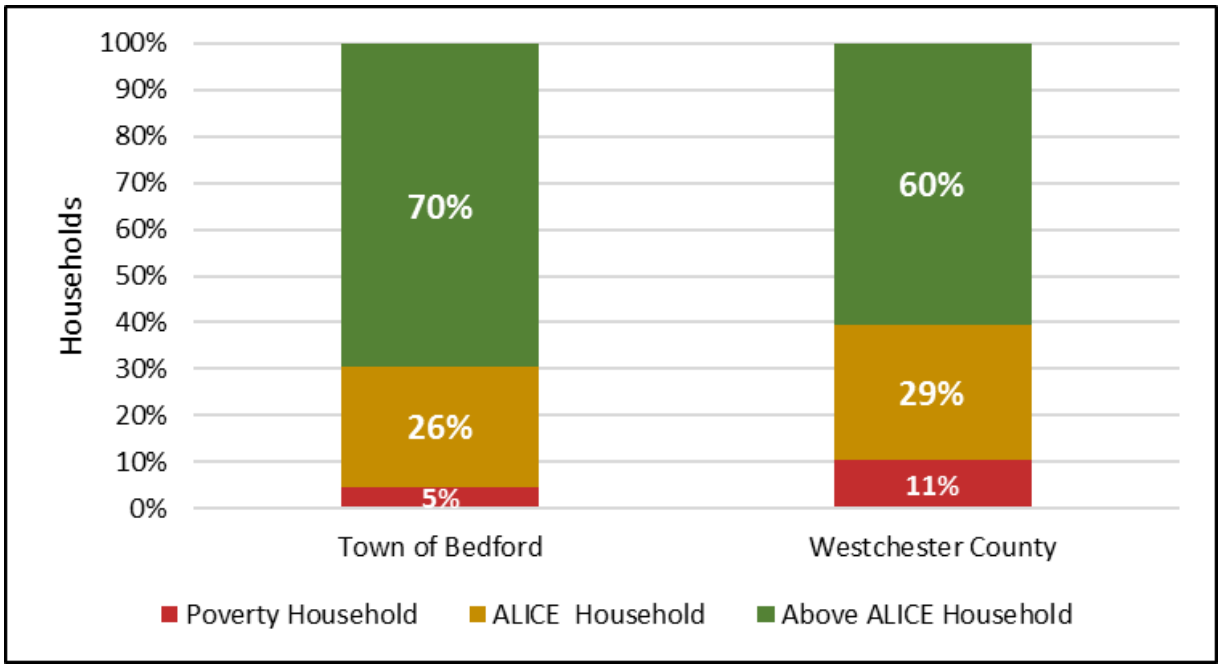
Town of Bedford

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Bedford	$1,687	$67,480	$32.44	$14.63	$761	**-$926**	88.7
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



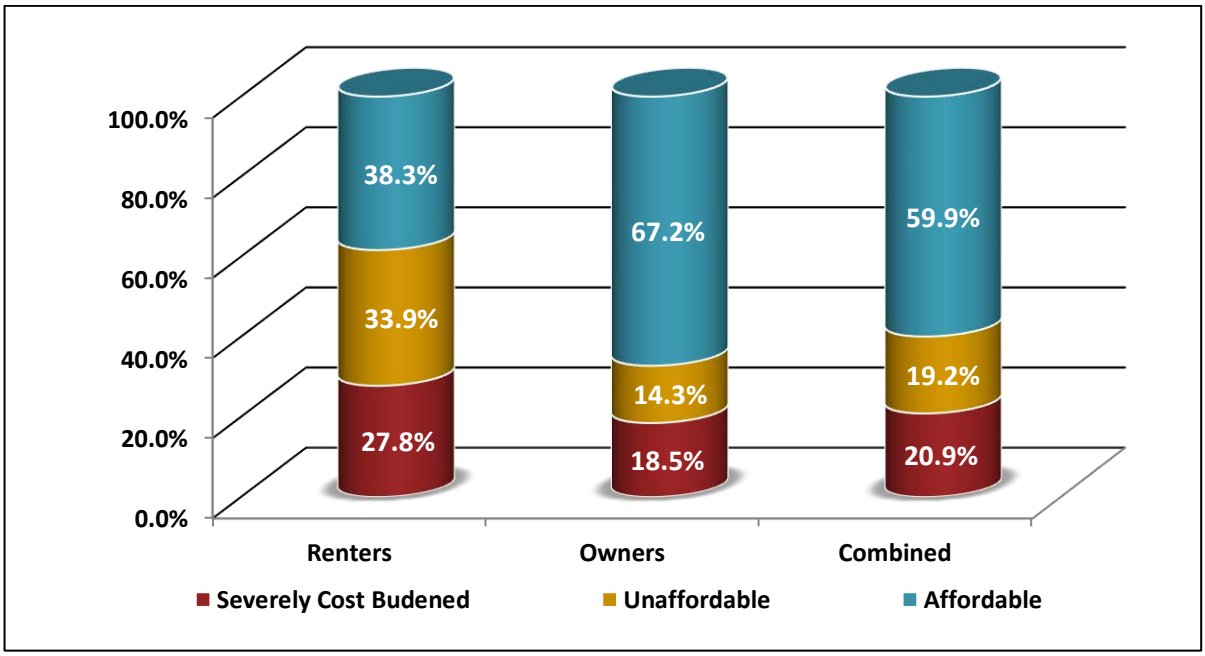
Source: United Way ALICE Project, 2016

TOWN OF BEDFORD

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	530	470	385	1,385
as a % of the total number	38.3%	33.9%	**27.8%**	100%
OWNERS	2,760	585	760	4,105
as a % of the total number	67.2%	14.3%	**18.5%**	100%
COMBINED RENTERS AND OWNERS	3,290	1,055	1,145	5,490
as a % of the total number	59.9%	19.2%	**20.9%**	100%



Renters

27.3%
Severely Cost Burdened

61.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.5%
Severely Cost Burdened

32.8%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

20.9%
Severely Cost Burdened

40.1%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Bedford

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	285	38.0%	465	62.0%	**750**
Household Income >30% to <=50% HAMFI	155	32.3%	325	67.7%	**480**
Household Income >50% to <=80% HAMFI	160	60.4%	105	39.6%	**265**
Household Income >80% to <=100% HAMFI	190	46.9%	215	53.1%	**405**
Household Income >100% HAMFI	3,315	92.3%	275	7.7%	**3,590**
Total	4,105	74.8%	1,385	25.2%	5,490

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	125	320	465	**68.8%**
Household Income >30% to <=50% HAMFI	120	140	65	325	**20.0%**
Household Income >50% to <=80% HAMFI	15	90	0	105	**0.0%**
Household Income >80% to <=100% HAMFI	125	90	0	215	**0.0%**
Household Income >100% HAMFI	250	25	0	275	**0.0%**
Total	530	470	385	1,385	27.8%

385 Renter Households =< 50% HAMFI Severely Cost Burdened

650 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	20	245	285	**86.0%**
Household Income >30% to <=50% HAMFI	15	15	125	155	**80.6%**
Household Income >50% to <=80% HAMFI	55	15	90	160	**56.3%**
Household Income >80% to <=100% HAMFI	45	60	85	190	**44.7%**
Household Income >100% HAMFI	2,625	475	215	3,315	**6.5%**
Total	2,760	585	760	4,105	18.5%

370 Owner Households =< 50% HAMFI Severely Cost Burdened

405 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Bedford

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	60	30	90
Severely Overcrowded	15	0	15
Severely Cost Burdened	385	760	1,145

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	310	245	555
Household Income >30% to <=50% HAMFI	65	125	190
Household Income >50% to <=80% HAMFI	0	90	90
Household Income >80% to <=100% HAMFI	0	85	85
Household Income >100% HAMFI	0	245	245
Income Unavailable	10	0	10
Total Demand	385	790	1,175

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	350
Ambulatory Limitation	285
Cognitive Limitation	180
Self-care or Independent Living Limitation	280

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	75
>30% to <=50% HAMFI	185
>50% to <=80% HAMFI	35
>80% HAMFI	385
Total	680

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF BEDFORD

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

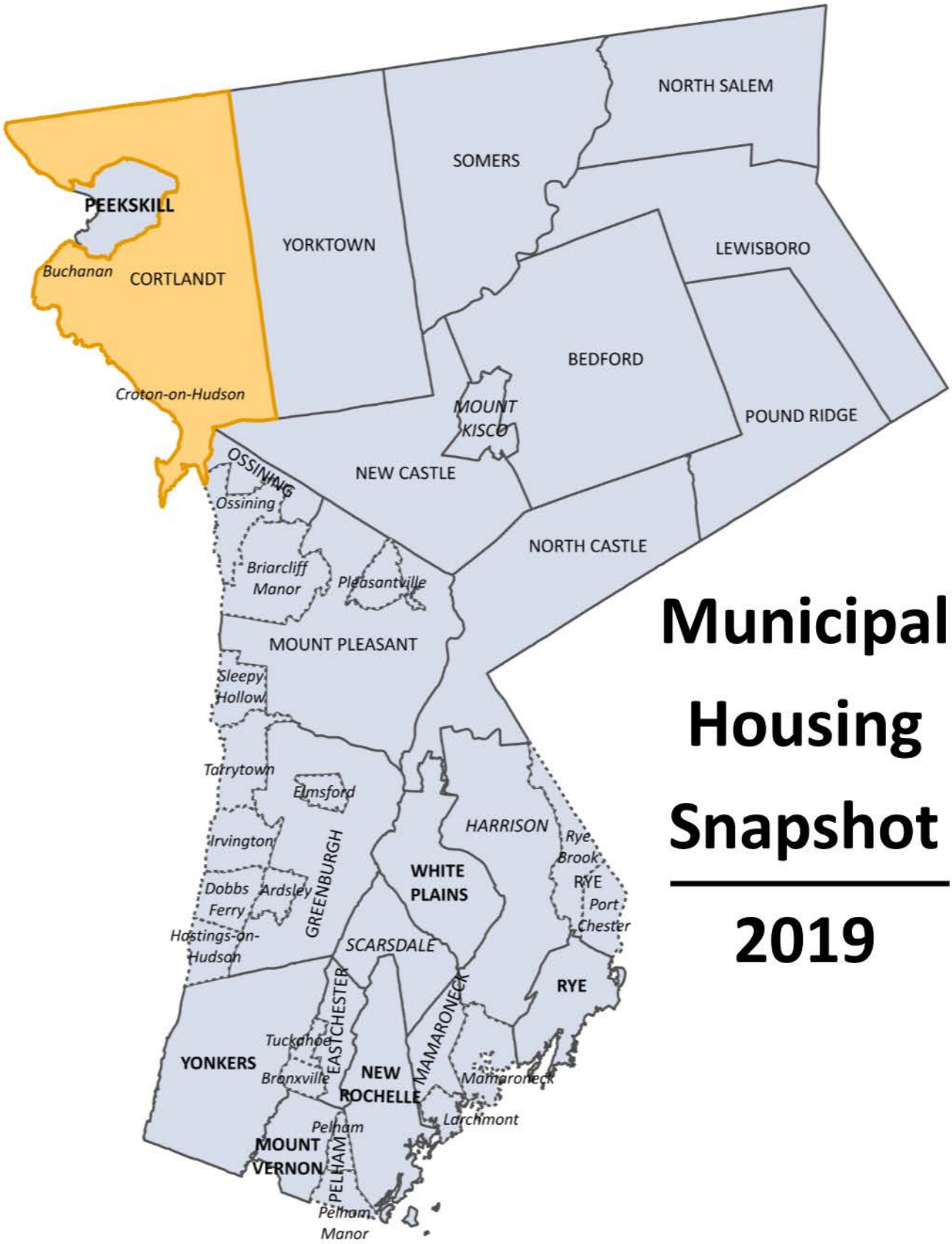
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Cortlandt



Municipal Housing Snapshot

2019

TOWN OF CORTLANDT

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	8,243	8,233	8,015	-10	-218	-228	-0.1%	-2.6%	-2.8%
20-29	2,206	2,576	3,779	370	1,203	1,573	16.8%	46.7%	71.3%
30-44	7,369	5,567	4,591	-1,802	-976	-2,778	-24.5%	-17.5%	-37.7%
45-64	7,228	10,080	10,457	2,852	377	3,229	39.5%	3.7%	44.7%
65-74	1,876	2,332	3,006	456	674	1,130	24.3%	28.9%	60.2%
75-84	1,185	1,645	1,766	460	121	581	38.8%	7.4%	49.0%
85+	565	859	690	294	-169	125	52.0%	-19.7%	22.1%
Total	**28,672**	**31,292**	**32,304**	**2,620**	**1,012**	**3,632**	**9.1%**	**3.2%**	**12.7%**

Median Monthly Gross Rent (Inflation Adjusted)**

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Cortlandt	$1,224	$1,380	$1,436	$155	$56	$212	12.7%	4.1%	17.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)**

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Cortlandt	$2,788	$3,193	$3,032	$405	-$161	$244	14.5%	-5.0%	8.8%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

***Gross rent and homeowner costs values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Cortlandt

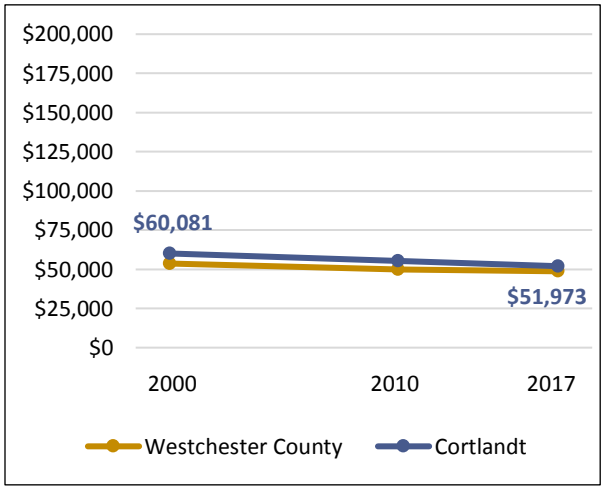
Renters and Owners

Occupied Housing Units
11,339

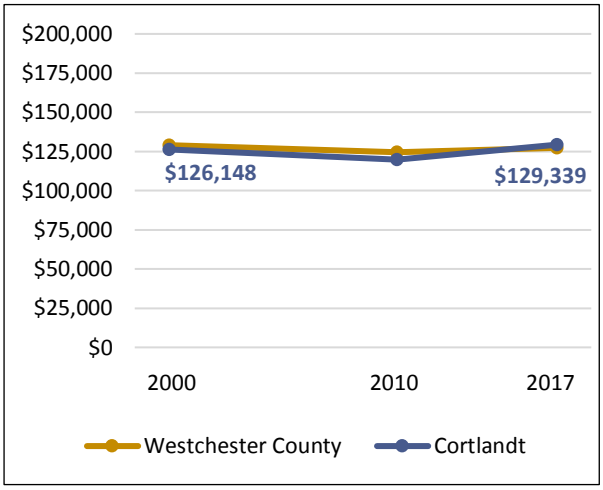
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
2,744	24%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
8,595	76%

Median Income of Renter-Occupied Households (Inflation Adjusted)**



Median Income of Owner-Occupied Households (Inflation Adjusted)**



***Median Income values calculated for entire town, including areas within villages*
Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF CORTLANDT

HOME SALES TRENDS

Residential Sales Trends**

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$407,000	$330,000	$435,000	-$77,000	-18.9%	$105,000	31.8%	$28,000	6.9%
Condo	$269,000	$291,000	$359,500	$22,000	8.2%	$68,500	23.5%	$90,500	33.6%
Co-op	$157,000	$50,000	$135,750	-$107,000	-68.2%	$85,750	171.5%	-$21,250	-13.5%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$103,266
Monthly Income	$7,804	$9,758	$8,606
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,410
Estimated Insurance and Private Mortgage Insurance	$274	$322	$295
Estimated Average Real Estate Taxes per Month	$635	$635	$729
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,239	$1,576	$1,388
Affordable Home Price Level	$250,000	$318,000	$280,000
Down Payment of 5%	$12,500	$15,900	$14,000
Affordable Home Mortgage	$237,500	$302,100	$266,000
Median Price	$435,000	$435,000	$435,000
Affordable Housing Price GAP (after 5% down)	**-$185,000**	**-$117,000**	**-$155,000**

Annual Income Needed for Median Priced Home = $160,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF CORTLANDT

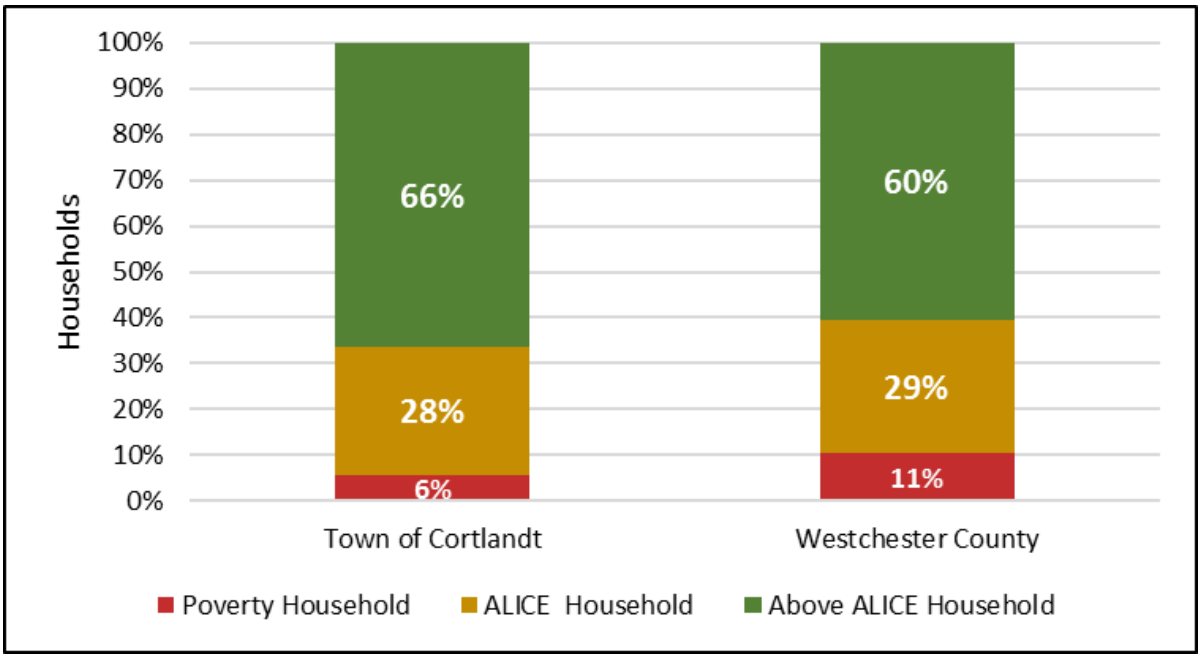
RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Cortlandt	$1,687	$67,480	$32.44	$18.34	$954	**-$733**	70.7
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

*** Values calculated for entire town, including areas within villages*

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



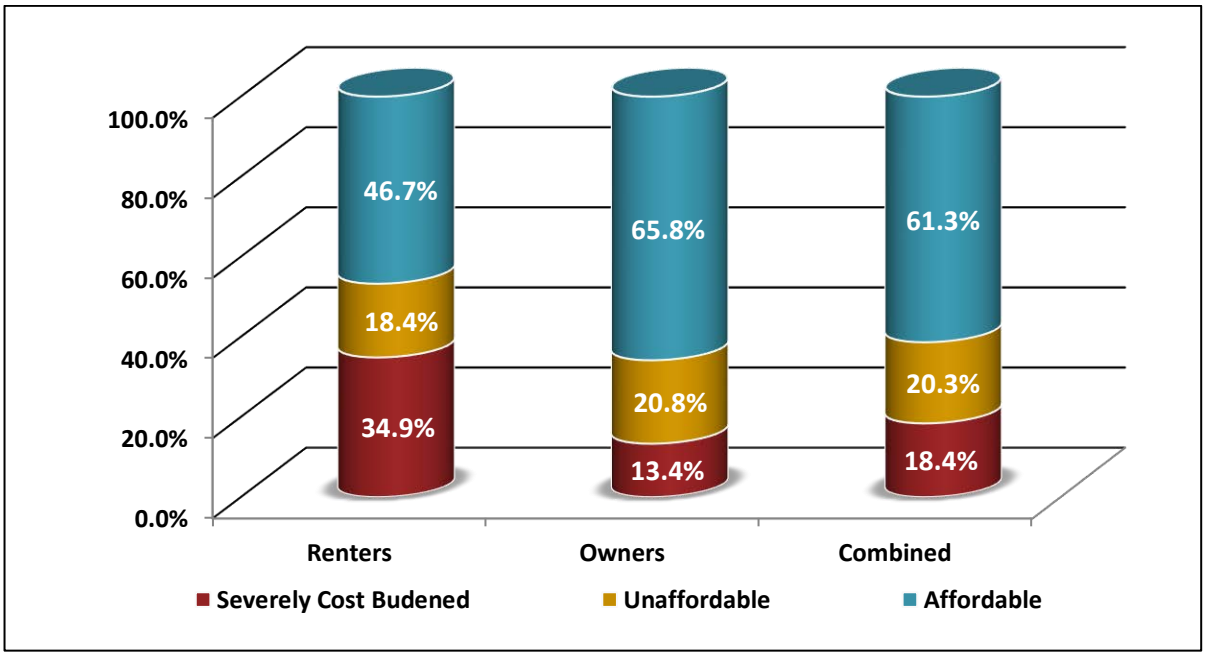
Source: United Way ALICE Project, 2016

TOWN OF CORTLANDT

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,259	496	940	2,695
as a % of the total number	46.7%	18.4%	**34.9%**	100%
OWNERS	5,756	1,821	1,168	8,745
as a % of the total number	65.8%	20.8%	**13.4%**	100%
COMBINED RENTERS AND OWNERS	7,015	2,317	2,108	11,440
as a % of the total number	61.3%	20.3%	**18.4%**	100%



Renters

34.9.0%
Severely Cost Burdened

53.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.4%
Severely Cost Burdened

34.2%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

18.4%
Severely Cost Burdened

38.7%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Cortlandt

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	620	41.3%	880	58.7%	**1,500**
Household Income >30% to <=50% HAMFI	665	56.8%	505	43.2%	**1,170**
Household Income >50% to <=80% HAMFI	730	72.6%	275	27.4%	**1,005**
Household Income >80% to <=100% HAMFI	670	67.3%	325	32.7%	**995**
Household Income >100% HAMFI	6,060	89.5%	710	10.5%	**6,770**
Total	8,745	76.4%	2,695	23.6%	11,440

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	85	20	775	880	**88.1%**
Household Income >30% to <=50% HAMFI	110	230	165	505	**32.7%**
Household Income >50% to <=80% HAMFI	129	146	0	275	**0.0%**
Household Income >80% to <=100% HAMFI	260	65	0	325	**0.0%**
Household Income >100% HAMFI	675	35	0	710	**0.0%**
Total	1,259	496	940	2,695	**34.9%**

1,175 Renter Households =< 50% HAMFI Severely Cost Burdened

1,465 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	110	25	485	620	**78.2%**
Household Income >30% to <=50% HAMFI	150	230	285	665	**42.9%**
Household Income >50% to <=80% HAMFI	238	261	231	730	**31.6%**
Household Income >80% to <=100% HAMFI	294	270	106	670	**15.8%**
Household Income >100% HAMFI	4,964	1,035	61	6,060	**1.0%**
Total	5,756	1,821	1,168	8,745	**13.4%**

770 Owner Households =< 50% HAMFI Severely Cost Burdened

1,025 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Cortlandt

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	55	0	55
Severely Overcrowded	0	0	0
Severely Cost Burdened	940	1,168	2,108

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	780	485	1265
Household Income >30% to <=50% HAMFI	180	260	440
Household Income >50% to <=80% HAMFI	0	231	231
Household Income >80% to <=100% HAMFI	15	106	121
Household Income >100% HAMFI	26	56	82
Income Unavailable	0	30	30
Total Demand	1,001	1,168	2,169

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	960
Ambulatory Limitation	1,475
Cognitive Limitation	930
Self-care or Independent Living Limitation	1,145

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	635
>30% to <=50% HAMFI	300
>50% to <=80% HAMFI	315
>80% HAMFI	1,425
Total	2,675

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF CORTLANDT

SOURCES AND DATA NOTES

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town, outside of the Villages of Buchanan and Croton-on-Hudson.**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

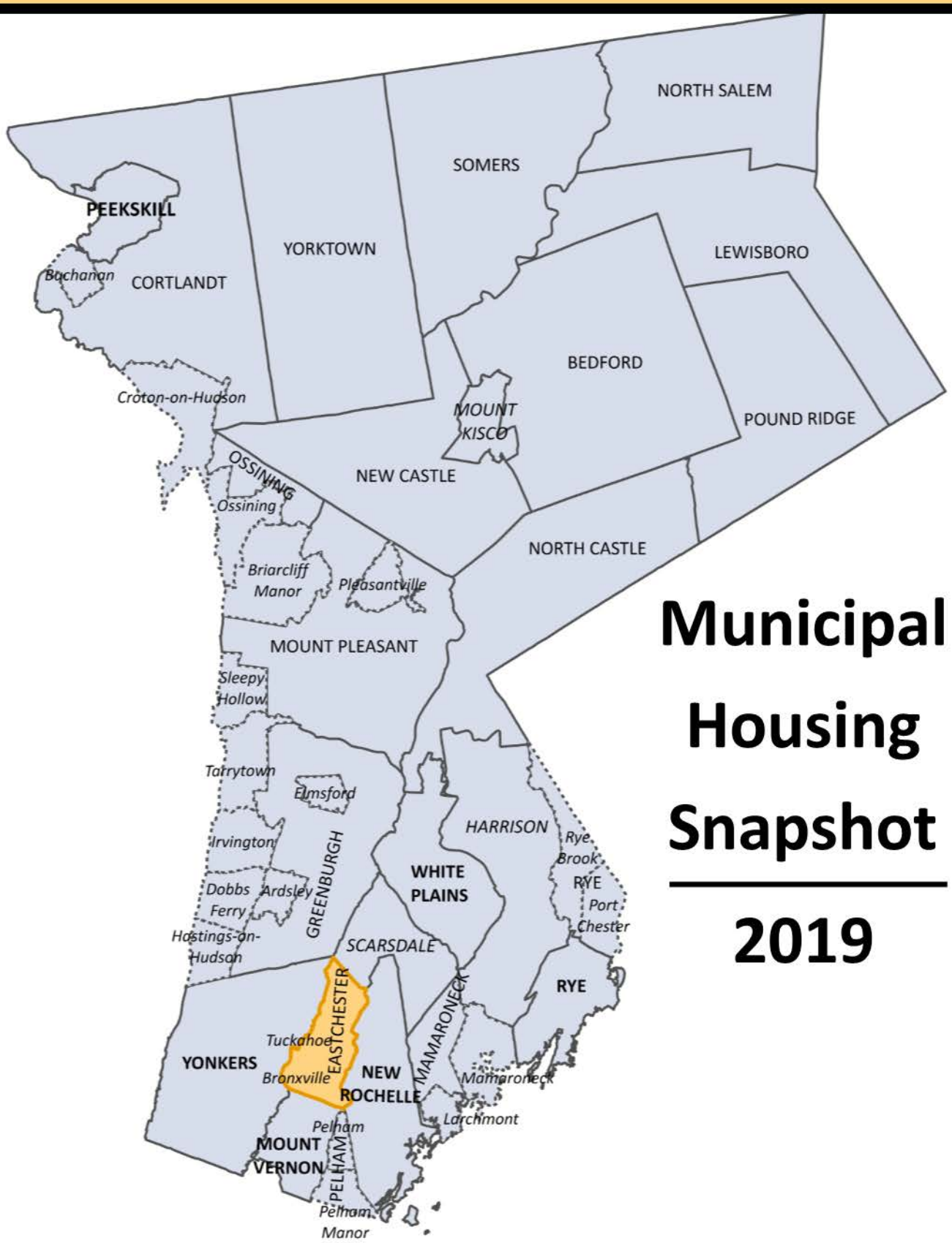
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Eastchester



Municipal Housing Snapshot

2019

TOWN OF EASTCHESTER

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	4,374	5,047	4,632	673	-415	258	15.4%	-8.2%	5.9%
20-29	1,437	1,482	2,175	45	693	738	3.1%	46.8%	51.4%
30-44	4,531	3,936	3,668	-595	-268	-863	-13.1%	-6.8%	-19.0%
45-64	4,597	5,433	5,700	836	267	1,103	18.2%	4.9%	24.0%
65-74	1,779	1,716	1,947	-63	231	168	-3.5%	13.5%	9.4%
75-84	1,360	1,314	1,215	-46	-99	-145	-3.4%	-7.5%	-10.7%
85	486	626	762	140	136	276	28.8%	21.7%	56.8%
Total	**18,564**	**19,554**	**20,099**	**990**	**545**	**1,535**	**5.3%**	**2.8%**	**8.3%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Eastchester	$1,532	$1,618	$1,788	$86	$170	$256	5.6%	10.5%	16.7%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Eastchester	$4,110	$3,732	$3,461	-$378	-$271	-$649	-9.2%	-7.3%	-15.8%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

**Gross rent and homeowner costs values calculated for entire town, including areas within villages

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF EASTCHESTER

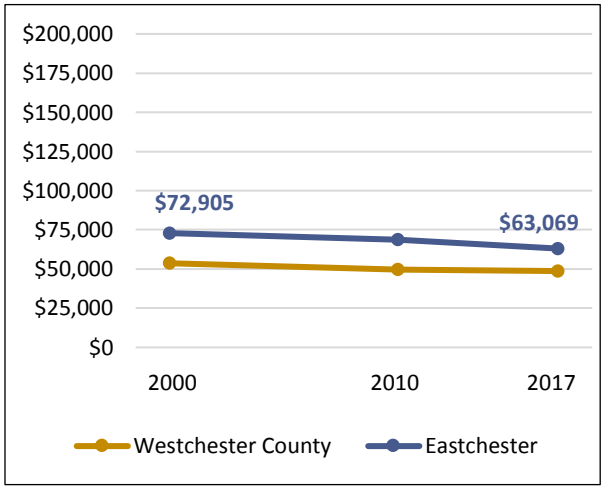
RENTERS AND OWNERS

Occupied Housing Units
7,816

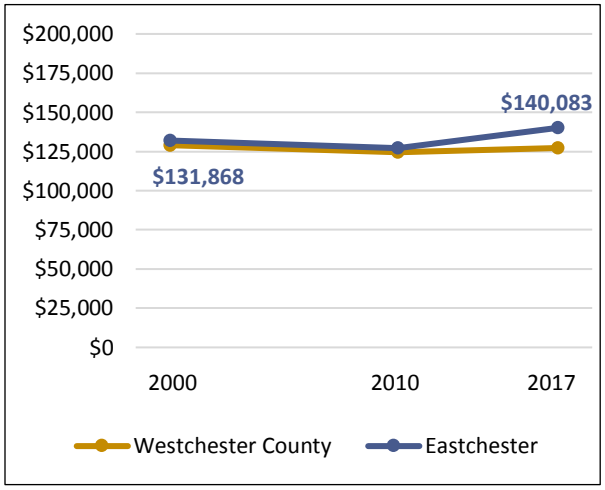
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,532	19.6%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
6,284	80.4%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



**Median Income values calculated for entire town, including areas within villages

Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF EASTCHESTER

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$677,500	$620,000	$749,000	-$57,500	-8.5%	$129,000	20.8%	$71,500	10.6%
Condo	$422,975	$260,000	$323,500	-$162,975	-38.5%	$63,500	24.4%	-$99,475	-23.5%
Co-op	$218,000	$211,250	$249,000	-$6,750	-3.1%	$37,750	17.9%	$31,000	14.2%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$116,014
Monthly Income	$7,804	$9,758	$9,668
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,707
Estimated Insurance and Private Mortgage Insurance	$287	$337	$333
Estimated Average Real Estate Taxes per Month	$635	$635	$697
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,328	$1,685	$1,660
Affordable Home Price Level	$268,000	$340,000	$335,000
Down Payment of 5%	$13,400	$17,000	$16,750
Affordable Home Mortgage	$254,600	$323,000	$318,250
Median Price	$749,000	$749,000	$749,000
Affordable Housing Price GAP (after 5% down)	**-$481,000**	**-$409,000**	**-$414,000**

Annual Income Needed for Median Priced Home = $255,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF EASTCHESTER

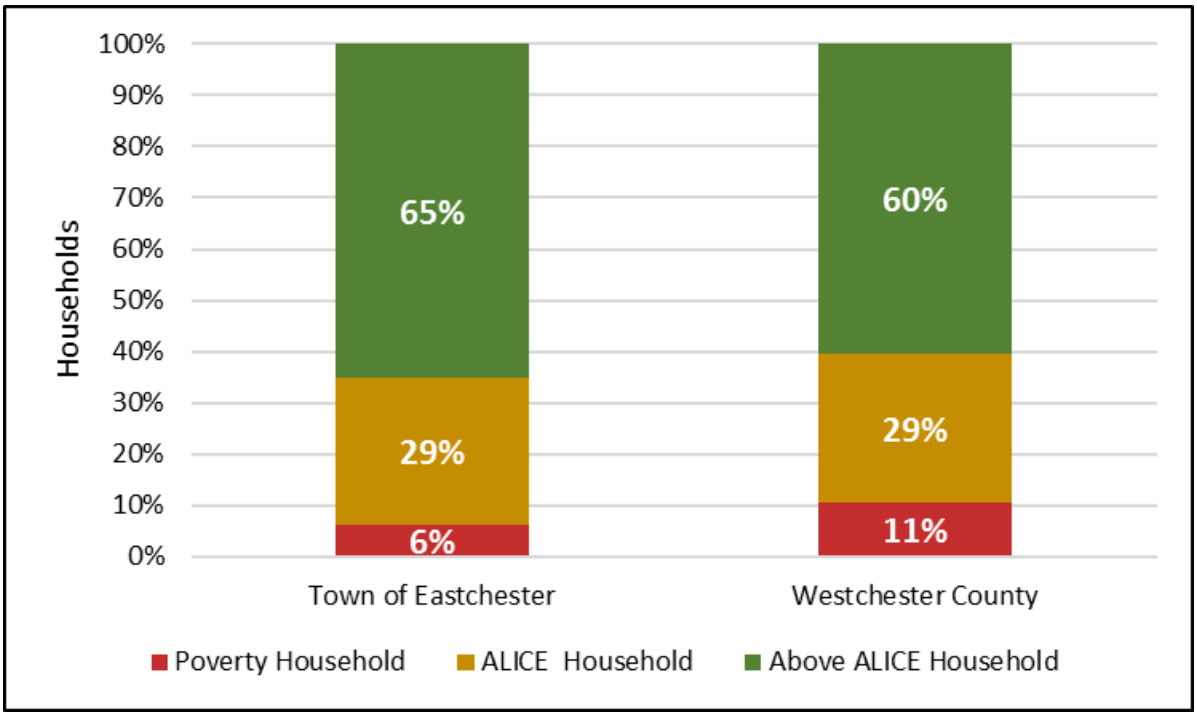
RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Eastchester	$1,687	$67,480	$32.44	$23.38	$1,216	**-$471**	55.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

** Values calculated for entire town, including areas within villages

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



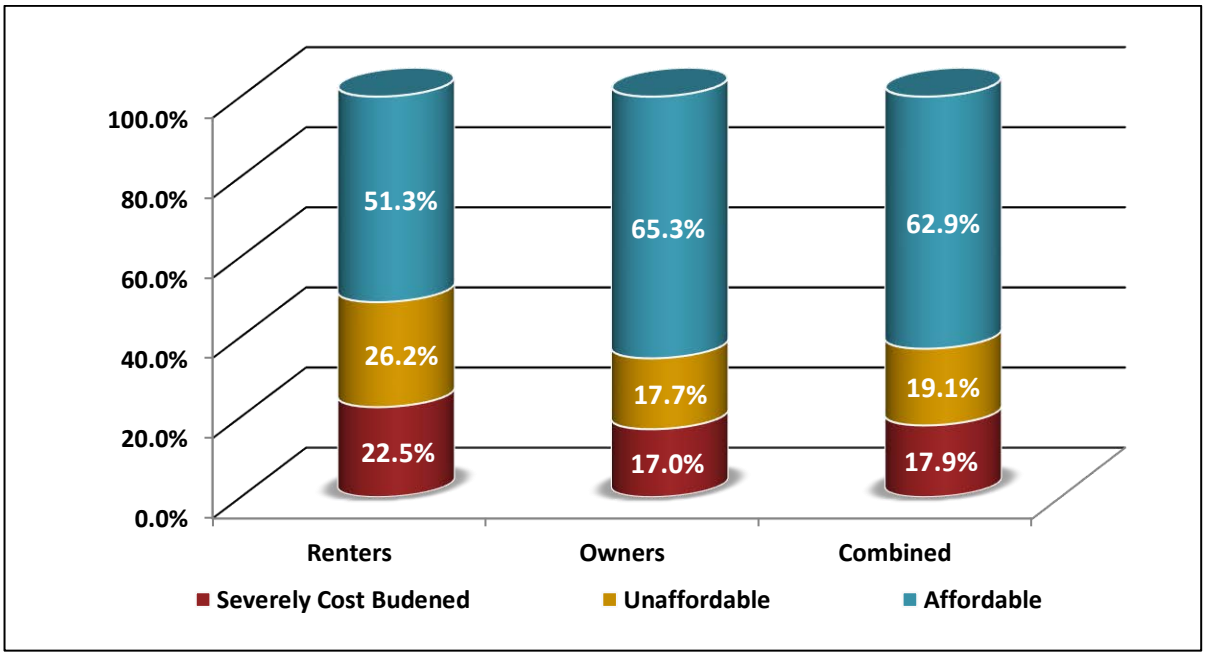
Source: United Way ALICE Project, 2016

TOWN OF EASTCHESTER

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	685	350	300	1,335
as a % of the total number	51.3%	26.2%	**22.5%**	100%
OWNERS	4,234	1,146	1,100	6,480
as a % of the total number	65.3%	17.7%	**17.0%**	100%
COMBINED RENTERS AND OWNERS	4,919	1,496	1,400	7,815
as a % of the total number	62.9%	19.1%	**17.9%**	100%



Renters

22.5%
Severely Cost Burdened

48.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

17.0%
Severely Cost Burdened

34.7%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

17.9%
Severely Cost Burdened

37.1%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Eastchester

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	500	67.1%	245	32.9%	**745**
Household Income >30% to <=50% HAMFI	570	70.4%	240	29.6%	**810**
Household Income >50% to <=80% HAMFI	565	74.3%	195	25.7%	**760**
Household Income >80% to <=100% HAMFI	545	83.2%	110	16.8%	**655**
Household Income >100% HAMFI	4,300	88.8%	545	11.2%	**4,845**
Total	6,480	82.9%	1,335	17.1%	7,815

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	60	35	150	245	**61.2%**
Household Income >30% to <=50% HAMFI	30	80	130	240	**54.2%**
Household Income >50% to <=80% HAMFI	75	110	10	195	**5.1%**
Household Income >80% to <=100% HAMFI	50	50	10	110	**9.1%**
Household Income >100% HAMFI	470	75	0	545	**0.0%**
Total	685	350	300	1,335	22.5%

280 Renter Households =< 50% HAMFI Severely Cost Burdened

395 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	105	35	360	500	**72.0%**
Household Income >30% to <=50% HAMFI	140	130	300	570	**52.6%**
Household Income >50% to <=80% HAMFI	229	131	205	565	**36.3%**
Household Income >80% to <=100% HAMFI	310	125	110	545	**20.2%**
Household Income >100% HAMFI	3,450	725	125	4,300	**2.9%**
Total	4,234	1,146	1,100	6,480	17.0%

660 Owner Households =< 50% HAMFI Severely Cost Burdened

825 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Eastchester

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	10	44	54
Severely Overcrowded	5	0	5
Severely Cost Burdened	300	1,100	1,400

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	150	360	510
Household Income >30% to <=50% HAMFI	134	300	434
Household Income >50% to <=80% HAMFI	10	209	219
Household Income >80% to <=100% HAMFI	10	105	115
Household Income >100% HAMFI	10	140	150
Income Unavailable	0	0	0
Total Demand	314	1,114	1,428

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	610
Ambulatory Limitation	780
Cognitive Limitation	355
Self-care or Independent Living Limitation	645

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	335
>30% to <=50% HAMFI	245
>50% to <=80% HAMFI	190
>80% HAMFI	575
Total	1,345

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF EASTCHESTER

SOURCES AND DATA NOTES

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town, outside of the Villages of Bronxville and Tuckahoe**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

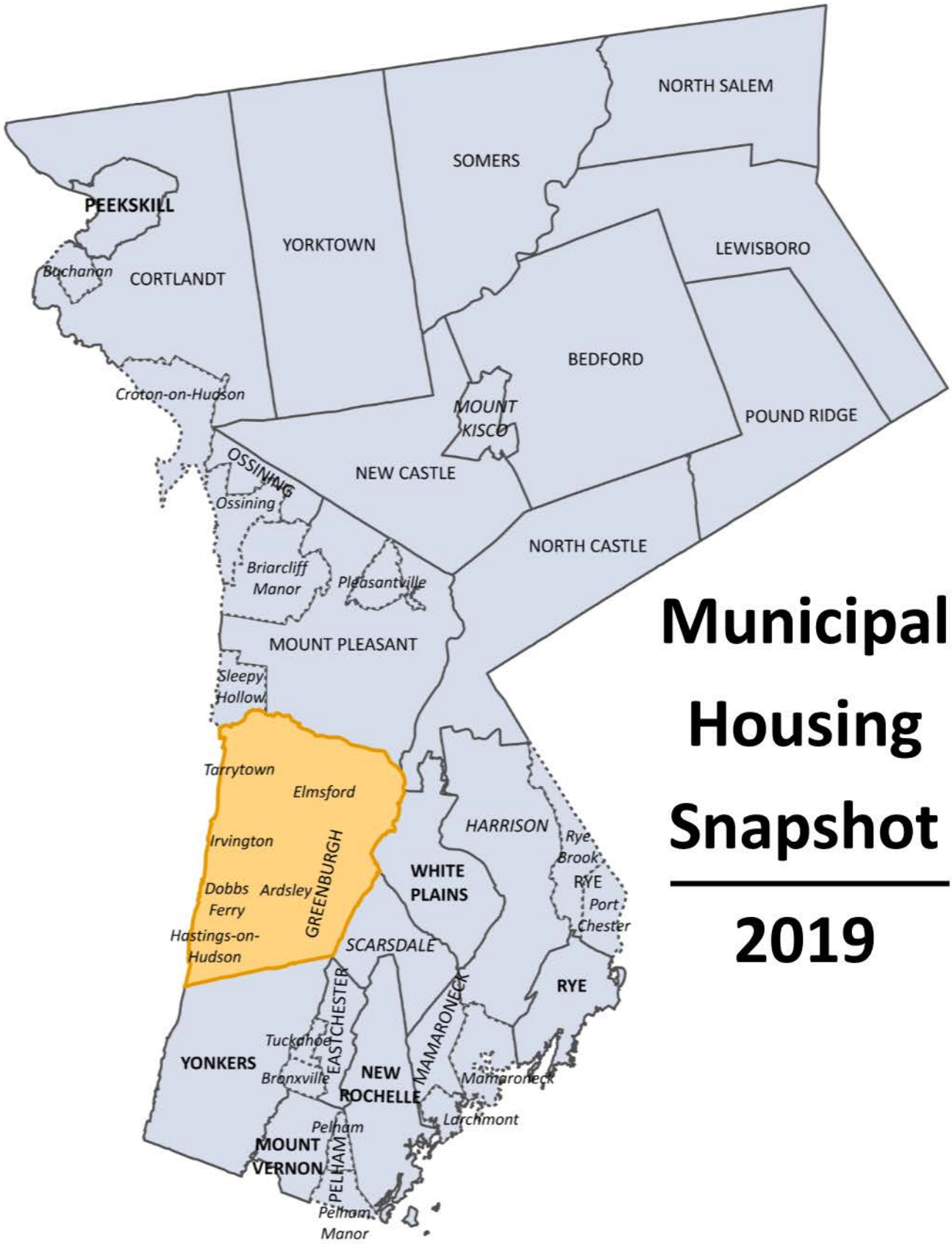
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Greenburgh



Municipal Housing Snapshot

2019

TOWN OF GREENBURGH

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	10,282	10,169	10,297	-113	128	15	-1.1%	1.3%	0.1%
20-29	3,514	3,763	4,677	249	914	1,163	7.1%	24.3%	33.1%
30-44	10,268	8,327	8,336	-1,941	9	-1,932	-18.9%	0.1%	-18.8%
45-64	11,575	13,138	13,530	1,563	392	1,955	13.5%	3.0%	16.9%
65-74	3,487	3,825	4,801	338	976	1,314	9.7%	25.5%	37.7%
75-84	2,112	2,483	2,309	371	-174	197	17.6%	-7.0%	9.3%
85	590	1,158	1094	568	-64	504	96.3%	-5.5%	85.4%
Total	**41,828**	**42,863**	**45,044**	**1,035**	**2,181**	**3,216**	**2.5%**	**5.1%**	**7.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Greenburgh	$1,453	$1,599	$1,721	$146	$122	$268	10.1%	7.6%	18.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Greenburgh	$3,579	$3,637	$3,537	$57	-$100	-$42	1.6%	-2.7%	-1.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

***Gross rent and homeowner costs values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF GREENBURGH

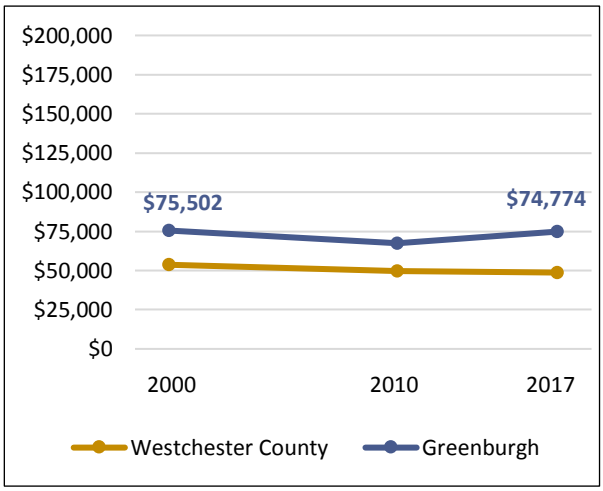
RENTERS AND OWNERS

Occupied Housing Units
16,636

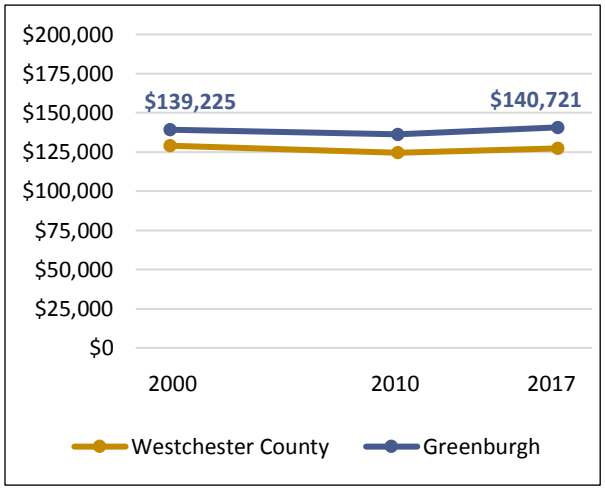
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
3,552	21.4%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
13,084	78.6%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



***Median Income values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF GREENBURGH

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$640,000	$568,000	$612,500	-$72,000	-11.3%	$44,500	7.8%	-$27,500	-4.3%
Condo	$412,500	$381,500	$375,000	-$31,000	-7.5%	-$6,500	-1.7%	-$37,500	-9.1%
Co-op	$208,800	$160,000	$189,450	-$48,800	-23.4%	$29,450	18.4%	-$19,350	-9.3%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$120,256
Monthly Income	$7,804	$9,758	$10,021
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,806
Estimated Insurance and Private Mortgage Insurance	$283	$331	$338
Estimated Average Real Estate Taxes per Month	$635	$635	$765
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,303	$1,645	$1,690
Affordable Home Price Level	$263,000	$332,000	$341,000
Down Payment of 5%	$13,150	$16,600	$17,050
Affordable Home Mortgage	$249,850	$315,400	$323,950
Median Price	$612,500	$612,500	$612,500
Affordable Housing Price GAP (after 5% down)	**-$349,500**	**-$280,500**	**-$271,500**

Annual Income Needed for Median Priced Home = $212,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF GREENBURGH

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Greenburgh	$1,687	$67,480	$32.44	$24.88	$1,294	**-$393**	52.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

*** Values calculated for entire town, including areas within villages*

ALICE HOUSEHOLDS

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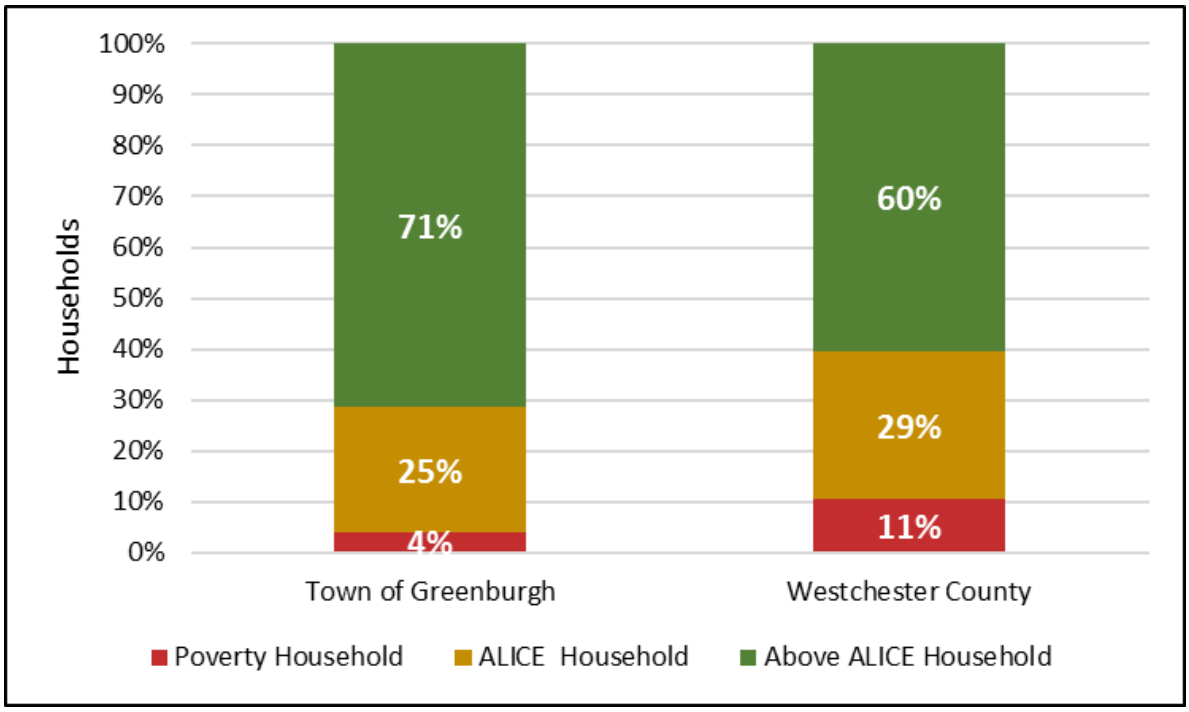


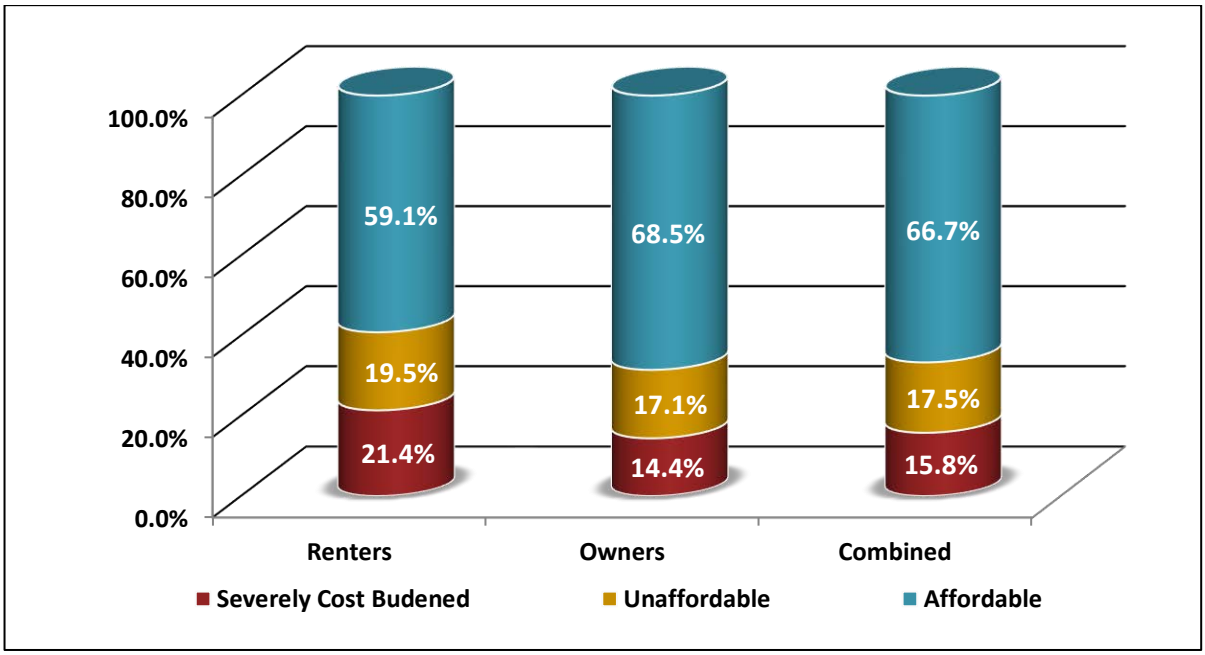
Source: United Way ALICE Project, 2016

TOWN OF GREENBURGH

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,925	634	696	3,255
as a % of the total number	59.1%	19.5%	**21.4%**	100%
OWNERS	9,043	2,251	1,901	13,195
as a % of the total number	68.5%	17.1%	**14.4%**	100%
COMBINED RENTERS AND OWNERS	10,968	2,885	2,597	16,450
as a % of the total number	66.7%	17.5%	**15.8%**	100%



Renters

21.4%
Severely Cost Burdened

40.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

14.4%
Severely Cost Burdened

31.5%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.8%
Severely Cost Burdened

33.3%
Living in Severely Cost Burdened and Unaffordable Housing

TOWN OF GREENBURGH

HOUSING COST BURDEN SUMMARY

COMBINED RENTERS AND OWNERS

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	775	52.5%	700	47.5%	**1,475**
Household Income >30% to <=50% HAMFI	975	66.1%	500	33.9%	**1,475**
Household Income >50% to <=80% HAMFI	805	75.6%	260	24.4%	**1,065**
Household Income >80% to <=100% HAMFI	855	72.8%	320	27.2%	**1,175**
Household Income >100% HAMFI	9,785	86.9%	1,475	13.1%	**11,260**
Total	13,195	80.2%	3,255	19.8%	16,450

RENTERS ONLY

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	184	76	440	700	**62.9%**
Household Income >30% to <=50% HAMFI	185	175	140	500	**28.0%**
Household Income >50% to <=80% HAMFI	18	191	51	260	**19.6%**
Household Income >80% to <=100% HAMFI	138	127	55	320	**17.2%**
Household Income >100% HAMFI	1,400	65	10	1,475	**0.7%**
Total	1,925	634	696	3,255	21.4%

580 Renter Households =< 50% HAMFI Severely Cost Burdened

831 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	140	60	575	775	**74.2%**
Household Income >30% to <=50% HAMFI	375	135	465	975	**47.7%**
Household Income >50% to <=80% HAMFI	173	306	326	805	**40.5%**
Household Income >80% to <=100% HAMFI	415	285	155	855	**18.1%**
Household Income >100% HAMFI	7,940	1,465	380	9,785	**3.9%**
Total	9,043	2,251	1,901	13,195	14.4%

1,040 Owner Households =< 50% HAMFI Severely Cost Burdened

1,235 Owner Households =< 50% HAMFI pay over 30% toward owning a home

TOWN OF GREENBURGH

HOUSING DEMAND

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	35	50	85
Severely Overcrowded	66	30	96
Severely Cost Burdened	696	1,901	2,597

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	440	575	1015
Household Income >30% to <=50% HAMFI	135	460	595
Household Income >50% to <=80% HAMFI	61	341	402
Household Income >80% to <=100% HAMFI	65	155	220
Household Income >100% HAMFI	30	440	470
Income Unavailable	0	0	0
Total Demand	731	1,971	2,702

HOUSEHOLDS WITH DISABILITIES

Households with One or More Members with a Disability, by Disability Type	
Disability Type	Households
Hearing or Vision Impairment	2,095
Ambulatory Limitation	3,030
Cognitive Limitation	1,790
Self-care or Independent Living Limitation	2,650

Households with One or More Members with a Disability, by Income	
Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	1,105
>30% to <=50% HAMFI	740
>50% to <=80% HAMFI	360
>80% HAMFI	3,325
Total	5,530

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF GREENBURGH

SOURCES AND DATA NOTES

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town, outside of the Villages of Ardsley, Dobbs Ferry, Elmsford, Hastings-On-Hudson, Irvington, and Tarrytown**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

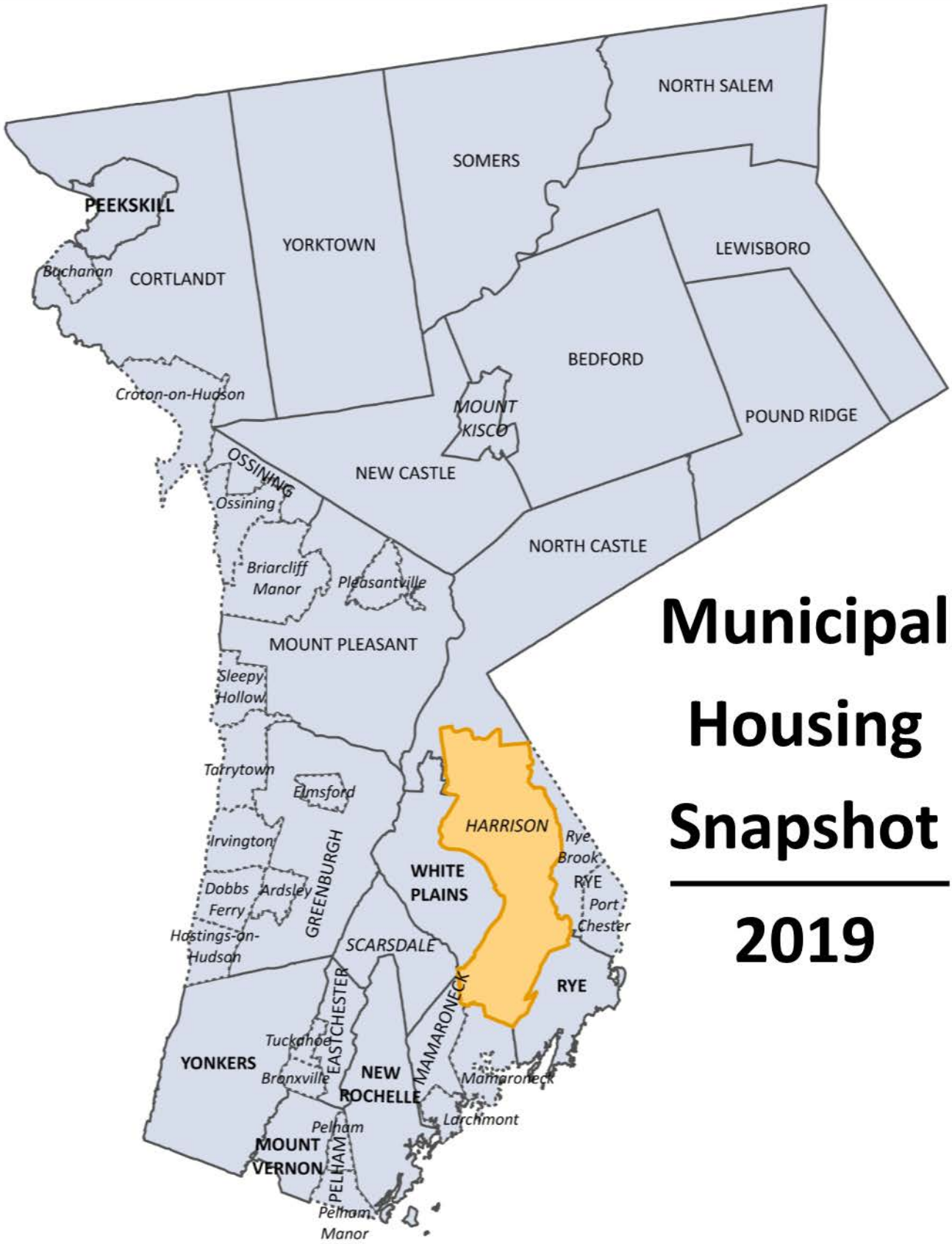
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Harrison



Municipal Housing Snapshot

2019

Town-Village of Harrison

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	6,825	8,297	8,761	1,472	464	1,936	21.6%	5.6%	28.4%
20-29	2,667	4,384	4,011	1,717	-373	1,344	64.4%	-8.5%	50.4%
30-44	5,843	4,608	4,474	-1,235	-134	-1,369	-21.1%	-2.9%	-23.4%
45-64	5,282	6,658	7,152	1,376	494	1,870	26.1%	7.4%	35.4%
65-74	1,831	1,707	1,867	-124	160	36	-6.8%	9.4%	2.0%
75-84	1,289	1,279	1,322	-10	43	33	-0.8%	3.4%	2.6%
85	417	539	732	122	193	315	29.3%	35.8%	75.5%
Total	**24,154**	**27,472**	**28,319**	**3,318**	**847**	**4,165**	**13.7%**	**3.1%**	**17.2%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Harrison	$1,679	$1,913	$2,138	$234	$225	$459	13.9%	11.8%	27.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Harrison	$4,476	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town-Village of Harrison

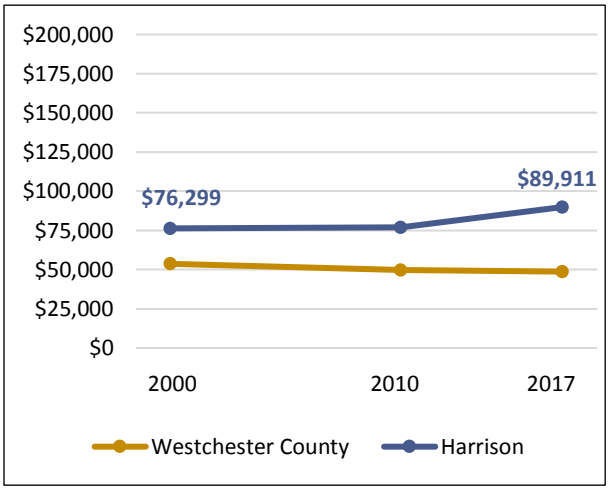
Renters and Owners

Occupied Housing Units
8,439

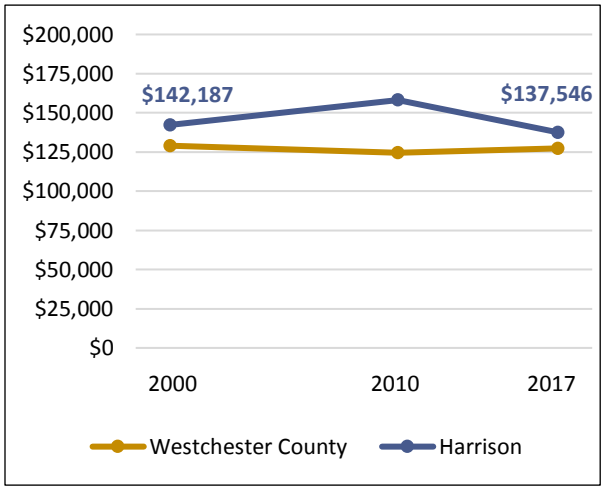
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
3,056	36%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
5,383	64%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN-VILLAGE OF HARRISON

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,502,500	$1,182,500	$1,395,000	-$320,000	-21.3%	$212,500	18.0%	-$107,500	-7.2%
Condo	$304,000	$297,500	$317,250	-$6,500	-2.1%	$19,750	6.6%	$13,250	4.4%
Co-op	$237,450	$148,250	$132,000	-$89,200	-37.6%	-$16,250	-11.0%	-$105,450	-44.4%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$117,453
Monthly Income	$7,804	$9,758	$9,788
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,741
Estimated Insurance and Private Mortgage Insurance	$295	$345	$344
Estimated Average Real Estate Taxes per Month	$635	$635	$630
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,388	$1,744	$1,734
Affordable Home Price Level	$280,000	$352,000	$350,000
Down Payment of 5%	$14,000	$17,600	$17,500
Affordable Home Mortgage	$266,000	$334,400	$332,500
Median Price	$1,395,000	$1,395,000	$1,395,000
Affordable Housing Price GAP (after 5% down)	**-$1,115,000**	**-$1,043,000**	**-$1,045,000**

Annual Income Needed for Median Priced Home = $450,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

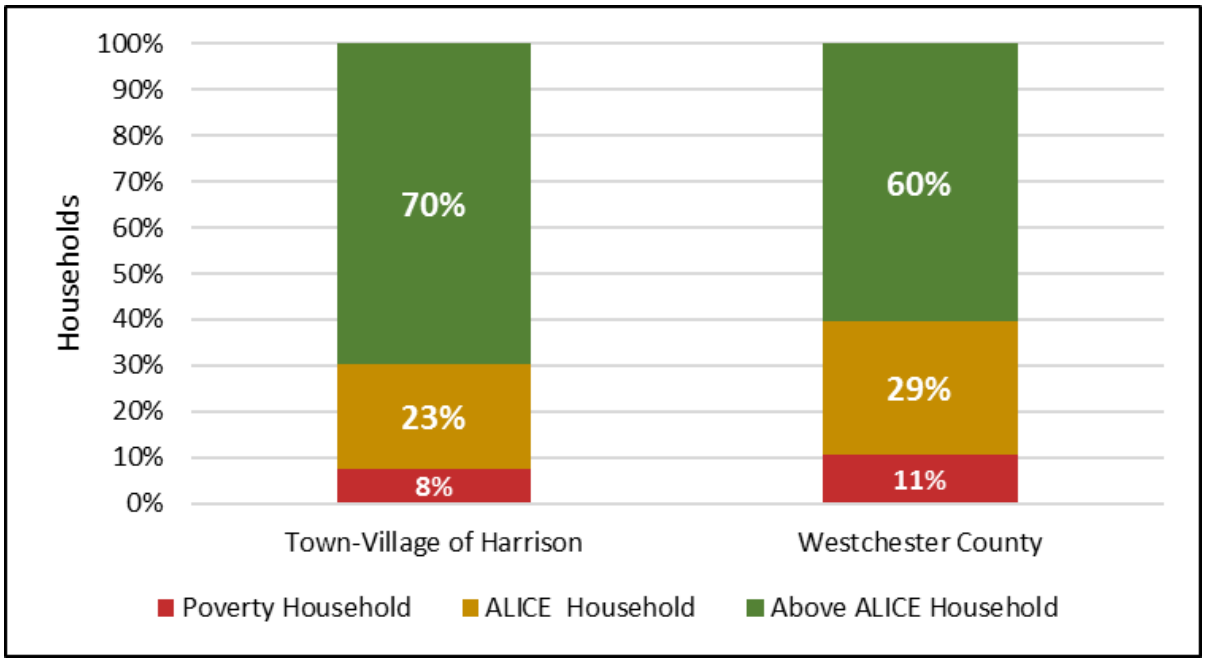
TOWN-VILLAGE OF HARRISON

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Harrison	$1,687	$67,480	$32.44	$29.97	$1,558	**-$129**	43.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



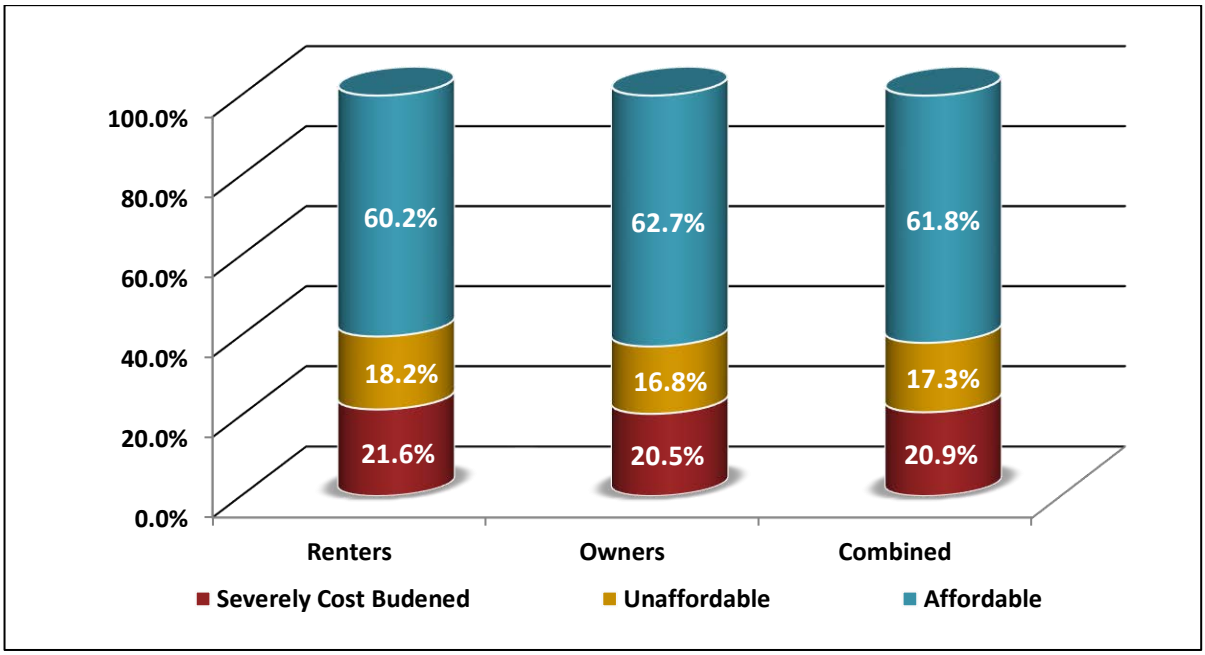
Source: United Way ALICE Project, 2016

TOWN-VILLAGE OF HARRISON

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,760	530	630	2,920
as a % of the total number	60.2%	18.2%	**21.6%**	100%
OWNERS	3,295	885	1,080	5,260
as a % of the total number	62.7%	16.8%	**20.5%**	100%
COMBINED RENTERS AND OWNERS	5,055	1,415	1,710	8,180
as a % of the total number	61.8%	17.3%	**20.9%**	100%



Renters

21.6%
Severely Cost Burdened

39.8%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

20.5%
Severely Cost Burdened

37.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

20.9%
Severely Cost Burdened

38.2%
Living in Severely Cost Burdened and Unaffordable Housing

Town-Village of Harrison

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	445	41.4%	630	58.6%	**1,075**
Household Income >30% to <=50% HAMFI	415	61.0%	265	39.0%	**680**
Household Income >50% to <=80% HAMFI	290	48.3%	310	51.7%	**600**
Household Income >80% to <=100% HAMFI	405	59.6%	275	40.4%	**680**
Household Income >100% HAMFI	3,705	72.0%	1,440	28.0%	**5,145**
Total	5,260	64.3%	2,920	35.7%	8,180

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	120	55	455	630	**72.2%**
Household Income >30% to <=50% HAMFI	45	80	140	265	**52.8%**
Household Income >50% to <=80% HAMFI	125	170	15	310	**4.8%**
Household Income >80% to <=100% HAMFI	150	125	0	275	**0.0%**
Household Income >100% HAMFI	1,320	100	20	1,440	**1.4%**
Total	1,760	530	630	2,920	21.6%

595 Renter Households =< 50% HAMFI Severely Cost Burdened

730 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	75	10	360	445	**80.9%**
Household Income >30% to <=50% HAMFI	105	100	210	415	**50.6%**
Household Income >50% to <=80% HAMFI	50	90	150	290	**51.7%**
Household Income >80% to <=100% HAMFI	190	100	115	405	**28.4%**
Household Income >100% HAMFI	2,875	585	245	3,705	**6.6%**
Total	3,295	885	1,080	5,260	20.5%

570 Owner Households =< 50% HAMFI Severely Cost Burdened

680 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town-Village of Harrison

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	35	14	49
Severely Overcrowded	35	0	35
Severely Cost Burdened	630	1,080	1,710

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	455	359	814
Household Income >30% to <=50% HAMFI	140	210	350
Household Income >50% to <=80% HAMFI	15	150	165
Household Income >80% to <=100% HAMFI	0	125	125
Household Income >100% HAMFI	70	245	315
Income Unavailable	0	0	0
Total Demand	680	1,089	1,769

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	755
Ambulatory Limitation	900
Cognitive Limitation	660
Self-care or Independent Living Limitation	905

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	385
>30% to <=50% HAMFI	230
>50% to <=80% HAMFI	105
>80% HAMFI	1,030
Total	1,750

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN-VILLAGE OF HARRISON

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

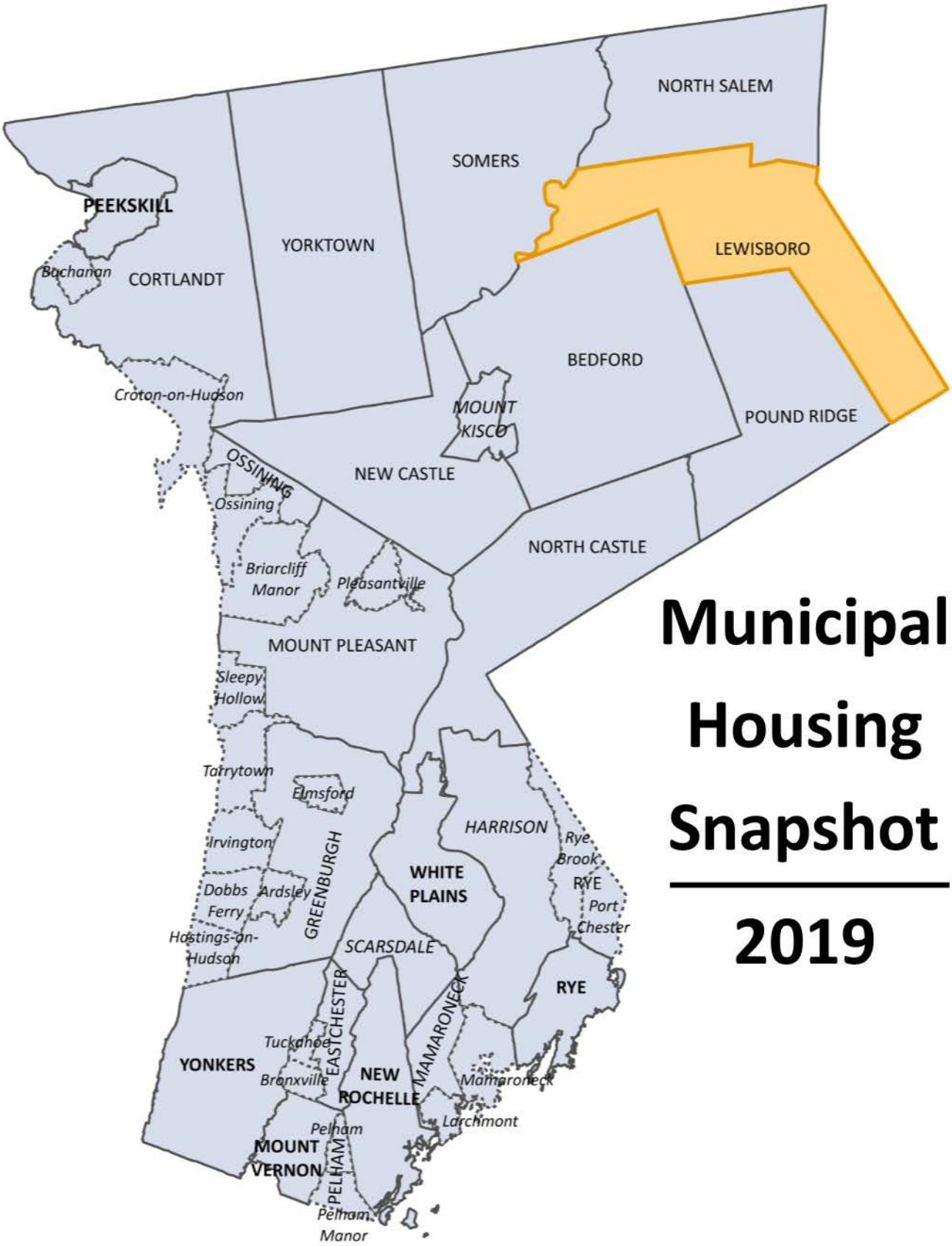
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Lewisboro



Municipal Housing Snapshot

2019

TOWN OF LEWISBORO

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	4,085	3,615	3,291	-470	-324	-794	-11.5%	-9.0%	-19.4%
20-29	611	730	1,066	119	336	455	19.5%	46.0%	74.5%
30-44	3,181	1,910	1,655	-1,271	-255	-1,526	-40.0%	-13.4%	-48.0%
45-64	3,572	4,717	4,566	1,145	-151	994	32.1%	-3.2%	27.8%
65-74	565	896	1,361	331	465	796	58.6%	51.9%	140.9%
75-84	245	421	586	176	165	341	71.8%	39.2%	139.2%
85	65	122	216	57	94	151	87.7%	77.0%	232.3%
Total	**12,324**	**12,411**	**12,741**	**87**	**330**	**417**	**0.7%**	**2.7%**	**3.4%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Lewisboro	$1,749	$2,016	$1,979	$267	-$37	$230	15.2%	-1.8%	13.1%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Lewisboro	$3,761	$4,351	$3,777	$590	-$574	$16	15.7%	-13.2%	0.4%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Lewisboro

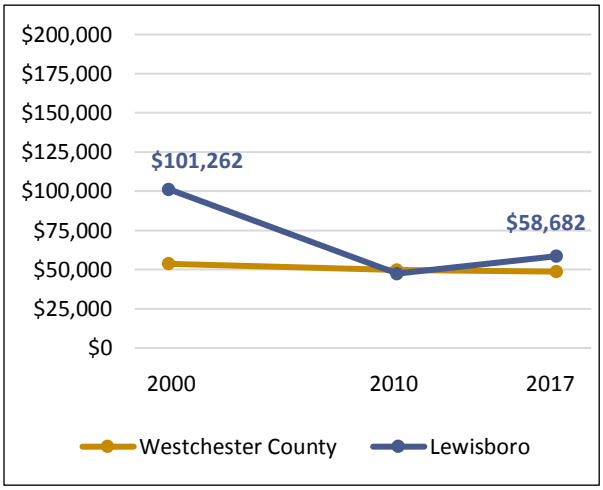
Renters and Owners

Occupied Housing Units
4,684

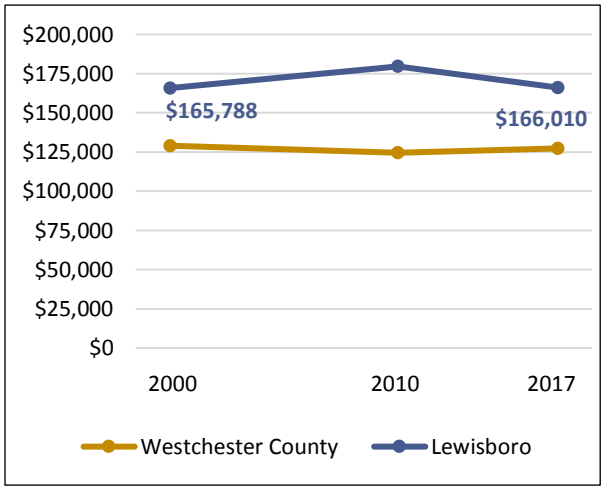
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
423	9%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
4,261	91%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF LEWISBORO

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$750,000	$628,000	$675,000	-$122,000	-16.3%	$47,000	7.5%	-$75,000	-10.0%
Condo	$298,750	$218,750	$315,000	-$80,000	-26.8%	$96,250	44.0%	$16,250	5.4%
Co-op	Unavailable	$87,000	$85,000	Unavailable	Unavailable	-$2,000	-2.3%	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$148,824
Monthly Income	$7,804	$9,758	$12,402
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,473
Estimated Insurance and Private Mortgage Insurance	$285	$333	$397
Estimated Average Real Estate Taxes per Month	$635	$635	$936
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,313	$1,660	$2,116
Affordable Home Price Level	$265,000	$335,000	$427,000
Down Payment of 5%	$13,250	$16,750	$21,350
Affordable Home Mortgage	$251,750	$318,250	$405,650
Median Price	$675,000	$675,000	$675,000
Affordable Housing Price GAP (after 5% down)	**-$410,000**	**-$340,000**	**-$248,000**

Annual Income Needed for Median Priced Home = $233,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF LEWISBORO

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Lewisboro	$1,687	$67,480	$32.44	$20.51	$1,066	**-$621**	63.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

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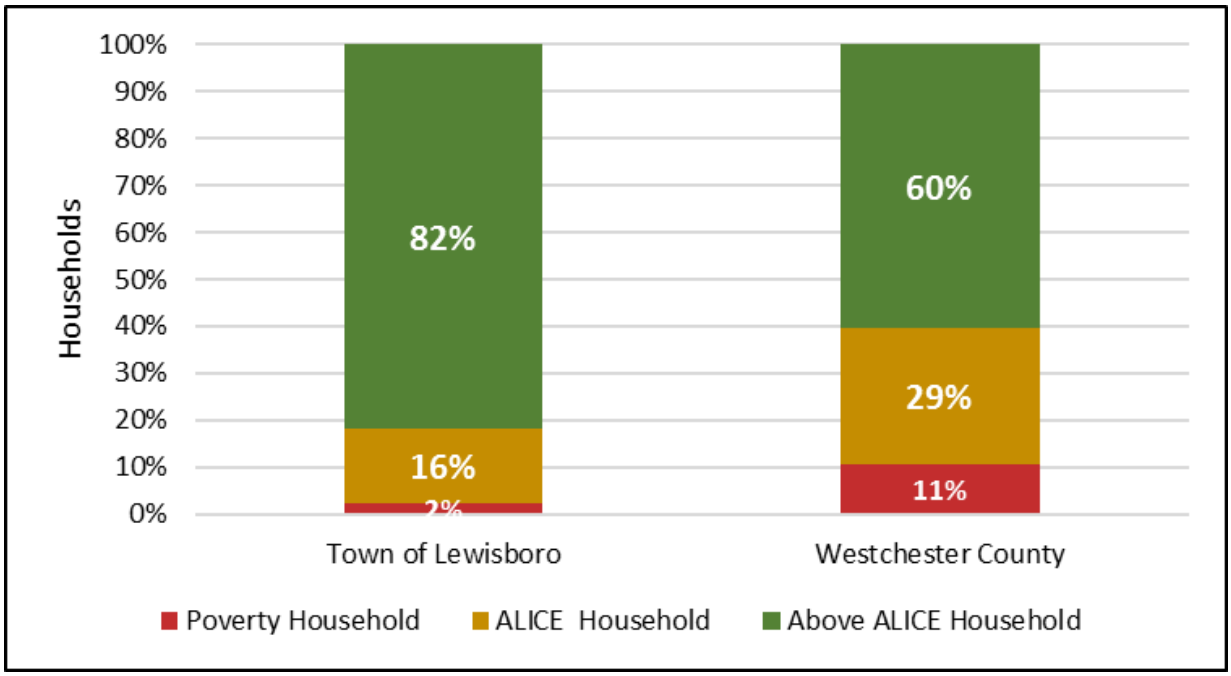


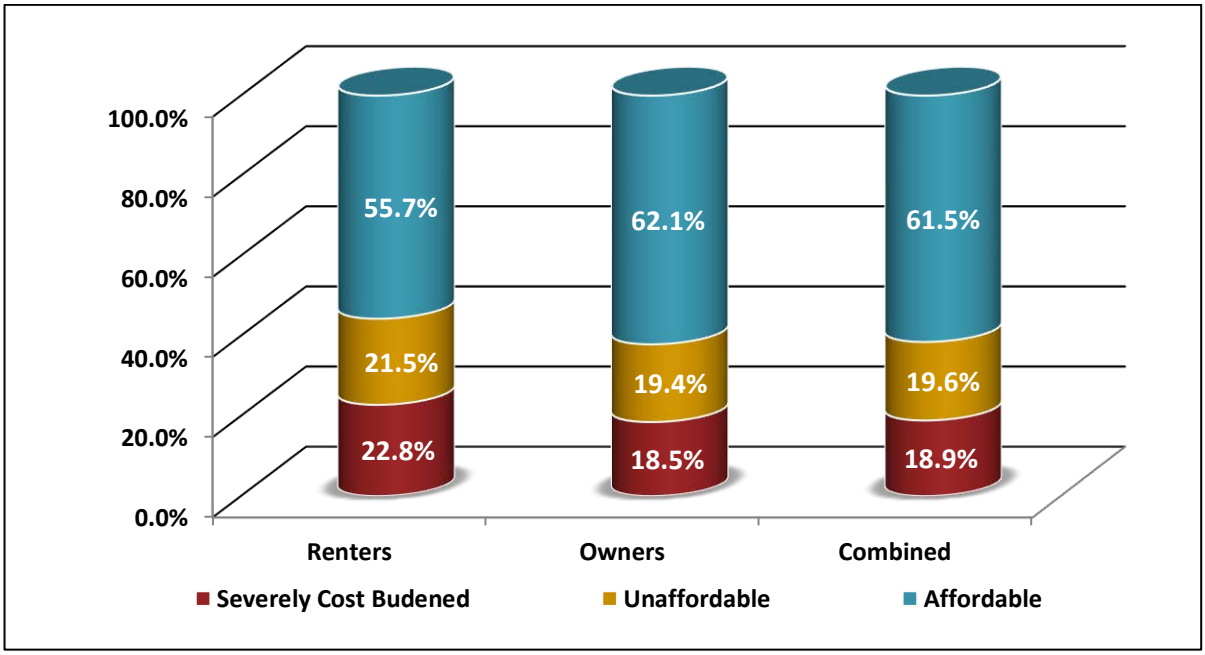
Source: United Way ALICE Project, 2016

TOWN OF LEWISBORO

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	220	85	90	395
as a % of the total number	55.7%	21.5%	**22.8%**	100%
OWNERS	2,580	805	770	4,155
as a % of the total number	62.1%	19.4%	**18.5%**	100%
COMBINED RENTERS AND OWNERS	2,800	890	860	4,550
as a % of the total number	61.5%	19.6%	**18.9%**	100%



Renters

22.8%
Severely Cost Burdened

44.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.5%
Severely Cost Burdened

37.9%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

18.9%
Severely Cost Burdened

38.5%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Lewisboro

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	200	95.2%	10	4.8%	**210**
Household Income >30% to <=50% HAMFI	295	76.6%	90	23.4%	**385**
Household Income >50% to <=80% HAMFI	225	88.2%	30	11.8%	**255**
Household Income >80% to <=100% HAMFI	270	81.8%	60	18.2%	**330**
Household Income >100% HAMFI	3,165	93.9%	205	6.1%	**3,370**
Total	4,155	91.3%	395	8.7%	4,550

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	10	10	**100.0%**
Household Income >30% to <=50% HAMFI	10	15	65	90	**72.2%**
Household Income >50% to <=80% HAMFI	0	15	15	30	**50.0%**
Household Income >80% to <=100% HAMFI	50	10	0	60	**0.0%**
Household Income >100% HAMFI	160	45	0	205	**0.0%**
Total	220	85	90	395	22.8%

