

Chapter 6: Socioeconomics, Fiscal Impacts, and Environmental Justice

A. INTRODUCTION AND SUMMARY OF FINDINGS

This chapter estimates the economic and fiscal impacts of the Proposed Project; assesses whether the Proposed Project could result in any significant adverse environmental impacts due to changes in socioeconomic conditions; and identifies whether any adverse socioeconomic effects could disproportionately affect minority or low-income populations, and therefore raise environmental justice concerns. The incremental financial cost of providing additional community services to the Proposed Project (i.e., emergency services and schools) is estimated in Chapter 7, “Community Facilities,” and is compared to the estimated fiscal benefits identified in this chapter.

The following summarizes findings and proposed mitigation measures.

A.1. POTENTIAL ADVERSE SOCIOECONOMIC EFFECTS

Socioeconomic changes may occur when a project directly or indirectly changes population, housing, and economic activity. Such changes can be positive, as described in Section A.1. above, but may also have adverse effects if it leads to the displacement of residents or businesses. The Proposed Project would introduce new residents and economic activities that would influence market conditions and the socioeconomic character of the SESA. However, as detailed below, the potential socioeconomic changes would not result in significant adverse environmental impacts.

A.1.a. Direct Residential Displacement

Direct (or primary) residential displacement is the involuntary displacement of residents living on a project site. The proposed redevelopment of the Teutonia and Chicken Island Sites would not displace any residents, as there are no residential dwelling units located on those sites.

The North Broadway Project could result in the direct displacement of up to 13 households.¹ Assuming full occupancy, an estimated 34 residents could be directly displaced. The 34 residents would represent approximately one-tenth of one percent (0.01 percent) of the SESA population in 2019 (32,319 residents); this level of displacement would not have the potential to alter the socioeconomic character of the SESA, and therefore would not result in significant adverse impacts.

¹ One of the 13 potentially displaced dwelling units is transitional housing under a per diem license agreement and operated under contract with Westchester County Department of Social Services that may or may not be displaced by the North Broadway Project, so it is conservatively included in the analysis.

A.1.b. Direct Business Displacement

Direct (or primary) business displacement is the involuntary displacement of a business that is located on a project site. The proposed redevelopment of the Teutonia and Chicken Island Sites would not directly displace any businesses. A portion of the privately owned Chicken Island Site is currently utilized for municipal parking. As described below, the lease agreement with the Yonkers Parking Authority for municipal parking expires in June 2022. Further, the City has identified the Government Center garage as its preferred location for parking displaced from the Chicken Island Site. To accommodate this, City staff currently parking in the Government Center garage would be relocated to a newly constructed Cacace Justice Center garage.

The North Broadway Project would directly displace four commercial storefronts currently occupied by two restaurants, a laundromat, and a community organization. Based on typical employment densities for the potentially displaced businesses, in total approximately 30 workers could be directly displaced; this represents less than one-half of one percent of 2018 jobs located in the SESA.

While all businesses contribute to neighborhood character and provide value to the local economy, because there are alternative sources of goods, services, and employment provided within the SESA, the potential direct displacement of these four uses does not constitute a significant adverse impact. The potentially displaced uses are not uniquely dependent on their location, nor do they serve a population that is uniquely dependent on the services in their present location; there are other restaurants and laundromats within close proximity to the North Broadway Site, and comparable retail and office spaces are available within the SESA and more broadly within Yonkers. In addition, the Proposed Project would include commercial office space and retail uses in the same locations that would broaden the range of goods and services offerings, as well as employment opportunities, in the neighborhood.

A.1.c. Indirect Residential Displacement

Indirect displacement (also known as secondary displacement) is the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions. The indirect residential displacement assessment for the Proposed Project considers whether lower-income residents could be forced out of the SESA due to rising rents caused by the new concentration of higher-income housing introduced by the Proposed Project.

By 2032, the Proposed Project would introduce 3,556 new residential units at the Project Sites, housing an estimated 9,246 residents.² The new residents would represent a nearly 22 percent increase in the SESA population as compared to conditions without the Proposed Project. The Proposed Project's residential population would, in the aggregate, have a higher household income than the existing SESA population. The SESA's average household income was

² The estimate conservatively assumes full occupancy and an average household size of 2.6 persons per unit, consistent with the American Community Survey (ACS) 2019 estimate of average household size for renter-occupied units in the SESA.

approximately \$51,400 in 2019, while the income required to afford new market-rate housing in the SESA generally exceeds \$80,000.

The Proposed Project would, over a 10-year period, introduce a large enough number of higher-income residents and new housing product to influence the socioeconomic and market conditions in the SESA. With more higher-income residents in the SESA, adjacent property owners may recognize a potential to generate additional revenue through increased rents, and improve vacated units or redevelop properties to offer residential units at a higher price point. This influence would be greater on properties that allow for larger multi-family residential buildings, rather than single-family or multi-family homes, because new market entrants are not typically seeking those types of residential product.

The Proposed Project's residential socioeconomic and market influence would mirror ongoing trends in the SESA toward higher rents and incomes and would contribute to displacement pressures that already exist on the estimated 22 percent of SESA renters who are vulnerable to displacement if their rents were to increase.³ However, for the following reasons, the Proposed Project's potential to result in indirect residential displacement would not have significant adverse impacts on socioeconomic conditions in the SESA:

- In the future with the Proposed Project there would continue to be a large proportion of lower-income residents in the SESA, due to the high percentage of rent-protected housing. A majority of lower-income residents in the SESA live in rent-protected housing and therefore are not vulnerable to displacement due to rent pressures. As detailed below, of the estimated 7,955 low-income households in the SESA, approximately 40 percent live in protected housing reserved for low-income households. There are an additional 3,395 units in the SESA that are protected through rent stabilization. Rent stabilized units are not income-restricted to low-income households, but due to their below-market rents, they can be affordable to low-income households. In total approximately 60 percent of the rental units in the SESA are rent-protected. Using conservative estimates, approximately 66 percent of the low-income households in the SESA live in rent-protected housing.

The rent-protected population would continue to represent a sizable portion of the SESA population, which will help to maintain a downtown area that is both economically vibrant and demographically diverse. Existing and future lower-income residents have substantial purchasing power, such that goods and services would continue to be available at lower price points within the SESA, even with the influx of new consumers with higher incomes. The Proposed Project would introduce new retail that would grow the range of local goods and service offerings and would introduce new residents who would shop at existing and new stores. This increased economic activity would support new and existing jobs in the SESA, enhancing job opportunities for local residents.

³ See Section 3.2.h of this chapter, and Table 6-13.

- The Applicant would comply with the City’s affordable housing requirements under Article XV of the Zoning Ordinance, which requires that 10 percent of units in developments containing 100 or more units be affordable in accordance with the requirements of the Zoning Ordinance. Section 143-94F of the Zoning Ordinance permits the City to reduce the number of on-site units to an amount equal to five percent of the market rate units if a payment-in-lieu contribution is made to the City’s Affordable Housing Trust Fund for the five percent of units not provided on-site. The affordable housing units, which are restricted to households with incomes ranging from 40 percent to 100 percent of the Area Median Income (AMI), would be added to the housing stock available to potentially vulnerable moderate- and low-income renters and would contribute to the longer-term preservation of a residential population with broad demographic characteristics.⁴
- There is already a readily observable trend toward higher incomes and new market-rate residential development in the SESA. Irrespective of the Proposed Project, projects under construction, recently completed, and planned in the SESA will introduce new residents that will create displacement pressures on lower-income residents living in unprotected rental housing. The Proposed Project would contribute to and potentially accelerate existing trends, but would not initiate a new trend of displacement.
- From a macroeconomic perspective, the addition of housing in the SESA, even at higher price points, could serve to relieve rent pressures because absent the new units, households drawn to the area would compete for other available units, driving up rents.

A.1.d. Indirect Business Displacement

Similar to residential displacement, indirect (or secondary) business displacement usually results from substantial new development that is markedly different from existing uses in an area, which can lead to increased commercial property values in the same area. Increased property values can lead to increased rents, which can be difficult for some existing businesses to afford.

The Proposed Project would introduce residential, commercial, and community facility uses that would generate economic activity, including residential, worker, and business spending. The residential uses would include a combination of affordable and market-rate units, and the commercial uses would include retail and office space. None of these uses would be new to the SESA. By 2032, the Proposed Project would introduce 97,000 square feet (sf) of retail, personal service, and other first floor commercial uses and 38,000 sf of commercial and/or medical office space. While these represent new investments that would draw workers and visitors to the SESA, the additional commercial space is not of a scale that would substantively alter market conditions. However, the new

⁴ SESA renters that are currently vulnerable to displacement pressures are renting units ranging in price from an estimated \$1,633 for studios to \$2,425 per month for four- and five-bedroom units, with incomes ranging from approximately \$53,000 to \$79,000. At these income levels, at least 40 percent of the affordable units (renting to households earning between 40 percent and 65 percent of AMI) would be attainable for potentially vulnerable SESA residents.

residential population introduced by the Proposed Project would represent a major new consumer base for the local retail market, and therefore could influence market conditions and retail rents.

Existing retail establishments within the immediate vicinity of the Project Sites, such as those along Palisade Avenue, New Main Street, and North Broadway, could experience rent increases, as property and business owners may seek to capitalize on the increased pedestrian traffic generated by new workers, residents, and visitors. The extent of rent increases would depend upon the incremental levels of pedestrian activity generated by the Proposed Project, and the location of existing storefronts relative to the areas of increased pedestrian activity. While no particular category of retail establishment would be immune to potential rent increases, those establishments whose sales did not grow proportionately to rent increases would be most vulnerable to displacement. Businesses most likely to experience this disconnect between rents and sales would be those not capturing additional revenue from new consumers. For example, discount apparel and convenience stores along Palisade Avenue and New Main Street, which appeal primarily to a low- and moderate-income customer base, may be less likely to capture spending dollars from new, more affluent residents and workers in the area.

Although some retail establishments may be indirectly displaced, potential indirect displacement would not constitute a significant adverse environmental impact for the following reasons:

- The Proposed Project would not lead to disinvestment. Business storefronts that are vacated due to indirect displacement would not remain vacant; they would turn over to other retail uses that could afford to pay higher rents. Given the high residential density and the strong residential market in the SESA, there would still be the local demand for neighborhood retail and services necessary to maintain a strong retail presence in the SESA.
- The Proposed Project would introduce new residential, retail, and office uses that would broaden the commercial offerings in the SESA, generate pedestrian activity, and provide new job opportunities. New residents and visitors to the Proposed Project's retail offerings would also frequent nearby existing storefronts; Getty Square is situated within a five- to seven-minute walk of the Teutonia Site and a one-to-three-minute walk of the North Broadway Site and Chicken Island Site. In particular, the storefronts along North Broadway, New Main Street, and Palisade Avenue border the North Broadway Site and Chicken Island Site. The Shop Fair Supermarket has an entrance facing the Chicken Island Site, further bridging Getty Square with the Project Sites. Finally, with the Chicken Island Project, Palisade Avenue and Centre Street would be developed with street-level commercial uses, including retail and restaurant uses. In addition to these street-level uses, pedestrian activity would be encouraged within the Chicken Island Project through the installation of wide sidewalks with street trees, well-marked pedestrian crosswalks, and active streetfronts and public plazas. In order to more completely connect the Chicken Island Project to Getty Square, the Applicant proposes to widen the sidewalk on Palisade Avenue and install

street trees and furniture that would provide a consistent pedestrian experience from Main Street to Centre Street.

- Given the high numbers of lower-income residents in the SESA, there will continue to be substantial consumer demand for lower price-point goods and services. Existing businesses offering lower price-point goods and services will continue to capture sales from existing residents and would capture new sales from the Proposed Project’s residential and worker populations.
- While all businesses contribute to neighborhood character and provide value to the City’s economy, there are alternative sources of goods, services, and employment provided within the SESA and within Yonkers more broadly such that the indirect displacement of potentially vulnerable businesses would not adversely affect neighborhood conditions.

A.2. FISCAL IMPACT TO YONKERS AND YONKERS PUBLIC SCHOOLS

When complete and assuming full property taxes, the Proposed Project is estimated to generate approximately \$27 million more in tax revenue per year than is currently generated by the Project Sites. This includes an additional approximately \$18.03 million in property taxes, \$4.66 million in sales, payroll, and other taxes, and \$4.08 million in Yonkers resident income tax surcharges. Of this amount, the City is estimated to receive an additional approximately \$7.4 million per year and the Yonkers Public Schools is estimated to receive approximately \$9.63 million in additional revenue per year.

The Applicant anticipates applying to the Yonkers Industrial Development Agency (Yonkers IDA) for financial assistance to make the Proposed Project economically viable. Financial assistance may include mortgage recording tax exemptions, construction period sales tax exemptions, and potentially property tax abatements. To the extent that after review of required cost/benefit analyses the Yonkers IDA agrees to provide property tax abatements, the Applicant would enter into one or more payment in lieu of taxes (PILOT) agreements with the Yonkers IDA, which would require payments be made according to a negotiated schedule, and in accordance with the Uniform Tax Exemption Policy of the Yonkers IDA. The potential terms of PILOT agreements, including the amounts of payments and the duration of the agreements, are not currently known. However, it is reasonable to assume that the Yonkers IDA would require payments to taxing jurisdictions in amounts sufficient to cover any increased costs incurred by governmental service providers, including Yonkers Public Schools, as a result of the Proposed Project.

A.3. ECONOMIC BENEFITS

The Proposed Project would represent a major new investment in vacant and underutilized properties within downtown Yonkers. During both construction and operational phases, the Proposed Project would generate new economic activities on the Project Sites, within the Socioeconomic Study Area (SESA), and within Yonkers as a whole. Construction-related activities are estimated to generate an average of over 1,400 jobs in Yonkers each year over the 10-year construction period.⁵

⁵ As detailed in Section E.3, total direct (on-site) construction employment is estimated to be 14,065 person-years of employment over a 10-year construction period, or an average of approximately 1,407 full-time-equivalent jobs each year.

Once operational, the Proposed Project’s commercial and residential uses would generate new activity and employment on-site and would facilitate investment and growth in the surrounding downtown area. By 2032, the Proposed Project would support approximately 658 direct jobs within the SESA, which equates to approximately 9 percent of existing SESA employment. The Proposed Project would introduce new business opportunities to the SESA, and would support employment at local businesses through business, worker, and resident spending. The Proposed Project would also introduce new retail⁶ uses that would attract visitors and broaden the range of goods and services available to all residents within the SESA.

A.4. MITIGATION MEASURES PROPOSED

As summarized above, and discussed in more detail below, the Proposed Project’s residential socioeconomic and market influence would mirror ongoing trends in the SESA toward higher rents and incomes and would potentially contribute to displacement pressures that already exist on the estimated 22 percent of SESA renters who are vulnerable to displacement if their rents were to increase. The Proposed Project’s provision of affordable housing would be a mitigating influence on upward rent pressures and potential indirect residential displacement. As detailed in Chapter 2, Section 2.3.b of the DEIS, the Applicant would comply with the City’s affordable housing requirements under Article XV of the Zoning Ordinance, which require 10 percent of units in developments containing 100 or more units be affordable. Article XV also requires that affordable units be provided in the same proportion of bedroom sizes as the market rate units and that they be made available in the following proportions:

- Forty percent to households earning between 40 percent and 65 percent of AMI;
- Twenty percent to households earning between 66 percent and 80 percent of AMI; and
- Forty percent to households earning between 81 percent and 100 percent of AMI.

Zoning Ordinance Section 43-194.F permits the City to reduce the number of on-site units to an amount equal to 5 percent of the market rate units if a payment-in-lieu contribution is made to the City’s Affordable Housing Trust Fund for the 5 percent of units not provided on-site. The addition of these newly affordable housing units increases the stock of housing available to potentially vulnerable moderate- and low-income renters, which would also contribute to the longer-term preservation of a residential population with broad demographic characteristics.

B. METHODOLOGY AND DATA SOURCES

The socioeconomic character of an area includes its population, housing, and economic activity. The analysis in this chapter, therefore, presents existing conditions and trends related to population, housing, and economic activity, and considers whether and how the Proposed Project could alter those trends. The analysis then considers whether any potential socioeconomic impacts

⁶ As used in this chapter, the term “retail” includes restaurant/food service uses and personal service establishments.

would be substantial and adverse. In some cases, the socioeconomic changes may be substantial but not adverse. In other cases, changes may be good for some groups but bad for others.

Socioeconomic changes may occur when a project directly or indirectly changes population, housing, and economic activity within a particular SESA. Therefore, this analysis considers both the direct (or primary) and indirect (or secondary) socioeconomic effects of the Proposed Project. For example, in estimating the Proposed Project's job creation, the analysis utilizes the IMPLAN (Impact Analysis for PLANning) input-output model to estimate the off-site jobs that would be supported by business-to-business purchases and new worker and resident spending. The analysis of potential adverse socioeconomic effects considers the primary displacement of residents and business from the Project Sites, as well as the indirect influences of new development on market conditions, and the potential for secondary residential or business displacement due to changes in market conditions. The analyses identify residents or businesses potentially vulnerable to indirect displacement due to increased rents, and whether the Proposed Project could influence market conditions in a manner that could lead to their displacement.

