

10.1. INTRODUCTION AND SUMMARY OF FINDINGS

This Chapter analyzes the potential impacts of the Proposed Project on socioeconomic and fiscal conditions. The Proposed Project would be expected to result in 1,085 residents on the Project Site. This increase in population within the City of White Plains (the “City”) and study area would be consistent with past trends, which indicate that the population of the City and study area has been increasing. In addition, the multi-family units on the Project Site would be expected to absorb a portion of the anticipated population growth within the City that would occur even without the Proposed Project. The Proposed Project would add additional renter-occupied units to an area of the City and Westchester County (the “County”) where rental housing currently dominates the market. Finally, the addition of two residential buildings with more than 50 units each to the Project Site would be consistent with the character of the study area, which is made up of similarly sized structures.

The Proposed Project is expected to generate approximately \$2.9 million in property taxes per year, an increase of more than \$2.4 million from what the Site currently generates. The Proposed Project would also have indirect fiscal benefits for the City and the County, primarily as a result of increased consumer spending within the City on goods and services. The Proposed Project would also provide additional job opportunities for City residents. As such, it is the Applicant’s opinion that there would be no significant adverse impacts from the Proposed Project on socioeconomic or fiscal conditions.

10.2. EXISTING CONDITIONS**10.2.1. DEMOGRAPHICS**

This socioeconomic analysis evaluates the impact of the Proposed Project on three geographic areas: the County, the City, and a study area of census block groups within an approximate radius of ½-mile from the Project Site (see **Figure 10-1**). The study area block groups include areas proximate to the Project Site and present a stable data set to account for revisions to census block groups boundaries, which occurred between the 2000 Census and 2010 Census.¹

In general, over the past 15 years, the study area population has increased at a faster rate than either the City or the County. Study area housing units are predominantly renter occupied and located in large multi-family structures. Since 2000, the number of housing units within the study area has increased nearly 15 percent, which is more than twice the rate of the City as a whole, and almost three times the rate of the County.

¹ Census 2000 Block Groups include: Blocks 88.00-1; 88.00-2; 88.00-3; 89.01-1; 89.01-2; 89.01-3; 89.01-4; 89.01-5; 89.02-1; 89.02-3; 90.00-2; 90.00-3; 93.00-1; 93.00-2; 94.00-1; 94.00-2. Census 2010 Block Groups include: 88.00-1; 88.00-2; 89.01-1; 89.01-2; 89.01-3; 89.01-4; 89.01-5; 89.02-1; 89.02-3; 90.00-2; 93.00-1; 93.00-2; 94.00-3.

Approximately four out of five new residential units constructed between 2000 and 2015 within the City were located within the study area. The average household size of the study area is nearly 20 percent smaller (i.e., 2.1 persons per household) than the City as a whole (2.6 persons per household).

10.2.1.1. *Population*

Study area population increased by 13 percent between 2000 and 2015 (from 17,350 to 19,598 residents), but remained relatively steady between 2000 and 2010. Overall, the population of the City and the County also increased between 2000 and 2015; the City’s population increased nearly 9 percent (from 53,077 to 57,790 residents); and the County’s population increased nearly 5 percent (from 923,459 to 967,315 residents) (see **Table 10-1**).

**Table 10-1
Population**

	2000 Census	2006–2010 ACS	2011–2015 ACS	Percent change 2000–2015
Study area population	17,350	19,611	19,598	13.0%
White Plains population	53,077	55,881	57,790	8.9%
Westchester County population	923,459	939,406	967,315	4.7%
Note:	ACS = American Community Survey.			
Source:	United States Census Bureau.			

10.2.1.2. *Median Household Income*

Median Household Income (MHI) within the study area is lower than the MHI of both the City and the County (\$72,670 compared to \$81,309 and \$84,862 respectively). Overall, the study area experienced an increase in MHI from 2000 to 2015 (3.7 percent), while the City and County experienced a decrease (-6.7 percent and -10.3 percent respectively). The MHI increased at about the same rate within the study area and City between 2010 and 2015, while it decreased within the County during the same period (see **Table 10-2**).