75 Renter Households =< 50% HAMFI Severely Cost Burdened

90 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	5	15	180	200	**90.0%**
Household Income >30% to <=50% HAMFI	5	50	240	295	**81.4%**
Household Income >50% to <=80% HAMFI	30	55	140	225	**62.2%**
Household Income >80% to <=100% HAMFI	75	100	95	270	**35.2%**
Household Income >100% HAMFI	2,465	585	115	3,165	**3.6%**
Total	2,580	805	770	4,155	18.5%

420 Owner Households =< 50% HAMFI Severely Cost Burdened

485 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Lewisboro

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	25	25
Severely Overcrowded	0	10	10
Severely Cost Burdened	90	770	860

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	10	180	190
Household Income >30% to <=50% HAMFI	65	240	305
Household Income >50% to <=80% HAMFI	15	140	155
Household Income >80% to <=100% HAMFI	0	95	95
Household Income >100% HAMFI	0	140	140
Income Unavailable	0	0	0
Total Demand	90	795	885

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	250
Ambulatory Limitation	270
Cognitive Limitation	200
Self-care or Independent Living Limitation	250

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	100
>30% to <=50% HAMFI	50
>50% to <=80% HAMFI	15
>80% HAMFI	375
Total	540

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF LEWISBORO

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

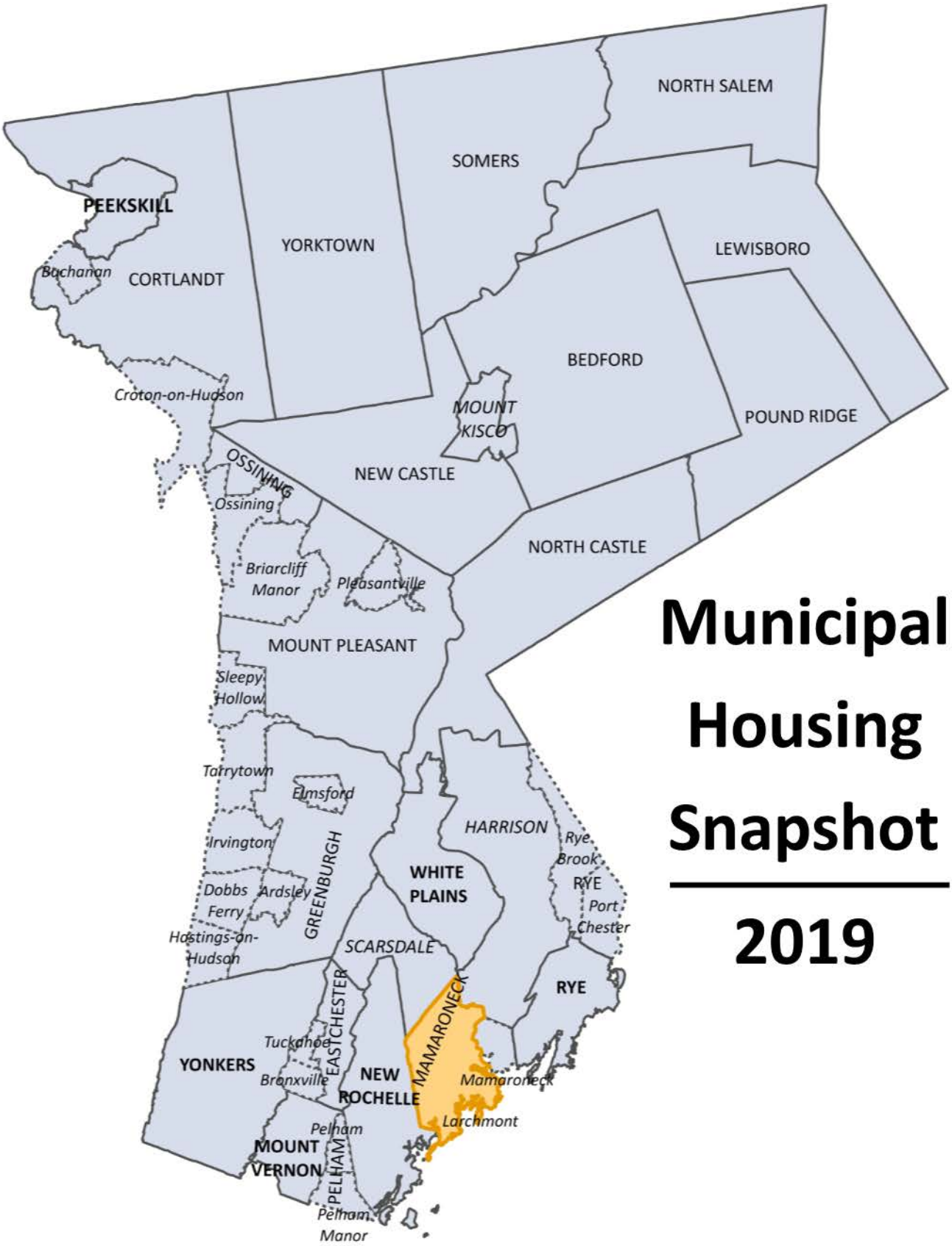
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Mamaroneck



Municipal Housing Snapshot

2019

TOWN OF MAMARONECK

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	3,270	3,541	3,546	271	5	276	8.3%	0.1%	8.4%
20-29	698	685	905	-13	220	207	-1.9%	32.1%	29.7%
30-44	2,639	2,369	2,423	-270	54	-216	-10.2%	2.3%	-8.2%
45-64	3,045	3,563	3,662	518	99	617	17.0%	2.8%	20.3%
65-74	777	957	916	180	-41	139	23.2%	-4.3%	17.9%
75-84	525	593	566	68	-27	41	13.0%	-4.6%	7.8%
85	187	269	301	82	32	114	43.9%	11.9%	61.0%
Total	**11,141**	**11,977**	**12,319**	**836**	**342**	**1,178**	**7.5%**	**2.9%**	**10.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mamaroneck	$1,508	$1,608	$1,759	$101	$151	$251	6.7%	9.4%	16.7%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mamaroneck	$4,589	$4,444	4,000	-$146	Unavailable; Reporting Limit Exceeded (>$4,000)		-3.2%	Unavailable; Reporting Limit Exceeded (>$4,000)	
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

***Gross rent and homeowner costs values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Mamaroneck

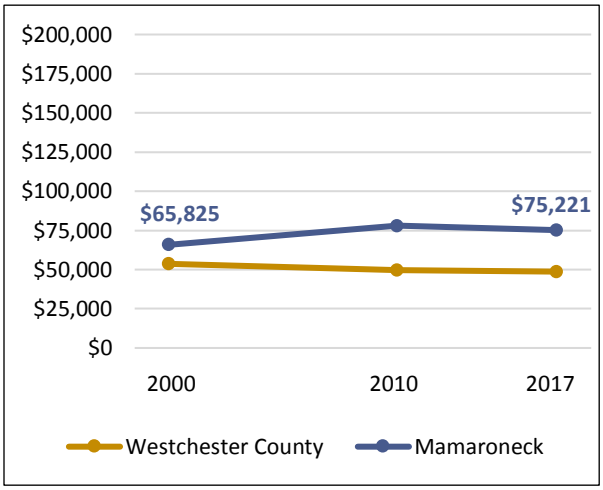
Renters and Owners

Occupied Housing Units
4,304

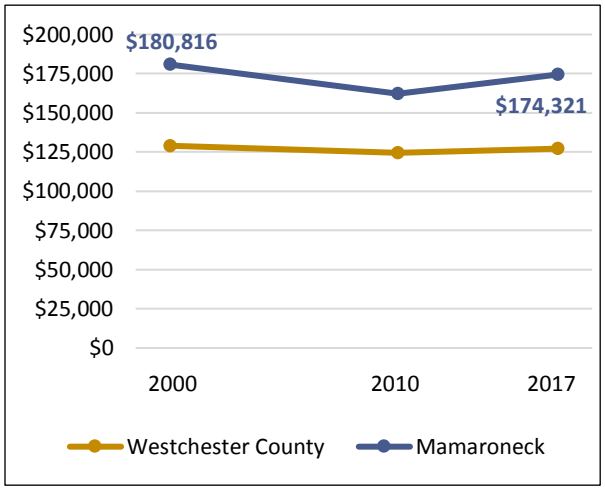
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
720	16.7%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
3,584	83.3%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



***Median Income values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF MAMARONECK

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,140,500	$985,000	$1,145,000	-$155,500	-13.6%	$160,000	16.2%	$4,500	0.4%
Condo	$447,500	$494,250	$720,000	$46,750	10.4%	$225,750	45.7%	$272,500	60.9%
Co-op	$250,000	$255,000	$290,000	$5,000	2.0%	$35,000	13.7%	$40,000	16.0%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$121,261
Monthly Income	$7,804	$9,758	$10,105
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,829
Estimated Insurance and Private Mortgage Insurance	$295	$346	$354
Estimated Average Real Estate Taxes per Month	$635	$635	$652
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,388	$1,749	$1,809
Affordable Home Price Level	$280,000	$353,000	$365,000
Down Payment of 5%	$14,000	$17,650	$18,250
Affordable Home Mortgage	$266,000	$335,350	$346,750
Median Price	$1,145,000	$1,145,000	$1,145,000
Affordable Housing Price GAP (after 5% down)	**-$865,000**	**-$792,000**	**-$780,000**

Annual Income Needed for Median Priced Home = $370,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF MAMARONECK

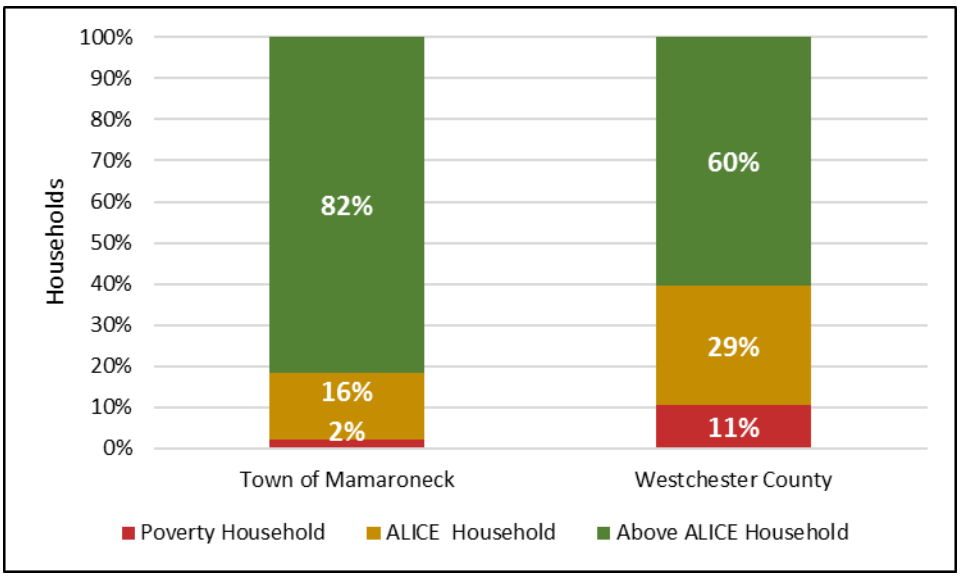
RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Mamaroneck	$1,687	$67,480	$32.44	$26.31	$1,368	**-$319**	49.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

*** Values calculated for entire town, including areas within villages*

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



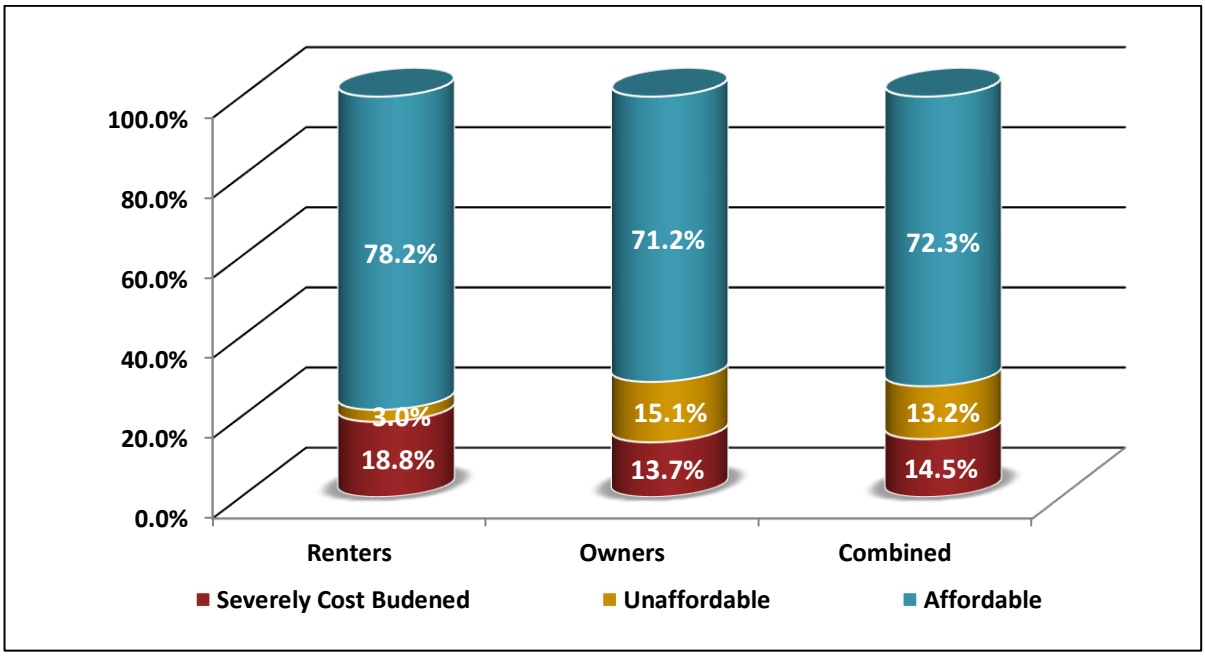
Source: United Way ALICE Project, 2016

TOWN OF MAMARONECK

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	520	20	125	665
as a % of the total number	78.2%	3.0%	**18.8%**	100%
OWNERS	2,600	550	500	3,650
as a % of the total number	71.2%	15.1%	**13.7%**	100%
COMBINED RENTERS AND OWNERS	3,120	570	625	4,315
as a % of the total number	72.3%	13.2%	**14.5%**	100%



Renters

18.8%
Severely Cost Burdened

21.8%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.7%
Severely Cost Burdened

28.8%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.5%
Severely Cost Burdened

27.7%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Mamaroneck

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	125	44.6%	155	55.4%	**280**
Household Income >30% to <=50% HAMFI	210	89.4%	25	10.6%	**235**
Household Income >50% to <=80% HAMFI	240	87.3%	35	12.7%	**275**
Household Income >80% to <=100% HAMFI	220	66.7%	110	33.3%	**330**
Household Income >100% HAMFI	2,855	89.4%	340	10.6%	**3,195**
Total	3,650	84.6%	665	15.4%	4,315

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	60	10	85	155	**54.8%**
Household Income >30% to <=50% HAMFI	5	0	20	25	**80.0%**
Household Income >50% to <=80% HAMFI	30	5	0	35	**0.0%**
Household Income >80% to <=100% HAMFI	105	5	0	110	**0.0%**
Household Income >100% HAMFI	320	0	20	340	**5.9%**
Total	520	20	125	665	18.8%

105 Renter Households =< 50% HAMFI Severely Cost Burdened

115 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	125	125	**100.0%**
Household Income >30% to <=50% HAMFI	70	20	120	210	**57.1%**
Household Income >50% to <=80% HAMFI	90	85	65	240	**27.1%**
Household Income >80% to <=100% HAMFI	150	15	55	220	**25.0%**
Household Income >100% HAMFI	2,290	430	135	2,855	**4.7%**
Total	2,600	550	500	3,650	13.7%

245 Owner Households =< 50% HAMFI Severely Cost Burdened

265 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Mamaroneck

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	45	0	45
Severely Cost Burdened	120	500	620

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	90	125	215
Household Income >30% to <=50% HAMFI	15	120	135
Household Income >50% to <=80% HAMFI	0	65	65
Household Income >80% to <=100% HAMFI	0	50	50
Household Income >100% HAMFI	60	135	195
Income Unavailable	0	5	5
Total Demand	165	500	665

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type	
Disability Type	Households
Hearing or Vision Impairment	395
Ambulatory Limitation	480
Cognitive Limitation	285
Self-care or Independent Living Limitation	365

Households with One or More Members with a Disability, by Income	
Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	95
>30% to <=50% HAMFI	80
>50% to <=80% HAMFI	100
>80% HAMFI	495
Total	770

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF MAMARONECK

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town, outside of the Villages of Larchmont and Mamaroneck**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
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RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

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- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
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- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
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- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

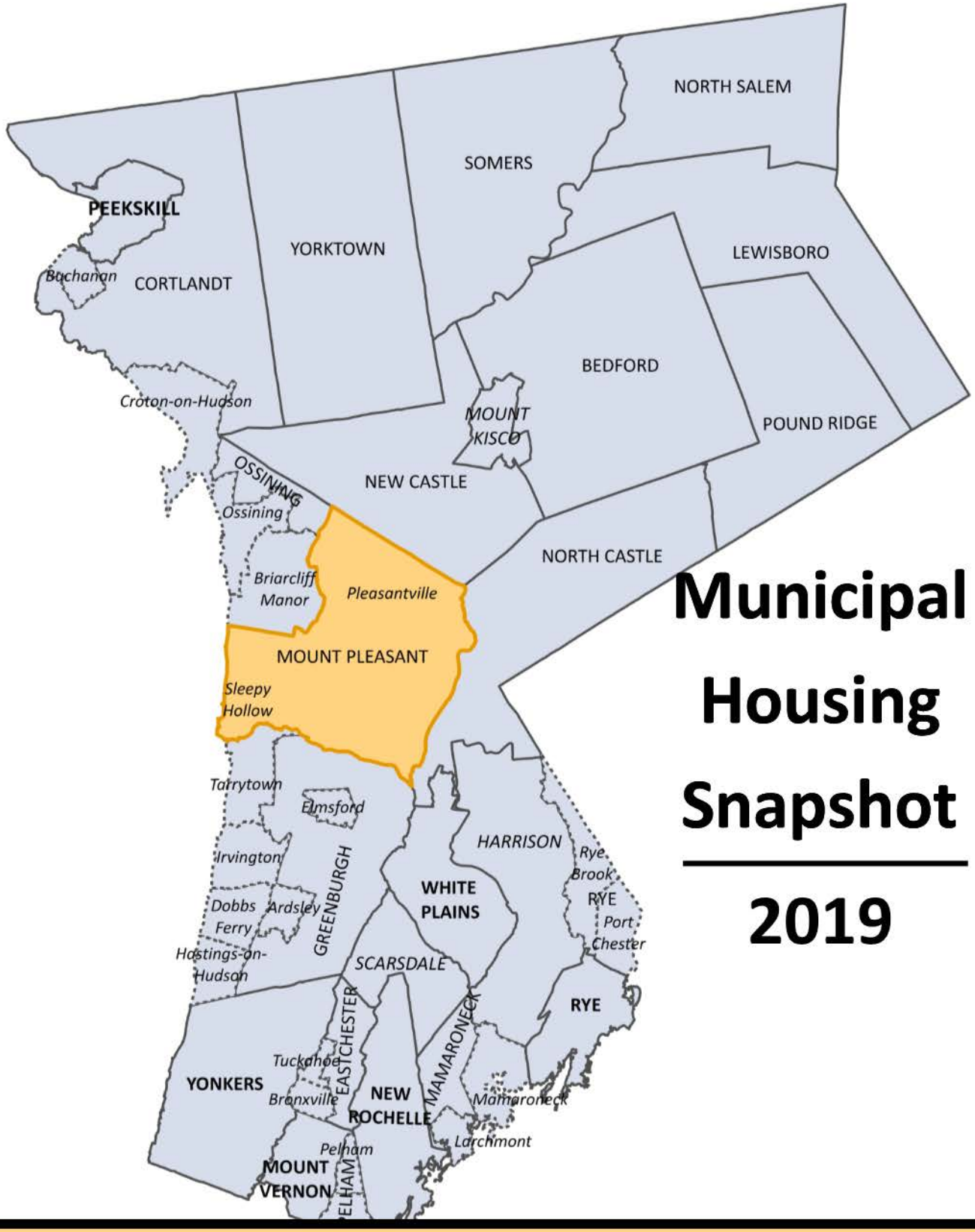
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Mount Pleasant



Municipal Housing Snapshot

2019

Town of Mount Pleasant

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	7,648	7,197	6,977	-451	-220	-671	-5.9%	-3.1%	-8.8%
20-29	3,002	3,396	3,752	394	356	750	13.1%	10.5%	25.0%
30-44	6,386	4,813	4,536	-1,573	-277	-1,850	-24.6%	-5.8%	-29.0%
45-64	6,365	7,962	7,930	1,597	-32	1,565	25.1%	-0.4%	24.6%
65-74	1,872	1,773	2,347	-99	574	475	-5.3%	32.4%	25.4%
75-84	1,107	1,225	1,069	118	-156	-38	10.7%	-12.7%	-3.4%
85	457	469	559	12	90	102	2.6%	19.2%	22.3%
Total	**26,837**	**26,835**	**27,170**	**-2**	**335**	**333**	**0.0%**	**1.2%**	**1.2%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Pleasant	$1,357	$1,541	$1,482	$184	-$59	$125	13.6%	-3.8%	9.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Pleasant	$3,473	$3,984	$3,792	$511	-$192	$319	14.7%	-4.8%	9.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

***Gross rent and homeowner costs values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Mount Pleasant

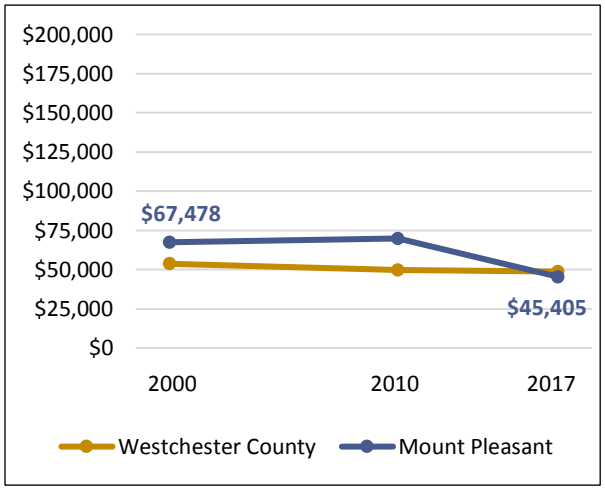
Renters and Owners

Occupied Housing Units
7,859

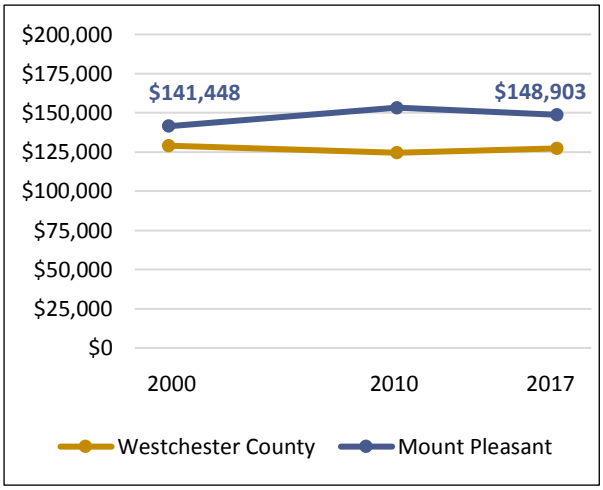
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,302	17%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
6,557	83%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



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Town of Mount Pleasant

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$635,000	$569,500	$649,000	-$65,500	-10.3%	$79,500	14.0%	$14,000	2.2%
Condo	$377,500	$372,999	$425,000	-$4,501	-1.2%	$52,001	13.9%	$47,500	12.6%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$111,023
Monthly Income	$7,804	$9,758	$9,252
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,591
Estimated Insurance and Private Mortgage Insurance	$288	$338	$324
Estimated Average Real Estate Taxes per Month	$635	$635	$662
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,338	$1,690	$1,596
Affordable Home Price Level	$270,000	$341,000	$322,000
Down Payment of 5%	$13,500	$17,050	$16,100
Affordable Home Mortgage	$256,500	$323,950	$305,900
Median Price	$649,000	$649,000	$649,000
Affordable Housing Price GAP (after 5% down)	**-$379,000**	**-$308,000**	**-$327,000**

Annual Income Needed for Median Priced Home = $220,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

Town of Mount Pleasant

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
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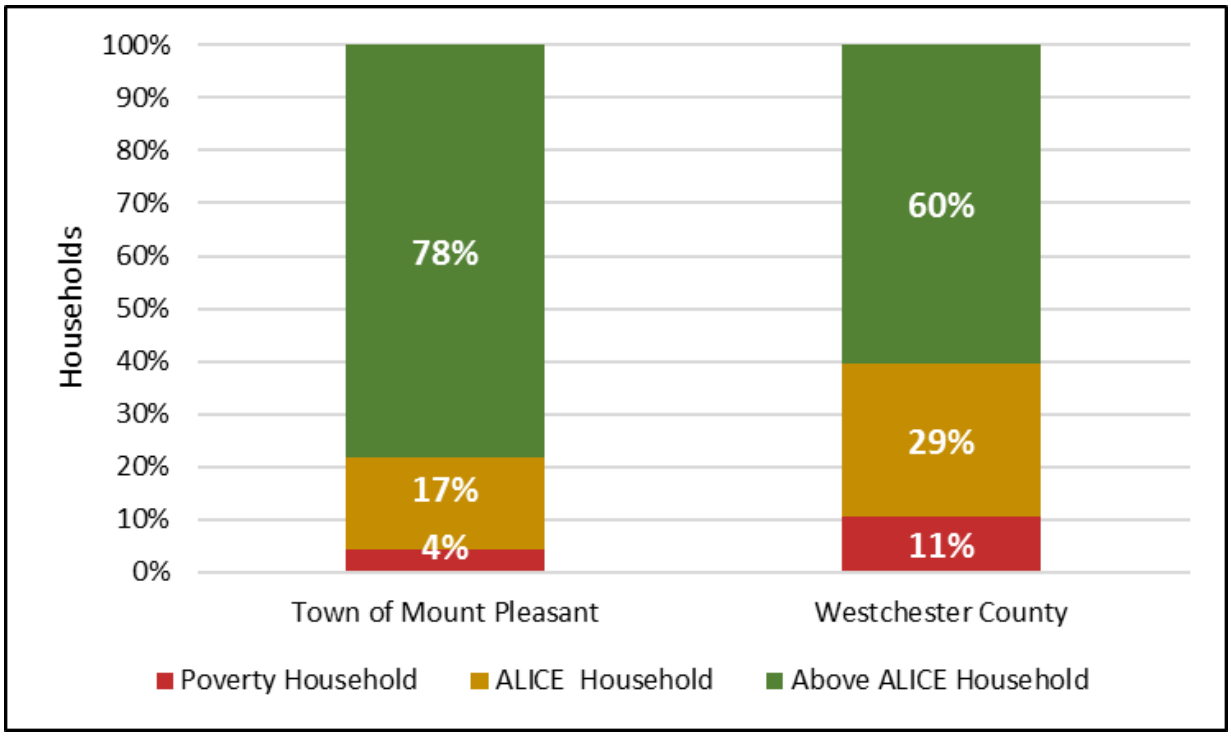


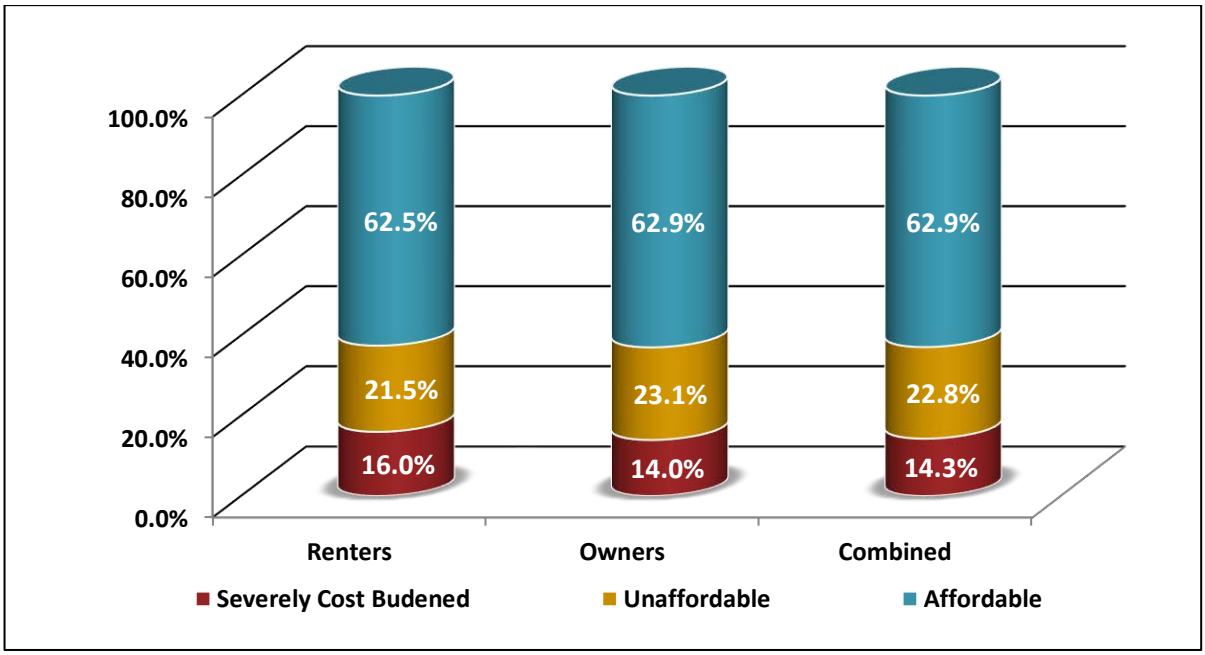
Source: United Way ALICE Project, 2016

Town of Mount Pleasant

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	800	275	205	1,280
as a % of the total number	62.5%	21.5%	**16.0%**	100%
OWNERS	4,225	1,550	940	6,715
as a % of the total number	62.9%	23.1%	**14.0%**	100%
COMBINED RENTERS AND OWNERS	5,025	1,825	1,145	7,995
as a % of the total number	62.9%	22.8%	**14.3%**	100%



Renters

16.0%
Severely Cost Burdened

37.5%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

14.0%
Severely Cost Burdened

37.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.3%
Severely Cost Burdened

37.1%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Mount Pleasant

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	300	51.7%	280	48.3%	**580**
Household Income >30% to <=50% HAMFI	360	68.6%	165	31.4%	**525**
Household Income >50% to <=80% HAMFI	390	75.0%	130	25.0%	**520**
Household Income >80% to <=100% HAMFI	465	69.9%	200	30.1%	**665**
Household Income >100% HAMFI	5,200	91.1%	505	8.9%	**5,705**
Total	6,715	84.0%	1,280	16.0%	7,995

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	40	70	170	280	**60.7%**
Household Income >30% to <=50% HAMFI	85	45	35	165	**21.2%**
Household Income >50% to <=80% HAMFI	55	75	0	130	**0.0%**
Household Income >80% to <=100% HAMFI	140	60	0	200	**0.0%**
Household Income >100% HAMFI	480	25	0	505	**0.0%**
Total	800	275	205	1,280	16.0%

205 Renter Households =< 50% HAMFI Severely Cost Burdened

320 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	40	245	300	**81.7%**
Household Income >30% to <=50% HAMFI	55	115	190	360	**52.8%**
Household Income >50% to <=80% HAMFI	100	125	165	390	**42.3%**
Household Income >80% to <=100% HAMFI	150	160	155	465	**33.3%**
Household Income >100% HAMFI	3,905	1,110	185	5,200	**3.6%**
Total	4,225	1,550	940	6,715	14.0%

435 Owner Households =< 50% HAMFI Severely Cost Burdened

590 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Mount Pleasant

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	90	0	90
Severely Overcrowded	80	0	80
Severely Cost Burdened	205	940	1,145

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	195	245	440
Household Income >30% to <=50% HAMFI	105	185	290
Household Income >50% to <=80% HAMFI	15	165	180
Household Income >80% to <=100% HAMFI	0	155	155
Household Income >100% HAMFI	0	185	185
Income Unavailable	0	5	5
Total Demand	315	940	1,255

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type	
Disability Type	Households
Hearing or Vision Impairment	615
Ambulatory Limitation	710
Cognitive Limitation	390
Self-care or Independent Living Limitation	725

Households with One or More Members with a Disability, by Income	
Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	130
>30% to <=50% HAMFI	145
>50% to <=80% HAMFI	175
>80% HAMFI	870
Total	1,320

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF MOUNT PLEASANT

SOURCES AND DATA NOTES

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town, outside of the Villages of Pleasantville and Sleepy Hollow.**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Data Note: Data includes the portion of the Village of Briarcliff Manor within the Town of Mount Pleasant*
- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs. Data includes the portion of the Village of Briarcliff Manor within the Town of Mount Pleasant*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room. Data includes the portion of the Village of Briarcliff Manor within the Town of Mount Pleasant*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

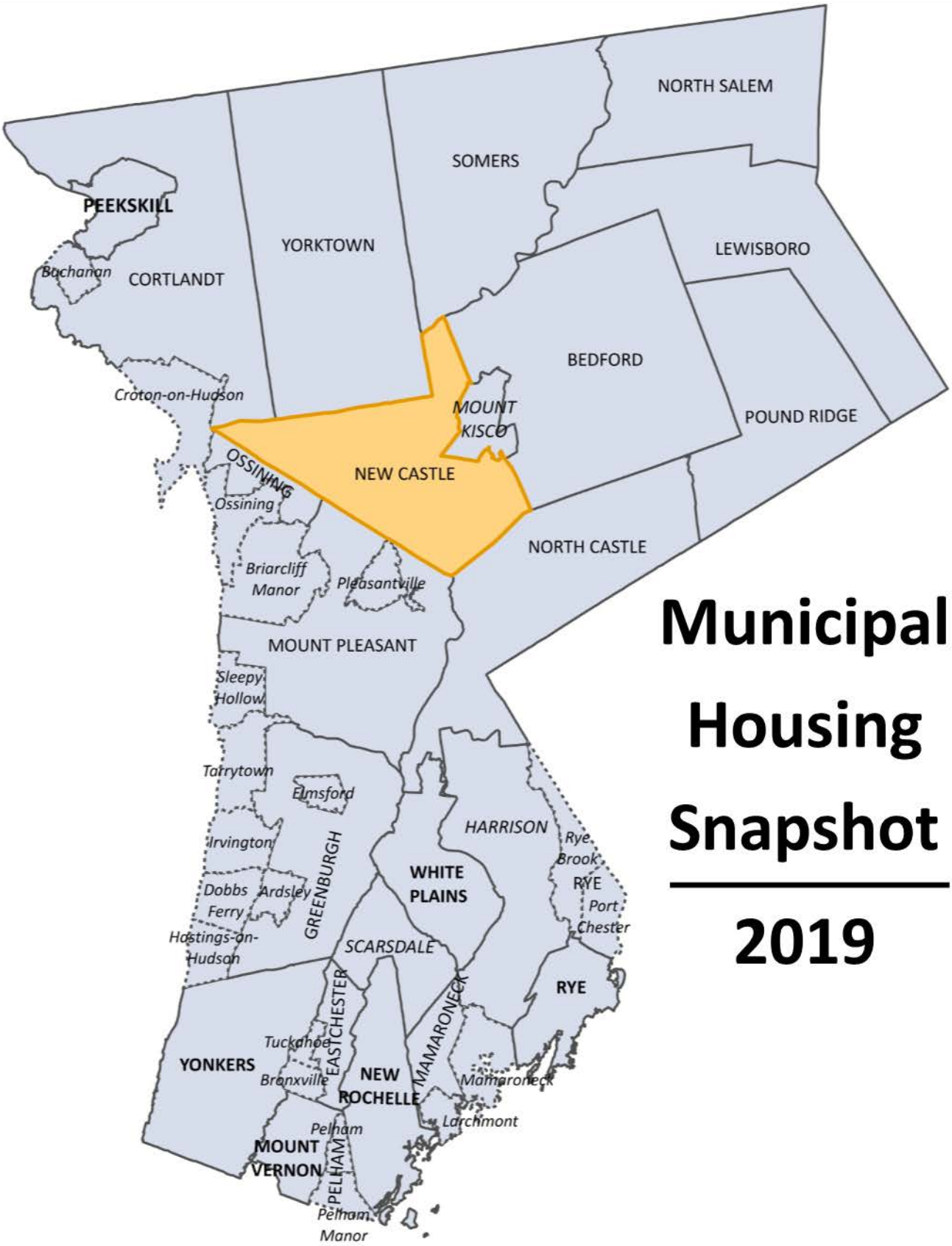
NET HOUSING DEMAND

- *Data Note: Data includes the portion of the Village of Briarcliff Manor within the Town of Mount Pleasant*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Data Note: Data includes the portion of the Village of Briarcliff Manor within the Town of Mount Pleasant*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of New Castle



Municipal Housing Snapshot

2019

Town of New Castle

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	5,828	5,934	5,662	106	-272	-166	1.8%	-4.6%	-2.8%
20-29	796	772	1,285	-24	513	489	-3.0%	66.5%	61.4%
30-44	4,035	2,919	2,604	-1,116	-315	-1,431	-27.7%	-10.8%	-35.5%
45-64	5,224	5,945	6,006	721	61	782	13.8%	1.0%	15.0%
65-74	1,057	1,189	1,417	132	228	360	12.5%	19.2%	34.1%
75-84	441	609	805	168	196	364	38.1%	32.2%	82.5%
85	110	201	256	91	55	146	82.7%	27.4%	132.7%
Total	**17,491**	**17,569**	**18,035**	**78**	**466**	**544**	**0.4%**	**2.7%**	**3.1%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
New Castle	$1,978	$1,872	$1,978	-$107	$106	-$0	-5.4%	5.7%	-0.0%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
New Castle	$4,749	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of New Castle

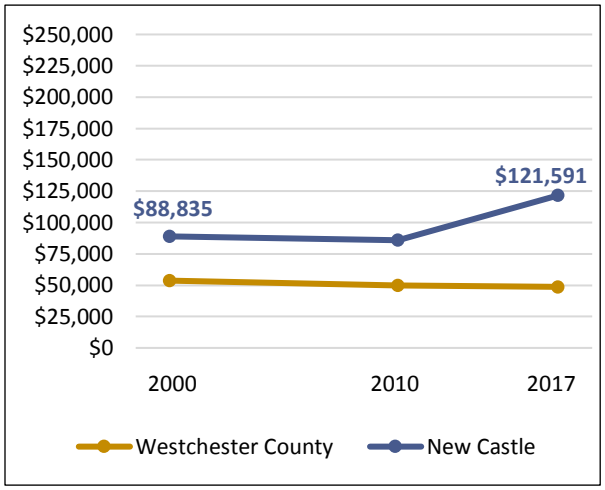
Renters and Owners

Occupied Housing Units
5,867

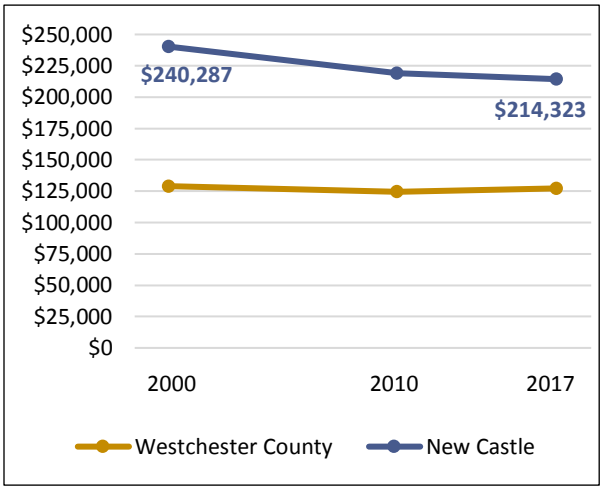
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
418	7%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
5,449	93%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Town of New Castle

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$920,000	$852,000	$845,000	-$68,000	-7.4%	-$7,000	-0.8%	-$75,000	-8.2%
Condo	$530,000	$557,000	$518,000	$27,000	5.1%	-$39,000	-7.0%	-$12,000	-2.3%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$211,105
Monthly Income	$7,804	$9,758	$17,592
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,926
Estimated Insurance and Private Mortgage Insurance	$276	$323	$508
Estimated Average Real Estate Taxes per Month	$635	$635	$1,501
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,254	$1,586	$2,904
Affordable Home Price Level	$253,000	$320,000	$586,000
Down Payment of 5%	$12,650	$16,000	$29,300
Affordable Home Mortgage	$240,350	$304,000	$556,700
Median Price	$845,000	$845,000	$845,000
Affordable Housing Price GAP (after 5% down)	**-$592,000**	**-$525,000**	**-$259,000**

Annual Income Needed for Median Priced Home = $305,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

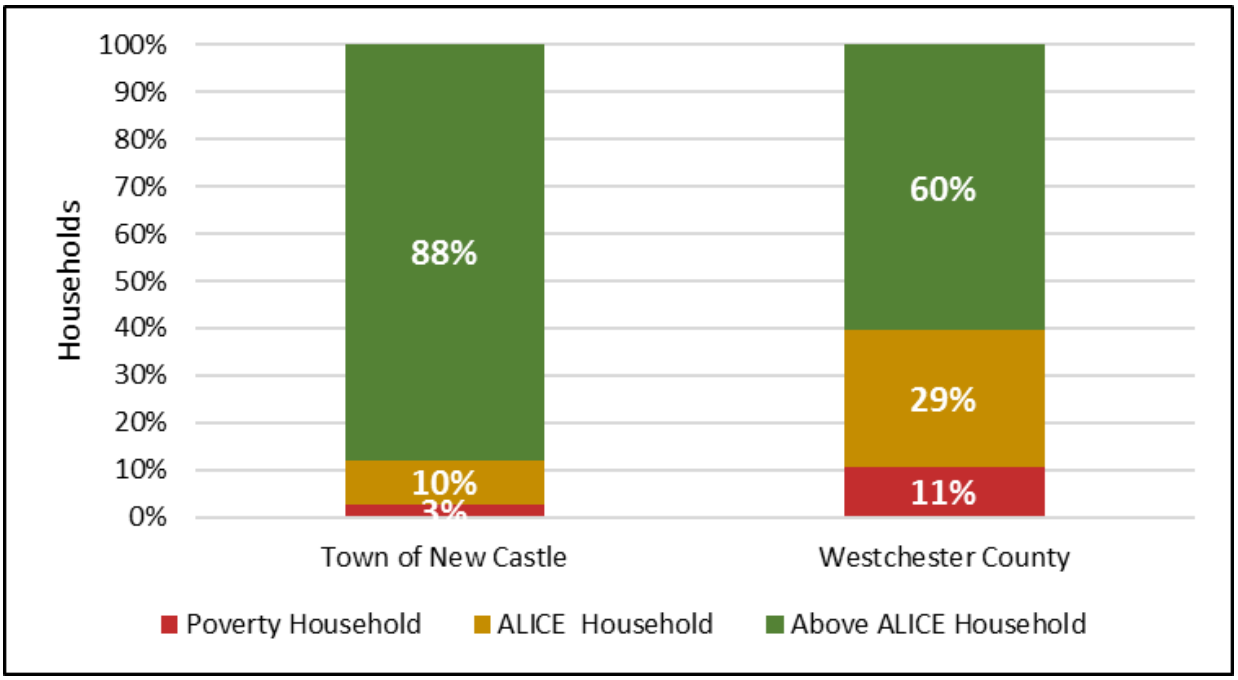
Town of New Castle

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
New Castle	$1,687	$67,480	$32.44	$37.82	$1,967	$280	34.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



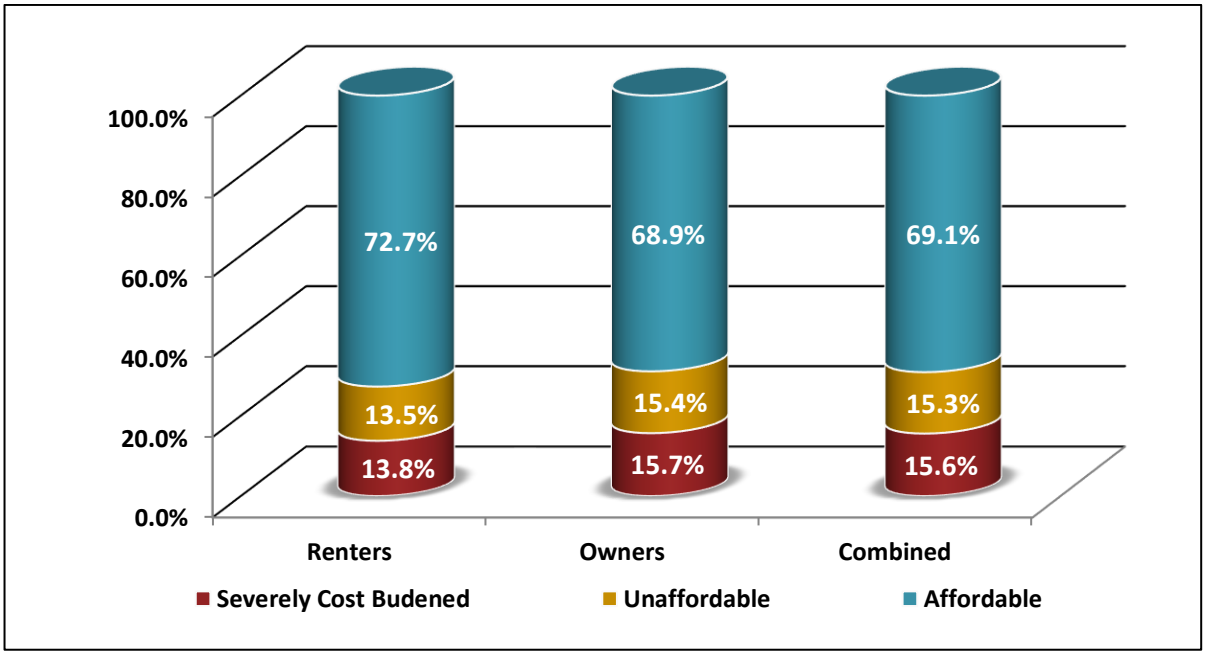
Source: United Way ALICE Project, 2016

Town of New Castle

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	291	54	55	400
as a % of the total number	72.7%	13.5%	**13.8%**	100%
OWNERS	3,675	825	840	5,340
as a % of the total number	68.9%	15.4%	**15.7%**	100%
COMBINED RENTERS AND OWNERS	3,966	879	895	5,740
as a % of the total number	69.1%	15.3%	**15.6%**	100%



Renters

13.8%
Severely Cost Burdened

27.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

15.7%
Severely Cost Burdened

31.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.6%
Severely Cost Burdened

30.9%
Living in Severely Cost Burdened and Unaffordable Housing

Town of New Castle

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	200	78.4%	55	21.6%	**255**
Household Income >30% to <=50% HAMFI	245	96.1%	10	3.9%	**255**
Household Income >50% to <=80% HAMFI	120	70.6%	50	29.4%	**170**
Household Income >80% to <=100% HAMFI	175	87.5%	25	12.5%	**200**
Household Income >100% HAMFI	4,600	94.7%	260	5.3%	**4,860**
Total	5,340	93.0%	400	7.0%	5,740

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	55	55	**100.0%**
Household Income >30% to <=50% HAMFI	10	0	0	10	**0.0%**
Household Income >50% to <=80% HAMFI	15	35	0	50	**0.0%**
Household Income >80% to <=100% HAMFI	21	4	0	25	**0.0%**
Household Income >100% HAMFI	245	15	0	260	**0.0%**
Total	291	54	55	400	13.8%

55 Renter Households =< 50% HAMFI Severely Cost Burdened

55 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	45	0	155	200	**77.5%**
Household Income >30% to <=50% HAMFI	35	55	155	245	**63.3%**
Household Income >50% to <=80% HAMFI	0	10	110	120	**91.7%**
Household Income >80% to <=100% HAMFI	20	50	105	175	**60.0%**
Household Income >100% HAMFI	3,575	710	315	4,600	**6.8%**
Total	3,675	825	840	5,340	15.7%

310 Owner Households =< 50% HAMFI Severely Cost Burdened

365 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of New Castle

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	15	15	30
Severely Overcrowded	0	30	30
Severely Cost Burdened	55	840	895

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	55	155	210
Household Income >30% to <=50% HAMFI	0	155	155
Household Income >50% to <=80% HAMFI	0	110	110
Household Income >80% to <=100% HAMFI	0	105	105
Household Income >100% HAMFI	15	360	375
Income Unavailable	0	0	0
Total Demand	70	885	955

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	430
Ambulatory Limitation	245
Cognitive Limitation	195
Self-care or Independent Living Limitation	170

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	50
>30% to <=50% HAMFI	60
>50% to <=80% HAMFI	35
>80% HAMFI	570
Total	715

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF NEW CASTLE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
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RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

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MEDIAN INCOME OF RENTERS AND OWNERS

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- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
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HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

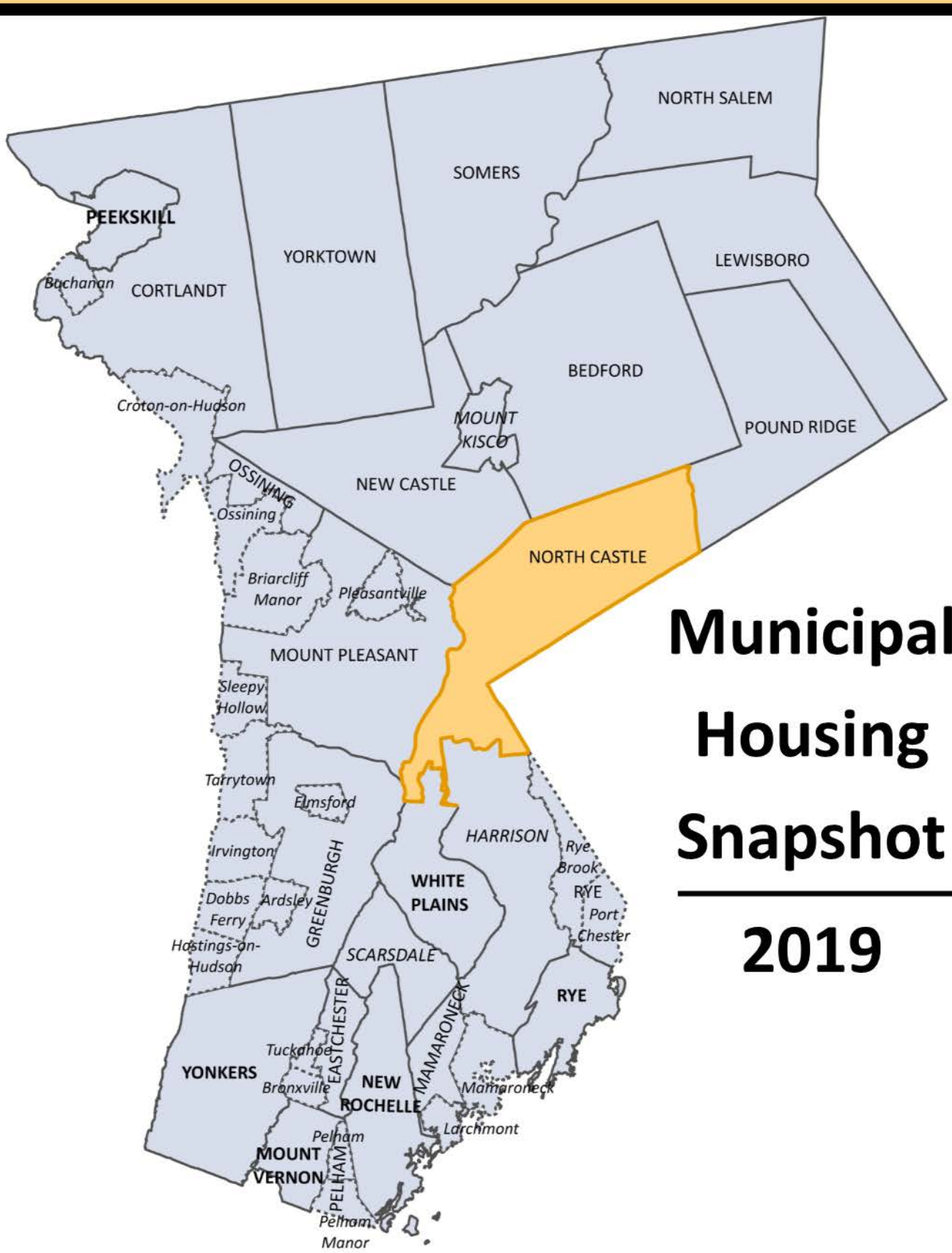
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of North Castle



Municipal Housing Snapshot

2019

Town of North Castle

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	3,392	3,701	3,563	309	-138	171	9.1%	-3.7%	5.0%
20-29	650	783	944	133	161	294	20.5%	20.6%	45.2%
30-44	2,580	2,009	1,823	-571	-186	-757	-22.1%	-9.3%	-29.3%
45-64	3,066	3,783	4,311	717	528	1,245	23.4%	14.0%	40.6%
65-74	680	914	1,028	234	114	348	34.4%	12.5%	51.2%
75-84	402	484	442	82	-42	40	20.4%	-8.7%	10.0%
85	79	167	198	88	31	119	111.4%	18.6%	150.6%
Total	**10,849**	**11,841**	**12,309**	**992**	**468**	**1,460**	**9.1%**	**4.0%**	**13.5%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
North Castle	$1,608	$2,105	$2,034	$496	-$71	$426	30.9%	-3.4%	26.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
North Castle	$4,373	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of North Castle

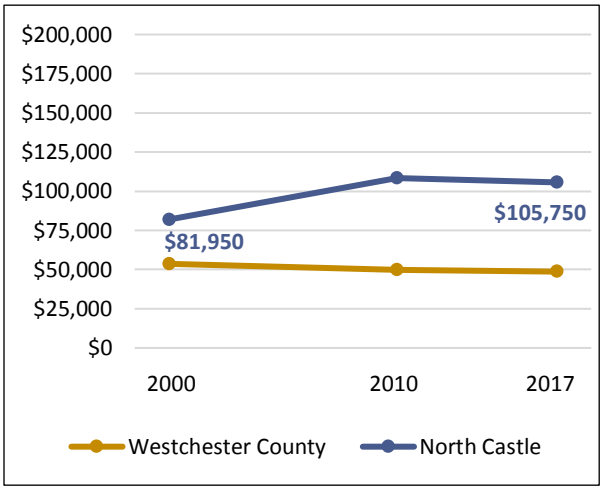
Renters and Owners

Total Housing Units
4,090

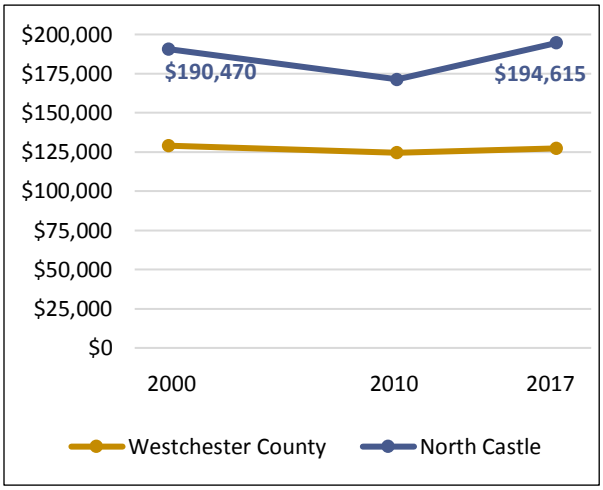
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
460	11%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
3,630	89%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Town of North Castle

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$999,000	$950,000	$975,000	-$49,000	-4.9%	$25,000	2.6%	-$24,000	-2.4%
Condo	$575,000	$455,000	$599,000	-$120,000	-20.9%	$144,000	31.6%	$24,000	4.2%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$180,859
Monthly Income	$7,804	$9,758	$15,072
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,220
Estimated Insurance and Private Mortgage Insurance	$287	$337	$469
Estimated Average Real Estate Taxes per Month	$635	$635	$1,103
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,328	$1,685	$2,626
Affordable Home Price Level	$268,000	$340,000	$530,000
Down Payment of 5%	$13,400	$17,000	$26,500
Affordable Home Mortgage	$254,600	$323,000	$503,500
Median Price	$975,000	$975,000	$975,000
Affordable Housing Price GAP (after 5% down)	**-$707,000**	**-$635,000**	**-$445,000**

Annual Income Needed for Median Priced Home = $330,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

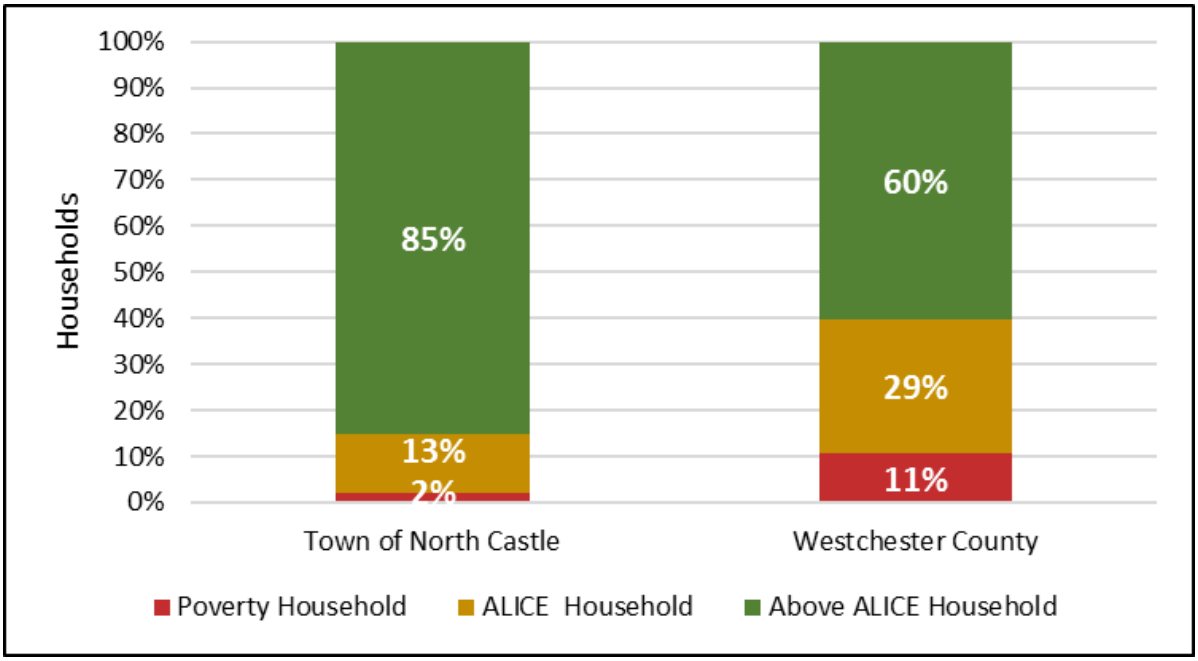
Town of North Castle

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
North Castle	$1,687	$67,480	$32.44	$30.04	$1,562	**-$125**	43.2
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



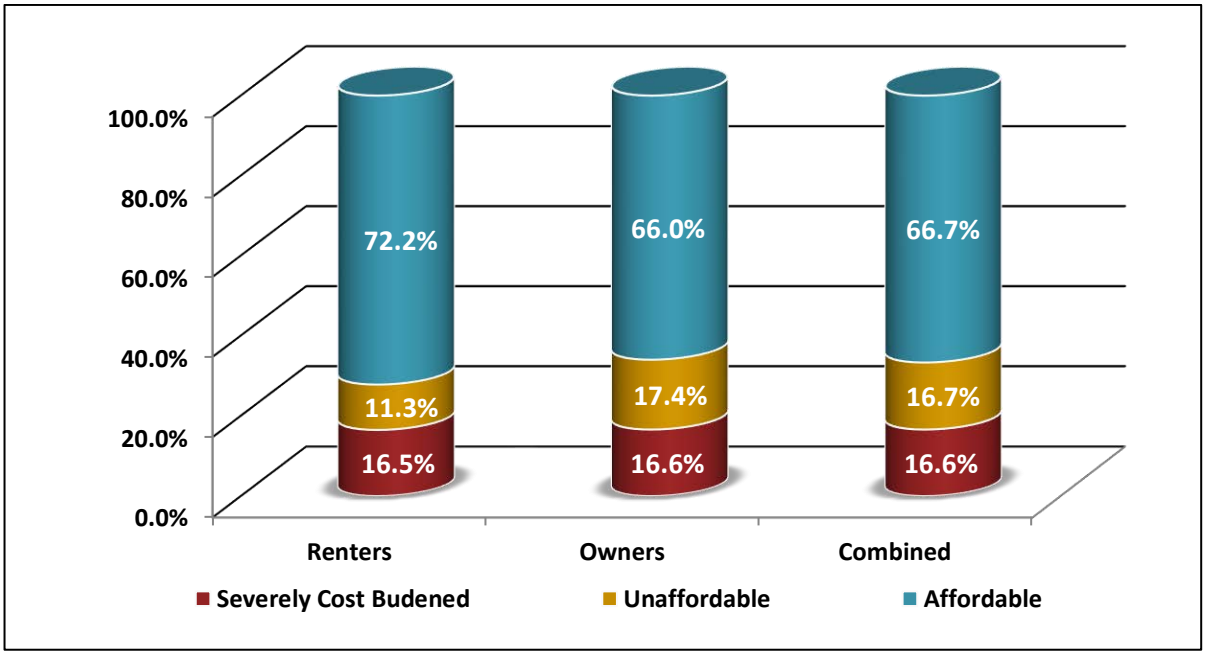
Source: United Way ALICE Project, 2016

Town of North Castle

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	347	54	79	480
as a % of the total number	72.2%	11.3%	**16.5%**	100%
OWNERS	2,250	595	565	3,410
as a % of the total number	66.0%	17.4%	**16.6%**	100%
COMBINED RENTERS AND OWNERS	2,597	649	644	3,890
as a % of the total number	66.7%	16.7%	**16.6%**	100%



Renters

16.5% Severely Cost Burdened

27.8% Living in Severely Cost Burdened and Unaffordable Housing

Owners

16.6% Severely Cost Burdened

34.0% Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

16.6% Severely Cost Burdened

33.3% Living in Severely Cost Burdened and Unaffordable Housing

Town of North Castle

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	110	57.9%	80	42.1%	**190**
Household Income >30% to <=50% HAMFI	180	87.8%	25	12.2%	**205**
Household Income >50% to <=80% HAMFI	195	90.7%	20	9.3%	**215**
Household Income >80% to <=100% HAMFI	200	80.0%	50	20.0%	**250**
Household Income >100% HAMFI	2,725	89.9%	305	10.1%	**3,030**
Total	3,410	87.7%	480	12.3%	3,890

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	30	0	50	80	**62.5%**
Household Income >30% to <=50% HAMFI	6	15	4	25	**16.0%**
Household Income >50% to <=80% HAMFI	1	4	15	20	**75.0%**
Household Income >80% to <=100% HAMFI	40	0	10	50	**20.0%**
Household Income >100% HAMFI	270	35	0	305	**0.0%**
Total	347	54	79	480	16.5%

54 Renter Households =< 50% HAMFI Severely Cost Burdened

69 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	0	95	110	**86.4%**
Household Income >30% to <=50% HAMFI	55	25	100	180	**55.6%**
Household Income >50% to <=80% HAMFI	35	30	130	195	**66.7%**
Household Income >80% to <=100% HAMFI	70	60	70	200	**35.0%**
Household Income >100% HAMFI	2,075	480	170	2,725	**6.2%**
Total	2,250	595	565	3,410	16.6%

195 Owner Households =< 50% HAMFI Severely Cost Burdened

220 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of North Castle

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	10	0	10
Severely Overcrowded	0	0	0
Severely Cost Burdened	79	565	644

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	50	95	145
Household Income >30% to <=50% HAMFI	4	100	104
Household Income >50% to <=80% HAMFI	15	130	145
Household Income >80% to <=100% HAMFI	10	70	80
Household Income >100% HAMFI	10	170	180
Income Unavailable	0	0	0
Total Demand	89	565	654

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	280
Ambulatory Limitation	300
Cognitive Limitation	235
Self-care or Independent Living Limitation	285

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	40
>30% to <=50% HAMFI	50
>50% to <=80% HAMFI	85
>80% HAMFI	410
Total	585

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF NORTH CASTLE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

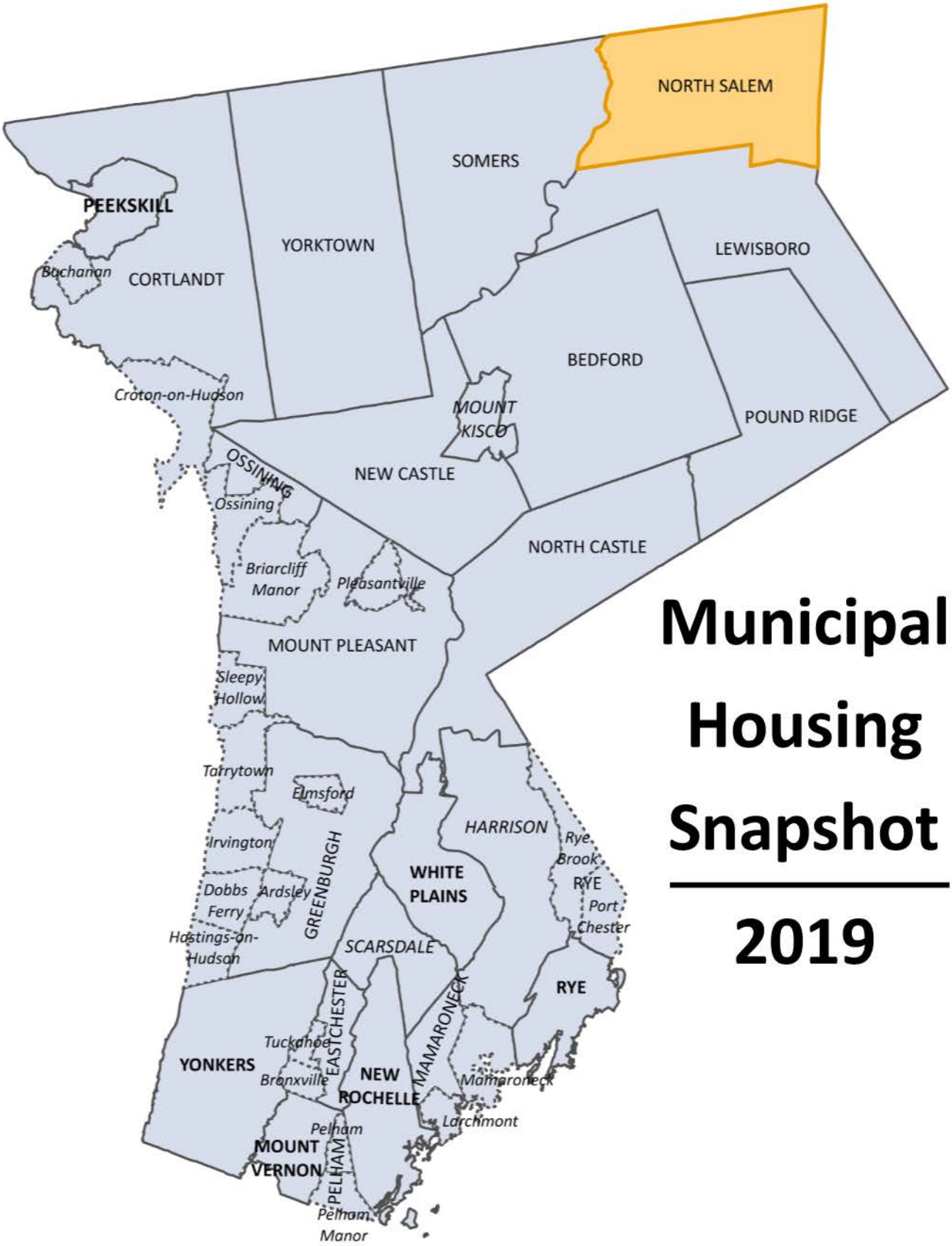
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of North Salem



Municipal Housing Snapshot

2019

Town of North Salem

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,422	1,315	1,238	-107	-77	-184	-7.5%	-5.9%	-12.9%
20-29	337	363	320	26	-43	-17	7.7%	-11.8%	-5.0%
30-44	1,298	782	710	-516	-72	-588	-39.8%	-9.2%	-45.3%
45-64	1,395	1,731	1,878	336	147	483	24.1%	8.5%	34.6%
65-74	311	439	549	128	110	238	41.2%	25.1%	76.5%
75-84	223	235	279	12	44	56	5.4%	18.7%	25.1%
85	187	239	231	52	-8	44	27.8%	-3.3%	23.5%
Total	**5,173**	**5,104**	**5,205**	**-69**	**101**	**32**	**-1.3%**	**2.0%**	**0.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
North Salem	$1,654	2,000	$1,697	Unavailable; Reporting Limit Exceeded (>$2,000)		$43	Unavailable; Reporting Limit Exceeded (>$2,000)		2.6%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
North Salem	$3,379	$4,011	$3,340	$632	-$671	-$39	18.7%	-16.7%	-1.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of North Salem

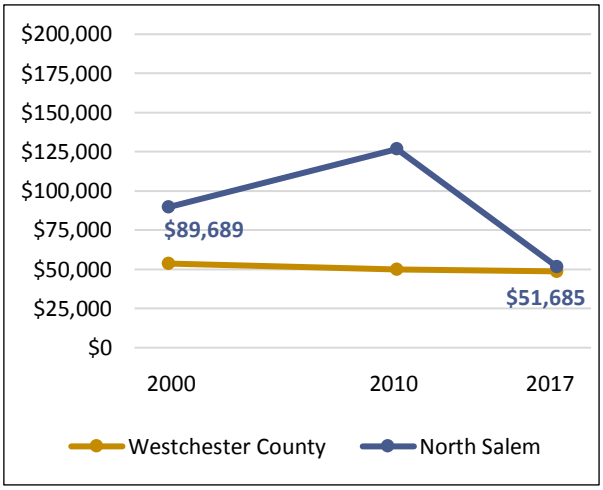
Renters and Owners

Occupied Housing Units
1,838

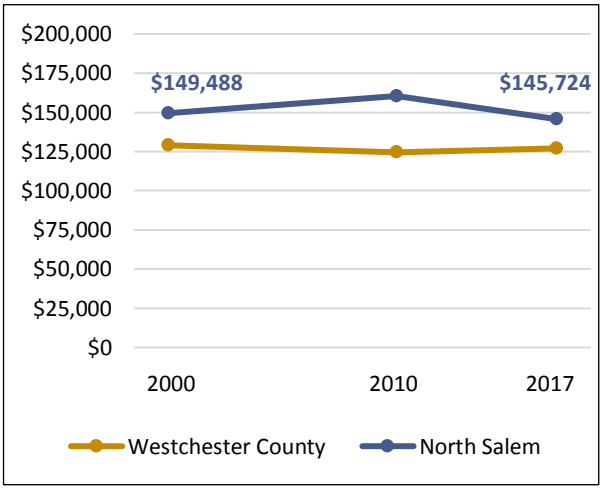
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
307	17%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,531	83%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Town of North Salem

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$596,450	$495,000	$477,500	-$101,450	-17.0%	-$17,500	-3.5%	-$118,950	-19.9%
Condo	Unavailable	Unavailable	$396,000	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Co-op	Unavailable	$234,250	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$137,414
Monthly Income	$7,804	$9,758	$11,451
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,206
Estimated Insurance and Private Mortgage Insurance	$274	$322	$361
Estimated Average Real Estate Taxes per Month	$635	$635	$972
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,239	$1,576	$1,858
Affordable Home Price Level	$250,000	$318,000	$375,000
Down Payment of 5%	$12,500	$15,900	$18,750
Affordable Home Mortgage	$237,500	$302,100	$356,250
Median Price	$477,500	$477,500	$477,500
Affordable Housing Price GAP (after 5% down)	**-$227,500**	**-$159,500**	**-$102,500**

Annual Income Needed for Median Priced Home = $175,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

TOWN OF NORTH SALEM

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
North Salem	$1,687	$67,480	$32.44	$17.10	$889	-$798	75.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE HOUSEHOLDS

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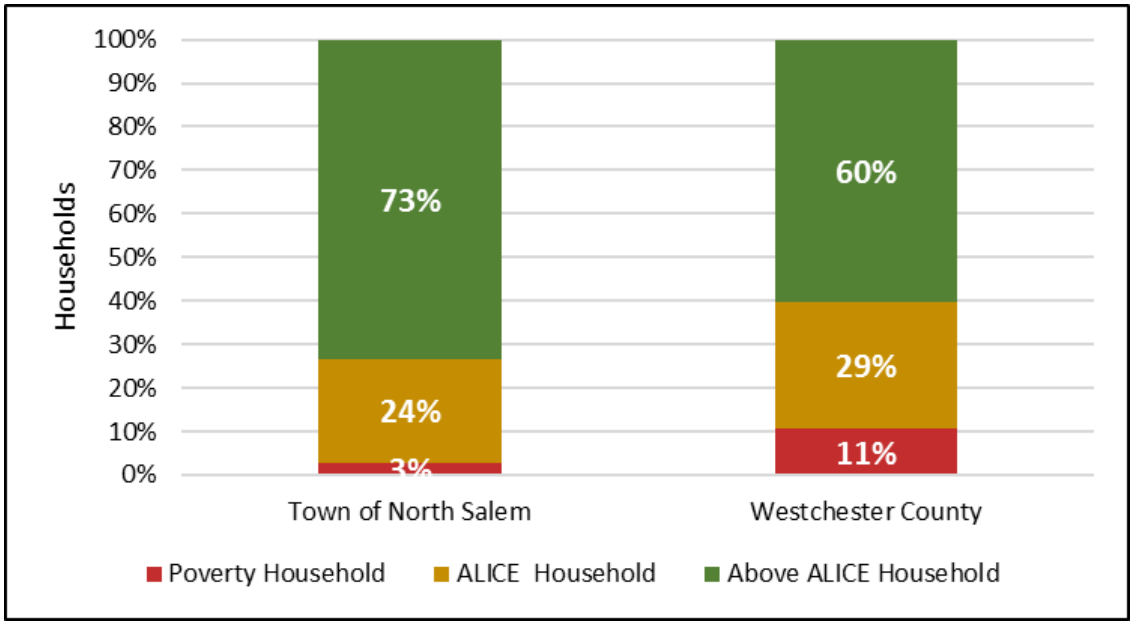


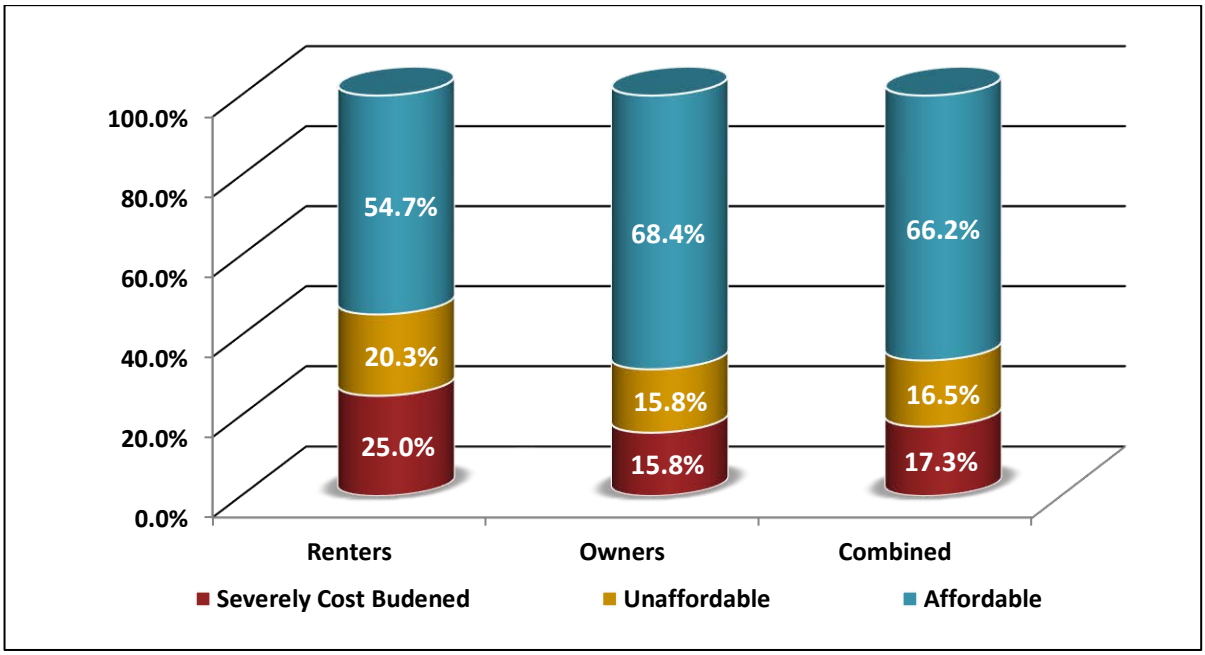
Source: United Way ALICE Project, 2016

TOWN OF NORTH SALEM

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	175	65	80	320
as a % of the total number	54.7%	20.3%	**25.0%**	100%
OWNERS	1,065	245	245	1,555
as a % of the total number	68.4%	15.8%	**15.8%**	100%
COMBINED RENTERS AND OWNERS	1,240	310	325	1,875
as a % of the total number	66.2%	16.5%	**17.3%**	100%



Renters

25.0%
Severely Cost Burdened

45.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

15.8%
Severely Cost Burdened

31.6%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

17.3%
Severely Cost Burdened

33.8%
Living in Severely Cost Burdened and Unaffordable Housing

Town of North Salem

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	85	50.0%	85	50.0%	**170**
Household Income >30% to <=50% HAMFI	125	100.0%	0	0.0%	**125**
Household Income >50% to <=80% HAMFI	55	52.4%	50	47.6%	**105**
Household Income >80% to <=100% HAMFI	120	75.0%	40	25.0%	**160**
Household Income >100% HAMFI	1,170	89.0%	145	11.0%	**1,315**
Total	1,555	82.9%	320	17.1%	1,875

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	25	50	85	**58.8%**
Household Income >30% to <=50% HAMFI	0	0	0	0	**0.0%**
Household Income >50% to <=80% HAMFI	20	10	20	50	**40.0%**
Household Income >80% to <=100% HAMFI	0	30	10	40	**25.0%**
Household Income >100% HAMFI	145	0	0	145	**0.0%**
Total	175	65	80	320	25.0%

50 Renter Households =< 50% HAMFI Severely Cost Burdened

75 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	30	0	55	85	**64.7%**
Household Income >30% to <=50% HAMFI	5	30	90	125	**72.0%**
Household Income >50% to <=80% HAMFI	25	10	20	55	**36.4%**
Household Income >80% to <=100% HAMFI	60	25	35	120	**29.2%**
Household Income >100% HAMFI	945	180	45	1,170	**3.8%**
Total	1,065	245	245	1,555	15.8%

145 Owner Households =< 50% HAMFI Severely Cost Burdened

175 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of North Salem

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	0	0	0
Severely Cost Burdened	80	245	325

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	50	55	105
Household Income >30% to <=50% HAMFI	0	90	90
Household Income >50% to <=80% HAMFI	20	20	40
Household Income >80% to <=100% HAMFI	10	35	45
Household Income >100% HAMFI	0	35	35
Income Unavailable	0	10	10
Total Demand	80	245	325

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	195
Ambulatory Limitation	175
Cognitive Limitation	95
Self-care or Independent Living Limitation	180

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	70
>30% to <=50% HAMFI	30
>50% to <=80% HAMFI	15
>80% HAMFI	230
Total	345

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF NORTH SALEM

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

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RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

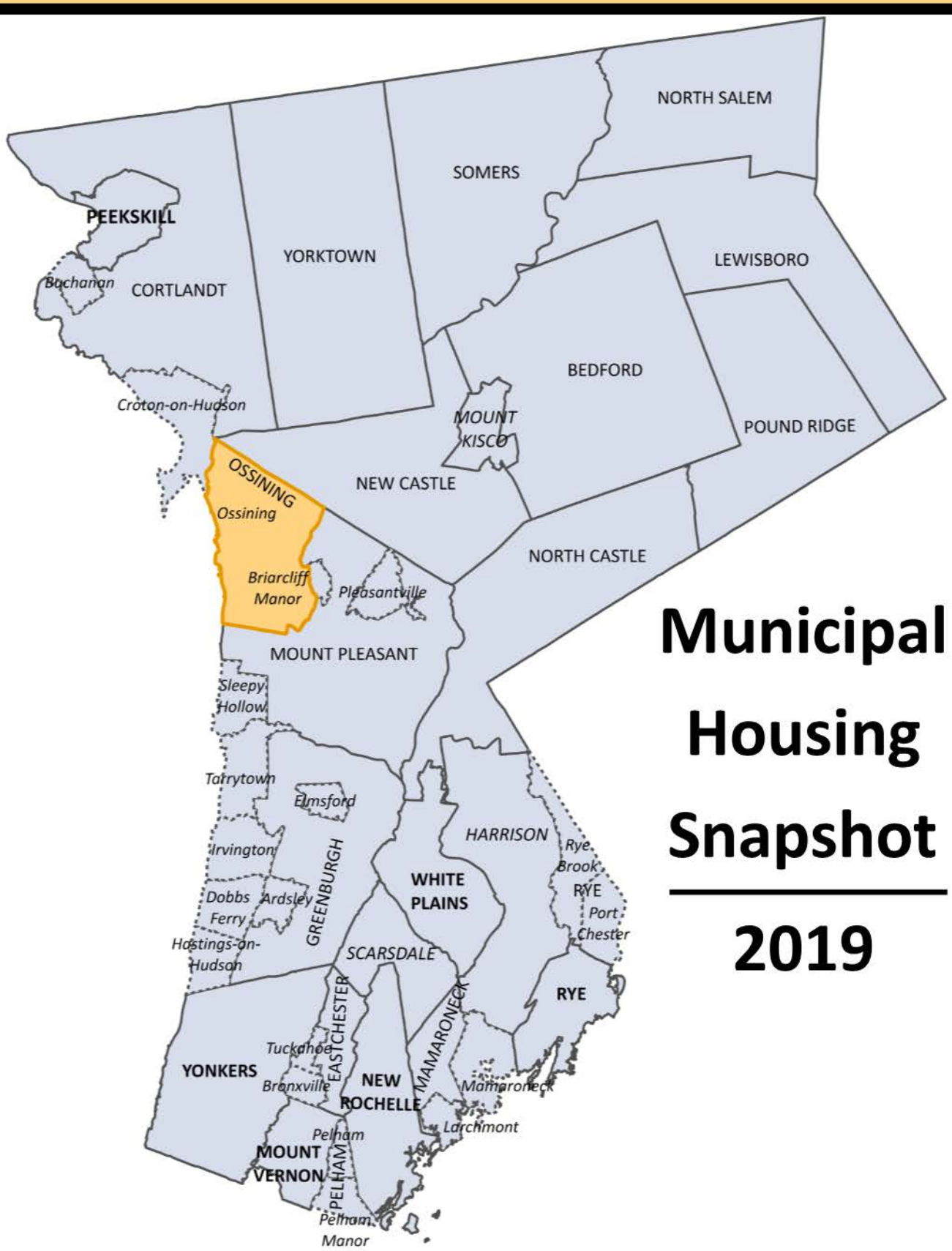
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Ossining



Municipal Housing Snapshot

2019

Town of Ossining

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	974	806	817	-168	11	-157	-17.2%	1.4%	-16.1%
20-29	313	368	452	55	84	139	17.6%	22.8%	44.4%
30-44	1,132	735	868	-397	133	-264	-35.1%	18.1%	-23.3%
45-64	1,424	1,623	1,678	199	55	254	14.0%	3.4%	17.8%
65-74	501	497	558	-4	61	57	-0.8%	12.3%	11.4%
75-84	300	454	352	154	-102	52	51.3%	-22.5%	17.3%
85	184	264	282	80	18	98	43.5%	6.8%	53.3%
Total	**4,828**	**4,747**	**5,007**	**-81**	**260**	**179**	**-1.7%**	**5.5%**	**3.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ossining	$1,239	$1,432	$1,484	$194	$52	$245	15.6%	3.6%	19.8%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	% Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ossining	$3,247	$3,560	$3,207	$313	-$353	-$40	9.7%	-9.9%	-1.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

***Gross rent and homeowner costs values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Ossining

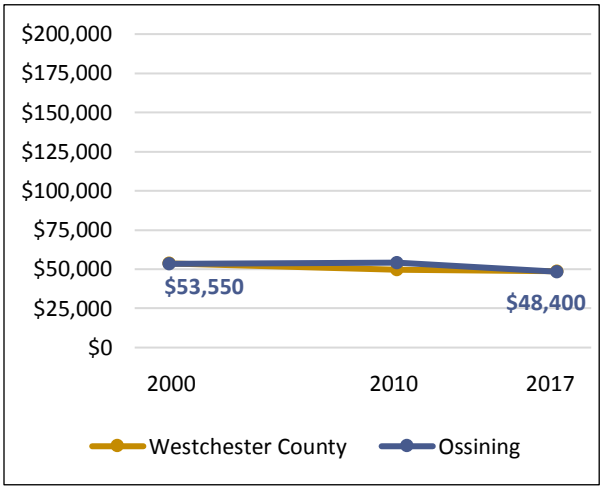
Renters and Owners

Occupied Housing Units
2,005

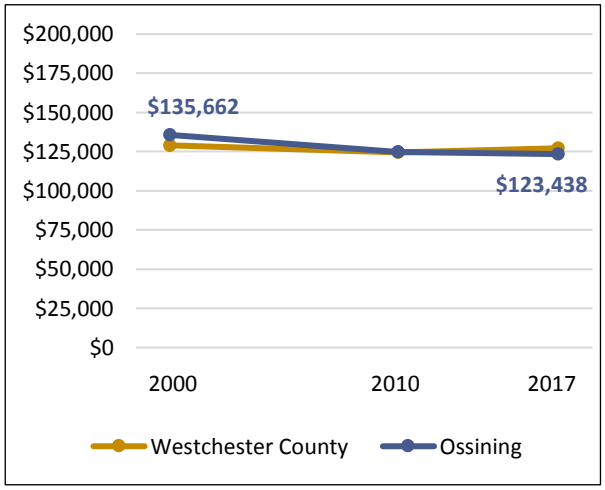
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
245	12%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,760	88%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



***Median Income values calculated for entire town, including areas within villages*

Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF OSSINING

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$512,500	$404,750	$472,500	-$107,750	-21.0%	$67,750	16.7%	-$40,000	-7.8%
Condo	$397,450	$353,500	$410,000	-$43,950	-11.1%	$56,500	16.0%	$12,550	3.2%
Co-op	$148,000	$25,000	$109,650	-$123,000	-83.1%	$84,650	338.6%	-$38,350	-25.9%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$82,645
Monthly Income	$7,804	$9,758	$6,887
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,928
Estimated Insurance and Private Mortgage Insurance	$271	$316	$250
Estimated Average Real Estate Taxes per Month	$635	$635	$610
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,214	$1,536	$1,065
Affordable Home Price Level	$245,000	$310,000	$215,000
Down Payment of 5%	$12,250	$15,500	$10,750
Affordable Home Mortgage	$232,750	$294,500	$204,250
Median Price	$472,500	$472,500	$472,500
Affordable Housing Price GAP (after 5% down)	**-$227,500**	**-$162,500**	**-$257,500**

Annual Income Needed for Median Priced Home = $177,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

