

VILLAGE OF SLEEPY HOLLOW
ZONING BOARD OF APPEALS

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Application of Open Door Family Medical
Centers for Area Variances and an
Appeal from the Determination of the
Building Inspector for Property Known
and Designated as Section 115.11,
Block 4, Lot 27, 300 North Broadway,
Village of Sleepy Hollow, New York
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Affidavit of Lindsay Farrell

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

Lindsay Farrell, being duly sworn, deposes and states as follows:

1. I am the Chief Executive Officer of the applicant in this proceeding, Open Door Family Medical Centers ("Open Door"), and have served in this capacity since 1999. For thirteen years before that, I worked as Open Door's Director of Operations and Director of Development. I am fully familiar with the operations at all of Open Door's medical offices, including the one that has been operating on Beekman Avenue in the Village of Sleepy Hollow for approximately 27 years. I am also familiar with the "service areas" of Open Door's various offices meaning the geographic area from which patients in those offices are drawn. I submit this Affidavit to address Open Door's projections of its expanded patient base in the new Sleepy Hollow office and where those patients will come from.

2. Open Door's current "service area" is the 10591 zip code, or Sleepy Hollow and Tarrytown. Its current patient base is approximately 4000 patients.

3. When planning for the new office, we anticipated a patient base of approximately 5400 (see attached budget excerpt). In our discussions with grant reviewers, we indicated that we reasonably anticipated being able to serve 5600 patients. The projections are based upon the number of examination rooms, number of full-time physicians, number of residents and expanded scope of services offered at the new office.¹

¹ We were asked by Ferrandino & Associates Inc. to provide Open Door's Certificate of Need application for the new office, presumably for market area information. Open Door submitted a Limited Review Certificate of Need Application for the proposed office site which only required financial information regarding the cost of the project. No service area or "market" information was required because the project involved the relocation of an existing facility.

4. Given our current patient base of 4000, we are expecting an increase of approximately 1600 patients that can be served in a new facility. We anticipate that approximately 800 of those new patients will be patients residing in Sleepy Hollow who currently travel to the Ossining Open Door office (usually by bus)² to obtain services, but who will be better served by the new Sleepy Hollow office once its expanded services become available. What we know from experience is that when our local office does not offer all of the services patients need, patients will travel to obtain those services. In this instance, our Ossining office provides obstetric, gynecological and dental services that are not currently provided at the current Open Door Sleepy Hollow office. Because our new office in Sleepy Hollow will provide an expanded scope of services, we anticipate these patients from Sleepy Hollow will switch to the new office to obtain those services more conveniently.

5. The remaining 800 new patients are expected to come from within our existing service area in Sleepy Hollow and Tarrytown. As our counsel, Geraldine Tortorella, Esq., explained at the public hearing on March 20, 2013, there is no shortage of low and moderate income people in the existing area served by Open Door. Based upon demographic information we have reviewed, I am confident that there are enough prospective patients in the existing area served (i.e. the 10591 zip code) to meet our projections.

6. There are multiple sources of data that we consult to assess the potential demand for medical services in the area in which our offices are located and to confirm that the need exists for the services of our practice. One that has been identified by the Village's Planning and Development Consultant, Ferrandino & Associates, is the United States Census Tract Data. We agree that the Census Data is a good place to start to assess the demand for our services. But we know that Census Data is limited because it tells only part of the story when it comes to identifying the pool of potential patients in local villages and towns in need of affordable, accessible health care. We also consult statistics compiled by the Department of Housing and Urban Development ("HUD"), for "Low and Moderate Income Areas By Census Block Group." The reason for consulting this source is because the Census Tract Data referred to by Ferrandino & Associates is based upon the federal poverty thresholds which are not adjusted for differences in the cost-of-living and housing across the United States. We have found that in our Westchester County region, because the cost of living and housing are so high, people whose incomes may be above the federal poverty thresholds are economically burdened and still qualify as low and moderate income. These people are in need of Open Door's services. The term "low and moderate income" is a broader term under the HUD definition than under the Census definition; if one considers only the Census Tract Data, the number of people having low and moderate incomes and who need and will benefit from our services will be significantly undercounted in our service area.