**Table 10-2
Median Household Income**

	Census 2000	ACS 2006–2010	ACS 2011–2015	Percent change 2000–2015	Percent change 2010–2015
Study area	\$70,077	\$72,102	\$72,670	3.7%	0.8%
White Plains	\$87,111	\$80,390	\$81,309	-6.7%	1.1%
Westchester County	\$94,606	\$87,057	\$84,862	-10.3%	-2.5%
Note:	All incomes have been converted into 2016 dollars.				
Source:	United States Census Bureau.				

10.2.1.3. *Number of Housing Units*

The number of housing units within all three areas studied increased between 2000 and 2015 (see **Table 10-3**). Most of this growth occurred between 2000 and 2010. The number of housing units in the study area increased from 8,287 in 2000 to 9,469 in 2015—nearly a 15 percent increase. Approximately four out of five new residential units constructed between 2000 and 2015 within the City were located in the study area.

Table 10-3
Number of Housing Units

	Census 2000	ACS 2006–2010	ACS 2011–2015	Percent change 2000–2015	Percent change 2010–2015
Study area	8,287	9,788	9,496	14.6%	-3.0%
White Plains	21,576	24,071	23,114	7.1%	-4.0%
Westchester County	349,445	368,498	370,032	5.9%	0.4%
Source: United States Census Bureau.					

10.2.1.4. *Average Household Size*

As shown in **Table 10-4**, from 2000 to 2015, the average household size for the City and the County increased even after experiencing a slight dip between 2000 and 2010. Conversely, average household size within the study area remained constant from 2000 to 2015. As shown in **Table 10-4**, for all time periods analyzed, the study area had the lowest average household size and the County had the highest average household size.

Table 10-4
Average Household Size

	Census 2000	ACS 2006–2010	ACS 2011–2015	Percent change 2000–2015	Percent change 2010–2015
Study area	2.1	N/A	2.1	No change	N/A
White Plains	2.5	2.4	2.6	-4.0%	8.3%
Westchester County	2.7	2.6	2.8	-3.7%	7.7%
Note: N/A = Not Available					
Source: United States Census Bureau.					

10.2.1.5. *Household Tenure*

The percentage of owner- and renter-occupied housing has been fairly constant within each geographic area since 2000. As shown in **Table 10-5**, slightly more than one third of the County’s housing units are renter occupied, about half of the City’s units are renter-occupied and more than 60 percent of the units within the study area are renter-occupied.

10.2.1.6. *Housing Units in Structure*

Multi-family housing dominates the housing stock within the study area; more than 70 percent of all housing units within the study area are located in buildings with 20 or more units (see **Table 10-6**). While this percentage has remained relatively steady since 2000, the share of study area housing units within the largest buildings, those with 50 or more units, increased from 50 percent in 2000 to 60 percent in 2015, indicating either an increase in the construction of multi-family buildings with 50 or more units, a decrease in smaller multi-family buildings or a combination thereof. Similarly, approximately 45 percent of all housing units in the City are located in buildings with 20 or more units. This is in marked contrast to the housing stock of the County as a whole. For the past 15 years, single-family structures have accounted for approximately one half of all housing units within the County. The share of units in the County within buildings having 20 or more has remained relatively steady, at less than 25 percent.

**Table 10-5
Household Tenure**

	Census 2000				ACS 2006–2010				ACS 2011–2015			
	Owner-occupied unit		Renter-occupied unit		Owner-occupied unit		Renter-occupied unit		Owner-occupied unit		Renter-occupied unit	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Study area	3,017	37.9%	4,951	62.1%	3,976	42.7%	5,345	57.3%	3,388	37.7%	5,601	62.3%
White Plains	10,928	52.2%	9,993	47.8%	12,595	54.7%	10,417	45.3%	11,132	50.9%	10,745	49.1%
Westchester County	202,673	60.1%	134,469	39.9%	216,753	62.7%	129,042	37.3%	210,195	61.5%	131,671	38.5%

Source: United States Census Bureau.