Town of Ossining

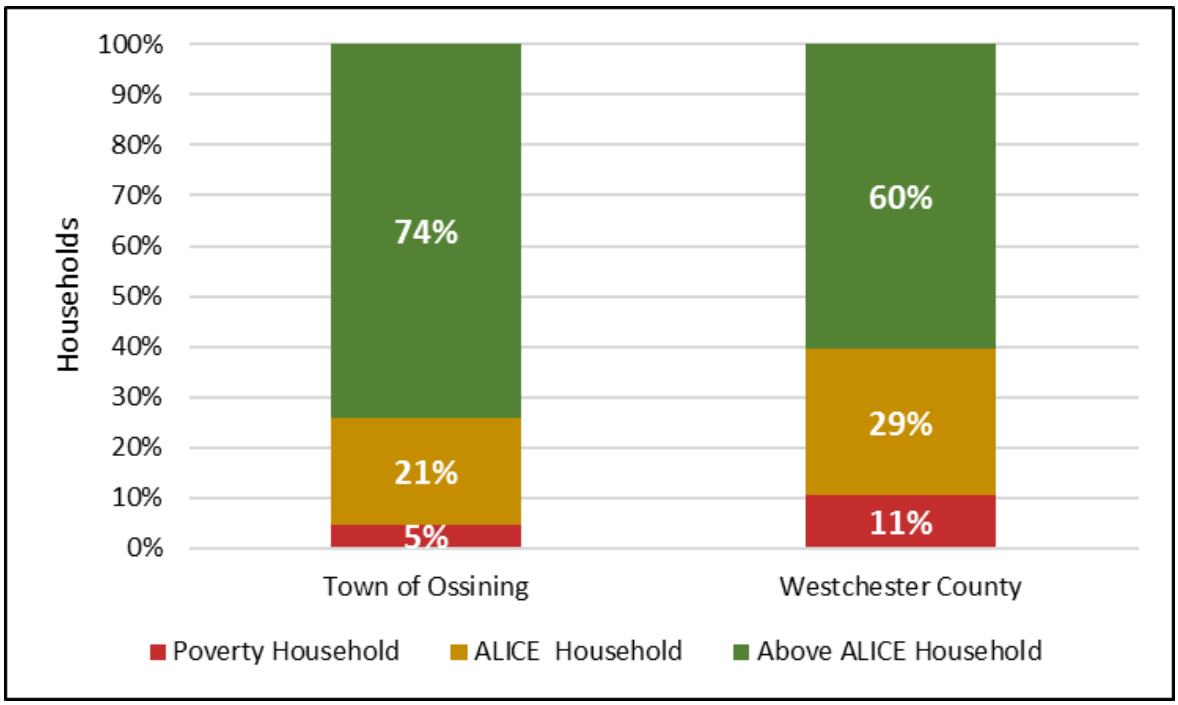
Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Ossining	$1,687	$67,480	$32.44	$17.25	$897	**-$790**	75.2
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

*** Values calculated for entire town, including areas within villages*

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



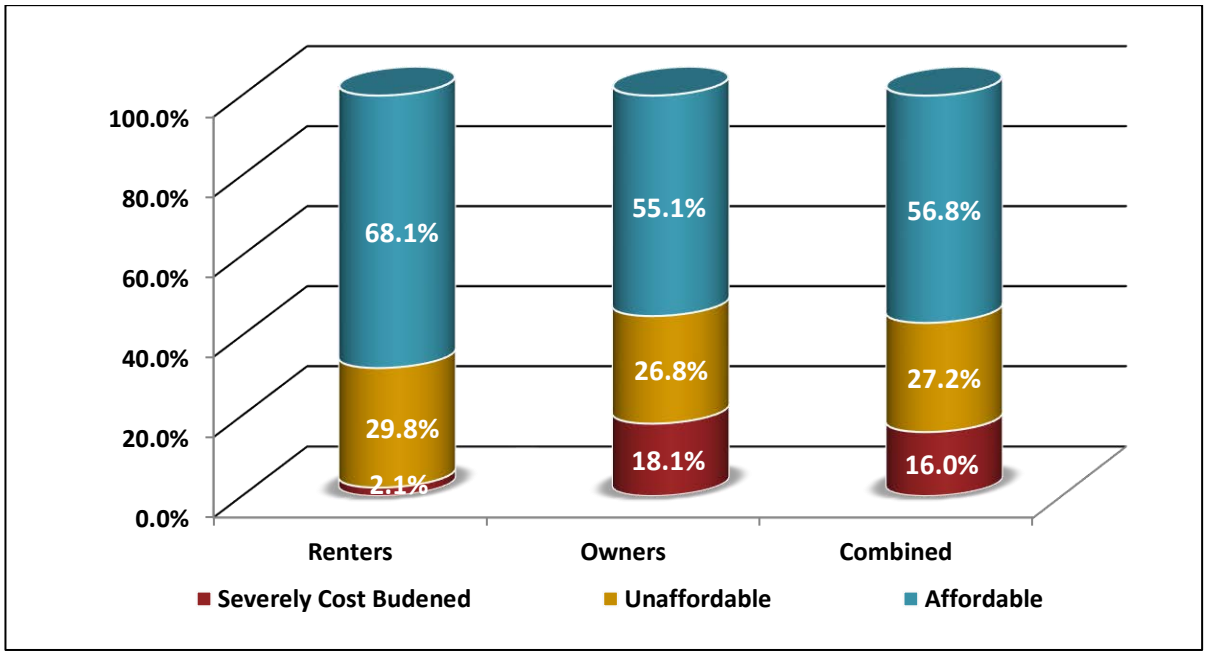
Source: United Way ALICE Project, 2016

Town of Ossining

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	160	70	5	235
as a % of the total number	68.1%	29.8%	**2.1%**	100%
OWNERS	854	416	280	1,550
as a % of the total number	55.1%	26.8%	**18.1%**	100%
COMBINED RENTERS AND OWNERS	1,014	486	285	1,785
as a % of the total number	56.8%	27.2%	**16.0%**	100%



Renters

2.1%
Severely Cost Burdened

31.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.1%
Severely Cost Burdened

44.9%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

16.0%
Severely Cost Burdened

43.2%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Ossining

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	115	95.8%	5	4.2%	**120**
Household Income >30% to <=50% HAMFI	140	70.0%	60	30.0%	**200**
Household Income >50% to <=80% HAMFI	100	76.9%	30	23.1%	**130**
Household Income >80% to <=100% HAMFI	100	69.0%	45	31.0%	**145**
Household Income >100% HAMFI	1,095	92.0%	95	8.0%	**1,190**
Total	1,550	86.8%	235	13.2%	1,785

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	5	5	**100.0%**
Household Income >30% to <=50% HAMFI	15	45	0	60	**0.0%**
Household Income >50% to <=80% HAMFI	30	0	0	30	**0.0%**
Household Income >80% to <=100% HAMFI	20	25	0	45	**0.0%**
Household Income >100% HAMFI	95	0	0	95	**0.0%**
Total	160	70	5	235	2.1%

5 Renter Households =< 50% HAMFI Severely Cost Burdened

50 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	19	11	85	115	**73.9%**
Household Income >30% to <=50% HAMFI	10	35	95	140	**67.9%**
Household Income >50% to <=80% HAMFI	5	55	40	100	**40.0%**
Household Income >80% to <=100% HAMFI	35	65	0	100	**0.0%**
Household Income >100% HAMFI	785	250	60	1,095	**5.5%**
Total	854	416	280	1,550	18.1%

180 Owner Households =< 50% HAMFI Severely Cost Burdened

226 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Ossining

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	0	0	0
Severely Cost Burdened	5	275	280

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	5	85	90
Household Income >30% to <=50% HAMFI	0	95	95
Household Income >50% to <=80% HAMFI	1	45	46
Household Income >80% to <=100% HAMFI	0	0	0
Household Income >100% HAMFI	0	60	60
Income Unavailable	0	0	0
Total Demand	6	285	291

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type	
Disability Type	Households
Hearing or Vision Impairment	190
Ambulatory Limitation	200
Cognitive Limitation	85
Self-care or Independent Living Limitation	135

Households with One or More Members with a Disability, by Income	
Income	Households with at least type of Disability
<= 30% HAMFI	45
>30% to <=50% HAMFI	35
>50% to <=80% HAMFI	35
>80% HAMFI	160
Total	2,195

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF OSSINING

SOURCES AND DATA NOTES

****Unless otherwise noted, all data points in this snapshot are for the unincorporated parts of the Town of Ossining, outside of the Villages of Briarcliff Manor and Ossining. Due to the limitations in the way some data is reported, some data associated with the portion of Briarcliff Manor in the Town of Mount Pleasant was subtracted from Town of Ossining data to get to the closest approximation of the unincorporated area of the Town of Ossining. This applies to every chart from the "ALICE Households" onwards.**

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

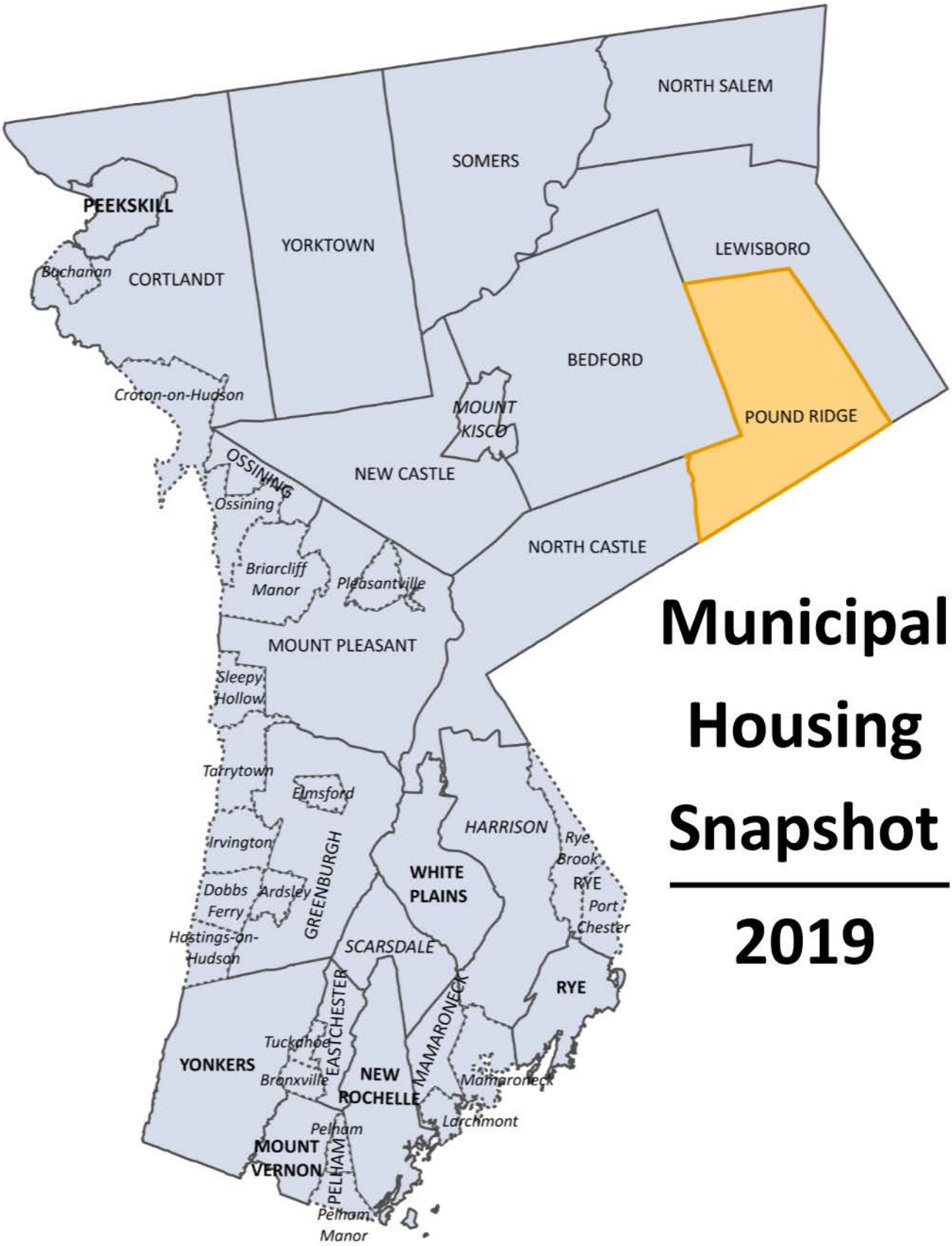
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Pound Ridge



Municipal Housing Snapshot

2019

Town of Pound Ridge

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,302	1,474	1,266	172	-208	-36	13.2%	-14.1%	-2.8%
20-29	208	260	239	52	-21	31	25.0%	-8.1%	14.9%
30-44	1,097	747	494	-350	-253	-603	-31.9%	-33.9%	-55.0%
45-64	1,542	1,851	2,054	309	203	512	20.0%	11.0%	33.2%
65-74	371	469	817	98	348	446	26.4%	74.2%	120.2%
75-84	167	236	242	69	6	75	41.3%	2.5%	44.9%
85	39	67	118	28	51	79	71.8%	76.1%	202.6%
Total	**4,726**	**5,104**	**5,230**	**378**	**126**	**504**	**8.0%**	**2.5%**	**10.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	Change (number)			Change (percentage)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pound Ridge	$1,387	$2,045	$3,442	$658	$1,397	$2,055	47.5%	68.3%	148.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	Change (number)			Change (percentage)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pound Ridge	$4,835	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Pound Ridge

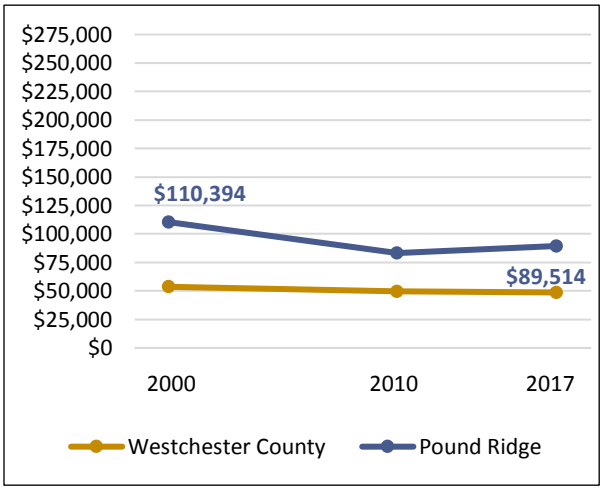
Renters and Owners

Occupied Housing Units
1,978

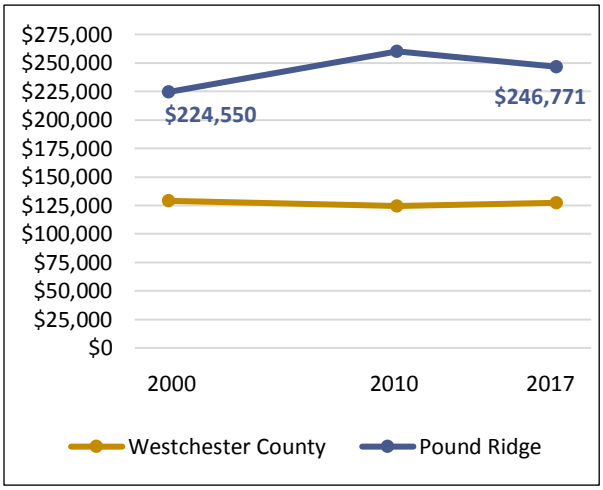
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
203	10%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,775	90%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF POUND RIDGE

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$999,000	$770,000	$878,250	-$229,000	-22.9%	$108,250	14.1%	-$120,750	-12.1%
Condo	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$198,500
Monthly Income	$7,804	$9,758	$16,542
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,632
Estimated Insurance and Private Mortgage Insurance	$292	$344	$518
Estimated Average Real Estate Taxes per Month	$635	$635	$1,125
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,363	$1,734	$2,973
Affordable Home Price Level	$275,000	$350,000	$600,000
Down Payment of 5%	$13,750	$17,500	$30,000
Affordable Home Mortgage	$261,250	$332,500	$570,000
Median Price	$878,250	$878,250	$878,250
Affordable Housing Price GAP (after 5% down)	**-$603,250**	**-$528,250**	**-$278,250**

Annual Income Needed for Median Priced Home = $290,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

Town of Pound Ridge

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Pound Ridge	$1,687	$67,480	$32.44	$31.64	$1,646	-$41	41.0
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

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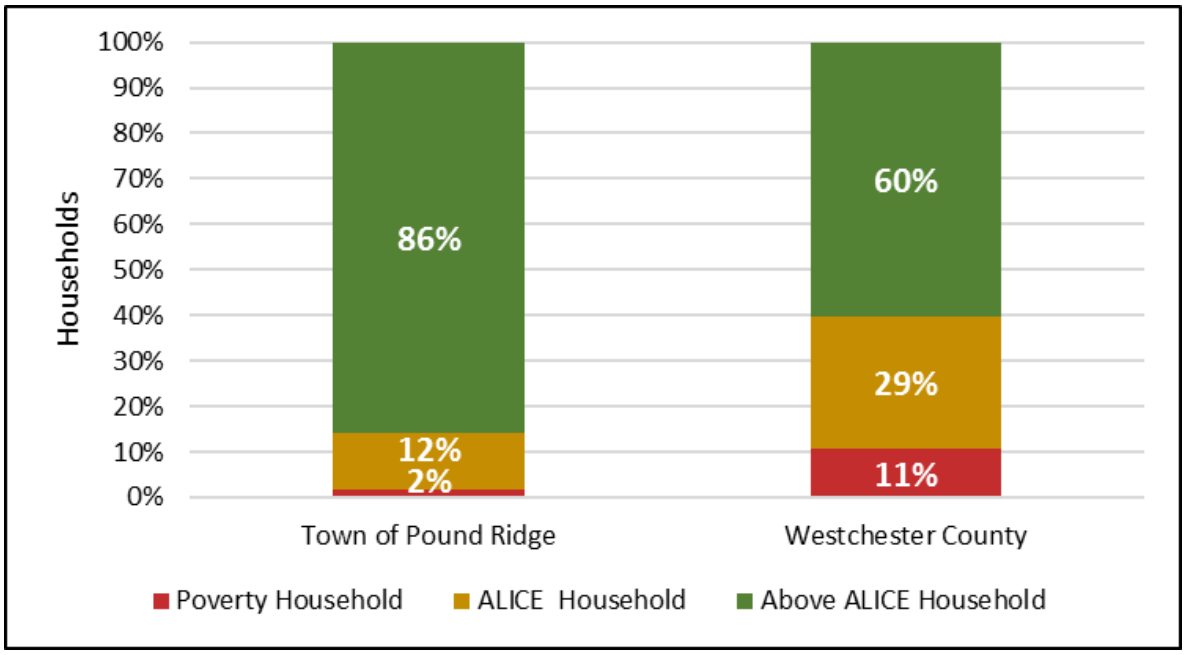


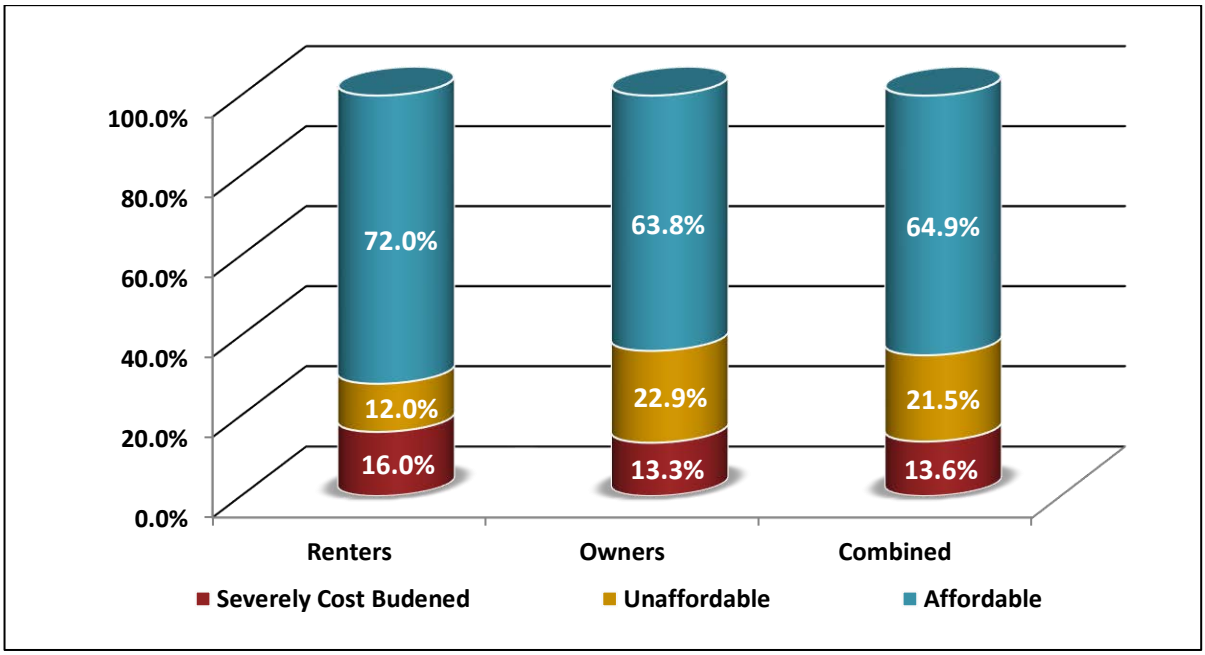
Source: United Way ALICE Project, 2016

TOWN OF POUND RIDGE

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	180	30	40	250
as a % of the total number	72.0%	12.0%	**16.0%**	100%
OWNERS	1,060	380	220	1,660
as a % of the total number	63.8%	22.9%	**13.3%**	100%
COMBINED RENTERS AND OWNERS	1,240	410	260	1,910
as a % of the total number	64.9%	21.5%	**13.6%**	100%



Renters

16.0%
Severely Cost Burdened

28.0%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.3%
Severely Cost Burdened

36.2%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

13.6%
Severely Cost Burdened

35.1%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Pound Ridge

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	75	68.2%	35	31.8%	**110**
Household Income >30% to <=50% HAMFI	75	57.7%	55	42.3%	**130**
Household Income >50% to <=80% HAMFI	45	60.0%	30	40.0%	**75**
Household Income >80% to <=100% HAMFI	20	40.0%	30	60.0%	**50**
Household Income >100% HAMFI	1,445	93.5%	100	6.5%	**1,545**
Total	1,660	86.9%	250	13.1%	1,910

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	25	0	10	35	**28.6%**
Household Income >30% to <=50% HAMFI	15	10	30	55	**54.5%**
Household Income >50% to <=80% HAMFI	20	10	0	30	**0.0%**
Household Income >80% to <=100% HAMFI	30	0	0	30	**0.0%**
Household Income >100% HAMFI	90	10	0	100	**0.0%**
Total	180	30	40	250	16.0%

40 Renter Households =< 50% HAMFI Severely Cost Burdened

50 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	65	75	**86.7%**
Household Income >30% to <=50% HAMFI	10	25	40	75	**53.3%**
Household Income >50% to <=80% HAMFI	20	10	15	45	**33.3%**
Household Income >80% to <=100% HAMFI	0	20	0	20	**0.0%**
Household Income >100% HAMFI	1,020	325	100	1,445	**6.9%**
Total	1,060	380	220	1,660	13.3%

105 Owner Households =< 50% HAMFI Severely Cost Burdened

130 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Pound Ridge

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	10	0	10
Severely Overcrowded	0	0	0
Severely Cost Burdened	40	220	260

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	10	65	75
Household Income >30% to <=50% HAMFI	30	40	70
Household Income >50% to <=80% HAMFI	0	15	15
Household Income >80% to <=100% HAMFI	0	0	0
Household Income >100% HAMFI	0	100	100
Income Unavailable	0	0	0
Total Demand	40	220	260

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	70
Ambulatory Limitation	150
Cognitive Limitation	70
Self-care or Independent Living Limitation	70

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	35
>30% to <=50% HAMFI	35
>50% to <=80% HAMFI	25
>80% HAMFI	190
Total	285

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF POUND RIDGE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

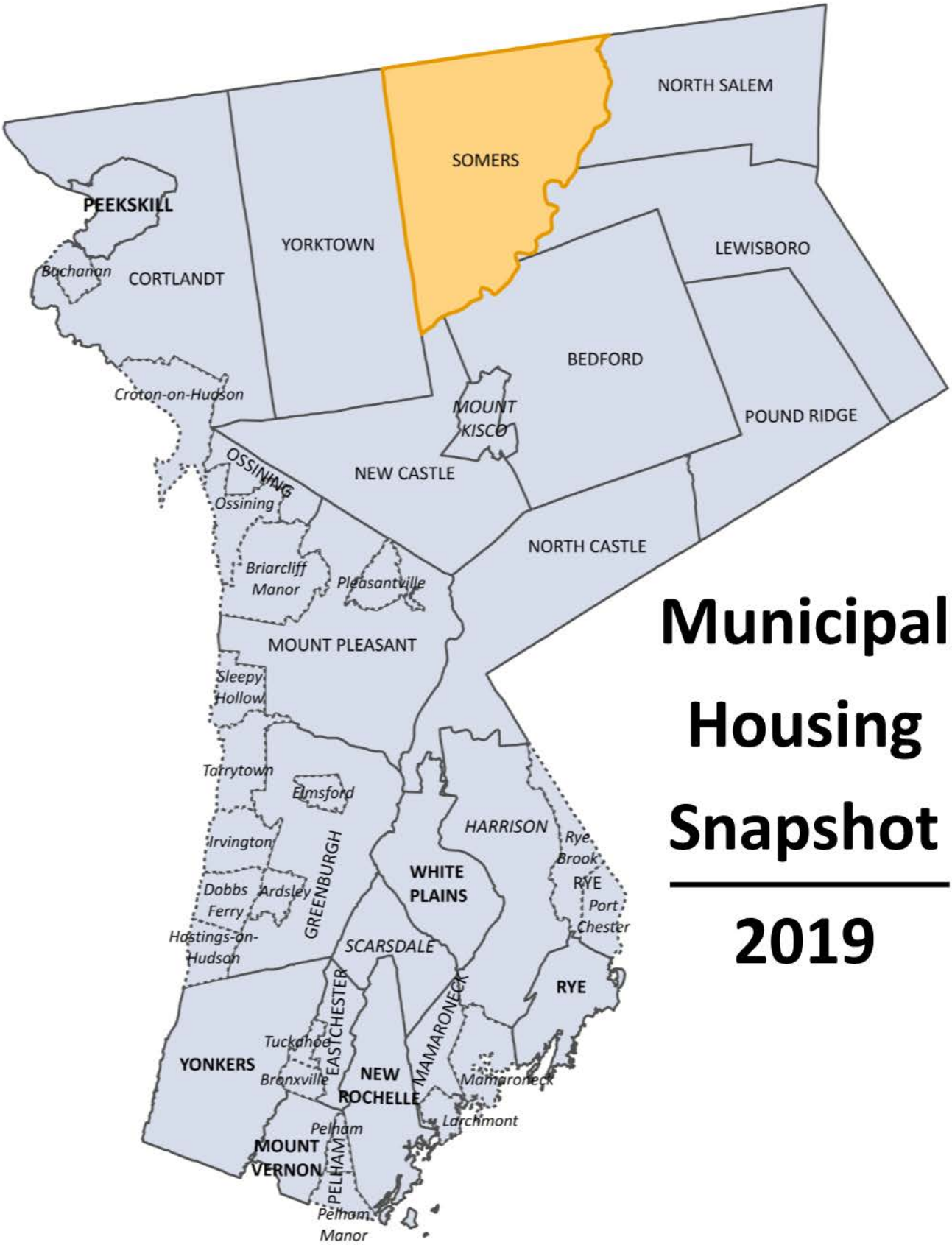
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Somers



Municipal Housing Snapshot

2019

TOWN OF SOMERS

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	4,765	5,331	5,244	566	-87	479	11.9%	-1.6%	10.1%
20-29	1,051	1,079	1,491	28	412	440	2.7%	38.2%	41.9%
30-44	4,196	3,209	2,793	-987	-416	-1,403	-23.5%	-13.0%	-33.4%
45-64	4,803	6,234	6,444	1,431	210	1,641	29.8%	3.4%	34.2%
65-74	1,872	2,047	2,566	175	519	694	9.3%	25.4%	37.1%
75-84	1,225	1,768	1,986	543	218	761	44.3%	12.3%	62.1%
85	434	766	924	332	158	490	76.5%	20.6%	112.9%
Total	**18,346**	**20,434**	**21,448**	**2,088**	**1,014**	**3,102**	**11.4%**	**5.0%**	**16.9%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Somers	$2,087	2,000	$2,011	Unavailable; Reporting Limit Exceeded (>$2,000)		-$76	Unavailable; Reporting Limit Exceeded (>$2,000)		-3.7%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Somers	$3,031	$3,473	$3,037	$442	-$436	$6	14.6%	-12.6%	0.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Somers

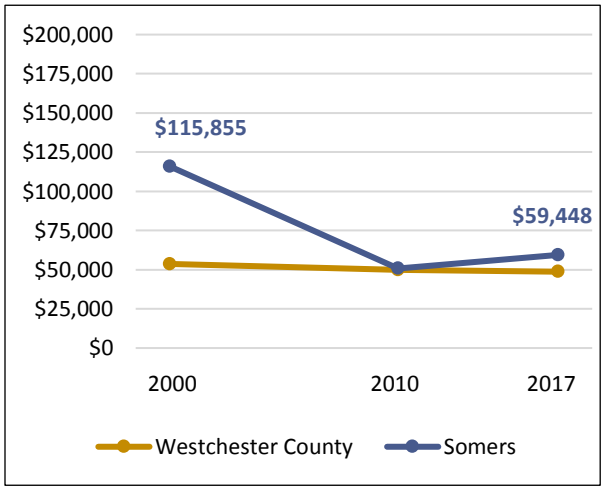
Renters and Owners

Occupied Housing Units
7,783

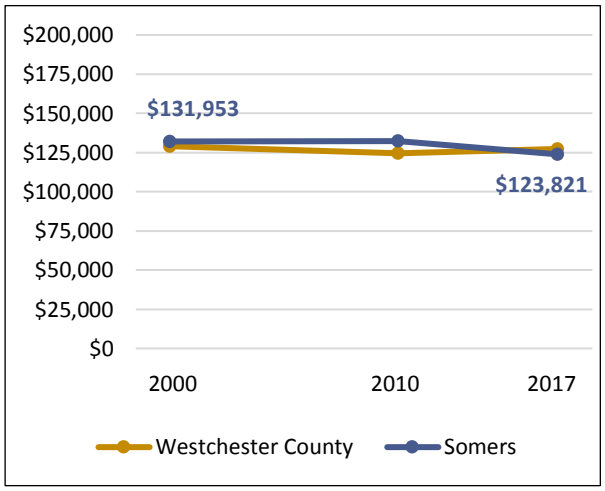
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
790	10%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
6,993	90%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF SOMERS

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$600,000	$495,000	$522,500	-$105,000	-17.5%	$27,500	5.6%	-$77,500	-12.9%
Condo	$397,500	$359,500	$410,000	-$38,000	-9.6%	$50,500	14.0%	$12,500	3.1%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$118,098
Monthly Income	$7,804	$9,758	$9,842
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,756
Estimated Insurance and Private Mortgage Insurance	$281	$344	$330
Estimated Average Real Estate Taxes per Month	$635	$635	$760
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,288	$1,734	$1,635
Affordable Home Price Level	$260,000	$350,000	$330,000
Down Payment of 5%	$13,000	$17,500	$16,500
Affordable Home Mortgage	$247,000	$332,500	$313,500
Median Price	$522,500	$522,500	$522,500
Affordable Housing Price GAP (after 5% down)	**-$262,500**	**-$172,500**	**-$192,500**

Annual Income Needed for Median Priced Home = $184,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

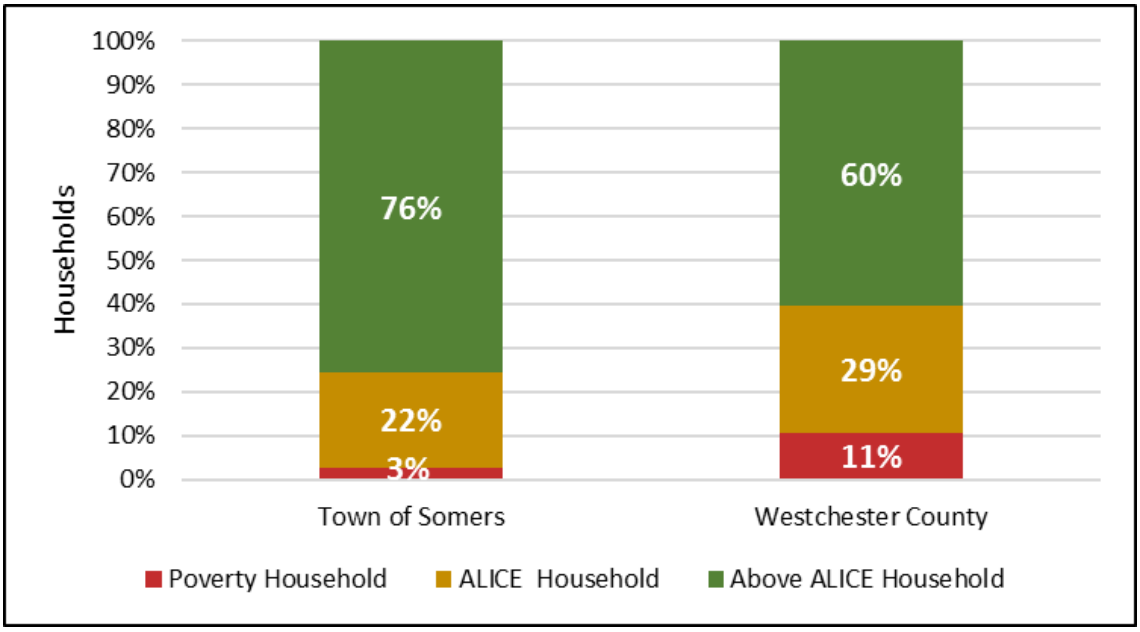
TOWN OF SOMERS

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Somers	$1,687	$67,480	$32.44	$21.89	$1,138	**-$549**	59.3
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



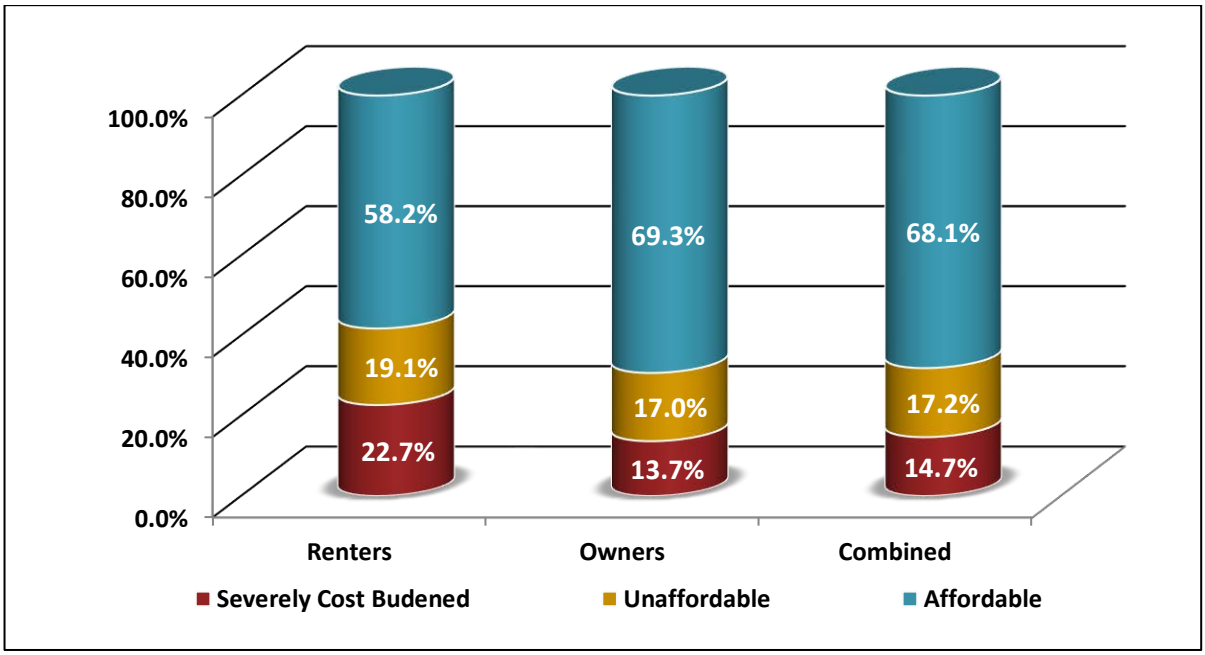
Source: United Way ALICE Project, 2016

TOWN OF SOMERS

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	457	150	178	785
as a % of the total number	58.2%	19.1%	**22.7%**	100%
OWNERS	4,735	1,165	940	6,840
as a % of the total number	69.3%	17.0%	**13.7%**	100%
COMBINED RENTERS AND OWNERS	5,192	1,315	1,118	7,625
as a % of the total number	68.1%	17.2%	**14.7%**	100%



Renters

22.7%
Severely Cost Burdened

41.8%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.7%
Severely Cost Burdened

30.7%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.7%
Severely Cost Burdened

31.9%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Somers

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	405	66.9%	200	33.1%	**605**
Household Income >30% to <=50% HAMFI	560	93.3%	40	6.7%	**600**
Household Income >50% to <=80% HAMFI	465	80.9%	110	19.1%	**575**
Household Income >80% to <=100% HAMFI	510	90.3%	55	9.7%	**565**
Household Income >100% HAMFI	4,900	92.8%	380	7.2%	**5,280**
Total	6,840	89.7%	785	10.3%	7,625

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	55	15	130	200	**65.0%**
Household Income >30% to <=50% HAMFI	0	15	25	40	**62.5%**
Household Income >50% to <=80% HAMFI	30	65	15	110	**13.6%**
Household Income >80% to <=100% HAMFI	36	15	4	55	**7.3%**
Household Income >100% HAMFI	336	40	4	380	**1.1%**
Total	457	150	178	785	22.7%

155 Renter Households =< 50% HAMFI Severely Cost Burdened

185 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	95	55	255	405	**63.0%**
Household Income >30% to <=50% HAMFI	135	220	205	560	**36.6%**
Household Income >50% to <=80% HAMFI	230	75	160	465	**34.4%**
Household Income >80% to <=100% HAMFI	220	175	115	510	**22.5%**
Household Income >100% HAMFI	4,055	640	205	4,900	**4.2%**
Total	4,735	1,165	940	6,840	13.7%

460 Owner Households =< 50% HAMFI Severely Cost Burdened

735 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Somers

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	14	14
Severely Overcrowded	0	0	0
Severely Cost Burdened	178	940	1,118

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	130	255	385
Household Income >30% to <=50% HAMFI	20	205	225
Household Income >50% to <=80% HAMFI	15	160	175
Household Income >80% to <=100% HAMFI	4	119	123
Household Income >100% HAMFI	4	215	219
Income Unavailable	5	0	5
Total Demand	178	954	1,132

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	740
Ambulatory Limitation	820
Cognitive Limitation	380
Self-care or Independent Living Limitation	680

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	225
>30% to <=50% HAMFI	185
>50% to <=80% HAMFI	145
>80% HAMFI	1,005
Total	1,560

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF SOMERS

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

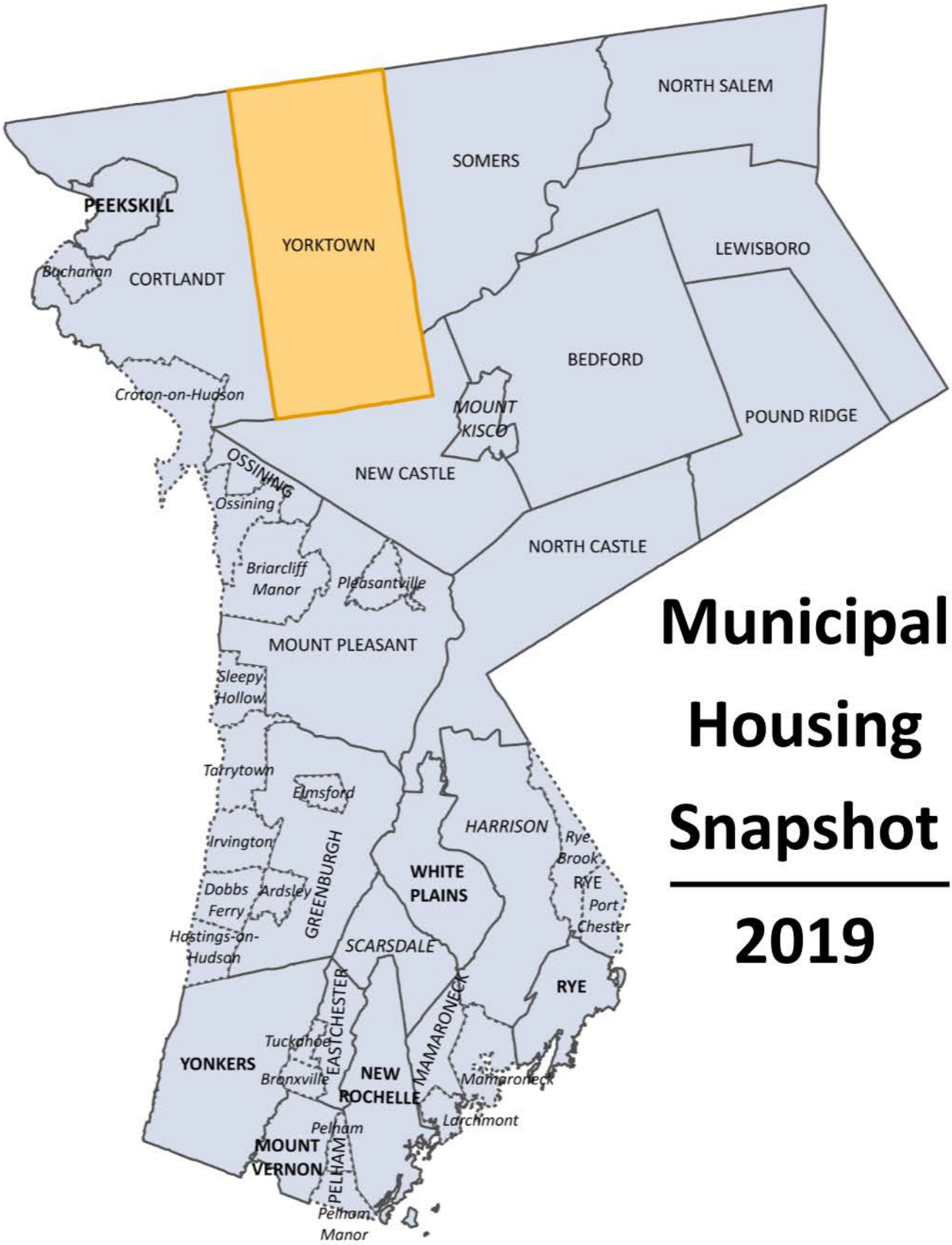
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Town of Yorktown



Municipal Housing Snapshot

2019

TOWN OF YORKTOWN

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	10,706	9,832	8,731	-874	-1,101	-1,975	-8.2%	-11.2%	-18.4%
20-29	2,588	2,799	3,693	211	894	1,105	8.2%	31.9%	42.7%
30-44	9,018	6,272	5,724	-2,746	-548	-3,294	-30.5%	-8.7%	-36.5%
45-64	9,161	11,347	11,977	2,186	630	2,816	23.9%	5.6%	30.7%
65-74	2,440	2,895	3,427	455	532	987	18.6%	18.4%	40.5%
75-84	1,659	1,999	2,242	340	243	583	20.5%	12.2%	35.1%
85	746	937	1,106	191	169	360	25.6%	18.0%	48.3%
Total	**36,318**	**36,081**	**36,900**	**-237**	**819**	**582**	**-0.7%**	**2.3%**	**1.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Yorktown	$1,359	$1,398	$1,418	$38	$20	$59	2.8%	1.5%	4.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Yorktown	$2,953	$3,342	$3,090	$388	-$252	$137	13.2%	-7.5%	4.6%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Town of Yorktown

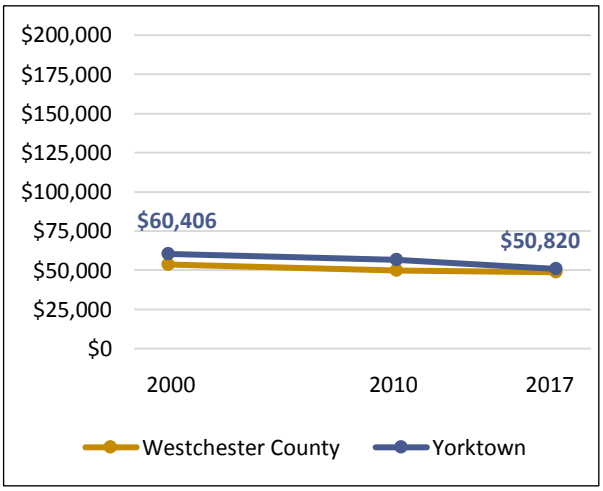
Renters and Owners

Total Housing Units
13,074

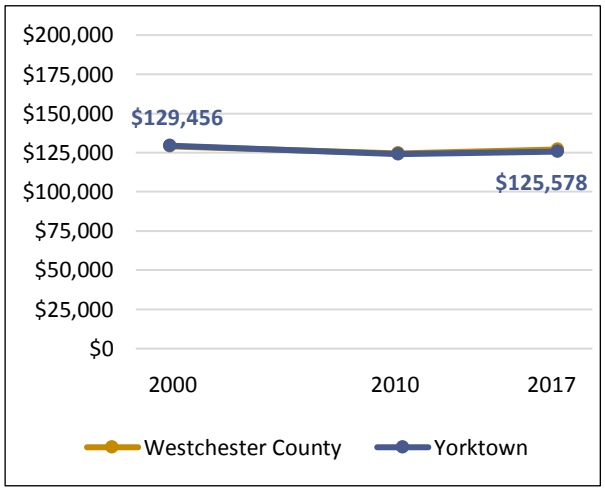
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,970	15%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
11,104	85%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

TOWN OF YORKTOWN

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$470,000	$392,250	$447,500	-$77,750	-16.5%	$55,250	14.1%	-$22,500	-4.8%
Condo	$280,000	$220,000	$286,500	-$60,000	-21.4%	$66,500	30.2%	$6,500	2.3%
Co-op	$201,000	$125,000	$150,000	-$76,000	-37.8%	$25,000	20.0%	-$51,000	-25.4%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$115,732
Monthly Income	$7,804	$9,758	$9,644
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,700
Estimated Insurance and Private Mortgage Insurance	$267	$309	$308
Estimated Average Real Estate Taxes per Month	$635	$635	$906
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,189	$1,487	$1,477
Affordable Home Price Level	$240,000	$300,000	$298,000
Down Payment of 5%	$12,000	$15,000	$14,900
Affordable Home Mortgage	$228,000	$285,000	$283,100
Median Price	$447,500	$447,500	$447,500
Affordable Housing Price GAP (after 5% down)	**-$207,500**	**-$147,500**	**-$149,500**

Annual Income Needed for Median Priced Home = $172,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

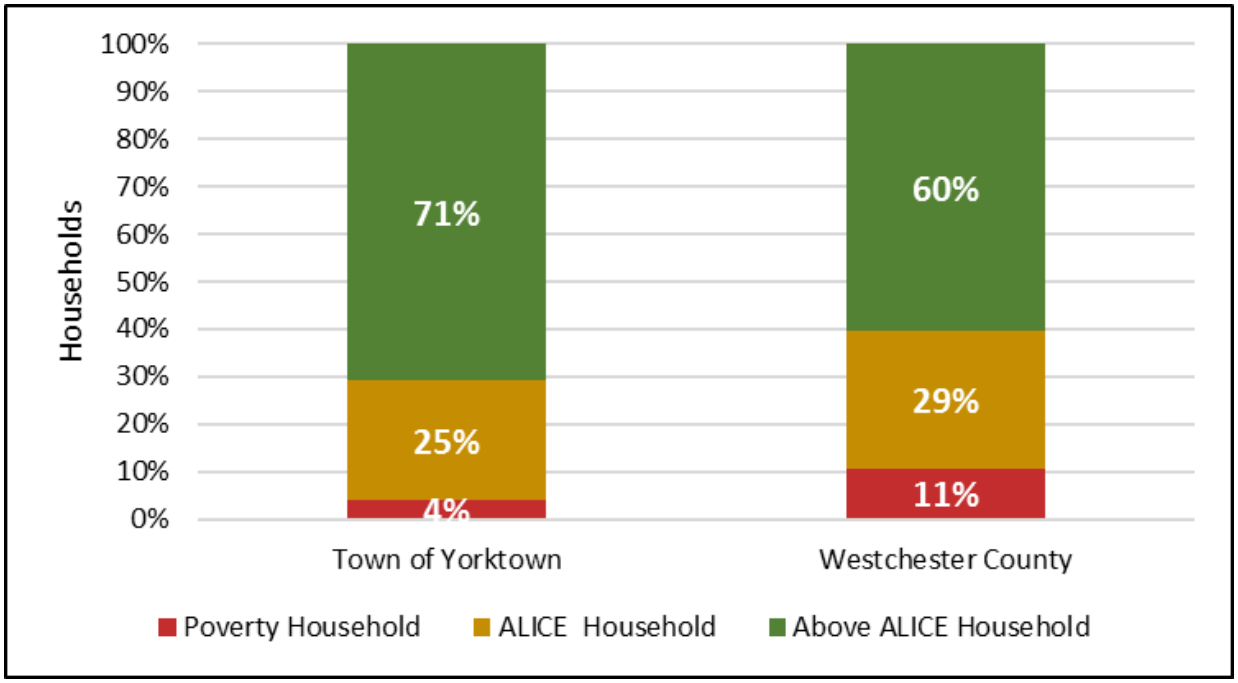
TOWN OF YORKTOWN

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Yorktown	$1,687	$67,480	$32.44	$15.85	$824	**-$863**	81.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



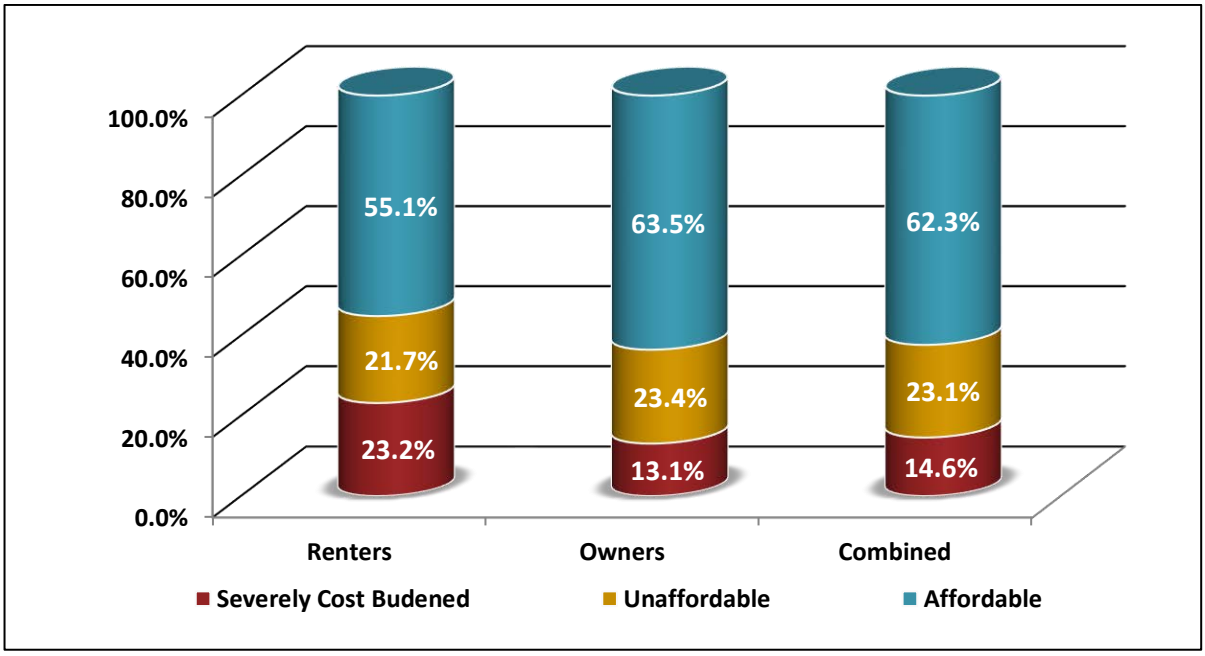
Source: United Way ALICE Project, 2016

TOWN OF YORKTOWN

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,055	415	445	1,915
as a % of the total number	55.1%	21.7%	**23.2%**	100%
OWNERS	7,075	2,605	1,465	11,145
as a % of the total number	63.5%	23.4%	**13.1%**	100%
COMBINED RENTERS AND OWNERS	8,130	3,020	1,910	13,060
as a % of the total number	62.3%	23.1%	**14.6%**	100%



Renters

23.2%
Severely Cost Burdened

44.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.1%
Severely Cost Burdened

36.5%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.6%
Severely Cost Burdened

37.7%
Living in Severely Cost Burdened and Unaffordable Housing

Town of Yorktown

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	745	61.6%	465	38.4%	**1,210**
Household Income >30% to <=50% HAMFI	1,020	68.0%	480	32.0%	**1,500**
Household Income >50% to <=80% HAMFI	760	80.9%	180	19.1%	**940**
Household Income >80% to <=100% HAMFI	750	81.5%	170	18.5%	**920**
Household Income >100% HAMFI	7,870	92.7%	620	7.3%	**8,490**
Total	11,145	85.3%	1,915	14.7%	13,060

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	120	80	265	465	**57.0%**
Household Income >30% to <=50% HAMFI	160	160	160	480	**33.3%**
Household Income >50% to <=80% HAMFI	85	75	20	180	**11.1%**
Household Income >80% to <=100% HAMFI	105	65	0	170	**0.0%**
Household Income >100% HAMFI	585	35	0	620	**0.0%**
Total	1,055	415	445	1,915	23.2%

425 Renter Households =< 50% HAMFI Severely Cost Burdened

665 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	90	155	500	745	**67.1%**
Household Income >30% to <=50% HAMFI	215	245	560	1,020	**54.9%**
Household Income >50% to <=80% HAMFI	270	350	140	760	**18.4%**
Household Income >80% to <=100% HAMFI	435	205	110	750	**14.7%**
Household Income >100% HAMFI	6,065	1,650	155	7,870	**2.0%**
Total	7,075	2,605	1,465	11,145	13.1%

1,060 Owner Households =< 50% HAMFI Severely Cost Burdened

1,460 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Town of Yorktown

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	100	20	120
Severely Overcrowded	95	10	105
Severely Cost Burdened	445	1,465	1,910

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	265	510	775
Household Income >30% to <=50% HAMFI	205	560	765
Household Income >50% to <=80% HAMFI	35	140	175
Household Income >80% to <=100% HAMFI	45	110	155
Household Income >100% HAMFI	40	175	215
Income Unavailable	0	0	0
Total Demand	590	1,495	2,085

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	1,050
Ambulatory Limitation	1,515
Cognitive Limitation	905
Self-care or Independent Living Limitation	1,355

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	670
>30% to <=50% HAMFI	530
>50% to <=80% HAMFI	310
>80% HAMFI	1,255
Total	2,765

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

TOWN OF YORKTOWN

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

NET HOUSING DEMAND

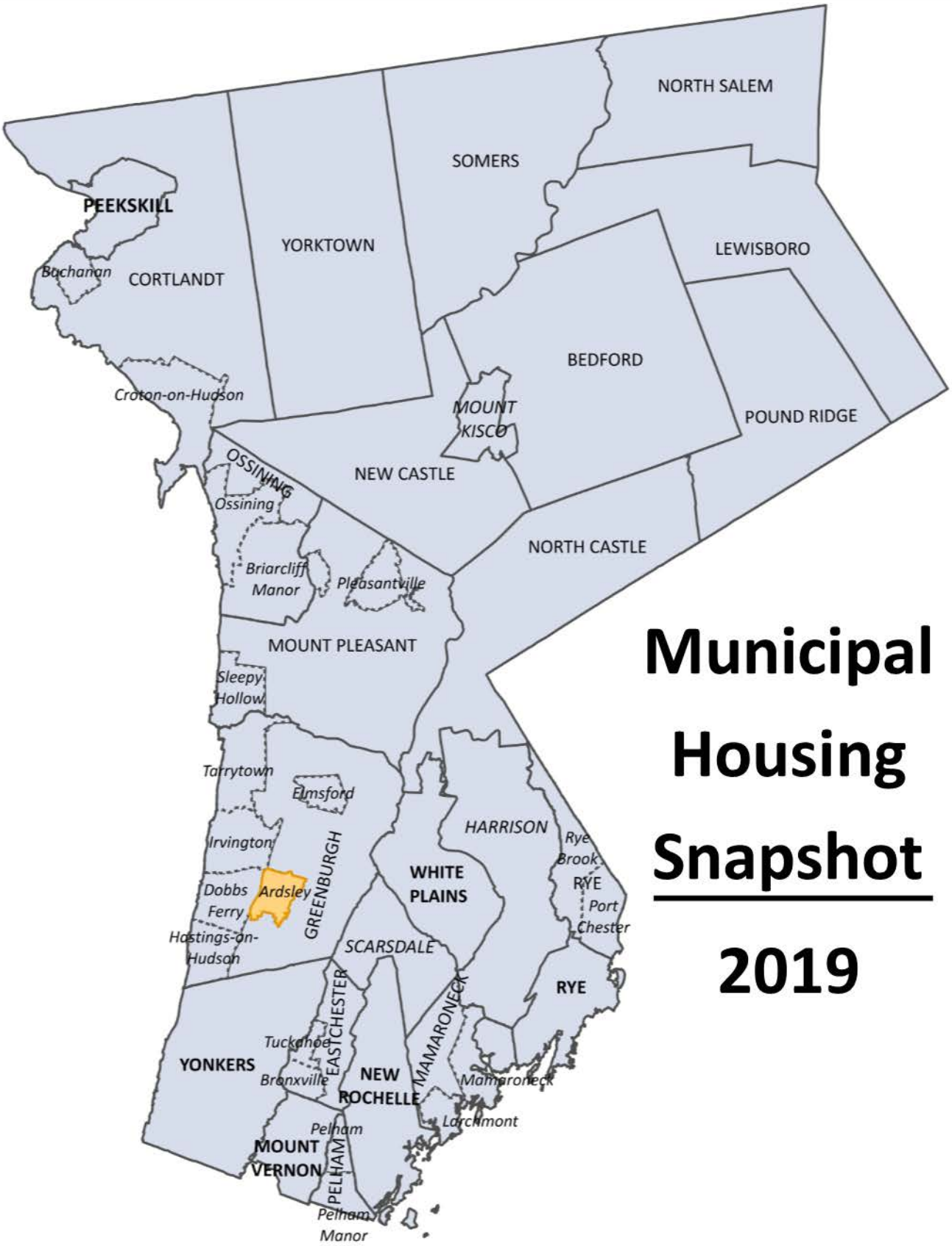
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

APPENDIX C

Village of Ardsley



Municipal Housing Snapshot

2019

VILLAGE OF ARDSLEY

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,253	1,251	1,103	-2	-148	-150	-0.2%	-11.8%	-12.0%
20-29	237	272	385	35	113	148	14.8%	41.5%	62.4%
30-44	938	689	659	-249	-30	-279	-26.5%	-4.4%	-29.7%
45-64	1,188	1,434	1,455	246	21	267	20.7%	1.5%	22.5%
65-74	368	348	501	-20	153	133	-5.4%	44.0%	36.1%
75-84	239	288	276	49	-12	37	20.5%	-4.2%	15.5%
85	46	170	178	124	8	132	269.6%	4.7%	287.0%
Total	**4,269**	**4,452**	**4,557**	**183**	**105**	**288**	**4.3%**	**2.4%**	**6.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ardsley	$2,497	$2,048	$1,313	-$450	-$735	-$1,184	-18.0%	-35.9%	-47.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ardsley	$3,709	$4,468	$3,687	$759	-$781	-$22	20.5%	-17.5%	-0.6%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF ARDSLEY

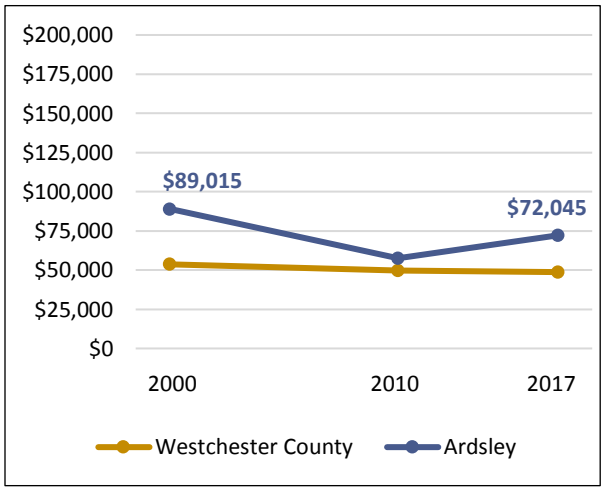
RENTERS AND OWNERS

Occupied Housing Units
1,619

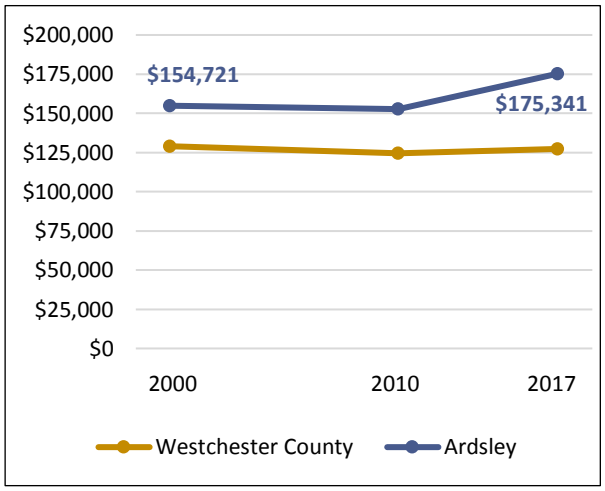
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
304	19%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,315	81%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF ARDSLEY

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$641,250	$645,000	$725,000	$3,750	0.6%	$80,000	12.4%	$83,750	13.1%
Condo	$335,500	$394,112	$364,500	$58,612	17.5%	-$29,612	-7.5%	$29,000	8.6%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$130,586
Monthly Income	$7,804	$9,758	$10,882
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,047
Estimated Insurance and Private Mortgage Insurance	$263	$306	$330
Estimated Average Real Estate Taxes per Month	$635	$635	$1,070
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,160	$1,467	$1,635
Affordable Home Price Level	$234,000	$296,000	$330,000
Down Payment of 5%	$11,700	$14,800	$16,500
Affordable Home Mortgage	$222,300	$281,200	$313,500
Median Price	$725,000	$725,000	$725,000
Affordable Housing Price GAP (after 5% down)	**-$491,000**	**-$429,000**	**-$395,000**

Annual Income Needed for Median Priced Home = $281,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF ARDSLEY

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Ardsley	$1,687	$67,480	$32.44	$27.71	$1,441	**-$246**	46.8
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

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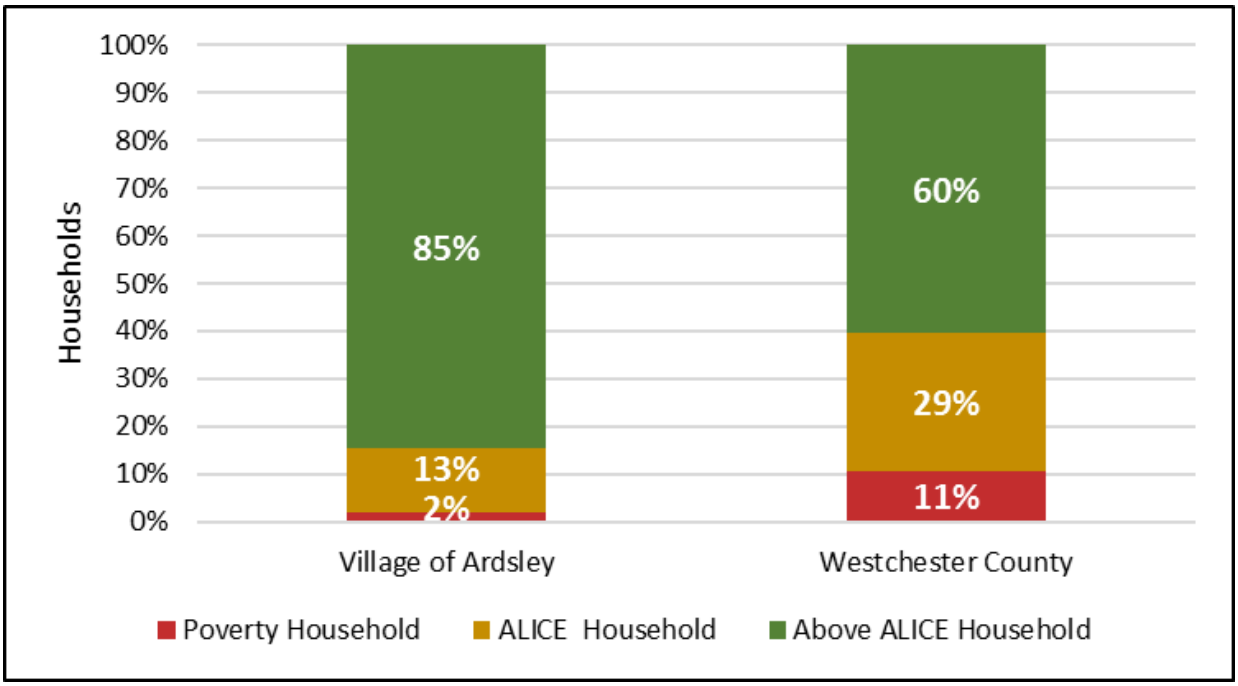


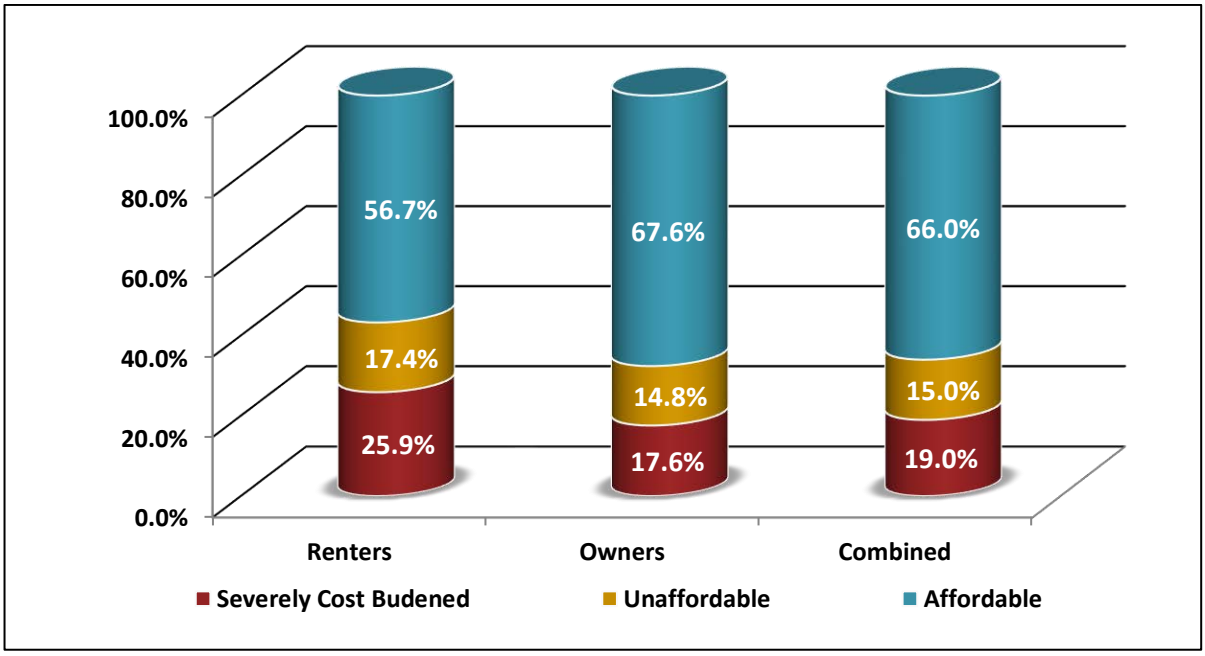
Source: United Way ALICE Project, 2016

VILLAGE OF ARDSLEY

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	153	47	70	270
as a % of the total number	56.7%	17.4%	**25.9%**	100%
OWNERS	861	189	225	1,275
as a % of the total number	67.6%	14.8%	**17.6%**	100%
COMBINED RENTERS AND OWNERS	1,019	231	295	1,545
as a % of the total number	66.0%	15.0%	**19.0%**	100%



Renters

25.9%
Severely Cost Burdened

43.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

17.6%
Severely Cost Burdened

32.4%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

19.0%
Severely Cost Burdened

34.0%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Ardsley

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	55	55.0%	45	45.0%	**100**
Household Income >30% to <=50% HAMFI	45	45.0%	55	55.0%	**100**
Household Income >50% to <=80% HAMFI	60	63.2%	35	36.8%	**95**
Household Income >80% to <=100% HAMFI	55	73.3%	20	26.7%	**75**
Household Income >100% HAMFI	1,060	90.2%	115	9.8%	**1,175**
Total	1,275	82.5%	270	17.5%	1,545

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	6	4	35	45	**77.8%**
Household Income >30% to <=50% HAMFI	0	20	35	55	**63.6%**
Household Income >50% to <=80% HAMFI	31	4	0	35	**0.0%**
Household Income >80% to <=100% HAMFI	16	4	0	20	**0.0%**
Household Income >100% HAMFI	105	10	0	115	**0.0%**
Total	158	42	70	270	25.9%

70 Renter Households =< 50% HAMFI Severely Cost Burdened

94 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	55	55	**100.0%**
Household Income >30% to <=50% HAMFI	0	25	20	45	**44.4%**
Household Income >50% to <=80% HAMFI	16	4	40	60	**66.7%**
Household Income >80% to <=100% HAMFI	10	20	25	55	**45.5%**
Household Income >100% HAMFI	835	140	85	1,060	**8.0%**
Total	861	189	225	1,275	17.6%

75 Owner Households =< 50% HAMFI Severely Cost Burdened

100 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Ardsley

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	80	0	80
Severely Overcrowded	4	0	4
Severely Cost Burdened	70	225	295

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	35	55	90
Household Income >30% to <=50% HAMFI	35	20	55
Household Income >50% to <=80% HAMFI	30	40	70
Household Income >80% to <=100% HAMFI	4	25	29
Household Income >100% HAMFI	35	85	120
Income Unavailable	0	0	0
Total Demand	139	225	364

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	75
Ambulatory Limitation	240
Cognitive Limitation	190
Self-care or Independent Living Limitation	195

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	40
>30% to <=50% HAMFI	35
>50% to <=80% HAMFI	65
>80% HAMFI	245
Total	385

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF ARDSLEY

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

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- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

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ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

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HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

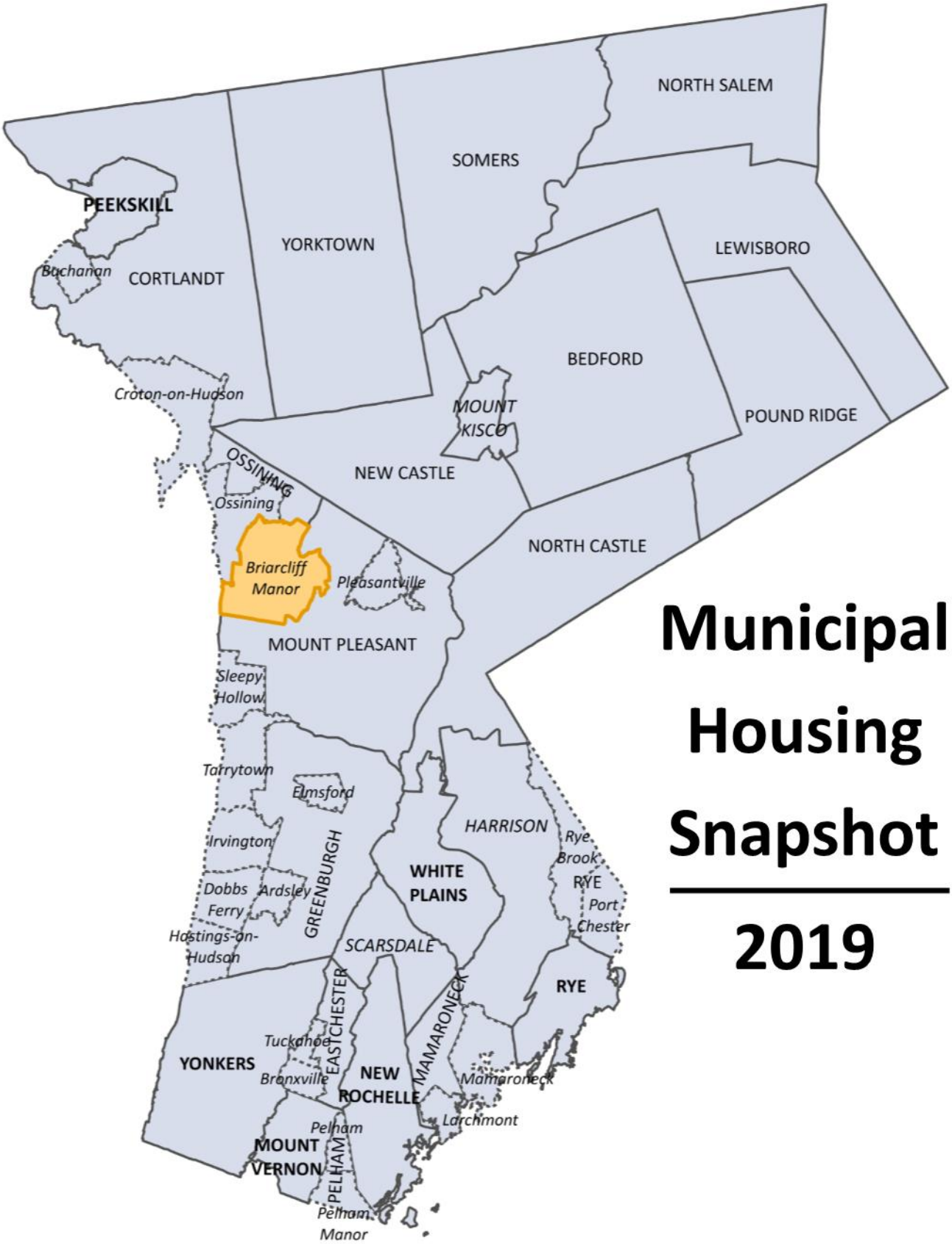
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Briarcliff Manor



Municipal Housing Snapshot

2019

Village of Briarcliff Manor

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,321	2,472	2,076	151	-396	-245	6.5%	-16.0%	-10.6%
20-29	623	572	724	-51	152	101	-8.2%	26.6%	16.2%
30-44	1,712	1,101	1,014	-611	-87	-698	-35.7%	-7.9%	-40.8%
45-64	1,912	2,509	2,579	597	70	667	31.2%	2.8%	34.9%
65-74	524	575	697	51	122	173	9.7%	21.2%	33.0%
75-84	394	392	524	-2	132	130	-0.5%	33.7%	33.0%
85	210	246	250	36	4	40	17.1%	1.6%	19.0%
Total	**7,696**	**7,867**	**7,864**	**171**	**-3**	**168**	**2.2%**	**-0.0%**	**2.2%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Briarcliff Manor	$1,536	$1,394	$1,500	-$142	$106	-$36	-9.3%	7.6%	-2.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Briarcliff Manor	$4,355	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Briarcliff Manor

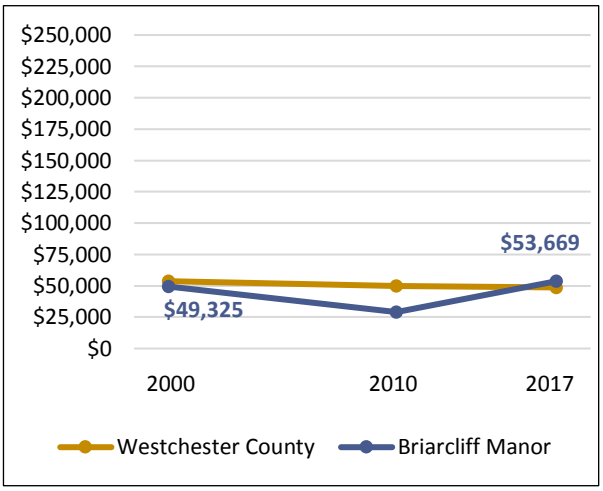
Renters and Owners

Occupied Housing Units
2,662

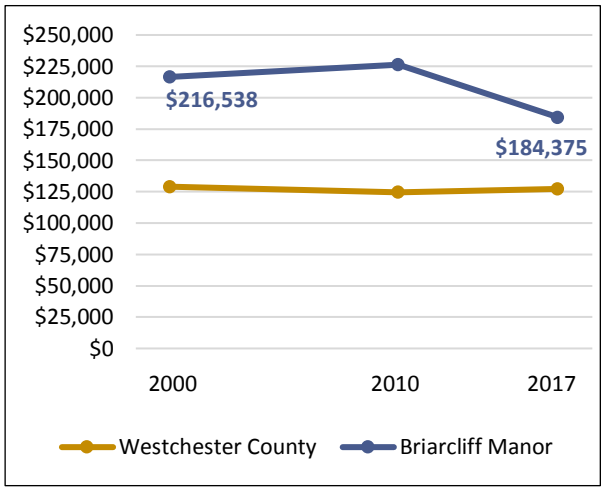
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
449	17%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,213	83%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF BRIARCLIFF MANOR

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$885,000	$671,750	$757,500	-$213,250	-24.1%	$85,750	12.8%	-$127,500	-14.4%
Condo	$520,000	$530,000	$640,000	$10,000	1.9%	$110,000	20.8%	$120,000	23.1%
Co-op	$264,000	$130,000	$185,000	-$134,000	-50.8%	$55,000	42.3%	-$79,000	-29.9%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$157,963
Monthly Income	$7,804	$9,758	$13,164
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,686
Estimated Insurance and Private Mortgage Insurance	$270	$315	$393
Estimated Average Real Estate Taxes per Month	$635	$635	$1,200
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,209	$1,531	$2,081
Affordable Home Price Level	$244,000	$309,000	$420,000
Down Payment of 5%	$12,200	$15,450	$21,000
Affordable Home Mortgage	$231,800	$293,550	$399,000
Median Price	$757,500	$757,500	$757,500
Affordable Housing Price GAP (after 5% down)	**-$513,500**	**-$448,500**	**-$337,500**

Annual Income Needed for Median Priced Home = $281,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

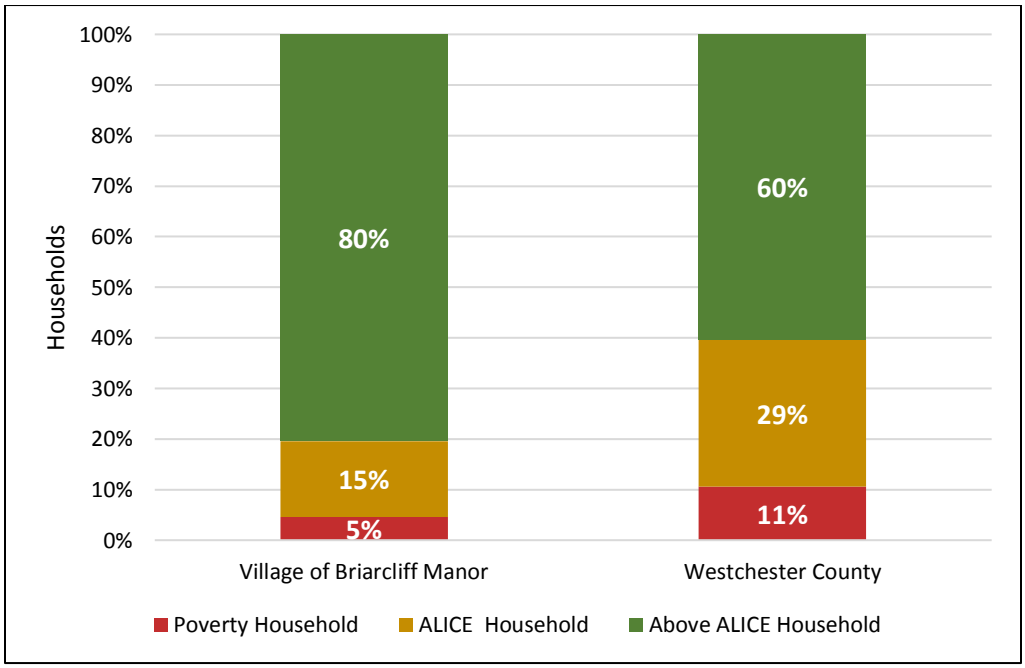
VILLAGE OF BRIARCLIFF MANOR

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Briarcliff Manor	$1,687	$67,480	$32.44	$17.74	$923	-$764	73.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



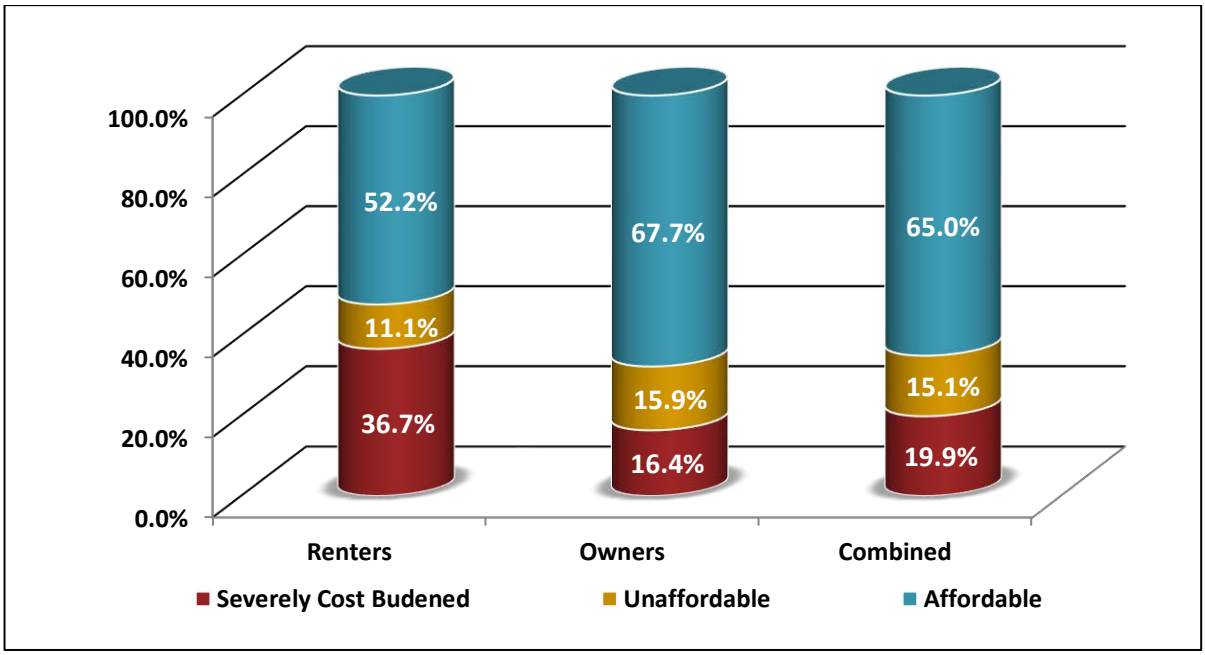
Source: United Way ALICE Project, 2016

Village of Briarcliff Manor

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	235	50	165	450
as a % of the total number	52.2%	11.1%	**36.7%**	100%
OWNERS	1,481	349	360	2,190
as a % of the total number	67.7%	15.9%	**16.4%**	100%
COMBINED RENTERS AND OWNERS	1,716	399	525	2,640
as a % of the total number	65.0%	15.1%	**19.9%**	100%



Renters

36.7%
Severely Cost Burdened

47.8%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

16.4%
Severely Cost Burdened

32.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

19.9%
Severely Cost Burdened

35.0%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Briarcliff Manor

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	110	44.0%	140	56.0%	**250**
Household Income >30% to <=50% HAMFI	115	63.9%	65	36.1%	**180**
Household Income >50% to <=80% HAMFI	50	43.5%	65	56.5%	**115**
Household Income >80% to <=100% HAMFI	105	91.3%	10	8.7%	**115**
Household Income >100% HAMFI	1,810	91.4%	170	8.6%	**1,980**
Total	2,190	83.0%	450	17.0%	2,640

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	10	120	140	**85.7%**
Household Income >30% to <=50% HAMFI	35	10	20	65	**30.8%**
Household Income >50% to <=80% HAMFI	40	0	25	65	**38.5%**
Household Income >80% to <=100% HAMFI	0	10	0	10	**0.0%**
Household Income >100% HAMFI	150	20	0	170	**0.0%**
Total	235	50	165	450	36.7%

140 Renter Households =< 50% HAMFI Severely Cost Burdened

160 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	11	4	95	110	**86.4%**
Household Income >30% to <=50% HAMFI	0	20	95	115	**82.6%**
Household Income >50% to <=80% HAMFI	20	20	10	50	**20.0%**
Household Income >80% to <=100% HAMFI	10	55	40	105	**38.1%**
Household Income >100% HAMFI	1,440	250	120	1,810	**6.6%**
Total	1,481	349	360	2,190	16.4%

190 Owner Households =< 50% HAMFI Severely Cost Burdened

215 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Briarcliff Manor

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	110	10	120
Severely Overcrowded	10	0	10
Severely Cost Burdened	165	360	525

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	120	95	215
Household Income >30% to <=50% HAMFI	30	95	125
Household Income >50% to <=80% HAMFI	35	10	45
Household Income >80% to <=100% HAMFI	0	40	40
Household Income >100% HAMFI	40	130	170
Income Unavailable	0	0	0
Total Demand	225	370	595

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	280
Ambulatory Limitation	285
Cognitive Limitation	210
Self-care or Independent Living Limitation	370

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	135
>30% to <=50% HAMFI	70
>50% to <=80% HAMFI	35
>80% HAMFI	360
Total	600

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF BRIARCLIFF MANOR

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

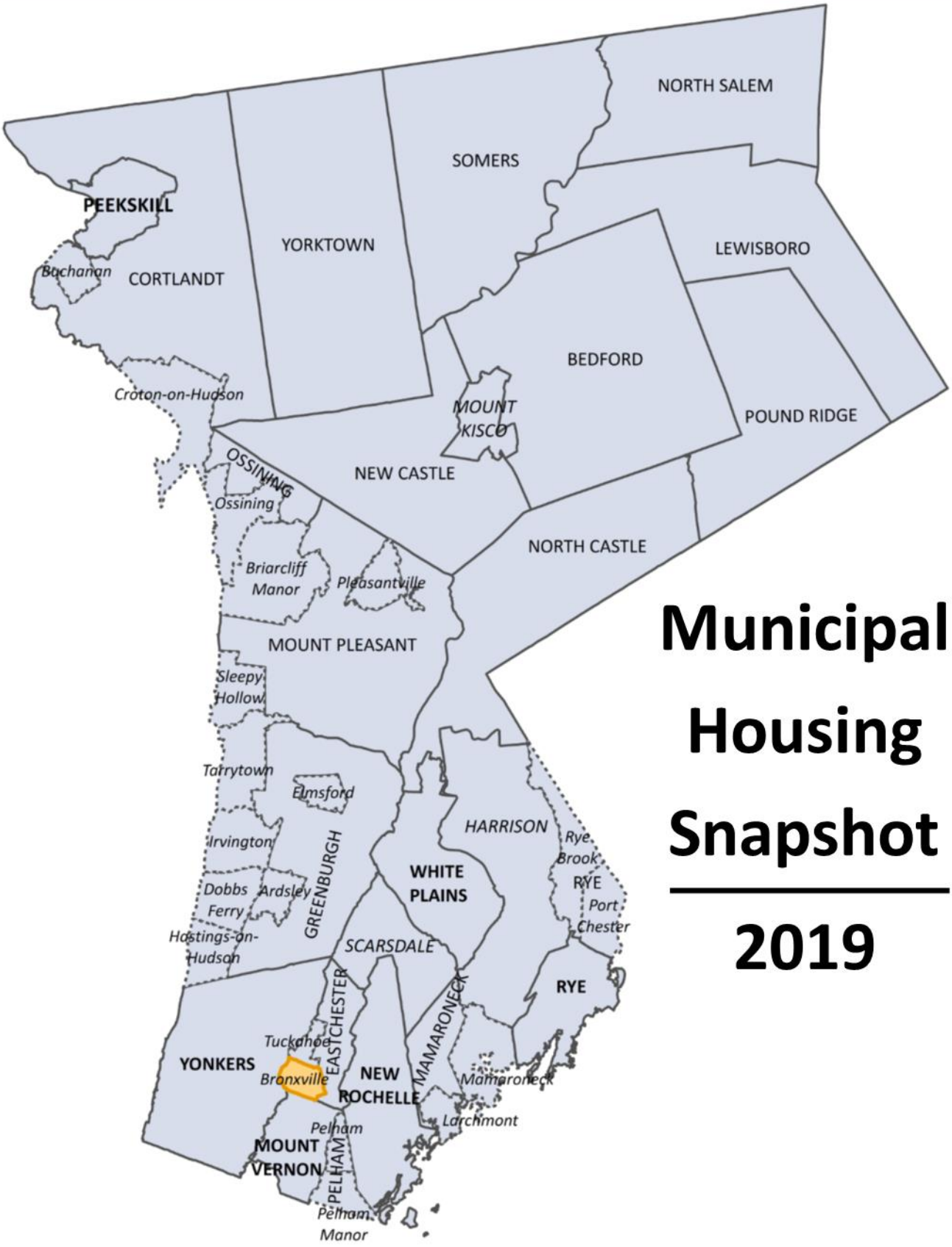
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Bronxville



