Methodology II-D (2)

Theoretical Number of Multi-Family Units That Can Be Developed

in Zoning Districts Where Multi-Family Housing Is Permitted Excluding When Subject to Special Use Provisions

A. Municipality*	B. Zoning District	C. Not Constrained Area Reduced by 80% Build-Out Factor (Acres)	D. Not Constrained Area Reduced by 80% Build-Out Factor (Square Feet)	E. Maximum Density (sf/du)	F. Maximum Building Coverage	G. Height Limit (stories)	H. FAR	I. Mixed Use (% Residential)	J. Maximum Dwelling Units**	K. Total Dwelling Units (1,2 = 0)	L. Municipal Totals (Dwelling Units)
Ardsley	R-4	2.68	116,566.56	4,000				2/3	19	19	19
Bedford	CB	2.16	93,880.51		20%	3		2/3	41	41	
	VA	0.50	21,989.09	3,500				2/3	4	4	45
Briarcliff Manor	B1A	0.18	7,805.95		25%	2		2/3	2	0	0
Buchanan	C-2	3.60	156,781.15	4du/acre				50%	7	7	7
Cortlandt	HC/9A	15.67	682,742.02	7,500				2/3	60	60	60
Dobbs Ferry	B	0.72	31,293.50	800				2/3	26	26	
	CP	3.86	168,071.90	1,800				2/3	62	62	
	DB	0.35	15,263.42		80%	4		2/3	36	36	
	DT	0.76	33,140.45		60%	3		2/3	44	44	
	MDR1	0.45	19,723.97	2,500				100%	7	7	
	DG	1.09	47,323.58		70%	4		2/3	98	98	273
Eastchester	RB	1.18	51,191.71	700				2/3	48	48	
	M350	0.25	10,768.03	350				100%	30	30	
	GB	0.14	6,028.70		50%	3		2/3	6	6	84
Harrison	MF	0.56	24,463.30	750				100%	32	32	
	MFR	0.36	15,681.60	750				2/3	13	13	45
Hastings-on-Hudson	MR-1.5	0.22	9,583.20	1,500				100%	6	6	
	MR-2.5	1.72	74,958.05	2,500				100%	29	29	
	MR-C	0.17	7,562.02		80%	3		2/3	13	13	
	MR-O	0.15	6,516.58		50%	3		2/3	7	7	
	MUPDD	4.11	178,944.48	6du/acre				2/3	16	16	71
Irvington	MF	0.26	11,534.69	5,000				100%	2	0	0
Larchmont	RB	1.24	54,049.25		35%	2.5		2/3	35	35	
	RC	0.50	21,954.24		35%	2.5		2/3	14	14	
	MF	0.11	4,774.18		35%	2.5		100%	4	4	53
Lewisboro	R-MF	4.52	196,716.96	10,890				100%	18	18	18

Methodology II-D (2)

Theoretical Number of Multi-Family Units That Can Be Developed

in Zoning Districts Where Multi-Family Housing Is Permitted Excluding When Subject to Special Use Provisions