² The reason we believe the patients travel to Ossining by bus is because our Ossining staff has observed that the waiting room at Ossining quickly becomes crowded and overfilled after the bus from Sleepy Hollow lets off passengers at a bus stop near the Ossining Office.

7. Looking at these sources, we find as follows:

a. Based upon Census Data, we draw patients from four different Census Tracts, 116 (Sleepy Hollow), 117 (Sleepy Hollow), 114 (Tarrytown) and 115 (Tarrytown).³ Sleepy Hollow has 3,181 people living at or below 200 percent of the federal poverty level; Tarrytown has 2,083, for a total of 5,264 people living at or below 200 percent of the federal poverty level. In 2013, the federal poverty level for a family of four was \$23,550; for an individual it was \$11,490. Federal Register/Vol. 78, no. 16. A summary of the Census Data prepared by Open Door's Grant Writer is annexed hereto.

Comparing the poverty level between Sleepy Hollow and Tarrytown, the Census Data indicates there are more than 2 ½ as many people living at or below 100 percent of the poverty level in Sleepy Hollow than in Tarrytown (1,269 versus 446). See U.S. Census Bureau American Community Survey (ACS) 2005-2009).

b. HUD statistics show that the number of low and moderate income persons is actually much higher, or 9,331 between Sleepy Hollow and Tarrytown. There are 5,011 persons of low and moderate income means under HUD's standards in Sleepy Hollow and 4320 in Tarrytown. See HUD Low and Moderate Income Areas by Census Block Group, 2000, Westchester County Urban County Consortium Uncapped Data. A summary of the HUD Data prepared by Open Door's Associate Director of Administration is annexed hereto.

c. The trend indicated from both sources -- that the low-income population in Sleepy Hollow is not contracting -- is supported by data reported in the New York State School District Report Card, Accountability and Overview Report 2010-2011 which states that in the 2008-2009 school year, 39 percent of students qualified for free or reduced-price lunch whereas in the 2010-2011 school year, that number jumped to 45 percent.

8. HUD Data and mapping information demonstrates that there are approximately 6,500 people of low and moderate incomes in Sleepy Hollow and Tarrytown residing within one mile of the proposed office. Annexed hereto are copies of: (i) a map showing the approximate boundaries of the one-mile radius area; (ii) excerpts from HUD's Data that identify Census Tract/Block Groups in Sleepy Hollow and Tarrytown that qualify as "HUD Low and Moderate Income Areas" because more than 50 percent of the people living in them are low and moderate income persons (see 116.001, 116.002, 116.003, 116.004, 115.004 and 115.005) as well as Census Tract/Block Groups in Sleepy Hollow and Tarrytown in which low and moderate income persons reside even though not in "HUD Low and Moderate Income Areas" (see 114.001, 114.002, 115.004, 117.001, 117.002 and 117.003); and (iii) maps that show

³ Ferrandino & Associates referred to Census Tract 116 as Open Door's service area. However, that Tract is only one of four in which our patients reside; there is one other Census Tract in Sleepy Hollow in which low and moderate income people have been documented as well as two in Tarrytown. Therefore, looking at Census Tract 116 alone does not accurately reflect Open Door's prospective patient base.

where those Census Tract/Block Groups are located. Reading the maps referred to in item "(iii)" and the map referred to in item "(i)" together and using the number of persons in the HUD excerpts, we calculate approximately 6,500 low and moderate income persons in Tracts 116.001, 116.002, 116.003, 116.004, 115.004 (approximately half), 117.001 (approximately half), 117.002 (approximately three-quarters), 117.003 (approximately three-quarters), 114.001 and 114.002) within approximately one mile from the proposed office.