Municipal Housing Snapshot

2019

VILLAGE OF BRONXVILLE

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,083	2,117	2,143	34	26	60	1.6%	1.2%	2.9%
20-29	530	412	483	-118	71	-47	-22.3%	17.2%	-8.9%
30-44	1,461	1,011	944	-450	-67	-517	-30.8%	-6.6%	-35.4%
45-64	1,673	1,902	1,981	229	79	308	13.7%	4.2%	18.4%
65-74	407	451	442	44	-9	35	10.8%	-2.0%	8.6%
75-84	260	316	277	56	-39	17	21.5%	-12.3%	6.5%
85	129	114	158	-15	44	29	-11.6%	38.6%	22.5%
Total	**6,543**	**6,323**	**6,428**	**-220**	**105**	**-115**	**-3.4%**	**1.7%**	**-1.8%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Bronxville	$2,732	$2,005	$2,745	-$727	$740	$13	-26.6%	36.9%	0.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Bronxville	$4,000	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF BRONXVILLE

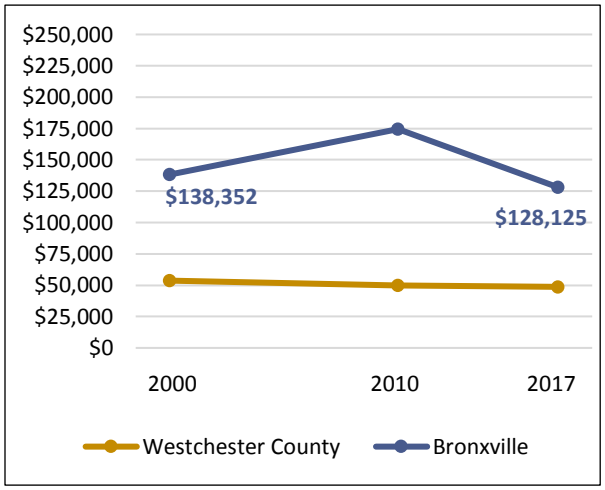
RENTERS AND OWNERS

Occupied Housing Units
2,196

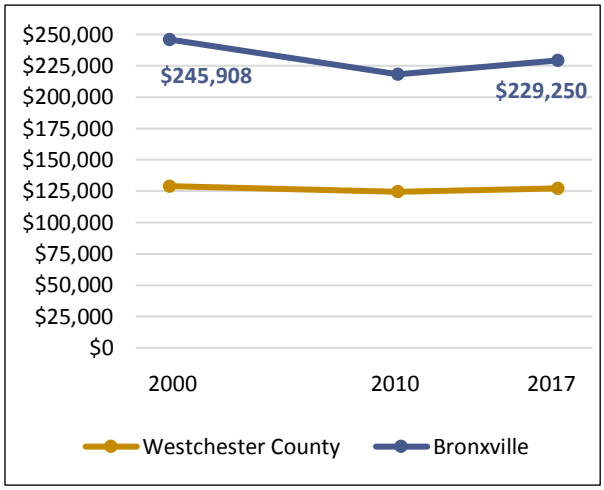
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
396	18%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,800	82%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF BRONXVILLE

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,801,000	$1,653,000	$1,943,750	-$148,000	-8.2%	$290,750	17.6%	$142,750	7.9%
Condo	$748,750	$350,000	$1,600,000	-$398,750	-53.3%	$1,250,000	357.1%	$851,250	113.7%
Co-op	$370,000	$458,500	$595,000	$88,500	23.9%	$136,500	29.8%	$225,000	60.8%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$205,781
Monthly Income	$7,804	$9,758	$17,148
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,802
Estimated Insurance and Private Mortgage Insurance	$295	$347	$541
Estimated Average Real Estate Taxes per Month	$635	$635	$1,121
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,388	$1,754	$3,137
Affordable Home Price Level	$280,000	$354,000	$633,000
Down Payment of 5%	$14,000	$17,700	$31,650
Affordable Home Mortgage	$266,000	$336,300	$601,350
Median Price	$1,943,750	$1,943,750	$1,943,750
Affordable Housing Price GAP (after 5% down)	**-$1,663,750**	**-$1,589,750**	**-$1,310,750**

Annual Income Needed for Median Priced Home = $624,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF BRONXVILLE

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Bronxville	$1,687	$67,480	$32.44	$46.45	$2,415	**$728**	27.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

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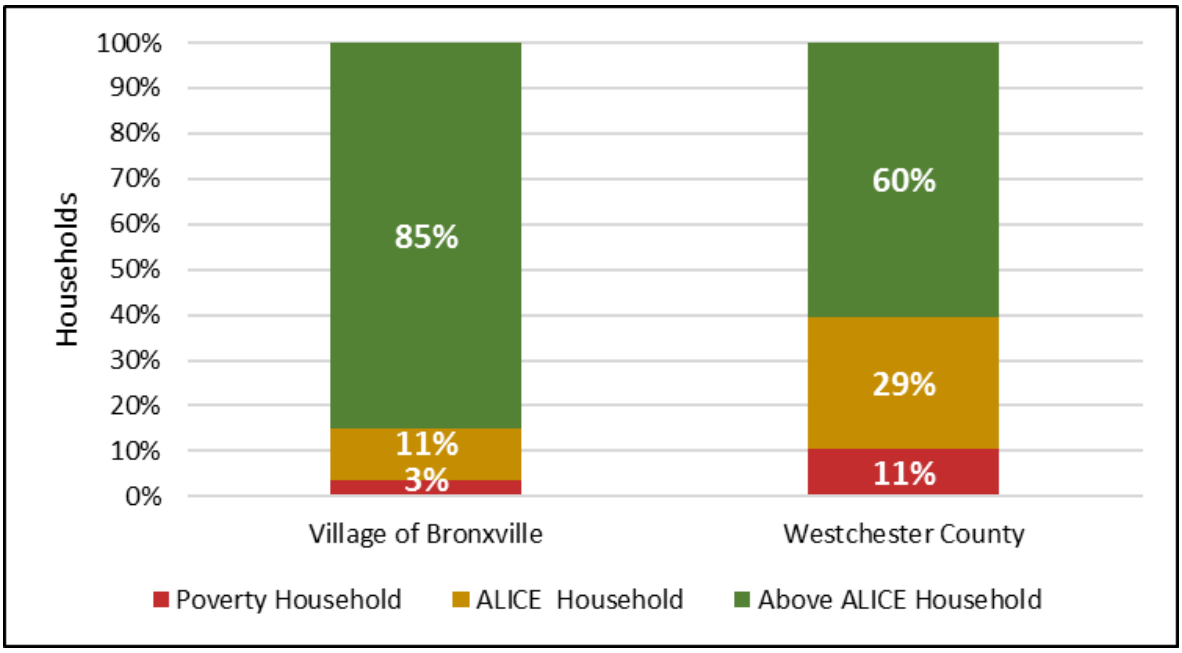


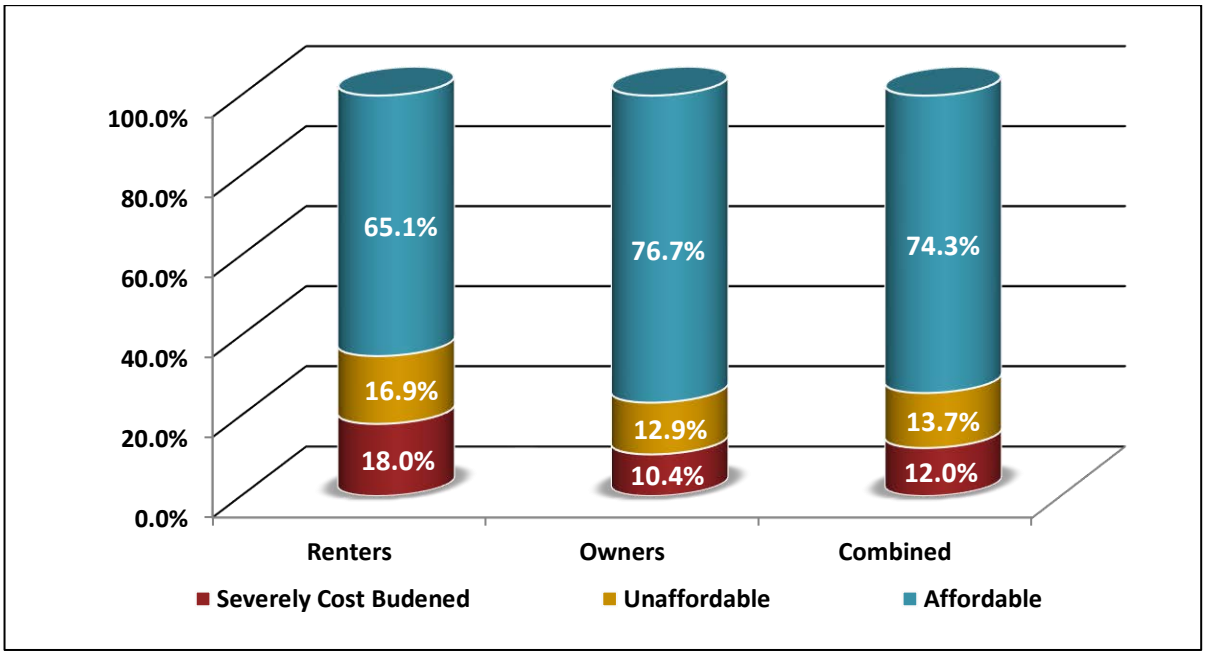
Source: United Way ALICE Project, 2016

VILLAGE OF BRONXVILLE

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	290	75	80	445
as a % of the total number	65.1%	16.9%	**18.0%**	100%
OWNERS	1,326	224	180	1,730
as a % of the total number	76.7%	12.9%	**10.4%**	100%
COMBINED RENTERS AND OWNERS	1,616	299	260	2,175
as a % of the total number	74.3%	13.7%	**12.0%**	100%



Renters

18.0%
Severely Cost Burdened

34.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

10.4%
Severely Cost Burdened

23.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

12.0%
Severely Cost Burdened

25.7%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Bronxville

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	90	60.0%	60	40.0%	**150**
Household Income >30% to <=50% HAMFI	75	100.0%	0	0.0%	**75**
Household Income >50% to <=80% HAMFI	30	37.5%	50	62.5%	**80**
Household Income >80% to <=100% HAMFI	75	55.6%	60	44.4%	**135**
Household Income >100% HAMFI	1,460	84.1%	275	15.9%	**1,735**
Total	1,730	79.5%	445	20.5%	2,175

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	5	0	55	60	**91.7%**
Household Income >30% to <=50% HAMFI	0	0	0	0	**0.0%**
Household Income >50% to <=80% HAMFI	35	0	15	50	**30.0%**
Household Income >80% to <=100% HAMFI	5	45	10	60	**16.7%**
Household Income >100% HAMFI	245	30	0	275	**0.0%**
Total	290	75	80	445	18.0%

55 Renter Households =< 50% HAMFI Severely Cost Burdened

55 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	40	0	50	90	**55.6%**
Household Income >30% to <=50% HAMFI	20	15	40	75	**53.3%**
Household Income >50% to <=80% HAMFI	6	4	20	30	**66.7%**
Household Income >80% to <=100% HAMFI	35	20	20	75	**26.7%**
Household Income >100% HAMFI	1,225	185	50	1,460	**3.4%**
Total	1,326	224	180	1,730	10.4%

90 Owner Households =< 50% HAMFI Severely Cost Burdened

105 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Bronxville

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	0	0	0
Severely Cost Burdened	80	180	260

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	55	50	105
Household Income >30% to <=50% HAMFI	0	40	40
Household Income >50% to <=80% HAMFI	15	20	35
Household Income >80% to <=100% HAMFI	10	20	30
Household Income >100% HAMFI	0	50	50
Income Unavailable	0	0	0
Total Demand	80	180	260

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	80
Ambulatory Limitation	125
Cognitive Limitation	105
Self-care or Independent Living Limitation	95

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	65
>30% to <=50% HAMFI	25
>50% to <=80% HAMFI	20
>80% HAMFI	140
Total	250

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF BRONXVILLE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

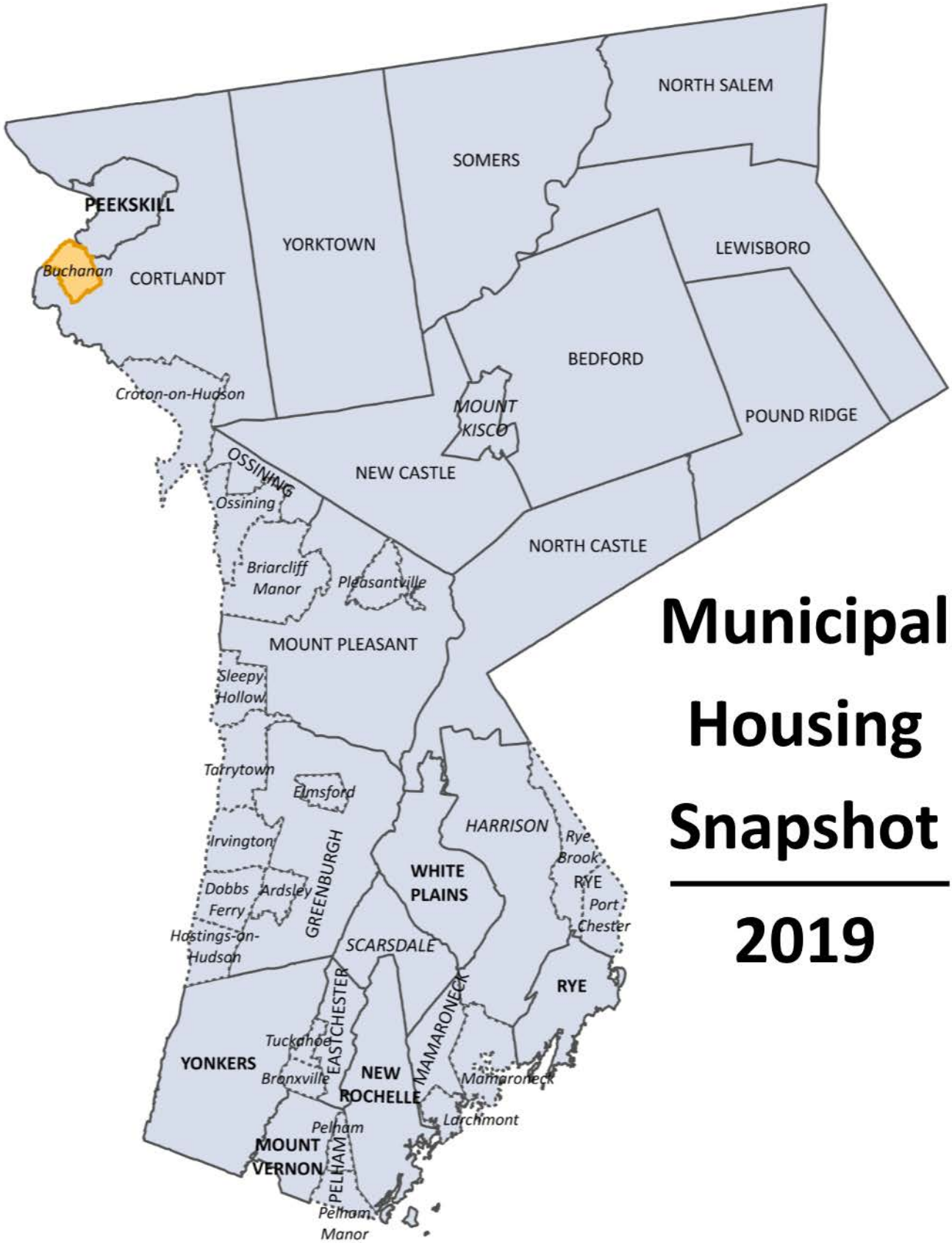
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Buchanan



Municipal Housing Snapshot

2019

VILLAGE OF BUCHANAN

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	590	592	575	2	-17	-15	0.3%	-2.9%	-2.5%
20-29	229	251	221	22	-30	-8	9.6%	-12.0%	-3.5%
30-44	575	435	439	-140	4	-136	-24.3%	0.9%	-23.7%
45-64	515	641	736	126	95	221	24.5%	14.8%	42.9%
65-74	146	167	153	21	-14	7	14.4%	-8.4%	4.8%
75-84	97	96	105	-1	9	8	-1.0%	9.4%	8.2%
85	37	48	26	11	-22	-11	29.7%	-45.8%	-29.7%
Total	**2,189**	**2,230**	**2,255**	**41**	**25**	**66**	**1.9%**	**1.1%**	**3.0%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Buchanan	$1,253	$1,418	$1,447	$165	$29	$194	13.1%	2.1%	15.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Buchanan	$2,375	$3,086	$2,604	$711	-$482	$229	29.9%	-15.6%	9.6%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Buchanan

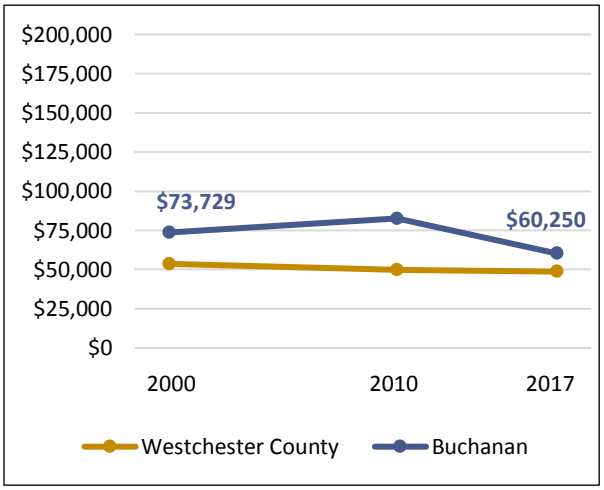
Renters and Owners

Occupied Housing Units
751

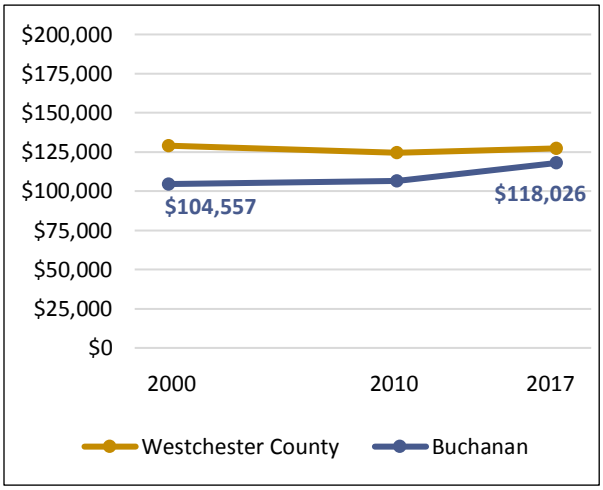
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
167	22%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
584	78%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF BUCHANAN

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$351,000	$355,000	$373,000	$4,000	1.1%	$18,000	5.1%	$22,000	6.3%
Condo	$459,000	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$107,418
Monthly Income	$7,804	$9,758	$8,952
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,506
Estimated Insurance and Private Mortgage Insurance	$280	$326	$308
Estimated Average Real Estate Taxes per Month	$635	$635	$721
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,279	$1,611	$1,477
Affordable Home Price Level	$258,000	$325,000	$298,000
Down Payment of 5%	$12,900	$16,250	$14,900
Affordable Home Mortgage	$245,100	$308,750	$283,100
Median Price	$373,000	$373,000	$373,000
Affordable Housing Price GAP (after 5% down)	**-$115,000**	**-$48,000**	**-$75,000**

Annual Income Needed for Median Priced Home = $134,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

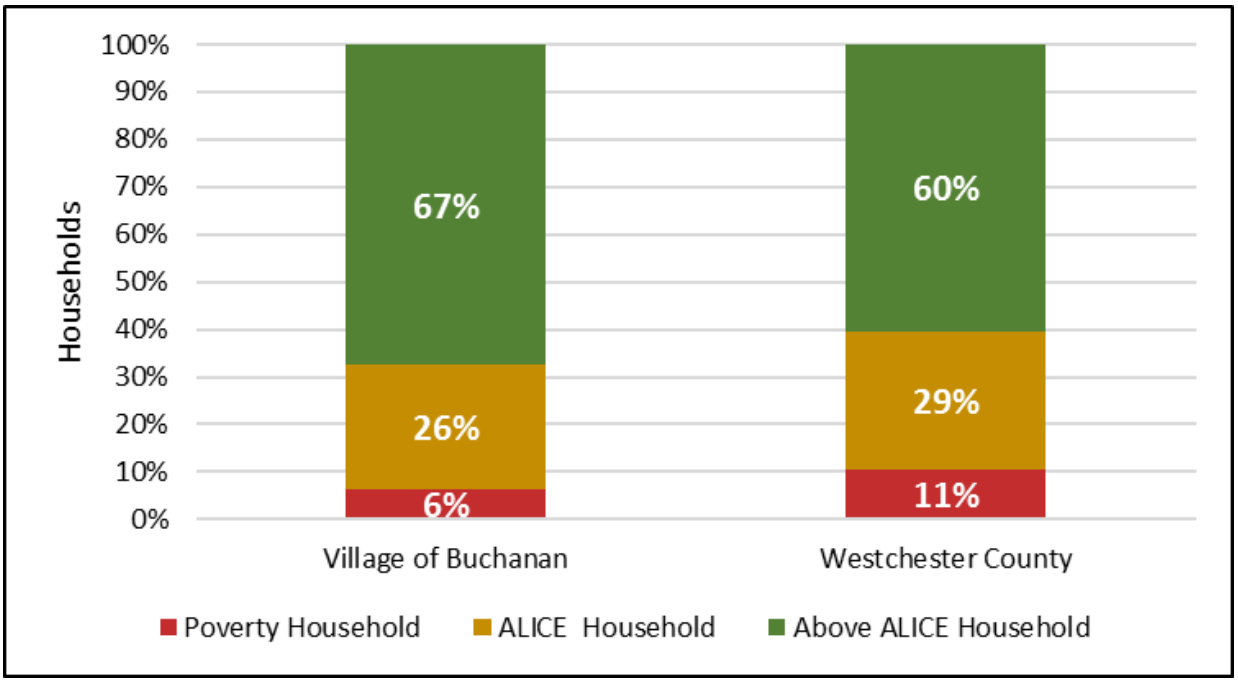
VILLAGE OF BUCHANAN

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Buchanan	$1,687	$67,480	$32.44	$18.33	$953	**-$734**	70.8
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



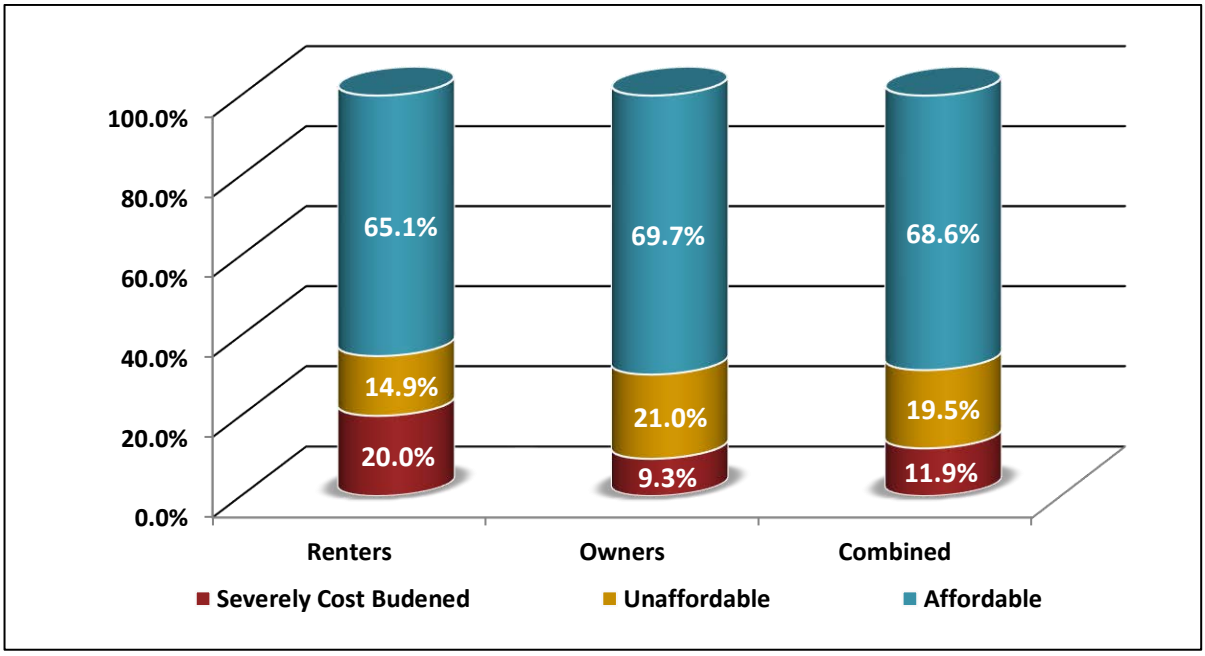
Source: United Way ALICE Project, 2016

VILLAGE OF BUCHANAN

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	127	29	39	195
as a % of the total number	65.1%	14.9%	**20.0%**	100%
OWNERS	429	129	57	615
as a % of the total number	69.7%	21.0%	**9.3%**	100%
COMBINED RENTERS AND OWNERS	556	158	96	810
as a % of the total number	68.6%	19.5%	**11.9%**	100%



Renters

20.0%
Severely Cost Burdened

34.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

9.3%
Severely Cost Burdened

30.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

11.9%
Severely Cost Burdened

31.4%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Buchanan

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	30	35.3%	55	64.7%	**85**
Household Income >30% to <=50% HAMFI	75	88.2%	10	11.8%	**85**
Household Income >50% to <=80% HAMFI	20	66.7%	10	33.3%	**30**
Household Income >80% to <=100% HAMFI	60	60.0%	40	40.0%	**100**
Household Income >100% HAMFI	430	84.3%	80	15.7%	**510**
Total	615	75.9%	195	24.1%	810

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	0	35	55	**63.6%**
Household Income >30% to <=50% HAMFI	10	0	0	10	**0.0%**
Household Income >50% to <=80% HAMFI	2	4	4	10	**40.0%**
Household Income >80% to <=100% HAMFI	15	25	0	40	**0.0%**
Household Income >100% HAMFI	80	0	0	80	**0.0%**
Total	127	29	39	195	20.0%

35 Renter Households =< 50% HAMFI Severely Cost Burdened

35 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	10	20	30	**66.7%**
Household Income >30% to <=50% HAMFI	15	35	25	75	**33.3%**
Household Income >50% to <=80% HAMFI	12	4	4	20	**20.0%**
Household Income >80% to <=100% HAMFI	26	30	4	60	**6.7%**
Household Income >100% HAMFI	376	50	4	430	**0.9%**
Total	429	129	57	615	9.3%

45 Owner Households =< 50% HAMFI Severely Cost Burdened

90 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Buchanan

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	4	4	8
Severely Cost Burdened	39	57	96

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	30	20	50
Household Income >30% to <=50% HAMFI	0	25	25
Household Income >50% to <=80% HAMFI	4	4	8
Household Income >80% to <=100% HAMFI	0	4	4
Household Income >100% HAMFI	4	8	12
Income Unavailable	1	0	1
Total Demand	39	61	100

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	75
Ambulatory Limitation	140
Cognitive Limitation	70
Self-care or Independent Living Limitation	80

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	25
>30% to <=50% HAMFI	40
>50% to <=80% HAMFI	5
>80% HAMFI	130
Total	200

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF BUCHANAN

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

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RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

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RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
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ALICE HOUSEHOLDS

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HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
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HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
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NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

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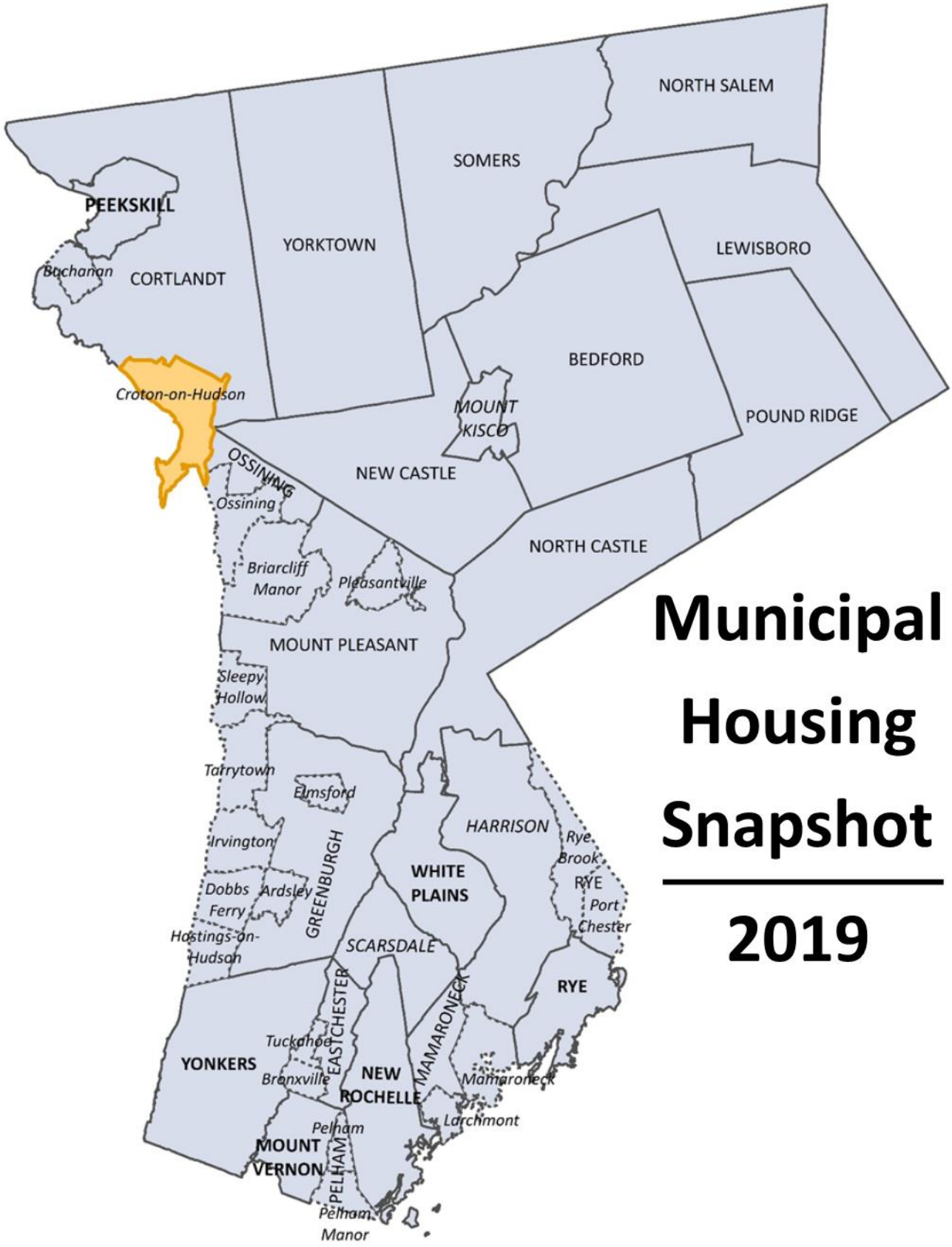
Village of Croton-on-Hudson



Municipal Housing Snapshot

2019

Village of Croton-on-Hudson

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,065	2,236	2,330	171	94	265	8.3%	4.2%	12.8%
20-29	538	548	666	10	118	128	1.9%	21.5%	23.8%
30-44	1,985	1,488	1,411	-497	-77	-574	-25.0%	-5.2%	-28.9%
45-64	1,986	2,638	2,592	652	-46	606	32.8%	-1.7%	30.5%
65-74	485	567	731	82	164	246	16.9%	28.9%	50.7%
75-84	364	384	352	20	-32	-12	5.5%	-8.3%	-3.3%
85	183	209	175	26	-34	-8	14.2%	-16.3%	-4.4%
Total	**7,606**	**8,070**	**8,257**	**464**	**187**	**651**	**6.1%**	**2.3%**	**8.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Croton-on-Hudson	$1,339	$1,477	$1,597	$138	$120	$258	10.3%	8.1%	19.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Croton-on-Hudson	$3,025	$3,404	$3,276	$378	-$128	$251	12.5%	-3.7%	8.3%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Croton-on-Hudson

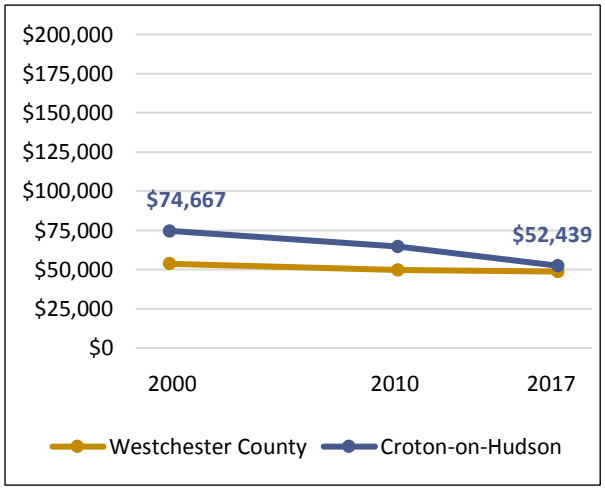
Renters and Owners

Occupied Housing Units
3,029

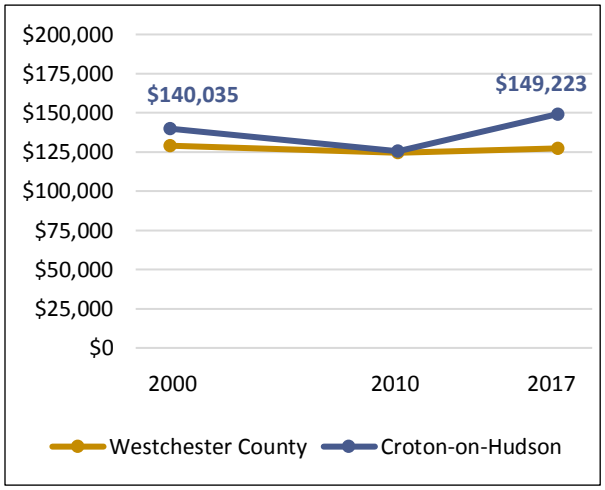
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
842	28%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,187	72%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF CROTON-ON-HUDSON

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$510,000	$427,500	$569,900	-$82,500	-16.2%	$142,400	33.3%	$59,900	11.7%
Condo	$532,500	$440,000	$695,000	-$92,500	-17.4%	$255,000	58.0%	$162,500	30.5%
Co-op	$151,250	$71,000	$102,750	-$80,250	-53.1%	$31,750	44.7%	-$48,500	-32.1%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$124,708
Monthly Income	$7,804	$9,758	$10,392
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,910
Estimated Insurance and Private Mortgage Insurance	$266	$309	$323
Estimated Average Real Estate Taxes per Month	$635	$635	$985
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,179	$1,487	$1,586
Affordable Home Price Level	$238,000	$300,000	$320,000
Down Payment of 5%	$11,900	$15,000	$16,000
Affordable Home Mortgage	$226,100	$285,000	$304,000
Median Price	$569,900	$569,900	$569,900
Affordable Housing Price GAP (after 5% down)	**-$331,900**	**-$269,900**	**-$249,900**

Annual Income Needed for Median Priced Home = $218,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF CROTON-ON-HUDSON

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Croton-on-Hudson	$1,687	$67,480	$32.44	$17.28	$899	-$788	75.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

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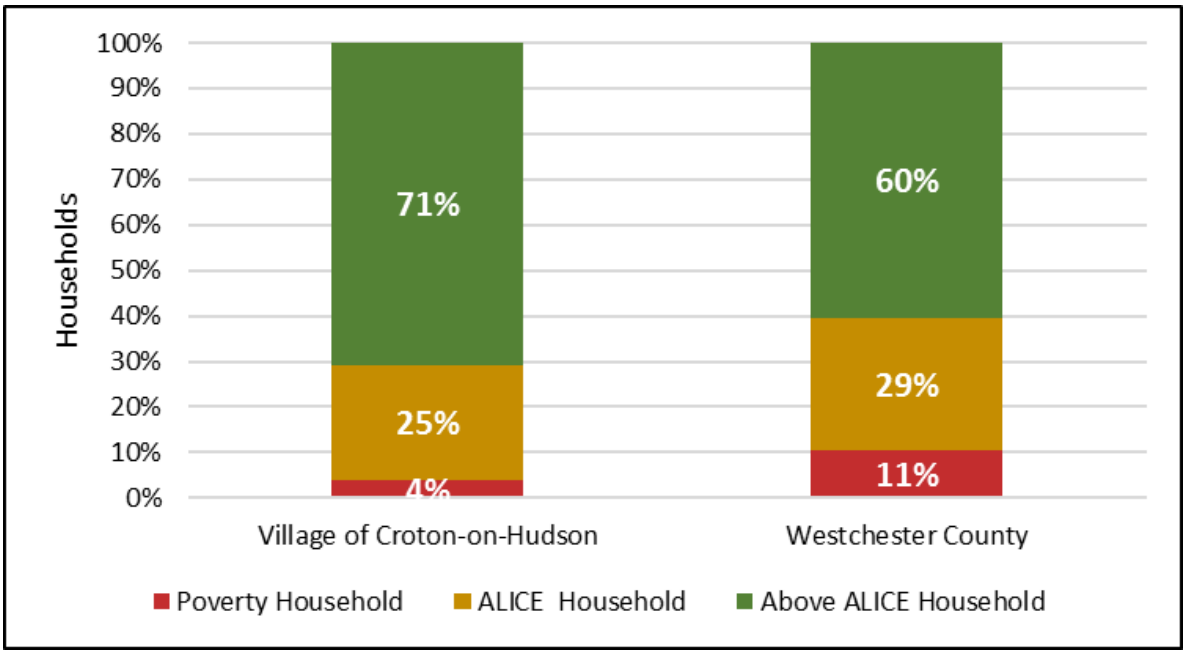


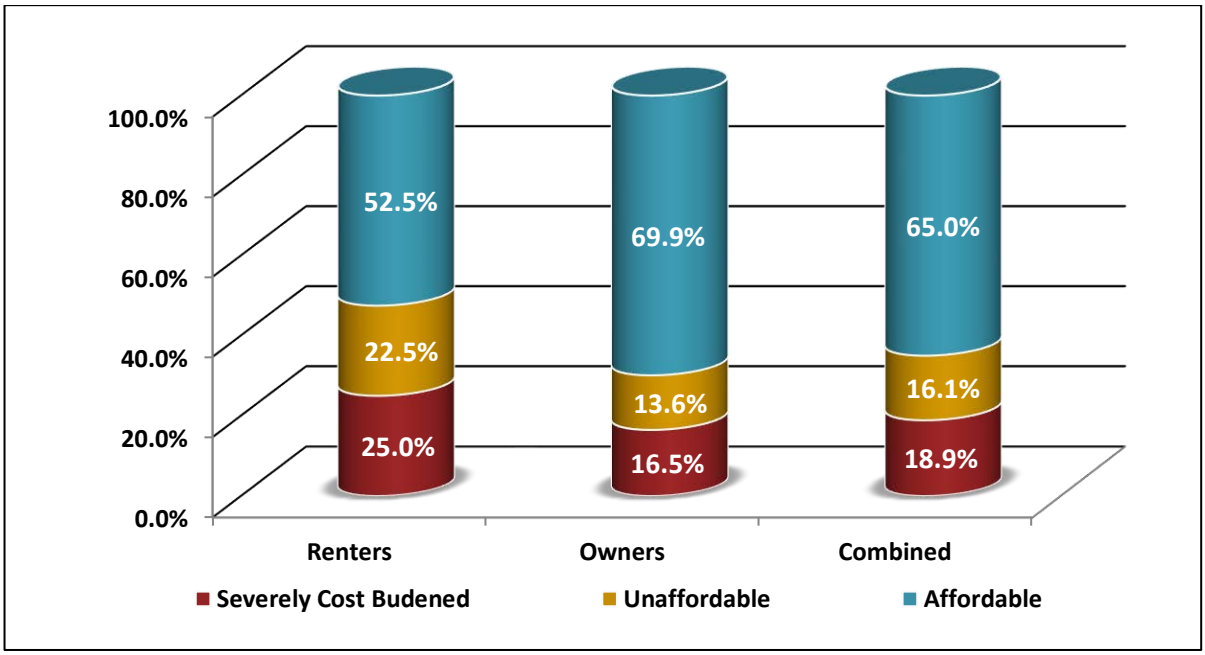
Source: United Way ALICE Project, 2016

VILLAGE OF CROTON-ON-HUDSON

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	420	180	200	800
as a % of the total number	52.5%	22.5%	**25.0%**	100%
OWNERS	1,460	285	345	2,090
as a % of the total number	69.9%	13.6%	**16.5%**	100%
COMBINED RENTERS AND OWNERS	1,880	465	545	2,890
as a % of the total number	65.0%	16.1%	**18.9%**	100%



Renters

25.0%
Severely Cost Burdened

47.5%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

16.5%
Severely Cost Burdened

30.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

18.9%
Severely Cost Burdened

35.0%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Croton-on-Hudson

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	115	51.1%	110	48.9%	**225**
Household Income >30% to <=50% HAMFI	130	41.3%	185	58.7%	**315**
Household Income >50% to <=80% HAMFI	105	39.6%	160	60.4%	**265**
Household Income >80% to <=100% HAMFI	165	89.2%	20	10.8%	**185**
Household Income >100% HAMFI	1,575	82.9%	325	17.1%	**1,900**
Total	2,090	72.3%	800	27.7%	2,890

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	40	10	60	110	**54.5%**
Household Income >30% to <=50% HAMFI	15	30	140	185	**75.7%**
Household Income >50% to <=80% HAMFI	30	130	0	160	**0.0%**
Household Income >80% to <=100% HAMFI	20	0	0	20	**0.0%**
Household Income >100% HAMFI	315	10	0	325	**0.0%**
Total	420	180	200	800	25.0%

200 Renter Households =< 50% HAMFI Severely Cost Burdened

240 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	10	95	115	**82.6%**
Household Income >30% to <=50% HAMFI	15	30	85	130	**65.4%**
Household Income >50% to <=80% HAMFI	45	30	30	105	**28.6%**
Household Income >80% to <=100% HAMFI	30	40	95	165	**57.6%**
Household Income >100% HAMFI	1,360	175	40	1,575	**2.5%**
Total	1,460	285	345	2,090	16.5%

180 Owner Households =< 50% HAMFI Severely Cost Burdened

220 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Croton-on-Hudson

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	25	25
Severely Overcrowded	10	10	20
Severely Cost Burdened	200	345	545

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	60	95	155
Household Income >30% to <=50% HAMFI	150	85	235
Household Income >50% to <=80% HAMFI	0	30	30
Household Income >80% to <=100% HAMFI	0	105	105
Household Income >100% HAMFI	0	35	35
Income Unavailable	0	0	0
Total Demand	210	350	560

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	185
Ambulatory Limitation	145
Cognitive Limitation	150
Self-care or Independent Living Limitation	130

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	85
>30% to <=50% HAMFI	40
>50% to <=80% HAMFI	65
>80% HAMFI	185
Total	375

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF CROTON-ON-HUDSON

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

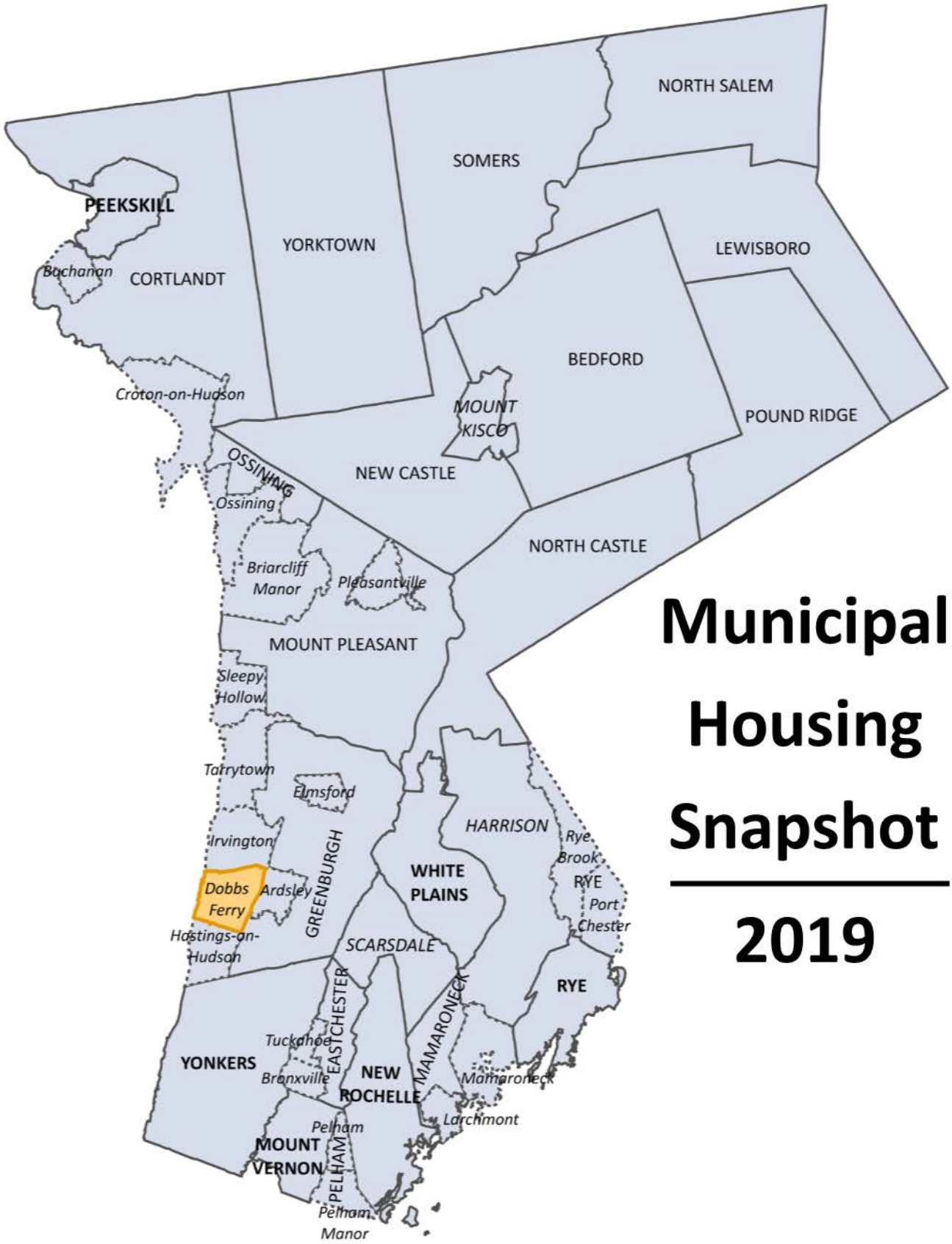
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Dobbs Ferry



Municipal Housing Snapshot

2019

Village of Dobbs Ferry

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	3,038	3,011	2,901	-27	-110	-137	-0.9%	-3.7%	-4.5%
20-29	1,032	1,012	1,492	-20	480	460	-1.9%	47.4%	44.6%
30-44	2,377	1,969	1,800	-408	-169	-577	-17.2%	-8.6%	-24.3%
45-64	2,565	3,231	3,290	666	59	725	26.0%	1.8%	28.3%
65-74	760	721	760	-39	39	0	-5.1%	5.4%	0
75-84	539	551	487	12	-64	-52	2.2%	-11.6%	-9.6%
85	311	380	411	69	31	100	22.2%	8.2%	32.2%
Total	**10,622**	**10,875**	**11,141**	**253**	**266**	**519**	**2.4%**	**2.4%**	**4.9%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Dobbs Ferry	$1,306	$1,554	$1,875	$248	$321	$569	19.0%	20.6%	43.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Dobbs Ferry	$3,523	$4,224	$3,733	$701	-$491	$210	19.9%	-11.6%	6.0%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Dobbs Ferry

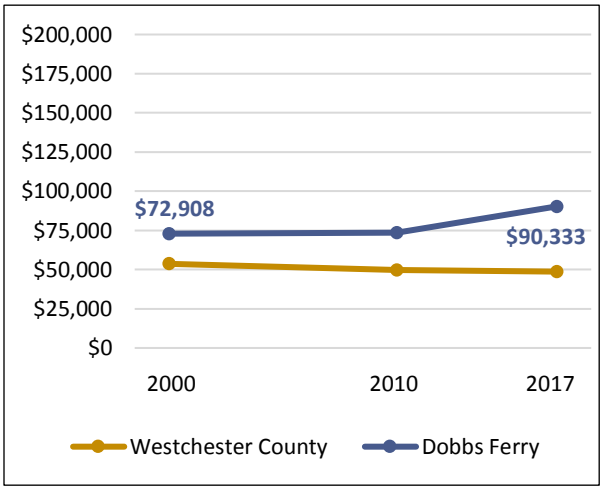
Renters and Owners

Occupied Housing Units
3,679

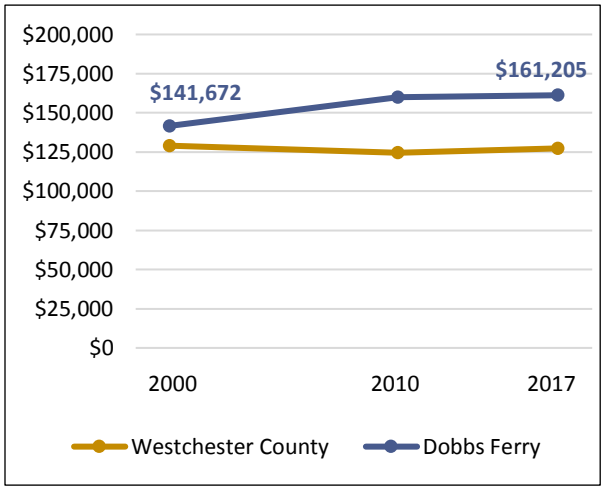
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,448	39%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,231	61%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village of Dobbs Ferry

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$630,000	$602,500	$725,000	-$27,500	-4.4%	$122,500	20.3%	$95,000	15.1%
Condo	$465,000	$463,500	$837,500	-$1,500	-0.3%	$374,000	80.7%	$372,500	80.1%
Co-op	$245,000	$252,500	$337,500	$7,500	3.1%	$85,000	33.7%	$92,500	37.8%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$126,988
Monthly Income	$7,804	$9,758	$10,582
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,963
Estimated Insurance and Private Mortgage Insurance	$265	$309	$327
Estimated Average Real Estate Taxes per Month	$635	$635	$1,016
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,174	$1,487	$1,616
Affordable Home Price Level	$237,000	$300,000	$326,000
Down Payment of 5%	$11,850	$15,000	$16,300
Affordable Home Mortgage	$225,150	$285,000	$309,700
Median Price	$725,000	$725,000	$725,000
Affordable Housing Price GAP (after 5% down)	**-$488,000**	**-$425,000**	**-$399,000**

Annual Income Needed for Median Priced Home = $277,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

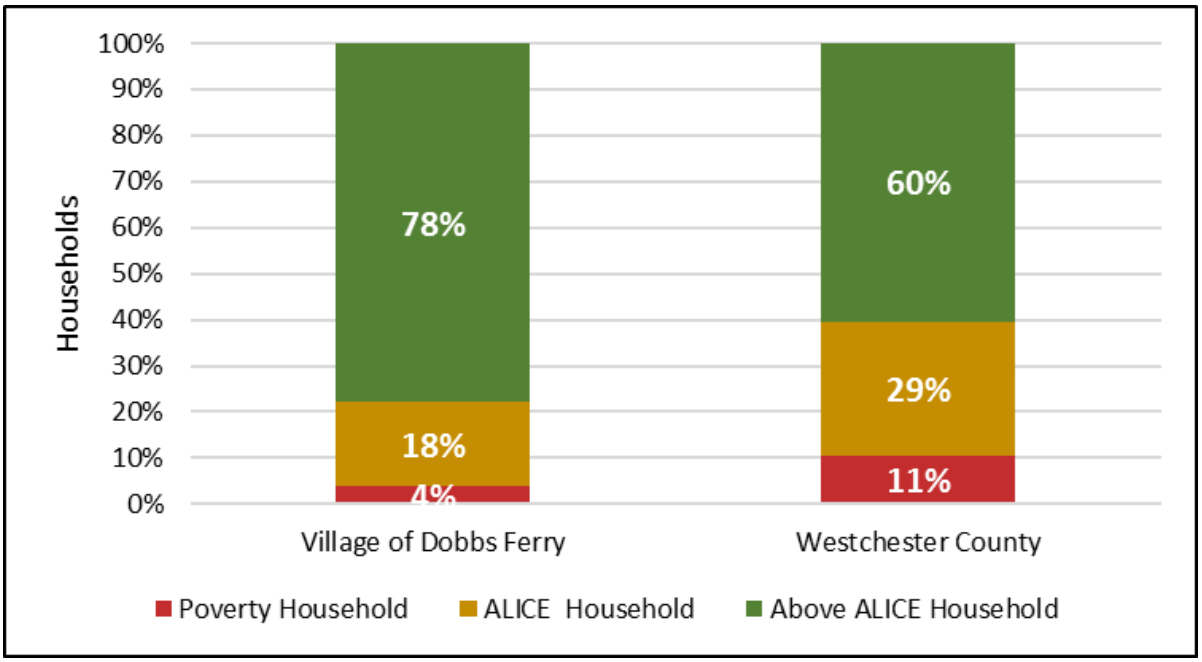
Village of Dobbs Ferry

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Dobbs Ferry	$1,687	$67,480	$32.44	$26.23	$1,364	**-$323**	49.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



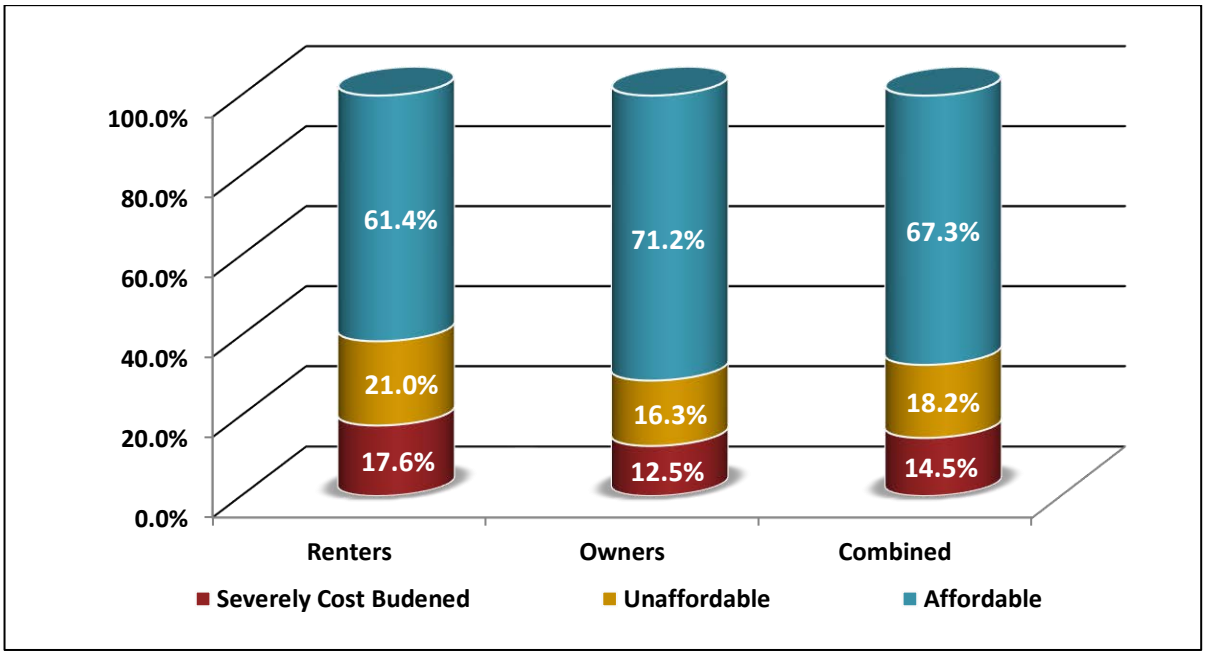
Source: United Way ALICE Project, 2016

Village of Dobbs Ferry

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	890	305	255	1,450
as a % of the total number	61.4%	21.0%	**17.6%**	100%
OWNERS	1,590	365	280	2,235
as a % of the total number	71.2%	16.3%	**12.5%**	100%
COMBINED RENTERS AND OWNERS	2,480	670	535	3,685
as a % of the total number	67.3%	18.2%	**14.5%**	100%



Renters

17.6%
Severely Cost Burdened

38.6%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

12.5%
Severely Cost Burdened

28.8%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.5%
Severely Cost Burdened

32.7%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Dobbs Ferry

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	110	56.4%	85	43.6%	**195**
Household Income >30% to <=50% HAMFI	100	27.8%	260	72.2%	**360**
Household Income >50% to <=80% HAMFI	100	29.4%	240	70.6%	**340**
Household Income >80% to <=100% HAMFI	170	58.6%	120	41.4%	**290**
Household Income >100% HAMFI	1,755	70.2%	745	29.8%	**2,500**
Total	2,235	60.7%	1,450	39.3%	3,685

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	0	70	85	**82.4%**
Household Income >30% to <=50% HAMFI	15	60	185	260	**71.2%**
Household Income >50% to <=80% HAMFI	100	140	0	240	**0.0%**
Household Income >80% to <=100% HAMFI	35	85	0	120	**0.0%**
Household Income >100% HAMFI	725	20	0	745	**0.0%**
Total	890	305	255	1,450	17.6%

255 Renter Households =< 50% HAMFI Severely Cost Burdened

315 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	25	10	75	110	**68.2%**
Household Income >30% to <=50% HAMFI	60	25	15	100	**15.0%**
Household Income >50% to <=80% HAMFI	0	65	35	100	**35.0%**
Household Income >80% to <=100% HAMFI	70	40	60	170	**35.3%**
Household Income >100% HAMFI	1,435	225	95	1,755	**5.4%**
Total	1,590	365	280	2,235	12.5%

90 Owner Households =< 50% HAMFI Severely Cost Burdened

125 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Dobbs Ferry

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	30	0	30
Severely Overcrowded	85	0	85
Severely Cost Burdened	255	280	535

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	70	75	145
Household Income >30% to <=50% HAMFI	215	15	230
Household Income >50% to <=80% HAMFI	0	35	35
Household Income >80% to <=100% HAMFI	0	60	60
Household Income >100% HAMFI	0	95	95
Income Unavailable	0	0	0
Total Demand	285	280	565

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	265
Ambulatory Limitation	250
Cognitive Limitation	100
Self-care or Independent Living Limitation	260

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	70
>30% to <=50% HAMFI	30
>50% to <=80% HAMFI	45
>80% HAMFI	395
Total	540

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF DOBBS FERRY

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

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RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

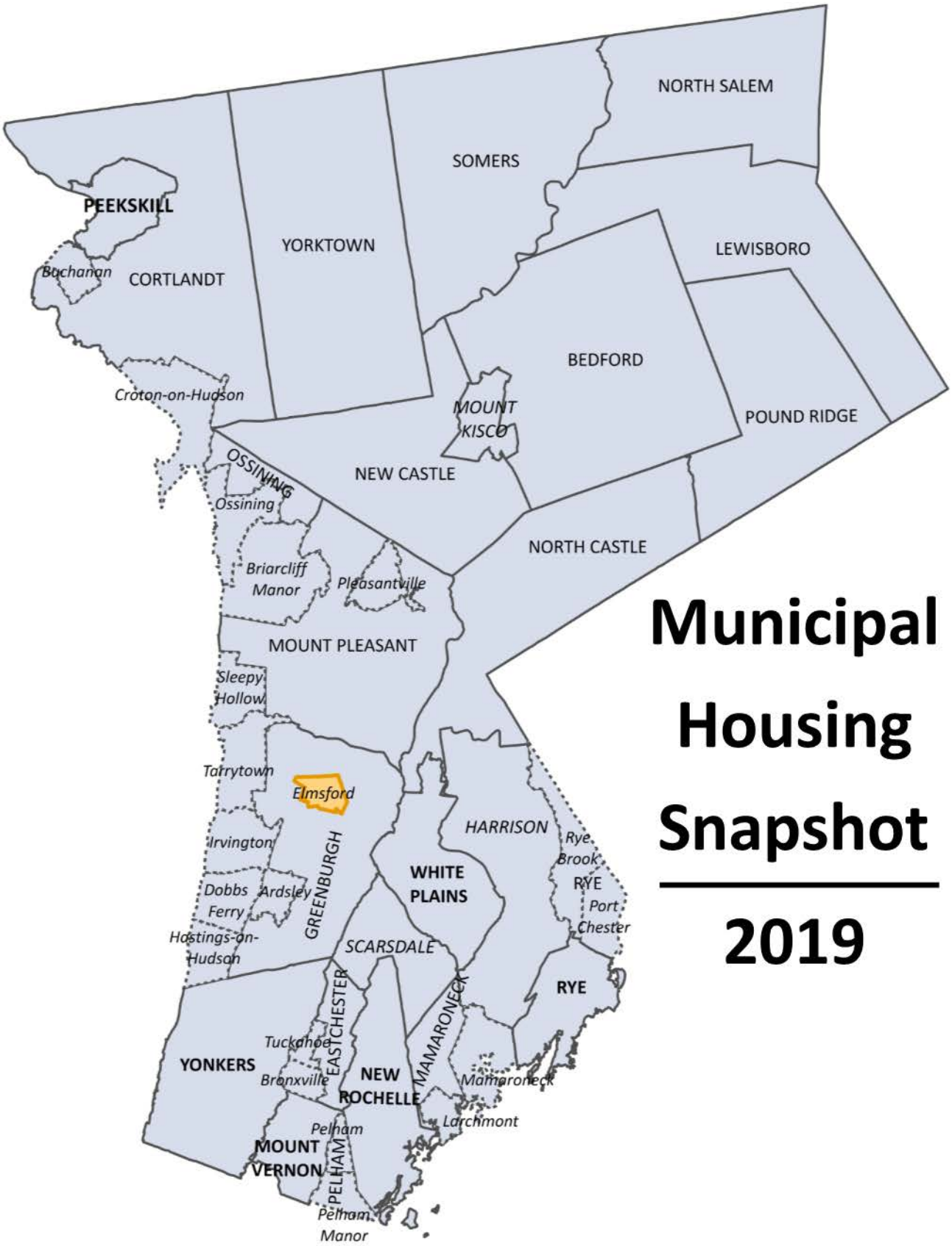
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Elmsford



Municipal Housing Snapshot

2019

VILLAGE OF ELMSFORD

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,157	1,136	1,109	-21	-27	-48	-1.8%	-2.4%	-4.1%
20-29	803	744	909	-59	165	106	-7.3%	22.2%	13.2%
30-44	1,299	1,138	1,070	-161	-68	-229	-12.4%	-6.0%	-17.6%
45-64	901	1,136	1,291	235	155	390	26.1%	13.6%	43.3%
65-74	294	265	241	-29	-24	-53	-9.9%	-9.1%	-18.0%
75-84	172	174	254	2	80	82	1.2%	46.0%	47.7%
85	50	71	68	21	-3	18	42.0%	-4.2%	36.0%
Total	**4,676**	**4,664**	**4,942**	**-12**	**278**	**266**	**-0.3%**	**6.0%**	**5.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Elmsford	$1,605	$1,918	$1,694	$312	-$224	$89	19.4%	-11.7%	5.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Elmsford	$1,605	$1,918	$1,694	$312	-$224	$89	19.4%	-11.7%	5.5%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF ELMSFORD

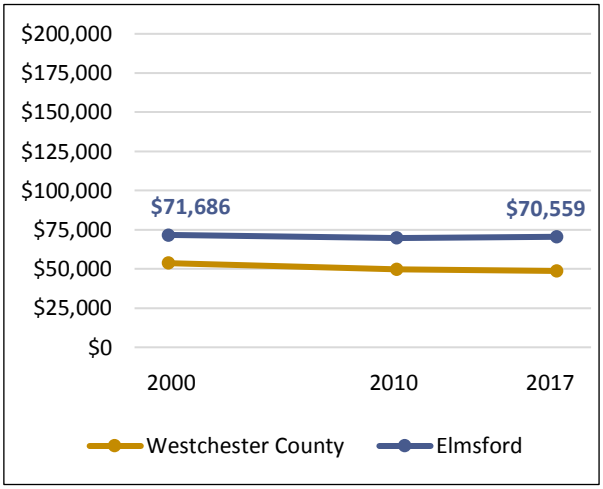
RENTERS AND OWNERS

Occupied Housing Units
1,497

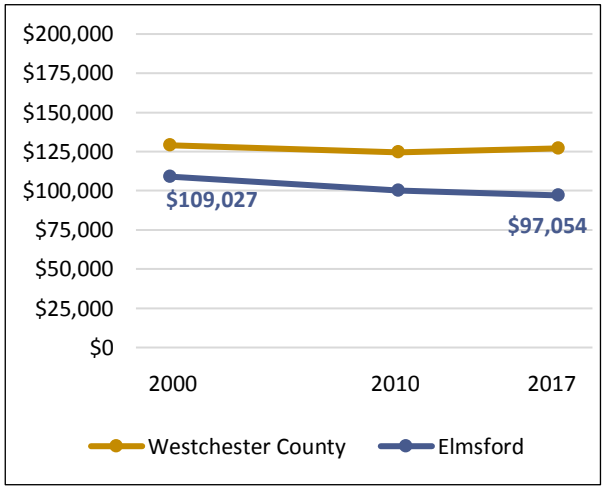
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
783	52%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
714	48%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF ELMSFORD

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$410,000	$341,000	$430,000	-$69,000	-16.8%	$89,000	26.1%	$20,000	4.9%
Condo	$314,500	$255,000	Unavailable	-$59,500	-18.9%	Unavailable	Unavailable	Unavailable	Unavailable
Co-op	$63,000	$51,750	Unavailable	-$11,250	-17.9%	Unavailable	Unavailable	Unavailable	Unavailable

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$86,066
Monthly Income	$7,804	$9,758	$7,172
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,008
Estimated Insurance and Private Mortgage Insurance	$273	$319	$259
Estimated Average Real Estate Taxes per Month	$635	$635	$618
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,234	$1,556	$1,130
Affordable Home Price Level	$249,000	$314,000	$228,000
Down Payment of 5%	$12,450	$15,700	$11,400
Affordable Home Mortgage	$236,550	$298,300	$216,600
Median Price	$430,000	$430,000	$430,000
Affordable Housing Price GAP (after 5% down)	**-$181,000**	**-$116,000**	**-$202,000**

Annual Income Needed for Median Priced Home = $160,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

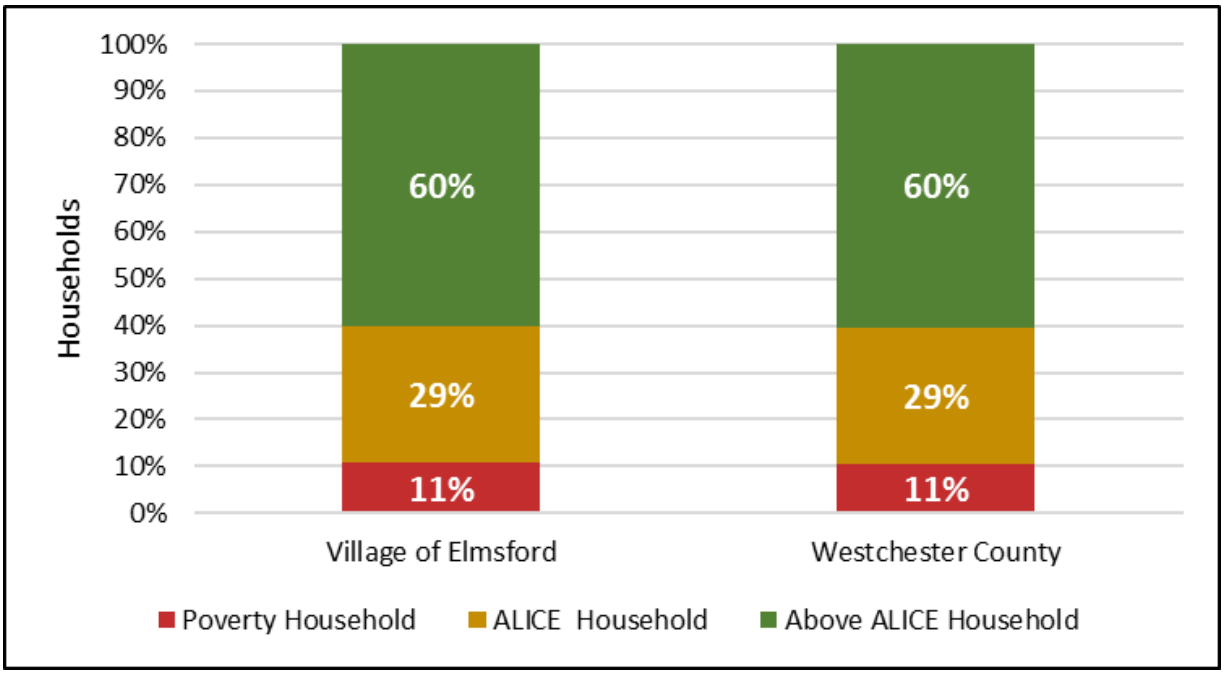
VILLAGE OF ELMSFORD

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Elmsford	$1,687	$67,480	$32.44	$18.41	$957	**-$730**	70.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



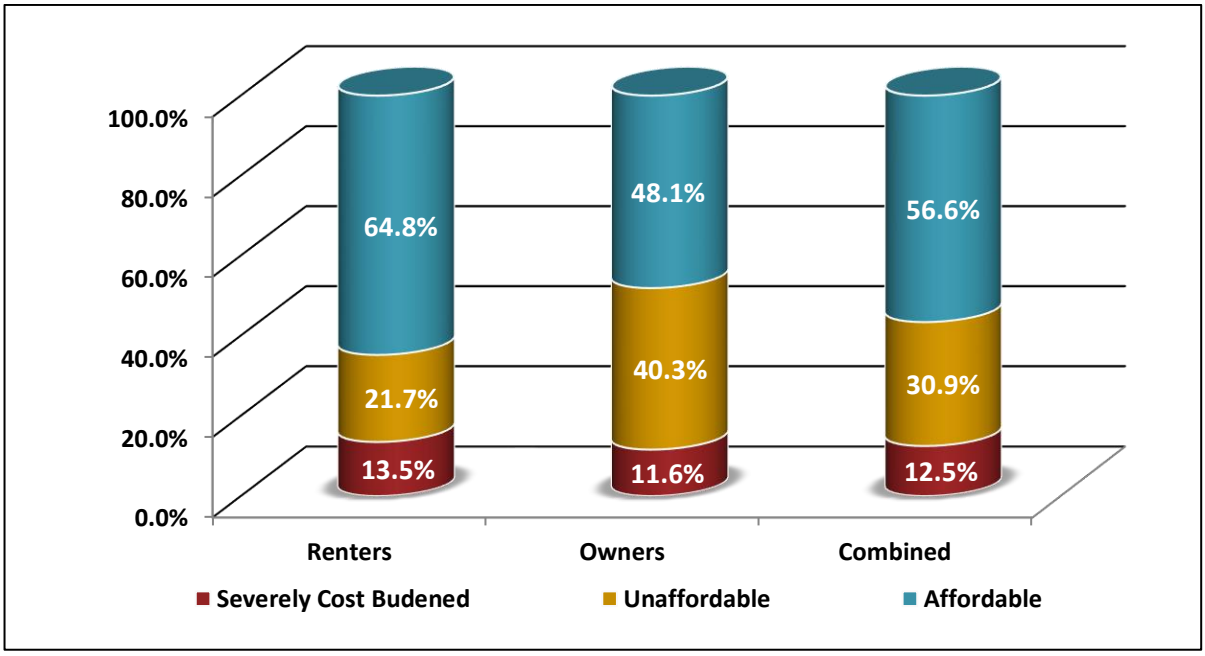
Source: United Way ALICE Project, 2016

VILLAGE OF ELMSFORD

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	506	169	105	780
as a % of the total number	64.8%	21.7%	**13.5%**	100%
OWNERS	371	310	89	770
as a % of the total number	48.1%	40.3%	**11.6%**	100%
COMBINED RENTERS AND OWNERS	877	479	194	1,550
as a % of the total number	56.6%	30.9%	**12.5%**	100%



Renters

13.5%
Severely Cost Burdened

35.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

11.6%
Severely Cost Burdened

51.9%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

12.5%
Severely Cost Burdened

43.4%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Elmsford

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	55	32.4%	115	67.6%	**170**
Household Income >30% to <=50% HAMFI	35	23.3%	115	76.7%	**150**
Household Income >50% to <=80% HAMFI	80	43.2%	105	56.8%	**185**
Household Income >80% to <=100% HAMFI	115	69.7%	50	30.3%	**165**
Household Income >100% HAMFI	485	55.1%	395	44.9%	**880**
Total	770	49.7%	780	50.3%	1,550

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	45	20	50	115	**43.5%**
Household Income >30% to <=50% HAMFI	25	70	20	115	**17.4%**
Household Income >50% to <=80% HAMFI	40	30	35	105	**33.3%**
Household Income >80% to <=100% HAMFI	46	4	0	50	**0.0%**
Household Income >100% HAMFI	350	45	0	395	**0.0%**
Total	506	169	105	780	13.5%

70 Renter Households =< 50% HAMFI Severely Cost Burdened

160 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	55	55	**100.0%**
Household Income >30% to <=50% HAMFI	15	20	0	35	**0.0%**
Household Income >50% to <=80% HAMFI	46	30	4	80	**5.0%**
Household Income >80% to <=100% HAMFI	25	70	20	115	**17.4%**
Household Income >100% HAMFI	285	190	10	485	**2.1%**
Total	371	310	89	770	11.6%

55 Owner Households =< 50% HAMFI Severely Cost Burdened

75 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Elmsford

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	10	10	20
Severely Cost Burdened	105	89	194

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	20	55	75
Household Income >30% to <=50% HAMFI	20	0	20
Household Income >50% to <=80% HAMFI	35	4	39
Household Income >80% to <=100% HAMFI	0	20	20
Household Income >100% HAMFI	10	10	20
Income Unavailable	20	0	20
Total Demand	105	89	194

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	110
Ambulatory Limitation	130
Cognitive Limitation	65
Self-care or Independent Living Limitation	115

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	75
>30% to <=50% HAMFI	25
>50% to <=80% HAMFI	10
>80% HAMFI	120
Total	230

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF ELMSFORD

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

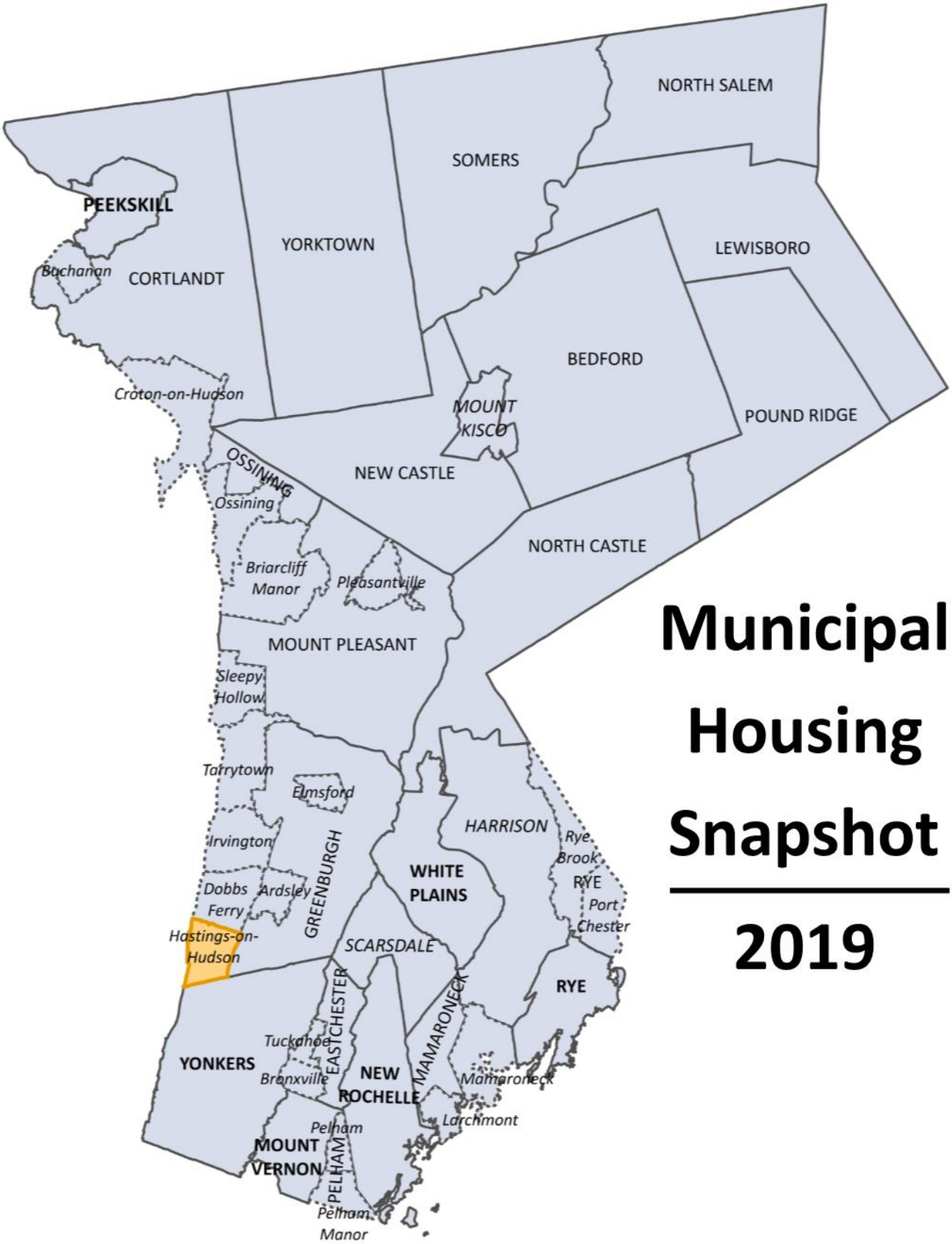
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Hastings-on-Hudson



Municipal Housing Snapshot

2019

VILLAGE OF HASTINGS-ON-HUDSON

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,989	2,124	2,067	135	-57	78	6.8%	-2.7%	3.9%
20-29	531	512	583	-19	71	52	-3.6%	13.9%	9.8%
30-44	1,700	1,192	1,358	-508	166	-342	-29.9%	13.9%	-20.1%
45-64	2,243	2,661	2,478	418	-183	235	18.6%	-6.9%	10.5%
65-74	631	592	717	-39	125	86	-6.2%	21.1%	13.6%
75-84	434	462	371	28	-91	-63	6.5%	-19.7%	-14.5%
85	120	306	419	186	113	299	155.0%	36.9%	249.2%
Total	**7,648**	**7,849**	**7,993**	**201**	**144**	**345**	**2.6%**	**1.8%**	**4.5%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Hastings-on-Hudson	$1,463	$1,348	$1,855	-$115	$507	$392	-7.9%	37.6%	26.8%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Hastings-on-Hudson	$3,883	$4,314	$3,651	$431	-$663	-$232	11.1%	-15.4%	-6.0%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF HASTINGS-ON-HUDSON

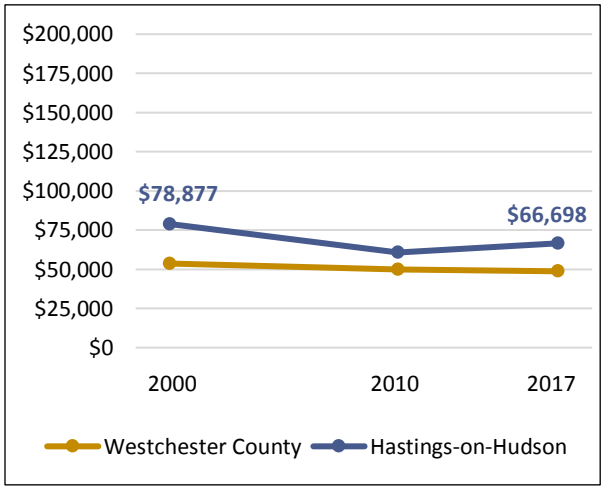
RENTERS AND OWNERS

Occupied Housing Units
2,914

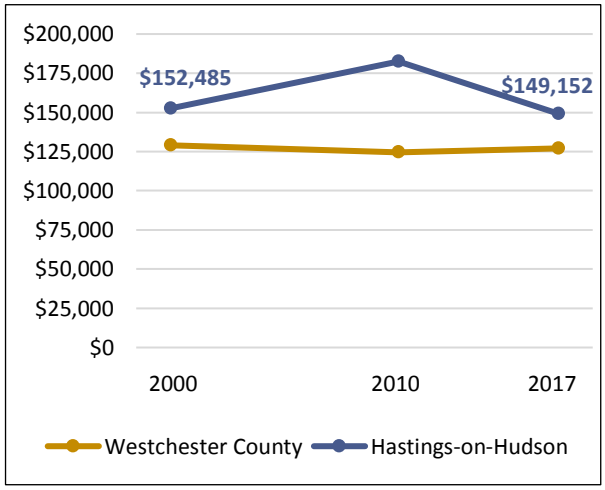
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
763	26%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,151	74%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF HASTINGS-ON-HUDSON

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$737,500	$667,500	$893,000	-$70,000	-9.5%	$225,500	33.8%	$155,500	21.1%
Condo	$725,000	$735,000	$399,500	$10,000	1.4%	-$335,500	-45.6%	-$325,500	-44.9%
Co-op	$223,500	$225,000	$275,000	$1,500	0.7%	$50,000	22.2%	$51,500	23.0%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$127,143
Monthly Income	$7,804	$9,758	$10,595
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,967
Estimated Insurance and Private Mortgage Insurance	$266	$309	$326
Estimated Average Real Estate Taxes per Month	$635	$635	$999
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,179	$1,487	$1,611
Affordable Home Price Level	$238,000	$300,000	$325,000
Down Payment of 5%	$11,900	$15,000	$16,250
Affordable Home Mortgage	$226,100	$285,000	$308,750
Median Price	$893,000	$893,000	$893,000
Affordable Housing Price GAP (after 5% down)	**-$655,000**	**-$593,000**	**-$568,000**

Annual Income Needed for Median Priced Home = $340,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

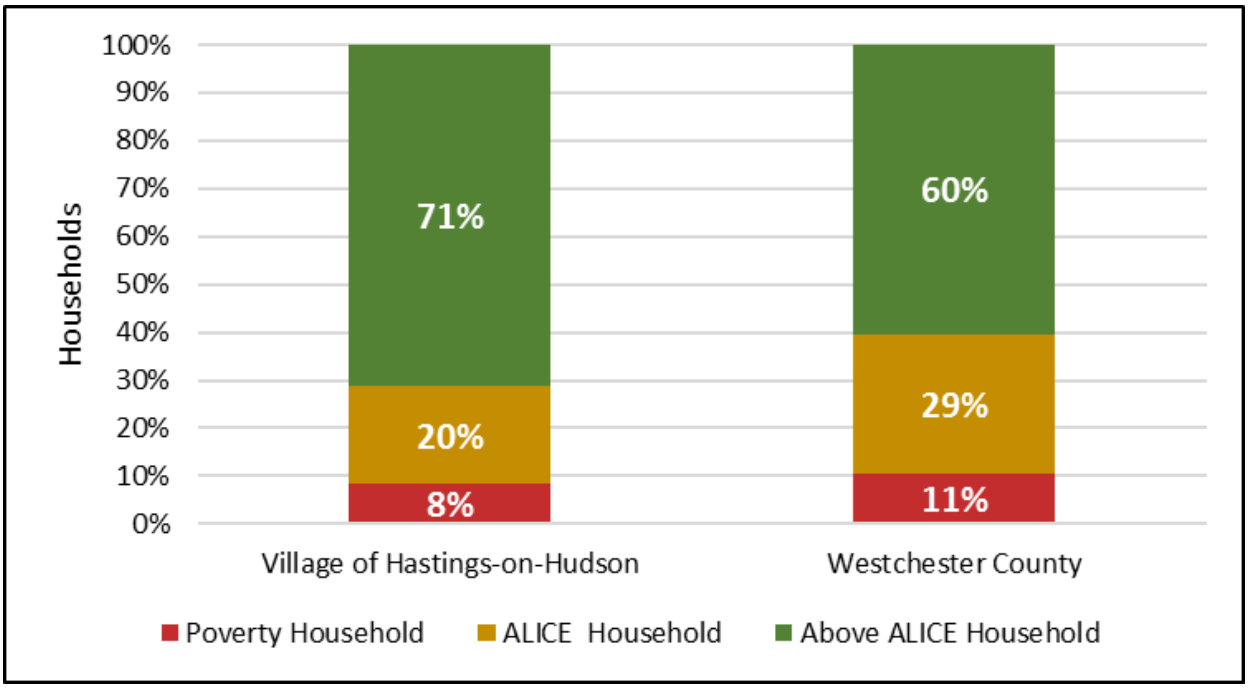
VILLAGE OF HASTINGS-ON-HUDSON

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Hastings-on-Hudson	$1,687	$67,480	$32.44	$25.64	$1,333	-$354	50.6
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



