

H. SOCIO-ECONOMIC RESOURCES

a. Demographic Data and Trends

Table III/H-1 contains 2000 US Census data on population, housing, economic and other factors for the Town of Mount Pleasant, Westchester County and the Region (NY-NJ-CT-PA Consolidated Metropolitan Statistical Area).

1. The Town of Mount Pleasant had a larger percentage white population (84.3%) than the County (71.3%) and the Region (64.1%).
2. The median age in the Town (36.5 years) was similar to that of the County (37.5 years) and the Region (35.9 years).
3. The average household size in the Town (2.89) was similar to that of the County (2.67) and the Region (2.68).
4. The % of the population with at least a High School Degree was about the same in the Town (84.8%) as in the County (83.6%) and the Region (79.4%).
5. The % of the population with at least a Bachelors Degree in the Town (43.9%) was similar to that in the County (40.9%) and higher than the Region (36.5%).
6. The Town had a higher percentage of single-family (attached and detached) houses (69.9%) than the County (50.1%) and the Region (46.3%).
7. The Town had a higher percentage of owner occupancy (72.0%) than the County (60.1%) and the Region (53.0%).
8. The Town had a lower owner vacancy rate (0.4%) than the County (0.9%) or the Region (1.1%).

Table III/H-1

DEMOGRAPHIC DATA

2000 US Census

| | Town of Mount Pleasant | | Westchester County | | Region* | |
|--------------------|------------------------|------|--------------------|------|------------|------|
| | # | % | # | % | # | % |
| Population | 43,221 | -- | 923,459 | -- | 21,199,865 | -- |
| White | 36,415 | 84.3 | 658,858 | 71.3 | 13,589,268 | 64.1 |
| Black | 2,191 | 5.1 | 131,132 | 14.2 | 3,638,570 | 17.2 |
| Hispanic | 6,057 | 14.0 | 144,124 | 15.6 | 3,852,138 | 18.2 |
| Median Age | 36.5 | -- | 37.5 | -- | 35.9 | -- |
| Households | 13,737 | -- | 337,142 | -- | 7,735,264 | -- |
| Avg HH Size | 2.89 | -- | 2.67 | -- | 2.68 | -- |
| High School Grad | -- | 84.8 | -- | 83.6 | -- | 79.4 |
| Bachelors Degree | -- | 43.9 | -- | 40.9 | -- | 30.5 |
| Housing Units | 13,985 | -- | 349,445 | -- | 8,213,523 | -- |
| Single Family | 9,776 | 69.9 | 175,348 | 50.1 | 3,803,647 | 46.3 |
| Owner-Occupied | 9,894 | 72.0 | 202,673 | 60.1 | 4,100,898 | 53.0 |
| Renter-Occupied | 3,843 | 28.0 | 134,469 | 39.9 | 3,634,366 | 47.0 |
| Vacant - OO | -- | 0.4 | -- | 0.9 | -- | 1.1 |
| Vacant - RO | -- | 2.2 | -- | 3.0 | -- | 3.5 |
| Overcrowded | 579 | 4.2 | 20,418 | 6.0 | 660,618 | 8.5 |
| Median HH Income | \$81,072 | -- | \$63,582 | -- | \$50,795 | -- |
| Poverty - Families | -- | 2.6 | -- | 6.4 | -- | 10.2 |
| Poverty - Persons | -- | 4.9 | -- | 8.8 | -- | 12.9 |
| Unemployment | -- | 3.2 | -- | 4.4 | -- | 6.7 |

*NY-NJ-CT-PA CMSA

9. The Town had a lower renter vacancy rate (2.2%) than the County (3.0%) and the Region (3.5%).
10. The Town had less overcrowding (4.2%) than the County (6.0%) and the Region (8.5%).
11. The Town had a higher median household income (\$81,072) than the County (\$63,582) and the Region (\$50,795).