A. Municipality*	B. Zoning District	C. Not Constrained Area Reduced by 80% Build-Out Factor (Acres)	D. Not Constrained Area Reduced by 80% Build-Out Factor (Square Feet)	E. Maximum Density (sf/du)	F. Maximum Building Coverage	G. Height Limit (stories)	H. FAR	I. Mixed Use (% Residential)	J. Maximum Dwelling Units**	K. Total Dwelling Units (1,2 = 0)	L. Municipal Totals (Dwelling Units)
Mount Pleasant	R-3A	0.47	20,386.08	3,500				100%	5	5	
	C-GC	0.30	12,963.46				1.5	2/3	0	0	
	C-NR	4.43	192,779.14				1.0	2/3	0	0	
	PRDT-8	0.03	1,219.68	4,000				100%	0	0	
											5
North Castle	CB	0.93	40,423.68				0.4	2/3	11	11	
	PLI	4.70	204,766.85				0.3	100%	68	68	
	R-MF-A	0.63	27,634.46	7,000				100%	3	3	
											82
North Salem	R-MF/4	43.47	1,893,640.32	4du/acre				100%	173	173	
	R-MF/6	20.90	910,578.24	4du/acre				100%	83	83	
	R-1/4	12.96	564,746.69	4du/acre				100%	51	51	
											307
New Castle	MFR-M	0.48	20,699.71	4,400				2/3	3	3	
	B-D	0.57	24,986.02	4,400				2/3	3	3	
	B-R	1.22	53,108.35	4,400				2/3	8	8	
	MFPD	2.76	120,155.90	4,400				2/3	18	18	
											32
Pound Ridge	PB-A	0.91	39,517.63		mapped 30,780 sq ft	2		2/3	0	0	
	PB-B	0.20	8,746.85		20%	2		2/3	2	0	
	PB-C	2.45	106,878.82		15%	2		2/3	23	23	
											23
Pelham	C-1 (B-1)	0.81	35,231.33	1,600				100%	22	22	
	Res M-1	0.30	13,172.54		37%	6		100%	32	32	
											54
Pleasantville	R-4	0.45	19,758.82	2,500				100%	7	7	
	R-PO	0.17	7,213.54	2,500				2/3	1	0	
	R-3	0.18	7,910.50	18du/acre				100%	3	3	
											10
Rye Brook	C1	1.19	51,853.82				1.0	2/3	38	38	
											38
Rye City	RA-2	0.91	39,517.63				0.45	100%	19	19	
	B-1	0.16	6,795.36				1.0	2/3	5	5	
	B-2	0.14	6,307.49				2.0	2/3	9	9	
	RA-3	0.10	4,530.24				0.5	100%	2	0	
	RA-1	0.26	11,499.84				0.4	100%	5	5	
											38

Methodology II-D (2)

Theoretical Number of Multi-Family Units That Can Be Developed

in Zoning Districts Where Multi-Family Housing Is Permitted Excluding When Subject to Special Use Provisions

A. Municipality*	B. Zoning District	C. Not Constrained Area Reduced by 80% Build-Out Factor (Acres)	D. Not Constrained Area Reduced by 80% Build-Out Factor (Square Feet)	E. Maximum Density (sf/du)	F. Maximum Building Coverage	G. Height Limit (stories)	H. FAR	I. Mixed Use (% Residential)	J. Maximum Dwelling Units**	K. Total Dwelling Units (1,2 = 0)	L. Municipal Totals (Dwelling Units)
Somers	NS	6.58	286,589.95				0.25	2/3	53	53	
	PH	64.87	2,825,545.54				0.06	100%	188	188	
	B-HP	2.43	105,798.53		10%	2.5		2/3	19	19	
											260
Tarrytown	M-2	0.17	7,213.54		30%	3		100%	7	7	
	MU	2.03	88,235.14		12%	6		55%	38	38	
	M-1	0.13	5,680.22		40%	2		100%	5	5	
											50
Tuckahoe	AP-3	0.69	30,178.37				0.8	2/3	17	17	
											17
Yorktown	R-3	3.34	145,560.10	12du/acre				100%	40	40	
	RSP-1	36.63	1,595,655.07	12du/acre				100%	439	439	
											479
Total		**266.46**	**11,606,788.51**						**2,079**	**2,070**	**2,070**

*In the Town of Mamaroneck and Villages of Bronxville, Croton-on-Hudson, Pelham Manor and Scarsdale there are no zones that allow multi-family housing as a permitted use in which there are undeveloped parcels that meet the minimum lot size standards for their zoning district or those that are "under-sized" but are contiguous with other "undeveloped" parcels that, as a group of contiguous "undeveloped" parcels, meet the minimum lot size standards.