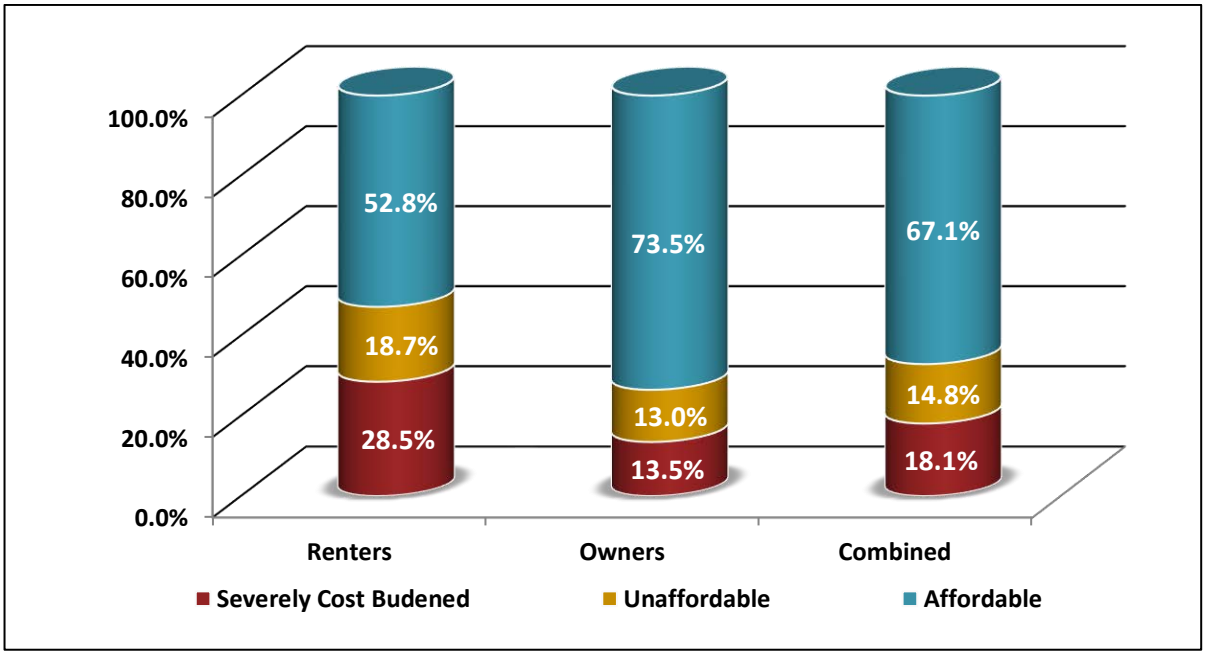
Source: United Way ALICE Project, 2016

VILLAGE OF HASTINGS-ON-HUDSON

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	481	170	259	910
as a % of the total number	52.8%	18.7%	**28.5%**	100%
OWNERS	1,495	265	275	2,035
as a % of the total number	73.5%	13.0%	**13.5%**	100%
COMBINED RENTERS AND OWNERS	1,976	435	534	2,945
as a % of the total number	67.1%	14.8%	**18.1%**	100%



Renters

28.5%
Severely Cost Burdened

47.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.5%
Severely Cost Burdened

26.5%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

18.1%
Severely Cost Burdened

32.9%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Hastings-on-Hudson

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	120	34.3%	230	65.7%	**350**
Household Income >30% to <=50% HAMFI	115	53.5%	100	46.5%	**215**
Household Income >50% to <=80% HAMFI	50	50.0%	50	50.0%	**100**
Household Income >80% to <=100% HAMFI	60	31.6%	130	68.4%	**190**
Household Income >100% HAMFI	1,690	80.9%	400	19.1%	**2,090**
Total	2,035	69.1%	910	30.9%	2,945

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	20	190	230	**82.6%**
Household Income >30% to <=50% HAMFI	10	25	65	100	**65.0%**
Household Income >50% to <=80% HAMFI	16	30	4	50	**8.0%**
Household Income >80% to <=100% HAMFI	70	60	0	130	**0.0%**
Household Income >100% HAMFI	365	35	0	400	**0.0%**
Total	481	170	259	910	28.5%

255 Renter Households =< 50% HAMFI Severely Cost Burdened

300 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	20	90	120	**75.0%**
Household Income >30% to <=50% HAMFI	10	25	80	115	**69.6%**
Household Income >50% to <=80% HAMFI	25	15	10	50	**20.0%**
Household Income >80% to <=100% HAMFI	10	20	30	60	**50.0%**
Household Income >100% HAMFI	1,440	185	65	1,690	**3.8%**
Total	1,495	265	275	2,035	13.5%

170 Owner Households =< 50% HAMFI Severely Cost Burdened

215 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Hastings-on-Hudson

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	0	10	10
Severely Overcrowded	30	0	30
Severely Cost Burdened	259	275	534

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	190	90	280
Household Income >30% to <=50% HAMFI	65	80	145
Household Income >50% to <=80% HAMFI	4	20	24
Household Income >80% to <=100% HAMFI	0	30	30
Household Income >100% HAMFI	30	65	95
Income Unavailable	0	0	0
Total Demand	289	285	574

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	230
Ambulatory Limitation	275
Cognitive Limitation	160
Self-care or Independent Living Limitation	230

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	115
>30% to <=50% HAMFI	85
>50% to <=80% HAMFI	5
>80% HAMFI	295
Total	500

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF HASTINGS-ON-HUDSON

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

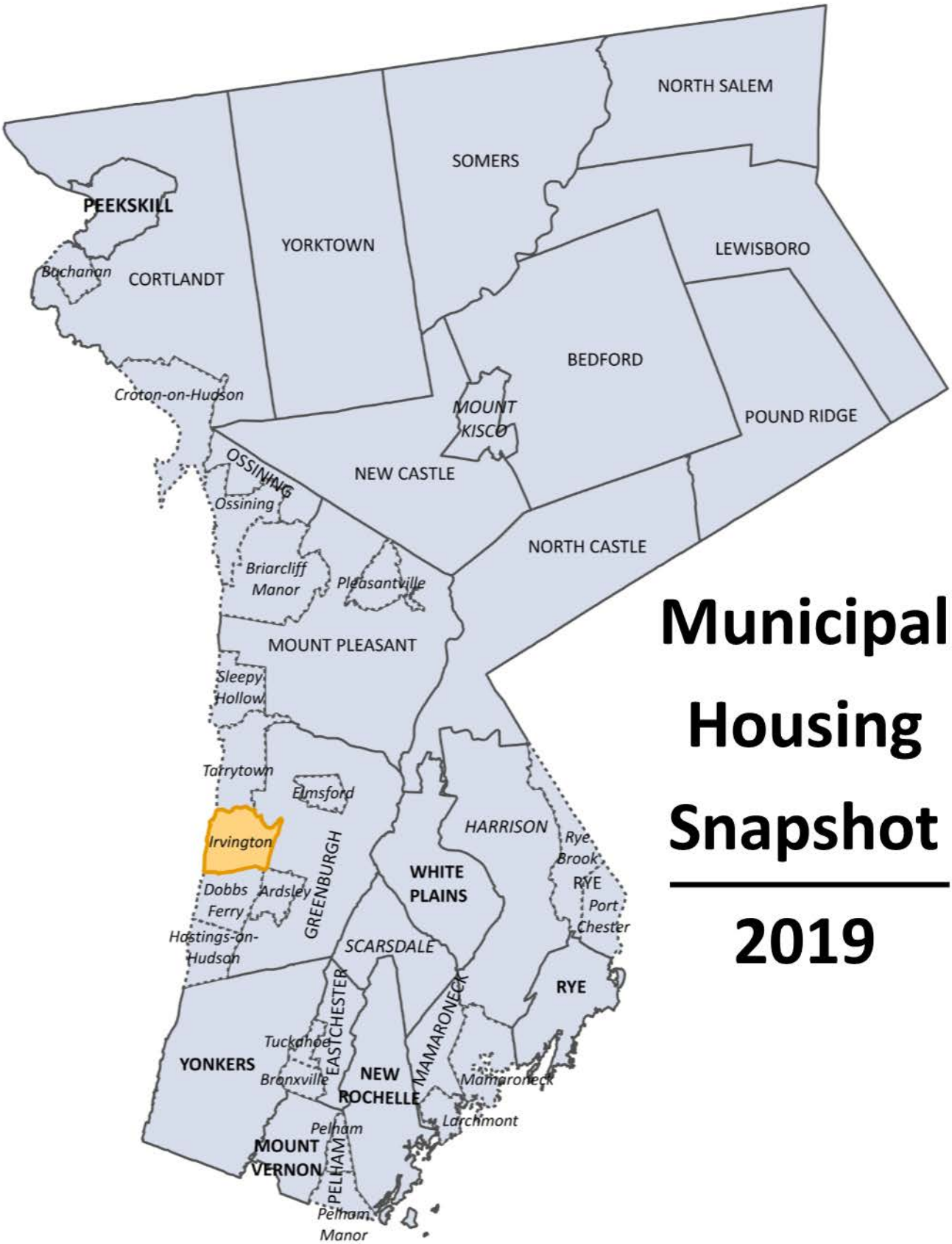
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Irvington



Municipal Housing Snapshot

2019

VILLAGE OF IRVINGTON

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,953	1,782	2,099	-171	317	146	-8.8%	17.8%	7.5%
20-29	440	419	446	-21	27	6	-4.8%	6.4%	1.4%
30-44	1,597	1,043	989	-554	-54	-608	-34.7%	-5.2%	-38.1%
45-64	1,742	2,208	2,072	466	-136	330	26.8%	-6.2%	18.9%
65-74	485	518	591	33	73	106	6.8%	14.1%	21.9%
75-84	319	325	199	6	-126	-120	1.9%	-38.8%	-37.6%
85	95	125	192	30	67	97	31.6%	53.6%	102.1%
Total	**6,631**	**6,420**	**6,588**	**-211**	**168**	**-43**	**-3.2%**	**2.6%**	**-0.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Irvington	$1,430	$1,625	$1,495	$195	-$130	$65	13.6%	-8.0%	4.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Irvington	$4,255	$3,726	$4,000	-$529	Unavailable; Reporting Limit Exceeded (>$4,000)		-12.4%	Unavailable; Reporting Limit Exceeded (>$4,000)	
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Irvington

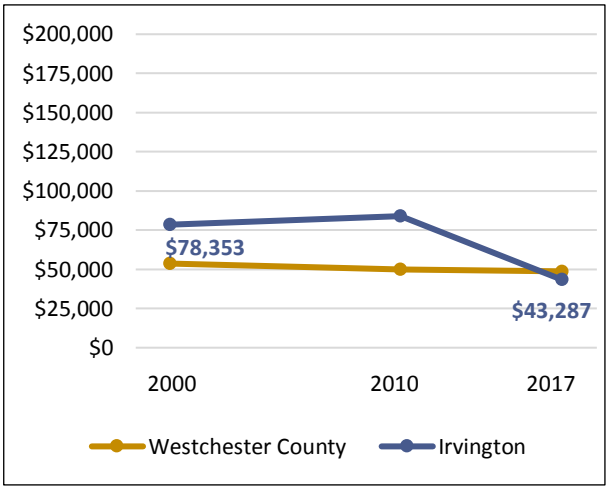
Renters and Owners

Occupied Housing Units
2,327

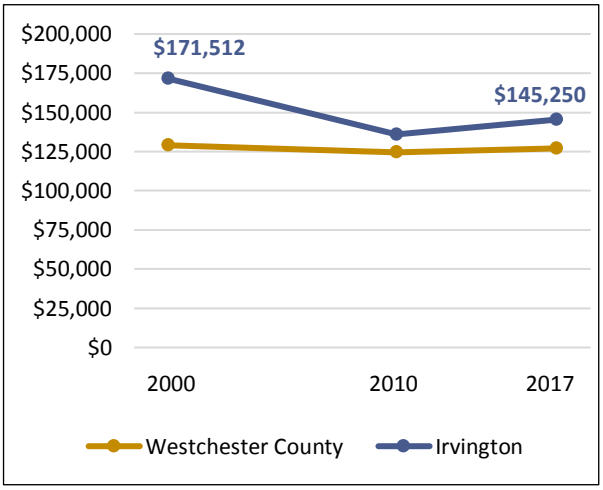
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
432	19%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,895	81%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF IRVINGTON

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$800,000	$1,160,000	$1,224,950	$360,000	45.0%	$64,950	5.6%	$424,950	53.1%
Condo	$592,500	$530,750	$672,000	-$61,750	-10.4%	$141,250	26.6%	$79,500	13.4%
Co-op	$263,500	$216,000	$283,000	-$47,500	-18.0%	$67,000	31.0%	$19,500	7.4%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$133,194
Monthly Income	$7,804	$9,758	$11,100
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,108
Estimated Insurance and Private Mortgage Insurance	$267	$309	$340
Estimated Average Real Estate Taxes per Month	$635	$635	$1,045
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,189	$1,487	$1,710
Affordable Home Price Level	$240,000	$300,000	$345,000
Down Payment of 5%	$12,000	$15,000	$17,250
Affordable Home Mortgage	$228,000	$285,000	$327,750
Median Price	$1,224,950	$1,224,950	$1,224,950
Affordable Housing Price GAP (after 5% down)	**-$984,950**	**-$924,950**	**-$879,950**

Annual Income Needed for Median Priced Home = $460,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

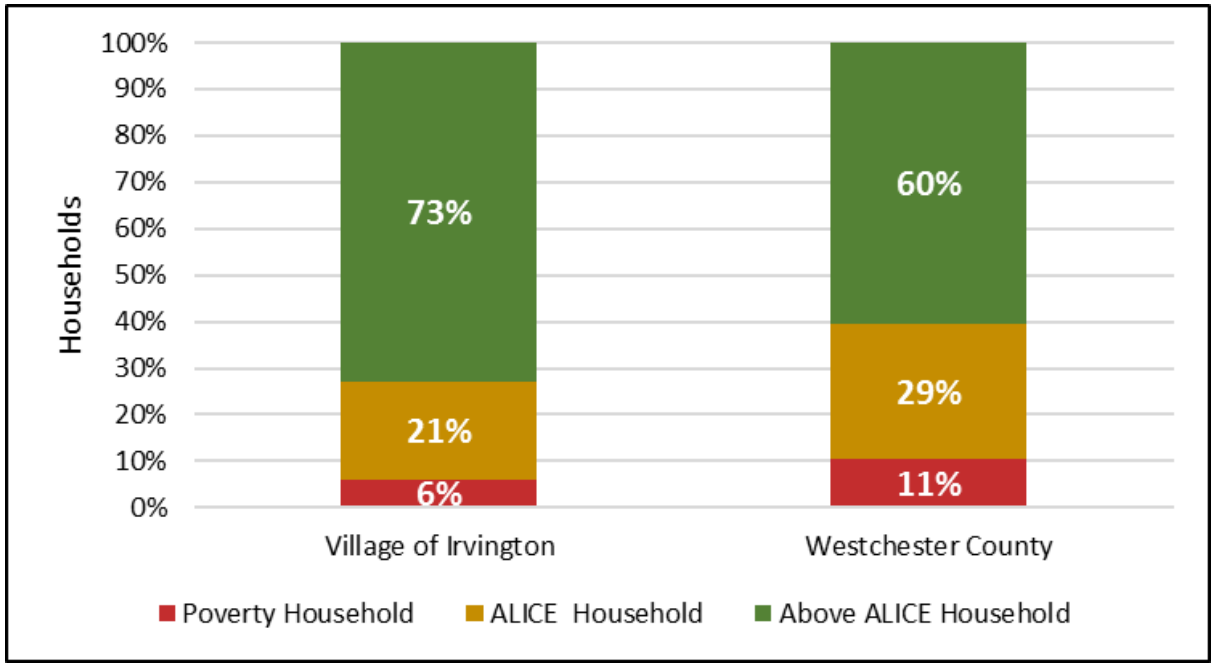
VILLAGE OF IRVINGTON

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Irvington	$1,687	$67,480	$32.44	$15.93	$828	**-$859**	81.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



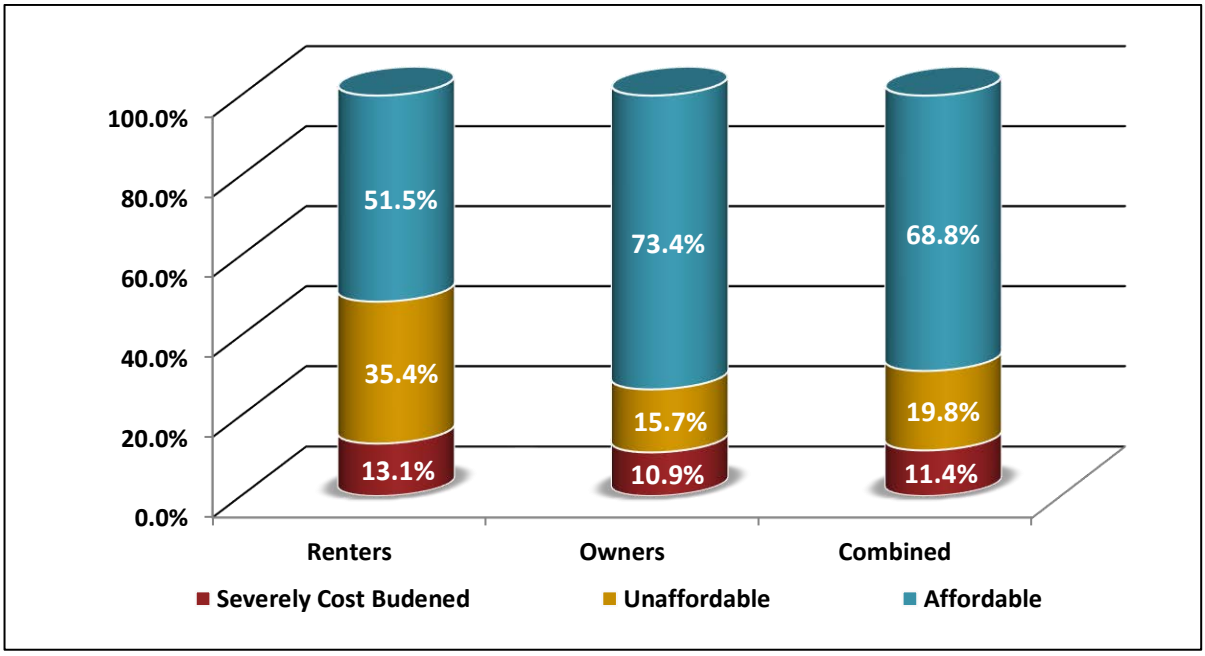
Source: United Way ALICE Project, 2016

Village of Irvington

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	255	175	65	495
as a % of the total number	51.5%	35.4%	**13.1%**	100%
OWNERS	1,380	295	205	1,880
as a % of the total number	73.4%	15.7%	**10.9%**	100%
COMBINED RENTERS AND OWNERS	1,635	470	270	2,375
as a % of the total number	68.8%	19.8%	**11.4%**	100%



Renters

13.1%
Severely Cost Burdened

48.5%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

10.9%
Severely Cost Burdened

26.6%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

11.4%
Severely Cost Burdened

31.2%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Irvington

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	100	69.0%	45	31.0%	**145**
Household Income >30% to <=50% HAMFI	100	40.8%	145	59.2%	**245**
Household Income >50% to <=80% HAMFI	70	56.0%	55	44.0%	**125**
Household Income >80% to <=100% HAMFI	85	85.0%	15	15.0%	**100**
Household Income >100% HAMFI	1,525	86.6%	235	13.4%	**1,760**
Total	1,880	79.2%	495	20.8%	2,375

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	15	30	45	**66.7%**
Household Income >30% to <=50% HAMFI	15	105	25	145	**17.2%**
Household Income >50% to <=80% HAMFI	5	40	10	55	**18.2%**
Household Income >80% to <=100% HAMFI	0	15	0	15	**0.0%**
Household Income >100% HAMFI	235	0	0	235	**0.0%**
Total	255	175	65	495	13.1%

55 Renter Households =< 50% HAMFI Severely Cost Burdened

175 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	0	85	100	**85.0%**
Household Income >30% to <=50% HAMFI	25	45	30	100	**30.0%**
Household Income >50% to <=80% HAMFI	35	35	0	70	**0.0%**
Household Income >80% to <=100% HAMFI	45	30	10	85	**11.8%**
Household Income >100% HAMFI	1,260	185	80	1,525	**5.2%**
Total	1,380	295	205	1,880	10.9%

115 Owner Households =< 50% HAMFI Severely Cost Burdened

160 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Irvington

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	0	0	0
Severely Cost Burdened	65	205	270

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	30	30	115
Household Income >30% to <=50% HAMFI	25	0	55
Household Income >50% to <=80% HAMFI	10	0	10
Household Income >80% to <=100% HAMFI	0	80	0
Household Income >100% HAMFI	0	10	80
Income Unavailable	0	205	10
Total Demand	65	30	270

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	170
Ambulatory Limitation	200
Cognitive Limitation	175
Self-care or Independent Living Limitation	245

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	60
>30% to <=50% HAMFI	40
>50% to <=80% HAMFI	10
>80% HAMFI	300
Total	410

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF IRVINGTON

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

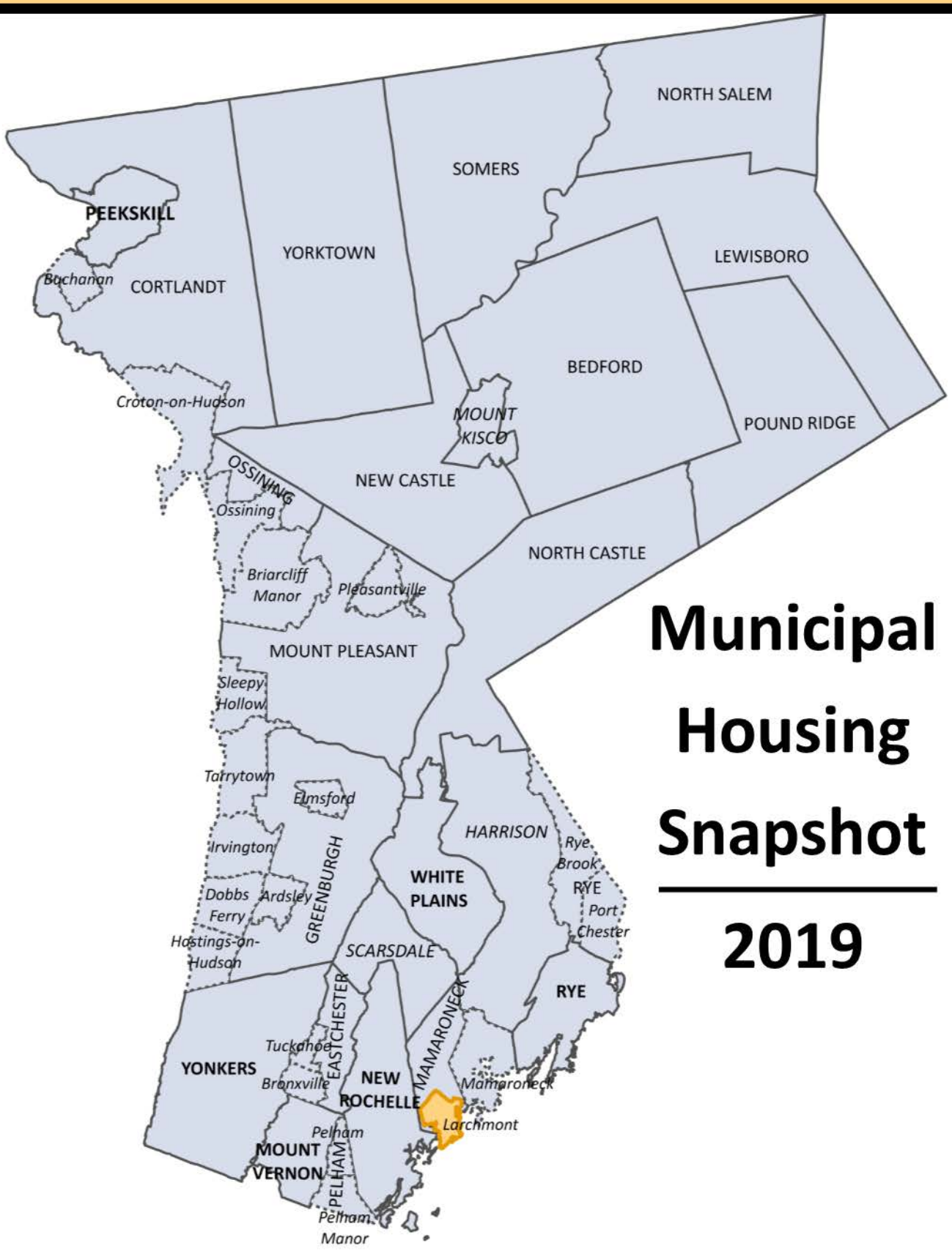
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Larchmont



Municipal Housing Snapshot

2019

VILLAGE OF LARCHMONT

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,990	1,928	2,114	-62	186	124	-3.1%	9.6%	6.2%
20-29	444	346	478	-98	132	34	-22.1%	38.2%	7.7%
30-44	1,675	1,205	1,317	-470	112	-358	-28.1%	9.3%	-21.4%
45-64	1,538	1,645	1,543	107	-102	5	7.0%	-6.2%	0.3%
65-74	447	416	316	-31	-100	-131	-6.9%	-24.0%	-29.3%
75-84	276	238	218	-38	-20	-58	-13.8%	-8.4%	-21.0%
85	115	86	125	-29	39	10	-25.2%	45.3%	8.7%
Total	**6,485**	**5,864**	**6,111**	**-621**	**247**	**-374**	**-9.6%**	**4.2%**	**-5.8%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Larchmont	$1,558	$1,756	$1,922	$198	$166	$364	12.7%	9.4%	23.4%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Larchmont	$5,090	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF LARCHMONT

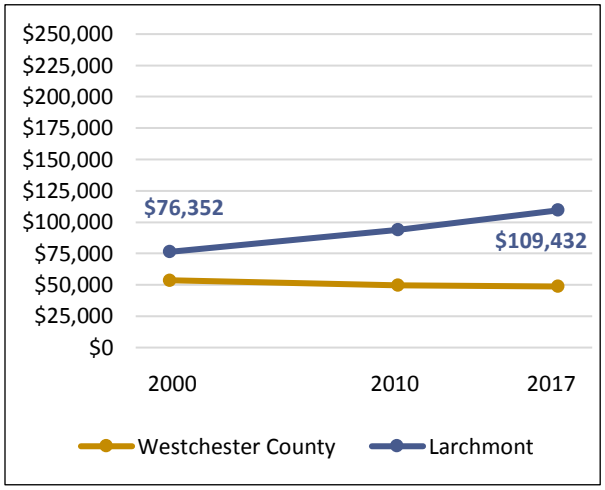
RENTERS AND OWNERS

Occupied Housing Units
2,081

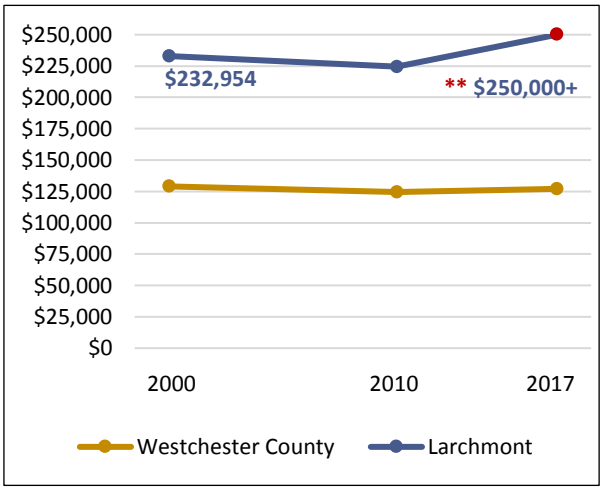
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
557	27%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,524	73%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

** *The median income in 2017 exceeded the upper limit of $250,000 reported by the Census Bureau*

VILLAGE OF LARCHMONT

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,100,000	$1,290,000	$1,385,000	$190,000	17.3%	$95,000	7.4%	$285,000	25.9%
Condo	$670,000	$491,250	$878,000	-$178,750	-26.7%	$386,750	78.7%	$208,000	31.0%
Co-op	$215,000	$188,500	$180,000	-$26,500	-12.3%	-$8,500	-4.5%	-$35,000	-16.3%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$198,661
Monthly Income	$7,804	$9,758	$16,555
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$4,635
Estimated Insurance and Private Mortgage Insurance	$290	$340	$515
Estimated Average Real Estate Taxes per Month	$635	$635	$1,166
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,353	$1,710	$2,949
Affordable Home Price Level	$273,000	$345,000	$595,000
Down Payment of 5%	$13,650	$17,250	$29,750
Affordable Home Mortgage	$259,350	$327,750	$565,250
Median Price	$1,385,000	$1,385,000	$1,385,000
Affordable Housing Price GAP (after 5% down)	**-1,112,000**	**-$1,040,000**	**-$790,000**

Annual Income Needed for Median Priced Home = $457,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

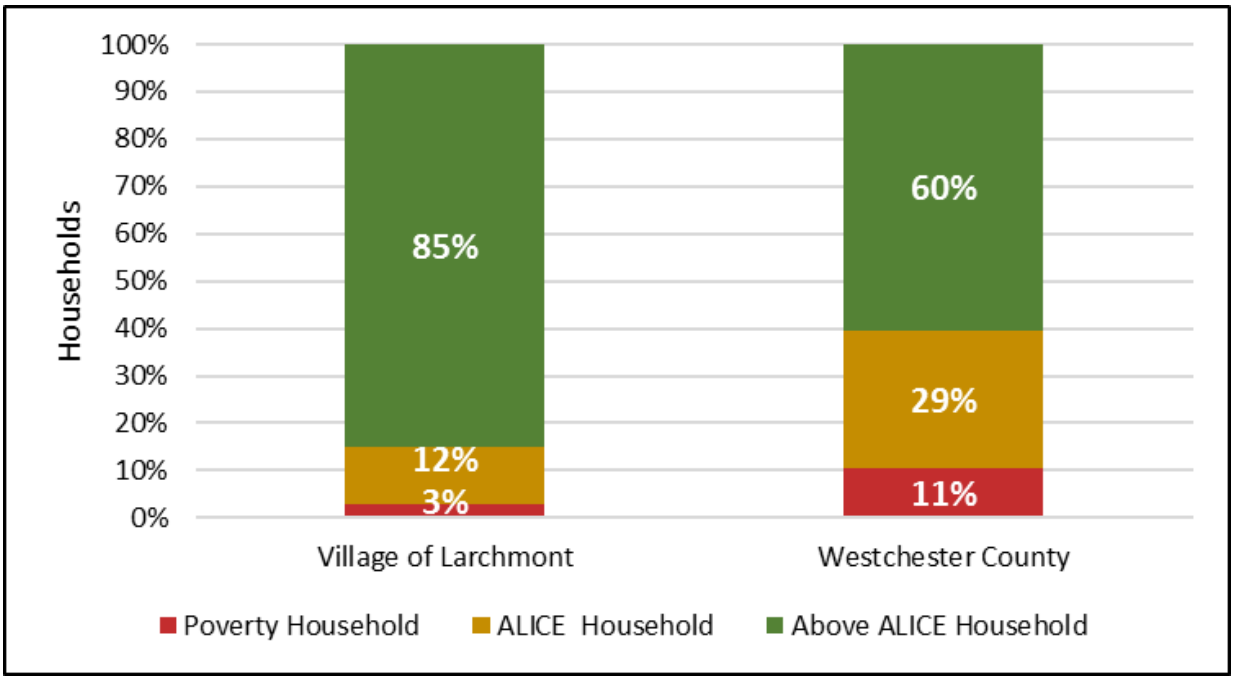
VILLAGE OF LARCHMONT

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Larchmont	$1,687	$67,480	$32.44	$28.93	$1,504	**-$183**	44.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



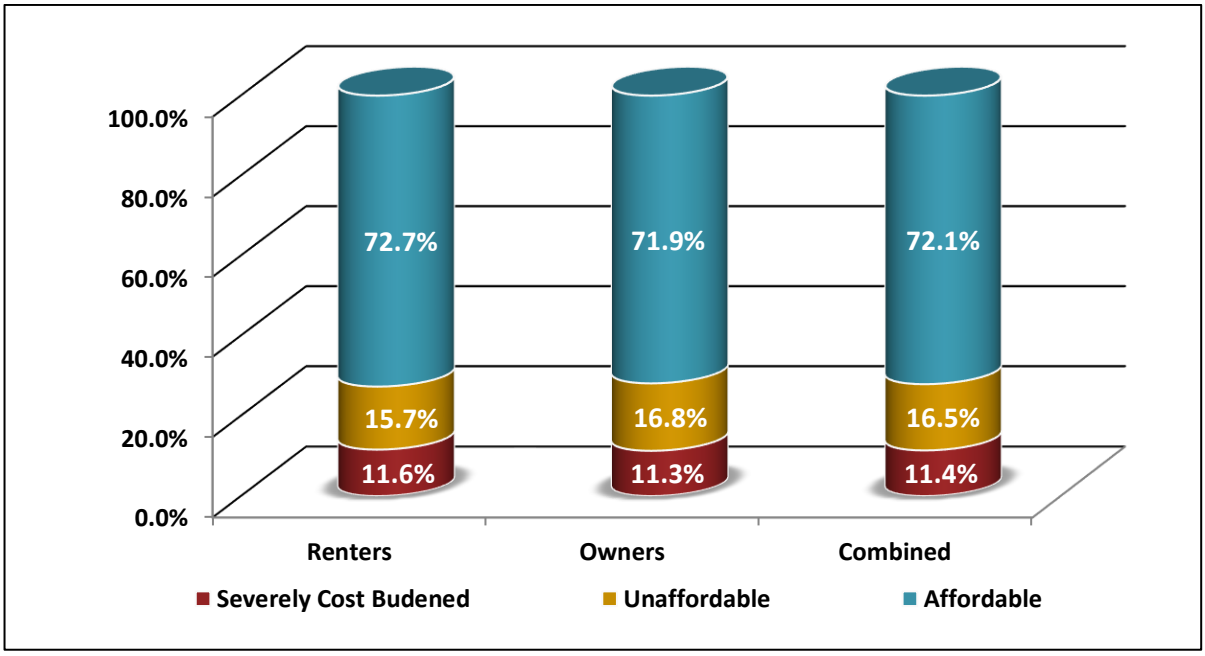
Source: United Way ALICE Project, 2016

VILLAGE OF LARCHMONT

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	440	95	70	605
as a % of the total number	72.7%	15.7%	**11.6%**	100%
OWNERS	1,050	245	165	1,460
as a % of the total number	71.9%	16.8%	**11.3%**	100%
COMBINED RENTERS AND OWNERS	1,490	340	235	2,065
as a % of the total number	72.1%	16.5%	**11.4%**	100%



Renters

11.6%
Severely Cost Burdened

27.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

11.3%
Severely Cost Burdened

28.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

11.4%
Severely Cost Burdened

27.9%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Larchmont

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	90	58.1%	65	41.9%	**155**
Household Income >30% to <=50% HAMFI	65	100.0%	0	0.0%	**65**
Household Income >50% to <=80% HAMFI	35	53.8%	30	46.2%	**65**
Household Income >80% to <=100% HAMFI	30	21.4%	110	78.6%	**140**
Household Income >100% HAMFI	1,240	75.6%	400	24.4%	**1,640**
Total	1,460	70.7%	605	29.3%	2,065

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	10	55	65	**84.6%**
Household Income >30% to <=50% HAMFI	0	0	0	0	**0.0%**
Household Income >50% to <=80% HAMFI	10	20	0	30	**0.0%**
Household Income >80% to <=100% HAMFI	45	50	15	110	**13.6%**
Household Income >100% HAMFI	385	15	0	400	**0.0%**
Total	440	95	70	605	11.6%

55 Renter Households =< 50% HAMFI Severely Cost Burdened

65 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	15	60	90	**66.7%**
Household Income >30% to <=50% HAMFI	10	15	40	65	**61.5%**
Household Income >50% to <=80% HAMFI	5	15	15	35	**42.9%**
Household Income >80% to <=100% HAMFI	20	10	0	30	**0.0%**
Household Income >100% HAMFI	1,000	190	50	1,240	**4.0%**
Total	1,050	245	165	1,460	11.3%

100 Owner Households =< 50% HAMFI Severely Cost Burdened

130 Owner Households =< 50% HAMFI pay over 30% toward owning a home

VILLAGE OF LARCHMONT

HOUSING DEMAND

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	10	0	10
Severely Cost Burdened	70	165	235

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	45	60	105
Household Income >30% to <=50% HAMFI	0	40	40
Household Income >50% to <=80% HAMFI	0	15	15
Household Income >80% to <=100% HAMFI	15	0	15
Household Income >100% HAMFI	10	50	60
Income Unavailable	0	0	0
Total Demand	70	165	235

HOUSEHOLDS WITH DISABILITIES

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	35
Ambulatory Limitation	115
Cognitive Limitation	80
Self-care or Independent Living Limitation	85

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	25
>30% to <=50% HAMFI	10
>50% to <=80% HAMFI	15
>80% HAMFI	100
Total	150

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF LARCHMONT

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

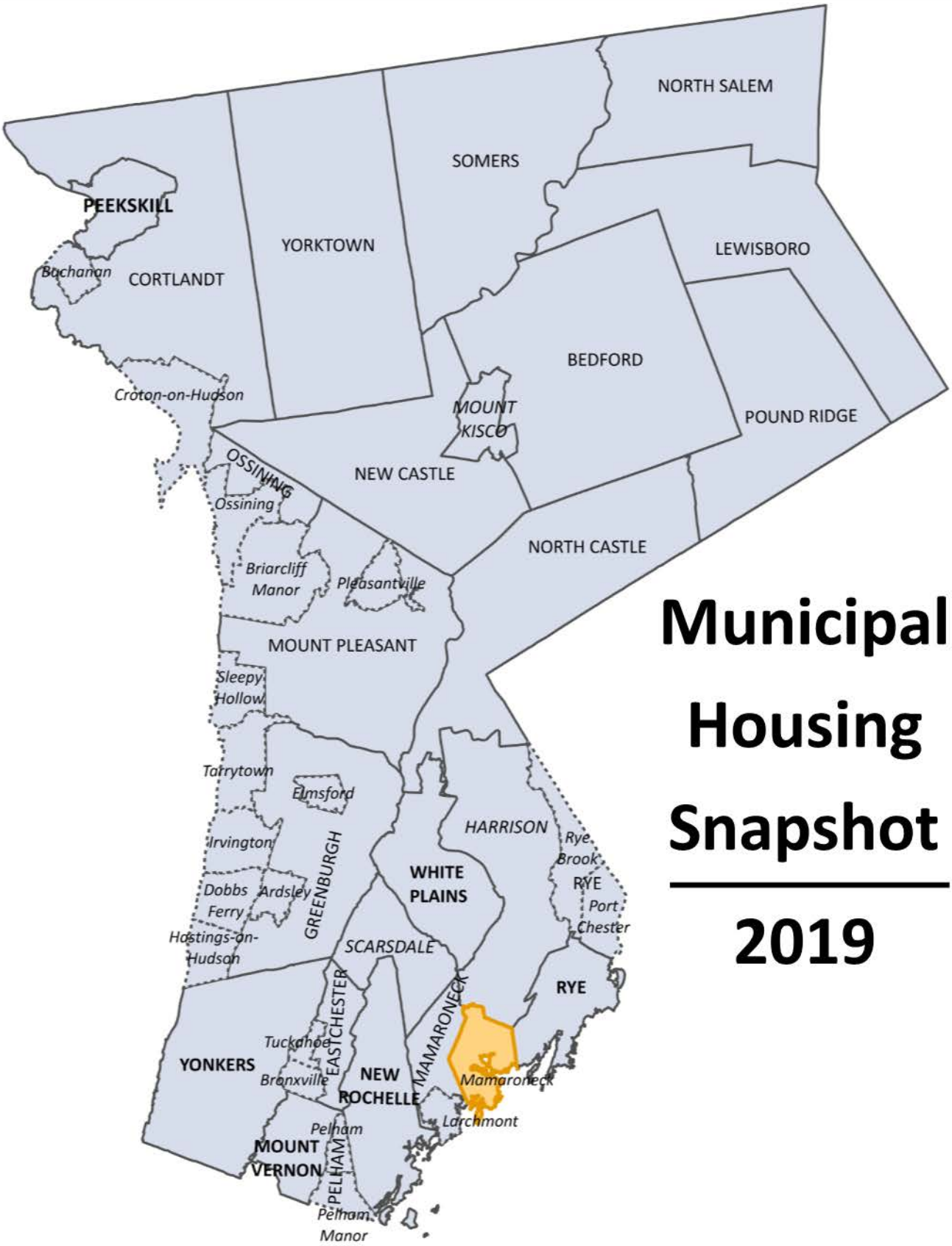
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Mamaroneck



Municipal Housing Snapshot

2019

VILLAGE OF MAMARONECK

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	4,672	4,925	4,828	253	-97	156	5.4%	-2.0%	3.3%
20-29	2,119	2,103	2,149	-16	46	30	-0.8%	2.2%	1.4%
30-44	4,789	4,052	3,605	-737	-447	-1,184	-15.4%	-11.0%	-24.7%
45-64	4,159	4,982	5,711	823	729	1,552	19.8%	14.6%	37.3%
65-74	1,485	1,190	1,528	-295	338	43	-19.9%	28.4%	2.9%
75-84	1,060	1,072	902	12	-170	-158	1.1%	-15.9%	-14.9%
85	468	605	604	137	-1	136	29.3%	-0.2%	29.1%
Total	**18,752**	**18,929**	**19,327**	**177**	**398**	**575**	**0.9%**	**2.1%**	**3.1%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mamaroneck	$1,467	$1,670	$1,820	$202	$150	$353	13.8%	9.0%	24.0%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mamaroneck	$3,512	$3,402	$3,422	-$109	$20	-$90	-3.1%	0.6%	-2.6%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF MAMARONECK

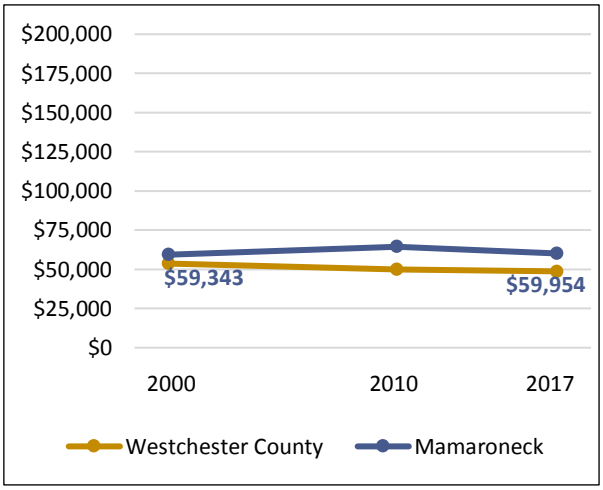
RENTERS AND OWNERS

Occupied Housing Units
7,084

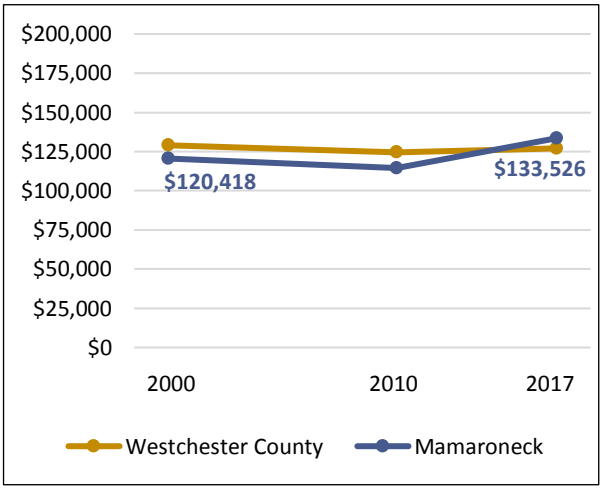
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
3,201	45%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
3,883	55%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF MAMARONECK

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$710,000	$729,000	$850,000	$19,000	2.7%	$121,000	16.6%	$140,000	19.7%
Condo	$467,000	$424,000	$582,000	-$43,000	-9.2%	$158,000	37.3%	$115,000	24.6%
Co-op	$187,500	$192,500	$192,000	$5,000	2.7%	-$500	-0.3%	$4,500	2.4%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$91,161
Monthly Income	$7,804	$9,758	$7,597
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,127
Estimated Insurance and Private Mortgage Insurance	$287	$336	$281
Estimated Average Real Estate Taxes per Month	$635	$635	$549
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,328	$1,680	$1,288
Affordable Home Price Level	$268,000	$339,000	$260,000
Down Payment of 5%	$13,400	$16,950	$13,000
Affordable Home Mortgage	$254,600	$322,050	$247,000
Median Price	$850,000	$850,000	$850,000
Affordable Housing Price GAP (after 5% down)	**-$582,000**	**-$511,000**	**-$590,000**

Annual Income Needed for Median Priced Home = $270,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

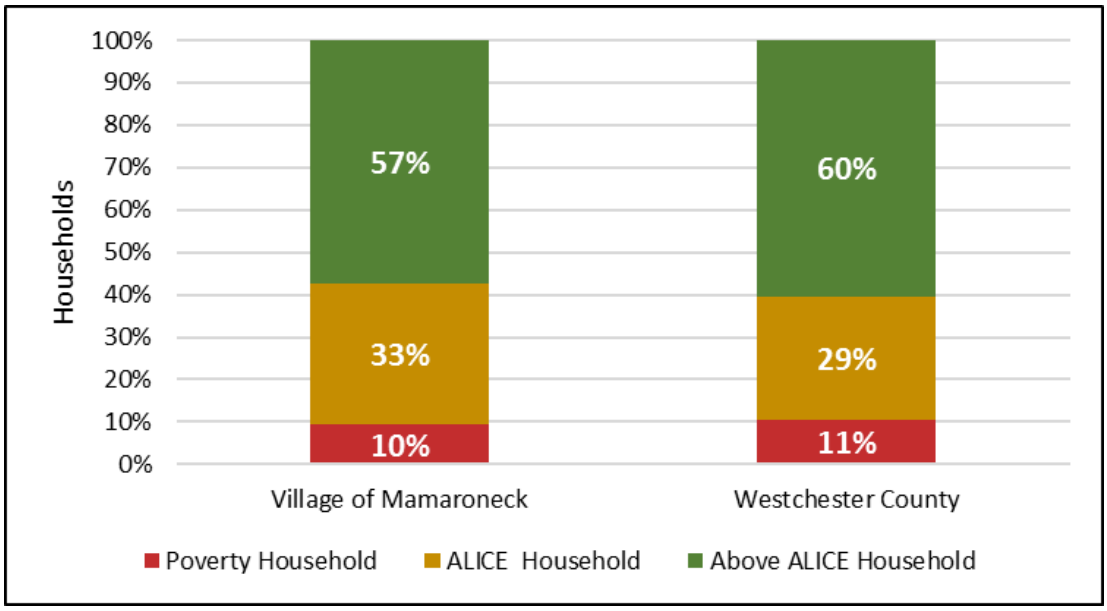
VILLAGE OF MAMARONECK

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Mamaroneck	$1,687	$67,480	$32.44	$20.42	$1,062	**-$625**	63.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



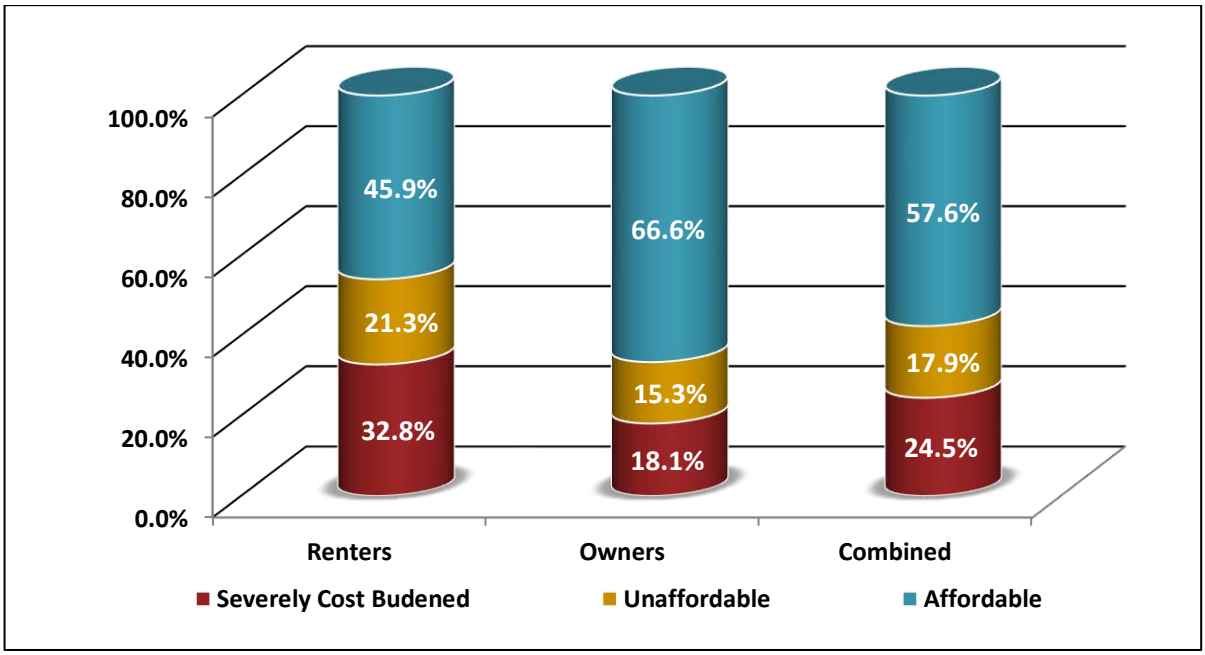
Source: United Way ALICE Project, 2016

VILLAGE OF MAMARONECK

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,420	660	1,015	3,095
as a % of the total number	45.9%	21.3%	**32.8%**	100%
OWNERS	2,715	625	740	4,080
as a % of the total number	66.6%	15.3%	**18.1%**	100%
COMBINED RENTERS AND OWNERS	4,135	1,285	1,755	7,175
as a % of the total number	57.6%	17.9%	**24.5%**	100%



Renters

32.8%
Severely Cost Burdened

54.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

18.1%
Severely Cost Burdened

33.4%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

24.5%
Severely Cost Burdened

42.4%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Mamaroneck

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	310	26.1%	880	73.9%	**1,190**
Household Income >30% to <=50% HAMFI	355	35.1%	655	64.9%	**1,010**
Household Income >50% to <=80% HAMFI	230	36.8%	395	63.2%	**625**
Household Income >80% to <=100% HAMFI	280	60.9%	180	39.1%	**460**
Household Income >100% HAMFI	2,905	74.7%	985	25.3%	**3,890**
Total	4,080	56.9%	3,095	43.1%	7,175

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	180	60	640	880	**72.7%**
Household Income >30% to <=50% HAMFI	95	315	245	655	**37.4%**
Household Income >50% to <=80% HAMFI	140	125	130	395	**32.9%**
Household Income >80% to <=100% HAMFI	115	65	0	180	**0.0%**
Household Income >100% HAMFI	890	95	0	985	**0.0%**
Total	1,420	660	1,015	3,095	32.8%

885 Renter Households =< 50% HAMFI Severely Cost Burdened

1,260 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	35	15	260	310	**83.9%**
Household Income >30% to <=50% HAMFI	80	75	200	355	**56.3%**
Household Income >50% to <=80% HAMFI	100	25	105	230	**45.7%**
Household Income >80% to <=100% HAMFI	155	80	45	280	**16.1%**
Household Income >100% HAMFI	2,345	430	130	2,905	**4.5%**
Total	2,715	625	740	4,080	18.1%

460 Owner Households =< 50% HAMFI Severely Cost Burdened

550 Owner Households =< 50% HAMFI pay over 30% toward owning a home

VILLAGE OF MAMARONECK

HOUSING DEMAND

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	15	0	15
Severely Overcrowded	50	0	50
Severely Cost Burdened	1,015	740	1,755

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	635	260	895
Household Income >30% to <=50% HAMFI	225	200	425
Household Income >50% to <=80% HAMFI	130	105	235
Household Income >80% to <=100% HAMFI	25	45	70
Household Income >100% HAMFI	15	130	145
Income Unavailable	0	0	0
Total Demand	1,030	740	1,770

HOUSEHOLDS WITH DISABILITIES

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	630
Ambulatory Limitation	800
Cognitive Limitation	455
Self-care or Independent Living Limitation	635

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	425
>30% to <=50% HAMFI	280
>50% to <=80% HAMFI	175
>80% HAMFI	530
Total	1,410

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF MAMARONECK

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

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- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

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- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

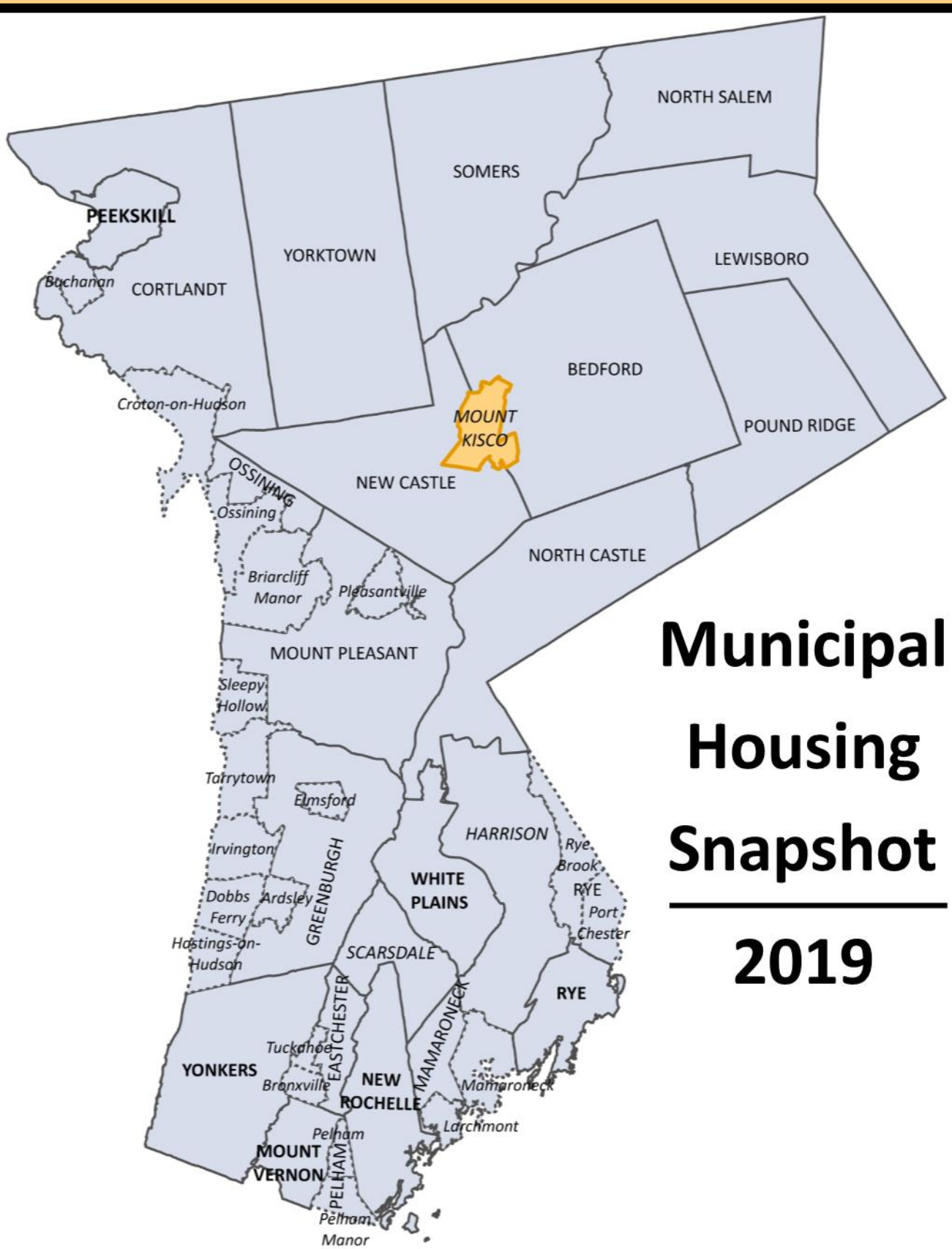
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Mount Kisco



Municipal Housing Snapshot

2019

VILLAGE-TOWN OF MOUNT KISCO

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,391	2,571	2,688	180	117	297	7.5%	4.6%	12.4%
20-29	1,358	1,496	1,308	138	-188	-50	10.2%	-12.6%	-3.7%
30-44	2,888	2,543	2,331	-345	-212	-557	-11.9%	-8.3%	-19.3%
45-64	2,159	2,807	3,169	648	362	1,010	30.0%	12.9%	46.8%
65-74	643	744	774	101	30	131	15.7%	4.0%	20.4%
75-84	414	498	470	84	-28	56	20.3%	-5.6%	13.5%
85	130	218	254	88	36	124	67.7%	16.5%	95.4%
Total	**9,983**	**10,877**	**10,994**	**894**	**117**	**1,011**	**9.0%**	**1.1%**	**10.1%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Kisco	$1,311	$1,354	$1,483	$43	$129	$172	3.3%	9.5%	13.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Mount Kisco	$3,033	$2,887	$2,423	-$146	-$464	-$610	-4.8%	-16.1%	-20.1%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village-Town of Mount Kisco

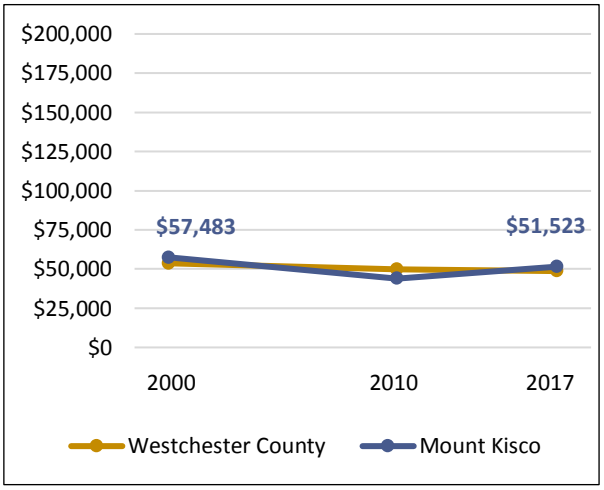
Renters and Owners

Occupied Housing Units
3,991

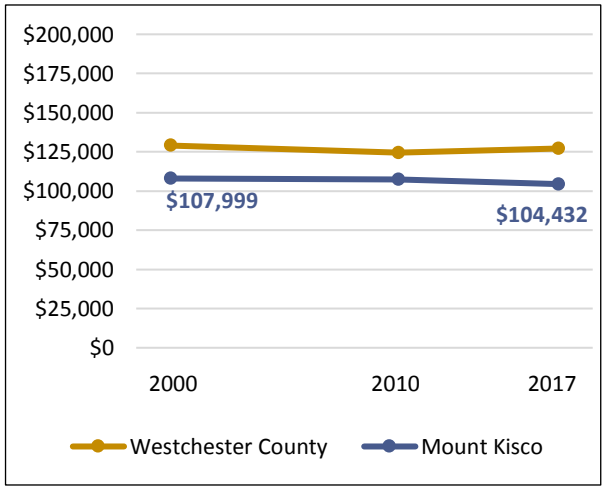
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
1,716	43%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
2,275	57%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village-Town of Mount Kisco

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$566,500	$557,000	$549,500	-$9,500	-1.7%	-$7,500	-1.3%	-$17,000	-3.0%
Condo	$383,000	$279,265	$317,000	-$103,735	-27.1%	$37,735	13.5%	-$66,000	-17.2%
Co-op	$160,000	$102,500	$113,750	-$57,500	-35.9%	$11,250	11.0%	-$46,250	-28.9%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$77,801
Monthly Income	$7,804	$9,758	$6,483
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,815
Estimated Insurance and Private Mortgage Insurance	$281	$330	$250
Estimated Average Real Estate Taxes per Month	$635	$635	$490
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,288	$1,635	$1,065
Affordable Home Price Level	$260,000	$330,000	$215,000
Down Payment of 5%	$13,000	$16,500	$10,750
Affordable Home Mortgage	$247,000	$313,500	$204,250
Median Price	$549,500	$549,500	$549,500
Affordable Housing Price GAP (after 5% down)	**-$289,500**	**-$219,500**	**-$334,500**

Annual Income Needed for Median Priced Home = $195,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

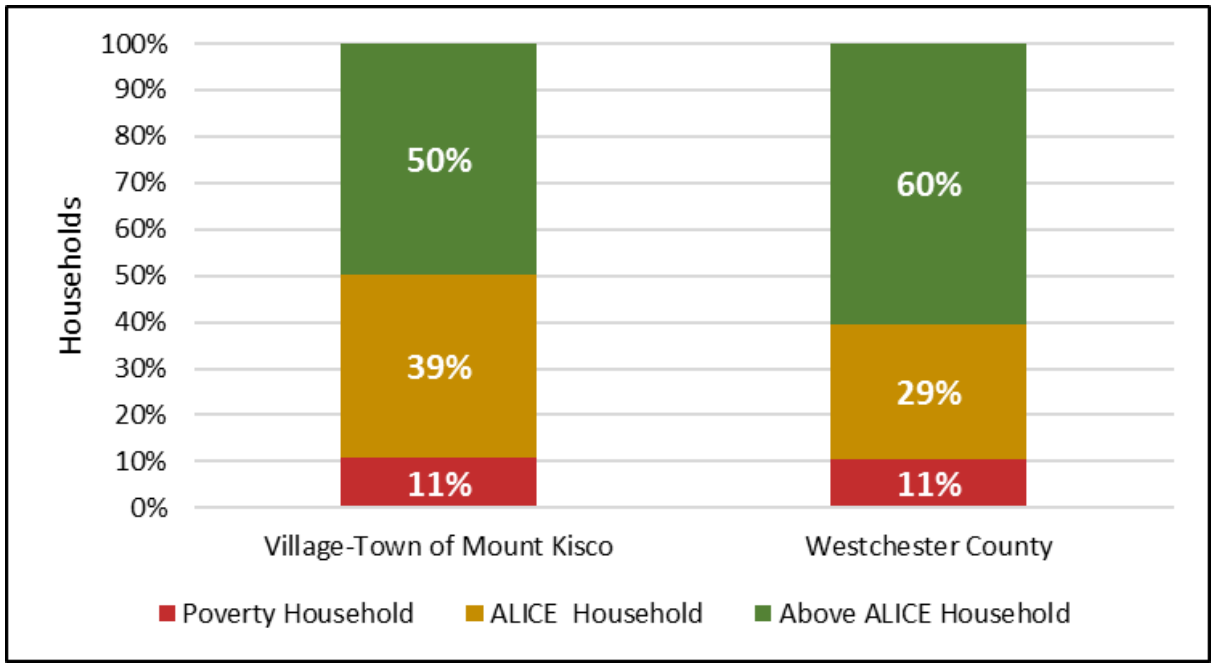
VILLAGE-TOWN OF MOUNT KISCO

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Mount Kisco	$1,687	$67,480	$32.44	$18.41	$957	**-$730**	70.5
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



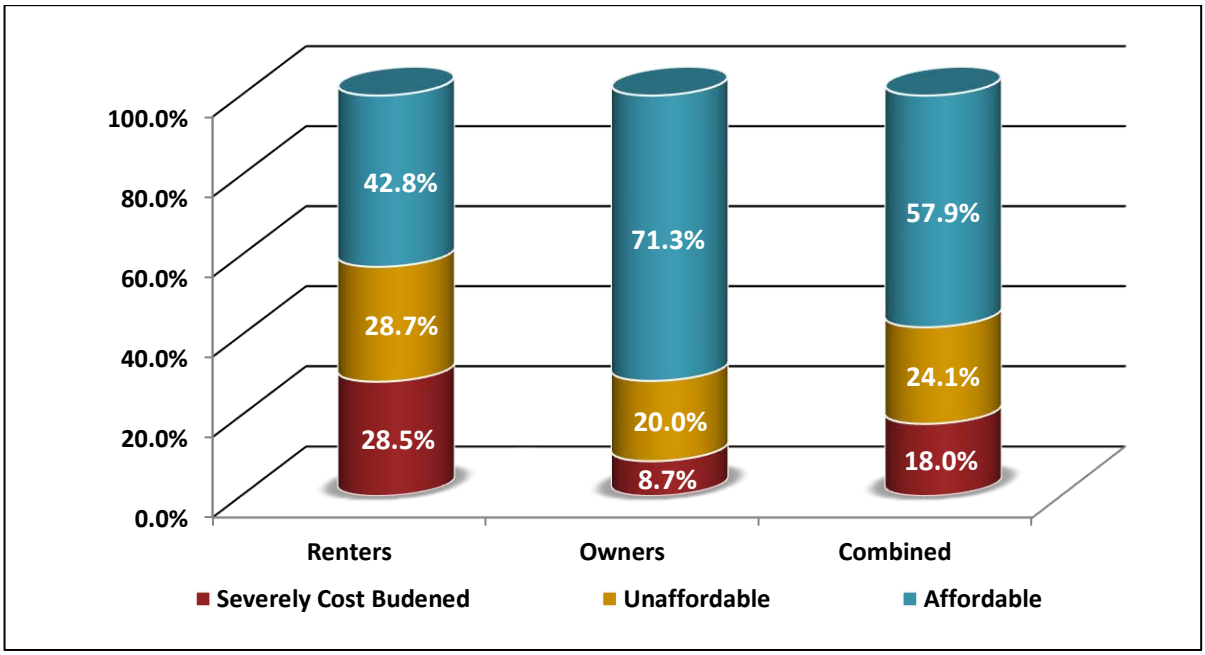
Source: United Way ALICE Project, 2016

VILLAGE-TOWN OF MOUNT KISCO

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	802	539	534	1,875
as a % of the total number	42.8%	28.7%	**28.5%**	100%
OWNERS	1,520	425	185	2,130
as a % of the total number	71.3%	20.0%	**8.7%**	100%
COMBINED RENTERS AND OWNERS	2,322	964	719	4,005
as a % of the total number	57.9%	24.1%	**18.0%**	100%



Renters

28.5%
Severely Cost Burdened

57.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

8.7%
Severely Cost Burdened

28.7%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

18.0%
Severely Cost Burdened

42.1%
Living in Severely Cost Burdened and Unaffordable Housing

Village-Town of Mount Kisco

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	170	21.8%	610	78.2%	**780**
Household Income >30% to <=50% HAMFI	195	28.9%	480	71.1%	**675**
Household Income >50% to <=80% HAMFI	95	26.4%	265	73.6%	**360**
Household Income >80% to <=100% HAMFI	250	72.5%	95	27.5%	**345**
Household Income >100% HAMFI	1,420	77.0%	425	23.0%	**1,845**
Total	2,130	53.2%	1,875	46.8%	4,005

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	60	90	460	610	**75.4%**
Household Income >30% to <=50% HAMFI	80	340	60	480	**12.5%**
Household Income >50% to <=80% HAMFI	150	105	10	265	**3.8%**
Household Income >80% to <=100% HAMFI	87	4	4	95	**4.2%**
Household Income >100% HAMFI	425	0	0	425	**0.0%**
Total	802	539	534	1,875	28.5%

520 Renter Households =< 50% HAMFI Severely Cost Burdened

950 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	55	35	80	170	**47.1%**
Household Income >30% to <=50% HAMFI	60	115	20	195	**10.3%**
Household Income >50% to <=80% HAMFI	35	45	15	95	**15.8%**
Household Income >80% to <=100% HAMFI	95	110	45	250	**18.0%**
Household Income >100% HAMFI	1,275	120	25	1,420	**1.8%**
Total	1,520	425	185	2,130	8.7%

100 Owner Households =< 50% HAMFI Severely Cost Burdened

250 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village-Town of Mount Kisco

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	25	0	25
Severely Overcrowded	55	0	55
Severely Cost Burdened	534	185	719

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	350	80	430
Household Income >30% to <=50% HAMFI	115	20	135
Household Income >50% to <=80% HAMFI	10	15	25
Household Income >80% to <=100% HAMFI	4	45	49
Household Income >100% HAMFI	0	25	25
Income Unavailable	55	0	55
Total Demand	534	185	719

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	315
Ambulatory Limitation	350
Cognitive Limitation	295
Self-care or Independent Living Limitation	280

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	185
>30% to <=50% HAMFI	95
>50% to <=80% HAMFI	75
>80% HAMFI	360
Total	715

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE-TOWN OF MOUNT KISCO

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

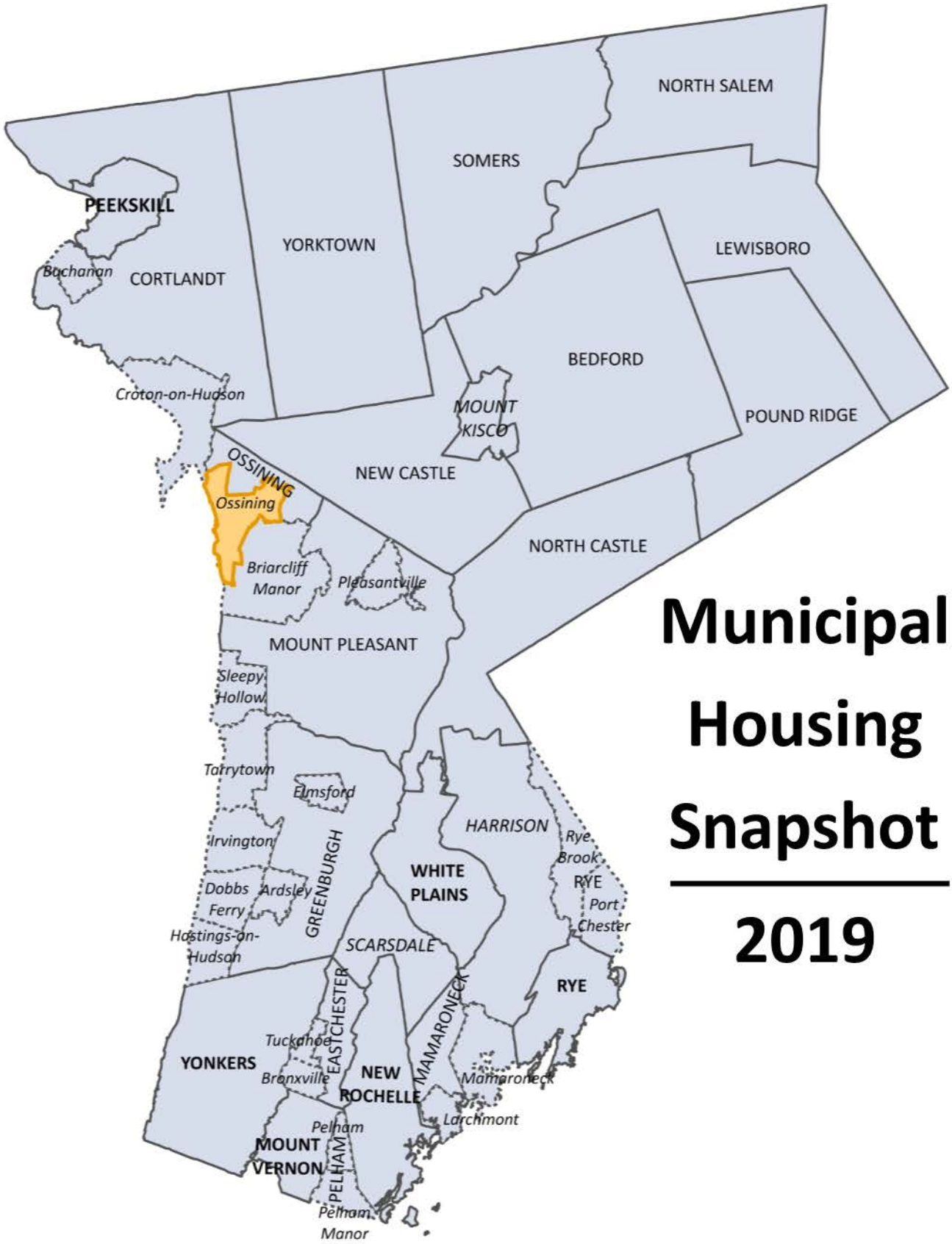
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Ossining



Municipal Housing Snapshot

2019

VILLAGE OF OSSINING

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	5,411	5,830	6,347	419	517	936	7.7%	8.9%	17.3%
20-29	3,772	3,769	2,928	-3	-841	-844	-0.1%	-22.3%	-22.4%
30-44	7,150	6,462	6,757	-688	295	-393	-9.6%	4.6%	-5.5%
45-64	5,024	6,385	6,526	1,361	141	1,502	27.1%	2.2%	29.9%
65-74	1,360	1,345	1,513	-15	168	153	-1.1%	12.5%	11.3%
75-84	864	872	974	8	102	110	0.9%	11.7%	12.7%
85	429	397	341	-32	-56	-88	-7.5%	-14.1%	-20.5%
Total	**24,010**	**25,060**	**25,386**	**1,050**	**326**	**1,376**	**4.4%**	**1.3%**	**5.7%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ossining	$1,223	$1,443	$1,482	$221	$39	$259	18.0%	2.7%	21.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Ossining	$2,751	$3,187	$2,825	$437	-$362	$74	15.9%	-11.4%	2.7%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF OSSINING

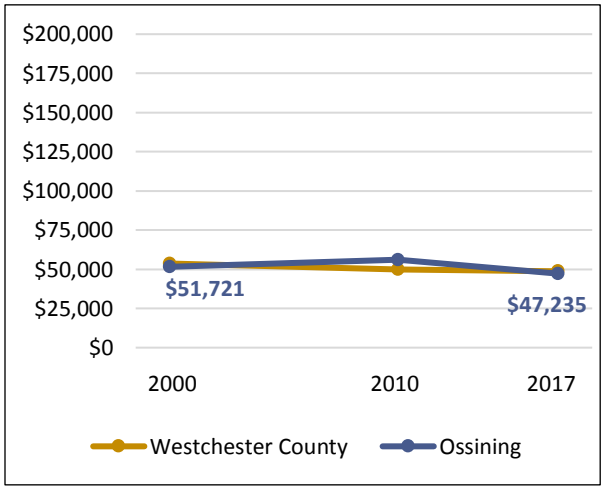
RENTERS AND OWNERS

Occupied Housing Units
8,060

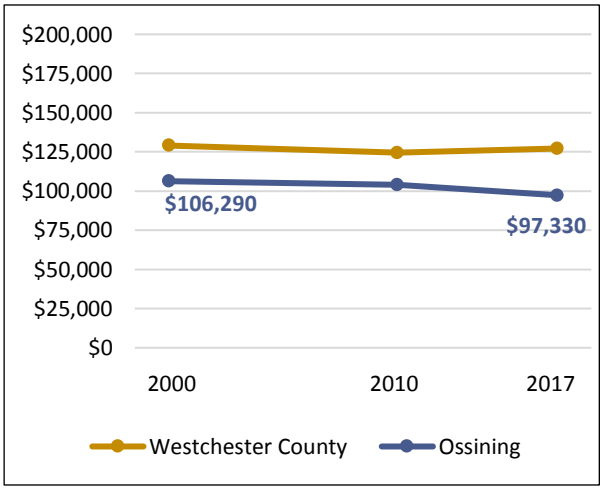
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
4,089	51%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
3,971	49%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF OSSINING

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$418,250	$301,000	$389,500	-$117,250	-28.0%	$88,500	29.4%	-$28,750	-6.9%
Condo	$403,999	$324,000	$335,950	-$79,999	-19.8%	$11,950	3.7%	-$68,049	-16.8%
Co-op	$165,500	$106,000	$143,000	-$59,500	-36.0%	$37,000	34.9%	-$22,500	-13.6%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$63,918
Monthly Income	$7,804	$9,758	$5,327
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,491
Estimated Insurance and Private Mortgage Insurance	$257	$299	$205
Estimated Average Real Estate Taxes per Month	$635	$635	$535
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,115	$1,412	$743
Affordable Home Price Level	$225,000	$285,000	$150,000
Down Payment of 5%	$11,250	$14,250	$7,500
Affordable Home Mortgage	$213,750	$270,750	$142,500
Median Price	$389,500	$389,500	$389,500
Affordable Housing Price GAP (after 5% down)	**-$164,500**	**-$104,500**	**-$239,500**

Annual Income Needed for Median Priced Home = $160,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF OSSINING

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Ossining	$1,687	$67,480	$32.44	$16.60	$863	**-$824**	78.2
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

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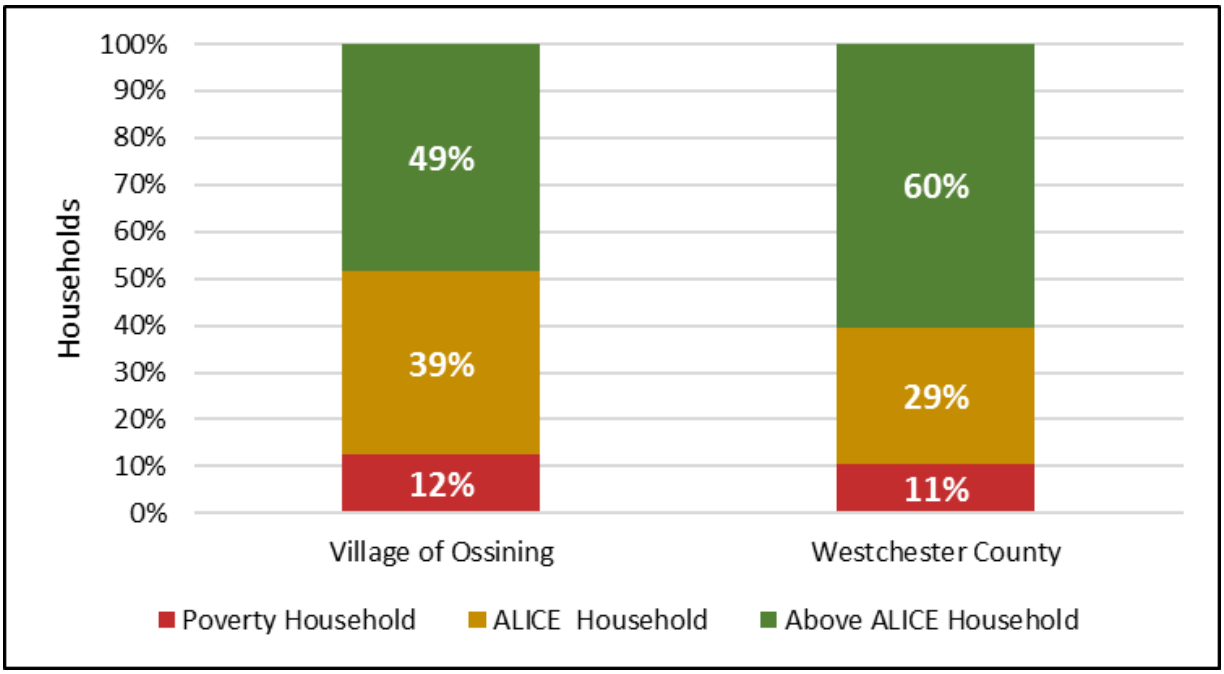


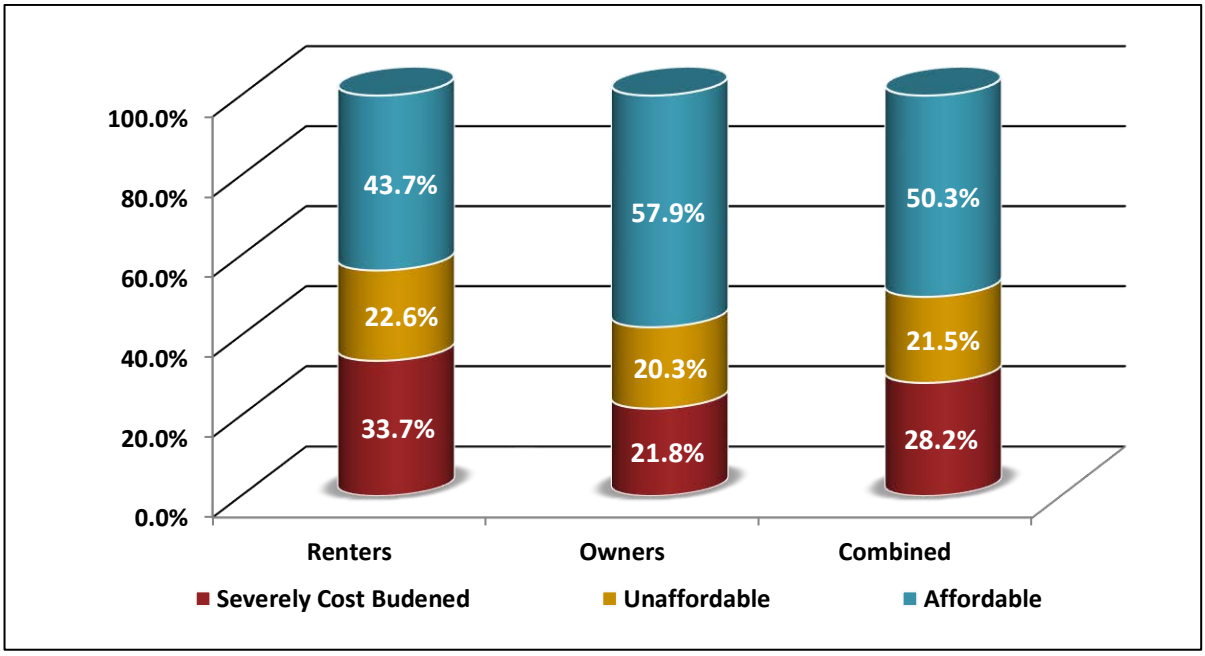
Source: United Way ALICE Project, 2016

VILLAGE OF OSSINING

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,836	950	1,414	4,200
as a % of the total number	43.7%	22.6%	**33.7%**	100%
OWNERS	2,095	735	790	3,620
as a % of the total number	57.9%	20.3%	**21.8%**	100%
COMBINED RENTERS AND OWNERS	3,931	1,685	2,204	7,820
as a % of the total number	50.3%	21.5%	**28.2%**	100%



Renters

33.7%
Severely Cost Burdened

56.3%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

21.8%
Severely Cost Burdened

42.1%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

28.2%
Severely Cost Burdened

49.7%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Ossining

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	250	14.1%	1,525	85.9%	**1,775**
Household Income >30% to <=50% HAMFI	445	37.4%	745	62.6%	**1,190**
Household Income >50% to <=80% HAMFI	375	38.5%	600	61.5%	**975**
Household Income >80% to <=100% HAMFI	335	42.4%	455	57.6%	**790**
Household Income >100% HAMFI	2,215	71.7%	875	28.3%	**3,090**
Total	3,620	46.3%	4,200	53.7%	7,820

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	200	110	1,215	1,525	**79.7%**
Household Income >30% to <=50% HAMFI	55	495	195	745	**26.2%**
Household Income >50% to <=80% HAMFI	375	225	0	600	**0.0%**
Household Income >80% to <=100% HAMFI	410	45	0	455	**0.0%**
Household Income >100% HAMFI	796	75	4	875	**0.5%**
Total	1,836	950	1,414	4,200	33.7%

1,410 Renter Households =< 50% HAMFI Severely Cost Burdened

2,015 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	25	225	250	**90.0%**
Household Income >30% to <=50% HAMFI	90	100	255	445	**57.3%**
Household Income >50% to <=80% HAMFI	110	100	165	375	**44.0%**
Household Income >80% to <=100% HAMFI	175	50	110	335	**32.8%**
Household Income >100% HAMFI	1,720	460	35	2,215	**1.6%**
Total	2,095	735	790	3,620	21.8%

480 Owner Households =< 50% HAMFI Severely Cost Burdened

605 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Ossining

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	25	0	25
Severely Overcrowded	250	20	270
Severely Cost Burdened	1,414	790	2,204

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	1,125	220	1,345
Household Income >30% to <=50% HAMFI	255	245	500
Household Income >50% to <=80% HAMFI	94	135	229
Household Income >80% to <=100% HAMFI	25	110	135
Household Income >100% HAMFI	4	35	39
Income Unavailable	0	45	45
Total Demand	1,503	790	2,293

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	505
Ambulatory Limitation	865
Cognitive Limitation	370
Self-care or Independent Living Limitation	535

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	445
>30% to <=50% HAMFI	205
>50% to <=80% HAMFI	175
>80% HAMFI	495
Total	1,320

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF OSSINING

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
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RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

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RENTAL HOUSING – OUT OF REACH

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- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

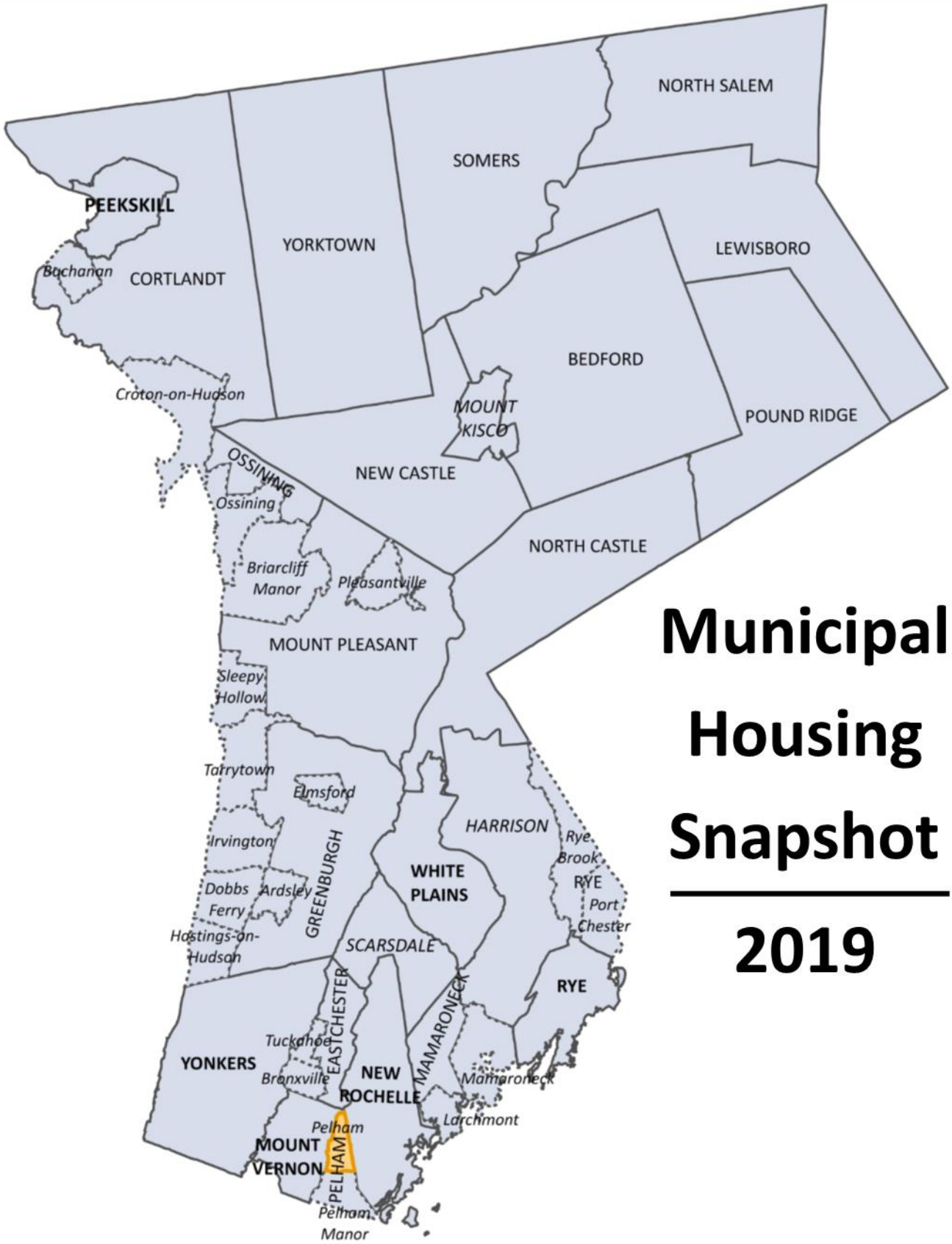
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Pelham