Socioeconomic conditions are also influenced by a municipality's fiscal health and its ability to provide residents with quality public services, including education. This analysis therefore considers the Proposed Project's potential municipal cost to the City and the Yonkers Public Schools. The analysis estimates the municipal cost of the nonresidential and residential portions of the Proposed Project using the proportional valuation methodology and the per capita approach. Proportional valuation estimates the municipal cost of nonresidential development based on property value. This method uses refinement coefficients from *The Fiscal Impact Handbook* that were developed from case studies.⁷ For the nonresidential portion of the Proposed Project, the per capita approach was used. The per capita approach estimates the existing per capita cost of the municipality's residential population and then applies this per capita cost to the incoming population.⁸

The impact to Yonkers Public Schools was calculated by estimating the number of public-school children that would be generated by the Proposed Project and applying the existing per student cost to the new students. The estimate of the number of Project-generated public-school children is based on custom multipliers for the New York City suburban region developed using U.S. Census Public Use Microdata Area (PUMA) data. This analysis identified the number of school-aged children residing in housing units similar to that of the Proposed Project (recently built multifamily rentals with rents above median rent) and used public school enrollment data for Yonkers to create a per-unit multiplier for public school children.

B.1. ANALYSIS STUDY AREAS

A study area is the area within which a project has the greatest potential to effect change. For a socioeconomic analysis, it is the area within which there is the greatest potential to

⁷ Listokin, D., Burchell, R. (1978) 2012 edition. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development* (1st ed.). Routledge. <https://doi.org/10.4324/9781315132051>

⁸ The per capita approach is usually conservative given that the cost of administering many municipal services does not increase in direct proportion to increases in population. Furthermore, new residential and work population will be in an already developed and dense area that receives municipal services.

directly or indirectly affect population, housing, and economic activities. The SESA for this analysis is approximately based on a ½-mile surrounding the Project Sites.⁹

Because socioeconomic analyses depend on demographic data, the SESA boundary was adjusted to conform to the census tract delineation that most closely approximates the desired radius (in this case, ½-mile surrounding the Project Sites). For this analysis, the census tracts that comprise the SESA are shown in **Figure 6-1**. The SESA is roughly bounded by the Hudson River to the west, Ludlow and Undercliff Streets to the south, Van Cortlandt Park Avenue to the east, and Ashburton Avenue to the north. The SESA used in this analysis is the same as was used in the City’s 2012 DGEIS for the downtown rezoning.

B.2. DATA SOURCES

This study utilizes data from the following principal sources (presented alphabetically):

- **American Community Survey (ACS) 5-Year Estimates** – A product of the U.S. Census Bureau, ACS estimates present statistical estimates based on data gathered over a specified period of time rather than a single point in time. The estimates provide increased statistical reliability for small population areas. The analysis uses the most current estimates based on data collected from 2015–2019, with comparisons to 2006–2010 ACS 5-year estimates.
- **City of Yonkers** – The analysis uses several documents released by the City of Yonkers including the 2021 Final Assessment Roll, the Online Property Viewer, and the 2021 Adopted City Budget.
- **Comprehensive Housing Affordability Strategy (CHAS)** – CHAS is a dataset of custom tabulations provided by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). CHAS combines data from the ACS with HUD’s estimation of area median income (AMI) to identify the number of households that are in need of HUD’s housing assistance. This analysis uses the CHAS estimation of low-income renter households.
- **The Fiscal Impact Handbook** – *The Fiscal Impact Handbook*, written by Robert Burchell and David Listokin is a widely used and recognized handbook that outlines methodologies for determining the fiscal costs of development projects. *The Fiscal Impact Handbook* also provides refinement coefficients for determining the cost of nonresidential developments.
- **IMPLAN (IMpact Analysis for PLANning) economic input-output modeling system** – IMPLAN was developed by the U.S. government and subsequently privatized by professors at the University of Minnesota. IMPLAN uses the most recent economic data from sources such as the U.S. Bureau of Economic Analysis, the U.S. Bureau of Labor Statistics, and the U.S. Census Bureau to predict effects on the local economy from changes in direct non-payroll expenditures, employment, and household income. The model contains City of Yonkers and Westchester County data

⁹ Socioeconomic study areas typically encompass a project area and adjacent areas within approximately 400 feet, ¼-mile, or ½-mile, depending upon the project size and area characteristics. The Proposed Project’s size, uses, and location in downtown Yonkers were determining factors in selecting an approximately ½-mile SESA.

for 546 economic sectors, with multipliers that show how each sector affects every other sector as a result of a change in the quantity of its product or service.¹⁰

- **Longitudinal Employer-Household Dynamics (LEHD)** – A suite of data products produced by the U.S. Census Bureau and accessed through the OnTheMap application (<https://onthemap.ces.census.gov/>). These data products include online applications, public-use data, and restricted-use microdata. The Quarterly Workforce Indicators (QWI), LEHD Origin-Destination Employment Statistics (LODES), Job-to-Job Flows (J2J), and Post-Secondary Employment Outcomes (PSEO) are available online for public use. The analysis utilizes these data to estimate the numbers of jobs located in specified geographies by job type, as well as the inflow/outflow of workers.
- **New York Metropolitan Transportation Council (NYMTC) 2055 Socioeconomic and Demographic (SED) Forecasts** – The NYMTC SED Forecasts provide population and employment forecasts by county. NYMTC is New York’s Metropolitan Planning Organization and as such is required by federal legislation to produce a minimum 20-year plan that includes population and employment forecasts to inform transportation investment decisions.
- **Primary and Secondary Research Sources** – This study uses information obtained from conversations with independent primary sources, including representatives of the Applicant and the City of Yonkers. The study also relies on literature research from online sources such as real estate broker reports, trade publications, and news articles (cited throughout).

C. EXISTING CONDITIONS

This section describes uses on and immediately surrounding the Project Sites; the demographic and economic trends in the SESA; the Project Sites’ existing fiscal contribution to the affected taxing jurisdictions; and existing capacity, enrollment, and budget data for Yonkers Public Schools.

C.1. PROJECT SITES

C.1.a. Teutonia Site

The Teutonia Site is located on the west side of Buena Vista Avenue just south of its intersection with Hudson Street. The Teutonia Site is currently undeveloped and enclosed by a chain-link fence. Land uses surrounding the Teutonia Site include a mix of residential, commercial-retail, and transportation uses and parking facilities. The northern half of the SESA around the Teutonia Site comprises much of the urban core of downtown Yonkers. This area includes the Yonkers Train Station (about two blocks north the Teutonia Site), which serves Metro-North Railroad (“MNR”) and Amtrak; government and commercial office buildings; and a mix of mid-rise and high-rise apartment buildings.

C.1.b. Chicken Island Site

The Chicken Island Site is located approximately one block east of the central portion of Getty Square, one of the City’s major commercial and civic centers.

¹⁰ Hard and soft costs and direct operational employment were modeled in a ZIP-code based City of Yonkers model in the 2019 IMPLAN model (including ZIP Codes 10701, 10702, 10703, 10704, 10705, and 10710).

The Chicken Island Site's Palisade Avenue parcel is currently leased by the Yonkers Parking Authority and serves as a municipal parking lot. The New School Street parcel is vacant and vegetated. The Saw Mill River flows generally along the Site's eastern and southern boundaries. The entirety of the Chicken Island Site is within the Getty Square Urban Renewal Area.

The Palisade Avenue parcel was, until 2019, owned by the City and used for municipal parking. In 2019, the City sold the Palisade Avenue parcel to the Applicant, and the Applicant and Yonkers Parking Authority entered into a lease for continued municipal parking. The lease expires on June 23, 2022. It is noted that it is the City's responsibility to accommodate the parking displaced from the Palisade Avenue parcel upon the expiration of the lease and that this responsibility was understood when the City sold the Palisade Avenue parcel to the Applicant. Further, the 2020 City of Yonkers Parking Needs Assessment identifies the City's preferred method of accommodating this displaced parking as construction of a new parking structure on the Cacace Justice Center site and relocation of City staff parking from the Government Center garage to the new garage, which would allow for the displaced Chicken Island Site parking to be accommodated in the Government Center garage (see **Appendix H-4**). Therefore, in the Future Without the Proposed Project, the existing parking on the Chicken Island Site would be accommodated in the Government Center garage, which is a similar distance from the Getty Square area as the existing surface lot.

C.1.c. North Broadway Site

The North Broadway Site is an assemblage of 13 parcels, four of which front onto North Broadway, five along Overlook Terrace, three on Baldwin Place, and the rear portion of one lot that fronts on North Broadway. The three parcels along Baldwin Place include a property largely overgrown with mature shrubbery and trees, a vacant two-story residence, and a three-story residential house. The five parcels that front on Overlook Terrace include two multi-family residential buildings that are four and five stories tall, and a two-and-a-half story residence along the north side of the street. On the south side of Overlook Terrace is a two-and-a-half story residence with a three-story rear addition. Adjacent to the residence is a vacant lot largely overgrown with mature shrubbery and trees. Land uses in immediate proximity to the Site along North Broadway are similar to the land uses located on the Site, with street-level commercial uses with upper floor residential and offices uses. Surrounding land uses on Overlook Terrace and Baldwin Place are primarily single- and multi-family houses.

C.2. DEMOGRAPHIC CONDITIONS AND TRENDS

This section discusses the existing demographic conditions and trends of the SESA, with comparisons to the City of Yonkers, as a whole, and Westchester County. The demographic data relevant to the analyses in this chapter include population size and density, race and ethnicity, housing, income, education attainment, and labor force trends.

C.2.a. Population

In 2019 the SESA was home to an estimated 32,319 residents, representing approximately 16 percent of Yonkers' total population. As shown in **Table 6-1**, the SESA's population has increased since 2010, but still falls 8.5 percent below

the year 2000 SESA population of 35,319 residents. Yonkers and Westchester County experienced steadier growth trends over the last two decades, with total populations increasing by approximately two percent and five percent, respectively, since 2000.

Table 6-1
Residential Population Trends (2000, 2010, 2019 ACS)

	2000	2010	2019	Percent Change 2000–2019
SESA	35,319	31,7	32,319	-8.5%
Yonkers	196,086	194,880	199,968	2.0%
Westchester	923,459	939,406	968,890	4.9%

Sources: U.S. Census Bureau, 2000, 2010, 2019 American Community Survey (ACS) 5-Year Estimates.

The SESA encompasses most of downtown Yonkers. As such, it has a significantly higher population density per square mile compared to Yonkers and Westchester County as a whole. **Figure 6-2** illustrates the population density of the SESA compared to Yonkers and Westchester County. In 2019 the SESA had a population density of 29,029 people per square mile. Westchester County had an overall population density of 2,250 people per square mile, while Yonkers, being a more urbanized city within the county, had an overall population density of 11,102 people per square mile.

The SESA has a younger population compared to Yonkers as a whole and Westchester County. The largest cohort of residents in the SESA are those 17 and younger, making up 28 percent of the total population in 2019 (see **Table 6-2**). Adults 45 to 64 are the second largest group of individuals in the SESA, representing 19 percent of the population. In Yonkers and Westchester, those 45 to 64 years old make up around 26 and 28 percent of the total population, respectively, compared to children 17 and younger, who make up 22 percent.

Table 6-2
Age of Population, 2019 ACS

	SESA	Yonkers	Westchester
17 and younger	28%	22%	22%
18 to 24	11%	9%	9%
25 to 34	16%	14%	11%
35 to 44	15%	13%	13%
45 to 54	19%	26%	28%
55 to 64	12%	17%	17%
64 and older	11%	22%	22%

Source: U.S. Census Bureau, 2015–2019 American Community Survey (ACS) 5-Year Estimates.

C.2.b. Race and Ethnicity

The SESA contains a racially and ethnically diverse residential population. Based on Census ACS data, in 2019 over half of SESA residents identified as Hispanic or Latino, while close to one-third of residents identified as Black or African American only. As seen in **Table 6-3**, the residential population demographics have remained fairly consistent in the SESA over the last decade. Both Yonkers and the SESA have greater racial diversity compared to Westchester County,

where nearly 54 percent of residents identify as non-Hispanic or Latino White only and about 25 percent identify as Hispanic or Latino.

**Table 6-3
Race and Ethnicity Trends (2010, 2019 ACS)**

	2010			2019		
	SESA	Yonkers	Westchester	SESA	Yonkers	Westchester
Not Hispanic or Latino:	44.8%	67.2%	79.5%	43.4%	61.7%	75.3%
White Alone	10.2%	42.7%	58.9%	8.4%	36.7%	53.5%
Black or African American Alone	29.3%	17.0%	13.4%	27.5%	16.1%	13.4%
American Indian and Alaska Native Alone	0.2%	0.1%	0.1%	0.0%	0.2%	0.2%
Asian Alone	4.5%	5.9%	5.3%	4.4%	6.3%	5.9%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Some Other Race Alone	0.3%	0.5%	0.4%	2.1%	0.8%	0.6%
Two or More Races	0.3%	1.0%	1.4%	1.0%	1.5%	1.8%
Hispanic or Latino:	55.2%	32.8%	20.5%	56.6%	38.3%	24.7%
White Alone	22.8%	12.8%	9.0%	22.3%	15.4%	10.8%
Black or African American Alone	3.0%	2.0%	0.8%	7.2%	3.8%	1.4%
American Indian and Alaska Native Alone	0.2%	0.1%	0.0%	0.4%	0.5%	0.2%
Asian Alone	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%
Native Hawaiian and Other Pacific Islander Alone	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Some Other Race Alone	27.2%	16.3%	9.7%	25.4%	16.0%	10.8%
Two or More Races	2.0%	1.4%	1.0%	1.3%	2.5%	1.3%

Note: Percentages may not sum due to rounding.
Sources: U.S. Census Bureau 2010 and 2019 ACS 5-Year Estimates.

C.2.c. Household Types

According to ACS data, in 2019 there were an estimated 12,303 households living in the SESA. The ACS categorizes household types by family households and nonfamily households. Family households have subcategories denoting who is the head of the household: a married couple, a single male, or a single female. Nonfamily households, on the other hand, consist of an individual living alone or with individuals to whom they are not related.

In 2019, family households comprised approximately 60 percent of the household types in the SESA (see **Table 6-4**). This is slightly higher than 2010 when the SESA housing market was made up of 65 percent family households and 35 percent nonfamily households. The SESA does not differ significantly from the larger Yonkers community though, where 63 percent of households are occupied by families. Westchester County has a slightly higher concentration of family households at 69 percent, and of those, 52 percent are married-couple households. Approximately one in four SESA households (26 percent) are family households headed by a single female; this is a higher proportion not only compared to Yonkers (17 percent) and Westchester County (12 percent), but also higher than in other nearby cities including New York City (17 percent), White Plains (12 percent), and New Rochelle (13.4 percent).

Table 6-4
Households by Household Type

	2010			2019		
	SESA	Yonkers	Westchester	SESA	Yonkers	Westchester
Family Households:	65%	64%	69%	60%	63%	69%
Married-Couple Family	32%	42%	52%	24%	40%	52%
Other Family:	33%	22%	17%	35%	23%	17%
Single Male Householder	7%	5%	4%	10%	7%	5%
Single Female Householder	26%	17%	13%	26%	17%	12%
Nonfamily Households:	35%	36%	31%	40%	37%	31%
Male Householder	16%	15%	13%	19%	15%	13%
Female Households	18%	21%	19%	21%	21%	19%

Note: Percentages may not sum due to rounding.
Sources: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates via Social Explorer.

As shown in **Table 6-5**, the age distribution for head of households in the SESA is more heavily weighted toward younger age cohorts as compared to Yonkers as a whole and Westchester County, in which it is more evenly spread out amongst those aged between 25 years and 65 and older in the SESA. Approximately 46 percent of heads of household are less than 45 years of age, compared to 32 percent in Yonkers and 29 percent in Westchester. The SESA has a lower proportion of heads of household 65 years or over—approximately 21 percent, compared to about 28 percent in Yonkers and Westchester.

Table 6-5
Age of Head of Household

	SESA	Yonkers	Westchester
Householder 15 to 24 Years	2.9%	1.7%	1.3%
Householder 25 to 34 Years	20.0%	12.3%	10.3%
Householder 35 to 44 Years	23.2%	18.1%	17.2%
Householder 45 to 54 Years	19.2%	20.8%	21.8%
Householder 55 to 64 Years	13.8%	18.6%	21.1%
Householder 65 Years or Over	20.9%	28.4%	28.4%

Note: Percentages may not sum due to rounding.
Sources: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates via Social Explorer.