**Table 10-6
Housing Units by Building Size (Units in Structure)**

	Census 2000						ACS 2006–2010						ACS 2011–2015					
	Study area		City of White Plains		Westchester County		Study area		City of White Plains		Westchester County		Study area		City of White Plains		Westchester County	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
All Occupied Units	8,306		21,576		349,445		9,788		24,071		368,498		9,496		23,114		370,032	
1 Unit	1,063	12.8%	8,044	37.3%	175,348	50.2%	1,122	11.5%	8,244	34.3%	186,242	50.5%	861	9.1%	7,396	32.0%	185,711	50.2%
2 Units	354	4.3%	1,007	4.7%	30,867	8.8%	368	3.8%	1,337	5.6%	32,243	8.8%	293	3.1%	1,472	6.4%	32,571	8.8%
3 or 4 units	490	5.9%	1,416	6.6%	30,907	8.8%	605	6.2%	1,392	5.8%	31,295	8.5%	785	8.3%	1,581	6.8%	31,453	8.5%
5 to 9 units	607	7.3%	1,225	5.7%	19,759	5.7%	660	6.7%	1,161	4.8%	20,467	5.6%	571	6.0%	1,029	4.5%	18,536	5.0%
10 to 19 units	393	4.7%	1,018	4.7%	14,692	4.2%	369	3.8%	1,346	5.6%	15,768	4.3%	266	2.8%	1,108	4.8%	14,985	4.1%
20 to 49 units	1,196	14.4%	2,503	11.6%	26,703	7.6%	1,517	15.5%	2,480	10.3%	27,766	7.5%	1,038	10.9%	2,050	8.9%	27,110	7.3%
50 or More units	4,203	50.6%	6,355	29.5%	50,963	14.6%	5,147	52.6%	8,111	33.7%	54,231	14.7%	5,646	59.5%	8,426	36.5%	59,019	16.0%
Mobile Home	0	0.0%	8	0.0%	152	0.0%	0	0.0%	0	0.0%	398	0.1%	36	0.4%	52	0.2%	546	0.2%
Boat, Rv, Van, Etc.	0	0.0%	0	0.0%	54	0.0%	0	0.0%	0	0.0%	88	0.0%	0	0.0%	0	0.0%	101	0.0%

Source: United States Census Bureau.

10.2.2. FISCAL CONDITIONS

The Sisters of the Divine Compassion (the “Sisters”), a not-for-profit religious organization, owned the Project Site until the last quarter of 2015. During the time the Sisters owned the property, the property paid taxes only to the Mamaroneck Valley Sewer District based on the assessed value of the Project Site, but did not pay any other property taxes to the City, County, or school district. The Applicant purchased the Project Site during the last quarter of 2015 and since that time, has been paying property taxes to the City, County, and school district on the assessed value of the Project Site.

10.2.2.1. Taxes

In 2014, the Project Site had an assessed value of \$1,300,000. Based on this assessed value, the Project Site would have paid \$20,189 in sewer taxes in 2014 (see **Table 10-7**). As stated above, given its not-for-profit status, the Project Site was exempt from payment of other property taxes.

Table 10-7
2014 Property Taxes

Taxing jurisdiction	2014 mill rate ¹	Assessed value	Taxes
City of White Plains	196.14	\$1,300,000	\$0
White Plains School District	600.22	\$1,300,000	\$0
Westchester County	100.99	\$1,300,000	\$0
Westchester County Refuse Disposal	9.14	\$1,300,000	\$0
Mamaroneck Valley Sewer District	15.53	\$1,300,000	\$20,189
Total			\$20,189
Note: ¹ Rate per \$1,000 of assessed value.			
Source: http://www3.westchestergov.com/property-tax-rates , last accessed 3/29/2017.			

For the portion of 2015 in which the Project Site was owned by the Applicant, the Applicant paid full property taxes to all taxing jurisdictions based on the \$1,300,000 assessed value of the Site. The 2017 Final Assessed Value of the Project Site, which is based on the sale price of the Site, is \$520,500. As shown in **Table 10-8**, in 2016, the first full year that the Site was taxable, the Site generated more than \$500,000 in property taxes. Of that, the school district received more than \$326,000 and the City received more than \$106,000.