12. The Town had fewer families with incomes below the poverty line (2.6%) than the County (6.4%) and the Region (10.2%).
13. The Town had fewer persons living below the poverty line (4.9%) than the County (8.8%) and the Region (10.2%).
14. The Town had a lower unemployment rate (3.2%) than the County (4.4%) and the Region (6.7%).

Table III/H-2 contains the demographic trends in the Town of Mount Pleasant from 1990 to 2000 based on the US Census. The main trends are as follows:

1. While the total population increased by 6.5% from 1990 to 2000, the white population increased by 11.0%, the Hispanic population by 46.4%. The black population decreased by 13.6% but the category differed in 2000 from those in 1990.
2. The number of households increased by 7.5% from 1990 to 2000, while the population increased 6.5%, resulting in a slight decrease (1%) in average household size.
3. The % of the population that were at least High School graduates increased by 3.9 points while the % of the population that at least had a Bachelors Degree increased by 8.1 points.
4. The number of housing units increased less (6.0%) than the number of households (7.5%) resulting in lower vacancy rates -- down 0.9 points for owner units and 2.1 points for renter units.
5. The number of overcrowded units increased by 55.2%.

Table III/H-2

DEMOGRAPHIC TRENDS
Town of Mount Pleasant

| | 2000 | | 1990 | | Change 1990-2000 | |
|--------------------|----------|------|----------|------|------------------|---------|
| | # | % | # | % | # | % |
| Population | 43,221 | -- | 40,590 | -- | +2,631 | +6.5 |
| White | 36,415 * | 84.3 | 32,814 | 88.2 | +3,601 | +11.0 |
| Black | 2,191 * | 5.1 | 2,535 | 6.2 | -344 | -13.6 |
| Hispanic | 6,057 | 14.0 | 4,137 | 10.2 | +1,920 | +46.4 |
| Median Age | 36.5 | -- | 34.8 | -- | +1.7 | +4.9 |
| Households | 13,737 | -- | 12,774 | -- | +963 | +7.5 |
| Avg HH Size | 2.89 | -- | 2.86 | -- | +0.03 | +1.0 |
| High School Grad | -- | 84.8 | -- | 80.9 | -- | +3.9 ** |
| Bachelors Degree | -- | 43.9 | -- | 35.8 | -- | +8.1 ** |
| Housing Units | 13,985 | -- | 13,198 | -- | +787 | +6.0 |
| Single Family | 9,776 | 69.9 | 9,066 | 68.7 | +710 | +7.8 |
| Owner-Occupied | 9,894 | 72.0 | 9,195 | 72.0 | +699 | +7.6 |
| Renter-Occupied | 3,843 | 28.0 | 3,579 | 28.0 | +264 | +7.4 |
| Vacant - OO | -- | 0.4 | -- | 1.3 | -- | -0.9 ** |
| Vacant - RO | -- | 2.2 | -- | 4.3 | -- | -2.1 ** |
| Overcrowded | 579 | 4.2 | 373 | 2.9 | +206 | +55.2 |
| Median HH Income | \$81,072 | -- | \$57,426 | -- | +\$23,646 | +41.2 |
| Poverty - Families | -- | 2.6 | -- | 2.3 | -- | +0.3 ** |
| Poverty - Persons | -- | 4.9 | -- | 4.9 | -- | NC |
| Unemployment | -- | 3.2 | -- | 3.8 | -- | -0.6 ** |

*One Race Only.

**Change in basis not % of total.

6. The median household income increased by 41.2%.
7. The number of families with incomes below the poverty line increased slightly (0.3 points) while the number of persons living in poverty stayed the same.
8. The unemployment rate decreased by 0.6 points.

b. **Socio-Economic Impact and Project Impact on Surrounding Businesses and Westchester County**

1. **Impact on Surrounding Businesses**

It is not anticipated that the project will have any perceptible positive or negative socio-economic impact on the surrounding neighborhood. The plan is for a University campus which will include all of the basic day to day needs of its resident student population. It is not likely that there would be any significant inter-action between the students and the surrounding community. Some residents of the neighborhood may elect to become full time or part time University students, but this is not likely to have a significant socio-economic impact.