9. The foregoing statistics represent the condition of those low and moderate income people who are reflected and documented in the Census and HUD statistical reports. It does not reflect undocumented persons of low and moderate incomes in Sleepy Hollow and Tarrytown, of which we know there are a number although we have not endeavored to quantify it.

10. As I have stated in the past, Open Door is open to everyone and we make a concerted effort not to turn away anyone. However, we believe there is an unmet need in our service area that we will be better able to serve in our expanded office. The reality is that we cannot provide services to all people precisely when requested in our 5,000 square foot office at 80 Beekman Avenue. At that location, we have a limited number of exam rooms (10) and doctors which limits the number of patients who can be seen on an hourly, daily, weekly, monthly and yearly basis. Upon expanding our office to add exam rooms and patient services, we believe we will be able to meet more of the unmet need for health care services in Open Door's existing service area.

11. We have been asked how we can be confident or "know" that the overwhelming majority of our patients do not own cars, that the majority of new patients to our office also will not own cars, and that they will walk to our new office. We have 27 years' experience in Sleepy Hollow and more than 40 years' experience elsewhere serving the medical needs of the low and moderate income people in the communities in which our offices are maintained. As Grace Beltran, Open Door's Director of Marketing, has explained, we spend significant amounts of time getting to know our patients, their habits, their family and work situations, and their life challenges because understanding their psycho-social histories and circumstances is an integral part of devising an appropriate health care plan that ensures compliance. Our extensive experience demonstrates that the majority of our patients have extraordinarily limited financial means, the largest portion of which is used for rent, after which there is a limited amount remaining to feed their families and meet their families' clothing and medical needs. For most of them (many of whom are supporting a family of four on an annual income of \$23,550 (\$47,100 if living at two times the poverty level)), it is a luxury to own a car, pay for gas and maintain the required insurance. The survey conducted by Adler Consulting on two separate weekdays bears this out. It showed that approximately 70 percent of our patients walk to their appointments. We have no patient parking available at our Sleepy Hollow, Ossining or Port Chester offices and have never had a problem with our operations in those locations because our patients do not generate a notable demand for parking. We offer 16 parking spaces for patients at our Mount Kisco Office (we provide parking for our staff off-site), and it is more than needed. Were significant numbers of

patients driving to their appointments, I would expect that the lack of patient parking at our existing Sleepy Hollow office and our other offices would have presented a problem. This has not been our experience and I am in my twenty-eighth year at Open Door.

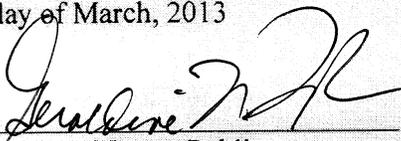
12. Skepticism has been expressed that patients living in the more distant sections of Tarrytown (over 1 mile from the new office) will not walk to the new office. Our patients' mindset is quite simple and straightforward -- they do what they have to do to get by. They walk to the market, doctor and Laundromat, often with children in tow. If that means they have to walk more than a mile to get to our office, they do so and we have no reason to believe they will not continue to do so. Even if, however, the skepticism remains, public transportation is readily available in the Westchester Bee-Line Bus system servicing our service area. The route of Bee-Line Bus #13 goes through Tarrytown and Sleepy Hollow and is readily accessible from the areas and neighborhoods in which our patients and prospective patients are concentrated. Annexed hereto is a copy of the Bee-Line Bus Route for Bus #13 and a summary of the stops between Tarrytown and Sleepy Hollow that one of our staff members documented. Clearly, the proposed office is well-served by bus service from the areas where we anticipate our 800 new patients will come.

13. A final point I want to address is that while we made projections of new patients, it remains to be seen if we ever will meet them and, as Ms. Tortorella explained, we are not under legal or financial pressure to meet them such that Open Door will have to look beyond its existing service area to "solicit" patients. (It should be noted that we have *never* had to solicit patients in *any* of our offices. In my view, that is because our offices are located where our patients are located and where the need for services exists.) Open Door is measured by its clinical and population health results and our ability to provide meaningful health access to people of low and moderate income means. We are very conscientious about using our resources efficiently and delivering care of the highest quality; we take this responsibility very seriously. Open Door outperforms other health centers around the country on most measures and is well regarded by State and federal authorities as a result.