Table 10-8
2017 Property Taxes

Taxing Jurisdiction	2017 mill rate ¹	Assessed value	Taxes
City of White Plains	205.37	\$520,500	\$106,895
White Plains School District	626.37	\$520,500	\$326,026
Westchester County	102.96	\$520,500	\$53,591
County Refuse Disposal	9.26	\$520,500	\$4,820
Mamaroneck Valley Sewer District	18.25	\$520,500	\$9,499
Total			\$500,830
Note: ¹ Rate per \$1,000 of assessed value.			
Source: http://www3.westchestergov.com/property-tax-rates , last accessed 10/17/2017.			

10.3. FUTURE WITHOUT THE PROPOSED PROJECT

10.3.1. DEMOGRAPHIC CONDITIONS

According to the New York Metropolitan Transportation Council (NYMTC) 2050 Socioeconomic and Demographic (SED) forecasts adopted on March 12, 2015, the County's population is expected to continue to increase to 998,300 by 2025, and 1,190,100 by 2050.² By 2025, the population of the City is expected to increase to 62,087, or 6.9 percent above its 2013 population, and by 2050 to 73,984 or a 20.4 percent increase.³

10.3.2. FISCAL CONDITIONS

In the Future without the Proposed Project, there would be no increase in the assessed value of the Project Site. The various taxing jurisdictions would likely continue to receive approximately \$500,000 in property taxes from the Project Site per year. However, reductions in the assessed value of the Project Site, and subsequently a reduction in the property taxes generated by the Project Site, may occur in the medium-to long-term if the Site remains unoccupied and the buildings deteriorate. As noted in Chapter 2, "Project Description," the Applicant has maintained the buildings in the condition in which they were when the Site was purchased.

10.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

10.4.1. DEMOGRAPHIC CONDITIONS

The Proposed Project includes 400 residential units within the multi-family buildings, 70 units of academic housing with a total of 120 beds, and 90 units within the assisted-living facility with a total of 125 beds. Using an average household size of 2.1 persons per unit (see **Table 10-9**), the multi-family residential buildings would be expected to have a population of approximately 840 people. This is a conservative estimate of the projected population generated by the multi-family buildings as more than half of these units would be one-bedroom apartments, which would likely have a lower average household size than 2.1 people per unit. Combined with the population from the academic housing and the assisted-living facility, the Proposed Project would conservatively be expected to result in 1,085 residents on the Project Site (see **Table 10-9**). This increase in population within the City and study area would be consistent with past trends, which indicate that the population of the City and study area is increasing. In addition, the multi-family units on the Project Site would be expected to absorb a portion of the anticipated population growth that is expected to occur within the City in the Future without the Proposed Project.

² Draft 2050 Socioeconomic & Demographic Forecasts Report, 2015
https://www.nymtc.org/Portals/0/Pdf/SED/2050%20SED/SED%20-Draft%20Document%20for%20Public%20Release_FINAL.pdf last accessed 3/29/2017.

³ Open Space Memo, 60 South Broadway, City of White Plains.

**Table 10-9
Projected Population of Proposed Project**

Project component	Number of units/beds	Population per unit/bed	Total population
Multi-family residential	400	2.1 ⁽¹⁾	840
Senior assisted living	125	1	125
Academic housing	120	1	120
Total			1,085

Note: ⁽¹⁾ 2.1 is the average household size for the study area (ACS 2011–2015).

The Proposed Project would add additional renter-occupied units to an area of the City and County where rental housing currently dominates the market continuing the upward trend within the study area, the City, and the County. Finally, the addition of two residential buildings with more than 50 units each to the Project Site would be consistent with the character of the study area, which is predominantly made up of similarly sized structures.

The Proposed Project would make 6 percent of dwelling units⁴ available in perpetuity to households who are income qualified under the City’s Affordable Rental Housing Assistance Program (ARHAP), or Affordable Home Ownership Program.

10.4.2. FISCAL CONDITIONS

The Proposed Project would increase the current assessed value from \$520,500 to approximately \$3,037,000 (see **Figure 10-2**). Using the 2017 mill rates,⁵ the Project Site would be anticipated to generate \$2,922,232 from property taxes per year. This is an increase of \$2,421,401 from the amount currently generated by the Project Site (see **Table 10-10**). Of this increase, the City would receive approximately \$624,000, the White Plains School District would receive approximately \$1.9 million, the County would receive approximately \$310,000, the Westchester County Refuse Disposal would receive approximately \$30,000, and the Mamaroneck Sewer District would receive approximately \$61,000.