**Maximum dwelling units are rounded down to the nearest whole number.

Methodology III-A-2

Prevailing Market Rate for Multi-Family Units
in Eligible Municipalities 7/1/2011 to 6/30/2012

Municipality		Condominiums		Cooperatives	
		Units Sold	Average Selling Price	Units Sold	Average Selling Price
Ardsley	V	3	$ 321,333	0	$ -
Bedford	T	6	$ 274,750	0	$ -
Briarcliff Manor	V	12	$ 463,049	6	$ 151,779
Bronxville	V	6	$ 788,333	39	$ 519,014
Buchanan	V	0	$ -	0	$ -
Cortlandt	T	14	$ 345,393	5	$ 109,300
Croton-on-Hudson	V	6	$ 638,750	5	$ 81,450
Dobbs Ferry	V	3	$ 533,667	4	$ 258,625
Eastchester	T	4	$ 260,250	85	$ 223,894
Harrison	T/V	5	$ 408,000	15	$ 157,680
Hastings-on-Hudson	V	5	$ 756,500	10	$ 240,145
Irvington	V	15	$ 536,667	31	$ 227,629
Larchmont	V	1	$ 630,000	13	$ 195,231
Lewisboro	T	11	$ 293,955	3	$ 100,667
Mamaroneck	T	7	$ 465,429	42	$ 241,265
Mount Pleasant	T	7	$ 382,571	0	$ -
New Castle	T	16	$ 552,850	0	$ -
North Castle	T	1	$ 275,000	0	$ -
North Salem	T	0	$ -	0	$ -
Ossining	T	49	$ 356,086	28	$ 175,631
Pelham	V	0	$ -	0	$ -
Pelham Manor	V	5	$ 336,876	7	$ 181,071
Pleasantville	V	7	$ 275,000	1	$ 132,000
Pound Ridge	T	0	$ -	0	$ -
Rye	C	6	$ 599,983	24	$ 327,616
Rye Brook	V	4	$ 233,125	0	$ -
Scarsdale	T/V	6	$ 1,281,868	10	$ 407,500
Somers	T	100	$ 351,833	0	$ -
Tarrytown	V	25	$ 649,136	10	$ 163,620
Tuckahoe	V	24	$ 379,896	14	$ 198,107
Yorktown	T	103	$ 215,270	1	$ 130,000

Data reported by Hudson Gateway Association of Realtors, Inc (HGAR)

Methodology III-A-3 Multi-Family Unit Value and Land Value per Unit by Quartile

Sales Data Report, July 1, 2011 - June 30, 2012

Data reported by Hudson Gateway Association of Realtors, Inc (HGAR)

CONDOMINIMUMS

Municipality		Average Unit Value	Order of Magnitude Land Value Per Unit*
QUARTILE 1:			
Scarsdale	T/V	$ 1,281,868	$ 384,560.40
Bronxville	V	$ 788,333	$ 236,499.90
Hastings-on-Hudson	V	$ 756,500	$ 226,950.00
Tarrytown	V	$ 649,136	$ 194,740.80
Croton-on-Hudson	V	$ 638,750	$ 191,625.00
Larchmont	V	$ 630,000	$ 189,000.00
Rye	C	$ 599,983	$ 179,994.90
New Castle	T	$ 552,850	$ 165,855.00
QUARTILE 2:			
Pelham^	V	$ 543,000	$ 135,750.00
Irvington	V	$ 536,667	$ 134,166.75
Dobbs Ferry	V	$ 533,667	$ 133,416.75
Mamaroneck	T	$ 465,429	$ 116,357.25
Briarcliff Manor	V	$ 463,049	$ 115,762.25
Harrison	T/V	$ 408,000	$ 102,000.00
Mount Pleasant	T	$ 382,571	$ 95,642.75
Tuckahoe	V	$ 379,896	$ 94,974.00
QUARTILE 3:			
Ossining	T	$ 356,086	$ 71,217.20
Somers	T	$ 351,833	$ 70,366.60
Cortlandt	T	$ 345,393	$ 69,078.60
Pelham Manor	V	$ 336,876	$ 67,375.20
Ardsley	V	$ 321,333	$ 64,266.60
Lewisboro	T	$ 293,955	$ 58,791.00
North Castle	T	$ 275,000	$ 55,000.00
Pleasantville	V	$ 275,000	$ 55,000.00
QUARTILE 4:			
Bedford	T	$ 274,750	$ 41,212.50
Eastchester	T	$ 260,250	$ 39,037.50
Rye Brook	V	$ 233,125	$ 34,968.75
Yorktown	T	$ 215,270	$ 32,290.50
Buchanan**	V	$ -	$ -
North Salem**	T	$ -	$ -
Pound Ridge**	T	$ -	$ -