SESA residents who live alone also tend to be younger than those living alone in Yonkers and Westchester County (see **Table 6-6**). The SESA has the largest share of individuals between 15 and 34 years living alone out of the three geographies (18.1 percent). The SESA may have a larger number of younger individuals living alone due to the transit access and downtown location, both desirable features for young working professionals. The SESA has a slightly lower proportion of older residents living alone—approximately 39 percent of those living alone are aged 65 and older, compared to 46 percent in Yonkers and 47 percent in Westchester County.

Table 6-6
Age of Householders Living Alone

	SESA	Yonkers	Westchester
Total Householders Living Alone	4,448	24,285	94,317
Householder 15 to 34 Years	805 (18.1%)	2,749 (11.3%)	9,281 (9.8%)
Householder 35 to 64 Years	1,892 (42.5%)	10,462 (43.1%)	40,684 (43.1%)
Householder 65 Years or Over	1,751 (39.4%)	11,074 (45.6%)	44,352 (47.0%)

Source: U.S. Census Bureau, 2015–2019 American Community Survey (ACS) 5-Year Estimates.

C.2.d. Household Incomes

Household income characteristics are described using average and median annual household incomes, as well as household income distribution. The average household income is calculated by dividing the aggregate income by the total number of households in each of the specific geographies. Given that average household incomes are impacted by extreme high and low values, median household incomes are used to correct for these extremes. The median household income is calculated as the midpoint of all household incomes in the specified region; half of households have a higher income than this value and half have a lower income.

As shown in **Table 6-7**, average household income in the SESA is an estimated \$51,403, which is roughly half of the average for the City of Yonkers as a whole (\$90,984) and a third of Westchester County’s average (\$154,513). The SESA saw a nearly 10 percent increase in average household income between 2010 and 2019 (adjusted for inflation), whereas Yonkers and Westchester have only increased slightly at 3.8 and 2.6 percent, respectively. In absolute terms, the SESA experienced an estimated \$4,439 real increase in average household income between 2010 and 2019, compared to a \$3,3356 increase in Yonkers and a \$3,952 increase in Westchester County.

The estimated median household income of the SESA (\$33,099) is approximately half of that of the City as a whole (\$63,849) and a third of Westchester County (\$96,610). However, both the SESA and Yonkers have seen a decrease in median household income over the last decade of 7.1 and 2.5 percent, respectively, whereas Westchester County has seen a slight increase of 3.3 percent.

Table 6-7
Household Income Characteristics (2006–2010, 2019 ACS)

	Average Household Income			Median Household Income		
	2010	2019	% Change	2010	2019	% Change
SESA	\$46,964	\$51,403	9.5%	\$35,617	\$33,099	-7.1%
Yonkers	\$87,628	\$90,984	3.8%	\$65,470	\$63,849	-2.5%
Westchester	\$150,561	\$154,513	2.6%	\$93,560	\$96,610	3.3%

Note:
1. All dollar figures adjusted to 2019 dollars based on the U.S. Department of Labor Consumer Price index.

Sources: U.S. Census Bureau, 2006–2010 and 2015–2019 ACS 5-Year Estimates via Social Explorer.

Figure 6-3 illustrates the overall household income distribution across the three geographies analyzed. As noted in **Table 6-7**, the SESA has a much lower median

household income (\$33,099) than that of Westchester County (\$96,610). **Figure 6-3** displays the inverse comparative income distribution between the SESA and Westchester County, with Yonkers having a more bell-shaped distribution centered around \$60,000 to \$99,999.

As shown in **Table 6-8**, the share of residents with an income below the poverty level is notably higher in the SESA than Yonkers or Westchester County. The share of individuals in the SESA living below the poverty level is double that of the City of Yonkers as a whole, indicating a concentration of impoverished residents in the downtown area. In particular, close to half of children under 18 years old in the SESA live below the poverty level, compared to Westchester County where only 10 percent of children under 18 live below the poverty level.

Table 6-8
Income Below Poverty Level Status

	Under 18 Years Old	Over 18 Years Old
SESA	44.6%	26.0%
Yonkers	21.9%	13.0%
Westchester	10.4%	8.4%

Sources: U.S. Census Bureau 2015–2019; ACS 5-Year Estimates via Social Explorer.

C.2.e. Housing Stock and Tenure

In 2019 there were an estimated 13,973 housing units in the SESA, comprising roughly 17 percent of Yonkers’ total housing supply. The SESA contains a mix of housing structures, including one-unit households (attached and detached), small multi-unit structures ranging between 2 and 19 units, and many large multi-unit buildings with 20 or more units. As shown in **Table 6-9**, in recent years the proportion of SESA units in 50+ unit buildings has grown—from 34 percent of the housing stock in 2010 to 38 percent in 2019—in large part due to the introduction of newer residential developments like the River Club at Hudson Park Apartments, a 24-story 214-unit multifamily property at 63 Wells Avenue that opened in 2019,¹¹ and Sawyer Place, a two-towered 439-unit mixed-use development at 22 Nepperhan Street that opened in 2019.¹²

¹¹ Young, Michael. “Leasing Begins for 63 Wells Avenue AKA The River Club at Hudson Park in Downtown Yonkers, New York.” *New York YIMBY*, 19 Sept. 2018, newyorkyimby.com/2018/09/leasing-begins-for-63-wells-avenue-aka-the-river-club-at-hudson-park-in-downtown-yonkers-new-york.html.

¹² Wilson, Reid. “Ground Broken for Two-Towered, 439-Unit Mixed-Use Project at 22 Nepperhan Street, Yonkers.” *New York YIMBY*, 15 Dec. 2016, newyorkyimby.com/2016/12/ground-broken-for-two-towered-439-unit-mixed-use-project-at-22-napperhan-street-yonkers.html.

Table 6-9
Percent of Housing Units by Structure Size

	SESA		Yonkers		Westchester County	
	2010	2019	2010	2019	2010	2019
1 Unit	8%	6%	29%	28%	51%	50%
2 to 4	24%	22%	24%	22%	17%	16%
5 to 49	35%	34%	23%	24%	17%	17%
50 or More	34%	38%	24%	27%	15%	16%

Sources: U.S. Census Bureau, 2010, 2019 American Community Survey (ACS) 5-Year Estimates.

The SESA’s composition of housing structures is noticeably different from Westchester County, which is largely comprised of single unit housing structures (55 percent), particularly single-family detached homes (44 percent). Yonkers in its entirety has a relatively evenly distributed housing stock, with just over a quarter consisting of one-unit structures, nearly a quarter having 2 to 4 units per structure, another quarter with 5 to 49 units, and the last 27 percent being larger structures with 50 or more units. Within the SESA, there was a slight decrease in the proportion of units in structures with less than 50 units and an increase in the percentage of units in 50+ unit structures by approximately 4 percentage points.

As a proportion of total housing units, the SESA has seen the greatest amount of new development of the three analyzed geographies, with roughly 15 percent of all renter-occupied housing units being constructed after 2000. As shown in **Table 6-10**, that is more than double rate of growth for Yonkers as a whole, indicating that the majority of new developments are concentrated in the downtown SESA. Recent development has included both market-rate and affordable housing developments. In 2020 alone, the Municipal Housing Authority of the City of Yonkers aided in the renovation of 1,336 affordable housing units and construction of 425 new units with additional developments in the pipeline.¹³ The Ridgeway development at 178 Warburton Avenue is a six-phase multi-structure complex offering mixed-income housing consisting of the redevelopment of a former public housing complex. Additional prospective development includes redevelopment of a former middle school and various vacant lots. Many of the affordable housing units renovated to date are a result of the City of Yonkers launching a three-year plan to upgrade over 1,700 public housing units under HUD’s Rental Assistance Demonstration (RAD).¹⁴

¹³ Londono, Vanessa. “Yonkers Renovates 1,336 Affordable Housing Units in 2020.” *New York YIMBY*, 19 Jan. 2021, [newyorkyimby.com/2021/01/yonkers-approves-1336-affordable-housing-units-in-2020.html](https://www.newyorkyimby.com/2021/01/yonkers-approves-1336-affordable-housing-units-in-2020.html).

¹⁴ Real Estate In-Depth. “Municipal Housing Authority of Yonkers Makes Significant Strides to Renovate Housing Stock.” *Real Estate In-Depth*, 26 Dec. 2019, <https://www.realestateindepth.com/news/municipal-housing-authority-of-yonkers-makes-significant-strides-to-renovate-housing-stock/>

Table 6-10
Year Structure Built – Renter Occupied Housing (2019 ACS)

	SESA	Yonkers	Westchester
Built after 2000	15%	7%	9%
Built from 1980 to 1999	8%	9%	11%
Built from 1960 to 1979	24%	27%	24%
Built from 1940 to 1959	17%	24%	23%
Built 1939 or earlier	35%	32%	32%

Sources: U.S. Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates.

The largest share of owner-occupied structures in the SESA were built in 1939 or earlier (see **Table 6-11**). The distribution of units built within certain periods of time are quite similar for both owner-occupied and renter-occupied housing structures, particularly in the SESA geography. As was the case with renter-occupied units, the SESA has a larger share of owner-occupied structures built after 2000 than in Yonkers and Westchester as a whole. In Yonkers, roughly 90 percent of the owner-occupied structures were built before 1960, and only 2.4 percent were built after 2000.

Table 6-11
Year Structure Built – Owner Occupied Housing (2019 ACS)

	SESA	Yonkers	Westchester
Built after 2000	15.3%	2.4%	6.7 %
Built from 1980 to 1999	8.9%	6.2%	13.0%
Built from 1960 to 1979	22.6%	24.0%	23.2%
Built from 1940 to 1959	16.7%	34.9%	26.8%
Built 1939 or earlier	36.5%	32.4%	30.4%

Sources: U.S. Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates.

As shown in **Table 6-12**, the SESA has a significantly higher percentage of renter-occupied units to owner-occupied units compared to Yonkers as a whole and Westchester County. Over the last decade, the percent of renter-occupied units has been roughly nine times that of owners, with over 11,000 units being renter occupied in the SESA. Yonkers’ tenure splits more evenly with 46 percent being owner occupied, and Westchester has as much as 61 percent owner-occupied housing units. However, the average household size of renter-occupied households is consistent across all three geographies at around 2.6 persons per household.

Table 6-12
Renter versus Owner Occupied Units and Average Household Size

	2010			2019		
	Owner Occupied	Renter Occupied	Average Household Size (Renter-Occupied)	Owner Occupied	Renter Occupied	Average Household Size (Renter-Occupied)
SESA	9.7%	90.30%	2.7	10.5%	89.5%	2.6
Yonkers	47.7%	52.3%	2.5	46.1%	53.9%	2.6
Westchester County	62.7%	37.3%	2.4	61.4%	38.6%	2.5

Sources: U.S. Census Bureau, 2010, 2019 American Community Survey (ACS) 5-Year Estimates.

C.2.f. Residential Vacancy Status

As seen in **Table 6-13**, the absolute number and share of vacant rental housing units was higher in 2019 than in 2010 for both the SESA and Yonkers, while the total number of units and percentage dropped in Westchester as a whole. **Table 6-12** illustrated that both the SESA and Yonkers are majority renter-occupied units, particularly the SESA where 90 percent of housing units are designated as renter-occupied. Given this, it is reasonable that the share of vacant units is greater for rentals than owner-occupied ones. However, the absolute number and share of vacant housing units within the total housing stock has increased across all three geographies between 2010 and 2019.

**Table 6-13
Vacancy Status by Type of Vacancy**

	2010			2019		
	SESA	Yonkers	Westchester	SESA	Yonkers	Westchester
Vacant Housing Units:	1,361 (11.7%)	5,206 (7.0%)	22,703 (6.6%)	1,670 (13.6%)	6,248 (8.3%)	25,631 (7.3%)
For Rent	41.7%	37.7%	31.5%	63.8%	48.1%	23.7%
For Sale Only	1.0%	10.3%	13.8%	1.1%	7.7%	14.9%
Other ¹	57.2%	51.9%	54.6%	35.1%	44.1%	61.4%

Notes:
¹ The "Other" category is defined by the Census as year-round units which are vacant for a number of possible reasons such as foreclosed units, units undergoing renovation, units preparing for listing, and seasonal homes.
Sources: U.S. Census Bureau, 2006–2010 and 2014–2019 ACS 5-Year Estimates via Social Explorer

C.2.g. Residential Rent Trends

ACS data provide information about the rate at which housing costs are changing in a neighborhood (see **Table 6-14**). Both the gross mean and median rent have increased over the last decade across all three geographies, but the SESA has seen the largest increase in average gross rent at 11 percent, while the median rent in the three analyzed geographies each increased by nine percent. The SESA has lower rents than the City of Yonkers as a whole, which itself has lower rents than the County as a whole (see **Table 6-14**).

**Table 6-14
Average and Median Gross Rents (2010, 2019 ACS)**

	Average Gross Rent			Median Gross Rent		
	2010	2019	% Change	2010	2019	% Change
SESA	\$1,102	\$1,225	11%	\$1,101	\$1,226	9%
Yonkers	\$1,264	\$1,324	5%	\$1,271	\$1,383	9%
Westchester	\$1,463	\$1,541	5%	\$1,414	\$1,537	9%

Note: 1. All dollar figures have been adjusted to 2019 dollars based on the U.S. Department of Labor Consumer Price index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA region.
Sources: U.S. Census Bureau, 2006–2010 and 2014–2019 ACS 5-Year Estimates via Social Explorer

The ACS average and median gross rent estimates include both rent-protected and market-rate housing stock and fall below current market rate rents in the SESA. As shown in **Table 6-15**, average asking rents for market-rate units in the SESA

currently range from about \$2,000 to \$3,000 per unit, which is greater than what is considered affordable to households earning less than \$80,000 to \$120,000 annually.¹⁵ The Small Area Fair Market Rent (SAFMR) for ZIP code 10701 is noticeably lower than the average market rate listings and instead starts around \$1,250 for an efficiency unit.¹⁶

There is great variability in asking rents, depending on the type and age of the advertised units. For example, rental listings in multi-family homes and older walk-up apartments are priced well below the average asking prices listed in **Table 6-15**, while the rents in newer luxury apartment buildings rent for considerably more than the averages cited. The average for two-bedroom units is skewed by a disproportionately large offering of two-bedroom units in newer, more expensive rental buildings.

Table 6-15
Average Asking Market Rents in SESA

Number of Bedrooms	Average Asking Price	Small Area Fair Market Rent ¹
Studio ²	\$1,900	\$1,270
1-Bedroom	\$2,200	\$1,480
2-Bedroom	\$2,700	\$1,780
3-Bedroom	\$2,200	\$2,290
4-Bedroom	\$2,400	\$2,570
5-Bedroom	\$2,800	N/A

Notes:
¹ Small Area Fair Market Rent (SAFMR) is based on data for ZIP Code 10701 which largely encompasses the SESA.
² Efficiency data was used as an equivalent for the studio apartment category under SAFMR.
Sources: Average asking prices from Zillow, Apartments.com, and Craigslist, accessed in March/April 2021; HUD Economic and Market Analysis Division “FY 2021 Fair Market Rent Documentation System.” Calculation Summary of Small Area Fair Market Rents for 10701. Accessed September 31, 2021. <https://www.huduser.gov/portal/datasets/fmr.html>.

C.2.h. Rent-Protected Housing

Table 6-16 presents estimates of the number of dwelling units in the SESA and City of Yonkers located in buildings with some form of rent protection, based on the New York State Homes and Community Renewal (NYSHCR) Asset Mapping Project, and the City of Yonkers 2021 Final Tax Assessment Roll. The NYSHCR Asset Mapping Project identifies assets within various NYSHCR programs and geocodes the datapoints to create an interactive map of properties under the Office of Housing Preservation’s (OHP) Asset Management Divisions. These include properties that are subject to nine percent Low-Income Housing Tax Credit (LIHTC), four percent (as of right) LIHTC, Section 8 Project-Based Contract Administrator (PBCA) vouchers, and Mitchell-Lama assets. The data was further corroborated using the LIHTC Database Access, and various news articles and

¹⁵ Based on HUD guidelines, if a household is paying more than 30 percent of gross income toward rent, that household is considered rent-burdened.

¹⁶ The SAFMR is used to reflect the cost to rent a moderately priced unit in a local ZIP code. SAFMRs are regularly published by HUD and are often used to set standards for rent ceilings and affordable housing programs.

building webpages. The LIHTC Database Access provides selective data on LIHTC projects placed in service through 2019.

The NYSHCR database identified 41 such properties within the SESA that contain roughly 3,207 rent-assisted units identified to be income restricted to extremely low- to low-income households (households whose incomes do not exceed 80 percent AMI, as defined by HUD). The NYSHCR database identified 5,949 rent-assisted units in the City of Yonkers, including the 3,207 units in the SESA.