Municipal Housing Snapshot

2019

VILLAGE OF PELHAM

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,884	2,181	1,972	297	-209	88	15.8%	-9.6%	4.7%
20-29	627	614	711	-13	97	84	-2.1%	15.8%	13.4%
30-44	1,612	1,383	1,296	-229	-87	-316	-14.2%	-6.3%	-19.6%
45-64	1,506	1,935	2,088	429	153	582	28.5%	7.9%	38.6%
65-74	394	422	507	28	85	113	7.1%	20.1%	28.7%
75-84	271	255	372	-16	117	101	-5.9%	45.9%	37.3%
85	106	120	70	14	-50	-36	13.2%	-41.7%	-34.0%
Total	**6,400**	**6,910**	**7,016**	**510**	**106**	**616**	**8.0%**	**1.5%**	**9.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pelham	$1,538	$1,495	$1,743	-$43	$248	$205	-2.8%	16.6%	13.3%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pelham	$3,625	$4,161	$4,000	$536	Unavailable; Reporting Limit Exceeded (>$4,000)		14.8%	Unavailable; Reporting Limit Exceeded (>$4,000)	
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF PELHAM

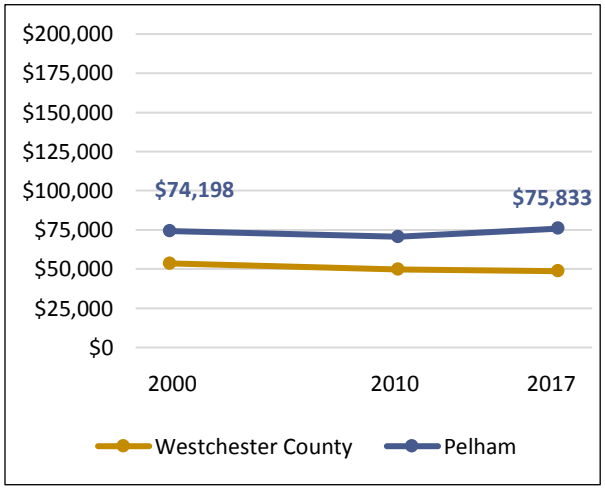
RENTERS AND OWNERS

Occupied Housing Units
2,269

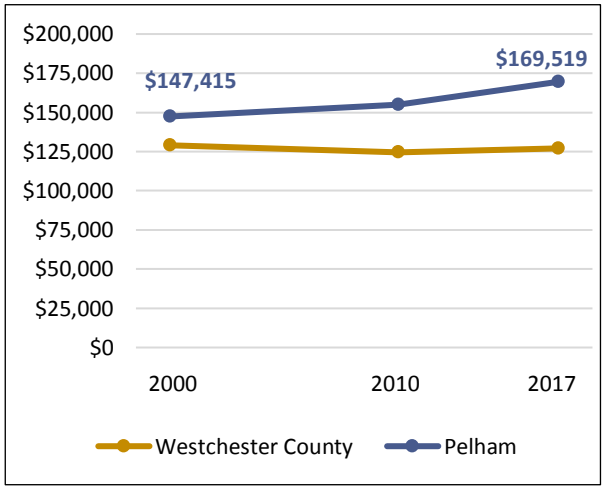
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
738	33%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,531	67%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF PELHAM

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$690,000	$658,000	$828,000	-$32,000	-4.6%	$170,000	25.8%	$138,000	20.0%
Condo	$655,000	$535,000	$625,000	-$120,000	-18.3%	$90,000	16.8%	-$30,000	-4.6%
Co-op	$291,000	$232,500	$206,000	-$58,500	-20.1%	-$26,500	-11.4%	-$85,000	-29.2%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$127,470
Monthly Income	$7,804	$9,758	$10,623
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,974
Estimated Insurance and Private Mortgage Insurance	$271	$316	$335
Estimated Average Real Estate Taxes per Month	$635	$635	$947
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,214	$1,536	$1,670
Affordable Home Price Level	$245,000	$310,000	$337,000
Down Payment of 5%	$12,250	$15,500	$16,850
Affordable Home Mortgage	$232,750	$294,500	$320,150
Median Price	$828,000	$828,000	$828,000
Affordable Housing Price GAP (after 5% down)	**-$583,000**	**-$518,000**	**-$491,000**

Annual Income Needed for Median Priced Home = $305,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

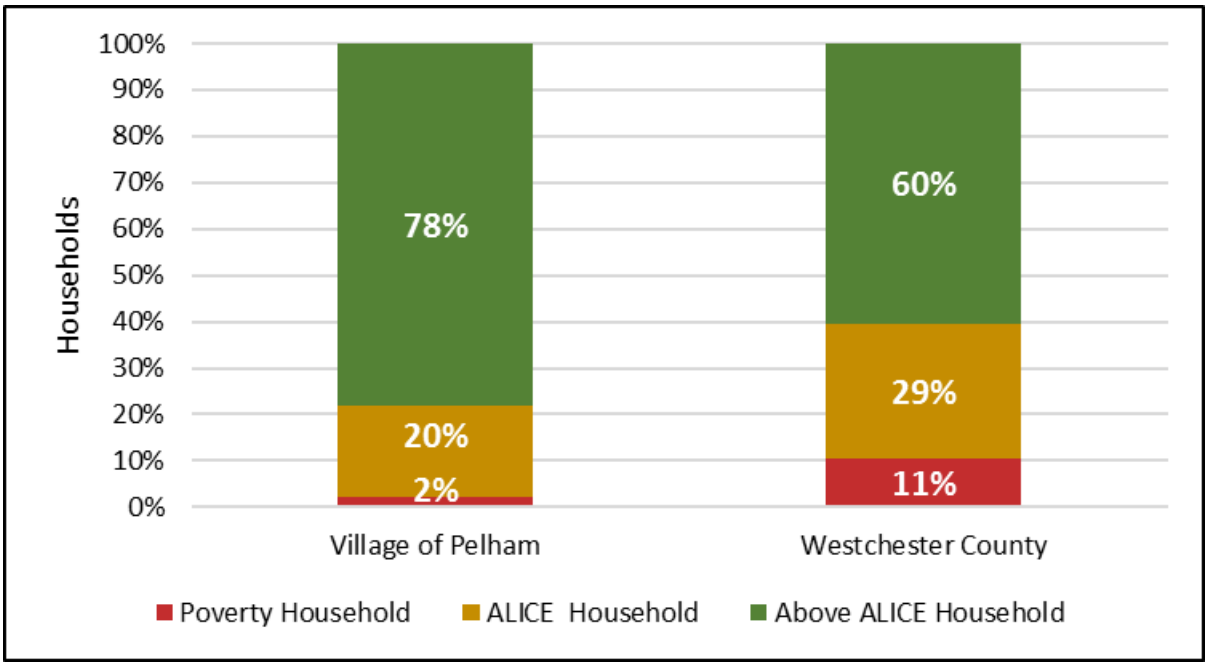
VILLAGE OF PELHAM

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Pelham	$1,687	$67,480	$32.44	$23.76	$1,236	**-$451**	54.6
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



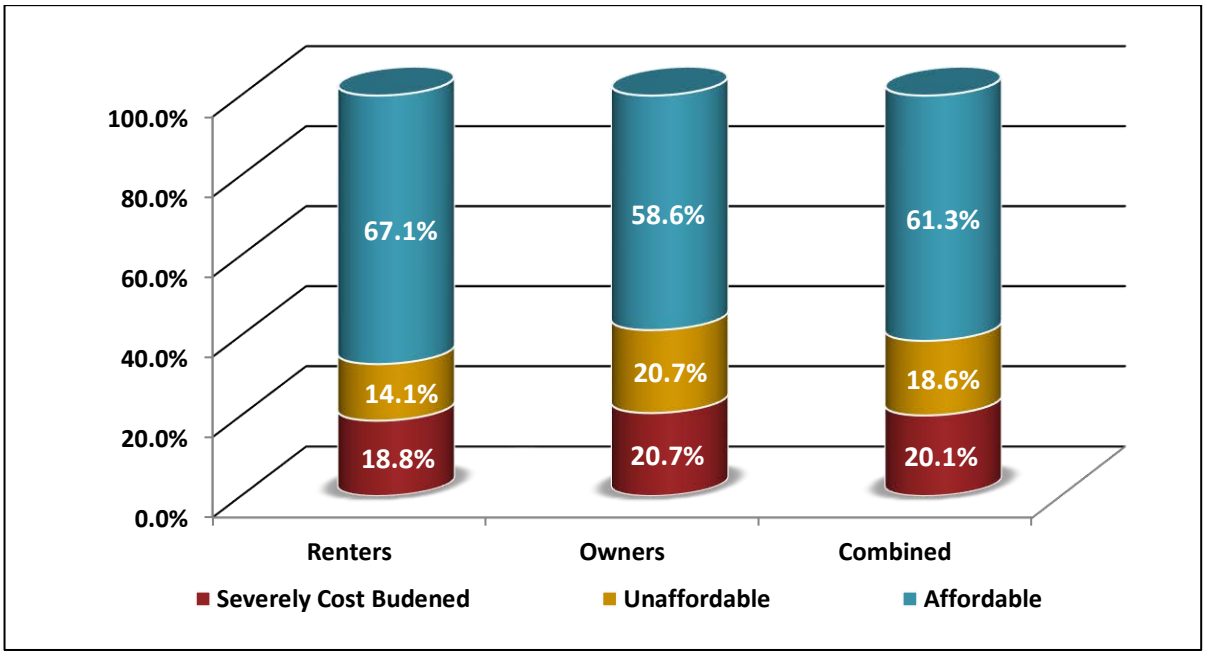
Source: United Way ALICE Project, 2016

VILLAGE OF PELHAM

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	463	97	130	690
as a % of the total number	67.1%	14.1%	**18.8%**	100%
OWNERS	875	310	310	1,495
as a % of the total number	58.6%	20.7%	**20.7%**	100%
COMBINED RENTERS AND OWNERS	1,338	407	440	2,185
as a % of the total number	61.3%	18.6%	**20.1%**	100%



Renters

18.8%
Severely Cost Burdened

32.9%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

20.7%
Severely Cost Burdened

41.4%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

20.1%
Severely Cost Burdened

38.7%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Pelham

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	55	40.7%	80	59.3%	**135**
Household Income >30% to <=50% HAMFI	55	30.6%	125	69.4%	**180**
Household Income >50% to <=80% HAMFI	135	65.9%	70	34.1%	**205**
Household Income >80% to <=100% HAMFI	75	68.2%	35	31.8%	**110**
Household Income >100% HAMFI	1,175	75.6%	380	24.4%	**1,555**
Total	1,495	68.4%	690	31.6%	2,185

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	20	60	80	**75.0%**
Household Income >30% to <=50% HAMFI	10	65	50	125	**40.0%**
Household Income >50% to <=80% HAMFI	46	4	20	70	**28.6%**
Household Income >80% to <=100% HAMFI	31	4	0	35	**0.0%**
Household Income >100% HAMFI	376	4	0	380	**0.0%**
Total	463	97	130	690	18.8%

110 Renter Households =< 50% HAMFI Severely Cost Burdened

195 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	55	55	**100.0%**
Household Income >30% to <=50% HAMFI	0	10	45	55	**81.8%**
Household Income >50% to <=80% HAMFI	5	30	100	135	**74.1%**
Household Income >80% to <=100% HAMFI	0	40	35	75	**46.7%**
Household Income >100% HAMFI	870	230	75	1,175	**6.4%**
Total	875	310	310	1,495	20.7%

100 Owner Households =< 50% HAMFI Severely Cost Burdened

110 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Pelham

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	15	0	15
Severely Cost Burdened	130	310	440

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	75	55	130
Household Income >30% to <=50% HAMFI	50	45	95
Household Income >50% to <=80% HAMFI	20	100	120
Household Income >80% to <=100% HAMFI	0	35	35
Household Income >100% HAMFI	0	75	75
Income Unavailable	0	0	0
Total Demand	145	310	455

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	150
Ambulatory Limitation	205
Cognitive Limitation	115
Self-care or Independent Living Limitation	145

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	70
>30% to <=50% HAMFI	10
>50% to <=80% HAMFI	45
>80% HAMFI	180
Total	305

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF PELHAM

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

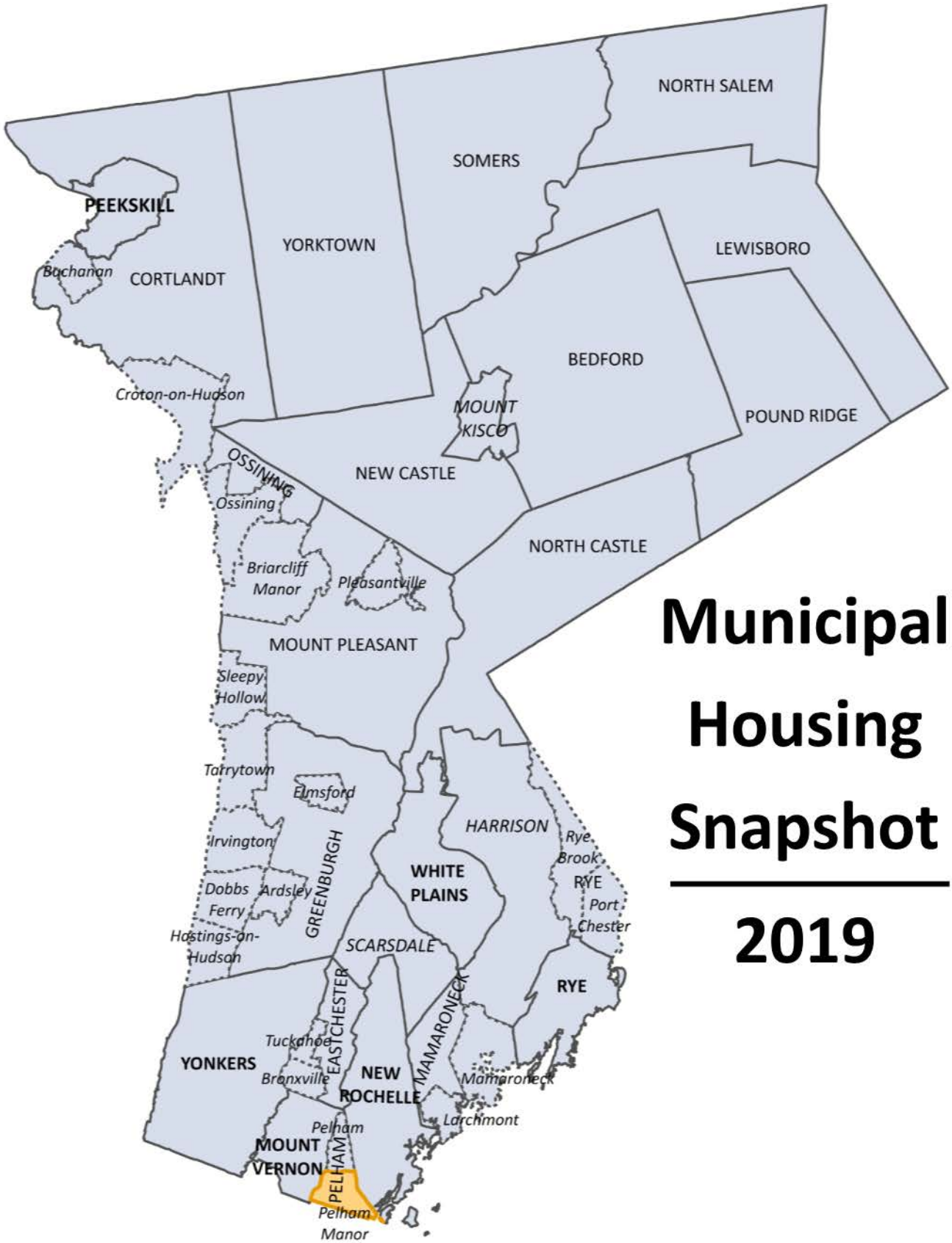
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Pelham Manor



Municipal Housing Snapshot

2019

Village of Pelham Manor

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,687	1,750	1,825	63	75	138	3.7%	4.3%	8.2%
20-29	326	361	620	35	259	294	10.7%	71.7%	90.2%
30-44	1,219	929	907	-290	-22	-312	-23.8%	-2.4%	-25.6%
45-64	1,469	1,677	1,492	208	-185	23	14.2%	-11.0%	1.6%
65-74	419	398	392	-21	-6	-27	-5.0%	-1.5%	-6.4%
75-84	243	278	269	35	-9	26	14.4%	-3.2%	10.7%
85	103	93	129	-10	36	26	-9.7%	38.7%	25.2%
Total	**5,466**	**5,486**	**5,634**	**20**	**148**	**168**	**0.4%**	**2.7%**	**3.1%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent.			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pelham Manor	$1,876	$1,154	$2,223	-$722	$1,069	$347	-38.5%	92.6%	18.5%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pelham Manor	$4,602	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Pelham Manor

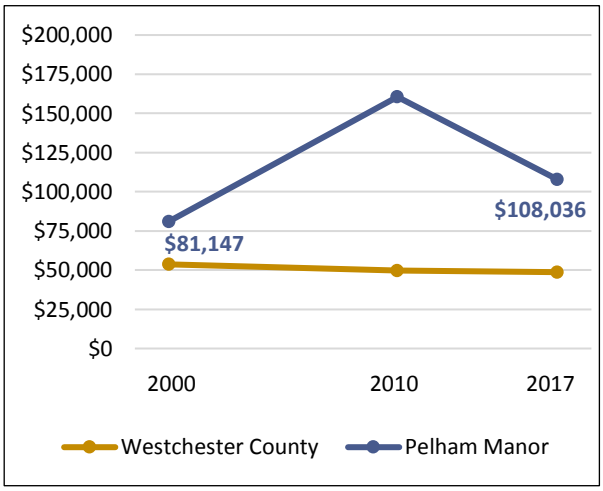
Renters and Owners

Occupied Housing Units
1,751

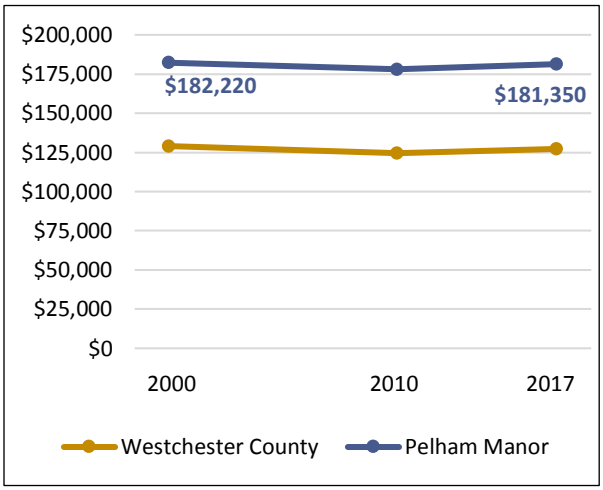
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
184	11%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
1,567	89%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village of Pelham Manor

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$805,000	$769,000	$999,000	-$36,000	-4.5%	$230,000	29.9%	$194,000	24.1%
Condo	$401,000	$185,000	$370,000	-$216,000	-53.9%	$185,000	100.0%	-$31,000	-7.7%
Co-op	$200,000	$167,500	$220,000	-$32,500	-16.3%	$52,500	31.3%	$20,000	10.0%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$158,417
Monthly Income	$7,804	$9,758	$13,201
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,696
Estimated Insurance and Private Mortgage Insurance	$271	$316	$396
Estimated Average Real Estate Taxes per Month	$635	$635	$1,195
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,214	$1,536	$2,106
Affordable Home Price Level	$245,000	$310,000	$425,000
Down Payment of 5%	$12,250	$15,500	$21,250
Affordable Home Mortgage	$232,750	$294,500	$403,750
Median Price	$999,000	$999,000	$999,000
Affordable Housing Price GAP (after 5% down)	**-$754,000**	**-$689,000**	**-$574,000**

Annual Income Needed for Median Priced Home = $368,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

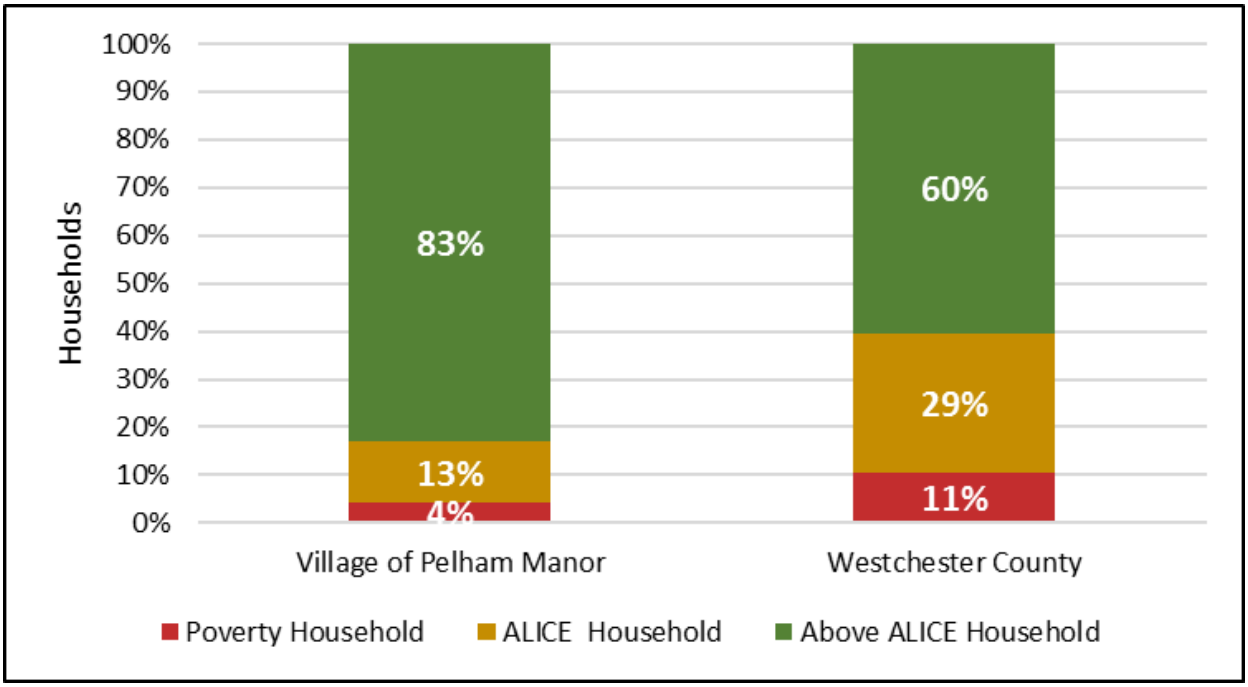
Village of Pelham Manor

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Pelham Manor	$1,687	$67,480	$32.44	$36.22	$1,884	$197	35.8
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



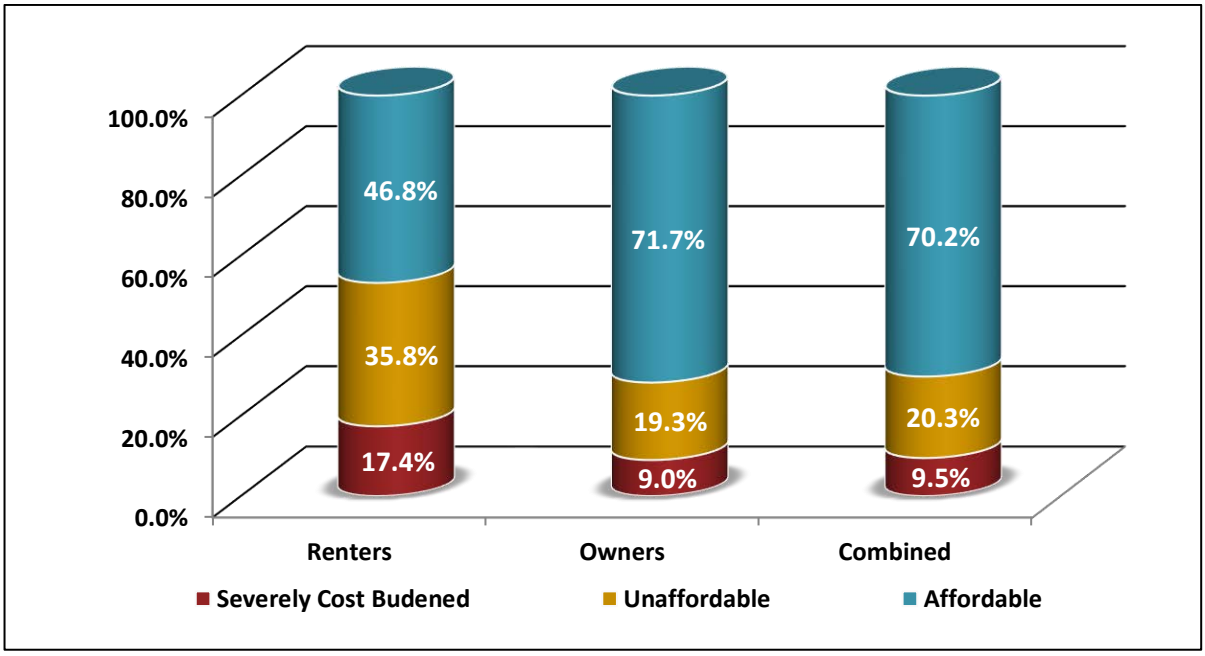
Source: United Way ALICE Project, 2016

Village of Pelham Manor

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	51	39	19	109
as a % of the total number	46.8%	35.8%	**17.4%**	100%
OWNERS	1,155	310	145	1,610
as a % of the total number	71.7%	19.3%	**9.0%**	100%
COMBINED RENTERS AND OWNERS	1,206	349	164	1,719
as a % of the total number	70.2%	20.3%	**9.5%**	100%



Renters

17.4%
Severely Cost Burdened

53.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

9.0%
Severely Cost Burdened

28.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

9.5%
Severely Cost Burdened

29.8%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Pelham Manor

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	35	89.7%	4	10.3%	**39**
Household Income >30% to <=50% HAMFI	75	83.3%	15	16.7%	**90**
Household Income >50% to <=80% HAMFI	10	25.0%	30	75.0%	**40**
Household Income >80% to <=100% HAMFI	85	81.0%	20	19.0%	**105**
Household Income >100% HAMFI	1,405	97.2%	40	2.8%	**1,445**
Total	1,610	93.7%	109	6.3%	1,719

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	0	4	4	**100.0%**
Household Income >30% to <=50% HAMFI	0	0	15	15	**100.0%**
Household Income >50% to <=80% HAMFI	5	25	0	30	**0.0%**
Household Income >80% to <=100% HAMFI	10	10	0	20	**0.0%**
Household Income >100% HAMFI	36	4	0	40	**0.0%**
Total	51	39	19	109	17.4%

19 Renter Households =< 50% HAMFI Severely Cost Burdened

19 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	0	15	35	**42.9%**
Household Income >30% to <=50% HAMFI	15	15	45	75	**60.0%**
Household Income >50% to <=80% HAMFI	0	10	0	10	**0.0%**
Household Income >80% to <=100% HAMFI	25	25	35	85	**41.2%**
Household Income >100% HAMFI	1,095	260	50	1,405	**3.6%**
Total	1,155	310	145	1,610	9.0%

60 Owner Households =< 50% HAMFI Severely Cost Burdened

75 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Pelham Manor

Housing Demand

Housing Problems	Renter Households	Owner Households	Renters and Owners
Substandard	0	0	0
Severely Overcrowded	0	20	20
Severely Cost Burdened	19	145	164

Net Housing Demand (households with at least one of the above housing problems) by Income	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	4	15	19
Household Income >30% to <=50% HAMFI	15	45	60
Household Income >50% to <=80% HAMFI	0	0	0
Household Income >80% to <=100% HAMFI	0	35	35
Household Income >100% HAMFI	0	70	70
Income Unavailable	0	0	0
Total Demand	19	165	184

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	45
Ambulatory Limitation	40
Cognitive Limitation	25
Self-care or Independent Living Limitation	40

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	0
>30% to <=50% HAMFI	15
>50% to <=80% HAMFI	10
>80% HAMFI	75
Total	100

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF PELHAM MANOR

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

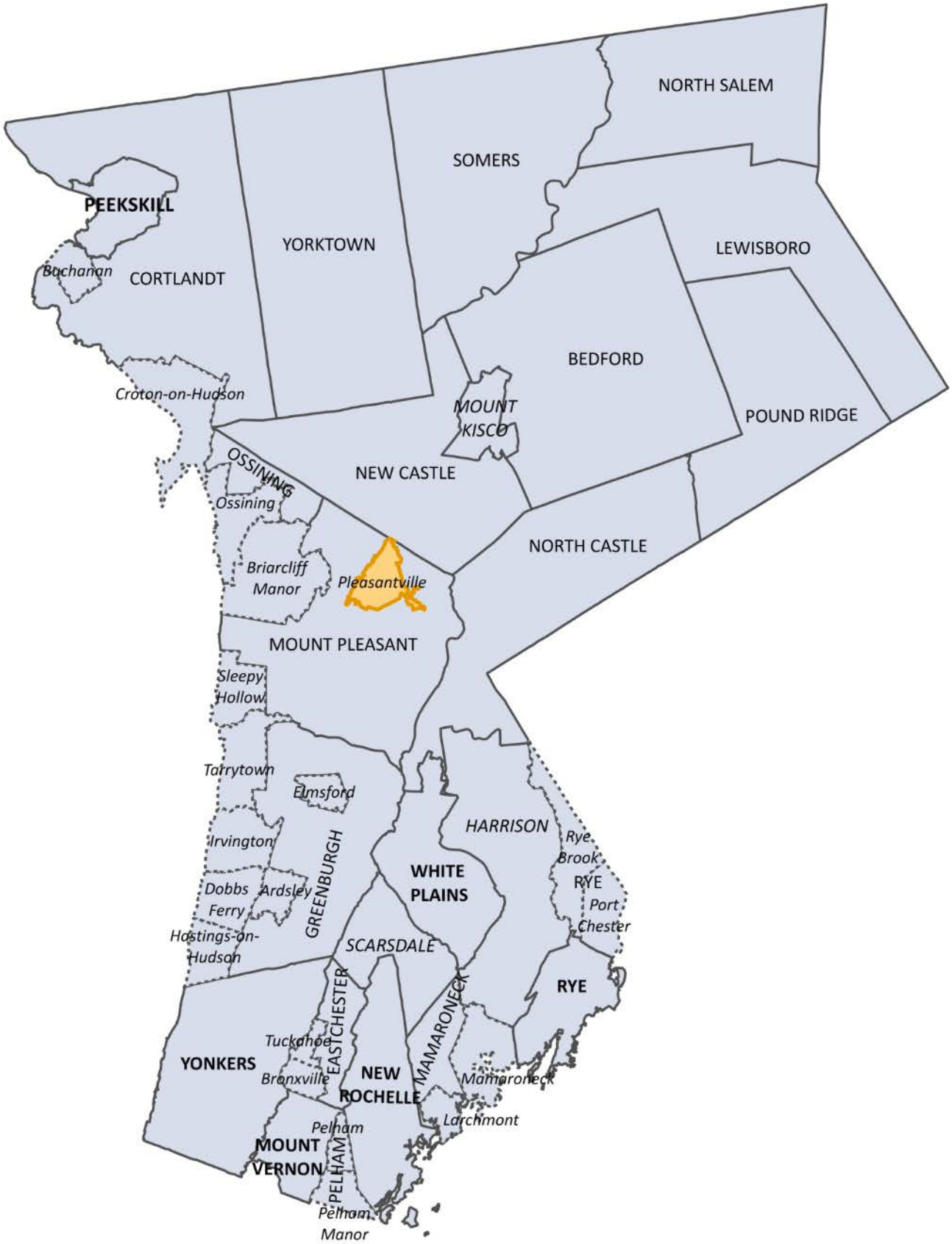
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Pleasantville



VILLAGE OF PLEASANTVILLE

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,162	2,140	2,106	-22	-34	-56	-1.0%	-1.6%	-2.6%
20-29	567	558	867	-9	309	300	-1.6%	55.4%	52.9%
30-44	1,802	1,271	1,227	-531	-44	-575	-29.5%	-3.5%	-31.9%
45-64	1,686	2,120	2,008	434	-112	322	25.7%	-5.3%	19.1%
65-74	504	467	586	-37	119	82	-7.3%	25.5%	16.3%
75-84	324	322	316	-2	-6	-8	-0.6%	-1.9%	-2.5%
85	127	141	165	14	24	38	11.0%	17.0%	29.9%
Total	**7,172**	**7,019**	**7,275**	**-153**	**256**	**103**	**-2.1%**	**3.6%**	**1.4%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pleasantville	$1,434	$1,724	$1,465	$289	-$259	$31	20.2%	-15.0%	2.1%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Pleasantville	$3,791	$3,694	$3,232	-$97	-$462	-$559	-2.6%	-12.5%	-14.7%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Pleasantville

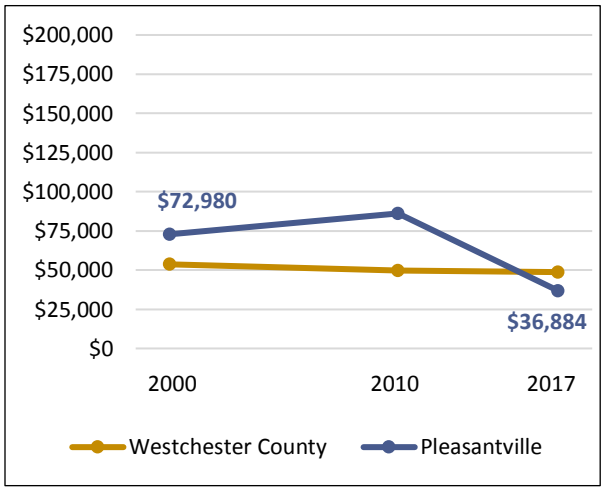
Renters and Owners

Occupied Housing Units
2,598

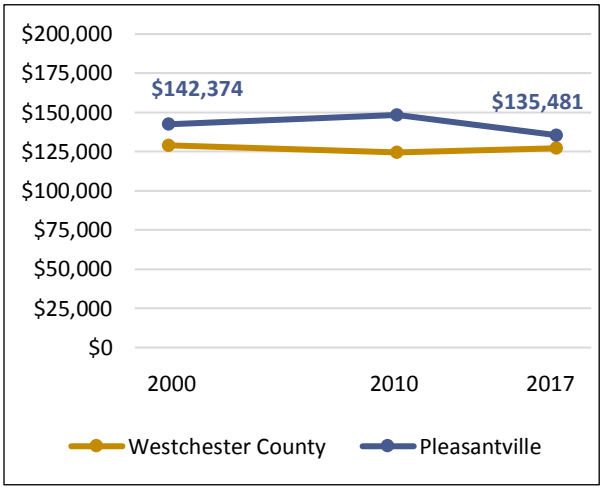
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
577	22%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,021	78%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF PLEASANTVILLE

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$635,250	$550,000	$799,000	-$85,250	-13.4%	$249,000	45.3%	$163,750	25.8%
Condo	$390,000	$323,000	$384,950	-$67,000	-17.2%	$61,950	19.2%	-$5,050	-1.3%
Co-op	$222,500	$134,900	$151,000	-$87,600	-39.4%	$16,100	11.9%	-$71,500	-32.1%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$113,071
Monthly Income	$7,804	$9,758	$9,423
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,638
Estimated Insurance and Private Mortgage Insurance	$270	$315	$307
Estimated Average Real Estate Taxes per Month	$635	$635	$850
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,209	$1,526	$1,472
Affordable Home Price Level	$244,000	$308,000	$297,000
Down Payment of 5%	$12,200	$15,400	$14,850
Affordable Home Mortgage	$231,800	$292,600	$282,150
Median Price	$799,000	$799,000	$799,000
Affordable Housing Price GAP (after 5% down)	**-$555,000**	**-$491,000**	**-$502,000**

Annual Income Needed for Median Priced Home = $297,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

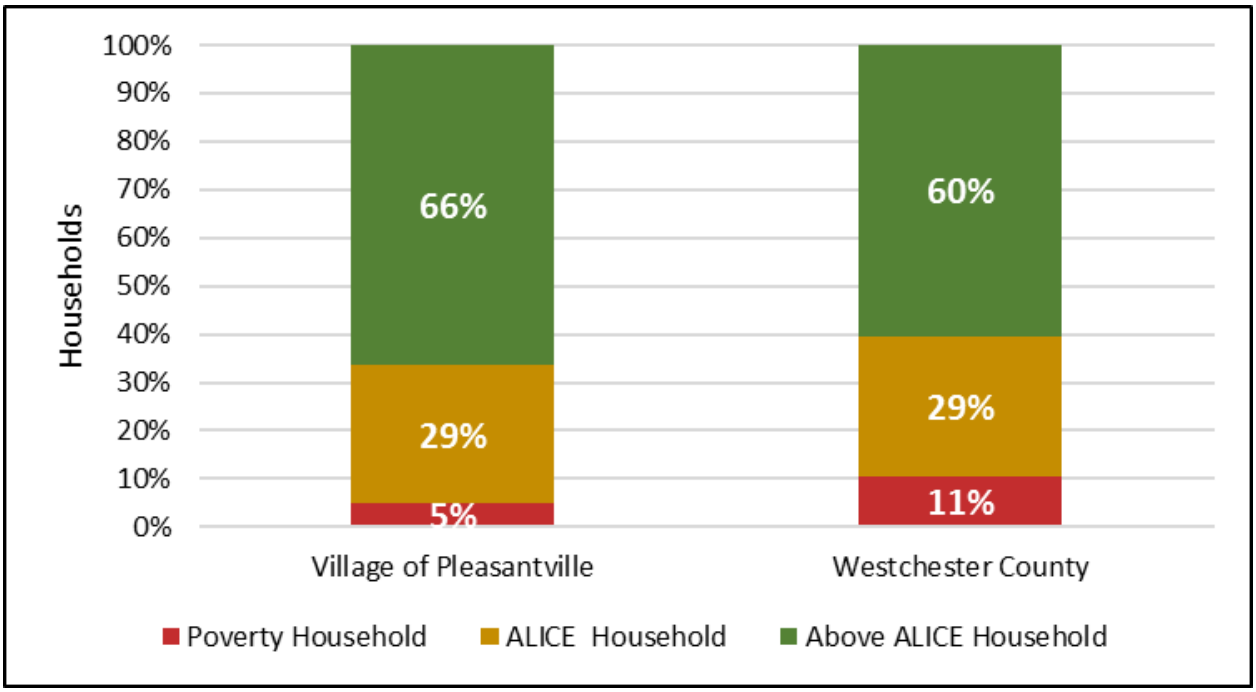
VILLAGE OF PLEASANTVILLE

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Pleasantville	$1,687	$67,480	$32.44	$12.93	$672	**-$1,015**	100.4
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



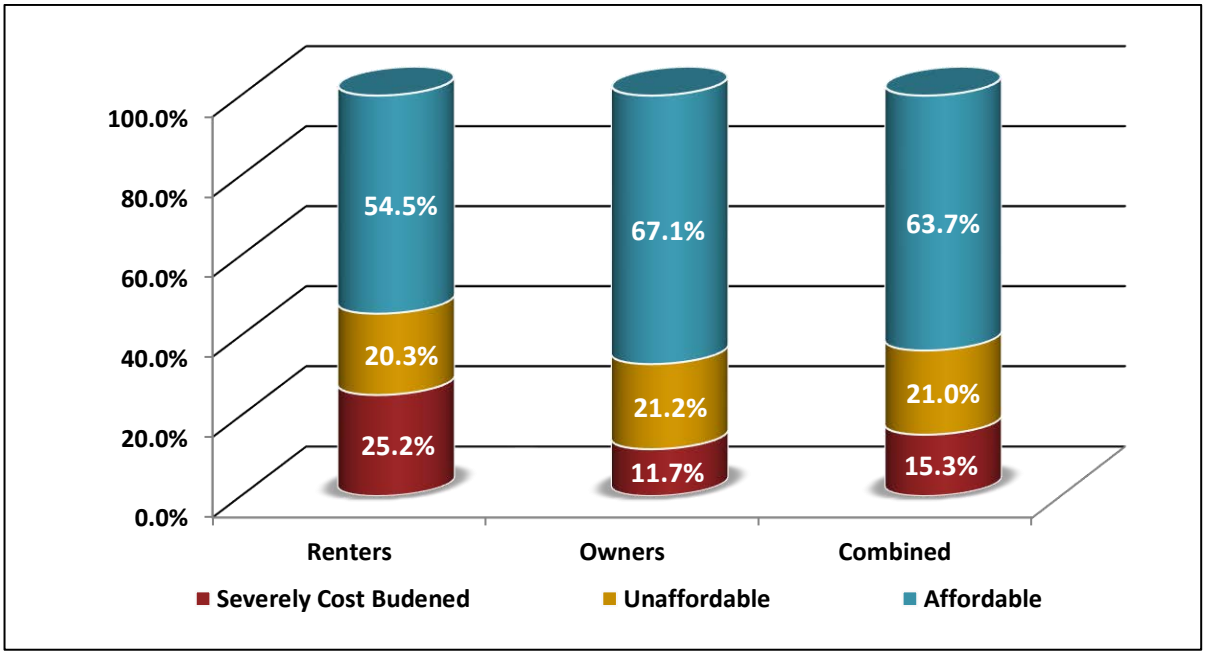
Source: United Way ALICE Project, 2016

VILLAGE OF PLEASANTVILLE

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	390	145	180	715
as a % of the total number	54.5%	20.3%	**25.2%**	100%
OWNERS	1,295	410	225	1,930
as a % of the total number	67.1%	21.2%	**11.7%**	100%
COMBINED RENTERS AND OWNERS	1,685	555	405	2,645
as a % of the total number	63.7%	21.0%	**15.3%**	100%



Renters

25.2%
Severely Cost Burdened

45.5%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

11.7%
Severely Cost Burdened

32.9%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.3%
Severely Cost Burdened

36.3%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Pleasantville

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	130	50.0%	130	50.0%	**260**
Household Income >30% to <=50% HAMFI	150	62.5%	90	37.5%	**240**
Household Income >50% to <=80% HAMFI	60	33.3%	120	66.7%	**180**
Household Income >80% to <=100% HAMFI	100	42.6%	135	57.4%	**235**
Household Income >100% HAMFI	1,490	86.1%	240	13.9%	**1,730**
Total	1,930	73.0%	715	27.0%	2,645

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	120	130	**92.3%**
Household Income >30% to <=50% HAMFI	30	0	60	90	**66.7%**
Household Income >50% to <=80% HAMFI	35	85	0	120	**0.0%**
Household Income >80% to <=100% HAMFI	75	60	0	135	**0.0%**
Household Income >100% HAMFI	240	0	0	240	**0.0%**
Total	390	145	180	715	25.2%

180 Renter Households =< 50% HAMFI Severely Cost Burdened

180 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	25	0	105	130	**80.8%**
Household Income >30% to <=50% HAMFI	45	55	50	150	**33.3%**
Household Income >50% to <=80% HAMFI	0	60	0	60	**0.0%**
Household Income >80% to <=100% HAMFI	20	55	25	100	**25.0%**
Household Income >100% HAMFI	1,205	240	45	1,490	**3.0%**
Total	1,295	410	225	1,930	11.7%

155 Owner Households =< 50% HAMFI Severely Cost Burdened

210 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Pleasantville

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	25	0	25
Severely Overcrowded	45	0	45
Severely Cost Burdened	180	225	405

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	105	105	210
Household Income >30% to <=50% HAMFI	60	50	110
Household Income >50% to <=80% HAMFI	0	0	0
Household Income >80% to <=100% HAMFI	0	25	25
Household Income >100% HAMFI	25	45	70
Income Unavailable	0	0	0
Total Demand	190	225	415

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	125
Ambulatory Limitation	230
Cognitive Limitation	90
Self-care or Independent Living Limitation	195

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	50
>30% to <=50% HAMFI	35
>50% to <=80% HAMFI	60
>80% HAMFI	215
Total	360

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF PLEASANTVILLE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
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HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

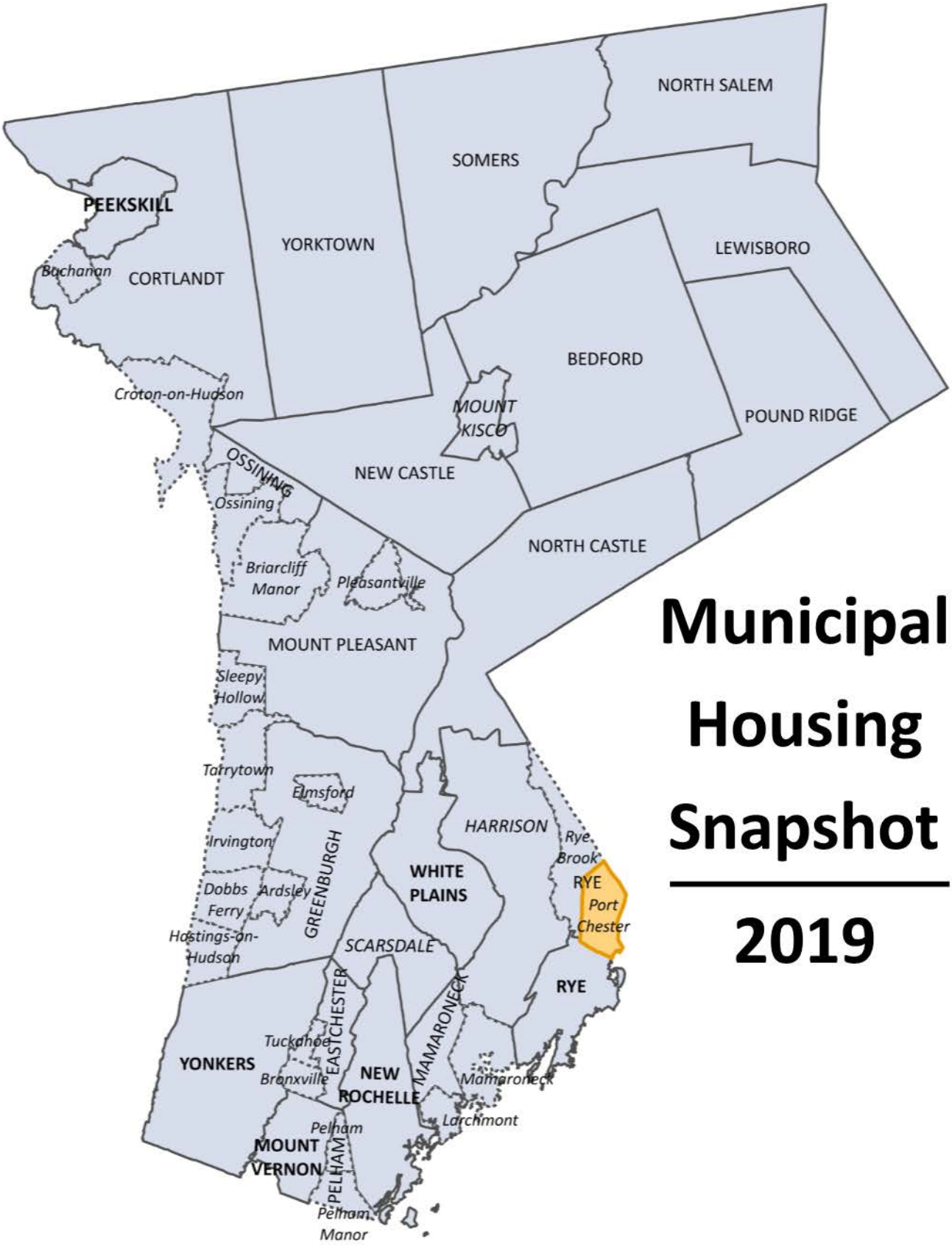
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Port Chester



Municipal Housing Snapshot

2019

Village of Port Chester

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	7,010	7,197	7,819	187	622	809	2.7%	8.6%	11.5%
20-29	4,847	4,890	3,682	43	-1,208	-1,165	0.9%	-24.7%	-24.0%
30-44	7,223	7,231	7,709	8	478	486	0.1%	6.6%	6.7%
45-64	5,184	6,567	7,115	1,383	548	1,931	26.7%	8.3%	37.2%
65-74	1,765	1,453	1,680	-312	227	-85	-17.7%	15.6%	-4.8%
75-84	1,290	1,115	1,170	-175	55	-120	-13.6%	4.9%	-9.3%
85	548	514	448	-34	-66	-100	-6.2%	-12.8%	-18.2%
Total	**27,867**	**28,967**	**29,623**	**1,100**	**656**	**1,756**	**3.9%**	**2.3%**	**6.3%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Port Chester	$1,315	$1,471	$1,475	$157	$4	$160	11.9%	0.2%	12.2%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Port Chester	$2,936	$3,368	$3,179	$431	-$189	$243	14.7%	-5.6%	8.3%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Port Chester

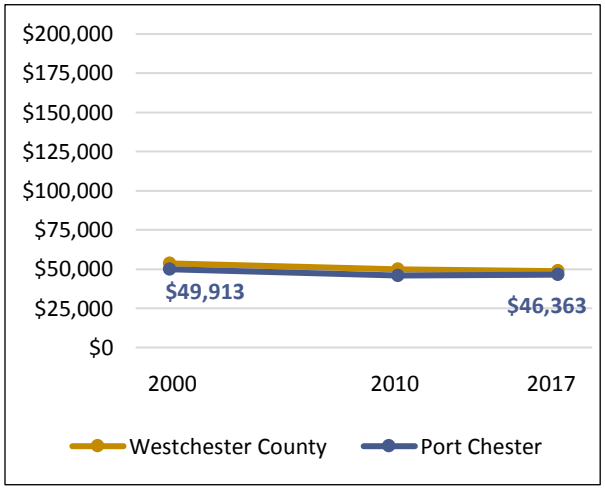
Renters and Owners

Occupied Housing Units
8,922

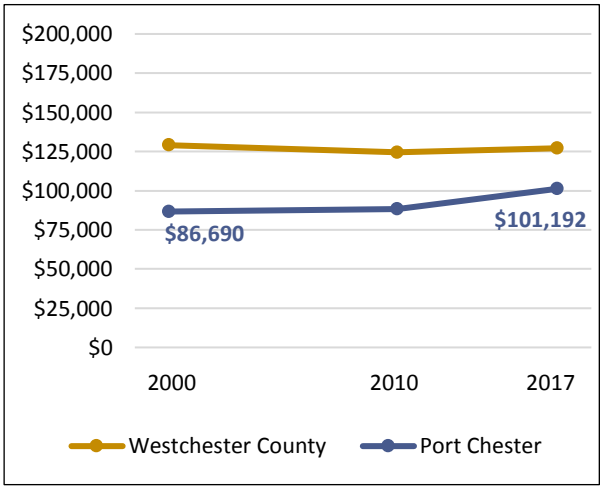
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
5,155	58%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
3,767	42%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF PORT CHESTER

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$470,000	$395,000	$516,250	-$75,000	-16.0%	$121,250	30.7%	$46,250	9.8%
Condo	$376,400	$255,500	$325,000	-$120,900	-32.1%	$69,500	27.2%	-$51,400	-13.7%
Co-op	$134,750	$101,000	$100,000	-$33,750	-25.0%	-$1,000	-1.0%	-$34,750	-25.8%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$60,041
Monthly Income	$7,804	$9,758	$5,003
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,401
Estimated Insurance and Private Mortgage Insurance	$272	$317	$207
Estimated Average Real Estate Taxes per Month	$635	$635	$426
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,224	$1,546	$763
Affordable Home Price Level	$247,000	$312,000	$154,000
Down Payment of 5%	$12,350	$15,600	$7,700
Affordable Home Mortgage	$234,650	$296,400	$146,300
Median Price	$516,250	$516,250	$516,250
Affordable Housing Price GAP (after 5% down)	**-$269,250**	**-$204,250**	**-$362,250**

Annual Income Needed for Median Priced Home = $192,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF PORT CHESTER

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Port Chester	$1,687	$67,480	$32.44	$14.79	$769	-$918	87.7
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

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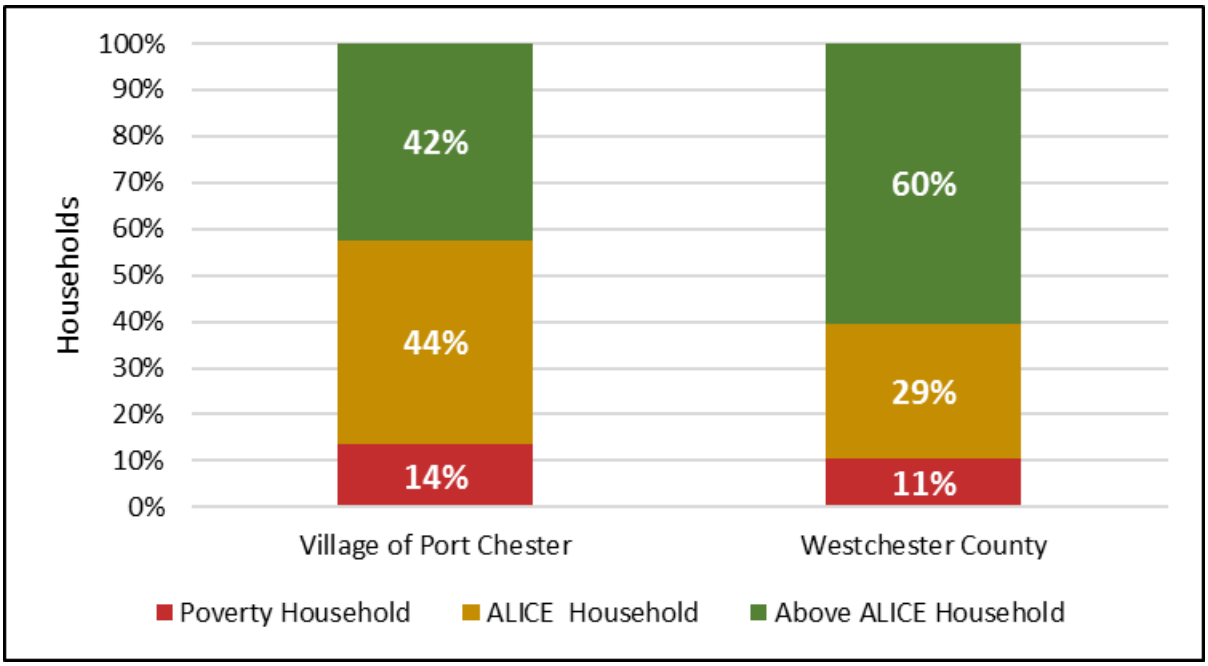


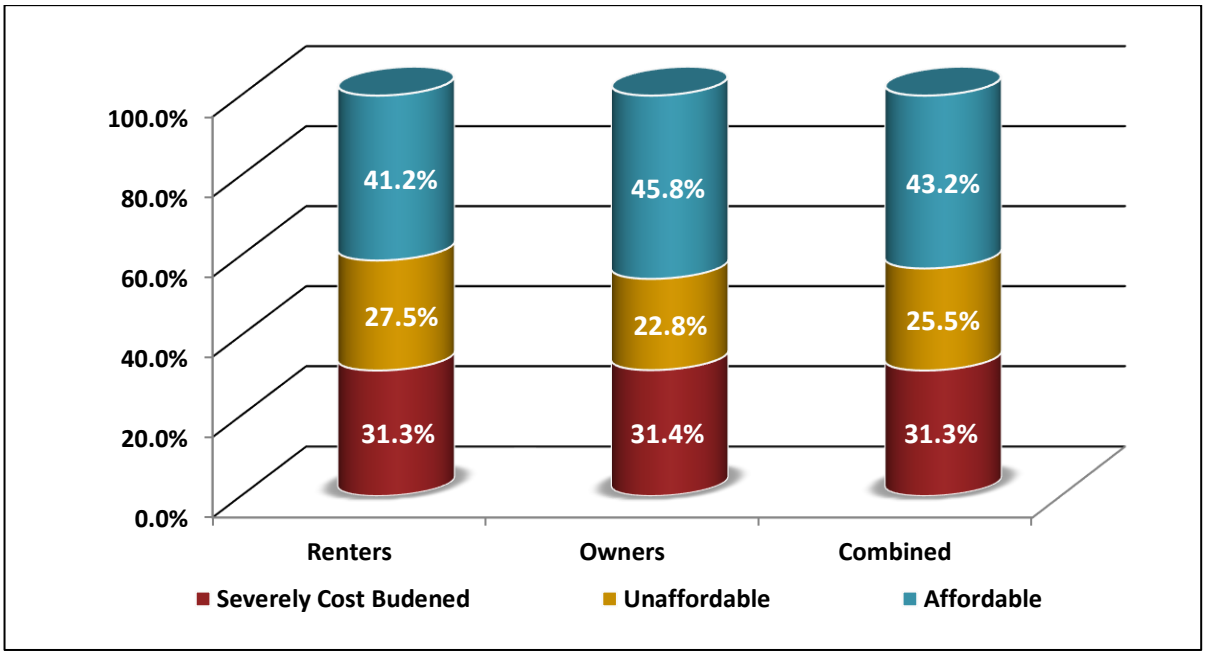
Source: United Way ALICE Project, 2016

Village of Port Chester

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	2,145	1,430	1,630	5,205
as a % of the total number	41.2%	27.5%	**31.3%**	100%
OWNERS	1,775	885	1,215	3,875
as a % of the total number	45.8%	22.8%	**31.4%**	100%
COMBINED RENTERS AND OWNERS	3,920	2,315	2,845	9,080
as a % of the total number	43.2%	25.5%	**31.3%**	100%



Renters

31.3%
Severely Cost Burdened

58.8%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

31.4%
Severely Cost Burdened

54.2%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

31.3%
Severely Cost Burdened

56.8%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Port Chester

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	325	14.3%	1,945	85.7%	**2,270**
Household Income >30% to <=50% HAMFI	615	34.4%	1,175	65.6%	**1,790**
Household Income >50% to <=80% HAMFI	490	43.8%	630	56.3%	**1,120**
Household Income >80% to <=100% HAMFI	355	43.8%	455	56.2%	**810**
Household Income >100% HAMFI	2,090	67.6%	1,000	32.4%	**3,090**
Total	3,875	42.7%	5,205	57.3%	9,080

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	255	335	1,355	1,945	**69.7%**
Household Income >30% to <=50% HAMFI	285	615	275	1,175	**23.4%**
Household Income >50% to <=80% HAMFI	300	330	0	630	**0.0%**
Household Income >80% to <=100% HAMFI	350	105	0	455	**0.0%**
Household Income >100% HAMFI	955	45	0	1,000	**0.0%**
Total	2,145	1,430	1,630	5,205	31.3%

1,630 Renter Households =< 50% HAMFI Severely Cost Burdened

2,580 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	35	65	225	325	**69.2%**
Household Income >30% to <=50% HAMFI	95	115	405	615	**65.9%**
Household Income >50% to <=80% HAMFI	75	135	280	490	**57.1%**
Household Income >80% to <=100% HAMFI	65	195	95	355	**26.8%**
Household Income >100% HAMFI	1,505	375	210	2,090	**10.0%**
Total	1,775	885	1,215	3,875	31.4%

630 Owner Households =< 50% HAMFI Severely Cost Burdened

810 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Port Chester

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	80	45	125
Severely Overcrowded	215	30	245
Severely Cost Burdened	1,630	1,215	2,845

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	1,260	210	1,470
Household Income >30% to <=50% HAMFI	325	405	730
Household Income >50% to <=80% HAMFI	30	280	310
Household Income >80% to <=100% HAMFI	0	95	95
Household Income >100% HAMFI	15	275	290
Income Unavailable	0	0	0
Total Demand	1,630	1,265	2,895

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	1,105
Ambulatory Limitation	1,230
Cognitive Limitation	830
Self-care or Independent Living Limitation	830

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	815
>30% to <=50% HAMFI	380
>50% to <=80% HAMFI	180
>80% HAMFI	770
Total	2,145

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF PORT CHESTER

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

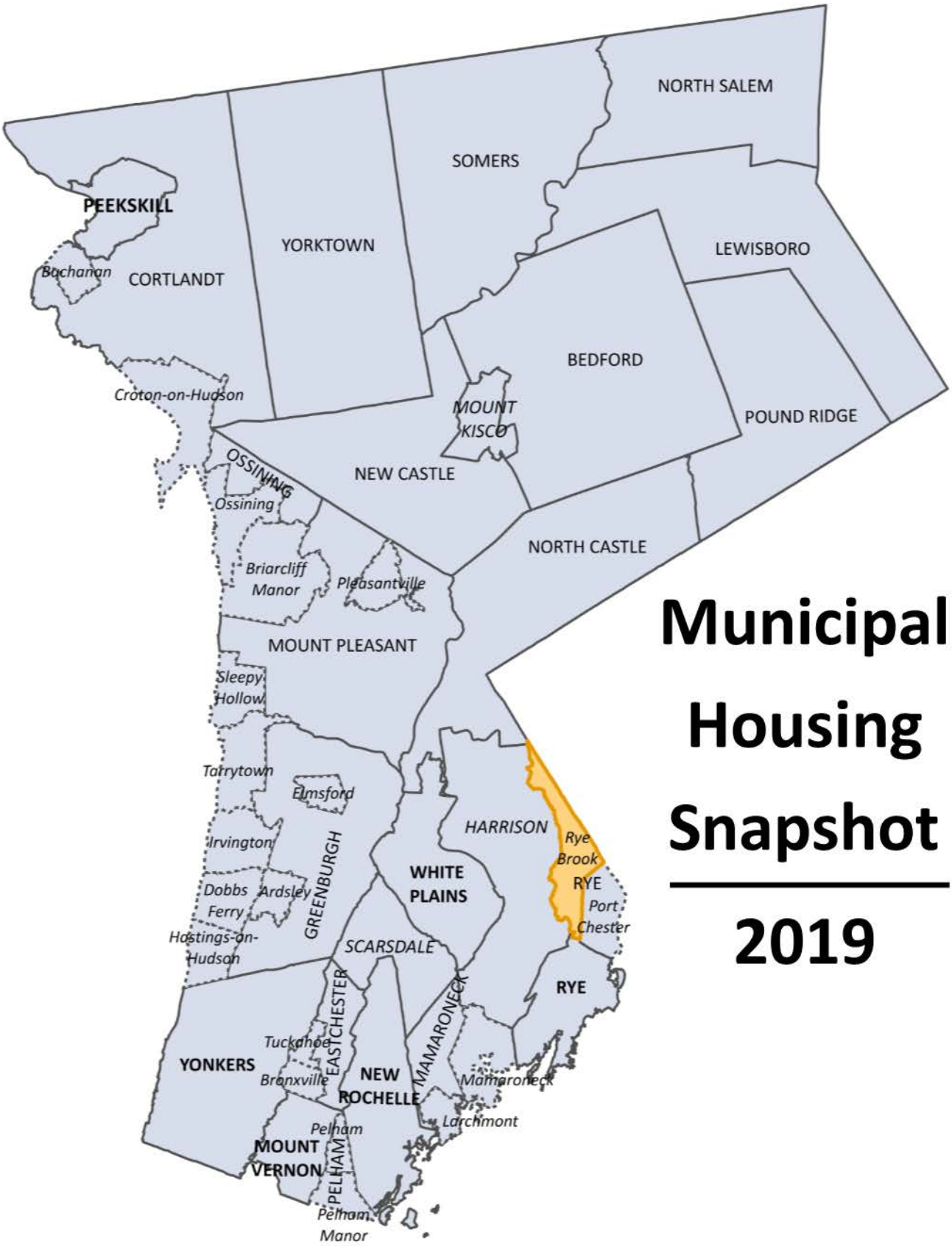
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Rye Brook



Municipal Housing Snapshot

2019

Village of Rye Brook

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,283	2,497	2,598	214	101	315	9.4%	4.0%	13.8%
20-29	560	616	869	56	253	309	10.0%	41.1%	55.2%
30-44	2,075	1,714	1,611	-361	-103	-464	-17.4%	-6.0%	-22.4%
45-64	2,193	2,679	2,543	486	-136	350	22.2%	-5.1%	16.0%
65-74	764	756	980	-8	224	216	-1.0%	29.6%	28.3%
75-84	520	663	536	143	-127	16	27.5%	-19.2%	3.1%
85	207	422	406	215	-16	199	103.9%	-3.8%	96.1%
Total	**8,602**	**9,347**	**9,543**	**745**	**196**	**941**	**8.7%**	**2.1%**	**10.9%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Rye Brook	$1,688	$1,653	$1,669	-$34	$16	-$19	-2.0%	1.0%	-1.1%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Rye Brook	$3,986	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Rye Brook

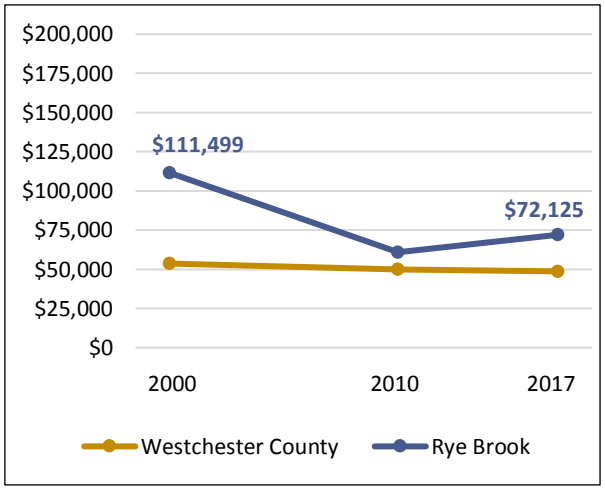
Renters and Owners

Occupied Housing Units
3,428

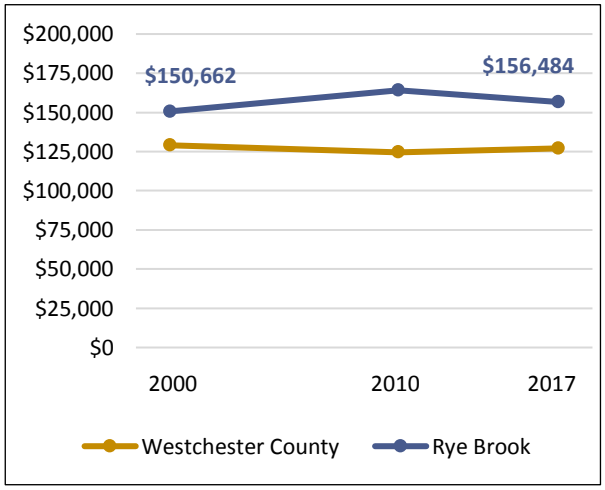
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
789	23%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,639	77%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village of Rye Brook

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$737,000	$749,000	$839,500	$12,000	1.6%	$90,500	12.1%	$102,500	13.9%
Condo	$285,000	$252,500	$298,250	-$32,500	-11.4%	$45,750	18.1%	$13,250	4.6%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$131,818
Monthly Income	$7,804	$9,758	$10,985
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$3,076
Estimated Insurance and Private Mortgage Insurance	$282	$330	$359
Estimated Average Real Estate Taxes per Month	$635	$635	$865
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,293	$1,635	$1,844
Affordable Home Price Level	$261,000	$330,000	$372,000
Down Payment of 5%	$13,050	$16,500	$18,600
Affordable Home Mortgage	$247,950	$313,500	$353,400
Median Price	$839,500	$839,500	$839,500
Affordable Housing Price GAP (after 5% down)	**-$578,500**	**-$509,500**	**-$467,500**

Annual Income Needed for Median Priced Home = $294,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

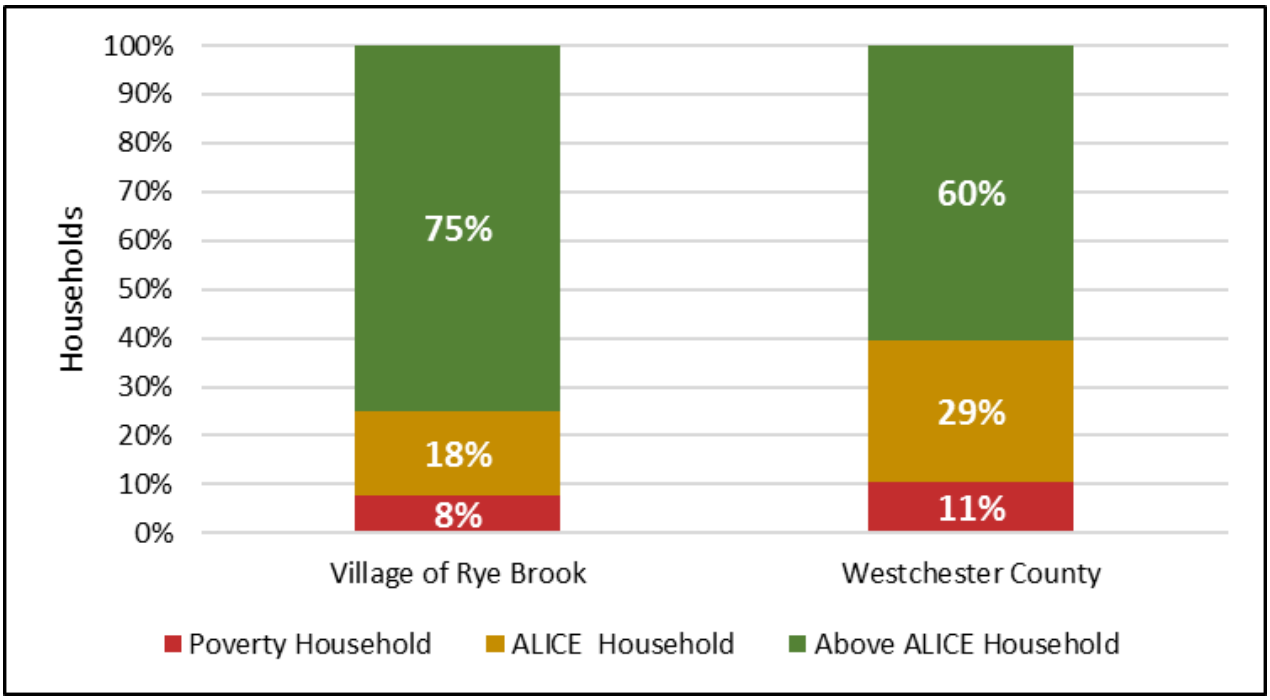
Village of Rye Brook

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Rye Brook	$1,687	$67,480	$32.44	$27.68	$1,440	**$247**	46.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE Households

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



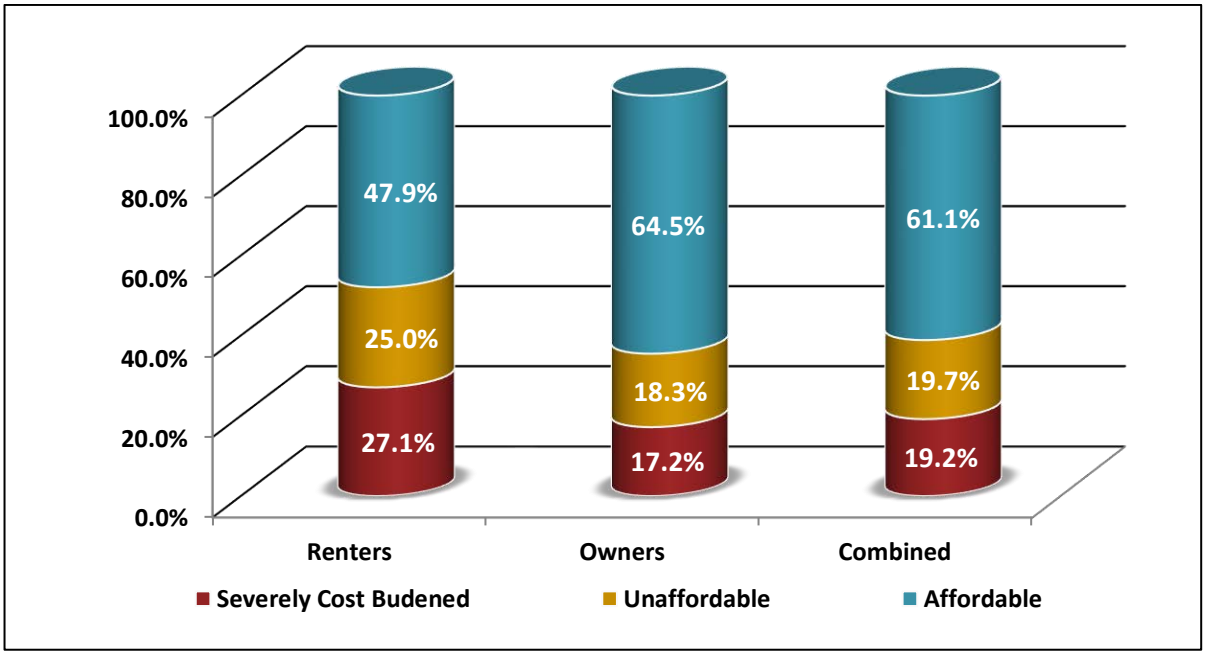
Source: United Way ALICE Project, 2016

Village of Rye Brook

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	345	180	195	720
as a % of the total number	47.9%	25.0%	**27.1%**	100%
OWNERS	1,765	500	470	2,735
as a % of the total number	64.5%	18.3%	**17.2%**	100%
COMBINED RENTERS AND OWNERS	2,110	680	665	3,455
as a % of the total number	61.1%	19.7%	**19.2%**	100%



Renters

27.1%
Severely Cost Burdened

52.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

17.2%
Severely Cost Burdened

35.5%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

19.2%
Severely Cost Burdened

38.9%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Rye Brook

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	175	51.5%	165	48.5%	**340**
Household Income >30% to <=50% HAMFI	115	44.2%	145	55.8%	**260**
Household Income >50% to <=80% HAMFI	160	72.7%	60	27.3%	**220**
Household Income >80% to <=100% HAMFI	200	85.1%	35	14.9%	**235**
Household Income >100% HAMFI	2,085	86.9%	315	13.1%	**2,400**
Total	2,735	79.2%	720	20.8%	3,455

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	65	15	85	165	**51.5%**
Household Income >30% to <=50% HAMFI	0	70	75	145	**51.7%**
Household Income >50% to <=80% HAMFI	0	60	0	60	**0.0%**
Household Income >80% to <=100% HAMFI	25	10	0	35	**0.0%**
Household Income >100% HAMFI	255	25	35	315	**11.1%**
Total	345	180	195	720	27.1%

160 Renter Households =< 50% HAMFI Severely Cost Burdened

245 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	20	0	155	175	**88.6%**
Household Income >30% to <=50% HAMFI	0	35	80	115	**69.6%**
Household Income >50% to <=80% HAMFI	85	20	55	160	**34.4%**
Household Income >80% to <=100% HAMFI	35	80	85	200	**42.5%**
Household Income >100% HAMFI	1,625	365	95	2,085	**4.6%**
Total	1,765	500	470	2,735	17.2%

235 Owner Households =< 50% HAMFI Severely Cost Burdened

270 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Rye Brook

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	0	20	20
Severely Overcrowded	0	0	0
Severely Cost Burdened	195	470	665

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	55	155	210
Household Income >30% to <=50% HAMFI	75	80	155
Household Income >50% to <=80% HAMFI	0	45	45
Household Income >80% to <=100% HAMFI	0	85	85
Household Income >100% HAMFI	35	115	150
Income Unavailable	30	0	30
Total Demand	195	480	675

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	190
Ambulatory Limitation	415
Cognitive Limitation	240
Self-care or Independent Living Limitation	425

Households with One or More Members with a Disability, by Income

Income	Households with at least type of Disability
<= 30% HAMFI	130
>30% to <=50% HAMFI	105
>50% to <=80% HAMFI	75
>80% HAMFI	335
Total	645

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF RYE BROOK

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

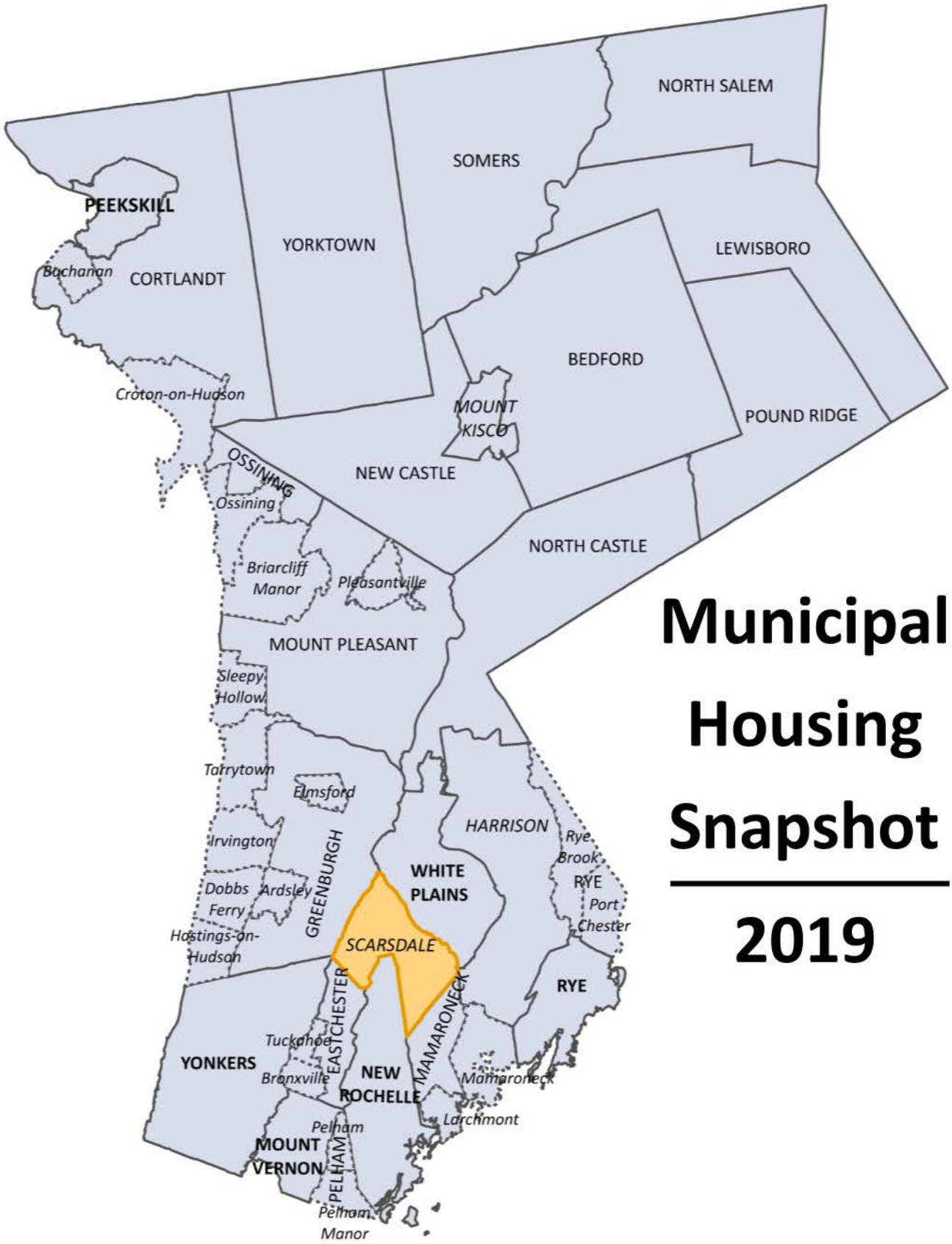
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Scarsdale



Municipal Housing Snapshot

2019

VILLAGE OF SCARSDALE

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	6,129	6,005	5,982	-124	-23	-147	-2.0%	-0.4%	-2.4%
20-29	759	666	851	-93	185	92	-12.3%	27.8%	12.1%
30-44	3,736	2,881	2,642	-855	-239	-1,094	-22.9%	-8.3%	-29.3%
45-64	5,123	5,224	5,784	101	560	661	2.0%	10.7%	12.9%
65-74	1,154	1,368	1,445	214	77	291	18.5%	5.6%	25.2%
75-84	666	711	779	45	68	113	6.8%	9.6%	17.0%
85	256	311	373	55	62	117	21.5%	19.9%	45.7%
Total	**17,823**	**17,166**	**17,856**	**-657**	**690**	**33**	**-3.7%**	**4.0%**	**0.2%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Scarsdale	2,000	2,000	$3,087	Unavailable; Reporting Limit Exceeded (>$2,000)			Unavailable; Reporting Limit Exceeded (>$2,000)		
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Scarsdale	$5,667	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF SCARSDALE

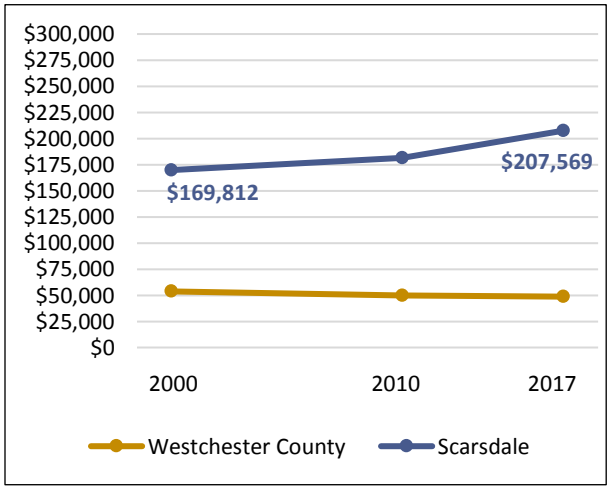
RENTERS AND OWNERS

Occupied Housing Units
5,563

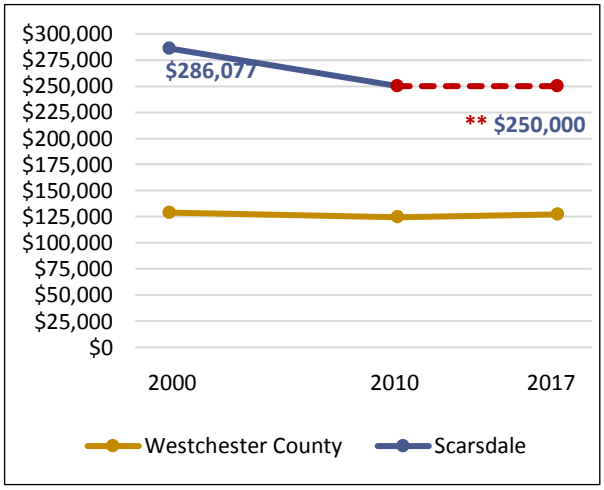
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
512	9%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
5,051	91%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

** *The median income in 2010 and 2017 exceeded the upper limit of $250,000 reported by the Census Bureau*

VILLAGE OF SCARSDALE

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$1,270,000	$1,286,000	$1,511,000	$16,000	1.3%	$225,000	17.5%	$241,000	19.0%
Condo	Unavailable	Unavailable	$1,082,500	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Co-op	$585,000	$456,000	$552,000	-$129,000	-22.1%	$96,000	21.1%	-$33,000	-5.6%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$250,000
Monthly Income	$7,804	$9,758	$20,833
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$5,833
Estimated Insurance and Private Mortgage Insurance	$289	$339	$619
Estimated Average Real Estate Taxes per Month	$635	$635	$1,490
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,348	$1,700	$3,692
Affordable Home Price Level	$272,000	$343,000	$745,000
Down Payment of 5%	$13,600	$17,150	$37,250
Affordable Home Mortgage	$258,400	$325,850	$707,750
Median Price	$1,511,000	$1,511,000	$1,511,000
Affordable Housing Price GAP (after 5% down)	**-$1,239,000**	**-$1,168,000**	**-$766,000**

Annual Income Needed for Median Priced Home = $500,000

Note: the median income is reported by ACS as $250,000 - this analysis uses $250,000 as median

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

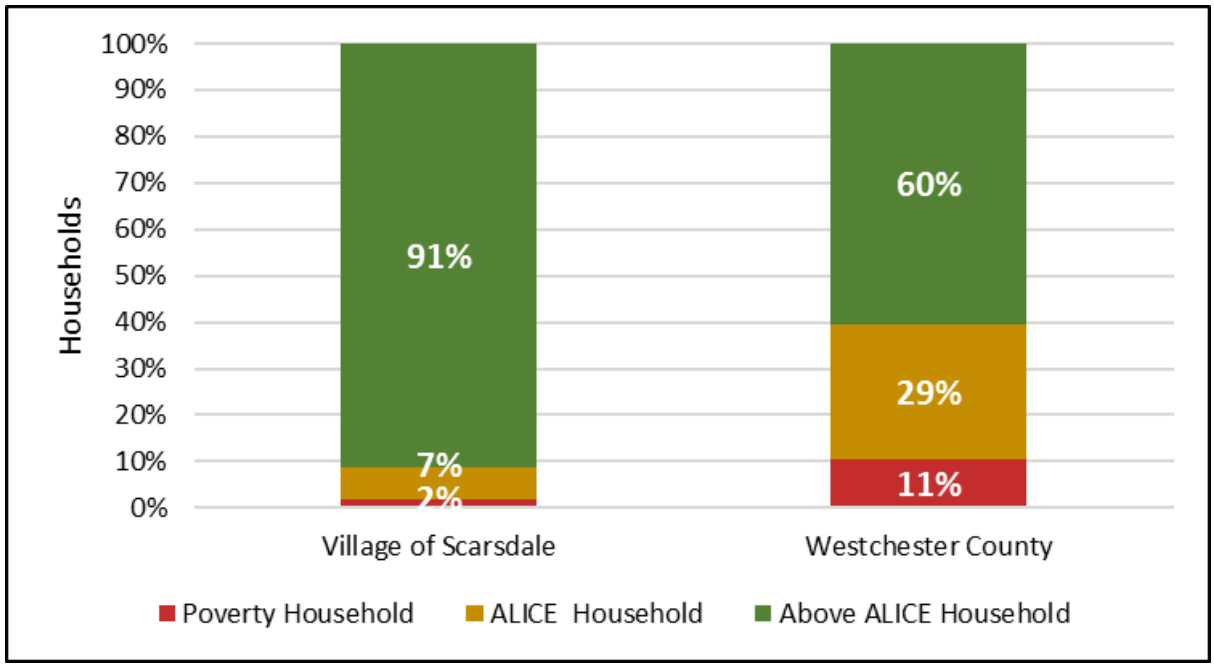
VILLAGE OF SCARSDALE

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Scarsdale	$1,687	$67,480	$32.44	$27.68	$1,440	**-$247**	46.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



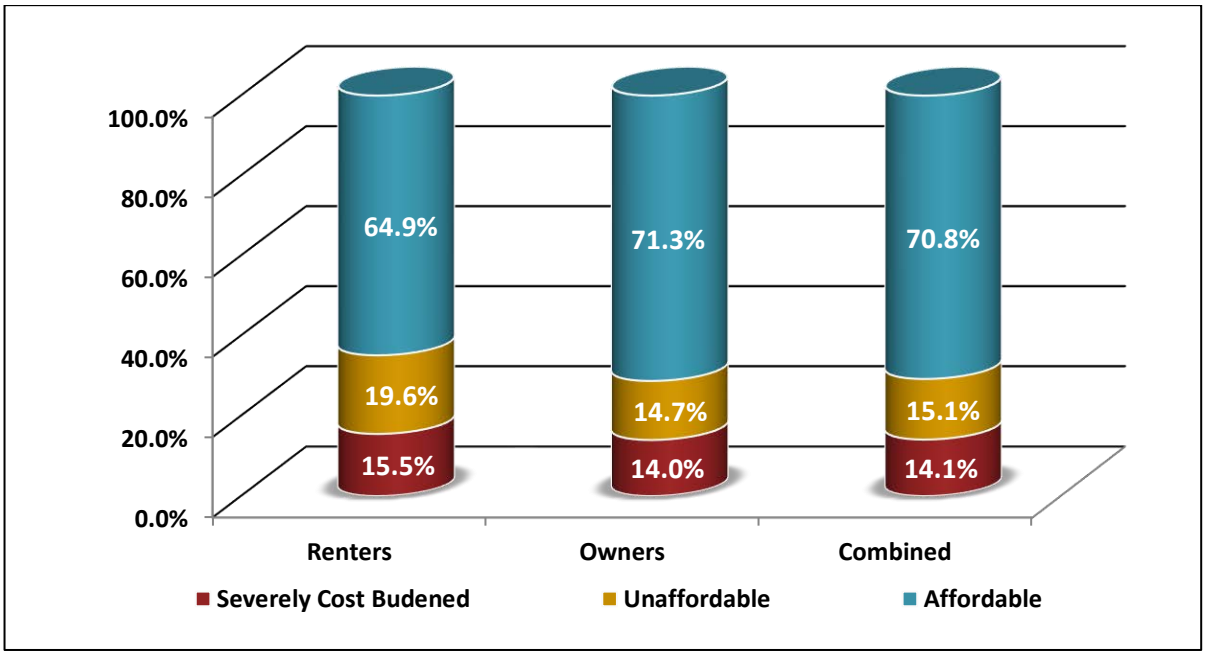
Source: United Way ALICE Project, 2016

VILLAGE OF SCARSDALE

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	331	100	79	510
as a % of the total number	64.9%	19.6%	**15.5%**	100%
OWNERS	3,550	730	695	4,975
as a % of the total number	71.3%	14.7%	**14.0%**	100%
COMBINED RENTERS AND OWNERS	3,881	830	774	5,485
as a % of the total number	70.8%	15.1%	**14.1%**	100%