The businesses in the retail complexes in Thornwood, Pleasantville and Valhalla will experience some increased revenue as a result of purchases by the 1,000 resident students and the 150 staff members. Inasmuch as there will be on-site food facilities for the students and staff these impacts are not likely to be major in terms of patronage volumes or number of trips. Anecdotal information as to the impacts of Manhattanville College and Mercy College indicates that, for the most part, several fast food and pub type establishments tend to become favorites of the student population and experience higher volumes.

It is likely that shopping for clothes and general merchandise would take place largely in the malls in White Plains or Port Chester.

2. **Impact on Westchester County**

The proposed university's impact on Westchester County can be estimated by evaluating the following four factors:

- University expenditures for goods and services required to operate on a continuing basis.
- University expenditure for staff and faculty wages and salaries, after deducting benefits and taxes (i.e., take-home pay).

- Student expenditures (excluding tuition, fees, meal plans and housing).
- Visitor expenditures.

University Expenditures for Goods and Services

These expenditures are estimated at \$11,000 per year per student, or a total of \$22.0 million per year for the proposed Westchester University.

A report on the economic impact of the University of Pittsburgh⁴ noted the expenditure by the University, in FY 2003, of “approximately \$223 million at local businesses for goods and services”, and reported a fall enrollment of 27,190 students. This equates to an annual expenditure of approximately \$8,200 per student.

To bring these costs up to current levels and to reflect probable higher per student costs at the much smaller Westchester University, the University of Pittsburgh cost of \$8,200 per student for goods and services was increased approximately one-third to an estimated \$11,000 per student. Based on a projected total enrollment of 2,000 students, it is estimated that Westchester University will have annual expenditures of \$22.0 million for the purchase of goods and services.

University Expenditures for Wages and Salaries of Staff and Faculty

Expenditures for staff and faculty wages and salaries (after deducting benefits and taxes) are estimated to average \$60,000 per year for the 150 employees at Westchester University: an annual total of \$9.0 million.

A report on the economic impact of Central Missouri State University⁵ notes the University employed a total of 1,731 people (full and part time) who were paid a total of \$51,166,879 in wages (less taxes and deductions) in the 2004-2005 fiscal year. This is equal to nearly \$30,000/year per employee.

⁴ Economic Impact Report 2004, University of Pittsburgh. A copy of this report is included in DEIS Appendix 13.

⁵ A Study of the Economic Impact of Central Missouri State University on the Local/State Economics, Bob Adebayo, PhD, April 2006. A copy of this report is included in DEIS Appendix 13.

To account for expected higher earning levels in the New York metropolitan region, as well as two years of inflationary impact, the Westchester University average annual wage is estimated at \$60,000 per employee.

Student Expenditures

Student expenditures (excluding tuition, fees, meal plans and housing) at Westchester University are estimated at \$1,500 per student during the course of a 40-week school year, or \$3.0 million for the projected total student enrollment of 2,000 students.

In a report on the economic impact of Susquehanna University⁶, the nearly 1,900 students enrolled during the fiscal year ending June 30, 2005 are said to have spent an estimated \$2.3 million in the area. This is an annual average of \$1,210 per student.

To account for regional differences and for two years of inflationary impact, this figure was increased by approximately 25%, to yield an estimated \$1,500 per student annual expenditure for Westchester University.

Visitor Expenditures

Visitors generated by Westchester University and its students will result in an estimated \$2,500,000 of annual expenditures in the region for the purchase of meals, hotel accommodations, gas and incidental items.

The previously cited Susquehanna University report states that campus visitors spent "an estimated \$2 million in the region on such things as gas, lodging and food".

The 1,900 student Susquehanna and 2,000 student Westchester University enrollments are nearly the same. Again, to account for regional differences and two years of inflationary impact, the \$2 million of Susquehanna visitor expenditures was

⁶ Economic Impact of Susquehanna University on the Region, 2005 Economic Impact, Susquehanna University Office of Communications, Selingsrove, PA. A copy of this report is included in DEIS Appendix 13.

increased by 25%, resulting in an estimated \$2.5 million for visitor expenditures at Westchester University.