**Table 6-16
Potential Rent-Protected Units in SESA**

	Total Renter-Occupied Units	Dwelling Units (DUs) in HCR Buildings	ETPA DUs in Tax Roll	Potentially Rent-Protected Units
SESA	11,012	3,207	3,395	6,602 (60.0%)
Yonkers	40,333	5,949	15,286	21,235 (52.6%)

Note: Estimates of rent protected housing is based on best information available.
Sources: U.S. Census Bureau 2015–2019 ACS, NYSHCR Asset Mapping Project, City of Yonkers 2021 Final Assessment Roll, LIHTC Database Access, and various news articles and housing resources, including MHACY and Affordable Housing Online. These sources do not account for units made affordable through independent agreements not captured through these data mechanisms.

In addition to the NYSHCR mapping tool, the Yonkers 2021 Final Tax Assessment Roll identified 280 tax lots in the SESA containing 3,395 units that are rent stabilized through the Emergency Tenant Protection Act (ETPA), compared to 908 tax lots in the City of Yonkers for a total of 15,286 units. ETPA units are rent stabilized units in buildings built before 1973 with six or more apartments. ETPA covers localities outside of New York City, in some parts of Nassau, Westchester, and Rockland counties. In total, the SESA has approximately 5,491 units with some form of rent-protection for low-income households, comprising roughly 60 percent of the total area’s rental housing units, and approximately 20 percent of Westchester’s total inventory of rent stabilized units in 2019¹⁷ (see **Figure 6-4**). Overall, the City of Yonkers also has a large proportion of rent-protected units, with an estimated 52.6 percent of all rentals having some sort of rent-protection.

Some of the recently constructed affordable housing in the SESA was realized through the City’s 2013 enactment of Article XV of the City of Yonkers’ Zoning Ordinance, which requires that large multifamily housing developments (i.e., those in excess of 100 units) maintain a minimum of 10 percent of the total number of units as affordable housing units. Under the Zoning Ordinance, an affordable unit must meet the following criteria: (1) sold at a price not exceeding 33 percent of the annualized monthly gross income of the household occupying the affordable housing unit at any time; or (2) rented at a monthly rent not exceeding 30 percent of the annualized monthly gross income of the household occupying the affordable housing unit at any time.

¹⁷ Westchester County had 26,594 rent stabilized units registered in 2019. <https://hcr.ny.gov/system/files/documents/2021/05/rent-2020-annual-review-final.pdf>

Article XV of the Zoning Ordinance requires that affordable units be provided in the same proportion of bedroom sizes as the market rate units and that they be made available in the following proportions:

- Forty percent to households earning between 40 percent and 65 percent of AMI;
- Twenty percent to households earning between 66 percent and 80 percent of AMI; and
- Forty percent to households earning between 81 percent and 100 percent of AMI.

Section 43-194.F of the Zoning Ordinance permits the City to reduce the number of on-site units to an amount equal to 5 percent of the market rate units if a payment-in-lieu contribution is made to the City's Affordable Housing Trust Fund for the 5 percent of units not provided on-site.

C.2.i. Low-Income Renter Households in Unprotected Rental Units

A necessary step in the indirect residential displacement analysis is identification of populations that may be vulnerable to displacement. Potentially vulnerable populations are defined as people living in privately held units that are unprotected by rent regulations and whose incomes or poverty status indicates that they could not pay substantial rent increases. The following analyses estimate the percentage of low-income renters and the rent-protected and unprotected housing stock in the SESA.

Low-income households are defined as those households making 80 percent AMI or less.¹⁸ AMI is set by HUD and is based on the median income of Westchester County and varies by household size. Data on household income by subarea and by tenure was tabulated using the 2013–2017 CHAS data. CHAS data are custom tabulations of data from the ACS created for HUD by the U.S. Census Bureau.¹⁹ CHAS data classifies households by tenure and by household income as a percent of HUD AMI.²⁰

Table 6-17 presents the estimated income distribution of renter households in the SESA. As of the 2013–2017 ACS, 72 percent of renter households in the SESA are low-income, with household incomes less than or equal to 80 percent of AMI. Approximately 17 percent of renter households are considered very low-income and have household incomes that are less than or equal to 50 percent of AMI.

¹⁸ The 2021 HUD income limit for Westchester families making 80 percent of AMI are as follows: \$63,400 for a 1-person family; \$72,450 for a 2-person family; 81,500 for a 3-person family; \$90,550 for a 4-person family; \$97,800 for a 5-person family; \$105,050 for a 6-person family; \$112,300 for a 6-person family; and \$119,550 for an 8-person family.

¹⁹ <https://www.huduser.gov/portal/datasets/cp.html>

²⁰ “HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials.” https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html <https://www.huduser.gov/portal/datasets/il.html>

Approximately 46 percent of renter households are considered extremely low-income with household incomes that do not exceed 30 percent of AMI.

Some of these low-income renter households reside in rent-protected housing. Some rent-protected housing is restricted to low-income tenants, such as public housing and certain units in buildings that utilize LIHTC. Other rent-protected housing, such as units that are rent stabilized through ETPA, are non-income-restricted, meaning that households of any income level may reside there. Residents in both income-restricted and non-income-restricted rent-protected units are not considered vulnerable to displacement due to increased rents. That is to say, rents in these units would not increase as a result of market rate rent pressures within the SESA increased.

Table 6-17
Low-Income Renter Households SESA

	Estimate	Percent of Total
Total Renter Households	11,012	
Income <= 30% of AMI¹	5,115	46%
Income > 30% or <= 50% of AMI	1,925	17%
Income > 50% or <= 80% of AMI	915	8%
Total Low-Income Renter Households	7,955	72%
Note: ¹ HUD Area Median Family Income (HAMFI)/Area Median Income (AMI) as calculated in the 2013–2017 CHAS data.		
Sources: 2013–2017 CHAS data, AKRF, Inc.		

Properties listed on the NYSHCR Multifamily Asset Map were reviewed, and the number of units in each building that are rent protected were estimated and classified as income-restricted or non-income restricted based on the terms of the affordable housing financing and subsidy programs identified for each building. Units listed as ETPA units on the 2021 Final Tax Assessment Roll are considered non-income restricted protected units.

Table 6-18 estimates the allocation of low-income renter households among protected and unprotected rental units. First, all income-restricted (low-income) units are assumed to be occupied by low-income households; therefore 3,207 low-income renter households reside in income-restricted protected housing. Of the remaining 4,748 renter-occupied units in the SESA that are not reserved for low-income households, non-income-restricted protected units (i.e., rent stabilized) comprise 43 percent, and 57 percent are unprotected units. This analysis conservatively assumes that low-income households are proportionally distributed among these remaining non-income-restricted units; therefore, it is assumed that 43 percent of the low-income households not residing in income-restricted units reside in protected units, and the remainder reside in unprotected units. This is a conservative assumption that likely overestimates the number of low-income households that live in units that are not rent-protected.²¹ Using these assumptions, 2,683 households (6,975 residents) comprising 22 percent of

²¹ Low-income residents are more likely to be residing in older, rent stabilized units that have lower rents than more recently built market-rate units.

SESA’s total population, are potentially vulnerable to indirect residential displacement.

**Table 6-18
Allocation of Low-Income Households**

Renter-Occupied Housing Units		Low-Income Renter Households	
Total Protected	6,602	Total	7,955
Income-Restricted	3,207	in Income-Restricted Protected Units	3,207
Non-Income-Restricted	3,395	in Non-Income-Restricted Protected Units	2,065
Unprotected	4,410	in Unprotected Units	2,683
Total Potentially Vulnerable Population in Unprotected Units (HH Size 2.6)			6,975
Total Potentially Vulnerable Population in Unprotected Units as Percentage of Total Population			22%
Sources: U.S. Census Bureau 2015–2019 ACS/CHAS, NYSHCR Asset Mapping Project, City of Yonkers 2021 Final Assessment Roll. These sources do not account for units made affordable through independent agreements not captured through these data mechanisms.			

Low-income renters living in unprotected units within the SESA are likely renting units available at the low end of market rate rents. **Table 6-19** presents the lower quartile of SESA asking rents, which serves to approximate the rents for households potentially vulnerable to displacement within the SESA. As shown in **Table 6-19**, existing residents potentially vulnerable to displacement currently reside in units ranging from an estimated \$1,633 for studio units to \$2,425 for four- and five-bedroom units. Based on 2015–2019 ACS data, SESA renters pay approximately 37 percent of their income toward rent; applying this to the vulnerable population’s estimated rents equates to household incomes for vulnerable households ranging from approximately \$53,000 to \$79,000.

**Table 6-19
Lower Quartile of Asking Market Rents in SESA**

Number of Bedrooms	Lower Quartile Asking Price
Studio	\$1,633
1-Bedroom	\$1,650
2-Bedroom	\$1,815
3-Bedroom	\$2,086
4- and 5-Bedrooms	\$2,425
Sources: Asking prices from Zillow, Apartments.com, and Craigslist, accessed in March/April 2021.	

C.2.j. Residential Labor Force and Education Attainment

The share of residents 16 and over that are in the labor force did not change substantially between 2010 and 2019, with the distribution of workers in the labor force being relatively similar across all three geographies. **Table 6-20** shows that in 2019 approximately 60 percent of SESA residents 16 and over are members of the labor force, slightly below the rate for Yonkers and Westchester County as a whole. The rate of unemployment remained steady at 5 percent in the SESA between 2010 and 2019, and it was four percent in Yonkers and Westchester.

Table 6-20
Employment Status for Total Population 16 Years and Older

	2010			2019		
	SESA	Yonkers	Westchester	SESA	Yonkers	Westchester
In Labor Force (Civilian)	61%	63%	66%	60%	63%	65%
Employed	56%	59%	61%	56%	59%	62%
Unemployed	5%	4%	4%	5%	4%	4%
Not in Labor Force	39%	37%	35%	40%	37%	35%

Notes: Armed Forces are considered part of the overall labor force, but in this case the number was at most 201, resulting in 0% as a share of the total labor force.
Sources: U.S. Census Bureau, 2006–2010 and 2014–2019 ACS 5-Year Estimates via Social Explorer.

SESA residents are employed across a variety of industries, with a notable concentration in service industries. As shown in **Table 6-21** and **Figure 6-5**, the top five employment sectors in which SESA residents are employed are Health Care and Social Assistance (approximately 20 percent), Retail Trade (12 percent), Educational Services (9 percent), Accommodation and Food Services (9 percent), and Transportation and Warehousing (7 percent); average wages within these sectors fall below the overall average for employees in the New York Metropolitan Area.²² Yonkers as a whole has a similar distribution of residents working in the above industries, with Health Care and Social Assistance and Educational Services being the largest at approximately 19 percent and 12 percent, respectively, followed by Retail Trade at 11 percent. Health Care and Social Assistance, Educational Services and Retail Trade are also Westchester County’s largest occupational industries. However, the next most populous areas of employment within the entire county are managerial and office-based, such as Finance and Insurance and Professional, Scientific, and Technical Services.

²² New York State Department of Labor (NYSDOL) Quarterly Census of Employment and Wages (QCEW) for the New York Metropolitan Area, 2020 annual. Average annual wage for all industries was \$106,332; average wage for Health Care and Social Assistance was \$55,384; average wage for Retail Trade was \$50,849; average wage for Education Services was \$83,008; average wage for Transportation and Warehousing was \$60,691.

Table 6-21
Primary Jobs of Residential Labor Force in the
SESA, Yonkers, and Westchester County (2018)

	SESA	Yonkers	Westchester
Agriculture, Forestry, Fishing and Hunting	0.1%	0.0%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%
Utilities	0.4%	0.5%	0.5%
Construction	4.8%	5.2%	4.9%
Manufacturing	3.3%	2.7%	2.7%
Wholesale Trade	3.2%	3.3%	3.5%
Retail Trade	11.7%	10.6%	9.1%
Transportation and Warehousing	6.9%	4.6%	2.9%
Information	2.3%	2.7%	3.4%
Finance and Insurance	3.6%	4.0%	6.9%
Real Estate and Rental and Leasing	3.0%	3.0%	2.6%
Professional, Scientific, and Technical Services	4.4%	5.5%	8.4%
Management of Companies and Enterprises	1.3%	1.5%	2.1%
Administration and Support, Waste Management and Remediation	6.3%	5.1%	5.4%
Educational Services	8.8%	11.6%	12.2%
Health Care and Social Assistance	19.7%	18.9%	16.3%
Arts, Entertainment, and Recreation	1.7%	1.9%	2.1%
Accommodation and Food Services	8.9%	7.4%	6.7%
Other Services (excluding Public Administration)	3.7%	3.9%	4.4%
Public Administration	5.8%	7.5%	5.9%

Sources: Longitudinal Employer Household Survey, On the Map, Primary Jobs, 2018

The SESA is in Downtown Yonkers with immediate access to MNR and major throughfares like Route 9, the Saw Mill River Parkway and Cross County Parkway. The accessibility of bus and rail transit to New York City and other employment areas within the County make the SESA an attractive residential neighborhood for regional employees. As shown in **Table 6-22**, the most common place of work for employed residents from the SESA is New York City (42 percent); of those SESA residents working in New York City, about half work in Manhattan and nearly a quarter work in the Bronx. The SESA’s proximity to these employment centers, its competitive residential rents,²³ and the immediate availability of MNR all contribute to the SESA’s locational advantage for residents working in Manhattan and the Bronx. The next most common place of work for residents is Yonkers, with a total of 22 percent. Other common commuting locations include regional employment centers in Westchester County, such as White Plains (3.8 percent), Mount Vernon (1.9 percent), and New Rochelle (1.8 percent). While MNR is not an efficient commuting option to these locations, bus lines that run through the SESA offer an efficient public transit option to Mount Vernon and New Rochelle, and to an extent, White Plains. Overall, the SESA’s competitive residential rents and proximity contribute to its

²³ Based on 2015–2019 U.S. Census ACS data, the median gross rent in the SESA is \$1,226, compared with \$1,212 in the Bronx and \$1,740 in Manhattan.

locational advantage for residents working in these Westchester employment centers.²⁴

**Table 6-22
Employment Location of SESA Residents—2018**

	Count	Share
New York City, NY	5,654	42.1%
New York County (Manhattan)	2,922	51.7%
Bronx County	1,317	23.3%
Queens County	697	12.3%
Kings County (Brooklyn)	658	11.6%
Richmond County (Staten Island)	60	1.1%
Yonkers City, NY	2,928	21.8%
White Plains City, NY	499	3.7%
Mount Vernon City, NY	266	2.0%
New Rochelle City, NY	239	1.8%
Dobbs Ferry Village, NY	113	0.8%
Hastings-on-Hudson Village, NY	92	0.7%
Harrison Village, NY	87	0.6%
Eastchester CDP, NY	80	0.6%
Tarrytown Village, NY	57	0.4%
All Other Locations	3,410	25.4%

Source: Longitudinal Employer Household Survey, OnTheMap, Primary Jobs, 2018

SESA residents aged 25 and older have lower rates of educational attainment compared to Yonkers and Westchester County overall. As shown in **Table 6-23**, nearly 30 percent of the SESA residents age 25 and older do not have a high school diploma, compared to 18 percent and 12 percent within the City as a whole and Westchester County. Approximately 17 percent of SESA residents obtained a bachelor’s degree or higher, which is half the rate for the City as a whole (34 percent) and nearly one-third the rate of the County.

**Table 6-23
Educational Attainment Age 25 and Older (2019 ACS)**

	SESA	Yonkers	Westchester County
Less than High School	30%	18%	12%
High School	30%	25%	19%
Some College	23%	24%	20%
Bachelor's or Higher Degree	17%	34%	49%

Sources: U.S. Census Bureau 2015–2019 American Community Survey (ACS) 5-Year Estimates

C.3. ECONOMIC CONDITIONS AND TRENDS

The Project Sites are in the core of downtown Yonkers, generally defined as the area between Chicken Island, Getty Square, City Hall (Nepperhan Avenue at South Broadway) and the Hudson River waterfront. This area is a densely developed urban environment, with a mix of residential, commercial, institutional, industrial, and recreational land uses.

²⁴ Based on 2015–2019 U.S. Census ACS data, the median gross rent in the SESA is \$1,226, compared with \$1,701 in White Plains, \$1,363 in Mount Vernon, and \$1,534 in New Rochelle.

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Existing land uses are largely characterized by mid- and high-rise residential and office buildings, and mixed-use corridors of street level retail with residences and offices on upper floors.

Four of the five largest commercial office buildings in Yonkers are located in the SESA, including the iPark Hudson Building 4 and 5 with nearly 180,000 square feet of office space. In addition, the approximately 105,000 square feet Lionsgate Studio, a \$100 million investment also located at iPark, is nearing completion and expected to open soon. City, County, and State government offices are also concentrated around City Hall and Larkin Plaza. In 2020, the average asking rent for Yonkers office space was \$31.51 per square foot, a slight (1.05 percent) decrease from the previous year. The 2020 office vacancy rate in Yonkers as a whole was 10.9 percent, which is in line with neighboring commercial centers like New York City (9.0 percent) and White Plains (13.5 percent).