Renters

15.5%
Severely Cost Burdened

35.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

14.0%
Severely Cost Burdened

28.7%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

14.1%
Severely Cost Burdened

29.2%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Scarsdale

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	170	94.4%	10	5.6%	**180**
Household Income >30% to <=50% HAMFI	175	89.7%	20	10.3%	**195**
Household Income >50% to <=80% HAMFI	100	83.3%	20	16.7%	**120**
Household Income >80% to <=100% HAMFI	85	58.6%	60	41.4%	**145**
Household Income >100% HAMFI	4,445	91.7%	400	8.3%	**4,845**
Total	4,975	90.7%	510	9.3%	5,485

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	6	0	4	10	**40.0%**
Household Income >30% to <=50% HAMFI	0	0	20	20	**100.0%**
Household Income >50% to <=80% HAMFI	0	10	10	20	**50.0%**
Household Income >80% to <=100% HAMFI	15	10	35	60	**58.3%**
Household Income >100% HAMFI	310	80	10	400	**2.5%**
Total	331	100	79	510	15.5%

24 Renter Households =< 50% HAMFI Severely Cost Burdened

24 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	0	155	170	**91.2%**
Household Income >30% to <=50% HAMFI	25	10	140	175	**80.0%**
Household Income >50% to <=80% HAMFI	5	25	70	100	**70.0%**
Household Income >80% to <=100% HAMFI	20	30	35	85	**41.2%**
Household Income >100% HAMFI	3,485	665	295	4,445	**6.6%**
Total	3,550	730	695	4,975	14.0%

295 Owner Households =< 50% HAMFI Severely Cost Burdened

305 Owner Households =< 50% HAMFI pay over 30% toward owning a home

VILLAGE OF SCARSDALE

HOUSING DEMAND

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	10	35	45
Severely Overcrowded	0	0	0
Severely Cost Burdened	79	695	774

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	4	155	159
Household Income >30% to <=50% HAMFI	20	140	160
Household Income >50% to <=80% HAMFI	10	70	80
Household Income >80% to <=100% HAMFI	35	35	70
Household Income >100% HAMFI	20	315	335
Income Unavailable	0	0	0
Total Demand	89	715	804

HOUSEHOLDS WITH DISABILITIES

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	400
Ambulatory Limitation	345
Cognitive Limitation	190
Self-care or Independent Living Limitation	215

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	10
>30% to <=50% HAMFI	55
>50% to <=80% HAMFI	55
>80% HAMFI	645
Total	765

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF SCARSDALE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

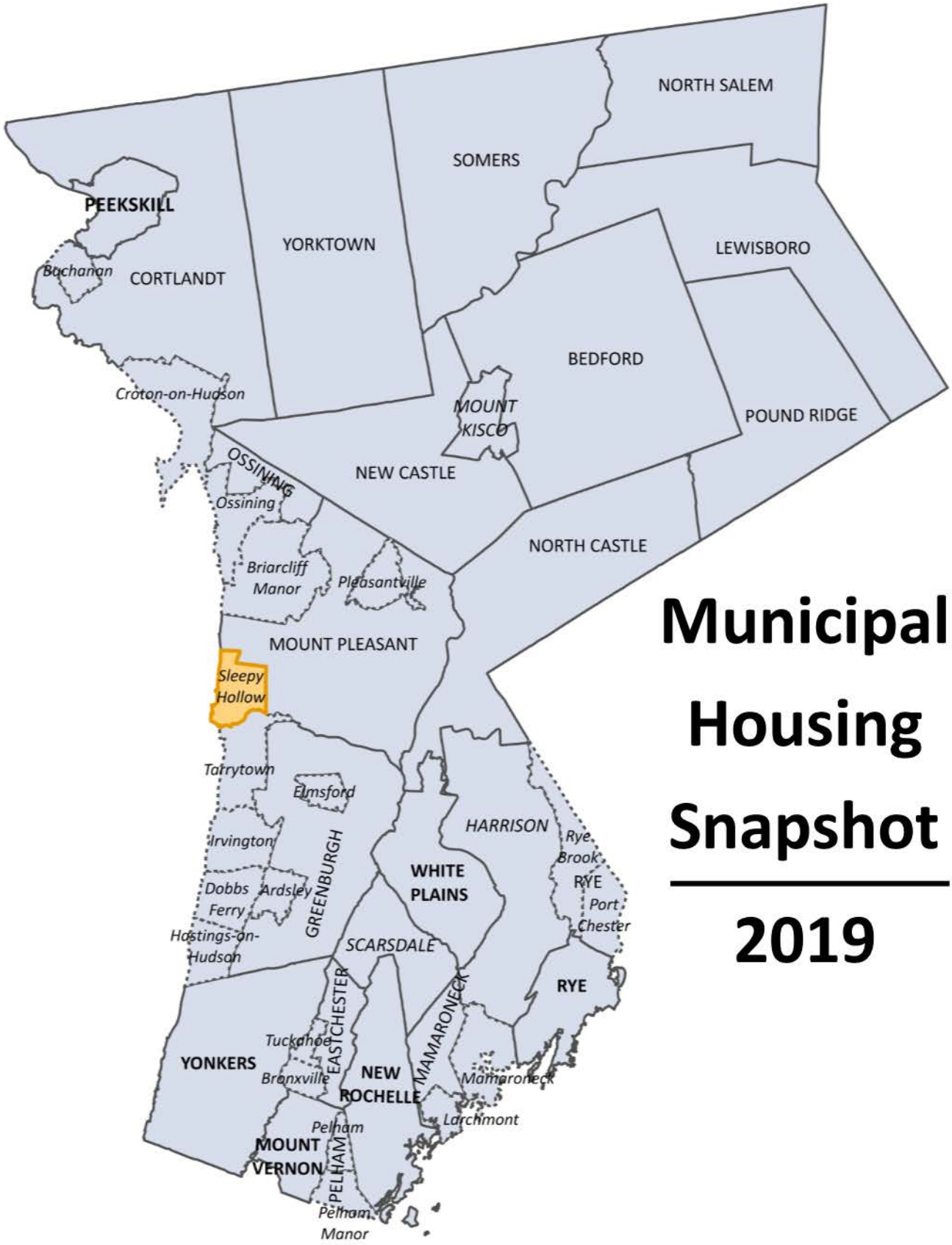
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Sleepy Hollow



Municipal Housing Snapshot

2019

Village of Sleepy Hollow

Population and Housing Cost Change

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,548	2,725	2,546	177	-179	-2	6.9%	-6.6%	-0.1%
20-29	1,390	1,314	1,354	-76	40	-36	-5.5%	3.0%	-2.6%
30-44	2,565	2,223	1,934	-342	-289	-631	-13.3%	-13.0%	-24.6%
45-64	1,738	2,345	2,766	607	421	1,028	34.9%	18.0%	59.1%
65-74	539	531	765	-8	234	226	-1.5%	44.1%	41.9%
75-84	305	481	356	176	-125	51	57.7%	-26.0%	16.7%
85	127	251	469	124	218	342	97.6%	86.9%	269.3%
Total	**9,212**	**9,870**	**10,190**	**658**	**320**	**978**	**7.1%**	**3.2%**	**10.6%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Sleepy Hollow	$1,301	$1,393	$1,439	$93	$46	$138	7.1%	3.3%	10.6%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Sleepy Hollow	$3,860	$4,000	$4,000	Unavailable; Reporting Limit Exceeded (>$4,000)			Unavailable; Reporting Limit Exceeded (>$4,000)		
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

Village of Sleepy Hollow

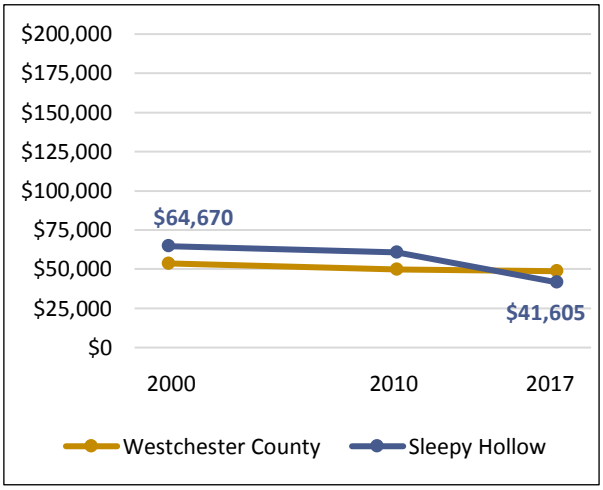
Renters and Owners

Occupied Housing Units
3,742

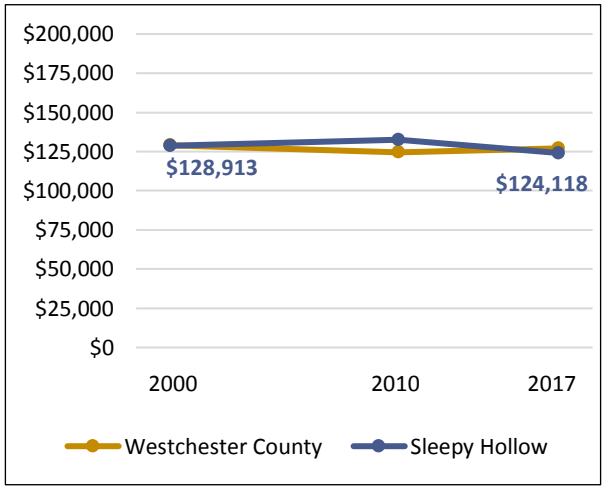
Renter-Occupied Housing Units	
Renter-Occupied (count)	Renter-Occupied (%)
2,422	65%

Owner-Occupied Housing Units	
Owner-Occupied (count)	Owner-Occupied (%)
1,320	35%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village of Sleepy Hollow

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$759,500	$649,700	$892,500	-$109,800	-14.5%	$242,800	37.4%	$133,000	17.5%
Condo	$1,011,250	$736,250	$799,000	-$275,000	-27.2%	$62,750	8.5%	-$212,250	-21.0%
Co-op	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$55,368
Monthly Income	$7,804	$9,758	$4,614
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,292
Estimated Insurance and Private Mortgage Insurance	$271	$315	$198
Estimated Average Real Estate Taxes per Month	$635	$635	$399
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,214	$1,526	$694
Affordable Home Price Level	$245,000	$308,000	$140,000
Down Payment of 5%	$12,250	$15,400	$7,000
Affordable Home Mortgage	$232,750	$292,600	$133,000
Median Price	$892,500	$892,500	$892,500
Affordable Housing Price GAP (after 5% down)	**-$647,500**	**-$584,500**	**-$752,500**

Annual Income Needed for Median Priced Home = $330,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

Village of Sleepy Hollow

Rental Housing - Out of Reach

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Sleepy Hollow	$1,687	$67,480	$32.44	$16.03	$834	-$853	80.9
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	-$770	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	-$719	74.2

ALICE Households

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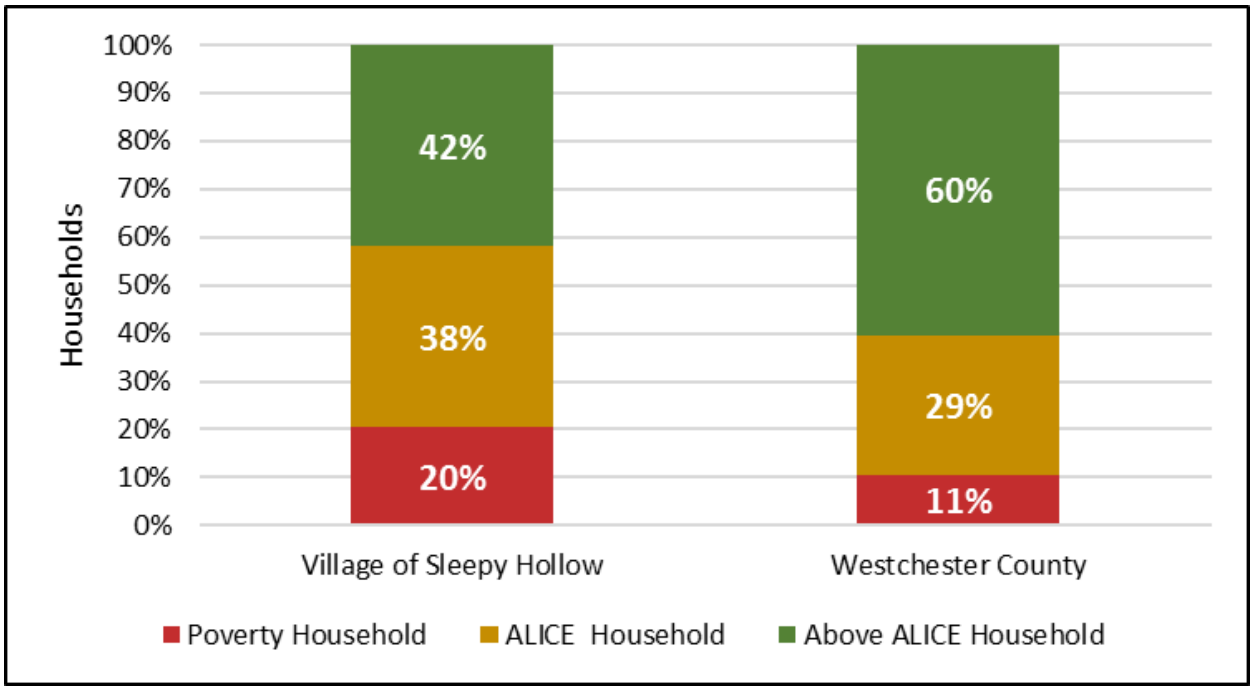


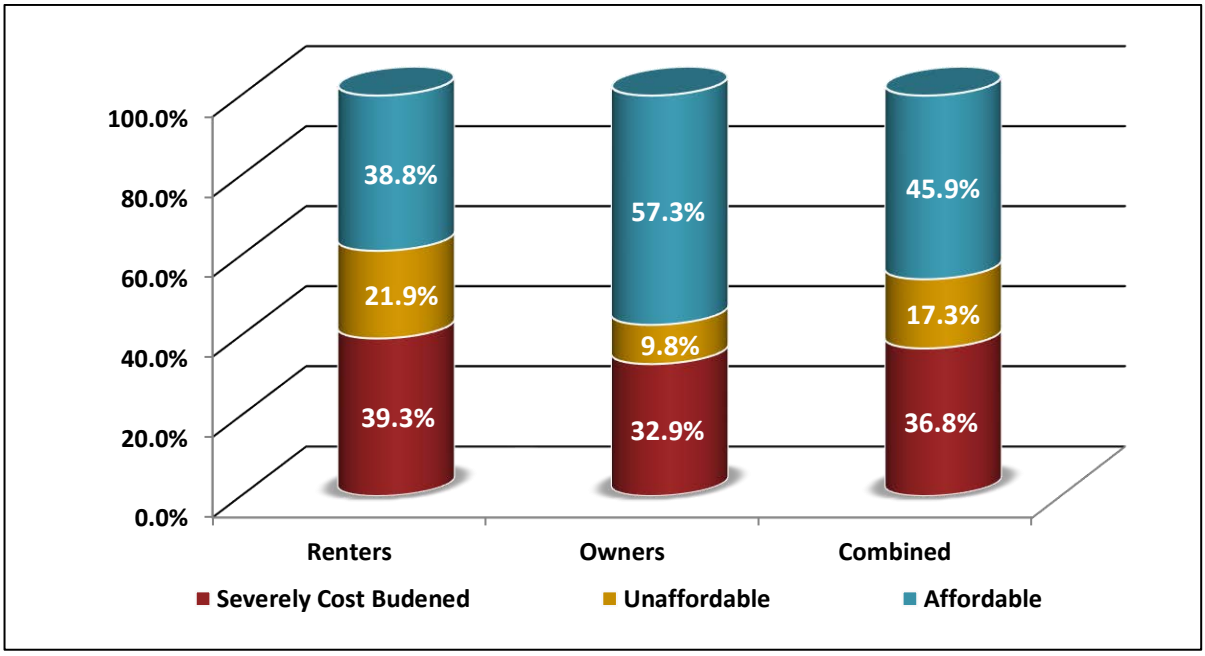
Source: United Way ALICE Project, 2016

Village of Sleepy Hollow

Housing Cost Burden Analysis

Affordability: All Income Levels

	Affordable	Unaffordable	Severe	Total
RENTERS	885	500	895	2,280
as a % of the total number	38.8%	21.9%	**39.3%**	100%
OWNERS	820	140	470	1,430
as a % of the total number	57.3%	9.8%	**32.9%**	100%
COMBINED RENTERS AND OWNERS	1,705	640	1,365	3,710
as a % of the total number	45.9%	17.3%	**36.8%**	100%



Renters

39.3%
Severely Cost Burdened

61.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

32.9%
Severely Cost Burdened

42.7%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

36.8%
Severely Cost Burdened

54.1%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Sleepy Hollow

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	140	12.6%	970	87.4%	**1,110**
Household Income >30% to <=50% HAMFI	85	14.7%	495	85.3%	**580**
Household Income >50% to <=80% HAMFI	195	45.9%	230	54.1%	**425**
Household Income >80% to <=100% HAMFI	165	55.9%	130	44.1%	**295**
Household Income >100% HAMFI	845	65.0%	455	35.0%	**1,300**
Total	1,430	38.5%	2,280	61.5%	3,710

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	180	110	680	970	**70.1%**
Household Income >30% to <=50% HAMFI	55	270	170	495	**34.3%**
Household Income >50% to <=80% HAMFI	135	50	45	230	**19.6%**
Household Income >80% to <=100% HAMFI	115	15	0	130	**0.0%**
Household Income >100% HAMFI	400	55	0	455	**0.0%**
Total	885	500	895	2,280	39.3%

850 Renter Households =< 50% HAMFI Severely Cost Burdened

1,230 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	130	140	**92.9%**
Household Income >30% to <=50% HAMFI	0	0	85	85	**100.0%**
Household Income >50% to <=80% HAMFI	40	25	130	195	**66.7%**
Household Income >80% to <=100% HAMFI	55	20	90	165	**54.5%**
Household Income >100% HAMFI	715	95	35	845	**4.1%**
Total	820	140	470	1,430	32.9%

215 Owner Households =< 50% HAMFI Severely Cost Burdened

215 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Sleepy Hollow

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	15	4	19
Severely Overcrowded	15	0	15
Severely Cost Burdened	895	470	1,365

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	570	130	700
Household Income >30% to <=50% HAMFI	185	85	270
Household Income >50% to <=80% HAMFI	45	130	175
Household Income >80% to <=100% HAMFI	0	90	90
Household Income >100% HAMFI	15	39	54
Income Unavailable	80	0	80
Total Demand	895	474	1,369

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	320
Ambulatory Limitation	565
Cognitive Limitation	325
Self-care or Independent Living Limitation	435

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	425
>30% to <=50% HAMFI	50
>50% to <=80% HAMFI	75
>80% HAMFI	325
Total	875

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF SLEEPY HOLLOW

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

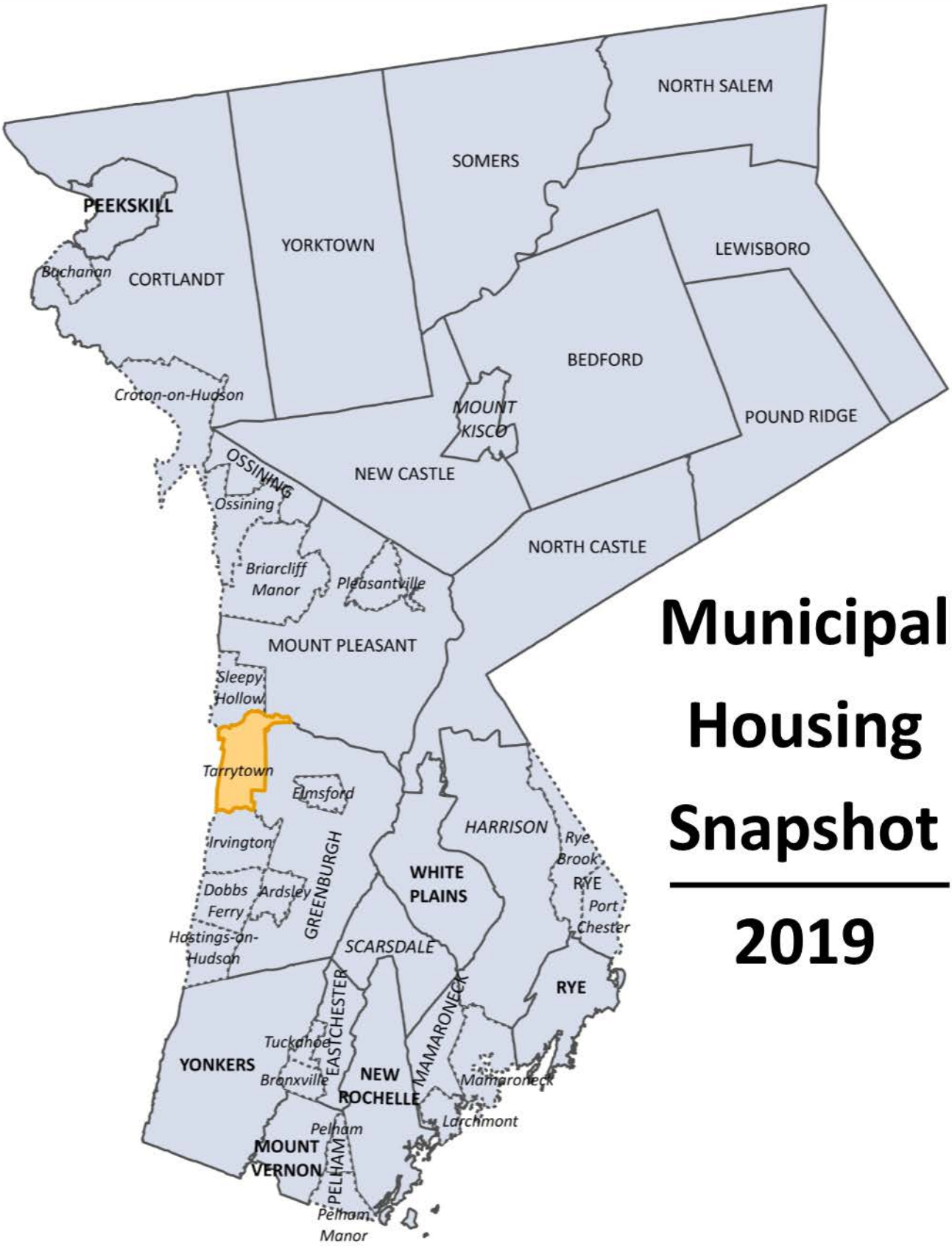
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Tarrytown



Municipal Housing Snapshot

2019

VILLAGE OF TARRYTOWN

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	2,484	2,776	2,715	292	-61	231	11.8%	-2.2%	9.3%
20-29	1,585	1,443	1,468	-142	25	-117	-9.0%	1.7%	-7.4%
30-44	2,936	2,308	2,213	-628	-95	-723	-21.4%	-4.1%	-24.6%
45-64	2,493	3,108	3,355	615	247	862	24.7%	7.9%	34.6%
65-74	856	820	881	-36	61	25	-4.2%	7.4%	2.9%
75-84	516	592	619	76	27	103	14.7%	4.6%	20.0%
85	220	230	283	10	53	63	4.5%	23.0%	28.6%
Total	**11,090**	**11,277**	**11,534**	**187**	**257**	**444**	**1.7%**	**2.3%**	**4.0%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Tarrytown	$1,381	$1,459	$1,628	$78	$169	$247	5.7%	11.6%	17.9%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Tarrytown	$3,540	$3,493	$3,464	-$47	-$29	-$76	-1.3%	-0.8%	-2.2%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF TARRYTOWN

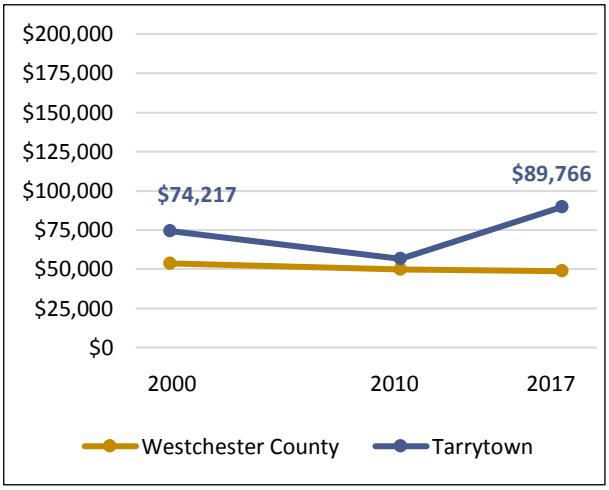
RENTERS AND OWNERS

Occupied Housing Units
4,519

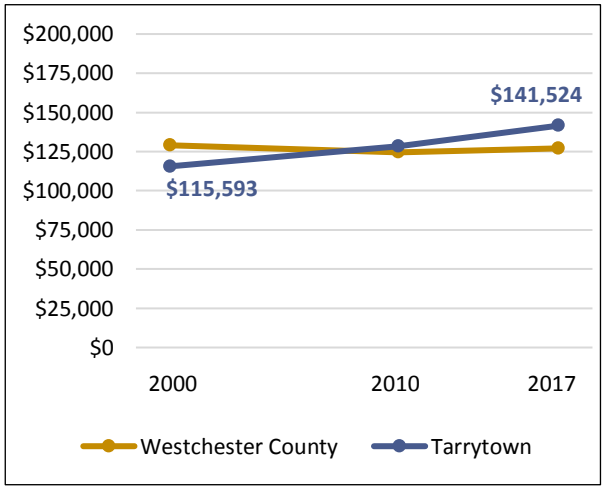
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,775	39%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
2,744	61%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF TARRYTOWN

HOME SALES TRENDS

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$655,000	$537,250	$699,500	-$117,750	-18.0%	$162,250	30.2%	$44,500	6.8%
Condo	$367,750	$433,000	$545,000	$65,250	17.7%	$112,000	25.9%	$177,250	48.2%
Co-op	$185,587	$144,000	$179,500	-$41,587	-22.4%	$35,500	24.7%	-$6,087	-3.3%

HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$111,031
Monthly Income	$7,804	$9,758	$9,253
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$2,591
Estimated Insurance and Private Mortgage Insurance	$269	$312	$302
Estimated Average Real Estate Taxes per Month	$635	$635	$845
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,204	$1,511	$1,437
Affordable Home Price Level	$243,000	$305,000	$290,000
Down Payment of 5%	$12,150	$15,250	$14,500
Affordable Home Mortgage	$230,850	$289,750	$275,500
Median Price	$699,500	$699,500	$699,500
Affordable Housing Price GAP (after 5% down)	**-$456,500**	**-$394,500**	**-$409,500**

Annual Income Needed for Median Priced Home = $263,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

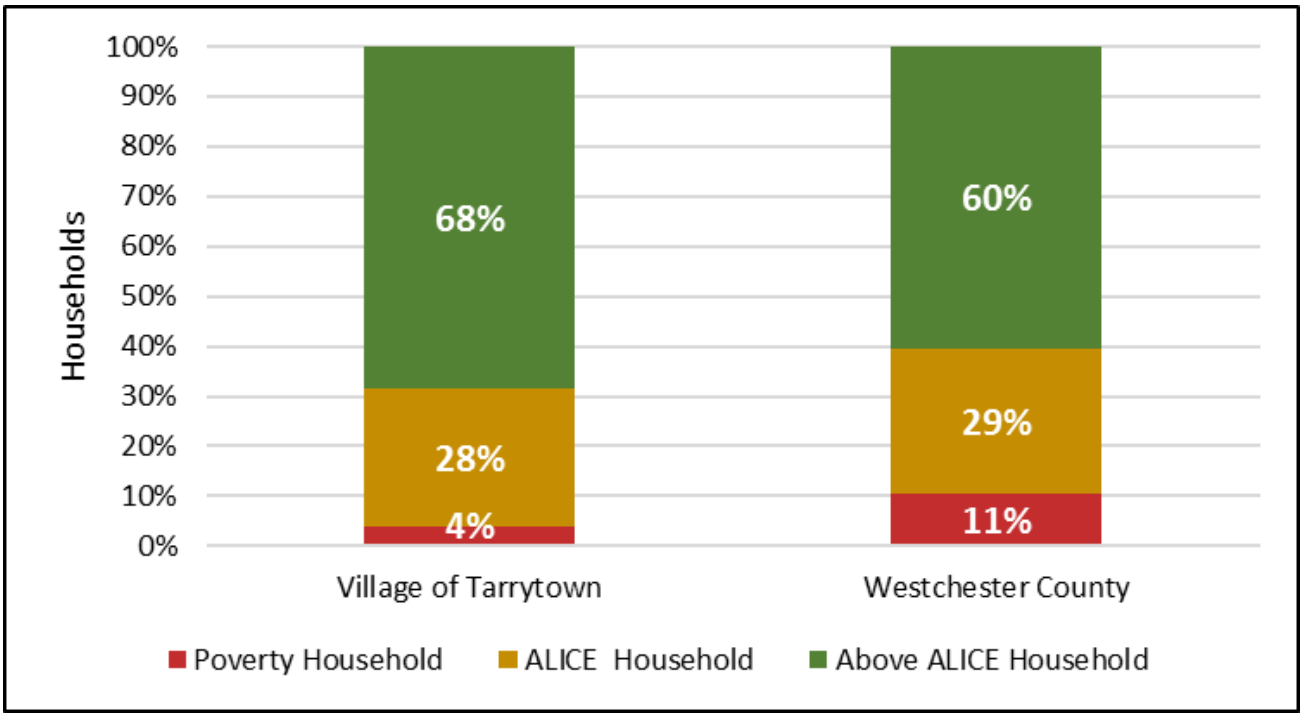
VILLAGE OF TARRYTOWN

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Tarrytown	$1,687	$67,480	$32.44	$32.38	$1,684	**-$3**	40.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

ALICE HOUSEHOLDS

The Asset-Limited, Income-Constrained, Employed (ALICE) project is a dataset developed by United Way to identify households that do not fit the official definition of poverty, but still struggle to make ends meet financially. "ALICE Households" are households that earn an annual income above the federal poverty threshold, but also don't earn enough to meet basic minimum living costs as estimate by United Way.



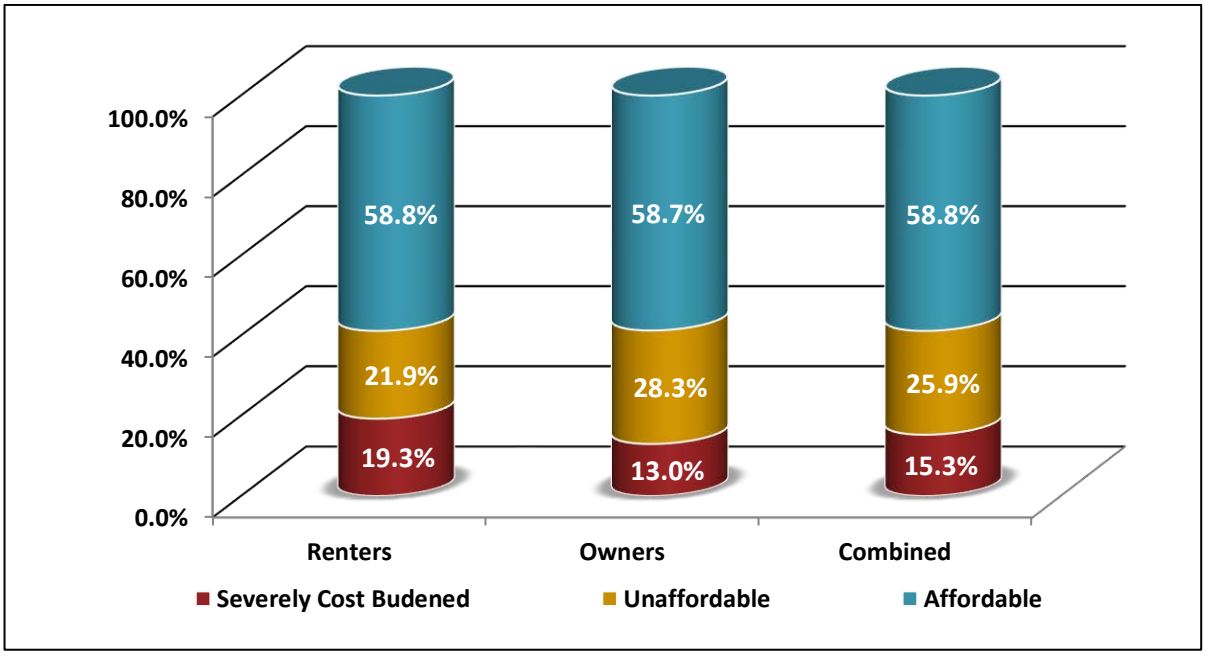
Source: United Way ALICE Project, 2016

VILLAGE OF TARRYTOWN

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	900	335	295	1,530
as a % of the total number	58.8%	21.9%	**19.3%**	100%
OWNERS	1,580	760	350	2,690
as a % of the total number	58.7%	28.3%	**13.0%**	100%
COMBINED RENTERS AND OWNERS	2,480	1,095	645	4,220
as a % of the total number	58.8%	25.9%	**15.3%**	100%



Renters

19.3%
Severely Cost Burdened

41.2%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

13.0%
Severely Cost Burdened

41.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.3%
Severely Cost Burdened

41.2%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Tarrytown

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	190	37.3%	320	62.7%	**510**
Household Income >30% to <=50% HAMFI	205	47.7%	225	52.3%	**430**
Household Income >50% to <=80% HAMFI	165	54.1%	140	45.9%	**305**
Household Income >80% to <=100% HAMFI	240	72.7%	90	27.3%	**330**
Household Income >100% HAMFI	1,890	71.5%	755	28.5%	**2,645**
Total	2,690	63.7%	1,530	36.3%	4,220

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	120	200	320	**62.5%**
Household Income >30% to <=50% HAMFI	30	100	95	225	**42.2%**
Household Income >50% to <=80% HAMFI	90	50	0	140	**0.0%**
Household Income >80% to <=100% HAMFI	55	35	0	90	**0.0%**
Household Income >100% HAMFI	725	30	0	755	**0.0%**
Total	900	335	295	1,530	19.3%

295 Renter Households =< 50% HAMFI Severely Cost Burdened

515 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	65	25	100	190	**52.6%**
Household Income >30% to <=50% HAMFI	25	65	115	205	**56.1%**
Household Income >50% to <=80% HAMFI	10	105	50	165	**30.3%**
Household Income >80% to <=100% HAMFI	100	120	20	240	**8.3%**
Household Income >100% HAMFI	1,380	445	65	1,890	**3.4%**
Total	1,580	760	350	2,690	13.0%

215 Owner Households =< 50% HAMFI Severely Cost Burdened

305 Owner Households =< 50% HAMFI pay over 30% toward owning a home

VILLAGE OF TARRYTOWN

HOUSING DEMAND

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	55	20	75
Severely Overcrowded	30	35	65
Severely Cost Burdened	295	350	645

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	200	100	300
Household Income >30% to <=50% HAMFI	95	115	210
Household Income >50% to <=80% HAMFI	15	75	90
Household Income >80% to <=100% HAMFI	0	30	30
Household Income >100% HAMFI	30	65	95
Income Unavailable	0	0	0
Total Demand	340	385	725

HOUSEHOLDS WITH DISABILITIES

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	345
Ambulatory Limitation	270
Cognitive Limitation	125
Self-care or Independent Living Limitation	235

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	265
>30% to <=50% HAMFI	40
>50% to <=80% HAMFI	40
>80% HAMFI	335
Total	680

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF TARRYTOWN

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

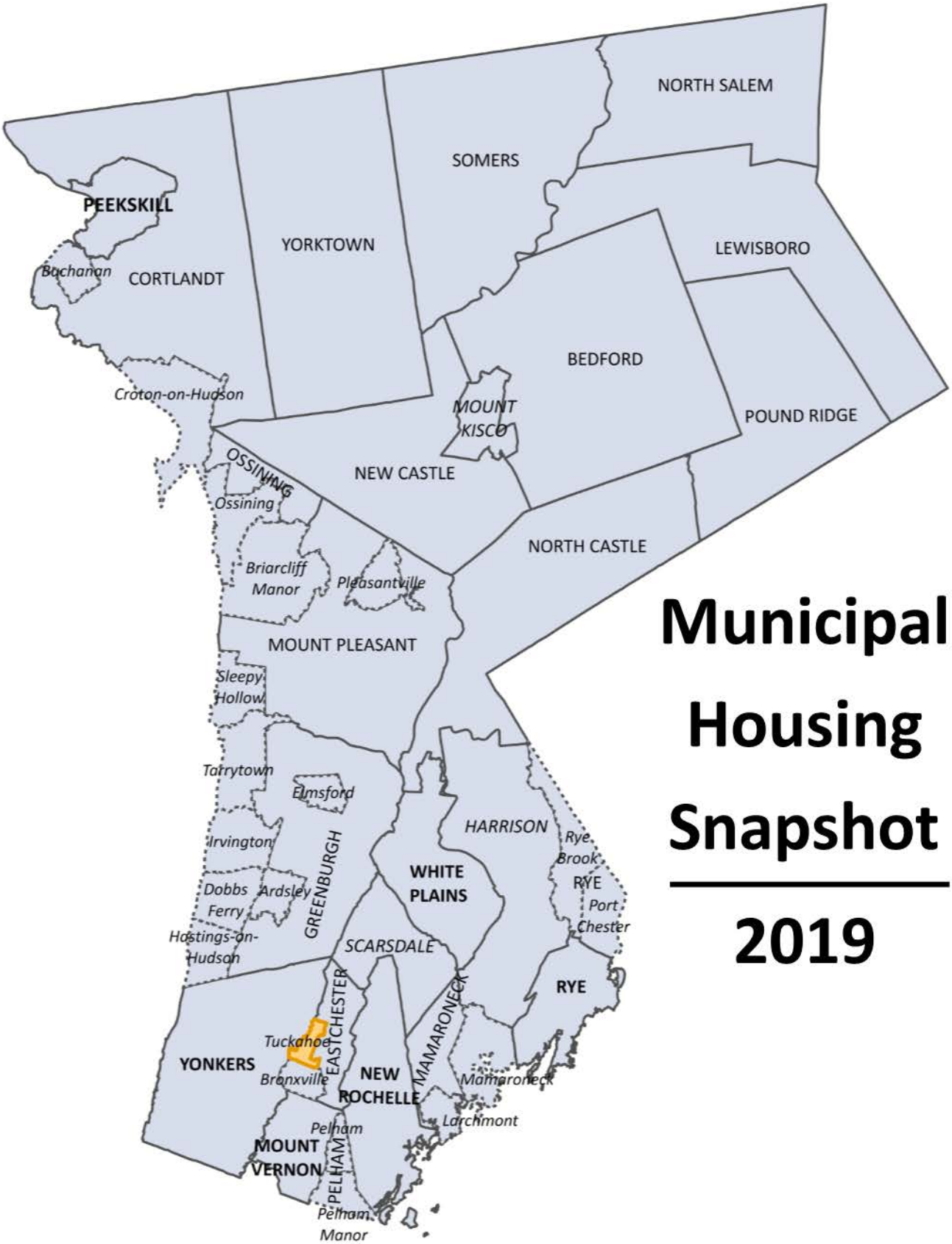
NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

Village of Tuckahoe



Municipal Housing Snapshot

2019

VILLAGE OF TUCKAHOE

POPULATION AND HOUSING COST CHANGE

Population Change

Age Cohorts	2000	2010	2017	Change (count)			Change (%)		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
<20	1,549	1,542	1,485	-7	-57	-64	-0.5%	-3.7%	-4.1%
20-29	736	702	841	-34	139	105	-4.6%	19.8%	14.3%
30-44	1,796	1,503	1,424	-293	-79	-372	-16.3%	-5.3%	-20.7%
45-64	1,316	1,744	1,830	428	86	514	32.5%	4.9%	39.1%
65-74	435	449	574	14	125	139	3.2%	27.8%	32.0%
75-84	289	360	285	71	-75	-4	24.6%	-20.8%	-1.4%
85	90	186	217	96	31	127	106.7%	16.7%	141.1%
Total	**6,211**	**6,486**	**6,656**	**275**	**170**	**445**	**4.4%**	**2.6%**	**7.2%**

Median Monthly Gross Rent (Inflation Adjusted)

	2000	2010	2017	$ Change in Rent			% Change in Rent		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Tuckahoe	$1,334	$1,492	$1,722	$158	$230	$388	11.9%	15.4%	29.1%
Westchester County	$1,207	$1,348	$1,444	$141	$96	$237	11.7%	7.1%	19.6%

Median Homeowner Costs for Homeowners with a Mortgage (Inflation Adjusted)

	2000	2010	2017	$ Change in Cost			% Change in Cost		
				2000 to 2010	2010 to 2017	2000 to 2017	2000 to 2010	2010 to 2017	2000 to 2017
Tuckahoe	$3,342	$3,408	$3,128	$66	-$280	-$214	2.0%	-8.2%	-6.4%
Westchester County	$3,412	$3,518	$3,340	$105	-$178	-$72	3.1%	-5.1%	-2.1%

Source: Decennial Census, 2000, 2010; American Community Survey 5-year Estimates, 2010 and 2017

VILLAGE OF TUCKAHOE

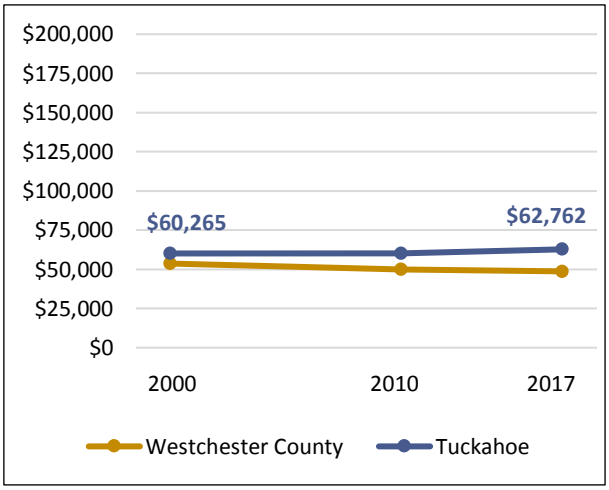
RENTERS AND OWNERS

Occupied Housing Units
2,790

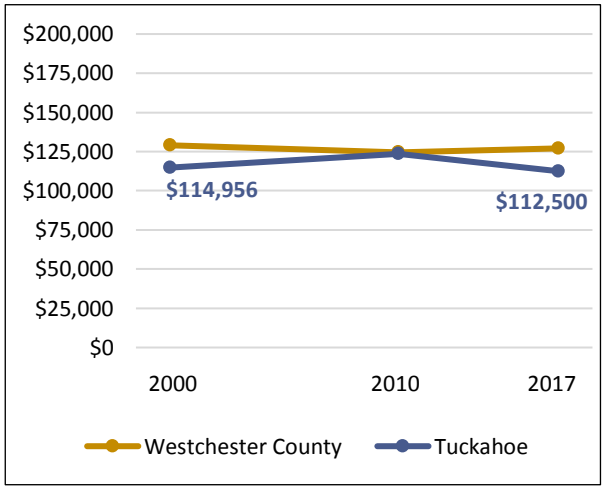
Renter-Occupied Housing Units	
Renter-Occupied (count)	**Renter-Occupied (%)**
1,478	53%

Owner-Occupied Housing Units	
Owner-Occupied (count)	**Owner-Occupied (%)**
1,312	47%

Median Income of Renter-Occupied Households (Inflation Adjusted)



Median Income of Owner-Occupied Households (Inflation Adjusted)



Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017

Village of Tuckahoe

Home Sales Trends

Residential Sales Trends

	Median Sales Price			2008-2013		2013-2018		2008-2018	
	2008	2013	2018	$ change	% change	$ change	% change	$ change	% change
Single Family	$720,000	$560,000	$675,000	-$160,000	-22.2%	$115,000	20.5%	-$45,000	-6.3%
Condo	$425,000	$395,750	$446,250	-$29,250	-6.9%	$50,500	12.8%	$21,250	5.0%
Co-op	$220,000	$150,000	$215,000	-$70,000	-31.8%	$65,000	43.3%	-$5,000	-2.3%

Homeownership Affordability Matrix

Underwriting Scenario Single Family Homes	HUD Area Median Income		ACS 2017 Median Income
	80%	100%	
Annual Income	$93,650	$117,100	$70,354
Monthly Income	$7,804	$9,758	$5,863
Percentage of Income toward Housing Debt	28%	28%	28%
Affordable Housing Payment	$2,185	$2,732	$1,642
Estimated Insurance and Private Mortgage Insurance	$278	$324	$231
Estimated Average Real Estate Taxes per Month	$635	$635	$470
Affordable Mortgage Payment (30 yrs @ 4.75%)	$1,264	$1,596	$932
Affordable Home Price Level	$255,000	$322,000	$188,000
Down Payment of 5%	$12,750	$16,100	$9,400
Affordable Home Mortgage	$242,250	$305,900	$178,600
Median Price	$675,000	$675,000	$675,000
Affordable Housing Price GAP (after 5% down)	**-$420,000**	**-$353,000**	**-$487,000**

Annual Income Needed for Median Priced Home = $241,000

Assumption of a 30 year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance

VILLAGE OF TUCKAHOE

RENTAL HOUSING - OUT OF REACH

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
Tuckahoe	$1,687	$67,480	$32.44	$26.97	$1,402	**-$285**	48.1
Westchester County	$1,687	$67,480	$32.44	$17.64	$917	**-$770**	73.6
New York State	$1,561	$62,440	$30.02	$16.19	$842	**-$719**	74.2

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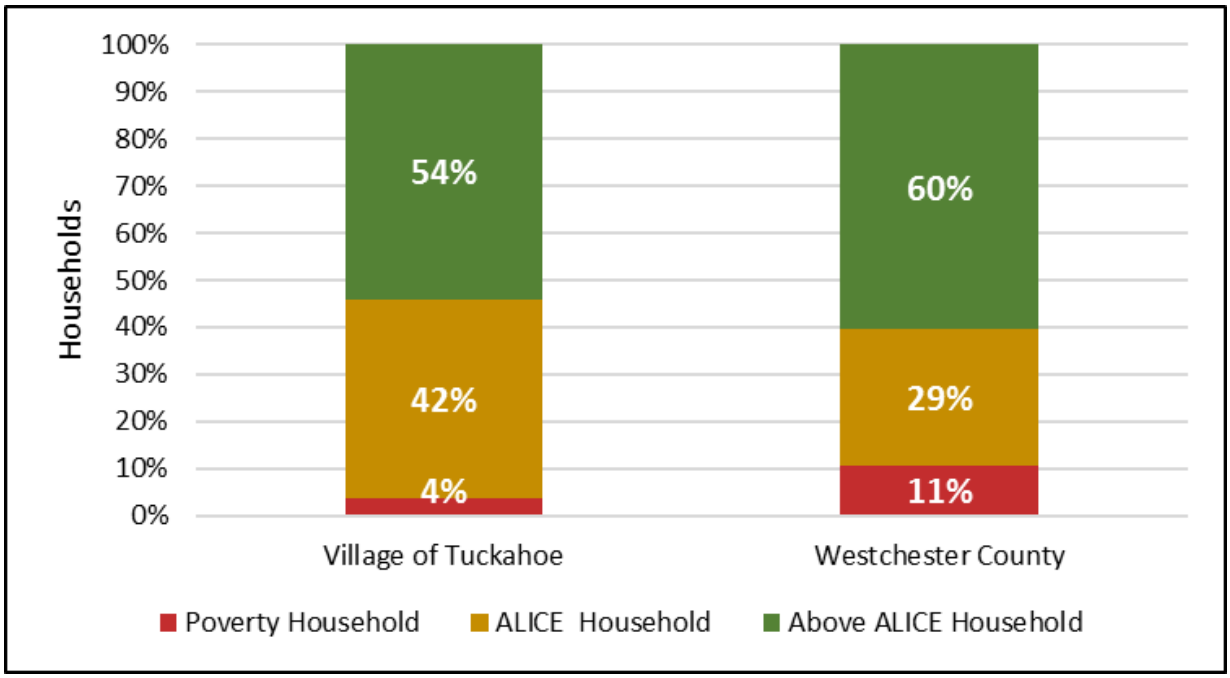


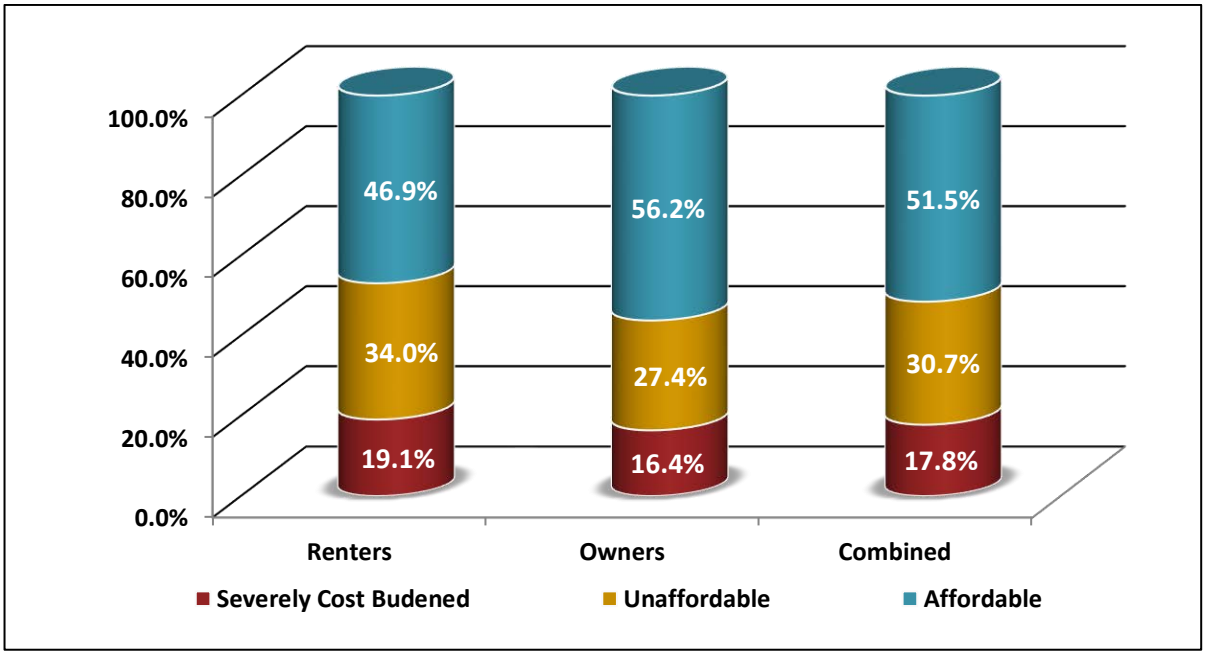
Source: United Way ALICE Project, 2016

VILLAGE OF TUCKAHOE

HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	660	480	270	1,410
as a % of the total number	46.9%	34.0%	**19.1%**	100%
OWNERS	790	385	230	1,405
as a % of the total number	56.2%	27.4%	**16.4%**	100%
COMBINED RENTERS AND OWNERS	1,450	865	500	2,815
as a % of the total number	51.5%	30.7%	**17.8%**	100%



Renters

19.1%
Severely Cost Burdened

53.1%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

16.4%
Severely Cost Burdened

43.8%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

17.8%
Severely Cost Burdened

48.5%
Living in Severely Cost Burdened and Unaffordable Housing

Village of Tuckahoe

Housing Cost Burden Summary

Combined Renters and Owners

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	80	22.5%	275	77.5%	**355**
Household Income >30% to <=50% HAMFI	125	45.5%	150	54.5%	**275**
Household Income >50% to <=80% HAMFI	175	47.9%	190	52.1%	**365**
Household Income >80% to <=100% HAMFI	170	43.0%	225	57.0%	**395**
Household Income >100% HAMFI	855	60.0%	570	40.0%	**1,425**
Total	1,405	49.9%	1,410	50.1%	2,815

Renters Only

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	70	65	140	275	**50.9%**
Household Income >30% to <=50% HAMFI	0	70	80	150	**53.3%**
Household Income >50% to <=80% HAMFI	45	145	0	190	**0.0%**
Household Income >80% to <=100% HAMFI	60	115	50	225	**22.2%**
Household Income >100% HAMFI	490	80	0	570	**0.0%**
Total	665	475	270	1,410	19.1%

220 Renter Households =< 50% HAMFI Severely Cost Burdened

355 Renter Households =< 50% HAMFI pay over 30% toward rent

Owners Only

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	0	70	80	**87.5%**
Household Income >30% to <=50% HAMFI	0	55	70	125	**56.0%**
Household Income >50% to <=80% HAMFI	45	100	30	175	**17.1%**
Household Income >80% to <=100% HAMFI	110	45	15	170	**8.8%**
Household Income >100% HAMFI	625	185	45	855	**5.3%**
Total	790	385	230	1,405	16.4%

140 Owner Households =< 50% HAMFI Severely Cost Burdened

195 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Village of Tuckahoe

Housing Demand

Housing Problems

	Renter Households	Owner Households	Renters and Owners
Substandard	80	0	80
Severely Overcrowded	15	0	15
Severely Cost Burdened	270	230	500

Net Housing Demand (households with at least one of the above housing problems) by Income

	Renter Households	Owner Households	Renters and Owners
Household Income <= 30% HAMFI	125	70	195
Household Income >30% to <=50% HAMFI	80	70	150
Household Income >50% to <=80% HAMFI	0	30	30
Household Income >80% to <=100% HAMFI	80	15	95
Household Income >100% HAMFI	15	45	60
Income Unavailable	0	0	0
Total Demand	300	230	530

Households With Disabilities

Households with One or More Members with a Disability, by Disability Type

Disability Type	Households
Hearing or Vision Impairment	255
Ambulatory Limitation	370
Cognitive Limitation	205
Self-care or Independent Living Limitation	335

Households with One or More Members with a Disability, by Income

Income	Households With at Least 1 Type of Disability
<= 30% HAMFI	125
>30% to <=50% HAMFI	115
>50% to <=80% HAMFI	65
>80% HAMFI	235
Total	540

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015

VILLAGE OF TUCKAHOE

SOURCES AND DATA NOTES

POPULATION CHANGE

- *Source: Decennial Census, 2000 and 2010; American Community Survey 5-year Estimates, 2017*

MEDIAN MONTHLY GROSS RENT & MEDIAN MONTHLY HOMEOWNER COSTS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RENTER-OCCUPIED HOUSING / OWNER OCCUPIED HOUSING

- *Source: American Community Survey 5-year Estimates, 2017*

MEDIAN INCOME OF RENTERS AND OWNERS

- *Data Note: Inflation adjustments calculated using the Bureau of Labor Statistics CPI Inflation Calculator.*
- *Source: Decennial Census, 2000; American Community Survey 5-year Estimates, 2010 and 2017*

RESIDENTIAL SALES TRENDS

- *Source: Hudson Gateway Multiple Listing Service; Valuation Consultants, Inc.; Better Homes and Garden Rand Realty*

HOMEOWNER AFFORDABILITY MATRIX

- *Data Note: Assumption of a 30-year, fixed rate mortgage at 4.75%, 28% front-end ratio with a maximum of 43% back-end ratio and a 5% down payment with Private Mortgage Insurance.*
- *Source: American Community Survey 5-year Estimates, 2017; HUD.*

RENTAL HOUSING – OUT OF REACH

- *Data Note*: The renters wage rate is the ratio between the household incomes of a renter and an owner, which is multiplied by the median wage rate of all households to achieve the renters median wage rate for each municipality
- *Source: National Low Income Housing Coalition, American Community Survey 5-year Estimates - 2017*

ALICE HOUSEHOLDS

- *Source: United Way ALICE Project, 2016*

HOUSING COST BURDEN ANALYSIS

- *Data Note: "Severely Cost Burdened" = more than 50% of gross household income towards housing costs. "Unaffordable" = More than 30% but less than 50% of gross household income towards housing costs. "Affordable" = 30% or less of gross household income towards housing costs.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSING PROBLEMS

- *Data Note: "Substandard" = lacking complete plumbing or kitchen facilities. "Severely Overcrowded" = more than 1.5 persons per room.*
- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

NET HOUSING DEMAND

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

HOUSEHOLDS WITH DISABILITIES

- *Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2011-2015*

APPENDIX D

ALL INCOME LEVELS

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	6,745	44.3%	3,440	22.6%	5,035	33.1%
	New Rochelle	6,550	46.0%	3,670	25.8%	4,030	28.3%
	Peekskill	1,875	41.1%	1,015	22.2%	1,675	36.7%
	Rye City	895	62.6%	350	24.5%	185	12.9%
	White Plains	5,040	46.9%	2,675	24.9%	3,030	28.2%
	Yonkers	19,220	50.1%	8,375	21.8%	10,805	28.1%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	5,180	53.0%	2,370	24.3%	2,220	22.7%
	New Rochelle	8,585	61.2%	2,420	17.3%	3,020	21.5%
	Peekskill	2,780	61.8%	945	21.0%	775	17.2%
	Rye City	2,710	67.1%	655	16.2%	675	16.7%
	White Plains	7,985	71.7%	1,595	14.3%	1,555	14.0%
	Yonkers	21,735	62.7%	6,605	19.0%	6,335	18.3%

Source: HUD Comprehensive Housing Affordability Strategy

ALL INCOME LEVELS

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	530	38.3%	470	33.9%	385	27.8%
	Cortlandt	1,806	48.9%	705	19.1%	1,179	32.0%
	Eastchester	1,635	51.3%	905	28.4%	650	20.4%
	Greenburgh	5,110	58.8%	1,835	21.1%	1,745	20.1%
	Harrison	1,760	60.3%	530	18.2%	630	21.6%
	Lewisboro	220	55.7%	85	21.5%	90	22.8%
	Mamaroneck	1,865	56.3%	545	16.4%	905	27.3%
	Mount Pleasant	2,075	48.5%	920	21.5%	1,280	29.9%
	New Castle	291	72.8%	54	13.5%	55	13.8%
	North Castle	347	72.3%	54	11.3%	79	16.5%
	North Salem	175	54.7%	65	20.3%	80	25.0%
	Ossining	2,231	45.7%	1,070	21.9%	1,584	32.4%
	Pound Ridge	180	72.0%	30	12.0%	40	16.0%
	Somers	457	58.2%	150	19.1%	178	22.7%
	Yorktown	1,055	55.1%	415	21.7%	445	23.2%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	2,760	67.2%	585	14.3%	760	18.5%
	Cortlandt	7,645	66.8%	2,235	19.5%	1,570	13.7%
	Eastchester	6,350	66.0%	1,755	18.3%	1,510	15.7%
	Greenburgh	16,320	67.8%	4,435	18.4%	3,325	13.8%
	Harrison	3,295	62.6%	885	16.8%	1,080	20.5%
	Lewisboro	2,580	62.1%	805	19.4%	770	18.5%
	Mamaroneck	5,200	69.4%	1,090	14.5%	1,205	16.1%
	Mount Pleasant	6,340	62.9%	2,100	20.8%	1,635	16.2%
	New Castle	3,675	68.8%	825	15.4%	840	15.7%
	North Castle	2,250	66.0%	595	17.4%	565	16.6%
	North Salem	1,065	68.5%	245	15.8%	245	15.8%
	Ossining	4,430	60.2%	1,505	20.4%	1,425	19.4%
	Pound Ridge	1,060	63.9%	380	22.9%	220	13.3%
	Somers	4,735	69.2%	1,165	17.0%	940	13.7%
	Yorktown	7,075	63.5%	2,605	23.4%	1,465	13.1%

Source: HUD Comprehensive Housing Affordability Strategy

ALL INCOME LEVELS

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	153	56.7%	47	17.4%	70	25.9%
	Briarcliff Manor	235	52.2%	50	11.1%	165	36.7%
	Bronxville	290	65.2%	75	16.9%	80	18.0%
	Buchanan	127	65.1%	29	14.9%	39	20.0%
	Croton-on-Hudson	420	52.5%	180	22.5%	200	25.0%
	Dobbs Ferry	890	61.4%	305	21.0%	255	17.6%
	Elmsford	506	64.9%	169	21.7%	105	13.5%
	Hastings-on-Hudson	481	52.9%	170	18.7%	259	28.5%
	Irvington	255	51.5%	175	35.4%	65	13.1%
	Larchmont	440	72.7%	95	15.7%	70	11.6%
	Mamaroneck	1,420	45.9%	660	21.3%	1,015	32.8%
	Mount Kisco	802	42.8%	539	28.7%	534	28.5%
	Ossining	1,836	43.7%	950	22.6%	1,414	33.7%
	Pelham	463	67.1%	97	14.1%	130	18.8%
	Pelham Manor	51	46.8%	39	35.8%	19	17.4%
	Pleasantville	390	54.5%	145	20.3%	180	25.2%
	Port Chester	2,145	41.2%	1,430	27.5%	1,630	31.3%
	Rye Brook	345	47.9%	180	25.0%	195	27.1%
	Scarsdale	331	64.9%	100	19.6%	79	15.5%
	Sleepy Hollow	885	38.8%	500	21.9%	895	39.3%
	Tarrytown	900	58.8%	335	21.9%	295	19.3%
	Tuckahoe	660	46.8%	480	34.0%	270	19.1%

Source: HUD Comprehensive Housing Affordability Strategy

ALL INCOME LEVELS

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	861	67.5%	189	14.8%	225	17.6%
	Briarcliff Manor	1,481	67.6%	349	15.9%	360	16.4%
	Bronxville	1,326	76.6%	224	12.9%	180	10.4%
	Buchanan	429	69.8%	129	21.0%	57	9.3%
	Croton-on-Hudson	1,460	69.9%	285	13.6%	345	16.5%
	Dobbs Ferry	1,590	71.1%	365	16.3%	280	12.5%
	Elmsford	371	48.2%	310	40.3%	89	11.6%
	Hastings-on-Hudson	1,495	73.5%	265	13.0%	275	13.5%
	Irvington	1,380	73.4%	295	15.7%	205	10.9%
	Larchmont	1,050	71.9%	245	16.8%	165	11.3%
	Mamaroneck	2,715	66.5%	625	15.3%	740	18.1%
	Mount Kisco	1,520	71.4%	425	20.0%	185	8.7%
	Ossining	2,095	57.9%	735	20.3%	790	21.8%
	Pelham	875	58.5%	310	20.7%	310	20.7%
	Pelham Manor	1,155	71.7%	310	19.3%	145	9.0%
	Pleasantville	1,295	67.1%	410	21.2%	225	11.7%
	Port Chester	1,775	45.8%	885	22.8%	1,215	31.4%
	Rye Brook	1,765	64.5%	500	18.3%	470	17.2%
	Scarsdale	3,550	71.4%	730	14.7%	695	14.0%
	Sleepy Hollow	820	57.3%	140	9.8%	470	32.9%
	Tarrytown	1,580	58.7%	760	28.3%	350	13.0%
	Tuckahoe	790	56.2%	385	27.4%	230	16.4%

Source: HUD Comprehensive Housing Affordability Strategy

< 30 HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	910	15.1%	795	13.2%	4,320	71.7%
	New Rochelle	860	19.2%	725	16.2%	2,895	64.6%
	Peekskill	405	20.5%	250	12.7%	1,320	66.8%
	Rye City	65	36.1%	60	33.3%	55	30.6%
	White Plains	810	23.9%	500	14.7%	2,085	61.4%
	Yonkers	3,240	21.4%	2,590	17.1%	9,320	61.5%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	265	23.1%	75	6.6%	805	70.3%
	New Rochelle	205	19.2%	55	5.2%	805	75.6%
	Peekskill	110	19.5%	100	17.7%	355	62.8%
	Rye City	65	25.5%	20	7.8%	170	66.7%
	White Plains	295	29.9%	85	8.6%	605	61.4%
	Yonkers	915	20.8%	495	11.3%	2,980	67.9%

Source: HUD Comprehensive Housing Affordability Strategy

< 30 HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	20	4.3%	125	26.9%	320	68.8%
	Cortlandt	145	13.9%	30	2.9%	870	83.3%
	Eastchester	135	23.3%	100	17.2%	345	59.5%
	Greenburgh	270	17.5%	255	16.6%	1,015	65.9%
	Harrison	120	19.0%	55	8.7%	455	72.2%
	Lewisboro	0	0.0%	0	0.0%	10	100.0%
	Mamaroneck	180	20.5%	60	6.8%	640	72.7%
	Mount Pleasant	230	16.7%	180	13.0%	970	70.3%
	New Castle	0	0.0%	0	0.0%	55	100.0%
	North Castle	30	37.5%	0	0.0%	50	62.5%
	North Salem	10	11.8%	25	29.4%	50	58.8%
	Ossining	210	12.6%	120	7.2%	1,340	80.2%
	Pound Ridge	25	71.4%	0	0.0%	10	28.6%
	Somers	55	27.5%	15	7.5%	130	65.0%
	Yorktown	120	25.8%	80	17.2%	265	57.0%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	20	7.0%	20	7.0%	245	86.0%
	Cortlandt	120	15.7%	45	5.9%	600	78.4%
	Eastchester	155	23.1%	35	5.2%	480	71.6%
	Greenburgh	255	18.1%	115	8.2%	1,035	73.7%
	Harrison	75	16.9%	10	2.2%	360	80.9%
	Lewisboro	5	2.5%	15	7.5%	180	90.0%
	Mamaroneck	20	5.0%	25	6.3%	355	88.8%
	Mount Pleasant	50	8.8%	40	7.0%	480	84.2%
	New Castle	45	22.5%	0	0.0%	155	77.5%
	North Castle	15	13.6%	0	0.0%	95	86.4%
	North Salem	30	35.3%	0	0.0%	55	64.7%
	Ossining	30	6.3%	40	8.4%	405	85.3%
	Pound Ridge	10	13.3%	0	0.0%	65	86.7%
	Somers	95	23.5%	55	13.6%	255	63.0%
	Yorktown	90	12.1%	155	20.8%	500	67.1%

Source: HUD Comprehensive Housing Affordability Strategy

< 30 HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	6	13.3%	4	8.9%	35	77.8%
	Briarcliff Manor	10	7.1%	10	7.1%	120	85.7%
	Bronxville	5	8.3%	0	0.0%	55	91.7%
	Buchanan	20	36.4%	0	0.0%	35	63.6%
	Croton-on-Hudson	40	36.4%	10	9.1%	60	54.5%
	Dobbs Ferry	15	17.6%	0	0.0%	70	82.4%
	Elmsford	45	39.1%	20	17.4%	50	43.5%
	Hastings-on-Hudson	20	8.7%	20	8.7%	190	82.6%
	Irvington	0	0.0%	15	33.3%	30	66.7%
	Larchmont	0	0.0%	10	15.4%	55	84.6%
	Mamaroneck	180	20.5%	60	6.8%	640	72.7%
	Mount Kisco	60	9.8%	90	14.8%	460	75.4%
	Ossining	200	13.1%	110	7.2%	1,215	79.7%
	Pelham	0	0.0%	20	25.0%	60	75.0%
	Pelham Manor	0	0.0%	0	0.0%	4	100.0%
	Pleasantville	10	7.7%	0	0.0%	120	92.3%
	Port Chester	255	13.1%	335	17.2%	1,355	69.7%
	Rye Brook	65	39.4%	15	9.1%	85	51.5%
	Scarsdale	6	60.0%	0	0.0%	4	40.0%
	Sleepy Hollow	180	18.6%	110	11.3%	680	70.1%
	Tarrytown	0	0.0%	120	37.5%	200	62.5%
	Tuckahoe	70	25.5%	65	23.6%	140	50.9%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	0	0.0%	0	0.0%	55	100.0%
	Briarcliff Manor	11	10.0%	4	3.6%	95	86.4%
	Bronxville	40	44.4%	0	0.0%	50	55.6%
	Buchanan	0	0.0%	10	33.3%	20	66.7%
	Croton-on-Hudson	10	8.7%	10	8.7%	95	82.6%
	Dobbs Ferry	25	22.7%	10	9.1%	75	68.2%
	Elmsford	0	0.0%	0	0.0%	55	100.0%
	Hastings-on-Hudson	10	8.3%	20	16.7%	90	75.0%
	Irvington	15	15.0%	0	0.0%	85	85.0%
	Larchmont	15	16.7%	15	16.7%	60	66.7%
	Mamaroneck	35	11.3%	15	4.8%	260	83.9%
	Mount Kisco	55	32.4%	35	20.6%	80	47.1%
	Ossining	0	0.0%	25	10.0%	225	90.0%
	Pelham	0	0.0%	0	0.0%	55	100.0%
	Pelham Manor	20	57.1%	0	0.0%	15	42.9%
	Pleasantville	25	19.2%	0	0.0%	105	80.8%
	Port Chester	35	10.8%	65	20.0%	225	69.2%
	Rye Brook	20	11.4%	0	0.0%	155	88.6%
	Scarsdale	15	8.8%	0	0.0%	155	91.2%
	Sleepy Hollow	10	7.1%	0	0.0%	130	92.9%
	Tarrytown	65	34.2%	25	13.2%	100	52.6%
	Tuckahoe	10	12.5%	0	0.0%	70	87.5%

Source: HUD Comprehensive Housing Affordability Strategy

30-50% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	705	22.2%	1,760	55.5%	705	22.2%
	New Rochelle	480	16.2%	1,420	47.9%	1,065	35.9%
	Peekskill	300	26.1%	510	44.3%	340	29.6%
	Rye City	25	14.3%	65	37.1%	85	48.6%
	White Plains	300	14.4%	960	45.9%	830	39.7%
	Yonkers	2,030	28.9%	3,600	51.2%	1,395	19.9%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	265	24.4%	200	18.4%	620	57.1%
	New Rochelle	270	21.7%	230	18.5%	745	59.8%
	Peekskill	120	29.3%	150	36.6%	140	34.1%
	Rye City	45	12.3%	100	27.4%	220	60.3%
	White Plains	215	31.9%	155	23.0%	305	45.2%
	Yonkers	1,285	32.7%	1,105	28.1%	1,545	39.3%

Source: HUD Comprehensive Housing Affordability Strategy

30-50% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	120	36.9%	140	43.1%	65	20.0%
	Cortlandt	135	19.3%	260	37.1%	305	43.6%
	Eastchester	25	6.4%	155	39.7%	210	53.8%
	Greenburgh	275	19.6%	560	40.0%	565	40.4%
	Harrison	45	17.0%	80	30.2%	140	52.8%
	Lewisboro	10	11.1%	15	16.7%	65	72.2%
	Mamaroneck	90	17.3%	255	49.0%	175	33.7%
	Mount Pleasant	170	22.7%	315	42.0%	265	35.3%
	New Castle	10	100.0%	0	0.0%	0	0.0%
	North Castle	6	24.0%	15	60.0%	4	16.0%
	North Salem	0	0.0%	0	0.0%	0	0.0%
	Ossining	105	12.1%	550	63.2%	215	24.7%
	Pound Ridge	15	27.3%	10	18.2%	30	54.5%
	Somers	0	0.0%	15	37.5%	25	62.5%
	Yorktown	160	33.3%	160	33.3%	160	33.3%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	15	9.7%	15	9.7%	125	80.6%
	Cortlandt	180	20.7%	295	33.9%	395	45.4%
	Eastchester	160	20.8%	200	26.0%	410	53.2%
	Greenburgh	510	32.4%	340	21.6%	725	46.0%
	Harrison	105	25.3%	100	24.1%	210	50.6%
	Lewisboro	5	1.7%	50	16.9%	240	81.4%
	Mamaroneck	125	23.8%	65	12.4%	335	63.8%
	Mount Pleasant	100	16.8%	170	28.6%	325	54.6%
	New Castle	35	14.3%	55	22.4%	155	63.3%
	North Castle	55	30.6%	25	13.9%	100	55.6%
	North Salem	5	4.0%	30	24.0%	90	72.0%
	Ossining	100	14.3%	155	22.1%	445	63.6%
	Pound Ridge	10	13.3%	25	33.3%	40	53.3%
	Somers	135	24.1%	220	39.3%	205	36.6%
	Yorktown	215	21.1%	245	24.0%	560	54.9%

Source: HUD Comprehensive Housing Affordability Strategy

30-50% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	0	0.0%	20	36.4%	35	63.6%
	Briarcliff Manor	35	53.8%	10	15.4%	20	30.8%
	Bronxville	0	0.0%	0	0.0%	0	0.0%
	Buchanan	10	100.0%	0	0.0%	0	0.0%
	Croton-on-Hudson	15	8.1%	30	16.2%	140	75.7%
	Dobbs Ferry	15	5.8%	60	23.1%	185	71.2%
	Elmsford	25	21.7%	70	60.9%	20	17.4%
	Hastings-on-Hudson	10	10.0%	25	25.0%	65	65.0%
	Irvington	15	10.3%	105	72.4%	25	17.2%
	Larchmont	0	0.0%	0	0.0%	0	0.0%
	Mamaroneck	95	14.5%	315	48.1%	245	37.4%
	Mount Kisco	80	16.7%	340	70.8%	60	12.5%
	Ossining	55	7.4%	495	66.4%	195	26.2%
	Pelham	10	8.0%	65	52.0%	50	40.0%
	Pelham Manor	0	0.0%	0	0.0%	15	100.0%
	Pleasantville	30	33.3%	0	0.0%	60	66.7%
	Port Chester	285	24.3%	615	52.3%	275	23.4%
	Rye Brook	0	0.0%	70	48.3%	75	51.7%
	Scarsdale	0	0.0%	0	0.0%	20	100.0%
	Sleepy Hollow	55	11.1%	270	54.5%	170	34.3%
	Tarrytown	30	13.3%	100	44.4%	95	42.2%
	Tuckahoe	0	0.0%	70	46.7%	80	53.3%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	0	0.0%	25	55.6%	20	44.4%
	Briarcliff Manor	0	0.0%	20	17.4%	95	82.6%
	Bronxville	20	26.7%	15	20.0%	40	53.3%
	Buchanan	15	20.0%	35	46.7%	25	33.3%
	Croton-on-Hudson	15	11.5%	30	23.1%	85	65.4%
	Dobbs Ferry	60	60.0%	25	25.0%	15	15.0%
	Elmsford	15	42.9%	20	57.1%	0	0.0%
	Hastings-on-Hudson	10	8.7%	25	21.7%	80	69.6%
	Irvington	25	25.0%	45	45.0%	30	30.0%
	Larchmont	10	15.4%	15	23.1%	40	61.5%
	Mamaroneck	80	22.5%	75	21.1%	200	56.3%
	Mount Kisco	60	30.8%	115	59.0%	20	10.3%
	Ossining	90	20.2%	100	22.5%	255	57.3%
	Pelham	0	0.0%	10	18.2%	45	81.8%
	Pelham Manor	15	20.0%	15	20.0%	45	60.0%
	Pleasantville	45	30.0%	55	36.7%	50	33.3%
	Port Chester	95	15.4%	115	18.7%	405	65.9%
	Rye Brook	0	0.0%	35	30.4%	80	69.6%
	Scarsdale	25	14.3%	10	5.7%	140	80.0%
	Sleepy Hollow	0	0.0%	0	0.0%	85	100.0%
	Tarrytown	25	12.2%	65	31.7%	115	56.1%
	Tuckahoe	0	0.0%	55	44.0%	70	56.0%

Source: HUD Comprehensive Housing Affordability Strategy

50-80% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	1,260	65.6%	650	33.9%	10	0.5%
	New Rochelle	600	37.9%	925	58.4%	60	3.8%
	Peekskill	260	60.5%	155	36.0%	15	3.5%
	Rye City	15	11.1%	110	81.5%	10	7.4%
	White Plains	415	41.7%	510	51.3%	70	7.0%
	Yonkers	2,485	63.4%	1,370	34.9%	65	1.7%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	295	31.4%	265	28.2%	380	40.4%
	New Rochelle	390	32.6%	250	20.9%	555	46.4%
	Peekskill	160	34.8%	95	20.7%	205	44.6%
	Rye City	15	17.6%	25	29.4%	45	52.9%
	White Plains	260	41.6%	145	23.2%	220	35.2%
	Yonkers	1,415	50.7%	815	29.2%	560	20.1%

Source: HUD Comprehensive Housing Affordability Strategy

50-80% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	15	14.3%	90	85.7%	0	0.0%
	Cortlandt	161	36.2%	280	62.9%	4	0.9%
	Eastchester	155	35.6%	255	58.6%	25	5.7%
	Greenburgh	300	33.9%	485	54.8%	100	11.3%
	Harrison	125	40.3%	170	54.8%	15	4.8%
	Lewisboro	0	0.0%	15	50.0%	15	50.0%
	Mamaroneck	120	48.0%	75	30.0%	55	22.0%
	Mount Pleasant	225	46.9%	210	43.8%	45	9.4%
	New Castle	15	30.0%	35	70.0%	0	0.0%
	North Castle	1	5.0%	4	20.0%	15	75.0%
	North Salem	20	40.0%	10	20.0%	20	40.0%
	Ossining	445	64.0%	225	32.4%	25	3.6%
	Pound Ridge	20	66.7%	10	33.3%	0	0.0%
	Somers	30	27.3%	65	59.1%	15	13.6%
	Yorktown	85	47.2%	75	41.7%	20	11.1%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	55	34.4%	15	9.4%	90	56.3%
	Cortlandt	295	34.5%	295	34.5%	265	31.0%
	Eastchester	280	36.4%	235	30.5%	255	33.1%
	Greenburgh	305	22.9%	560	42.1%	465	35.0%
	Harrison	50	17.2%	90	31.0%	150	51.7%
	Lewisboro	30	13.3%	55	24.4%	140	62.2%
	Mamaroneck	155	37.3%	105	25.3%	155	37.3%
	Mount Pleasant	140	21.7%	210	32.6%	295	45.7%
	New Castle	0	0.0%	10	8.3%	110	91.7%
	North Castle	35	17.9%	30	15.4%	130	66.7%
	North Salem	25	45.5%	10	18.2%	20	36.4%
	Ossining	135	25.7%	175	33.3%	215	41.0%
	Pound Ridge	20	44.4%	10	22.2%	15	33.3%
	Somers	230	49.5%	75	16.1%	160	34.4%
	Yorktown	270	35.5%	350	46.1%	140	18.4%

Source: HUD Comprehensive Housing Affordability Strategy

50-80% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	31	88.6%	4	11.4%	0	0.0%
	Briarcliff Manor	40	61.5%	0	0.0%	25	38.5%
	Bronxville	35	70.0%	0	0.0%	15	30.0%
	Buchanan	2	20.0%	4	40.0%	4	40.0%
	Croton-on-Hudson	30	18.8%	130	81.3%	0	0.0%
	Dobbs Ferry	100	41.7%	140	58.3%	0	0.0%
	Elmsford	40	38.1%	30	28.6%	35	33.3%
	Hastings-on-Hudson	16	32.0%	30	60.0%	4	8.0%
	Irvington	5	9.1%	40	72.7%	10	18.2%
	Larchmont	10	33.3%	20	66.7%	0	0.0%
	Mamaroneck	140	35.4%	125	31.6%	130	32.9%
	Mount Kisco	150	56.6%	105	39.6%	10	3.8%
	Ossining	375	62.5%	225	37.5%	0	0.0%
	Pelham	46	65.7%	4	5.7%	20	28.6%
	Pelham Manor	5	16.7%	25	83.3%	0	0.0%
	Pleasantville	35	29.2%	85	70.8%	0	0.0%
	Port Chester	300	47.6%	330	52.4%	0	0.0%
	Rye Brook	0	0.0%	60	100.0%	0	0.0%
	Scarsdale	0	0.0%	10	50.0%	10	50.0%
	Sleepy Hollow	135	58.7%	50	21.7%	45	19.6%
	Tarrytown	90	64.3%	50	35.7%	0	0.0%
	Tuckahoe	45	23.7%	145	76.3%	0	0.0%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	16	26.7%	4	6.7%	40	66.7%
	Briarcliff Manor	20	40.0%	20	40.0%	10	20.0%
	Bronxville	6	20.0%	4	13.3%	20	66.7%
	Buchanan	12	60.0%	4	20.0%	4	20.0%
	Croton-on-Hudson	45	42.9%	30	28.6%	30	28.6%
	Dobbs Ferry	0	0.0%	65	65.0%	35	35.0%
	Elmsford	46	57.5%	30	37.5%	4	5.0%
	Hastings-on-Hudson	25	50.0%	15	30.0%	10	20.0%
	Irvington	35	50.0%	35	50.0%	0	0.0%
	Larchmont	5	14.3%	15	42.9%	15	42.9%
	Mamaroneck	100	43.5%	25	10.9%	105	45.7%
	Mount Kisco	35	36.8%	45	47.4%	15	15.8%
	Ossining	110	29.3%	100	26.7%	165	44.0%
	Pelham	5	3.7%	30	22.2%	100	74.1%
	Pelham Manor	0	0.0%	10	100.0%	0	0.0%
	Pleasantville	0	0.0%	60	100.0%	0	0.0%
	Port Chester	75	15.3%	135	27.6%	280	57.1%
	Rye Brook	85	53.1%	20	12.5%	55	34.4%
	Scarsdale	5	5.0%	25	25.0%	70	70.0%
	Sleepy Hollow	40	20.5%	25	12.8%	130	66.7%
	Tarrytown	10	6.1%	105	63.6%	50	30.3%
	Tuckahoe	45	25.7%	100	57.1%	30	17.1%

Source: HUD Comprehensive Housing Affordability Strategy

80-100% HA

MFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	1,045	84.3%	195	15.7%	0	0.0%
	New Rochelle	1,085	75.6%	340	23.7%	10	0.7%
	Peekskill	175	85.4%	30	14.6%	0	0.0%
	Rye City	90	62.1%	30	20.7%	25	17.2%
	White Plains	605	60.8%	370	37.2%	20	2.0%
	Yonkers	2,900	83.0%	570	16.3%	25	0.7%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	475	43.8%	345	31.8%	265	24.4%
	New Rochelle	415	43.5%	265	27.7%	275	28.8%
	Peekskill	355	55.5%	260	40.6%	25	3.9%
	Rye City	65	59.1%	20	18.2%	25	22.7%
	White Plains	375	50.0%	205	27.3%	170	22.7%
	Yonkers	1,835	55.3%	910	27.4%	575	17.3%

Source: HUD Comprehensive Housing Affordability Strategy

80-100% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	125	58.1%	90	41.9%	0	0.0%
	Cortlandt	295	76.6%	90	23.4%	0	0.0%
	Eastchester	115	29.1%	210	53.2%	70	17.7%
	Greenburgh	360	48.3%	330	44.3%	55	7.4%
	Harrison	150	54.5%	125	45.5%	0	0.0%
	Lewisboro	50	83.3%	10	16.7%	0	0.0%
	Mamaroneck	215	67.2%	90	28.1%	15	4.7%
	Mount Pleasant	330	71.0%	135	29.0%	0	0.0%
	New Castle	21	84.0%	4	16.0%	0	0.0%
	North Castle	40	80.0%	0	0.0%	10	20.0%
	North Salem	0	0.0%	30	75.0%	10	25.0%
	Ossining	430	84.3%	80	15.7%	0	0.0%
	Pound Ridge	30	100.0%	0	0.0%	0	0.0%
	Somers	36	65.5%	15	27.3%	4	7.3%
	Yorktown	105	61.8%	65	38.2%	0	0.0%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	45	23.7%	60	31.6%	85	44.7%
	Cortlandt	350	39.1%	340	38.0%	205	22.9%
	Eastchester	455	57.6%	190	24.1%	145	18.4%
	Greenburgh	675	42.7%	585	37.0%	320	20.3%
	Harrison	190	46.9%	100	24.7%	115	28.4%
	Lewisboro	75	27.8%	100	37.0%	95	35.2%
	Mamaroneck	255	65.4%	45	11.5%	90	23.1%
	Mount Pleasant	225	30.8%	235	32.2%	270	37.0%
	New Castle	20	11.4%	50	28.6%	105	60.0%
	North Castle	70	35.0%	60	30.0%	70	35.0%
	North Salem	60	50.0%	25	20.8%	35	29.2%
	Ossining	220	40.7%	175	32.4%	145	26.9%
	Pound Ridge	0	0.0%	20	100.0%	0	0.0%
	Somers	220	43.1%	175	34.3%	115	22.5%
	Yorktown	435	58.0%	205	27.3%	110	14.7%

Source: HUD Comprehensive Housing Affordability Strategy

80-100% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	16	80.0%	4	20.0%	0	0.0%
	Briarcliff Manor	0	0.0%	10	100.0%	0	0.0%
	Bronxville	5	8.3%	45	75.0%	10	16.7%
	Buchanan	15	37.5%	25	62.5%	0	0.0%
	Croton-on-Hudson	20	100.0%	0	0.0%	0	0.0%
	Dobbs Ferry	35	29.2%	85	70.8%	0	0.0%
	Elmsford	46	92.0%	4	8.0%	0	0.0%
	Hastings-on-Hudson	70	53.8%	60	46.2%	0	0.0%
	Irvington	0	0.0%	15	100.0%	0	0.0%
	Larchmont	45	40.9%	50	45.5%	15	13.6%
	Mamaroneck	115	63.9%	65	36.1%	0	0.0%
	Mount Kisco	87	91.6%	4	4.2%	4	4.2%
	Ossining	410	90.1%	45	9.9%	0	0.0%
	Pelham	31	88.6%	4	11.4%	0	0.0%
	Pelham Manor	10	50.0%	10	50.0%	0	0.0%
	Pleasantville	75	55.6%	60	44.4%	0	0.0%
	Port Chester	350	76.9%	105	23.1%	0	0.0%
	Rye Brook	25	71.4%	10	28.6%	0	0.0%
	Scarsdale	15	25.0%	10	16.7%	35	58.3%
	Sleepy Hollow	115	88.5%	15	11.5%	0	0.0%
	Tarrytown	55	61.1%	35	38.9%	0	0.0%
	Tuckahoe	60	26.7%	115	51.1%	50	22.2%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	10	18.2%	20	36.4%	25	45.5%
	Briarcliff Manor	10	9.5%	55	52.4%	40	38.1%
	Bronxville	35	46.7%	20	26.7%	20	26.7%
	Buchanan	26	43.3%	30	50.0%	4	6.7%
	Croton-on-Hudson	30	18.2%	40	24.2%	95	57.6%
	Dobbs Ferry	70	41.2%	40	23.5%	60	35.3%
	Elmsford	25	21.7%	70	60.9%	20	17.4%
	Hastings-on-Hudson	10	16.7%	20	33.3%	30	50.0%
	Irvington	45	52.9%	30	35.3%	10	11.8%
	Larchmont	20	66.7%	10	33.3%	0	0.0%
	Mamaroneck	155	55.4%	80	28.6%	45	16.1%
	Mount Kisco	95	38.0%	110	44.0%	45	18.0%
	Ossining	175	52.2%	50	14.9%	110	32.8%
	Pelham	0	0.0%	40	53.3%	35	46.7%
	Pelham Manor	25	29.4%	25	29.4%	35	41.2%
	Pleasantville	20	20.0%	55	55.0%	25	25.0%
	Port Chester	65	18.3%	195	54.9%	95	26.8%
	Rye Brook	35	17.5%	80	40.0%	85	42.5%
	Scarsdale	20	23.5%	30	35.3%	35	41.2%
	Sleepy Hollow	55	33.3%	20	12.1%	90	54.5%
	Tarrytown	100	41.7%	120	50.0%	20	8.3%
	Tuckahoe	110	64.7%	45	26.5%	15	8.8%

Source: HUD Comprehensive Housing Affordability Strategy

➢ 100% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	2,825	98.6%	40	1.4%	0	0.0%
	New Rochelle	3,525	93.1%	260	6.9%	0	0.0%
	Peekskill	735	91.3%	70	8.7%	0	0.0%
	Rye City	700	88.1%	85	10.7%	10	1.3%
	White Plains	2,910	89.0%	335	10.2%	25	0.8%
	Yonkers	8,565	97.2%	245	2.8%	0	0.0%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
CITIES	Mount Vernon	3,880	70.4%	1,485	26.9%	150	2.7%
	New Rochelle	7,305	76.4%	1,620	16.9%	640	6.7%
	Peekskill	2,035	83.9%	340	14.0%	50	2.1%
	Rye City	2,520	78.1%	490	15.2%	215	6.7%
	White Plains	6,840	84.4%	1,005	12.4%	255	3.1%
	Yonkers	16,285	80.5%	3,280	16.2%	675	3.3%

Source: HUD Comprehensive Housing Affordability Strategy

➢ 100% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	250	90.9%	25	9.1%	0	0.0%
	Cortlandt	1,070	96.0%	45	4.0%	0	0.0%
	Eastchester	1,205	86.7%	185	13.3%	0	0.0%
	Greenburgh	3,905	94.8%	205	5.0%	10	0.2%
	Harrison	1,320	91.7%	100	6.9%	20	1.4%
	Lewisboro	160	78.0%	45	22.0%	0	0.0%
	Mamaroneck	1,260	93.7%	65	4.8%	20	1.5%
	Mount Pleasant	1,120	93.3%	80	6.7%	0	0.0%
	New Castle	245	94.2%	15	5.8%	0	0.0%
	North Castle	270	88.5%	35	11.5%	0	0.0%
	North Salem	145	100.0%	0	0.0%	0	0.0%
	Ossining	1,041	91.3%	95	8.3%	4	0.4%
	Pound Ridge	90	90.0%	10	10.0%	0	0.0%
	Somers	336	88.4%	40	10.5%	4	1.1%
	Yorktown	585	94.4%	35	5.6%	0	0.0%

Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
TOWNS	Bedford	2,625	79.2%	475	14.3%	215	6.5%
	Cortlandt	6,700	83.1%	1,260	15.6%	105	1.3%
	Eastchester	5,300	80.1%	1,095	16.6%	220	3.3%
	Greenburgh	14,575	80.1%	2,835	15.6%	780	4.3%
	Harrison	2,875	77.6%	585	15.8%	245	6.6%
	Lewisboro	2,465	77.9%	585	18.5%	115	3.6%
	Mamaroneck	4,645	80.6%	850	14.7%	270	4.7%
	Mount Pleasant	5,825	77.3%	1,445	19.2%	265	3.5%
	New Castle	3,575	77.7%	710	15.4%	315	6.8%
	North Castle	2,075	76.1%	480	17.6%	170	6.2%
	North Salem	945	80.8%	180	15.4%	45	3.8%
	Ossining	3,945	77.1%	960	18.8%	215	4.2%
	Pound Ridge	1,020	70.6%	325	22.5%	100	6.9%
	Somers	4,055	82.8%	640	13.1%	205	4.2%
	Yorktown	6,065	77.1%	1,650	21.0%	155	2.0%

Source: HUD Comprehensive Housing Affordability Strategy

➢ 100% HAMFI

RENTERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	105	91.3%	10	8.7%	0	0.0%
	Briarcliff Manor	150	88.2%	20	11.8%	0	0.0%
	Bronxville	245	89.1%	30	10.9%	0	0.0%
	Buchanan	80	100.0%	0	0.0%	0	0.0%
	Croton-on-Hudson	315	96.9%	10	3.1%	0	0.0%
	Dobbs Ferry	725	97.3%	20	2.7%	0	0.0%
	Elmsford	350	88.6%	45	11.4%	0	0.0%
	Hastings-on-Hudson	365	91.3%	35	8.8%	0	0.0%
	Irvington	235	100.0%	0	0.0%	0	0.0%
	Larchmont	385	96.3%	15	3.8%	0	0.0%
	Mamaroneck	890	90.4%	95	9.6%	0	0.0%
	Mount Kisco	425	100.0%	0	0.0%	0	0.0%
	Ossining	796	91.0%	75	8.6%	4	0.5%
	Pelham	376	98.9%	4	1.1%	0	0.0%
	Pelham Manor	36	90.0%	4	10.0%	0	0.0%
	Pleasantville	240	100.0%	0	0.0%	0	0.0%
	Port Chester	955	95.5%	45	4.5%	0	0.0%
	Rye Brook	255	81.0%	25	7.9%	35	11.1%
	Scarsdale	310	77.5%	80	20.0%	10	2.5%
	Sleepy Hollow	400	87.9%	55	12.1%	0	0.0%
	Tarrytown	725	96.0%	30	4.0%	0	0.0%
	Tuckahoe	490	86.0%	80	14.0%	0	0.0%

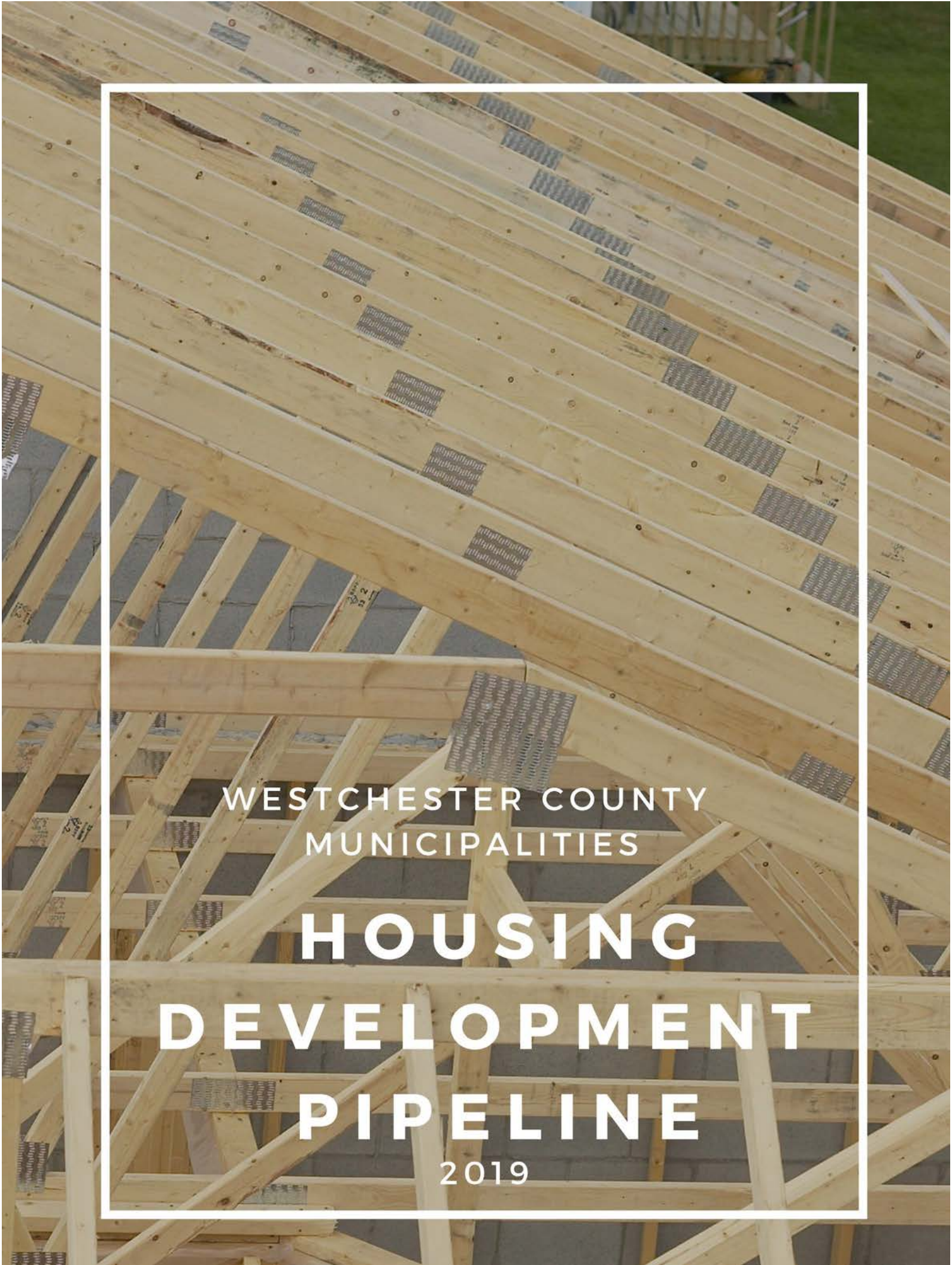
Source: HUD Comprehensive Housing Affordability Strategy

OWNERS

		Affordable		Unaffordable		Severe	
		# of HH	% of HH	# of HH	% of HH	# of HH	% of HH
VILLAGES	Ardsley	835	78.8%	140	13.2%	85	8.0%
	Briarcliff Manor	1,440	79.6%	250	13.8%	120	6.6%
	Bronxville	1,225	83.9%	185	12.7%	50	3.4%
	Buchanan	376	87.4%	50	11.6%	4	0.9%
	Croton-on-Hudson	1,360	86.3%	175	11.1%	40	2.5%
	Dobbs Ferry	1,435	81.8%	225	12.8%	95	5.4%
	Elmsford	285	58.8%	190	39.2%	10	2.1%
	Hastings-on-Hudson	1,440	85.2%	185	10.9%	65	3.8%
	Irvington	1,260	82.6%	185	12.1%	80	5.2%
	Larchmont	1,000	80.6%	190	15.3%	50	4.0%
	Mamaroneck	2,345	80.7%	430	14.8%	130	4.5%
	Mount Kisco	1,275	89.8%	120	8.5%	25	1.8%
	Ossining	1,720	77.7%	460	20.8%	35	1.6%
	Pelham	870	74.0%	230	19.6%	75	6.4%
	Pelham Manor	1,095	77.9%	260	18.5%	50	3.6%
	Pleasantville	1,205	80.9%	240	16.1%	45	3.0%
	Port Chester	1,505	72.0%	375	17.9%	210	10.0%
	Rye Brook	1,625	77.9%	365	17.5%	95	4.6%
	Scarsdale	3,485	78.4%	665	15.0%	295	6.6%
	Sleepy Hollow	715	84.6%	95	11.2%	35	4.1%
	Tarrytown	1,380	73.0%	445	23.5%	65	3.4%
	Tuckahoe	625	73.1%	185	21.6%	45	5.3%

Source: HUD Comprehensive Housing Affordability Strategy

APPENDIX E



WESTCHESTER COUNTY
MUNICIPALITIES

HOUSING DEVELOPMENT PIPELINE

2019

METHODOLOGY FOR WESTCHESTER COUNTY HOUSING PROJECT PIPELINE

The Westchester County Housing Project Pipeline summary report was created in-house by Pattern for Progress staff through research of various news sources, planning board reports, municipality websites, and materials provided by the county. A spreadsheet was created to track all of the available information about each project, which was then consolidated into a document with only the most pertinent information. Both the spreadsheet and the document, as well as a list of the projects in the pipeline with the developer of each project, have been provided as addenda to this report.