Lindsay Farrell

Sworn to before me this 27th
day of March, 2013



Notary Public

GERALDINE N. TORTORELLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02TO4933447
Qualified in Westchester County
My Commission Expires May 09, 2014

Operational Budget Justification

	Current Operational Budget	Projected Operational Budget*	Projected Project Site Operational Budget
REVENUE:			
PROGRAM INCOME generated from the projected delivery of services	\$16,329,450	\$18,360,746	\$1,564,886
STATE FUNDS:			
NYS DOH - WIC Grant	634,000	658,000	
NYS DOH - Project LAUNCH	700,000	875,000	
NYS DOH - HEAL NY - Phase 10	261,000	0	
NYS DOH - SBHC	93,000	93,000	
AIDS Institute - Expanded HIV Testing			
OMH - Health Disparaties Grant	23,000	0	
OCFS - Youth Bureau Grant	50,000	45,000	
NYS Uncompensated Care Funds	1,900,000	1,900,000	65,544
TOTAL: STATE FUNDS	3,661,000	3,571,000	65,544
LOCAL FUNDS:			
Westchester County DOH - SELF-PAY	250,000	150,000	21,848
Westchester County DOH - Ryan White Title I	150,000	150,000	
TOTAL: LOCAL FUNDS	400,000	300,000	21,848
FEDERAL BPHC 330 GRANT	3,369,414	3,412,543	130,251
OTHER SUPPORT:			
OTHER FEDERAL GRANTS:			
ARRA - Increased Demand for Services	78,000	0	
Ryan White Title IIIB	237,196	237,196	
SAMHSA - Drug Free Communities Program	125,000	125,000	
SAMHSA - The Ossining Communities That Care Program	50,000	0	
TOTAL: OTHER FEDERAL GRANTS (1)	490,196	362,196	0
CONTRIBUTIONS:			
Phelps Memorial Hospital to support our labor and delivery coverage	300,000	300,000	
Phelps Memorial Hospital to support our Residency Training Prog		607,000	607,000
TOTAL: CONTRIBUTIONS AND FUNDRAISING (2)	300,000	907,000	607,000
OTHER GRANTS:			
National Association Community Health Centers	131,100	131,100	
CHIRPA grant	0	265,562	
NYMC HRSA 11-156 Residency Program in Primary Care grant	0	127,364	
Other miscellaneous grants	125,000	175,000	
TOTAL: OTHER GRANTS (3)	256,100	699,026	0
IN-KIND SUPPORT:			
Port Chester School District (SBHC Program)	105,000	112,000	
Ossining School District (SAMHSA Program)	25,700	25,700	
TOTAL: IN-KIND SUPPORT (4)	130,700	137,700	0
MISCELLANEOUS INCOME (5)	50,000	50,000	
TOTAL: OTHER SUPPORT (1 + 2 + 3 + 4 + 5)	1,226,996	2,155,922	607,000
TOTAL: REVENUE	\$24,986,860	\$27,800,211	\$2,389,529