**Table 10-10
Projected Property Taxes (with 2016 Mill Rates)**

Taxing jurisdiction	2017 mill rate ¹	Assessed value	Taxes
City of White Plains	205.37	\$3,037,000	\$623,709
White Plains School District	626.37	\$3,037,000	\$1,902,286
Westchester County	102.96	\$3,037,000	\$312,690
County Refuse Disposal	9.26	\$3,037,000	\$28,123
Mamaroneck Valley Sewer District	18.25	\$3,037,000	\$55,425
Total			\$2,922,232

Note: ¹ Rate per \$1,000 of assessed value in 2017.
Source: <http://www3.westchestergov.com/property-tax-rates>, last accessed 10/17/2017.

The Proposed Project would also have indirect fiscal benefits for the City and the County, primarily as a result of increased consumer spending within the City on goods and services. This increase in consumer spending would be expected to benefit existing

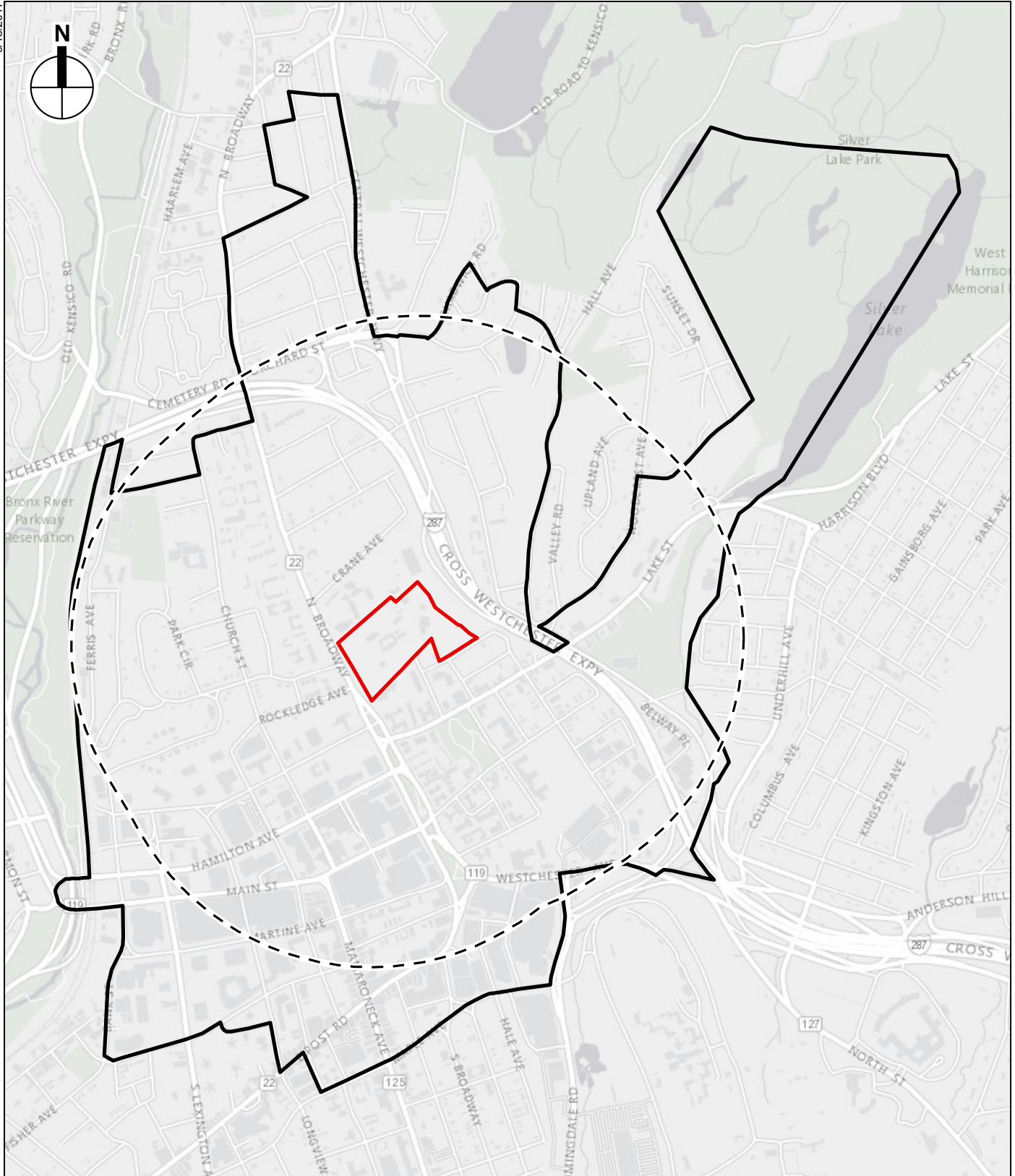
⁴ Neither the academic housing use nor the assisted-living use contains “dwelling units,” as defined by the City’s code.