Large-scale industrial uses are most prominent on the northern and southern periphery of downtown Yonkers, such as the American Sugar Refining facility along the Hudson River waterfront. As of September 2021, there was approximately 60,000 sf of available industrial space in the SESA with asking rents ranging from \$12.00 to \$16.00 psf.²⁵

Retail uses can be found throughout most of the SESA; as of September 2021, there was approximately 24,000 sf of available retail space in the SESA with asking rents ranging from \$21.00 to \$33.00 psf.²⁶ The most notable concentrations of office space are located within Getty Square. Getty Square is centered around the public plaza with the Getty Square clock at the intersection of North Broadway, South Broadway, and Main Street. The area is roughly defined as the one-block radius along the five-street intersection extending from the public plaza. Getty Square contains storefronts and businesses along Main Street, North Broadway, South Broadway, New Main Street and Palisade Avenue. As detailed in Chapter 2, “Land Use, Zoning, and Public Policy,” Getty Square has historically been recognized as the City’s “town center,” and is defined by the commercial corridors extending from the public plaza.

The area has a wide variety of businesses and uses, with over 100 storefronts, many of which are locally owned retail stores and commercial businesses rather than regional or national chain retailers. A large supermarket, located at 116 New Main Street, anchors the area and serves the community with entrances on New Main Street and James Street, across from the Chicken Island Site. New Main Street largely consists of one-story buildings with a high concentration of commercial retail and office uses. Several restaurants are located on this street such as Square 2 Luncheonette, Best Choice Jamaican Jerk & Seafood, Mandarin Wok Chinese Restaurant, and Delicias Caribena Restaurant, as well as retail storefronts like Easy Pickins, Kara Fashion, and M J Fashion. Palisade Avenue also offers a number of lower price-point retail stores including C.H. Martin, a variety store, and several discount stores, such as Super 99 Cents Discount Store and S & A Stores Inc. on South Broadway. The area also offers several beauty salons and supply stores, particularly along North Broadway, near the North Broadway Site. The beauty services are located in two- to five-story mixed-use buildings and include Desire Nails, Just You Hair Salon/Hair Braiding, Aminata African Hair Braiding, Scriptx Inc, a beauty

²⁵ Based on searches for available industrial space on Loopnet.com

²⁶ Based on searches for available retail space on Loopnet.com

supply store, and Grace Beauty Supply Inc. In addition to the wide variety of retail businesses, Getty Square also offers a number of commercial office spaces throughout the area, with several health insurance agencies and tax services concentrated in the area such as: Affinity Health Plan at 10 Palisade Avenue, Healthfirst at 13 Main Street, Jackson Hewitt Tax Service at 9 North Broadway, and Liberty Tax Service at 98 New Main Street.

The SESA includes portions of the South Broadway Business Improvement District (SBBID) and the Downtown/Waterfront Business Improvement District (Yonkers D/W BID).²⁷ The SBBID focuses on promoting and maintaining the local businesses community as a regional destination spot and represents over 200 retailers, service businesses, restaurants, community institutions, and property owners along South Broadway and neighboring streets. The Yonkers D/W BID serves the district by providing additional resources, amenities, and events in partnership with the City and local business community.

The following sections provide more detailed information on the numbers and types of private sector jobs located within the SESA, as well as the commuting patterns of area workers.

C.3.a. Jobs

Based on Census LEHD data, in 2018 there were an estimated 7,153 private sector primary jobs located within the SESA; an estimated 844 of those jobs (approximately 12 percent) were held by SESA residents. Jobs within the SESA are overwhelmingly concentrated in the Health Care and Social Assistance industry, at 31 percent. As illustrated in **Figure 6-6**, between 2010 and 2018 there were notable increases in employment within the Transportation and Warehousing and Information industry sector categories. Over the same time period, there were also notable decreases in Manufacturing, Retail Trade, and Professional, Scientific, and Technical Services categories.

As noted above, the SESA is considered the civic center, the central business district, and the transit hub of the City. With the Yonkers MNR Station and numerous intersecting bus lines, the SESA is accessible for employees in many sectors. As such, there are numerous office spaces, particularly situated along North Broadway, Route 9A, and Main Street. One of the largest buildings in the area is at 20 South Broadway with 12 stories of office space; as of September 2021, approximately 27,000 sf of the 149,000 sf of office space (18 percent) was available for lease with rental rates from \$24.00 to \$26.50 per sf per year. Tenants range from Health Care and Social Assistance businesses to law firms and banks.

²⁷ Boundaries of the South Broadway Business Improvement District are comprised of a mixed-use area of approximately two miles in length commencing at Vark Street/Park Hill Avenue on the north, and Caryl Avenue on the south. Only properties facing South Broadway are included in the district. The boundaries of the Downtown/Waterfront Business Improvement District are as follows: Downtown generally extends from School Street to the east, continues along Nepperhan Avenue, including 122 Nepperhan Avenue, Block 481, lot 49, to Prospect Street to the south, along the MNR Hudson Line to the west (which separates downtown from the waterfront), to the north of Wells Avenue and North Broadway to the north; Waterfront extends from the MNR Hudson Line to the east, continues to the American Sugar Refining factory to the south, along the Hudson River to the west, and to Wells Avenue to the north. The Scrimshaw House Condominium is not included.

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While **Figure 6-6** highlights the private sector jobs within the SESA, it does not take into account the amount of Public Administration employees concentrated in the area. The downtown Yonkers area contains several large Public Administration facilities, such as City Hall, City Court, and the Police Department, which are situated in close proximity to one another along Nepperhan Avenue. Nearby, on Dock Street, is the Department of Motor Vehicles and Department of Labor offices. These large government entities are known public sector employers within the SESA.

As noted in **Figure 6-6**, Health Care and Social Assistance is the largest private-sector industry within the SESA, comprising 31 percent of jobs. This is approximately twice the proportion of jobs within the City as a whole (15 percent) and within the County (17 percent). The largest private sector labor industry in Yonkers is Retail Trade at approximately 20.7 percent, likely due to the multiple shopping centers in the City such as the Cross County Center and Ridge Hill. **Table 6-24** indicates the largest employment industries within the three analyzed geographies. It is noted that the Construction sector is also a large employer in Yonkers (approximately 11 percent) and Westchester County (nearly 9 percent); however, it only makes up approximately 4 percent of jobs in the SESA.

Table 6-24

Private-Sector Jobs within the SESA, Yonkers, and Westchester in 2018

Industry	SESA (7,153 Jobs)	Yonkers (44,033 Jobs)	Westchester (319,709 Jobs)
Agriculture, Forestry, Fishing and Hunting	0.0%	0.0%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%
Utilities	0.0%	0.0%	0.8%
<i>Construction</i>	<i>4.0%</i>	<i>11.2%</i>	<i>8.6%</i>
Manufacturing	13.3%	5.6%	3.8%
Wholesale Trade	4.3%	2.6%	4.2%
<i>Retail Trade</i>	<i>6.2%</i>	<i>20.7%</i>	<i>13.8%</i>
Transportation and Warehousing	16.2%	9.6%	3.4%
Information	3.7%	4.5%	2.3%
<i>Finance and Insurance</i>	<i>1.1%</i>	<i>1.7%</i>	<i>4.7%</i>
Real Estate and Rental and Leasing	3.0%	3.1%	2.8%
<i>Professional, Scientific, and Technical Services</i>	<i>2.0%</i>	<i>2.4%</i>	<i>8.2%</i>
Management of Companies and Enterprises	1.6%	1.2%	2.7%
<i>Administration and Support, Waste Management, and Remediation</i>	<i>2.3%</i>	<i>5.3%</i>	<i>6.4%</i>
<i>Educational Services</i>	<i>1.6%</i>	<i>2.0%</i>	<i>4.5%</i>
Health Care and Social Assistance	31.1%	14.9%	17.2%
<i>Arts, Entertainment, and Recreation</i>	<i>0.0%</i>	<i>3.0%</i>	<i>2.6%</i>
<i>Accommodation and Food Services</i>	<i>5.5%</i>	<i>8.5%</i>	<i>7.9%</i>
Other Services (excluding Public Administration)	4.0%	3.6%	6.0%

Note:

SESA industry sectors for which the distribution of employment is less than two percentage points compared with the distribution for Westchester County are presented in italics; SESA industry sectors for which the distribution of employment is greater than two percentage points as compared with the distribution for Westchester County are presented in bold.

Sources:

U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter 2018).

C.3.b. Worker Inflow/Outflow

Approximately 12 percent of the over 7,000 people who work in the SESA are also residents of the SESA with the remaining 88 percent of employees commuting into the SESA (see **Table 6-25**). Approximately 93 percent of SESA residents commute out of the SESA for work. The high rate of both inflow and outflow of workforce is not unusual for downtown areas well connected by public transit.

**Table 6-25
Inflow/Outflow Job Counts (Private Primary Jobs), 2018**

	Count	Share
Employed in the SESA	7,153	100%
Employed in the SESA but Living Outside	6,309	88%
Employed and Living in the SESA	844	12%
Living in the SESA	11,611	100%
Living in the SESA but Employed Outside	10,767	92.7%
Living and Employed in the SESA	844	9.7%

Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter 2018).

The most common place of residence for employees of the SESA is Yonkers. As seen in **Table 6-26**, approximately one in three employees in the SESA commute from within Yonkers, including 12 percent that live in the SESA. The next most common place for workers to commute from is New York City (nearly 31 percent). Other common places of residence for workers in the SESA are located within Westchester County, such as Mount Vernon, White Plains, and New Rochelle.

**Table 6-26
Where Private Sector SESA Workers Live, 2018**

Location	2018	
	Count	Share
Total SESA Workers	7,153	100%
Yonkers City, NY	2,392	33.4%
New York City, NY ¹	2,204	30.8%
Mount Vernon City, NY	260	3.6%
White Plains City, NY	149	2.1%
New Rochelle City, NY	127	1.8%
Eastchester CDP, NY	41	0.6%
Harrison village, NY	41	0.6%
Peekskill City, NY	37	0.5%
Tarrytown Village, NY	34	0.5%
Stamford City, CT	33	0.5%
All Other Locations	1,835	25.7%

Note: ¹ The workers living in New York City can be further attributed to the following boroughs: 1,188 in the Bronx, 351 in Manhattan, 322 in Queens, 240 in Brooklyn, and 103 in Staten Island.
Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter 2018).

The close proximity of Yonkers to New York City and relatively affordable rents in Yonkers has made the area a desirable location for businesses to develop. The commercial and industrial zones of Yonkers offer both the space and price per square foot that New York City companies are looking for when expanding their businesses. Yonkers has promoted campaigns such as

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Generation Yonkers and business improvement districts to celebrate and support economic development in the area. Local programs like the Pre-Apprenticeship Program assist residents in search of trade careers and highlight employment opportunities in the region. The area has recently seen a rise in video and media companies including the development of Studio Complex at iPark near Larkin Plaza, which is projected to create 400 permanent jobs in the City. In 2018, Yonkers also noted an increase in full- and part-time jobs in various fields like construction, hospitality, and technology. In excess of 6,000 jobs were brought into the City between 2012 and 2017, making it one of the nation’s top 25 growth cities.²⁸

C.4. FISCAL CONDITIONS

Socioeconomic conditions are also influenced by a municipality’s fiscal health and its ability to provide residents with quality public services, including education. This section describes the existing property tax revenues generated by the Project Sites.

Annual property taxes owed by a property are calculated using the property’s taxable assessed value multiplied by the taxing jurisdiction’s tax rate, per \$1,000 of assessed value. **Tables 6-27 through 6-29** present the most recent three years of tax revenues generated by the three Project Sites, comprising 16 tax lots, for each taxing jurisdiction, based on current taxable assessed value and tax rates. As shown in the **Table 6-29**, the Project Sites in 2021 generated approximately \$265,000 in annual property tax revenues, including approximately \$140,000 for Yonkers Public Schools and \$68,000 for the City of Yonkers. Property taxes generated by the Project Sites has varied between 2019 and 2021. The increase between 2019 and 2020 (shown in **Tables 6-27 and 6-28**, respectively) was largely due to the Applicant’s acquisition of the 20 Palisade Avenue parcel from the City, and placement of the parcel back on the tax roll as a result. The more modest decrease in property taxes between 2020 and 2021 was largely due to a PILOT agreement for the 41 Buena Vista Avenue (Teutonia Site) parcel.²⁹

Table 6-27
2019 Annual Property Tax Revenues – AMS Yonkers Project Sites

Taxing Jurisdiction	Tax Rate per \$1,000 of Assessed Value	Taxable Assessed Value	Property Taxes
Westchester County	\$130.18	\$187,633	\$24,426
City of Yonkers	\$295.20	\$186,033	\$54,917
Yonkers Public Schools (2019/2020)	\$536.68	\$186,033	\$99,840
South Sewer	\$16.98	\$26,000	\$441
Central Sewer	\$16.17	\$206,233	\$3,335
Solid Waste	\$10.98	\$187,033	\$2,054
BID Downtown	\$57.72	\$108,095	\$6,240
Total			\$191,253
Note: Numbers may not add due to rounding.			
Sources: 2019 Final Assessment Roll; tax rates from Westchestergov.com.			

²⁸ Murphy, Dan. “Mayor Spano Says ‘Yes, Yonkers Can Achieve’ in SOTC.” *Yonkers Times*, 26 Mar. 2018, yonkerstimes.com/mayor-spano-says-yes-yonkers-can-achieve-in-sotc/.

²⁹ In 2021 the PILOT payments equaled \$3,669.62 to the Westchester County and a combined total of \$22,883.38 to Yonkers and Yonkers Public Schools.

Table 6-28

2020 Annual Property Tax Revenues – AMS Yonkers Project Sites

Taxing Jurisdiction	Tax Rate per \$1,000 of Assessed Value	Taxable Assessed Value	Property Taxes
Westchester County	\$136.76	\$272,163	\$37,221
City of Yonkers	\$300.86	\$272,163	\$81,883
Yonkers Public Schools (2020/2021)	\$551.61	\$270,903	\$149,433
South Sewer	\$13.19	\$26,600	\$351
Central Sewer	\$13.59	\$290,763	\$3,951
Solid Waste	\$11.33	\$272,163	\$3,084
BID Downtown	\$59.35	\$197,495	\$11,722
Total			\$287,645

Note: Numbers may not add due to rounding.
Sources: 2020 Final Assessment Roll; tax rates from Westchestergov.com.

Table 6-29

2021 Annual Property Tax Revenues – AMS Yonkers Project Sites

Taxing Jurisdiction	Tax Rate per \$1,000 of Assessed Value	Taxable Assessed Value	Property Taxes
Westchester County	\$145.10	\$245,563	\$35,631
City of Yonkers	\$278.44	\$244,413	\$68,054
Yonkers Public Schools (2021/2022)	\$573.93	\$244,413	\$140,276
South Sewer	\$17.25	\$26,600	\$459
Central Sewer	\$17.58	\$290,763	\$5,112
Solid Waste	\$13.31	\$272,163	\$3,622
BID Downtown	\$59.85	\$197,495	\$11,820
Total			\$264,974

Note: Numbers may not add due to rounding.
Sources: 2021 Final Assessment Roll; tax rates from Westchestergov.com.

D. FUTURE WITHOUT THE PROPOSED PROJECT

The potential impacts of the Proposed Project are compared to the conditions anticipated to occur with or without the Proposed Project at the time of its completion, i.e., 2032, in order to determine their significance and what, if any, mitigation measures are appropriate. The following sections describe the socioeconomic conditions expected in the future without the Proposed Project. This analysis assumes that in the future without the Proposed Project, there would be no changes to the uses on the Project Sites. Chapter 17, “Alternatives,” considers a future condition without the Proposed Project in which the Project Sites are developed based on existing zoning.

D.1. PROJECT SITES

In the future without the Proposed Project, the Teutonia Site would remain a vacant lot, while the North Broadway Site would continue to comprise a mixture of commercial and residential buildings, as well as vacant properties. The Chicken Island Site would remain undeveloped. Assuming no built improvements, the property taxes generated by the Development Sites are expected to be similar to the property tax revenue estimates for 2021 as presented in **Table 6-29**.

The Palisade Avenue parcel within the Chicken Island Site was, until 2019, owned by the City and used for municipal parking. In 2019, the City sold the Palisade Avenue parcel to the Applicant, and the Yonkers Parking Authority entered into a lease with the Applicant for continued use of the parcel for municipal parking. The lease expires on June 23, 2022. It is noted that it is the City's responsibility to accommodate the parking displaced from the Palisade Avenue Parcel upon the expiration of the lease and that this responsibility was understood when the City sold the Palisade Avenue Parcel to the Applicant. Further, the 2020 City of Yonkers *Parking Needs Assessment* identifies the City's preferred method of accommodating this displaced parking as construction of a new parking structure on the Cacace Justice Center site and relocation of City staff parking from the Government Center Garage to the new garage, which would allow for the displaced Chicken Island Site parking to be accommodated in the Government Center garage (see **Appendix H-4**). Therefore, in the Future Without the Proposed Project, the existing parking on the Chicken Island Site would be accommodated in the Government Center garage, which is a similar distance from the Getty Square area as the existing surface lot.