COOPERATIVES

Municipality		Average Unit Value	Order of Magnitude Land Value Per Unit*
QUARTILE 1:			
Bronxville	V	$ 519,014	$ 155,704.20
Scarsdale	T/V	$ 407,500	$ 122,250.00
Rye	C	$ 327,616	$ 98,284.80
Dobbs Ferry	V	$ 258,625	$ 77,587.50
Mamaroneck	T	$ 241,265	$ 72,379.50
Hastings-on-Hudson	V	$ 240,145	$ 72,043.50
Irvington	V	$ 227,629	$ 68,288.70
Eastchester	T	$ 223,894	$ 67,168.20
QUARTILE 2:			
Tuckahoe	V	$ 198,107	$ 49,526.75
Larchmont	V	$ 195,231	$ 48,807.75
Pelham Manor	V	$ 181,071	$ 45,267.75
Ossining	T	$ 175,631	$ 43,907.75
Pelham^	V	$ 168,500	$ 42,125.00
Tarrytown	V	$ 163,620	$ 40,905.00
Harrison	T/V	$ 157,680	$ 39,420.00
Briarcliff Manor	V	$ 151,779	$ 37,944.75
QUARTILE 3:			
Pleasantville	V	$ 132,000	$ 26,400.00
Yorktown	T	$ 130,000	$ 26,000.00
Cortlandt	T	$ 109,300	$ 21,860.00
Lewisboro	T	$ 100,667	$ 20,133.40
Croton-on-Hudson	V	$ 81,450	$ 16,290.00
Ardsley**	V	$ -	$ -
Bedford**	T	$ -	$ -
Buchanan**	V	$ -	$ -
QUARTILE 4:			
Mount Pleasant**	T	$ -	$ -
New Castle**	T	$ -	$ -
North Castle**	T	$ -	$ -
North Salem**	T	$ -	$ -
Pound Ridge**	T	$ -	$ -
Rye Brook**	V	$ -	$ -
Somers**	T	$ -	$ -

* Order of Magnitude Land Value Per Unit was calculated by multiplying Average Unit Value, as reported by HGAR for the period of July 1, 2011 through June 30, 2012, by 30%, 25%, 20%, and 15% respectively for the displayed quartiles.

^ Sales reported are for the period of July 1, 2010 through June 30, 2011. No sales were reported by HGAR for the period of July 1, 2011 through June 30, 2012.