⁵ <http://www3.westchestergov.com/property-tax-rates>, last accessed 10/17/2017.

White Plains businesses, especially those proximate to the Project Site in downtown, and result in an increase in City and County sales tax revenue. The Proposed Project would also provide additional job opportunities for City residents.

10.5. MITIGATION MEASURES

The Proposed Project would not result in any adverse socioeconomic impact. In fact, the Proposed Project would introduce new housing of a type and scale that is consistent with the majority of existing residential units in the study area, while also providing necessary housing for the anticipated growth in the City's population. In addition, the Proposed Project would generate approximately \$2.9 million in property taxes per year, an increase of more than \$2.4 million from what the Site currently generates. As such, mitigation measures are not required. *



- Project Site
- Half-mile boundary
- Study Area



Multi Family Comparable

<u>Development Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Units</u>	<u>Full Market Value</u>	<u>Equalization Rate</u>	<u>Taxable AV</u>	<u>Per Unit</u>
1 La Gianna	10 Dekalb Avenue	2014	56	\$10,567,823	0.03170	\$335,000	\$5,982
2 Avalon White Plains	27 Barker Ave	2009	353	\$70,946,372	0.03170	\$2,249,000	\$6,371
3 15 Bank Apartments	15 Bank Street	2005	501	\$55,993,690	0.03170	\$1,775,000	\$3,543
4 One City Place	1 City Place	2004	311	\$77,287,066	0.03170	\$2,450,000	\$7,878
5 Windsor at Gramercy	2 Canfield Ave,	2003	260	\$57,570,977	0.03170	\$1,825,000	\$7,019
6 Metro White Plains	16 Ferris Avenue	1985/2000	<u>124</u>	<u>\$27,585,015</u>	<u>0.03170</u>	<u>\$874,445</u>	<u>\$7,052</u>
Weighted Average			1605	\$299,950,943	0.03170	\$9,508,445	\$5,924

Assisted Living Comparable

<u>Development Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Units</u>	<u>Full Market Value</u>	<u>Equalization Rate</u>	<u>Taxable AV</u>	<u>Per Unit</u>
1 The Bristol	305 North Street	2009	148	\$18,611,987	0.03170	\$590,000	\$3,986
2 The Kensington	100 Maple Avenue	2011	<u>87</u>	<u>\$10,678,233</u>	<u>0.03170</u>	<u>\$338,500</u>	<u>\$3,891</u>
Weighted Average			235	\$29,290,220	0.03170	\$928,500	\$3,951

Estimated Completed Assessment

	<u>Units</u>	<u>Full Market Value</u>	<u>Equalization Rate</u>	<u>Taxable AV</u>	<u>Per Unit</u>
Multifamily	400	\$74,763,405	0.03170	\$2,370,000	\$5,924
Graduate Student Housing (75% of MF value)	70	\$9,810,725	0.03170	\$311,000	\$4,443
Assisted Living	<u>90</u>	<u>\$11,230,284</u>	<u>0.03170</u>	<u>\$356,000</u>	<u>\$3,951</u>
Stabalized Assessed Value	560	\$95,804,413	0.03170	\$3,037,000	\$5,423

Estimated Impact to Taxes	
Stabalized AV	\$3,037,000
Subject - As Is	<u>\$520,500</u>
Increase to AV	\$2,516,500
Current Tax Rate 2017*	962.21
Increase in taxes	\$ 2,421,401