D.2. STUDY AREA

The above-described existing SESA trends of increasing population, incomes, and residential rents are expected to continue in the future without the Proposed Project. As detailed in Table 2-1 of Chapter 2, "Land Use, Zoning, and Public Policy," development projects planned or underway in the SESA will add over 4,000 residential units to the SESA by 2032, which at full occupancy would equate to over 10,600 new SESA residents. Accounting for these planned projects, by 2032 there will be an estimated 42,930 SESA residents without the Proposed Project.

The planned residential growth in the SESA—equating to an estimated 33 percent increase in residential population in the future without the Proposed Project—will far exceed the 0.7 percent overall County-wide growth rate projected by the NYMTC. This is not surprising, as Yonkers, along with White Plains and New Rochelle, are expected to be high-growth transit-oriented areas and would therefore capture a larger share of the County's overall growth than more sparsely populated areas and areas lacking transit accessibility. The cost of living in New York City has supported development projects in certain locations in Westchester. Specifically, there is increasing demand for live-work-play communities and transit-oriented development, particularly from Millennials who have lower rates of car ownership and desire housing close to goods and services with close proximity to mass transit. The SESA trend toward development of larger multifamily buildings is also anticipated to continue in the future without the Proposed Project. For example, the approved Extell Development project along Alexander Street contains 1,395 multifamily units. Other large projects downtown include AvalonBay at 79-91 Alexander Street with 606 units, and the Rose Associates development at 57 Alexander Street, a seven-story building with 440 residential units. These continued investments reflect the City's actions toward revitalizing existing vacant and underperforming sites with mixed-use, transit-oriented developments.

The multifamily residential developments in the SESA will presumably be required to designate a portion of total units as affordable under Article XV of the Zoning Ordinance. As detailed in Section C, the Zoning Ordinance currently requires that large multifamily housing developments maintain a minimum of 10 percent of the total number of units as affordable housing units.

Based on advertised rents for projects recently completed and nearing completion, market-rate units will rent for prices that exceed levels affordable to most of the SESA's current residents, and therefore these projects will introduce new populations with incomes exceeding the average of existing SESA households.³⁰ Given the existing and predicted trend toward increased rents and household incomes in the SESA, those SESA residents who are potentially vulnerable to displacement due to rent pressures could be indirectly displaced with or without the Proposed Project. As summarized in **Table 6-13** above, currently there are nearly 7,000 SESA residents (approximately 22 percent of the population of the SESA) who are potentially vulnerable to displacement if their rents were to increase. The potential for this to adversely impact the SESA's neighborhood character will be mitigated by several planned affordable housing projects, as well as Article SV of the Zoning Ordinance. In addition, given the large number of rent-protected housing units in the SESA, there would continue to be a diverse demographic in the SESA.

The development projects under construction, recently completed, and planned will also introduce additional jobs to the SESA, and job growth by 2032 is expected to meet or exceed NYMTC's projected County-wide growth rate of 3.6 percent. New jobs will include Information sector employment at the approximately 110,000-sf Liongate's film-TV studio complex; Education sector jobs at a charter school; Retail sector jobs at new and existing storefronts; and Service sector jobs (e.g., building services).

D.3. YONKERS (OUTSIDE THE SESA)

Outside of the SESA within Yonkers, the pace of development and associated residential and employment growth by 2032 is expected to more closely mirror the County-wide trends projected by NYMTC. Based on NYMTC's 2055 Socioeconomic and Demographic (SED) Forecasts, between 2020 and 2030 Westchester County's residential population is projected to grow by approximately 0.7 percent (from 968,823 to 975,585 residents). Between 2030 and 2035, the County's residential population is projected to grow by approximately 2.1 percent (from 975,585 to 995,611 residents).

In terms of employment, according to 2055 SED Forecasts, Westchester County's employment is projected to grow by approximately 3.6 percent between 2020 and 2030. Between 2030 and 2035, the employment growth rate will slow to approximately 1.5 percent for the five-year period. As noted above, given the level of development planned for the SESA, the rate of employment growth is expected to meet or exceed these growth rates, although this may be counterbalanced by slower growth in less commercial areas of Yonkers.

E. FUTURE WITH THE PROPOSED PROJECT (BUILD CONDITION)

As detailed in Chapter 1, "Project Description," in several phases over approximately 10 years, the Applicant proposes to develop the Project Sites with approximately 3,556 residential rental units including between 178 and 356 affordable units, approximately 97,000 sf of retail use, approximately 38,000 sf of commercial office, and approximately 3,906 parking spaces. These

³⁰ Based on ACS estimates the existing Study Area median household income was \$33,099 in 2019. At this income level, renters paying more than approximately \$827 in rent per month would be considered rent-burdened. The current average asking rent for a studio apartment in the study area exceeds \$1,000 per month.

proposed uses would introduce a combination of residential and worker populations. By 2032, the Proposed Project’s residential uses would introduce an estimated 9,246 residents assuming full occupancy of the 3,556 residential units.³¹ The new residents would represent a nearly 22 percent increase in the SESA population as compared to the future without the Proposed Project, which assumes that the Project Sites are not developed. Please see Chapter 17, “Alternatives,” for a discussion of the potential impacts associated with developing the Project Sites pursuant to the existing zoning.

A majority of the Proposed Project’s residents would have incomes that exceed those of existing SESA households. As a new housing product, the Proposed Project’s market rate residential units would be expected to rent on the higher end of the range of market-rate asking rents in the SESA. For purposes of analysis, the average asking rents of units available in recently built residential projects in the SESA were used to estimate the Proposed Project’s market-rate renters’ incomes, and it was assumed that households would pay 25 percent of their income toward rent.³² The resulting projected household incomes, shown in **Table 6-30**, range from about \$100,000 for households residing in studio units to over \$200,000 for households in three-bedroom units.

**Table 6-30
Annual Household Income Projections for the
Proposed Project’s Market-Rate Renters**

Unit Type	Average Asking Rents at Recently Built Projects in the SESA	Projected Annual Household Income
Studio	\$2,110	\$101,280
One Bedroom	\$2,720	\$130,560
Two Bedroom	\$3,520	\$168,960
Three Bedroom	\$4,260	\$204,480
Weighted Average Total¹	\$3,002	\$144,072

Note:
¹ Total average monthly rent and total average household income area weighted totals assuming 25 percent studio units, 30 percent 1-BR units, 35 percent 2-BR units, and 10 percent 3-BR units.
Source:
 AKRF, Inc. based calculations on rental data collected for Sawyer Place, Apex Hudson Riverfront, and Avalon Yonkers in October 2021.

The Proposed Project would also include affordable housing that would be available to households with incomes below those of market rate renters. As detailed in Chapter 2, Section 2.3.b of this DEIS, the Applicant would comply with the City’s affordable housing requirements under Article XV of the Zoning Ordinance, which require 10 percent of units in developments containing 100 or more units be affordable. Specifically, Article XV requires that affordable units be provided in the same proportion of bedroom sizes as the market rate units and that they be made available in the following proportions:

³¹ The Proposed Project’s population estimate conservatively assumes full occupancy and an average household size of 2.6 persons per unit, consistent with the ACS 2019 estimate of average household size for renter-occupied units in the SESA.

³² Based on 2015–2019 Census ACS data, approximately 66 percent of SESA renters with household incomes of \$75,000 or more pay less than 20 percent of their income toward rent, approximately 17 percent pay between 20 and 25 percent of income toward rent, and the remaining approximately 17 percent pay more than 25 percent of income toward rent.

- Forty percent to households earning between 40 percent and 65 percent of AMI;
- Twenty percent to households earning between 66 percent and 80 percent of AMI; and
- Forty percent to households earning between 81 percent and 100 percent of AMI.

The 2021 AMI by family size is presented in **Table 6-31**. Given that the SESA’s average household size for renter-occupied units is 2.6 persons per unit, one could expect the incomes of households in the affordable units to average between approximately \$67,665 and \$84,304, which is above the SESA’s average household income in 2019 (\$51,403).

**Table 6-31
2021 Area Median Income (AMI)**

Family Size	40% of AMI	50% of AMI	60% of AMI	65% of AMI	70% of AMI	80% of AMI	90% of AMI	100% of AMI
1	\$35,700	\$44,650	\$53,550	\$58,010	\$62,450	\$71,400	\$80,330	\$89,250
2	\$40,800	\$51,000	\$61,200	\$66,300	\$71,400	\$81,600	\$91,800	\$102,000
3	\$45,900	\$57,400	\$68,850	\$74,590	\$80,350	\$91,800	\$103,280	\$114,750
4	\$51,000	\$63,750	\$76,500	\$82,880	\$89,250	\$102,000	\$114,750	\$127,500
5	\$55,100	\$68,850	\$82,600	\$89,510	\$96,400	\$110,150	\$123,930	\$137,700

Source: Westchester County 2021 Income and Rent Limits Program Guidelines (westchestergov.com)

Zoning Ordinance Section 43-194.F permits the City to reduce the number of on-site units to an amount equal to 5 percent of the market rate units if a payment-in-lieu contribution is made to the City’s Affordable Housing Trust Fund for the 5 percent of units not provided on-site. When accounting for both market rate and affordable units, the overall average household income of the Proposed Project would range from an estimated \$136,500 if 10 percent of units were affordable, to approximately \$141,000 if 5 percent of units provided were affordable. These incomes fall approximately within the top 10 percent of household incomes in the SESA.

With respect to the Proposed Project’s worker population, as detailed in Section E3, upon completion and at stabilized operating conditions, the Proposed Project would support an estimated 658 full- and part-time jobs annually. These jobs would be distributed across several sectors including: professional/health care (estimated 120 employees); building support services (142 employees); retail and personal care services (158 employees); food services (160 employees), and other personal services (78 employees).

E.1. POTENTIAL ADVERSE SOCIOECONOMIC EFFECTS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirect changes any of these elements. Projects may directly displace residents or businesses or may indirectly displace them by altering one or more of the underlying forces that shape socioeconomic conditions in an area. The following assessments consider separately the potential for significant adverse impacts due to direct residential displacement and direct business displacement, as well as indirect residential and business displacement due to increased rents.

E.1.a. Direct Residential Displacement

Direct (or primary) residential displacement is the involuntary displacement of residents living on a project site. The proposed redevelopment of the Teutonia Site and Chicken Island Site would not displace any residents.

The proposed redevelopment of the North Broadway Site could result in the direct displacement of up to 13 households—one at 7 Overlook; four at 12 Overlook; seven at 15 Overlook; and one at 18 Baldwin.³³

Assuming full occupancy and an average household size of 2.6 persons per unit, the Proposed Project could directly displace an estimated 34 SESA residents. The 34 residents would represent approximately one-tenth of one percent (0.01 percent) of the SESA population in 2019 (32,319 residents); this level of displacement would not have the potential to alter the socioeconomic character of the SESA, and therefore would not result in significant adverse impacts.

E.1.b. Direct Business Displacement

Direct (or primary) business displacement is the involuntary displacement of a business that is located on a project site. The proposed redevelopment of the Teutonia Site and Chicken Island Site would not displace any businesses. While the privately owned Palisade Parcel is currently used for municipal parking, pursuant to a lease agreement with the City, would be removed in the future, removal of this would occur in the future with or without the Proposed Project. As described above, the City sold the parking area to the Applicant in 2019 and has identified the Government Center Garage, which is a similar distance to Getty Square as the Chicken Island Site, as the preferred location to replace that surface parking. To effectuate this replacement, as well as meet other City needs, the City intends to construct a new parking facility at the Cacace Justice Center that would be utilized for City staff parking.

The proposed redevelopment of the North Broadway Site would result in the direct displacement of four business storefronts, one with second floor commercial space. The four storefronts are currently occupied by three businesses—two restaurants and a laundromat—as well as community organization (Community Voices Heard) at 28 North Broadway. Based on typical employment for the potentially displaced uses, in total approximately 30 workers could be directly displaced.³⁴ The potentially displaced businesses and associated employment represent a very small proportion of SESA businesses and employment; less than one-half of one percent of estimated businesses and employment.³⁵

Because there are alternative sources of goods, services, and employment provided within the SESA, the potential direct displacement of these four businesses does not constitute a significant adverse impact. The potentially displaced uses are not uniquely dependent on their location, nor do they serve a population that is uniquely dependent on the services in their present location;

³³ One of the 13 potentially displaced DUs (at 15 Overlook) is transitional housing under a per diem license agreement and operated under contract with County DDS that may or may not be displaced by the North Broadway Project, so it is conservatively included in the analysis.

³⁴ Employment estimate for potentially displaced businesses assumes 1 employee per 333 sf of restaurant and laundromat space, and 1 employee per 250 sf of office space.

³⁵ Based on Census LEHD data, in 2018 there were an estimated 7,153 private sector primary jobs located within the SESA. Based on Census ZIP Code Business Patterns, in 2018 there were an estimated 1,160 business establishments within ZIP Code 10701.

there are other restaurants and laundromats within close proximity to the North Broadway Site, and comparable retail and office spaces are available within the SESA and more broadly within Yonkers. For example, there are a number of other laundromats in the SESA such as New Main Laundromat at 228 New Main Street, Arilene Laundromat Wash & Fold Service at 298 New Main Street, and Park Hill Laundromat at 51 Park Hill Street. The area is well served by local eateries and restaurants offering a variety of options such as Guapo Mexican and Cuban Cuisine at 10 Warburton Street, El Poblano Café at 2 Main Street, Francey Brady's at 72 Main Street, and Dolphin Restaurant at 1 Van Der Donck Street, among many others. In addition to open and operating alternative businesses, the area has a number of office and retail spaces available for rent in the local vicinity, providing ample opportunity for a potentially displaced business to relocate. In addition, the Proposed Project would include commercial office space and retail uses in the same affected locations on the North Broadway Site (as well as new spaces on the Chicken Island and Teutonia Sites). While specific retail and commercial office tenants are unknown, as newly built space it would be expected to rent at the high end of the market, and therefore may not be affordable to directly displaced tenants. However, the Proposed Project's retail would grow the range of goods and services offerings, as well as employment opportunities, in the neighborhood.

E.1.c. Indirect Residential Displacement

Indirect (or secondary) residential displacement can result from substantial new development that is markedly different from existing uses and activity in an area, by leading to increased property values in the area. Increased property values can lead to increased rents, which can make it difficult for some existing residents to remain in their homes.

The possibility of displacement is a common concern for residents of neighborhoods experiencing new development. The concern is that new development will serve as a signal that the neighborhood is on the upswing, thereby encouraging landlords to raise rents and attract more higher income residents whose spending power will in turn attract more investment and higher end stores. Ultimately, the concern is that the new development will create a neighborhood with higher rents and other amenities and services that are now unaffordable to long-term residents. Others have put forth the opinion that the attractiveness of a neighborhood is more closely tied to big-picture, macroeconomic, factors and proximity to amenities and jobs, along with the relative availability of housing units. This line of thinking posits that additional units in a neighborhood, even if high-end units, will tend to lower (even if only relatively) rent levels. Absent these new units, households drawn to the area would have competed for other available units in the neighborhood, driving up rents there.³⁶ This DEIS does not attempt to reconcile these different views. Instead, this section of the DEIS presents a data-driven analysis of the potential significance of indirect residential displacement if it were to occur as a result of

³⁶ *Gowanus Neighborhood Plan: Racial Equity Report on Housing Opportunity*, July 2021, prepared by Lance Freeman.

the Proposed Project. Generally, an indirect residential displacement analysis is conducted only in cases in which the potential impact may be experienced by renters living in privately held units unprotected by government regulations restricting rents, and whose incomes may not support substantial rent increases. Residents who are homeowners or who are renters living in rent-protected units would not be vulnerable to rent pressures.

An estimated 10.5 percent of SESA residents live in owner-occupied units. These residents would not be vulnerable to indirect displacement due to rent increases. Further, as detailed in Section C.2.g., above, an estimated 60 percent of SESA renter households reside in a unit with some form of rent-protection. These residents would not be vulnerable to indirect displacement due to increased rents. However, approximately 72 percent of renter households in the SESA are low-income. Though many of these households likely reside in rent-protected housing units, some live in units that are not, and therefore may be vulnerable to displacement due to rent pressure. Using conservative assumptions, as described above, up to 22 percent of the SESA's population may be low-income renters in units that are not rent-protected and potentially vulnerable to increases in market-rate rents.