The research was conducted by populating the spreadsheet with all of the available information from the websites of each planning board for the municipalities in Westchester County. The spreadsheet was then supplemented with information from news articles online and in print regarding each development projects. The most commonly used new sources included Westfair online, YIMBY New York, LoHud, and the Westchester Examiner. The sources for each project are identified both as a field in the spreadsheet and in the document as endnotes. Any project that was indicated to have an expected completion in 2017, 2018, or early 2019 was checked to see if the project had already been completed and opened, and if so, was excluded from the final list.

The City of Mount Vernon Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
22 S. West Street	Affordable	New mixed-use affordable rental development with 4,200 sq.ft. of retail space and 189 housing units broken out into "4 tiers of affordability" with at least 131 units at or under 60% AMI and 58 units at or under 120% of AMI. The total development cost of the project is $95.4M and is split as follows: "State of New York Housing Finance Agency 30-year tax exempt bond mortgage: $26M State of New York Homes and Community Renewal (HCR) New Capital Program: $19.95M HCR Middle Income Housing Program: $8.7M Proceeds from the Sale of 4% Federal Low Income Housing Tax Credits $27.1M Proceeds from the Sale of New York State Low Income Housing Tax Credits $4.9M NYSERDA: $.3M Developer Equity: $8.5M"[i]	Under Construction or Recently Completed	0	189	**189**
645 MacQuesten/ 525 MacQuesten/ Locust Street	Market Rate	New rental development with 179 units of 1-BR and 2-BR housing. The project requested $1.4M sales/mortgage tax relief over 25-30 years, and a PILOT of $940 on 1BR and $1,100 on 2BR units. The total project cost is $43.7M and is expected to be completed in 2019.[ii]	Under Construction or Recently Completed	0	0	**179**
42 W. Broad Street	Market Rate (LUX)	New luxury rental development with 249 housing units. IDA benefits were secured by not disclosed. The project includes renovation and expansion of an existing parking garage and is expected to be completed in 2020.[iii]	Under Construction or Recently Completed	0	0	**249**
Library Square 20 S. Second Avenue	"workforce housing"	New mixed-income, mixed-use "workforce housing" and community space development would include a 50,000 sq. ft. expansion of the Public Library, renovation of the YMCA with the addition of a rooftop swimming pool, a basketball court, 18 micro-units for short term rentals and at least 96 units set aside for "creative class" housing. The project would have a 15,500 sq. ft. public plaza, an onsite cogeneration power plant, and 150-300 underground parking spaces for tenant and public use.[iv]	unknown, under review	0	96	**250**

The City of Mount Vernon Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
The Qwest Development 7 and 11 MacQuesten	Market Rate/ T.O.D.	New transit oriented development with 140 housing units located adjacent to the train station, expected to be completed in 2020.[v]	Under Construction or Recently Completed	0	0	**140**
Wartburg 1 Wartburg Place	Luxury senior independent living	New expansion of the Wartburg senior assisted living facility that would create 140 new luxury senior apartments.[vi]	proposed 2015	140	0	**140**
The Pointe S. Fourth Avenue at E. Third Street	Affordable/Senior	New transit oriented affordable family and senior housing development with 266 family units and 84 senior units, for 350 affordable housing units. The project also will offer a public garden, a 6-story parking garage with 630 spaces, and retail space. Expected completion in 2019.[vii]	Proposed	84	350	**350**
Hartley Park Towers 30 Oakley Avenue	Market Rate/ 40% Affordable	New mixed-income workforce housing development with 109 housing units, of which 43 are set aside as affordable housing. Expected completion in 2019.[viii]	Under Construction or Recently Completed	0	43	**109**
The Milenial 135 North High street	Market Rate (LUX)	New 6-story luxury rental development with 24 units of housing. Expected completion in 2020.[ix]	Proposed	0	0	**24**
The Parkview Terrace 214 Gramatan Avenue	Market Rate (LUX)	New mixed-use luxury 8-story apartment complex with first floor retail and 53 housing units. Expected completion in 2020.[x]	Proposed	0	0	**53**
Fleetwood Terrace 10-16 East Broad Street	Market Rate	New 6-story building with 44 off street parking spaces and 44 housing units in a single family residential zone, requiring variances. Expected completion in 2023.[xi]	Proposed	0	0	**44**
			TOTALS:	**224**	**594**	**1,727**

The City of New Rochelle Development Pipeline						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
North Avenue West 586 North Avenue	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 7,135 Sq.Ft. of retail space and 76 housing units broken out into 16 studios, 40 1-BR units, 17 2-BR units, and 3 3-BR units, with 8 units set aside as affordable housing.[xii]	Approved	0	8	**76**
The Rockwell 583 North Avenue	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 27,997 Sq.Ft. of retail space and 189 housing units broken out into 36 studios, 99 1-BR units, 44 2-BR units, and 10 3-BR units, with 19 units set aside as affordable housing. The project has received a $4.7M PILOT, and has a $90M total project cost.[xiii]	Approved	0	19	**189**
2 Hamilton 2 Hamilton Avenue	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 7,500 Sq.Ft. of retail space and 56 housing units broken out into 17 studios, 24 1-BR units, 13 2-BR units, and 2 3-BR units, with 6 units set aside as affordable housing. The project has received a $3.4M PILOT, has an $18.4M total project cost and is expected to be completed in 2021.[xiv]	Approved	0	6	**56**
The Craft Building 172 Union Avenue	100% affordable	New mixed-use, 80% AMI rental development with 1,805 Sq.Ft. of retail space and 75 housing units broken out into 10 studios, 55 1-BR units, and 10 2-BR units, with 33 units set aside as family housing, 30 units set aside for senior housing, and 12 units set aside for housing for persons with disabilities. The project has received a $4.16M PILOT, and has an $18M total project cost and is expected to be completed in 2020.[xv]	Under Construction or Recently Completed	30	75	**75**
360 Huguenot 360 Huguenot Avenue	Market Rate	New mixed-use rental development with 16,836 Sq.Ft. of retail space and 280 housing units broken out into 54 studios, 125 1-BR units, and 101 2-BR units. The project has received an $18.8M PILOT, and has a $122M total project cost and is expected to be completed in 2019.[xvi]	Under Construction or Recently Completed	0	0	**280**

The City of New Rochelle Development Pipeline cont.						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
Centre Pointe 64 Centre Avenue	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 4,280 Sq.Ft. of retail space and 144 housing units broken out into 48 studios, 72 1-BR units, and 24 2-BR units, with 14 units set aside as affordable housing.[xvii]	Proposed	0	14	**144**
Church & Division Tower A Church & Division Streets	Market Rate	New mixed-use rental development with 13,617 Sq.Ft. of retail space and 354 housing units broken out into 54 studios, 151 1-BR units, 144 2-BR units, and 5 3-BR units. The project has received a $13.8M PILOT, and has a $161M total project cost and is expected to be completed in 2020.[xviii]	Approved	0	0	**354**
Church & Division Tower B Church & Division Streets	Market Rate	New mixed-use rental development, phase II of Church & Division Towers.[xix]	Pre-development	X	X	**X**
500 Main 500 Main Street	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with a 23,000 Sq.Ft. Church which can be converted into a basketball court, and 2,180 Sq.Ft. of retail space as well as 462 housing units broken out into 100 studios, 230 1-BR units, and 132 2-BR units, with 46 units set aside as affordable housing. The project is expected to be complete in 2022.[xx]	Approved	0	46	**462**
277 North 277 North	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 13,068 Sq.Ft. of retail space and 442 housing units broken out into 106 studios, 205 1-BR units, 128 2-BR units, and 3 3-BR units, with 44 units set aside as affordable housing. The project has received a $22M PILOT savings over 20 years, and has a $200M total project cost and is expected to be completed in 2021.[xxi]	Approved	0	44	**442**
11 Garden Street 11 Garden Street	100% Affordable	New proposed affordable housing development with 219 units.[xxii]	Pre-Development	0	219	**219**

The City of New Rochelle Development Pipeline cont.						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
26 Garden Street 26 Garden Street	Market Rate	New proposed mixed-use rental development with 20,000 Sq.Ft. of retail space and 187 housing units.[xxiii]	Pre-Development	0	0	**187**
The Grand Grand Street	Market Rate (LUX)	New proposed luxury rental development.[xxiv]	Proposed	0	0	**X**
Millenia 22 Burling Lane	Market Rate (LUX)/10% affordable	New mixed-income rental development with 110 housing units, with 11 units set aside as affordable housing. The project has received a $3.5M PILOT savings over 20 years, and is expected to be completed in 2019.[xxv]	Under Construction or Recently Completed	0	11	**110**
NewRo Studios 11 Burling Lane	Affordable Artist Studios	New mixed-use, affordable rental development with rooftop music performance space, an art gallery lobby, 3000 Sq.Ft. of artist work-space in the basement, and 73 studio housing units. The project has received a $2.9M PILOT savings over 20 years, and has a $17.9M total project cost and is expected to be completed in 2019.[xxvi]	Approved	0	73	**73**
La Rochelle Expansion 255 Huguenot Street	Market Rate	New/Rehabbed rental development with approximately 200 housing units. The project has received a $16M PILOT savings over 11 years, and creates a new access road to the train station in exchange for allowing the expansion.[xxvii]	Approved	0	0	**200**
Pratt Landing 224 East Main Street	Market Rate	New proposed mixed-use rental development with 100,000 Sq.Ft. of retail space and a 100-200 room hotel, as well as approximately 450 housing units.[xxviii]	Pre-development	0	0	**450**
45 Harrison 45 Harrison Street	Market Rate/10% Affordable	New proposed mixed-use, mixed-income rental development with a new City Hall on the street level and 252 housing units broken out into 26 studios, 105 1-BR units, 105 2-BR units, and 26 3-BR units, with 25 units set aside as affordable housing.[xxix]	Pre-development	0	25	**252**
Bridges by EPOCH 11 Mill Road	Senior/assisted living	New memory-health care facility for seniors. The project was approved but is currently being challenged in court.[xxx]	Approved, currently in litigation	64	0	**64**

The City of New Rochelle Development Pipeline cont.						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
14 Le Count 14 Le Count Street	Market Rate/20% affordable	New mixed-use, mixed-income rental development with 6,170 Sq.Ft. of retail space and 379 housing units broken out into 84 studios, 207 1-BR units, and 87 2-BR units, with 76 units set aside as affordable. The project has received a $12.6M PILOT savings over 30 years, a $166M total project cost and is expected to be complete in 2022.[xxxi]	Under Construction or Recently Completed	0	76	**379**
The Standard 251 North Ave	Market Rate	New mixed-use, "micro-unit" rental development with 4,000 Sq.Ft. of retail space and 112 "micro" housing units built in dorm-style, broken out into 13 studios, 92 1-BR units, and 7 2-BR units. The project has received a $3.4M PILOT savings over 20 years, and has a $22.5M total project cost and is expected to be completed in 2019.[xxxii]	Under Construction or Recently Completed	0	0	**112**
The Printhouse 165 Huguenot Street	Market Rate	New rental development with 61 housing units broken out into 24 studios, 26 1-BR units, and 11 2-BR units. The project has received a $798K PILOT over 20 years was expected to be complete in 2018.[xxxiii]	Under Construction or Recently Completed	0	0	**61**
10 Commerce 10 Commerce Avenue	Market Rate/10% Affordable	New mixed-income rental development with 172 housing units broken out into 53 studios, 64 1-BR units, and 55 2-BR units, with 17 units set aside as affordable housing. The project has received a $6.2M PILOT savings over 20 years, and has a $57M total project cost and is expected to be completed in 2020.[xxxiv]	Under Construction or Recently Completed	0	17	**172**
Watermark Pointe 700 Davenport Avenue	Market Rate (LUX)	New proposed luxury condominium development with 72 3-BR condos for sale.[xxxv]	Pre-development	0	0	**72**
393 Huguenot 393& 387 Huguenot	Market Rate	New rental apartment building with community art benefit space on the ground floor, rooftop patio, and 60 studio and 1-BR units. Expected completion in 2020.[xxxvi]	Approved	0	0	**60**

The City of New Rochelle Development Pipeline cont.						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
327 & 339 Huguenot Street	Market Rate/ 10% affordable	New mixed-use, mixed-income apartment development with 13,000 Sq.Ft. of retail space, a 5-story parking garage with 259 spaces, and 285 "fairly compact" housing units. The project received $14M tax savings from city IDA, has a total project cost of $90.5M, and is expected to be completed in 2022.[xxxvii]	Approved	0	29	**285**
			TOTALS:	**94**	**662**	**4,774**

The City of Peekskill Development Pipeline						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
645 Main Street	Workforce/ Affordable	New proposed affordable housing development with 82 units that could serve incomes ranging from $42,000 to $96,000. The housing units are broken out into 10 1-BR units, 66 2-BR units, and 6 3-BR units.[xxxviii]	Pre-development	0	82	**82**
653 & 657 Central Avenue	Market Rate	New apartment rental development with 60 housing units that would include purchasing a city-owned lot and building a new park across the street.[xxxix]	Proposed	0	0	**60**
One Park Place One Park Place	Market Rate	New 10-story mixed-use rental building with first floor retail and 150 housing units. Expected completion in 2020.[xl]	Proposed	0	0	**150**
1847 Crompond Road	Affordable/ Senior (62+)	New affordable senior housing complex with 52 apartments, broken out into 16 1-BR and 36 2-BR units.[xli]	Proposed	52	52	**52**
			TOTALS:	**52**	**134**	**344**

The City of Rye Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
St. Regis Residence 120 Old Post Road	Market Rate (LUX)/ Senior (55+)	New luxury senior (55+) community of condos with 95 units. The breakdown of the units is 14 1-BR units, 44 2-BR units, 31 3-BR units, and 6 4-BR units.[xlii]	Under Construction	95	0	**95**
			TOTALS:	**95**	**0**	**95**

The City of White Plains Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
440 Hamilton 440 Hamilton Avenue	Market Rate/ 10% affordable	Rehab mixed-use, mixed-income rental development with 1600 Sq.Ft. of retail space and 468 units of housing. The apartments include 47 affordable units, 36 studio units, 303 1-BR units, and 129 2-BR units.[xliii]	Approved, awaiting construction	0	47	**468**
60 S Broadway	Market Rate/ 10% affordable	New mixed-use, mixed-income rental development with 28,000 Sq.Ft. of retail space and 814 units of housing. The apartments include 82 affordable units, 117 studio units, 446 1-BR units, 199 2-BR units, and 52 3-BR units.[xliv]	Pre-development	0	82	**814**
1 Lyon Place 95 S Broadway	Market Rate	Rehab/renovation mixed-use rental development of the 15-story, 120-unit senior-exclusive residential building into 212 unrestricted market-rate rental apartments, with 9,000 Sq.Ft. of retail and 9,000 Sq.Ft. of medical office space. Expected completion in 2019.[xlv]	Approved, under construction	**-120**	0	**212**
One DeKalb 1 DeKalb	Market Rate (LUX)	New rental development with 77 units of housing, including 17 studios, 42 1-BR units, and 18 2-BR units. Expected completion in 2018-19.[xlvi]	Under construction or recently completely	0	0	**77**
The Continuum (Phase II) 55 Bank Street	Market Rate (LUX)/ 20% Affordable	New rental development with 273 units of housing, including 63 affordable units, 94 studios, 119 1-BR units, and 96 2-BR units. This is the second phase of the project, after the first tower opening in 2018. Expected completion in 2020.[xlvii]	Under construction	0	63	**273**

The City of White Plains Development Pipeline Cont.						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
Norden Lofts 121 Westmoreland Ave.	Market Rate	Rehab/renovation rental development with 65 loft-style apartment units, including 42 studios, 18 1-BR units, and 5 2-BR units.[xlviii]	Under construction	0	0	**65**
Westmoreland Lofts 136-158 Westmoreland Ave.	Market Rate	New rental development with 62 loft-style apartment units, including 33 studios, 20 1-BR units, and 9 2-BR units.[xlix]	Under construction	0	0	**62**
City Square 50 Main Street	Market Rate/ 10% affordable	New mixed-use, mixed-income rental development with 19,000 Sq.Ft. of retail space, 19 affordable units with 11 units reserved for residents earning less than %60 of AMI, and 188 total units broken out into 94 studios, 57 1-BR units, and 37 2-BR units. The project received $3.8 M in sales tax and mortgage tax exemptions from the city IDA and is expected to be completed in 2020.[l]	Proposed/ Pre-development	0	19	**188**
The Flats at Westchester 1133 Westchester Avenue	Market Rate/ 10% affordable	New mixed-income rental development with 31 units set aside for affordable housing and 303 total units, broken out into 178 1-BR units, 115 2-BR units, and 10 3-BR units.[li]	Proposed/ Pre-development	0	31	**303**
Brookfield Phase 2 141 S Lexington Avenue	70% Affordable/ 30% Market rate	New mixed-income workforce housing development with 90 units set aside affordable housing and 49 market rate units – broken out into 40 1-BR units, 64 2-BR units, and 23 3-BR units.[lii]	Approved, under construction	0	90	**129**
Hamilton Green 200 Hamilton Avenue	Market Rate/ 10% Affordable	New mixed-use, mixed-income rental development with 85,000 Sq.Ft. retail, 27,000 Sq.Ft. co-working space and 860 housing units. 86 units are reserved for affordable housing and the units are broken out into 115 studios, 212 1-BR units, 344 2-BR units, and 189 3-BR units.[liii]	Approved, under construction	0	86	**860**
The Collection 80-106 Westchester Ave.	Market Rate/ 10% Affordable	New mixed-use, mixed-income rental development with 592,693 Sq.Ft. of retail space and 276 apartments broken out into 25 studios, 160 1-BR units, and 91 2-BR units, with 27 units set aside as affordable housing.[liv]	Approved, under construction	0	27	**276**

The City of White Plains Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Post Road Green 199-201 East Post Road	Market Rate/ 10% Affordable	New mixed-income rental development with 18 1-BR apartments with 2 units set aside as affordable housing.[lv]	Approved, under construction	0	2	**18**
Waterstone 120 Bloomingdale Road	Senior Market Rate (LUX)	New senior luxury apartment building with 132 housing units broken out into 76 1-BR units and 55 2-BR units.[lvi]	Approved, under construction	132	0	**132**
Broadstone 131 Mamaroneck Avenue	Market Rate/6% affordable	New mixed-use, mixed-income rental development with 7855 Sq.Ft. retail space, 33 studios, 253 1-BR units, 127 2-BR units, and 21 3-BR units, with 26 units set aside as affordable housing.[lvii]	Approved, under construction	0	26	**434**
The Boulevard 29-103 West Post Road	Market Rate	New mixed-use primarily commercial rental development with 220,000 Sq.Ft. of retail space and 12 2-BR units.[lviii]	Approved, under construction	0	0	**12**
Hale Avenue 97-103 Hale Avenue	Market Rate/10% Affordable	New mixed-income rental development with 127 housing units broken out into 11 studios, 80 1-BR units, and 36 2-BR units, with 13 units set aside as affordable housing.[lix]	Approved, under construction	0	13	**127**
WP AME Zion Church 65 Lake Street	100% Affordable/ Senior	New mixed-use, affordable senior rental development with 4,800 Sq.Ft. of retail space and 56 housing units broken out into 48 1-BR units and 8 2-BR units, with all units set aside as affordable housing.[lx]	Approved, under construction	56	56	**56**
The Dylan 40-42 Waller Avenue	Market Rate/10% Affordable	New mixed-use, mixed-income rental development with 1,818 Sq.Ft. of retail space and 24 units of housing, broken out into 12 1-BR units and 12 2-BR units, with 3 units set aside as affordable housing.[lxi]	Approved, under construction	0	3	**24**
113-121 Fisher Avenue	Market Rate	New market rate rental development providing housing for working families with 13 housing units, including 6 2-BR units and 7 3-BR units.[lxii]		0	0	**13**
52 North Broadway	Market Rate	New multiple-building housing complex with 492 rental housing units, including 370 market rate units, a separate building with 40 units of graduate-student housing, and an 82-unit assisted living facility for memory care.[lxiii]	Approved by common council, needs approval from HPC	82	0	**492**
			TOTALS:	**150**	**545**	**5,035**

The City of Yonkers Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Extell Riverfront 1 Point St. - 159 Alexander St.	Market Rate (LUX)	New mixed-use, luxury, waterfront rental development with 51,800 Sq.Ft. commercial/retail space, 1,395 residential parking spaces for the 1,395 housing units, 284 spaces for commercial uses and 252 public spaces, along with 8 acres of open space and 4 acres of private rooftop gardens. The project will take up 6 buildings and be a mix of apartments and townhomes, and will be built in phases over 10 years.[lxiv]	proposed 2016, built in phases over 10 years	0	0	**1,395**
Avalon Yonkers Alexander Street between Wells Avenue & Ashburton Avenue	Market Rate (LUX)	New mixed-use, luxury, transit-oriented development with 609 housing units and first floor retail. The project is expected to be completed in 2019.[lxv]	Under Construction or Recently Completed	0	0	**609**
River Club at Hudson Park Alexander Street between Dock street and Wells Avenue	Market Rate	New rental housing development with 213 studio, 1-BR, and 2-BR apartments. The project is expected to be completed in 2019.[lxvi]	Under Construction or Recently Completed	0	0	**213**
Chicken Island Chicken Island	Market Rate	The developer purchased the lot for $16 M from the city and is in the process of drawing up a development proposal for a new mixed-use development with shopping, dining, experiential retail, multi-family buildings, an office component and a luxury hotel.[lxvii]	Pre-development	X	X	**X**
55 Buena Vista Avenue	Market Rate (LUX)	New luxury, mixed-use, 25 story building with surface parking for 365 vehicles and a conference space, as well as 361 housing units broken out into 75 studios, 253 1-BR units, and 33 2-BR units. The project is expected to be completed in 2019.[lxviii]	Under Construction or Recently Completed	0	0	**361**

The City of Yonkers Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Sawyer Place (Phase II) 45 Main Street	Market Rate (LUX)	New mixed-us, luxury, development with first floor retail space and 269 housing units that are a mix of studios, 1-BR units, and 2-BR units. The building is expected to be completed in 2020.[lxix]	Under Construction or Recently Completed	0	0	**269**
Ludlow Point 150 Downing Street	Market Rate -10% affordable	New mixed-use, mixed-income development with 10,330 Sq.Ft. of retail space and 520 units of housing, of which 52 units are set aside for as affordable housing units. The project is awaiting IDA funding, and is expected to be completed in 2025.[lxx]	Pre-development	0	52	**520**
70 Pier 70 Pier Street	Market Rate	New residential apartment building with 36 housing units. The project is awaiting IDA funding, and is expected to be completed in 2021.[lxxi]	Pre-development	0	0	**36**
57 Alexander Street	Market Rate	New residential apartment building with 440 housing units. The project is awaiting IDA funding, and is expected to be completed in 2022.[lxxii]	Pre-development	0	0	**440**
Stratus on Hudson 1077 Warburton Avenue	Market Rate (LUX)	New residential development with 74 1- and 2-BR units, and amenities including gathering spaces, a roof deck lounge, a dog spa, and indoor parking.[lxxiii]	Under Construction or Recently Completed	0	0	**74**
Kimbal Residences 1217 Yonkers Avenue	Market Rate	New market-rate rental development with 255 housing units and 7,000 Sq.Ft. retail.[lxxiv]	Proposed December 2018	0	0	**255**
Austin Avenue Multi-Use Development Stew Leonard Drive & Sprain Road	Market Rate	New mixed-use market-rate rental development with 400 housing units and 225,000 Sq.Ft. of retail space. Expected completion 2027.[lxxv]	Proposed	0	0	**400**
Regency on the Hudson 56 Prospect Street	Market Rate	New mixed-use apartment building with 180 housing units and 365 parking spaces, with 180 public use parking spaces. Housing units include 1- and 2-BR apartments.[lxxvi]	Approved	0	0	**180**
705 Bronx River Road	Market Rate	New rental apartment building with 160 housing units that has requested $1.5M in IDA incentives.[lxxvii]	Approved	0	0	**160**
			TOTALS:	**0**	**52**	**4,912**

The Town of Cortlandt Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Hanover Estates 150 Croton Avenue	Market Rate	New 25-lot single family residential sub-division. Final approval expected in 2019.[lxxviii]	Conditional Preliminary Approval	0	0	**25**
			TOTALS:	**0**	**0**	**25**

The Town of Greenburgh Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Stonegate at Greenburgh 715 Dobbs Ferry Road	Market Rate/ 5% Affordable / Senior	New assisted living facility with 71 units and 30 memory care units. Assisted living units will include studio, 1- and 2-BR floor plans ranging from 350 to 900 square feet, while studio and 1-BR memory care units will range from 350 to 650 square feet. Expected completion in 2019.[lxxix]	Under Construction or Recently Completed	101	5	**101**
Greenburgh Housing Authority Redevelopment 48-50 Manhattan Avenue	Affordable Senior Housing (62+)	Rehabbed/redevelopment of 30-unit senior housing into 82-unit senior housing development.[lxxx]	Approved	52	52	**52**
			TOTALS:	**153**	**57**	**153**

The Town/Village of Harrison Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
3 Westchester Park Drive	Market Rate	New rental development with 450 housing units in two 5-6 story buildings broken out into 33 studios, 152 1-BR units, 254 2-BR units, and 11 3-BR units where two-thirds of the units would offer terraces, while some units would have street-level entrances. Amenities include a swimming pool at each building, a half-mile jogging path, a dog run, and community space.[lxxxi]	Pre-development	0	0	**450**
Harrison Playhouse Lofts 230-240 Harrison Avenue	Market Rate (LUX)	New luxury rental development with 36 housing units, a common courtyard for residents, a landscaped roof terrace, a fitness facility, underground parking and a screening room for films, as well as 5000 Sq.Ft. of retail space. The project is expected to be completed in 2019.[lxxxii]	Proposed	0	0	**36**
Harrison Commons 55-33 Calvert Street	Market Rate	New residential development with 24 rental housing units, 40 parking spaces, and roof top amenities. Expected completion in 2019	Approved	0	0	**24**
AvalonBay Harrison MTA Train Station Parking Lot	Market Rate/ 5% affordable	New mixed-use, mixed-income, transit oriented residential housing development with 27,000 Sq.Ft. street level retail, 751 parking spaces, and 143 housing units with 7 set aside as affordable housing. The breakdown of housing units is 76 1-BR units, 59 2-BR units, and 8 3-BR units. The project is expected to be completed in 2019.[lxxxiii]	Proposed	0	7	**143**
Brightview Senior Living 600 Lake Street	Market Rate/ Senior	New market rate senior only rental development. The Project has been approved but is being challenged in court by local residents.[lxxxiv]	Approved, currently being litigated	148	0	**148**
Carraway 103-105 Corporate Park Drive	Market Rate (LUX)	New luxury rental apartments with 421 housing units. Project expected to be completed in 2019.[lxxxv]	Under Construction or Recently Completed	0	0	**421**

The Town/Village of Harrison Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Broadview at Purchase College SUNY Purchase campus	Market Rate/20% affordable Senior Housing	Westchester County Local Development Corp. voted last year to issue tax-exempt revenue bond anticipation notes, estimated at $12 million but not exceeding $15 million, to pay costs of financing the first phase of a new senior living facility. This new senior housing development would include 174 1-BR and 2-BR apartments – with 44 of those being set aside for affordable housing – and 46 2-BR villas, and would feature a "Learning Commons" with seminar rooms, performance and exhibition space, a computer lab, art studios, walking trails, and open space.[lxxxvi]	First 220 units approved. The college has state approval to build up to 385 units on campus, but the composition of any future units is not yet decided.	220	44	**220**
			TOTALS:	**368**	**51**	**1,442**

The Town of Lewisboro Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Lewisboro Commons Route 22 and I-684 Exit 6A Ramp	Affordable	New affordable housing townhouses with 46 units, and at least 15 1-BR units, 30 2-BR units, and 5 3-BR units. The project received $1M in low-income housing tax credits and $4.2M from the state's Housing Trust Fund program.[lxxxvii]	Proposed	0	46	**46**
			TOTALS:	**0**	**46**	**46**

The Town of Mount Pleasant Development Pipeline						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
Baker Residential Subdivision 582 Columbus Avenue	Market Rate	New 116 lot single family subdivision, with 48 0.5 acre lots and 68 0.25 acre lots with 3- or 4-BR houses. An additional 72 assisted living townhouses will be constructed across 6 buildings. Expected completion 2025.[lxxxviii]	Proposed	72	0	**188**
			TOTALS:	**72**	**0**	**188**

The Town of New Castle Development Pipeline						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
Chappaqua Station Apartments 54 Hunts Place	Affordable	New transit-oriented affordable housing with 36 1- and 2-BR townhomes.[lxxxix]	Under Construction or Recently Completed	0	36	**36**
Rosehill 773 Armonk Road	Market Rate (LUX)	New 68-condominium development, with units between 700 to 3,400 Sq.Ft., and most in the mid-2,000's range. Mostly 2-BR units but some 1-BRs and studios.[xc]	Proposed	0	0	**68**
			TOTALS:	**0**	**36**	**104**

The Town of North Castle Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Eagle Ridge 3 North Castle Drive	Market Rate/ 10% affordable	New mixed-use, mixed-income development with a 97-room boutique hotel and 163 units of housing, of which 16 units are set aside as affordable housing units. The housing units are broken out into 69 apartments – 44 1-BR units, 15 2-BR units, and 10 3-BR units, as well as 94 2-BR townhouses. The project is expected to be completed in 2023.[xci]	Proposed	0	16	**163**
Airport Campus 113 King Street	Market Rate/ 10% affordable	Rehabbed mixed-use, mixed-income development with a 125-room hotel, 100,000 Sq.Ft. office space and 173 units of housing, of which 17 units are set aside as affordable housing units. The housing units are broken out into 151 apartments in a 7-story building – 39 1-BR units and 112 2-BR units, as well as 22 2-BR townhouses. The project is expected to be completed in 2023.[xcii]	Proposed	0	17	**173**
Mariani Gardens 45 Bedford Road	Market Rate/ 10% affordable	New mixed-use, mixed-income development with a café on site from the former nursery, and 49 units of housing, of which 5 units are set aside as affordable housing units. The housing units are broken out into 16 1-BR units, 6 2-BR units, 16 3-BR units, and 5 4-BR units. The project is expected to be completed in 2020.[xciii]	Proposed, needs zoning variance	0	5	**49**
Armonk Commons 156 Bedford Road	Market Rate/ 20% affordable	New mixed-income development with 36 units of housing, of which 6 units are set aside as affordable housing units due to a settlement in exchange for a density bonus. The housing units are broken out into 2 studios, 15 1-BR units, and 19 2-BR units. The project is expected to be completed in 2019.[xciv]	Approved	0	6	**36**
Brynwood Golf and Country Club 568 Bedford Road	Market Rate (LUX)	New mixed-use, mixed-income development on the site of a country club with an 18-hole golf course, pool, 9 tennis courts, and a club house. The development will have 88 units of housing, broken out into 58 2-BR units, 25 3-BR units, and 5 4-BR units. The project is expected to be completed in 2020.[xcv]	Proposed	0	0	**88**
The Vue 1700 Old Orchard Street	Market Rate/ 10% affordable	New mixed-income development with 200 units of housing, of which 20 units are set aside as affordable housing. The housing units are broken out into 80 1-BR units and 120 2-BR units. The project is expected to be completed in 2025.[xcvi]	Proposed, requires rezoning from SFR to MFR	0	20	**200**

The Town of North Castle Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
470 Main 470 Main Street	Market Rate/ 10% affordable	Rehab/redevelopment of a mixed-use, mixed-income building with 1,700 Sq.Ft. of retail space and 16 units of housing, of which 2 units are set aside as affordable housing. The housing units are broken out into 6 1-BR units and 10 2-BR units. The project is expected to be completed in 2019 but is for sale.[xcvii]	Approved	0	2	**16**
			TOTALS:	**0**	**66**	**725**

The Town of Ossining Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
River Knoll 40 Croton Dam Road	Market Rate (LUX)/ 11% affordable	New luxury mixed-income multifamily development, with 188 housing units of which 19 are set aside as affordable housing. 1- and 2-BR apartments that are targeted at empty nesters.[xcviii]	Proposed	0	19	**188**
Parth Knolls 87 Hawkes Avenue	Market Rate	New residential development of single family residence townhomes. Expected completion in 2019.[xcix]	Under Construction	0	0	**53**
			TOTALS:	**0**	**19**	**241**

The Town of Somers Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Hidden Meadow at Somers 16 Route 6	Market Rate/ 30% Affordable	New mixed-income residential development would create 37 single family residences for sale at market rate, and 8 two family residences for sale at an affordable rate where the owners of the 8 affordable units would serve as landlords of eight affordable apartments that would be in their two-family homes.[c]	Proposed	0	16	**53**
Somers Crossing Route 202 & Route 100	Market Rate	New single family residences for sale. Expected completion in 2019.[ci]	Under Construction	0	0	**66**
Artis Senior Living of Somers Route 6 and Mahopac Ave	Market Rate	New 72-bed memory care assisted living facility. Expected completion in 2021.[cii]	Proposed	72	0	**72**
			TOTALS:	**72**	**16**	**191**

The Town of Yorktown Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Croton Overlook Route 100 & Dell Avenue	Market Rate	New senior (55+) townhome development for ownership with 70 units. Expected completion in 2020.[ciii]	Proposed	70	0	**70**
Fieldhome Expansion Catherine Street & Jacob Road	Market Rate/ some affordable	New development of Fieldhome to build independent living units, new skilled nursing facility, with commons building connecting the two, for a total of 130 new beds.[civ]	Approved	130	0	**130**
			TOTALS:	**200**	**0**	**200**

The Village of Hastings-On-Hudson Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Artis Senior Living 1 Warburton Avenue	Assisted living dedicated memory care	New assisted living memory care facility with 72 beds.[cv]	Proposed	72	0	**72**
			TOTALS:	**72**	**0**	**72**

The Village of Mamaroneck Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Hampshire Country Club 1025 Cove Road	Market Rate	New condo development of 44 single-family dwellings and 61 attached dwellings. Expected completion in 2020.[cvi]	Proposed	0	0	**105**
			TOTALS:	**0**	**0**	**105**

The Village of Ossining Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Hudson Steppe 34 State Street	Market Rate	Rehabbed/renovation of a former textile mill on the property into a mixed-use development with 189 housing units, 7,500 Sq.Ft. of office space, an underground 231-space automated garage and more than 60 percent of the property as open space.[cvii]	Pre-development	0	0	**189**
Snowden Woods 14-acre site between Snowden Avenue and Sandy Drive	Market Rate/ 15% affordable	New mixed-income rental housing development with 198 housing units, of which 29 are set aside as affordable housing. The project is targeted at young professionals and empty-nesters.[cviii]	Awaiting zoning variance approval	0	29	**198**
Hidden Cove on the Hudson 36 Water St.	Market Rate/ 10% affordable	New mixed-income, transit-oriented rental apartments at historic factory site with 1.25 acre open space, new public park pavilion, and 137 housing units, with 14 set aside as affordable housing. The housing units are broken out into 34 1-BR units and 103 2-BR units. Expected completion in 2020.[cix]	Proposed	0	14	**137**
			TOTALS:	**0**	**43**	**524**

The Village of Port Chester Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Waterfront at Port Chester (Phase II) 59 Westchester Avenue	Market Rate	New mixed-use rental development with 14,000 Sq.Ft. of retail space, and 79 units of housing, mainly studio and 1-BR units with some 2-BR units. Expected to open in 2019.[cx]	site plan approved; awaiting IDA assistance	0	0	**79**
The Station Lofts at Port Chester New Broad Street	Market Rate	New transit-oriented rental development with 180 apartment units between 450-1150 Sq.Ft..[cxi]	Awaiting planning approval	0	0	**180**
The Complex at Port Chester East Broadway and South Main Street	Market Rate	New mixed-use rental development with 17,500 Sq.Ft. of retail space, 100 parking spaces, and 121 units of housing in a 12-story building.[cxii]	Pre-Development	0	0	**121**
Along South Main Street near the Westchester Avenue Intersection	Market Rate	New mixed-use rental development with 30,000 Sq.Ft. of retail space and 100 units of housing.[cxiii]	Pre-development	0	0	**100**
Former United Hospital Site 406 Boston Post Road	Market Rate/ Affordable	New mixed-use, mixed-income rental development with over 1,000,000 Sq.Ft. of commercial space, including a 135-room hotel, 217,000 square feet of medical office space, 90,000 square feet for retail or small restaurants and 730 total units of housing, with 36 units affordable at the 80-100% AMI range and 230 reserved for seniors. [cxiv]	Pre-development, approved for a $60M PILOT payment/20 years from the Village IDA	230	36	**730**
16-18 North Main Street	Market Rate	New and Rehabbed mixed-use development with 5200 Sq.Ft. retail for a restaurant and 6, 600 Sq.Ft. studio apartments. The $5.6M project received $1M in state funding to rehab the building, and is expected to be completed in 2019.[cxv]	Site plan approved; IDA assistance provided; awaiting state approvals on grant funding	0	0	**6**

The Village of Port Chester Development Pipeline Cont.

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Tarry Lighthouse N. Main Street	Market Rate	New mixed-use rental development with 13,053 Sq.Ft. of retail space and 157 units of housing.[cxvi]	Pre-development, Applying to ZBA for variances	0	0	**157**
Project Sandlot 240 Irving Ave	Market Rate	New rental development with 110 units of housing would replace a parking lot and parking structure, and would have 71 new parking spaces on the 1st and 2nd floor that would be available for the public and village use.[cxvii]	Under Consideration of board of trustees for public land conveyance prior to rezoning and site plan	0	0	**110**
25 South Regent Street	Affordable Senior (62+)	New affordable senior housing development with 34 total units in a 4-story building. The project has received two county bonds totaling $4.4M to finance the project. The project will have 27, 1-BR units at 800 Sq.Ft. and 7, 2-BR units at 1050 Sq.Ft..[cxviii]	Approved, awaiting county infrastructure funding	34	34	**34**
1 Betsy Brown Road	Market Rate	New 1 lot subdivision to build two 1-family homes for sale.[cxix]	Approved	0	0	**2**
600 King Street	Market Rate	New 1 lot subdivision to build four 1-family homes for sale.[cxx]	Approved	0	0	**4**
183-195 N. Main Street	Market Rate	Rehab project for the second floor of two 2-story buildings to create 7 new apartments.[cxxi]	Site plan approved; IDA financing approved	0	0	**7**
108 S. Main Street	Market Rate	New mixed-use rental development with 3,190 Sq.Ft. of retail space, 2,600 Sq.Ft. of amenity and co-working space, and 115 units of housing in a 9-story building.[cxxii]	Pre-development, proposed.	0	0	**115**
			TOTALS:	**264**	**70**	**1,645**

The Village of Rye Brook Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Kingfield 1100 King Street	Market Rate/10% Affordable	New suburban residential development with 25 detached single family homes starting at $1.4M and 85 townhomes starting at $950K. All homes are 3-4BR, and 10 units will be set aside as affordable housing. The project is expected to be completed in 2019.[cxxiii]	Under Construction or Recently Completed	0	10	**110**
259 North Ridge Street	5 Affordability units, 2 market rate SFRs	Rehabbed/renovated and new rental development with 5 2-BR, 1200 Sq.Ft. affordable apartments and 2 market-rate detached single family houses for sale.[cxxiv]	Proposed	0	5	**7**
Bowridge Commons 80 Bowman Ave	Affordable	New affordable rental development with 16 townhomes, 8 1-BR units and 8 2-BR units. The project is expected to be completed in 2019.[cxxv]	Under Construction or Recently Completed	0	16	**16**
900 King Street	Senior housing (55 or older)	New proposed senior living facility with 269 total housing units, including 160 2-BR apartments, 24 3-BR townhomes, and 85 assisted living units.[cxxvi]	Proposed	269	0	**269**
			TOTALS:	**269**	**31**	**402**

The Village of Sleepy Hollow Development Pipeline

Project Name and Address	Affordability Level	Project Description	Current Disposition	Total # of New Senior Units	Total # of New Affordable Units	Total # of New Units
Edge-On-Hudson (Phase I) Former GM site along Hudson River	Market Rate (LUX)/ affordable/ senior	New mixed-use, mixed-income development with a 140-room boutique hotel, 135,000 Sq.Ft. of retail space, 30,000 Sq.Ft. of office space, and 306 housing units, including 46 condo flats with 1-, 2-, and 3-BR's ranging from 800 to 1,800 square feet, 3- and 4-story townhomes with large rooftop terraces, and 72 townhomes with up to 2,900 square feet. The units are broken out into 188 rentable units including 61 affordable housing units, of which 40 are reserved for seniors. 118 units will be available for purchase. The project will be completed in 2019.[cxxvii]	Under Construction or Recently Completed	40	61	**306**
			TOTALS:	**40**	**61**	**306**

The Village of Tuckahoe Development Pipeline						
Project Name and Address	**Affordability Level**	**Project Description**	**Current Disposition**	**Total # of New Senior Units**	**Total # of New Affordable Units**	**Total # of New Units**
Summerfield Gardens 158 Summerfield Street	Market Rate/ 15% affordable Senior (55+)	New mixed-income senior (55+) housing development with 92 housing units, where 14 are set aside as affordable.[cxxviii]	Zoning variances approved 2014, currently being litigated	92	14	**92**
			TOTALS:	**92**	**14**	**92**

Overall Totals

MUNICIPALITY TYPE	NEW SENIOR	NEW AFFORDABLE	TOTAL NEW
CITIES	615	2,071	**16,887**
TOWNS	865	291	**3,315**
VILLAGES	737	219	**3,146**
TOTALS	**2,217**	**2,581**	**23,348**

DEVELOPERS

Developer	Municipality	Project Name	Project Address
Croton Realty Development LLC	Cortlandt	Hanover Estates	150 Croton Avenue
Northbridge Cos.	Greenburgh	Stonegate at Greenburgh	715 Dobbs Ferry Road
Greenburgh Housing Authority	Greenburgh	Greenburgh Housing Authority Redevelopment	48-50 Manhattan Avenue
Marcus Partners	Harrison		3 Westchester Park Drive
Verco Properties	Harrison	Harrison Playhouse Lofts	230-240 Harrison Avenue
33 Calvert Properties LLC	Harrison	Harrison Commons	55-33 Calvert St.
AvalonBay	Harrison	AvalonBay Harrison	MTA Train Station parking lot
Brightview	Harrison	Brightview Senior Living	600 Lake Street Harrison, NY,10604
Toll Brothers	Harrison	Carraway	103-105 Corporate Park Drive
Artis Senior Living	Hastings-on-Hudson	Artis Senior Living	1 Warburton Avenue
Wilder Balter Partners	Lewisboro	Lewisboro Commons	Route 22 and I-684 Exit 6A Ramp
Hampshire Recreation	Mamaroneck (Village)	Hampshire Country Club	1025 Cove Road, Mamaroneck, NY,10543
Baker Residential	Mount Pleasant	Baker Residential Subdivision	582 Columbus Avenue
Macquesten Development LLC	Mount Vernon		22 S. West Street
Enclave Equities	Mount Vernon		645 MacQuesten/525 MacQuesten/Locust Street
Alexander Development Group and the Bluestone Organization	Mount Vernon		42 W. Broad Street
Direct Investment Development	Mount Vernon	Library Square	20 S. Second Avenue
Simone Development	Mount Vernon	the Qwest Development	7 and 11 MacQuesten
Wartburg	Mount Vernon	Wartburg	1 Wartburg Place
MVP Realty Associates	Mount Vernon	The Pointe	S. Fourth Avenue at E. Third Street Mount Vernon, NY, 10550
Atlantic Development	Mount Vernon	Hartley Park Towers	30 Oakley Avenue
North High Development	Mount Vernon	The Milenial	135 North High Street
224 Gramatan LLC	Mount Vernon	The Parkview Terrace	214 Gramatan Avenue
	Mount Vernon	Fleetwood Terrace	10-16 East Broad Street
Conifer Realty	New Castle	Chappaqua Station Apartments	54 Hunts Place
Soder Real Estate Equities LLC	New Castle	Rosehill	773 Armonk Road
Young Cos. LLC	New Rochelle	North Avenue West	586 North Avenue
YoungCraft	New Rochelle	The Rockwell	583 North Avenue
Two Hamilton Ave Co Inc.	New Rochelle	2 Hamilton	2 Hamilton Avenue
Quintessential Associates LLC, Regan Development Corp.	New Rochelle	The Craft Building	172 Union Avenue
RXR Realty, Brause Realty, ABS Partners Real Estate	New Rochelle	360 Huguenot	360 Huguenot Avenue
Allstate Ventures	New Rochelle	Centre Pointe	64 Centre Avenue
RXR Realty	New Rochelle	Church & Division Tower A	Church & Division Streets
RXR Realty	New Rochelle	Church & Division Tower B	Church & Division Streets

BRP Development	New Rochelle	500 Main	500 Main Street
Fisher Development Associates & RCG Longview	New Rochelle	277 North	277 North
RXR Realty	New Rochelle	11 Garden Street	11 Garden Street
The Stagg Group	New Rochelle	26 Garden Street	26 Garden Street
ELD Properties	New Rochelle	The Grand	Grand Street
ELD Properties	New Rochelle	Millenia	22 Burling Lane
ELD Properties	New Rochelle	NewRo Studios	11 Burling Lane
DSF Group	New Rochelle	La Rochelle Expansion	255 Huguenot Street
Twining Properties	New Rochelle	Pratt Landing	224 East Main Street
MacQuesten LLC	New Rochelle	45 Harrison	45 Harrison Street
Wilder Balter Partners Inc. & L+M Development Partners	New Rochelle	14 Le Count	14 Le Count Street
The Cappelli Organization	New Rochelle	The Standard	251 North Ave
East and Hudson	New Rochelle	The Printhouse	165 Huguenot Street
BRP Development	New Rochelle	10 Commerce	10 Commerce Drive
National Realty & Development Corp.	New Rochelle	Watermark Pointe	700 Davenport Avenue
EPOCH	New Rochelle	Bridges by EPOCH	11 Mill Road
CAC Realty	New Rochelle	393 Huguenot Street	387 Huguenot
DHA Capital LLC	New Rochelle		327 & 339 Huguenot Street
JF Capital Advisors	North Castle	Eagle Ridge	3 North Castle Drive
Steven Wise Associates LLC, Manocherian family	North Castle	Airport Campus	113 King Street
Mark Mariani	North Castle	Mariani Gardens	45 Bedford Road
Michael Fareri	North Castle	Armonk Commons	156 Bedford Road
Corigin	North Castle	Brynwood Golf and Country Club	568 Bedford Road
JMF Properties Group	North Castle	The Vue	1700 Old Orchard Street
Michael Fareri	North Castle	470 Main Street	470 Main Street
Ossining Land	Ossining	Hudson Steppe	34 State Street
Ossining River Associates Inc.	Ossining	Snowden Woods	14-acre site between Snowden Avenue and Sandy Drive
Parth Knolls, LLC	Ossining (Town)	Parth Knolls	87 Hawkes Avenue, Ossining, NY 10562
Glenco Group	Ossining (town)	River Knoll	40 Croton Dam Road
Plateau Associates	Ossining (Village)	Hidden Cove on the Hudson	36 Water St.
Wilder Balter Partners Inc.	Peekskill		645 Main Street
Herman Poritzky	Peekskill	653 & 657 Central Avenue	653 and 657 Central Avenue
Alma Realty Corp.	Peekskill	One Park Place Mixed Use Building	One Park Place
Trinity Associates	Peekskill	Trinity Associates	1847 Crompond Road
G & S Investors	Port Chester	"Retail D" a phase of The Waterfront at Port Chester	59 Westchester Avenue
Post Road Iron Works	Port Chester	The Station Lofts at Port Chester	New Broad Street
Majic Development Group	Port Chester	The Complex at Port Chester	East Broadway and South Main Street

2SMSPortChester LLC	Port Chester		Along South Main Street near the Westchester Avenue Intersection
Starwood Capital Group	Port Chester	Former United Hospital Site	406 Boston Post Road
Post Road Iron Works	Port Chester		16-18 North Main Street
	Port Chester	Tarry Lighthouse	N. Main Street
Thelius Capital	Port Chester	Project Sandlot	240 Irving Ave
Lazz Development	Port Chester		25 South Regent Street
	Port Chester		1 Betsy Brown Road
Sarrazin Architecture	Port Chester		600 King Street
Frank Raffa Inc.	Port Chester		183-195 N. Main Street
Port Chester Gateway LLC, DeLaurentis Management Corp., Houlihan-Parnes Realtors LLC	Port Chester		108 S. Main Street
SUNY Purchase and Life Care Services	Purchase	Broadview at Purchase College	735 Anderson Hill Road
Alfred Weissman Real Estate LLC RXR Realty	Rye	St. Regis Residence	120 Old Post Road, Rye, NY, 10580
Sun Homes	Rye Brook	Kingfield	1100 King Street
Lazz Development	Rye Brook		259 North Ridge Street
Frank Madonna	Rye Brook	Bowridge Commons	80 Bowman Ave
Rye King Associates, George Comfort & Sons	Rye Brook		900 King Street
Toll Brothers	Sleepy Hollow	Edge-On-Hudson (Phase I)	former General Motors site along Hudson River
Kearney Realty Group Housing Action Council	Somers	Hidden Meadows at Somers	16 Route 6
Boniello Development	Somers	Somers Crossing	Route 202 & Route 100
Artis Senior Living	Somers	Artis Senior Living of Somers	Route 6 and Mahopac Avenue
	Tuckahoe	Summerfield Gardens	158 Summerfield Street
American Equity Partners	White Plains	440 Hamilton	440 Hamilton Avenue
Maple and Broadway LLC	White Plains		60 S Broadway
Sullivan Architecture of White Plains	White Plains	1 Lyon Place	95 S Broadway
One DeKalb LLC	White Plains	One DeKalb	1 DeKalb
LCOR	White Plains	The Continuum Phase 2	55 Bank Street
Norden Lofts LLC	White Plains	Norden Lofts	121 Westmoreland Ave
Westmoreland Lofts LLC	White Plains	Westmoreland Lofts	136-158 Westmoreland Ave
Ginsburg Development Companies	White Plains	City Square	50 Main Street
RPW Group	White Plains	The Flats at Westchester	1133 Westchester Avenue
White Plains Housing Authority, Trinity Financial	White Plains	Brookfield Phase 2	141 S Lexington Avenue
Street-Works Development	White Plains	Hamilton Green	200 Hamilton Avenue
Saber Chauncey WP LLP	White Plains	The Collection	80-106 Westchester Avenue
Sackman Enterprises	White Plains	Post Road Green	199-201 East Post Road
National Development	White Plains	Waterstone	120 Bloomingdale Road
Lennar Multifamily Communities	White Plains	Broadstone	131 Mamaroneck Avenue
Grid Properties	White Plains	The Boulevard	29-103 West Post Road

SABER Real Estate Advisors	White Plains	Hale Avenue	97-103 Hale Avenue
WP AME Zion Church	White Plains	WP AME Zion Church	65 Lake Street
The Daten Group	White Plains	The Dylan	40-42 Waller Avenue
Michael Rocco	White Plains		113-121 Fisher Avenue
George Comfort & Sons Inc.	White Plains	52 North Broadway - Good Counsel Campus	52 North Broadway
Extell Development	Yonkers	Extell Riverfront	1 Point St. - 159 Alexander St.
Avalon Group	Yonkers	Avalon Yonkers	Alexander Street between Wells Avenue and Ashburton Avenue
Strategic Capital	Yonkers	River Club at Hudson Park	Alexander Street between Dock street and Wells Avenue
AMS Acquisitions	Yonkers		Chicken Island
AMS Acquisitions	Yonkers	Buena Vista Teutonia	55 Buena Vista Avenue
Rising Development and RXR Realty	Yonkers	Sawyer Place (Phase II)	45 Main Street
Ginsburg Development Companies	Yonkers	Ludlow Point	150 Downing Street
Ginsburg Development Companies	Yonkers	70 Pier	70 Pier Street
Rose Associates	Yonkers		57 Alexander Street
RMS Companies	Yonkers	Stratus on Hudson	1077 Warburton Ave
Aubrey Capital	Yonkers	Kimbal Residences	1217 Yonkers Avenue
Morris Industrial	Yonkers	Austin Avenue Multi-Use Development	Stew Leonard Drive & Sprain Road
Hudson Regency Ventures	Yonkers	Regency on the Hudson	56 Prospect Street
The Stagg Group	Yonkers		705 Bronx River Road
Kim Calandriello	Yorktown	Croton Overlook	Route 100 & Dell Avenue
Personal Healthcare LLC	Yorktown	Fieldhome Expansion	Catherine Street & Jacob Road

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APPENDIX F

Developers in Westchester County

Pattern created a Westchester County Housing Project Pipeline report through research of various news sources, planning board reports, municipality websites, and materials provided by the county. While it is important to have a pipeline of projects and the names of developers working in Westchester County, understanding the barriers that developers face represents a critical piece to enhance development opportunities.

Pattern conducted interviews with developers to understand their challenges of building affordable housing units in Westchester County. The results, which are not in any specific order, are as follows:

- Lack of consistent local policy and a clear navigable approval process
- Cost of land too high
- Acceptance and understanding of what affordable housing is and who lives in the developments
- Misunderstanding that affordable housing brings "droves" of kids into the school district
- Blending the requirements of NYS Homes and Community Renewal with community wishes
- Little development opportunity in good school districts
- Renters want to live close to work – not necessarily in the suburbs – increases transit costs
- Conversations about affordable housing are difficult and need to continue
- School taxes are too high – need more municipalities willing to give PILOTs
- Predevelopment costs (legal, appraisal, market studies) are astronomical – assistance in financing and bridging those costs would be beneficial
- Local approval process is too long – which equates to increased pre-development costs including options on land and other carrying costs
- New York State SEQRA process drastically slows development
- High per unit impact fees ie: recreational fees – this is exceptionally difficult and adds greater risk when the fees are expected to be paid prior to the building permits being issued
- Soft costs are very high after development – audits, legal fees, energy reporting requirement
- An affordable housing development must contain more units than a market rate building in order to carry the higher soft costs expenses related to state and federal regulatory requirements
- The "burden" on schools issue forces the development of studios, 1BR and 2BR – however there is a need for 3BR and 4BR units
- Parking requirements are out of sync with reality and must be reduced
- Developing owner-occupied housing is an issue due to the cost and lack of developable land
- Very difficult to market studio and 1BR condo/townhouses in for sale developments

Developer	Municipality	Project Name
Croton Realty Development LLC	Cortlandt	Hanover Estates
Northbridge Cos.	Greenburgh	Stonegate at Greenburgh
Greenburgh Housing Authority	Greenburgh	Greenburgh Housing Authority Redevelopment
Marcus Partners	Harrison	
Verco Properties	Harrison	Harrison Playhouse Lofts
33 Calvert Properties LLC	Harrison	Harrison Commons
AvalonBay	Harrison	AvalonBay Harrison
Brightview	Harrison	Brightview Senior Living

Toll Brothers	Harrison	Carraway
Artis Senior Living	Hastings-on-Hudson	Artis Senior Living
Wilder Balter Partners	Lewisboro	Lewisboro Commons
Hampshire Recreation	Mamaroneck (Village)	Hampshire Country Club
Baker Residential	Mount Pleasant	Baker Residential Subdivision
Macquesten Development LLC	Mount Vernon	
Enclave Equities	Mount Vernon	
Alexander Development Group and the Bluestone Organization	Mount Vernon	
Direct Investment Development	Mount Vernon	Library Square
Simone Development	Mount Vernon	the Qwest Development
Wartburg	Mount Vernon	Wartburg
MVP Realty Associates	Mount Vernon	The Pointe
Atlantic Development	Mount Vernon	Hartley Park Towers
North High Development	Mount Vernon	The Millennial
224 Gramatan LLC	Mount Vernon	The Parkview Terrace
	Mount Vernon	Fleetwood Terrace
Conifer Realty	New Castle	Chappaqua Station Apartments
Soder Real Estate Equities LLC	New Castle	Rosehill
Young Cos. LLC	New Rochelle	North Avenue West
YoungCraft	New Rochelle	The Rockwell
Two Hamilton Ave Co Inc.	New Rochelle	2 Hamilton
Quintessential Associates LLC, Regan Development Corp.	New Rochelle	The Craft Building
RXR Realty, Brause Realty, ABS Partners Real Estate	New Rochelle	360 Huguenot
Allstate Ventures	New Rochelle	Centre Pointe
RXR Realty	New Rochelle	Church & Division Tower A
RXR Realty	New Rochelle	Church & Division Tower B
BRP Development	New Rochelle	500 Main
Fisher Development Associates & RCG Longview	New Rochelle	277 North
RXR Realty	New Rochelle	11 Garden Street
The Stagg Group	New Rochelle	26 Garden Street
ELD Properties	New Rochelle	The Grand
ELD Properties	New Rochelle	Millenia
ELD Properties	New Rochelle	NewRo Studios
DSF Group	New Rochelle	La Rochelle Expansion
Twining Properties	New Rochelle	Pratt Landing
MacQuesten LLC	New Rochelle	45 Harrison
Wilder Balter Partners Inc. & L+M Development Partners	New Rochelle	14 Le Count
The Cappelli Organization	New Rochelle	The Standard
East and Hudson	New Rochelle	The Printhouse
BRP Development	New Rochelle	10 Commerce
National Realty & Development Corp.	New Rochelle	Watermark Pointe

EPOCH	New Rochelle	Bridges by EPOCH
CAC Realty	New Rochelle	393 Huguenot Street
DHA Capital LLC	New Rochelle	
JF Capital Advisors	North Castle	Eagle Ridge
Steven Wise Associates LLC, Manocherian family	North Castle	Airport Campus
Mark Mariani	North Castle	Mariani Gardens
Michael Fareri	North Castle	Armonk Commons
Corigin	North Castle	Brynwood Golf and Country Club
JMF Properties Group	North Castle	The Vue
Michael Fareri	North Castle	470 Main Street
Ossining Land	Ossining	Hudson Steppe
Ossining River Associates Inc.	Ossining	Snowden Woods
Parth Knolls, LLC	Ossining (Town)	Parth Knolls
Glenco Group	Ossining (town)	River Knoll
Plateau Associates	Ossining (Village)	Hidden Cove on the Hudson
Wilder Balter Partners Inc.	Peekskill	
Herman Poritzky	Peekskill	653 & 657 Central Avenue
Alma Realty Corp.	Peekskill	One Park Place Mixed Use Building
Trinity Associates	Peekskill	Trinity Associates
G & S Investors	Port Chester	"Retail D" a phase of The Waterfront at Port Chester
Post Road Iron Works	Port Chester	The Station Lofts at Port Chester
Majic Development Group	Port Chester	The Complex at Port Chester
2SMSPortChester LLC	Port Chester	
Starwood Capital Group	Port Chester	Former United Hospital Site
Post Road Iron Works	Port Chester	
	Port Chester	Tarry Lighthouse
Thelius Capital	Port Chester	Project Sandlot
Lazz Development	Port Chester	25 South Regent St
	Port Chester	
Sarrazin Architecture	Port Chester	
Frank Raffa Inc.	Port Chester	
Port Chester Gateway LLC, DeLaurentis Management Corp., Houlihan-Parnes Realtors LLC	Port Chester	
SUNY Purchase and Life Care Services	Purchase	Broadview at Purchase College
Alfred Weissman Real Estate LLC **RXR Realty**	Rye	St. Regis Residence
Sun Homes	Rye Brook	Kingfield
Lazz Development	Rye Brook	259 North Regent St
Frank Madonna	Rye Brook	Bowridge Commons
Rye King Associates, George Comfort & Sons	Rye Brook	
Toll Brothers	Sleepy Hollow	Edge-On-Hudson (Phase I)
Kearney Realty Group **Housing Action Council**	Somers	Hidden Meadows at Somers
Boniello Development	Somers	Somers Crossing
Artis Senior Living	Somers	Artis Senior Living of Somers

	Tuckahoe	Summerfield Gardens
American Equity Partners	White Plains	440 Hamilton
Maple and Broadway LLC	White Plains	
Sullivan Architecture of White Plains	White Plains	1 Lyon Place
One DeKalb LLC	White Plains	One DeKalb
LCOR	White Plains	The Continuum Phase 2
Norden Lofts LLC	White Plains	Norden Lofts
Westmoreland Lofts LLC	White Plains	Westmoreland Lofts
Ginsburg Development Companies	White Plains	City Square
RPW Group	White Plains	The Flats at Westchester
White Plains Housing Authority, Trinity Financial	White Plains	Brookfield Phase 2
Street-Works Development	White Plains	Hamilton Green
Saber Chauncey WP LLP	White Plains	The Collection
Sackman Enterprises	White Plains	Post Road Green
National Development	White Plains	Waterstone
Lennar Multifamily Communities	White Plains	Broadstone
Grid Properties	White Plains	The Boulevard
SABER Real Estate Advisors	White Plains	Hale Avenue
WP AME Zion Church	White Plains	WP AME Zion Church
The Daten Group	White Plains	The Dylan
Michael Rocco	White Plains	
George Comfort & Sons Inc.	White Plains	52 North Broadway - Good Counsel Campus
Extell Development	Yonkers	Extell Riverfront
Avalon Group	Yonkers	Avalon Yonkers
Strategic Capital	Yonkers	River Club at Hudson Park
AMS Acquisitions	Yonkers	
AMS Acquisitions	Yonkers	Buena Vista Teutonia
Rising Development and RXR Realty	Yonkers	Sawyer Place (Phase II)
Ginsburg Development Companies	Yonkers	Ludlow Point
Ginsburg Development Companies	Yonkers	70 Pier
Rose Associates	Yonkers	
RMS Companies	Yonkers	Stratus on Hudson
Aubrey Capital	Yonkers	Kimbal Residences
Morris Industrial	Yonkers	Austin Avenue Multi-Use Development
Hudson Regency Ventures	Yonkers	Regency on the Hudson
The Stagg Group	Yonkers	
Kim Calandriello	Yorktown	Croton Overlook
Personal Healthcare LLC	Yorktown	Fieldhome Expansion

APPENDIX G

Community Engagement Session Notes

The following bulleted points and summaries are from the community engagement sessions, interviews, and roundtable discussions. Responses and input have been condensed; however, some responses may be repetitive. These bulleted items are purposefully not in any specific order to protect anonymity of the respondents.

- Poor conditions, unscrupulous landlords. We have seen over 6,000 eviction petitions in Yonkers alone
- Data from justice court is difficult to get; city court eviction data for Yonkers and Mt. Vernon is available
- Overzealous code enforcement (fire codes) condemns homes immediately and people get kicked out onto the street
- There are many incredible stories of poor treatment.
    - Landlords get worried about code enforcement and kick people out.
    - People have trouble getting their security deposits back because in many cases they may not even have official leases.
- There is a lack of appetite to help folks in the community.
- People often go crazy when you say we are going to build affordable housing.
- Los Angeles and Washington, DC have changed their codes to allow more subdivision of single family homes (ADUs) and Westchester could consider doing the same
- When grandparents take in their grandkids, which is happening more and more, they may need more space to live in but be unable to afford to move.
- Family shelters are full. Emergency drop in shelters are on the rise. There is a growing population of young women with children in homeless shelters. The numbers have been increasing in the family shelters are on the rise, whereas in the past it had been decreasing
- There is an "invisible population of young couch surfers" that are very hard to reach and provide services to. They do not have addresses to receive legal notices, aid, etc.
- Housing issue for Foster Kids aging out and homeless high school students
- Landlords are reluctant to accept Section 8, rent payment are too low, and standards too high
- Youth released from jail have trouble finding housing to live in and failure to find good housing can make it more likely they will reoffend. Around 50% of re-incarcerated people have an unstable housing situation.
- Homeless shelters need to allow for longer hours – nowhere to go
- Difficulties in selling homes – many new buyers cannot afford the taxes - seniors want to downsize – but nowhere to go in their local community
- Lack of municipal staff to deal with building conditions and follow-up
- Transportation within Westchester County is a barrier to housing and jobs. Very hard if you cannot afford a car. Increase the number of bus shelters in norther parts of the county

- There are very few bus shelters in the northern areas of the county.
- Public transportation is not viable. There are very few bus shelters in the northern areas of the county.
- Treating the housing needs of grandparents raising grandchildren should be a priority; they need a broad range of housing options, access to services and handicap accessibility is important
- Address existing housing eligibility restrictions in Section 8 and senior housing, which limits access
- The conversion of public housing units to private ownership under the RAD program has been causing some displacement
- Increasing number of people and families dealing with mental health issues and opioids
- Mismatch between federal rent limits and the true rental costs in the county
- Not all seniors want to live in the suburbs – they lose connection with their home community and network
- School district is important to many families – they want their children to have opportunities
- Support intergenerational supportive housing and should include accessible apartment
- The report should include information about foreclosure
- Increase funding for eviction prevention, foreclosure counseling and homeownership programs
- Home rule, local zoning policies/practices and an over reliance on the "market" to respond to all our housing needs
- Lack of infrastructure – water/sewer – especially in the northern parts of the county where watershed regulations present barriers to development
- Fear of affordable housing putting a burden on tax payers and the developer doesn't pay their share
- Minimum parking requirements are too high, set back requirements are excessive and adaptive reuse is not always in line with zoning
- Development pressure from NYC – raising rents in the county
- Delays in local-decision making process for development approval – some based on local opposition
- Limited availability of rental subsidy for developer and for tenants
- Rent is just too high, lack of subsidized units, Section 8 and the living conditions are deplorable
- Lack of 2, 3 and 4BR units and lack affordable senior housing
- Need more accessible housing for those with disabilities
- Aging in place – need for modifications
- Improve access to good school districts
- Municipalities should contribute land for affordable housing

- High property taxes, cost of land and cost of construction
- Soft costs are extremely high to develop affordable housing – especially when using government programs, which increases the overall need for higher rents and serving incomes below 50% is near impossible
- Local tax PILOTS are extremely difficult to obtain
- School boards push hard for studios, 1 & 2BR units – larger family units are not looked upon favorably
- Sales and mortgage tax exemption should come as of right with affordable housing development
- Advance modular construction
- Review local laws to increase options for affordable housing: Allow Accessory Dwelling Units
- Local planning boards and municipal staff need specific training and guidance on affordable housing
- Streamlined development approval process and consistency between municipalities
- School boards must be at the development table and educated on the true impact of affordable housing
- More aggressive goals on the set-asides – lower the AMI ceiling for developers
- Allow for vertical development as a tool to increase the number of units based on the lack of land
- Fear of change and losing one's own housing value while seeing increased public costs
- Great deal of public education on the actual impact of affordable housing
- Mismatch of wages with local housing cost – people working in the service sector are needed for a community to function – but they must live an hour away – big barrier and added cost
- Recognition that fear is not born from logic, but out of feeling - Read "Win Bigly" by Scott Adams
- White Plains development is pricey - New options for millennials – but very, very expensive
- New development was aimed at bring a higher income resident who spends money locally – yet there are still empty commercial spaces and high turnover of restaurants
- There needs to be affordable options and near transportation
- Shortage of workers due to the lack of affordable housing in proximity to their workplace
- Need more density near train stations
- Raise the inclusionary percentage and make affordability perpetual
- Too much affordable housing in Yonkers and Mount Vernon
- Clients often seek to move because their apartments are not kept in habitable condition. Many clients are month-to-month and have no choice
- New Rochelle has a high need for affordable units

- Childcare is a huge barrier – some subsidy for those under 200% poverty level, but Title XX not available – no moderate income childcare assistance
- As the minimum wage goes up – some families lose benefits as income increases, but not sufficient to cover expenses – benefit cliff
- Lack of housing that is affordable for very-low and extremely-low income households is paramount
- Lack of development serving those under 50% AMI
- Gentrification and displacement issues in many neighborhoods of Yonkers, New Rochelle, White Plains and Mt. Vernon
- Tenant screening reports, i.e. checks for prior housing court cases and credit checks are a substantial barrier and are problematic because a tenant may have been in housing court on a case that was dismissed and credit and tenant-screening reports are notorious for being replete with errors
- Tenants in ETPA housing can file complaints with DHCR but that can be slow and only prevents the landlord from obtaining the annual increase
- Update system to find affordable housing in the county
- Local building departments can be extremely slow to respond to complaints, difficult to obtaining records, and there is a lack of action to citations
- Tenants often discover that they are in illegal apartments with no certificate of occupancy but the landlords are given court orders for the entire rent and no penalties
- Overcrowding and substandard living conditions is common in Ossining
- In severe cases, a local building department has issued a condemnation order, which essentially leaves the tenant homeless and allows the landlord to renovate and significantly raise the rent – the tenant is punished and the landlord rewarded for the landlord's neglect
- Access to legal representation for low-income residents in all eviction cases would increase resident's likelihood of maintaining housing and preventing homelessness.
- The settlement starved county funding from non-settlement communities
- Funding was targeted to communities that were part of the settlement
- Continue and expand meetings and focus groups with organizations serving people with disabilities
- County should advocate for more subsidies, more housing policies and monitoring of local Affordable Housing Funds capitalized from opt-outs based on set-asides

APPENDIX H

Housing Opportunities for Westchester

A Guide to Affordable Housing Development

Westchester County Housing Opportunity Commission

September 1997

D. *AFFORDABLE HOUSING AS A MANDATED MUNICIPAL OBLIGATION*

1. *Case Law*

Two major court decisions that have impacted the role of municipalities in deciding land use policy in New York State have important implications for affordable housing.

Berenson v. Town of New Castle (1975): This is a key case which has helped determine the special role of housing in local land use policy in New York State.

For the first time, the Court of Appeals, the State's highest, recognized that, when it comes to housing, the local zoning law must consider regional needs.

Mitchell Berenson, a local land developer, was unable to develop multi-family housing in the Town of New Castle because its zoning ordinance prohibited the construction of such housing anywhere within its boundaries, thus excluding a large segment of the population from living in the Town.

The "Berenson Doctrine" as handed down by the Court holds that local land use planning should be evaluated on the basis of a two branch test:

(1) Whether the municipality's zoning ordinance has provided a "properly balanced" and "well-ordered" plan for the community which meets the present and future housing needs of all the Town's residents; and

(2) Whether regional housing needs were considered.

The Court specifically ruled that local zoning must balance "the local desire to maintain the *status quo* within the community and the <u>greater public interest</u> that regional needs be met" (emphasis supplied) and found the Town of New Castle zoning ordinance to have violated both prongs of the two branch test.

Upon remand to the Supreme Court in Westchester County in December 1976, the Town was ordered to amend its zoning ordinance to make proper provision for multi-family housing and was directed to issue a building permit for the project. The decision made no mention of the need for, specifically, affordable housing.

Continental Building Corp. V. North Salem - 1990: In 1987, the Continental Building Corp. brought suit against the Town of North Salem for having rezoned its property from a multi-family to a low density residential classification. This site had been previously zoned for multi-family as-of-right as a result of the Town's having lost an earlier Berenson-type case. That decision, *208 East Corp. vs. Town of North Salem,* had directed the Town to amend its zoning ordinance to provide for the construction of at least 200 units of multi-family housing in order to satisfy local and regional housing needs. The Town's court-approved compliance plan included the rezoning of the Continental Building Corporation's land.

Applying the *Berenson* analysis, the Supreme Court in Westchester County found that North Salem's zoning ordinance violated the critical standards of this line of cases. Furthermore, the Court found that the Town had affirmatively discouraged affordable housing and failed to address the regional need for, specifically, affordable housing. The Court directed the Town to revise its ordinance to take into account the specific number of affordable units needed in the region. The decision, which also ordered the Town to reimburse the plaintiff's litigation costs, was affirmed by the Supreme Court, Appellate Division.

In declaring the Town's argument that the *Berenson* doctrine implied no requirement of affordability to be "simply wrong," the Court stated as follows:

> The Court of Appeals held that exclusionary zoning 'is a form of racial or socio-economic discrimination which we have repeatedly condemned (citation omitted - emphasis in original). Furthermore, exclusionary zoning has been defined as 'land use control regulations which singly or in concert tends to exclude persons of low or moderate income from the zoning municipality.' (Citation omitted). Thus, the general rule that a municipality may not, by its zoning ordinance, create obstacles to the production of a full array of housing includes housing such as low and moderate income housing or, in other words, affordable housing."

The Appellate Division's opinion was confirmed by the refusal of review by the Court of Appeals. Upon remand to the Supreme Court, the Town was ordered to rewrite its zoning ordinance, reinstate the plaintiff's multifamily zoning and pay the plaintiff's three-quarters of a million dollars litigation costs. The Town's compliance plan accepted as its responsibility the 83-unit share of the regional affordable housing need allocated to it in the 1993 Affordable Housing Allocation Plan. That plan is currently under review by the Court.

APPENDIX I

REQUEST FOR PROPOSALS

WESTCHESTER COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT
May 2, 2018

Purpose:
The County of Westchester, through its Department of Planning (WCDP) is issuing this Request for Proposals (RFP) in a continuing effort to get a current picture of the affordable housing needs within Westchester County.

The Assessment involves the study of the County's existing housing stock and its affordability, as well as the needs of County households. It is the intent of this RFP process to identify and ultimately select a professional organization/firm to work closely with the County to develop a County-wide Affordable Housing Needs Assessment.

Description of Area:
Westchester County, located in the heart of the historic Hudson Valley, covers 500 square miles and has a population of just under a million. The County is a blend of bustling cities, quaint villages and picturesque towns as well as open spaces and a network of beautiful parks. Westchester is made up of 6 cities, 19 towns and 20 villages, each with its own planning and land use approval standards. Westchester County is known for top-notch public schools, and a high quality of life. The County is also an intellectual capital, boasting a highly educated workforce, competitive colleges and universities, Fortune 500 companies, world changing non-profits, and cutting-edge research centers. Westchester is led by County Executive George Latimer, who took office on January 1, 2018 as the ninth County Executive. Using inclusion and openness as a foreground, Latimer is fighting to make Westchester a destination for all people to live, work and enjoy. Learn more about Westchester County by visiting www.westchestergov.com

Scope of Work:
The following tasks shall be completed:

1. An Inventory and Analysis of the County's existing housing stock as it exists, both at an aggregated County total and by each municipality, with the most current data, by:
    a. Tenure (rental/ownership)
    b. Affordability
        i. Available for up to 30% AMI; 50% AMI; 60% AMI, 80% AMI, 100% AMI
        ii. ETPA buildings/units
        iii. Housing Choice Voucher allocations
        iv. Public Housing Authority units
    c. Units with Periods of Affordability that will be ending in through December 31, 2028

d. Designated Special Needs units – (e.g. Section 202 units, elderly/handicapped)
e. Foreclosures (data to be provided by WCDP)
f. Sales and Rent trends since 2008 including pricing and vacancy/availability
g. Residential Building Permits issued (data to be provided by WCDP)
h. Financing sources used (LIHTC, HHAP, 202, etc.)
i. Developers – non-profit and for-profit that have developed units

2. An analysis of the County's households, both at an aggregated County total and by each municipality, with the most current data by:
    a. Affordability
        i. Earning up to 30% AMI; 50% AMI; 80% AMI, 100% AMI
        ii. Homeless families and individuals (WCDP to provide this data from the Department of Social Services)
        iii. Households receiving Rental Assistance
        iv. Households residing in subsidized housing
        v. Households residing in supportive housing
        vi. Percentage of renters paying more than 50% of their income toward their housing costs
        vii. Percentage of homeowners paying more than 50% of their income toward their housing costs
        viii. Households commuting-in to the County (data to be provided by WCDP)
        ix. Households registered on Homeseeker (data to be provided by WCDP)
    b. Seniors – Aged 55+
    c. Disabled persons

3. Analysis of the "gap" of existing housing opportunities with the housing need

4. Best practice recommendations for Westchester to consider to help meet the housing need.

Meetings:
The consultant shall be available for up to four meetings with the County Staff, and shall include the cost of these meeting in the fees. The first meeting will be immediately after the contract is executed to review data sources to be used and data to be provided by WCDP. Please include within your proposal whether you would encourage any public meetings or focus groups as part of your work.

Fees:
Fees for the professional services provided by the Consultant shall be based on the completion of tasks and receipt of a deliverable product.

Schedule Requirements:
The selected professional shall complete the entire scope of work, including all tasks within 180 days of signing a contract, or other mutually agreed upon time.

Request for Proposals for Professional Services
Westchester County Affordable Housing Needs Assessment
May 2, 2018

Proposal Submittal:
Written Proposals are due by 3 PM on Thursday May 31, 2018 and should be addressed to:

Norma Drummond
Acting Commissioner
Westchester County Department of Planning
148 Martine Ave., Rm. 414
White Plains, New York 10601

Proposal should follow the general outline:
1. Name of firm
2. Description of firm
3. Nature of specific experience in appropriate areas
4. Proposal to approach the project
5. Time frame for completion of tasks
6. Cost of all work and deliverable products outlined
7. Names/qualifications of staff to carry out project
8. List of references

Women and Minority Business Enterprises are encouraged to bid. The County reserves the right to not award any contract as a result of this bid.

WCDP:5/1/2018
S:Housing:Reports:2018 Housing Needs Assessment