Operational Budget Justification

	Current Operational Budget	Projected Operational Budget*	Projected Project Site Operational Budget
EXPENSES:			
PERSONNEL:			
SALARIES & WAGES:			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL SALARIES & WAGES (A)	15,886,127	17,928,000	1,668,688
FRINGE BENEFITS: (average 22.00% of salaries)			
FICA (6.94%)	1,102,497	1,244,203	115,807
State Unemployment Insurance (0.43%)	68,310	77,091	7,175
Workers' Compensation (0.50%)	79,431	89,640	8,343
NY Commuter Tax (0.28%)	44,481	50,199	4,672
Health Insurance (7.25%)	1,151,744	1,299,780	120,981
Life Insurance (0.14%)	22,240	25,099	2,336
Disability Insurance (0.50%)	79,431	89,640	8,343
Retirement (5.33%)	846,731	955,562	88,941
Other (0.63%)	100,083	112,946	10,513
TOTAL FRINGE BENEFITS (B)	3,494,948	3,944,160	367,111
TOTAL: PERSONNEL (A + B)	19,381,075	21,872,160	2,035,799
TOTAL: EQUIPMENT	0	0	0
SUPPLIES:			
Medical Supplies	469,116	530,000	71,000
Dental Supplies	224,616	240,000	
Pharmacy Supplies (Fam Plan / 340B Programs)	432,000	459,000	
Laboratory Supplies	52,049	60,000	8,400
Office & Printing Supplies	209,954	230,000	26,250
Housekeeping/Maintenance Supplies	55,000	60,000	5,730
Other Program Supplies (HIV,WIC and Wellness Programs)	30,000	50,000	
TOTAL: SUPPLIES	1,472,736	1,629,000	111,380
TRAVEL:			
Providers CME	74,625	82,500	12,500
Midlevels CME	28,725	30,000	2,500
Travel to national meetings (\$2,500 per attendees x # of trips)	27,500	27,500	
President/CEO (6 meetings)			
Chief Operating Officer (3 meetings)			
Chief Finance Officer (2 meetings)			
Board Travel (25 members @ \$500/member)	12,500	12,500	
Other Management Travel	7,500	7,500	
Local Travel	7,500	8,000	500
TOTAL: TRAVEL	158,350	168,000	15,500

Operational Budget Justification

	Current Operational Budget	Projected Operational Budget*	Projected Project Site Operational Budget
CONTRACTUAL:			
Patient Care Contracts			
Outside Reference Lab - Bio Reference Lab for tests that cannot be performed inhouse for PCAP, ADAP and FPEP patients	241,318	270,000	12,750
OB/GYN [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Subtotal: Patient Care Contracts (C)	852,068	929,750	[REDACTED]
Patient Care Related In-Kind Support from Port Chester School District:			
Mental Health Counselor [REDACTED]	8,000	10,000	
Space Costs (\$20 per sq ft x 720 sq ft per site)	72,000	72,000	
Maintenance/Security (\$5,000 per site)	25,000	30,000	
Subtotal: Patient Care Related In-Kind Support (D)	105,000	112,000	0
Non-Patient Care Contracts			
Consulting Chief Information Officer	0	[REDACTED]	0
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
NYS Project LAUNCH grant	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	0	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	0	[REDACTED]	[REDACTED]
Ossining Police Department (SAMHSA Drug Free Comm Prog)	9,000	10,000	
Subtotal: Non-Patient Care Contracts (E)	173,500	194,500	0
Non-Patient Care Related In-Kind Support:			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
School Resource Officer from Town of Ossining (SAMHSA Program)	13,200	13,200	
Technical Assistance from Student Assistance Services (SAMHSA)	0	0	
Subtotal: Non-Patient Care Related In-Kind Support (F)	25,700	25,700	0
TOTAL: CONTRACTUAL (C + D + E + F)	1,156,268	1,261,950	61,750
OTHER:			
Audit and Related Services (Cost Reports, FSRs)	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Operational Budget Justification