By 2032, the Proposed Project would introduce 3,556 new residential units at the Project Sites, housing an estimated 9,246 residents.³⁷ The new residents would represent a nearly 22 percent increase in the SESA population as compared to the future without the Proposed Project. The Proposed Project's residential population would, in the aggregate, have a higher household income than the existing SESA population. The SESA's average household income was approximately \$51,400 in 2019, while the income required to afford new market-rate housing in the SESA generally exceeds \$80,000. As detailed above, when accounting for both market rate and affordable units, the overall average household income of the Proposed Project would range from an estimated \$136,500 if 10 percent of units were affordable, to approximately \$141,000 if five percent of units provided were affordable. These incomes fall approximately within the top 10 percent of household incomes in the SESA.

The Proposed Project would, over a 10-year period, introduce a large enough number of higher-income residents and new market-rate housing product to influence the socioeconomic and market conditions in the SESA. With a larger proportion of higher-income residents in the SESA, adjacent property owners may recognize potential to generate additional revenue through increased rents and improve vacated units or redevelop properties to offer residential units at a higher price point. This influence would be greater on properties that allow for larger multi-family residential buildings, rather than smaller single-family or multi-family homes, as most new market entrants are not seeking those types of residential product.

The Proposed Project would continue, and potentially accelerate, the current ongoing trend in the SESA toward development of multifamily housing with higher rents that is occupied by households with higher incomes and would

³⁷ The Proposed Project's population estimate conservatively assumes full occupancy and an average household size of 2.6 persons per unit, consistent with the ACS 2019 estimate of average household size for renter-occupied units in the Study Area.

contribute to displacement pressures that already exist on the estimated 22 percent of SESA residents who reside in unprotected housing units and are potentially vulnerable to displacement if their rents were to increase. However, for the following reasons, this potential to result in indirect residential displacement would not have a significant adverse impact on socioeconomic conditions:

- In the future with the Proposed Project, there would continue to be a large proportion of lower-income residents in the SESA, due to the high percentage of rent-protected housing. As detailed above, the majority of lower-income residents in the SESA live in rent-protected housing and therefore are not vulnerable to displacement due to rent pressures. These households will help to maintain a downtown area that is both economically vibrant and demographically diverse. Existing and future lower-income residents have substantial purchasing power, such that goods and services would continue to be available at lower price points within the SESA, even with the influx of new consumers with higher incomes. The Proposed Project would introduce new retail that would grow the range of local goods and service offerings and would introduce new residents who would shop at existing and new stores. This increased economic activity would support new and existing jobs in the SESA, enhancing job opportunities for local residents.
- The Proposed Project would include at least 178 affordable housing units, which would be added to the housing stock available to potentially vulnerable low-income renters and would contribute to the longer-term preservation of a residential population with broad demographic characteristics. As detailed in Section C2, SESA renters that are currently vulnerable to displacement pressures, owing to their income and because they live in non-rent protected units, are renting units ranging in price from an estimated \$1,633 for studios to \$2,425 per month for four- and five-bedroom units, with incomes ranging from approximately \$53,000 to \$79,000. At these income levels, at least 40 percent of the affordable units (renting to households earning between 40 percent and 65 percent of AMI) would be attainable for potentially vulnerable SESA residents.
- As detailed in Sections C2 and D2, there is already a readily observable trend toward higher incomes and new market-rate residential development in the SESA. Even if the Proposed Project is not constructed, other projects in the SESA will introduce new residents that will create displacement pressures on lower-income residents living in unprotected rental housing. The Proposed Project would contribute to, and potentially accelerate the existing trends, but would not initiate a trend that leads to potential displacement.
- From a macroeconomic perspective, the addition of housing in the SESA, even at higher price points, could serve to relieve rent pressures because absent the new units, households drawn to the area would compete for other available units, driving up rents.³⁸

³⁸ The evidence of a causal relationship between indirect displacement and new development is sparse. Much of the concrete evidence on displacement suggests inadequate and irregular incomes, combined with lack of protection for residents, is the prime mover of displacement. See: Lei Ding, Jackelyn Hwang, and Eileen Divringi. Gentrification and residential mobility in Philadelphia. *Regional Science and Urban Economics*

E.1.d. Indirect Business Displacement

Similar to residential displacement, indirect (or secondary) business displacement can result from substantial new development that is markedly different from existing uses and activity in an area through changes to the physical character of an area or through increased property values in the area. Increased property values can lead to increased rents, which can make it difficult for some existing businesses to afford their rents.

With respect to the visual character of the SESA, and as discussed more thoroughly in Chapter 3, “Visual Resources and Community Character,” it is the Applicant’s opinion that the Proposed Project would be consistent with the pedestrian-oriented, higher-density urban fabric of downtown Yonkers. The Proposed Project buildings feature active, ground floor uses fronting on well-designed sidewalks and public spaces. The facades of the Proposed Project buildings have been designed to add visual variety to the pedestrian landscape as well as break down the massing of the residential towers. Together with the addition of new pedestrian streets, plazas, and connections at the Chicken Island Site and the North Broadway Site, these architectural design features are consistent with the character of development that is expected given the Project Sites’ prominence within downtown.

The Teutonia Project would include approximately 10,000 sf of active street level retail, restaurant, and commercial uses. The length of the building podium along Buena Vista Avenue would be broken up through the application of several different façade designs, creating the appearance at ground level of several different buildings. In addition to the active street-level uses included throughout the Chicken Island Project, pedestrian activity would be encouraged within the Chicken Island Project through the installation of wide sidewalks with street trees, well-marked pedestrian crosswalks, and active streetfronts and public plazas. In order to physically and visually connect the Chicken Island Project to Getty Square, the Applicant proposes to widen the sidewalk on Palisade Avenue and install street trees and furniture that would provide a consistent pedestrian experience from Main Street at Getty Square to the newly constructed “Centre Street.” The North Broadway Project would construct approximately 17,000 sf of commercial and office space fronting North Broadway. The new commercial buildings would be similar in height to the existing buildings within this commercial corridor.

It is the Applicant’s opinion that the Proposed Project would introduce a critical mass of residential, commercial, office, retail, and recreational uses within walking distance of the Yonkers Train Station and within the historic heart of the

61:38-51 (2016). Available at <https://www.sciencedirect.com/science/article/abs/pii/S0166046216301223>; I. G. Ellen and K. M. O’Regan. How low-income neighborhoods change: Entry, exit, and enhancement. *Regional Science and Urban Economics* 41 (2):89-97 (2011). Available at <https://www.sciencedirect.com/science/article/abs/pii/S0166046211000044>; Lance Freeman, Adele Cassola, and Tiancheng Cai. Displacement and gentrification in England and Wales: A quasi-experimental approach. *Urban Studies* 53.13: 2797-2814 (2015). Available at <https://journals.sagepub.com/doi/10.1177/0042098015598120>

City's downtown that would be beneficial to the SESA and, at a pedestrian and street-level, be consistent with the SESA.

The Proposed Project would introduce residential, commercial, and community facility uses that would generate economic activity, including residential, worker, and business spending. The residential uses would include a combination of affordable and market-rate units, and the commercial uses would include retail and office space. None of these uses would be new to the SESA, as there are already well-established residential and commercial office markets. By 2032, the Proposed Project would introduce 97,000 sf of retail, personal service, and other first floor commercial uses and 38,000 sf of commercial and/or medical office space. While these represent new investments that would draw workers and visitors to the SESA, the additional commercial space is not of sufficient scale to substantively alter market conditions. However, the new residential population introduced by the Proposed Project would represent a major new consumer base for local retail market, and therefore could influence market conditions and retail rents.

Existing retail establishments within the immediate vicinity of the Project Sites, such as within Getty Square and particularly those along Palisade Avenue, New Main Street, and North Broadway closest to the Project Sites, could experience rent increases, as property values increase due to the increased pedestrian traffic. The extent of rent increases would depend upon the increased levels of pedestrian activity generated by the Proposed Project, and the location of existing storefronts relative to the areas of increased pedestrian activity. While no particular category of retail establishment would be immune to potential rent increases, those establishments whose sales did not grow proportionately to rent increases would be most vulnerable to displacement. Businesses most likely to experience this disconnect between rents and sales would be those not capturing additional revenue from new consumers. For example, discount apparel and convenience stores along Palisade Avenue and New Main Street, which appeal primarily to a low- and moderate-income customer base, may be less likely to capture spending dollars from new, more affluent residents and workers in the area and could be, therefore, more likely to face displacement pressures.

Although some retail stores may be indirectly displaced, for the following reasons, the potential displacement would not constitute a significant adverse environmental impact:

- The Proposed Project would not lead to disinvestment. Business storefronts that are vacated due to indirect displacement would not remain vacant; they would turn over to other retail uses that could afford to pay higher rents. Given the high residential density and the strong residential market in the SESA, there would still be the local demand for neighborhood retail and services necessary to maintain a strong retail presence in the SESA.
- The Proposed Project would introduce new retail and office uses that would broaden the commercial offerings in the SESA, generate pedestrian activity, and provide new job opportunities. New residents and visitors to the Proposed Project's retail offerings would also frequent nearby existing storefronts; Getty Square is situated within a five- to seven-minute walk of the Teutonia Site and a one- to three-minute walk of the North Broadway Site and Chicken

Island Sites. In particular, the storefronts along North Broadway, New Main Street, and Palisade Avenue border the North Broadway Site and Chicken Island Site. The Shop Fair Supermarket has an entrance facing the Chicken Island Site, further bridging Getty Square with the Project Site.

- Given the high numbers of lower-income residents in the SESA, there will continue to be substantial consumer demand for lower price-point goods and services such that lower-income residents would not be “priced out” of the SESA. Existing businesses offering lower price-point goods and services will continue to capture sales from existing residents and would capture new sales from the Proposed Project’s residential and worker populations.
- There are alternative sources of goods, services, and employment provided within the SESA and within Yonkers more broadly such that the indirect displacement of potentially vulnerable businesses would not adversely affect neighborhood conditions.

E.2. FISCAL IMPACT TO YONKERS AND YONKERS PUBLIC SCHOOLS

The following sections describe the estimated tax revenues that would be generated by the Proposed Project. The incremental costs of providing community services to the Proposed Project, including emergency services and public school services, is analyzed in Chapter 7, “Community Facilities.” As discussed in Chapter 7, the additional tax revenue generated by the Proposed Project would more than offset the incremental costs of community services and compares these revenues to the Proposed Project’s estimated fiscal costs to the various taxing jurisdictions, including the Yonkers Public Schools.

As described below, the Proposed Project is estimated to generate approximately \$22.63 million more in tax revenue per year than is currently generated by the Project Sites. This includes an additional approximately \$18.03 million in property taxes and \$4.66 million in sales, payroll, and other taxes. Of this amount, the City is estimated to receive an additional \$5.65 million per year and the Yonkers Public Schools is estimated to receive approximately \$9.63 million in additional revenue per year.

E.2.a. Property Taxes

The standard approach to estimating property tax revenues of a built improvement is to estimate its market value, convert market value to taxable assessed value, and then multiply assessed value by the tax rate per \$1,000 of assessed value of each taxing jurisdiction. For purposes of this analysis, the Proposed Project’s market value was estimated using an income-based approach to valuation, yielding an estimated total market value of approximately \$815.5 million. This estimate was benchmarked against the closest comparable properties using a sales comparison approach (or “market approach”) to valuation, and the resulting market value was determined to be reasonable based on values identified for comparable properties.

The estimated \$815.5 million market value was used to derive the taxable assessed value of the Proposed Project. Based on the current equalization rate of

2.09³⁹ this results in approximately \$17.0 million in taxable assessed (see **Table 6-32**).

Table 6-32 shows the estimated tax revenues that would be generated by the three Project Sites with the Proposed Project at full build out, based on the estimated taxable assessed value (\$17.0 million) and current (2021) tax rates. The estimated property tax revenue generated by the Proposed Project would total approximately \$18.3 million of which \$4.7 million would be to the City of Yonkers, and \$9.8 million would be to the Yonkers Public Schools.

Table 6-32
Projected Annual Property Tax Revenues
AMS Yonkers Three Project Sites at Full Build Out

Taxing Jurisdiction	Tax Rate per \$1,000 of Assessed Value	Taxable Assessed Value	Property Taxes
Westchester County	\$145.10	\$17.04 million	\$2.47 million
City of Yonkers	\$278.44	\$17.04 million	\$4.75 million
Yonkers Public Schools	\$573.93	\$17.04 million	\$9.78 million
South Sewer	\$17.25	\$4.13 million	\$71,182
Central Sewer	\$17.58	\$12.92 million	\$227,083
Solid Waste	\$13.31	\$17.04 million	\$226,850
BID Downtown	\$59.85	\$13.31 million	\$796,415
Total			\$18.32 million

Note: Numbers may not add due to rounding.
Sources: AKRF estimate of assessed value; Tax rates from Westchestergov.com 2021 Property Tax Rates; and 2021 Final Assessment Roll.

Table 6-33 presents the difference between existing (2021) and future property taxes for the three Project Sites. At full build out, the three Project Sites would generate approximately \$18.0 million in new tax revenue for the taxing jurisdictions. Westchester County would receive an additional \$2.4 million, the City of Yonkers would receive an additional \$4.7 million and Yonkers Public Schools would annually receive \$9.6 million in additional tax revenue.

³⁹ New York State Office of Real Property Tax Services, 2021 Level of Assessment, Yonkers, http://orps1.orpts.ny.gov/cfapps/MuniPro/muni_theme/muni/ratehistory.cfm?swis=551800&dom_sw=51800

Table 6-33
Net New Property Tax Revenue

Taxing Jurisdiction	Existing Tax and PILOT Payments	Estimated Tax Payment with Proposed Project¹	Net New Tax Revenue
Westchester County	\$39,301	\$2.47 million	\$2.43 million
City of Yonkers	\$76,175	\$4.75 million	\$4.67 million
Yonkers Public Schools	\$155,039	\$9.78 million	\$9.63 million
South Sewer	\$459	\$71,182	\$70,723
Central Sewer	\$5,112	\$227,083	\$221,971
Solid Waste	\$3,622	\$226,850	\$223,228
BID Downtown	\$11,820	\$796,415	\$784,595
Total	\$291,527	\$18.32 million	\$18.03 million

Note:
¹ Estimated tax payments are for the purpose of environmental review and are not binding. Actual tax levy would be determined by the City of Yonkers Assessor.
Source: Westchestergov.com 2021 Property Tax Rates

The Applicant anticipates applying to Yonkers IDA for financial assistance to make the Proposed Project economically viable. Financial assistance may include mortgage recording tax exemptions, construction period sales tax exemptions, and potentially property tax abatements. To the extent that after review of required cost/benefit analyses the Yonkers IDA agrees to provide property tax abatements, the Applicant would enter into one or more PILOT agreements with the Yonkers IDA, which would require payments to be made according to a negotiated schedule, and in accordance with the Uniform Tax Exemption Policy of the Yonkers IDA. The potential terms of PILOT agreements, including the amount of payments and the duration of the agreements, are not currently known. However, it is reasonable to assume that Yonkers IDA would require payments to taxing jurisdictions in amounts sufficient to cover any increased costs incurred by governmental service providers, including Yonkers Public Schools, as a result of the Proposed Project.

E.2.b. Other Municipal Taxes

During operations, the Proposed Project is anticipated to generate tax revenues both directly and indirectly from employment (see **Table 6-34**). The annual taxes resulting from employment associated with the operation of the Proposed Project is estimated at approximately \$0.63 million for the City of Yonkers, \$1.50 million for Westchester County and special districts (e.g., school districts), and \$2.56 million for New York State and the MTA. These estimates include direct, indirect, and induced activity. Direct retail sales tax from the Proposed Project’s operation, excluding taxes generated from indirect and induced activity, is estimated to be \$1.23 million annually, including \$0.13 million for the City of Yonkers, \$0.34 million for Westchester County, \$0.75 million for New York State, and approximately \$10,000 for the MTA.

Table 6-34

**Estimated Annual Fiscal Revenues from Operational Employment
(millions of 2021 dollars; excludes direct real property taxes)**

Taxes	City	County	NYS	MTA	Total
Payroll Taxes	\$0.00	\$0.00	\$0.17	\$0.00	\$0.17
Sales Taxes ²	\$0.19	\$0.51	\$1.11	\$0.01	\$1.82
Corporate Taxes	\$0.00	\$0.00	\$0.10	\$0.00	\$0.10
Personal Taxes	\$0.01	\$0.00	\$0.89	\$0.00	\$0.91
Other Taxes ³	\$0.43	\$0.99	\$0.23	\$0.00	\$1.66
TOTAL^{1,4}	\$0.63	\$1.50	\$2.55	\$0.01	\$4.66

Notes:

¹ Includes all direct, indirect, and induced taxes paid to the City of Yonkers and Westchester County (including special districts) and New York State from annual operational employment except direct real property taxes, which are being estimated separately. Does not include additional induced taxes from household spending from the new units.

² Sales tax includes approximately \$0.13 million for the City, \$0.34 million for the County, \$0.75 million for NYS, and \$0.01 million for the MTA in direct sales taxes from the Proposed Project. Direct sales taxes were estimated by IMPLAN.