Annual Economic Impact on Westchester County

Initial expenditures by the University, its employees, students and visitors have a multiplier impact as they are respent in the regional economy. The Georgia Institute of Technology, in a release dated January 18, 2005 (a copy of this document is included in DEIS Appendix 13), reported that a study of the Economic Impacts of the University System of Georgia found that "for every dollar of initial spending in a community by University System Institutions, an additional 52 cents was generated for the local economy hosting a college or university." This indicates a multiplier impact of 1.52. Another study of the economic impacts of the University of Pittsburgh cited a multiplier of 1.6, while a separate study of the economic impacts of the University of Delaware cited a multiplier of 1.8. Copies of the University of Pittsburgh and University of Delaware economic impact studies are included in DEIS Appendix 13.

As summarized in the following table, to estimate the total economic impact of initial expenditures by Westchester University, its employees, students and visitors, we have used a multiplier of 1.6, and estimate Westchester University will generate over \$48.0 million of expenditures in Westchester County.

Table III/H-3

ECONOMIC IMPACT OF WESTCHESTER UNIVERSITY

| | <u>Total Initial Expenditure</u> | <u>Westchester County Share of Initial Expenditure</u> | <u>Multiplier</u> | <u>Total Westchester County Expenditure</u> |
|--|----------------------------------|--|-------------------|---|
| University purchase of goods and services (Discounted by 20% for leakage to non-Westchester recipients) | \$22,000,000 | \$17,600,000 | 1.6 | \$28,160,000 |
| Expenditures by University Employees (Discounted by 20% for leakage to non-Westchester recipients) | \$ 9,000,000 | \$ 7,200,000 | 1.6 | \$11,520,000 |
| Expenditures by University Students (Discounted by 5% for leakage to non-Westchester recipients) | \$ 3,000,000 | \$ 2,850,000 | 1.6 | \$ 4,560,000 |
| Expenditures by Visitors (Discounted by 5% for leakage to non-Westchester recipients) | \$ 2,500,000 | \$ 2,375,000 | 1.6 | \$ 3,800,000 |
| Totals | \$36,500,000 | \$30,025,000 | | \$48,040,000 |

c. Estimated Sales Tax Revenues to be Generated

The Town of Mount Pleasant does not directly receive any revenues from the sales tax. While it does receive some funds derived from sales taxes collected by Westchester County the formula for distribution of those funds is not related to the amount of sales tax revenues generated within the Town.

Based on the economic impacts of the University, as detailed in the immediately preceding section, it is roughly estimated that annual Westchester County sales tax revenue increases would total approximately \$503,000 from the purchases, in the County, of goods and services by: (a) the University; (b) faculty and staff; (c) students; and, (d) visitors. These purchases and their sales tax revenue to Westchester County are summarized in Table III/H-4.

Table III/H-4

**ANNUAL INCREASED SALES TAX REVENUE COLLECTED
BY WESTCHESTER COUNTY**

University

| | |
|---------------------------------|-----------|
| Initial Expenditure | |
| \$17,600,000 fully tax exempt | 0 |
| Multiplier Expenditure | |
| \$10,560,000 @ 50% taxable @ 3% | \$158,400 |

Faculty and Staff

| | |
|---------------------------------|-----------|
| \$11,520,000 @ 50% taxable @ 3% | \$172,800 |
|---------------------------------|-----------|

Students

| | |
|--------------------------------|-----------|
| Initial Expenditure | |
| \$2,850,000 @ 75% taxable @ 3% | \$ 64,100 |
| Multiplier Expenditure | |
| \$1,710,000 @ 50% taxable @ 3% | \$ 25,700 |

Visitors

| | |
|--------------------------------|------------------|
| Initial Expenditure | |
| \$2,375,000 @ 85% taxable @ 3% | \$ 60,600 |
| Multiplier Expenditure | |
| \$1,425,000 @ 50% taxable @ 3% | \$ <u>21,400</u> |

| | |
|---|------------------|
| Total Estimated Tax Revenue to Westchester County: | \$503,000 |
|---|------------------|

d. **Number and Type of Jobs Generated by Proposed Action**

The applicant estimates that Westchester University will employ 150 persons. These jobs will include professional faculty members, administrative staff, support staff, security personnel, grounds maintenance personnel.