	Current Operational Budget	Projected Operational Budget*	Projected Project Site Operational Budget
OTHER (continued):			
Information Systems Technical Support	100,000	150,000	
Data Storage Network Services Supported by HCNNY grant	0	35,000	
Postage	127,031	140,000	33,850
Rent:			
Office Space (1,000 sq ft)	150,000	144,500	
Office Space (2,000 sq ft)	150,000	0	
Office Space (3,000 sq ft)	150,000	150,000	
Utilities	309,000	360,000	37,520
Repairs and Maintenance	250,000	275,000	8,500
Telephone	280,000	315,000	29,400
Telephsy Subscription Fee	0	30,000	
Payroll Processing Service	60,000	75,000	5,380
OB Billing Service	50,000	50,000	
Dues and Subscriptions	120,000	150,000	3,750
Personnel Recruitment	50,000	60,000	10,000
Staff Training/Development	40,000	40,000	
Malpractice Gap Insurance	110,000	75,000	19,000
Other Insurance	160,000	130,000	8,530
Mortgage/Loan Interest	311,200	245,000	
Bank Charges	50,000	65,000	
Cash Receipts Assessment Surcharges	180,000	194,000	9,170
Uniforms	10,000	10,000	
Public Information/Outreach Materials	50,000	50,000	
BPHC Technical Assistance	2,000	2,000	
TOTAL: OTHER	2,818,431	2,869,100	165,100
TOTAL: BUDGET	\$24,986,860	\$27,800,211	\$2,389,529
Number of Unduplicate Users	37,192	41,200	5,071
Number of Duplicate Users	48,604	53,431	5,414
Number of Encounters	176,432	193,953	18,949
Medical Encounters	135,192	152,049	17,749
Dental Encounters	31,636	32,300	0
Mental Health Encounters	9,604	9,604	1,200
Cost per User	\$668	\$671	\$471
Cost per Encounter	\$141	\$143	\$126
Grant Dollars per User	\$91	\$83	\$26

* Projected organizational budget **INCLUDES** the site specific operational budget at the time the project site is open and operational.

Poverty in the Tarrytown/Sleepy Hollow census tracts

Data from the 2007-2011 American Community Survey 5-Year Estimates

Poverty demographic information is available at the census tract level through the American Community Survey (ACS), a statistical survey performed by the US Census Bureau. Per the ACS website, http://www.census.gov/acs/www/guidance_for_data_users/estimates/, the 5-Year Estimate data group is the most reliable, and best when used to focus in on small populations, such as census tracts. The villages of Tarrytown and Sleepy Hollow are broken up into four census tracts: 114 and 115 (Tarrytown); and 116 and 117 (Sleepy Hollow). Census tract 116 is the largest by population, and has the most persons on the low end of the economic scale as measured by poverty in the ACS, and confirmed by the HUD Low and Moderate Income Areas by Census Block Group report. However, as demonstrated below, any explanation of need in Tarrytown/Sleepy Hollow needs to consider all of its four tracts.

Census Tract 114 (Tarrytown)

	Persons in CT 114
Total Population	6,597
Pop. With poverty status determined	6,030
All Individuals below:	
50% of poverty level	76
125% of poverty level	170
150% of poverty level	312
185% of poverty level	595
200% of poverty level	624

Census Tract 115 (Tarrytown)

	Persons in CT 115
Total Population	4,640
Pop. With poverty status determined	4,527
All Individuals below:	
50% of poverty level	110
125% of poverty level	534
150% of poverty level	1,060
185% of poverty level	1,413
200% of poverty level	1,459

Census Tract 116 (Sleepy Hollow)

	Persons in CT 116
Total Population	6,915
Pop. With poverty status determined	6,915
All Individuals below:	
50% of poverty level	83
125% of poverty level	1,277
150% of poverty level	1,714
185% of poverty level	2,070
200% of poverty level	2,883

Census Tract 117 (Sleepy Hollow)

	Persons in CT 117
Total Population	2,863
Pop. With poverty status determined	2,859
All Individuals below:	
50% of poverty level	95
125% of poverty level	212
150% of poverty level	273
185% of poverty level	284
200% of poverty level	298

Tarrytown AND Sleepy Hollow: Combined Data

	Persons in Area
Total Population	21,015
Pop. With poverty status determined	20,331
All Individuals below:	
50% of poverty level	364
125% of poverty level	2,193
150% of poverty level	3,359
185% of poverty level	4,362
200% of poverty level	5,264

The 2007-2011 ACS reports 5,264 persons living at twice the federal poverty threshold or less within the census tracts of Tarrytown and Sleepy Hollow. In 2011, 200% of poverty level was \$21,780 for an individual and \$44,700 for a family of four (<http://aspe.hhs.gov/poverty/11poverty.shtml>). Because these poverty guidelines are set at the national level, methodologies pertaining to county-specific criteria, such as those used by HUD to determine low income persons, are a better reflection of need. HUD reports 9,331 persons of low income (80% of the median income, or less) within the same four census tracts noted above.