** No sales were reported by HGAR for the period of July 1, 2010 through June 30, 2012.

WCDP
August 2012
Revised August 27, 2012

Methodology III-B-1 Westchester County Cost of Construction: Project Comparison

Municipality	Project Name	Address	Project Status	Total Number of Units	Total Square Feet	Total Development Cost	Cost per Square Foot	Cost per Dwelling Unit
New Construction: Mutlifamily - Rental								
Cortlandt	Roundtop	Route 1-A	Under Construction	92	95,440	$ 30,707,000	$ 321.74	$ 333,772
North Salem	Bridleside	256 June Road	Underwriting	65	67,131	$ 27,856,694	$ 414.96	$ 428,565
New Castle	Chappaqua Station	54 Hunts Place	Underwriting	36	44,983	$ 15,675,027	$ 348.47	$ 435,417
Yorktown	Freedom Gardens	1680 Strawberry Rd.	Under Construction	3	3,050	$ 952,000	$ 312.13	$ 317,333 [1]
SUBTOTALS:				**196**	**210,604**	**$ 75,190,721**	**$ 357.02**	**$ 383,626**
New Construction: Condominium - Homeownership								
Larchmont	Pinebrook Condominiums	Palmer Ave.	Funding Approvals	51	66,145	$ 19,986,397	$ 302.16	$ 391,890
Rye	Rye Cottage Homes	15 Edgar Place	Under Construction	18	16,760	$ 5,761,002	$ 343.74	$ 320,056
Rye Brook	Ellendale Commons	252 Ellendale	Underwriting	4	3,200	$ 1,220,000	$ 381.25	$ 305,000
Rye Brook	Bowridge Commons	80 Bowman Ave.	Underwriting	16	12,600	$ 5,193,000	$ 412.14	$ 324,563
SUBTOTALS:				**89**	**98,705**	**$ 32,160,399**	**$ 325.82**	**$ 361,353**
New Construction: Townhome - Homeownership								
Ardsley	Waterwheel	867 Saw Mill River Rd.	Underwriting	22	27,591	$ 7,861,182	$ 284.92	$ 357,326
Briarcliff Manor	N/A	445 North State Rd.	Under Construction	14	16,100	$ 5,492,000	$ 341.12	$ 392,286
North Castle	N/A	22 Old Route 22	Pending	10	10,000	$ 3,775,000	$ 377.50	$ 377,500
Yorktown	Crompond Crossing	3372 Old Crompond Rd.	Under Contract	26	34,964	$ 10,330,381	$ 295.46	$ 397,322
SUBTOTALS:				**72**	**88,655**	**$ 27,458,563**	**$ 309.72**	**$ 381,369**
Rehabilitation: Multifamily - Rental								
Katonah (Bedford)	N/A	37 Wildwood	Completed	7	3,924	$ 1,296,000	$ 330.28	$ 185,143
Yorktown	Underhill Apartments	240 Underhill Ave.	Under Construction	60	47,666	$ 10,333,011	$ 216.78	$ 172,217
SUBTOTALS:				**67**	**51,590**	**$ 11,629,011**	**$ 225.41**	**$ 173,567**
Rehabilitation: 1-4 Family - Rental								
Larchmont	N/A	2 Woodland	Pre-Application	2	2,500	$ 50,000	$ 20.00	$ 25,000 [2]
SUBTOTALS:				**2**	**2,500**	**$ 50,000**	**$ 20.00**	**$ 25,000**
Rehabilitation: 1-4 Family - Homeownership with Rental Apartments								
Pelham	N/A	42 First Ave.	Completed	3	2,113	$ 565,000	$ 267.39	$ 188,333
Pleasantville	N/A	55 Pleasant	Funding Approvals	2	2,344	$ 433,151	$ 184.79	$ 216,576
SUBTOTALS:				**5**	**4,457**	**$ 998,151**	**$ 223.95**	**$ 199,630**
Rehabilitation: 1-4 Family - Homeownership								
Hastings	N/A	52 Washington	Funding Approvals	3	3,468	$ 1,139,000	$ 328.43	$ 379,667 [3]
Pleasantville	N/A	293 Manville Rd.	Completed	1	838	$ 212,500	$ 253.58	$ 212,500
SUBTOTALS:				**4**	**4,306**	**$ 1,351,500**	**$ 313.86**	**$ 337,875**

[1] Land costs are not included in total cost. Nonprofit owner/developer contributed land to facilitate development of the three handicapped accessible units.

[2] Land and building costs are not included in the projected cost. Nonprofit owner/developer intends to file County restrictions in order to obtain rehabilitation funding.

[3] Total costs are higher for this substantial rehabilitation project, and are nearly that of new construction.