No decisions have been made as to the specific number of persons in each category. Generally, it is assumed that about 2/3rd will be faculty and administration and 1/3rd will be in the support, security and grounds maintenance category.

e. **Construction Stage Economic Impacts**

The architect, Richard Henry Behr, estimates a development cost of \$250 per square foot of floor area for the construction of the buildings, plus an additional \$50 per square foot for site work. The total cost of construction is projected to equal approximately \$300 per square foot.

The total development cost for the 628,400 square feet of floor area is estimated to be approximately \$188,520,000.

It is assumed that 50% of the development cost will be for labor and 50% will be for materials.

The labor costs, \$94,260,000, at an average annually of \$50,000 per job (salary plus benefits), equate to 1,885 person jobs working for the duration of construction. Assuming a construction period of two years, there would be 943 person jobs created.

The purchases of materials during the construction period, estimated at \$94,260,000, would likely be spread among a number of vendors and material suppliers throughout the NY metropolitan area.

f. **Fiscal Impacts of Westchester University Real Property Tax Exemption**

The analysis performed in this DEIS for municipal services to be provided by the Town of Mount Pleasant, other than services paid for with user fees, indicate that there will be no measurable cost impacts on the Town for those services.

While there will be some need for police and fire services, discussions with officials in Harrison and Dobbs Ferry indicate that, while Manhattanville College and Mercy College respectively do require some services, these are routinely handled by existing staff and facilities and have not imposed a need for additional staff or equipment. Accordingly, it is concluded that Westchester University, which will have a somewhat smaller student registration than Mercy and Manhattanville, the impacts on services can be expected to be similar. Commissioner Ken Hoffarth of the Valhalla Fire Department indicated that the proposed Westchester University project will result in an estimated 30 to 35 additional calls per year, and that these additional calls will have no significant fiscal impact on the Department or its personnel since these calls are covered by mutual aid from the Pleasantville, Thornwood, and Hawthorne Fire Departments. Mutual aid is automatic from 8 AM to 6 PM. The Applicant has indicated, in consultation with the Valhalla Fire Department, that it will provide a facility on site for use by the Fire Department if it is deemed desirable.

Westchester University will have an on-campus Security Department staffed 24 hours a day, 365 days a year. There will be two security personnel on campus at all times during the academic year and one security person on campus when the University is entirely unoccupied. During the academic year, the security staff will be doubled for the 8-hour shifts during campus events involving the public, such as large public assemblies and sporting events. Occasionally, the security staff may be supplemented for the largest activities such as the annual commencements. The security staff will function primarily in the interest of protection of student life and the direction of on-site traffic and parking during special events. Westchester University will have security-type vehicles with appropriate signage and lighting. The security staff will be un-armed and will not make arrests or detain students or the public. The security staff will coordinate all law

enforcement with the Mount Pleasant Police Department and any other law enforcement agency having jurisdiction.

Since Westchester University will provide within its site an extensive range of recreation facilities for its students and staff, it is not anticipated that it would have any impacts on the Town's recreation facilities or recreation budget.

The faculty housing to be developed within the site may generate between 7 and 11 public school children. When spread among the 12 school grades, it can be reasonably assumed that these students can be absorbed without causing a need for additional staff, services or facilities. Thus, there would be no measurable cost impacts on the school district.

For the reasons cited, it is not expected that the University's real property tax exemption will have any adverse impacts on the Town of Mount Pleasant or its School Districts.

g. **Mitigation Measures**

No mitigation is deemed to be necessary.