HUD Data

The US Department of Housing and Urban Development (HUD) released Low and Moderate Income Areas by Census Block Group, 2000, based on the Census Bureau’s 2000 Census Long-Form data (the 2000 Census was the last census to include a Long-Form). This data is currently being used by Westchester County Department of Planning to inform their HUD program eligibility determination and their Community Development Block Grant program. To qualify as Low/Moderate income in this HUD and Westchester Planning context, one must fall at or below 80% of the Westchester County median income which was \$63,582 as of the 2000 Census. Open Door’s calculation of 9,331 low/moderate income people in Sleepy Hollow and Tarrytown was based on this data, which is broken down by Village and census tract below:

Sleepy Hollow Village

	Low and Moderate Income Persons
Census Tract 116	4345
Census Tract 117	666
Total Sleepy Hollow	5011

Tarrytown Village

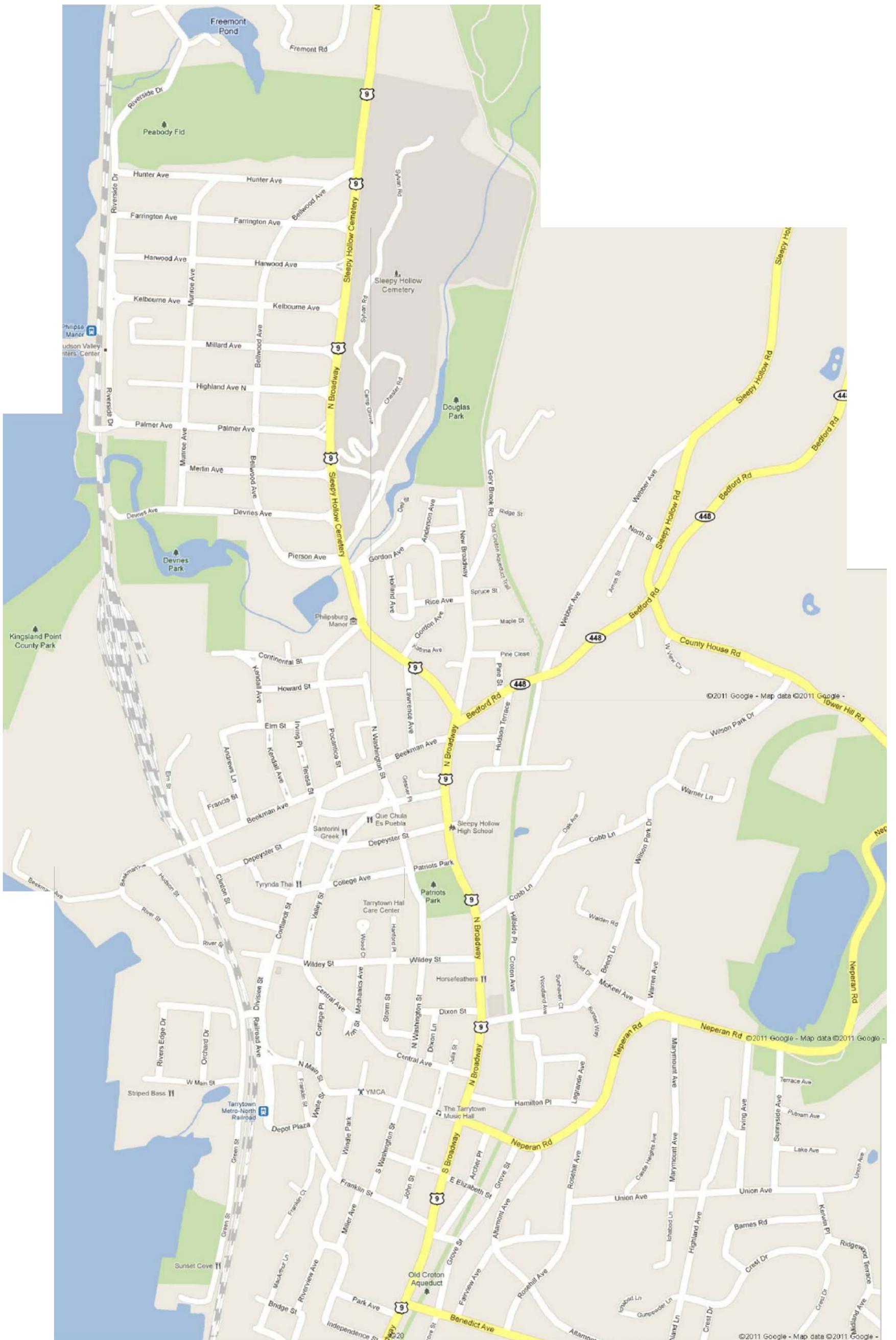
	Low and Moderate Income Persons
Census Tract 114	1745
Census Tract 115	2575
Total Tarrytown	4320