³ Other taxes include other taxes on production and imports (TOPI), excluding direct real property taxes. Other County taxes include taxes paid to special districts (e.g., school districts).

⁴ Detailed amounts may not add to totals due to rounding.

Sources: The 2018 IMPLAN model and AKRF, February 25, 2021.

Residents of the Proposed Project would generate additional revenue for the City of Yonkers through the Yonkers resident income tax surcharge. The Yonkers resident income tax surcharge is an additional income tax collected by the State and remitted to the City in an amount equal to 16.75 percent of the filers net State tax. As shown in **Table 6-35**, To estimate the revenues to the City from this surcharge, it was assumed that residents of the market rate units (90 percent of total units) would have a household income of \$144,000 and households would receive the standard New York State income tax deduction.⁴⁰ Using equal assumptions of filing status and number of filers per household, residents of the Proposed Project would generate approximately \$4.08 million in Yonkers resident income tax surcharges per year.⁴¹

⁴⁰ The standard deduction for single and married citizens filings separate returns is \$8,000.

⁴¹ This is an estimate of average taxes paid by Project residents. Actual tax payments will vary and are dependent on income, filing status, household size, and other credits and deductions.

**Table 6-35
Yonkers Income Tax Revenue**

	Units	Estimated Taxable Income	NYS Income Tax Rate	Estimated NYS Income Taxes Per Unit	Yonkers Income Tax Per Unit (16.75% of NYS Income Taxes)	Aggregate Yonkers Income Tax (Millions of Dollars)
Single Person Household Rental Units (36.1%)	1,155	\$136,000 ¹	\$4,650 plus 6.41% on the amount over \$80,650	\$8,198	\$1,373	\$1.59
Two or More Person Household Rental Units (63.9%)	2,045	\$64,000 ²	\$1,042 plus 6.09% on the amount over \$21,400	\$7,273	\$1,218	\$2.49
Total Market Rate Units	3,200					\$4.08

Notes:
 1. Assumes single filer at \$144,000 with standard deduction of \$8,000
 2. Assumes two filers at \$72,000 each with standard deduction of \$8,000 each.
Sources:
 U.S. Census ACS 2015–2019 5-Year Estimates; NYS Department of Taxation and Finance 2020
https://www.tax.ny.gov/pit/file/standard_deductions.htm
https://www.tax.ny.gov/pit/file/tax_tables.htm

E.3. ECONOMIC BENEFITS

The Proposed Project would generate economic benefits for the City of Yonkers and Westchester County during its construction and operations. Construction benefits would be generated through construction labor and spending on construction materials. During operations, the Proposed Project would support jobs in the on-site office and retail space, and to a smaller extent, within the residential space. These new employees and the new residents of the Proposed Project would spend their money in the local economy, creating a ripple effect.

Using the IMPLAN model, AKRF ran industry output, industry employment, and household income events to model the Proposed Project’s anticipated economic benefits from construction, annual operational employment, and annual household spending, respectively. Construction and annual operational benefits were estimated for the City of Yonkers (based on ZIP codes)⁴² and Westchester County; economic benefits from increased household spending were estimated for ZIP Code 10701, which contains the Project Sites.

Using IMPLAN terminology, this report breaks out total economic impacts into three components for both construction and annual operations:

⁴² Hard and soft costs and direct operational employment were modeled in a ZIP-code based City of Yonkers model in the 2019 IMPLAN model (including ZIP Codes 10701, 10702, 10703, 10704, 10705, and 10710).

1. **Direct effects** represent the initial benefits to the economy of a specific new investment; e.g., including on-site employment (during construction and operations) and associated labor income.
2. **Indirect effects** represent the benefits generated by industries purchasing from other industries as a result of the direct investment. For example, indirect employment resulting from the Proposed Project’s operational expenditures would include jobs in industries that provide goods and services to the proposed businesses.
3. **Induced effects** represent the impacts caused by increased household income in a region. Direct and indirect effects generate more worker income by increasing employment and/or salaries in certain industries. Households spend some of this additional income on local goods and services, such as food and drink, recreation, and medical services.

E.3.a. Construction Benefits

The Proposed Project would invest nearly \$1.7 billion in total construction costs into the economy, including hard and soft costs, but excluding costs for land acquisition and financing (see **Table 6-36**). Hard costs include construction materials and labor. Soft costs include fees for architecture and engineering, legal, and environmental consulting services. AKRF assigned the construction expenditures⁴³ to IMPLAN sectors that most closely matched the description for the type of construction.

**Table 6-36
Construction Period Modeling Assumption**

Proposed Use	IMPLAN Sector	Description	Cost
Construction of new retail, office, and parking	55	Construction of new commercial structures	\$312,340,183
Construction of new residential	58	Construction of new multifamily residential structures	\$1,380,376,704
Total Hard and Soft Construction Costs			\$1,692,716,887
Note: Cost estimates are in current 2021 dollars.			
Sources: Hudson Meridian Construction Group, January 18, 2021 and AKRF, February 2021			

Using construction expenditure by sector, the IMPLAN model calculates construction period direct, indirect, and induced benefits to the City and Westchester County. Key project-generated construction benefits to the local economy include the following (see also **Table 6-37**):

- Total direct construction employment in the City is estimated to be 14,065 person-years of employment over the 10-year construction period (1,407 full-time equivalent jobs).⁴⁴ Jobs would include onsite construction managers and workers.
- Indirect and induced employment is estimated at 2,532 person-years, for a total construction employment of 14,255 person-years in the City and 16,596 person-years in Westchester County. Indirect employment includes jobs in

⁴³ Construction cost estimates were provided to AKRF by Hudson Meridian Construction Group.

⁴⁴ One person year is the equivalent of one person working full-time for a year.

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industries that would support the construction, such as architecture, engineering, and legal services, while induced employment includes jobs in industries supported by increased worker spending, such as healthcare and personal care services.

- Direct labor income is estimated at approximately \$1.2 billion. Including indirect and induced activity, total labor income from the Proposed Project during construction is estimated at \$1.22 billion in the City and \$1.41 billion in Westchester County.
- The direct value added to the local economy is approximately \$1.4 billion, which is the increased value of goods and services and a measure of contribution to Gross Domestic Product (GDP). Including indirect and induced activity, the Proposed Project's total value added to the local economy is estimated at \$1.4 billion in the City and \$1.7 billion in Westchester County overall (approximately 2 percent of the County's annual GDP).⁴⁵

⁴⁵ Westchester County's GDP was approximately \$86 billion in 2019, according to the U.S. Bureau of Economic Analysis, <https://fred.stlouisfed.org/release/tables?rid=397&eid=1063765#snid=1064062>, accessed on February 17, 2021.

**Table 6-37
Estimated Construction Benefits**

	In City of Yonkers	In Westchester County ⁵
Employment (Person-Years) ¹		
Direct	14,065	14,065
Indirect	98	829
Induced	93	1,703
Total	14,255	16,596
Labor Income ² (millions of 2021 dollars)		
Direct	\$1,204.94	\$1,204.94
Indirect	\$7.16	\$72.98
Induced	\$6.21	\$129.81
Total	\$1,218.31	\$1,407.73
Value Added ³ (millions of 2021 dollars)		
Direct ⁴	\$1,362.23	\$1,362.23
Indirect	\$11.80	\$114.66
Induced	\$11.98	\$224.95
Total	\$1,386.01	\$1,701.83
Output ⁴ (millions of 2021 dollars)		
Direct	\$1,692.72	\$1,692.72
Indirect	\$18.73	\$179.36
Induced	\$18.30	\$341.37
Total	\$1,729.75	\$2,213.45
Notes:		
¹ IMPLAN reports employment in full- and part- time jobs. AKRF converted employment to person-years. One person-year is the equivalent of one person working full-time for a year.		
² Labor income includes employee compensation and proprietor income.		
³ Value added may be compared to Gross Domestic Product (GDP). Value added is the difference between an industry's or an establishment's total output and the cost of its intermediate inputs.		
⁴ Output is the total value of industry production and is inclusive of all taxes.		
⁵ Westchester County estimates include the City of Yonkers.		
Sources: The 2019 IMPLAN model and AKRF, February 2021.		

Construction of the Proposed Project would generate City, County, State, and MTA tax revenues both directly and indirectly (see **Table 6-38**). Tax revenues resulting from the Proposed Project's construction activities are estimated to generate approximately \$11.08 million for the City, \$29.74 million for Westchester County and special districts, and \$28.42 million for New York State and the MTA, including direct, indirect, and induced activity. These taxes are inclusive of direct sales tax, which IMPLAN estimates at \$0.62 million for the City, \$1.68 million for the County, \$3.66 million for the State, and approximately \$30,000 for the MTA.⁴⁶

⁴⁶ Yonkers tax rates available at <https://finance.westchestergov.com/county-sales-tax>, last accessed February 24, 2021.

Table 6-38
Estimated Fiscal Revenues During Construction
(millions of 2021 dollars)

Taxes	City	County	NYS	MTA	Total
Payroll Taxes	\$0.00	\$0.00	\$3.61	\$0.00	\$3.61
Sales Taxes ²	\$1.62	\$4.39	\$9.55	\$0.07	\$15.63
Corporate Taxes	\$0.00	\$0.00	\$1.57	\$0.00	\$1.57
Personal Taxes	\$0.14	\$0.00	\$11.69	\$0.00	\$11.83
Other Taxes ³	\$9.31	\$25.35	\$1.99	\$0.00	\$36.65
TOTAL^{1,4}	\$11.08	\$29.74	\$28.42	\$0.07	\$69.30

Notes:
¹ Includes all direct, indirect, and induced taxes paid to the City of Yonkers and Westchester County (including special districts) and New York State.
² Sales tax includes approximately \$0.62 million for the City, \$1.68 million for the County, \$3.66 million for NYS, and \$0.03 million for the MTA in direct sales tax from construction materials spending. Yonkers tax rates available at <https://finance.westchestergov.com/county-sales-tax>, last accessed February 24, 2021.
³ Other taxes include other taxes on production and imports (TOPI). These taxes include real property taxes paid by the construction company as well as indirect and induced property taxes. Other County taxes include taxes paid to special districts (e.g., school districts). Any direct property taxes that may be generated onsite during the construction period are not included.
⁴ Detailed amounts may not add to totals due to rounding.
Sources: The 2018 IMPLAN model and AKRF, February 25, 2021.

E.3.b. Annual Operational Benefits

As detailed in **Table 6-39**, AKRF estimated direct (on-Site) employment based on the size (sf/units) of the proposed uses and industry employment ratios from comparable projects in and around Westchester County. Upon completion, and at stabilized operating conditions, the Proposed Project would support an estimated 658 full- and part-time jobs annually. These jobs would be distributed across several sectors including: professional/health care (estimated 120 employees); building support services (142 employees); retail and personal care services (158 employees); food services (160 employees), and other personal services (78 employees). These direct employment estimates were then used as inputs to the IMPLAN model in order to estimate the indirect and induced employment, labor income, value added, and economic output.

Table 6-39

Direct Annual Operational Employment and IMPLAN Modeling Assumptions

Proposed Use	GSF/units	Employees	IMPLAN Sector	IMPLAN Description
Commercial/medical office ¹	30,000	120	483, 447, 455, 456, and 457	Offices of physicians, Real estate, Legal, Accounting, and Architectural and Engineering
Multi-family residential ²	3,556 units	142	476	Services to buildings (e.g., residential cleaning services/janitors)
Retail, restaurant, and personal services ³	95,000	158	410, 412, 517, 519	Sports and hobby stores, miscellaneous retail, personal care services, and dry cleaners
		160	406, 509, and 510	Food and beverage stores, full-service restaurants, and all other food and drinking places
Parking garage ⁴	3,909 spaces	78	520	Other personal services (e.g., garage attendants)
Total Direct Employment:		658		

Notes:

¹ Commercial/medical office employees were estimated at 1 employee per 250 gsf.

² Residential employment (e.g., cleaning services) was estimated at 1 employee per 25 units.

³ AKRF estimated that approximately two-thirds of the retail square footage would be dedicated to retail/personal care services and that approximately one third would be dedicated to restaurants/food and beverage (F&B) stores.

Retail/personal care services employment was estimated at 1 employee per 400 gsf. Restaurant/F&B employees were estimated at 1 employee per 200 gsf.

⁴ Parking garage employment was estimated at 1 employee per 50 spaces.

Sources: Hudson Meridian Construction Group, January 18, 2021 and AKRF, October 2021.

Table 6-40 presents a summary of estimated economic benefits during annual operations, based on IMPLAN modeling. The estimated 658 direct full- and part-time jobs equate to approximately 9.2 percent of the SESA’s current employment, and approximately 1.1 percent of the City’s total employment.⁴⁷ Direct labor income is estimated at approximately \$54.8 million annually.

The Proposed Project would generate indirect and induced economic effects, supporting additional employment in Yonkers and Westchester County. For example, businesses located at the Project Site would contract services to local vendors, while workers and residents would spend money in the local area. In addition to the on-site jobs, the Proposed Project’s operations would support an additional 167 indirect and induced jobs in Westchester County, including an estimated 15 jobs within Yonkers. Combined with on-site jobs, the Proposed Project would support 673 jobs in Yonkers and 825 jobs in Westchester County annually, producing \$56.1 million and \$45.6 million in annual labor income, respectively.

The direct value added to Yonkers’ economy is \$42.4 million. Including indirect and induced activity, the Proposed Project’s total annual value added is estimated at \$44.0 million in Yonkers and \$62.1 million in Westchester County.

⁴⁷ In 2018 there were an estimated 58,450 full- and part-time employees working in the City of Yonkers, based on the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) data, accessed via OnTheMap (<https://onthemap.ces.census.gov/>) on February 15, 2021.

Table 6-40

Estimated Annual Operational Employment Benefits

	In City of Yonkers	In Westchester County ⁴
Employment (Full- and Part-Time Jobs)		
Direct ¹	658	658
Indirect	11	106
Induced	4	61
Total	673	825
Labor Income ¹ (millions of 2021 dollars)		
Direct	\$33.32	\$33.32
Indirect	\$0.69	\$8.12
Induced	\$0.22	\$4.14
Total	\$34.23	\$45.58
Value Added ² (millions of 2021 dollars)		
Direct	\$42.43	\$42.43
Indirect	\$1.16	\$12.49
Induced	\$0.44	\$7.18
Total	\$44.03	\$62.10
Output ³ (millions of 2021 dollars)		
Direct	\$65.20	\$65.20
Indirect	\$2.08	\$21.03
Induced	\$0.69	\$10.89
Total	\$67.97	\$97.12
Notes:		
¹ Labor income includes employee compensation and proprietor income.		
² Value added may be compared to GDP. Value added is the difference between an industry's or an establishment's total output and the cost of its intermediate inputs.		
³ Output is the total value of industry production and is inclusive of all taxes. For service sector industries, output is total sales; for retail industries, output is gross margin. Output in this table excludes direct real property taxes from the Project Sites, which are being estimated separately.		
⁴ Westchester County estimates include the City of Yonkers.		
Sources: The 2019 IMPLAN model and AKRF, October 2021.		

E.3.c. New Household Spending Benefits

In addition to the above-described economic benefits, consumer spending by the residents of the Proposed Project would support an additional estimated 49 jobs in the downtown SESA.⁴⁸ The new households would induce approximately \$8.4 million annually in economic output including \$5.8 million in value added and approximately \$2.6 million in labor income within ZIP Code 10701. In other words, the residents of the Proposed Project are estimated to spend approximately \$5.8 million annually in the local area on items such as food, clothing, transportation, health services, and entertainment.

⁴⁸ To estimate economic benefits from increased household spending in the 10701 ZIP Code, which contains the Project Sites, AKRF modeled the household expenditure potential of residents who would live in the new units. It was estimated that the market-rate households would have annual household incomes of about \$144,000 per year, and that the affordable units would have incomes of in the range of \$67,665 and \$84,304. For a conservative analysis, the low end of the range was used for affordable households (\$67,665), and it was assumed that 10 percent of the total unit count would be affordable.

F. MITIGATION MEASURES PROPOSED; ENVIRONMENTAL JUSTICE

As discussed in more detail above, the Proposed Project would continue, and potentially accelerate, the current, ongoing trend in the SESA toward development of multifamily housing with higher rents occupied by households with higher incomes and would contribute to displacement pressures that already exist on the estimated 22 percent of SESA renters who reside in housing that is not rent-protected are therefore vulnerable to displacement if their rents were to increase. The Proposed Project's provision of affordable housing would mitigate upward rent pressures and potential indirect residential displacement. The addition of these newly affordable housing units would increase the stock of housing available to potentially vulnerable low-income renters, which would also contribute to the longer-term preservation of a residential population with broad demographic characteristics. No other mitigation measure is warranted or proposed. As the Proposed Project would not result in significant adverse socioeconomic effects, there would not be disproportionate significant adverse effects on minority or low-income populations, and, therefore, no environmental justice concerns associated with the Proposed Project. *