Sleepy Hollow and Tarrytown Combined

	Total Low and Moderate Income Persons
Sleepy Hollow	5011
Tarrytown	4320
Total	9331

*An informal conversation with Norma Drummond at the Westchester County Dept. of Planning revealed that in this context the term “moderate” income can be misleading, and that in practicality all persons identified as “low or moderate income” are in fact all low income.

The thresholds used to determine low and moderate income persons in the Low and Moderate Income Areas by Census Block Group, 2000, referenced above are: Moderate Income (80% level), Low Income (50%), and Extremely Low Income (30%) level. In other contexts, HUD uses the same percentage benchmarks, but forgoes the polite or politically correct term “moderate.” See <http://www.huduser.org/portal/datasets/il/il13/index.html> and others for examples of: Extremely Low (30%), Very Low (50%) and Low (80%).



Census Tract/ Block Group	Low and Moderate Income Persons	Low and Moderate Income Universe	Percent Low and Moderate Income Persons	Is this a HUD Low and Moderate Income Area?
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Scarsdale Village

Number of block groups qualifying with uncapped data

98.002	77	782	9.8 %	
98.003	46	771	6.0 %	
98.004	53	966	5.5 %	
98.005	140	1,148	12.2 %	
99.001	71	1,056	6.7 %	
99.002	100	1,132	8.8 %	
99.003	33	349	9.5 %	
99.004	47	546	8.6 %	
100.001	79	1,423	5.6 %	
100.002	193	1,101	17.5 %	
100.003	99	812	12.2 %	
100.004	119	429	27.7 %	
100.005	44	540	8.1 %	
100.006	43	802	5.4 %	
101.001	102	1,153	8.8 %	
101.002	125	1,195	10.5 %	
101.003	272	1,458	18.7 %	
101.004	154	690	22.3 %	
101.005	153	583	26.2 %	

Sleepy Hollow Village

Number of block groups qualifying with uncapped data 4

116.001	699	1,154	60.6 %	Yes
116.002	1444	2,058	70.2 %	Yes
116.003	1078	1,434	75.2 %	Yes
116.004	1124	1,669	67.3 %	Yes
117.001	69	904	7.6 %	
117.002	105	663	15.8 %	
117.003	492	1,304	37.7 %	

Somers Town

Number of block groups qualifying with uncapped data

149.021	324	1,120	28.9 %	
149.022	252	1,390	18.1 %	
149.023	190	1,571	12.1 %	
149.051	789	2,274	34.7 %	
149.052	105	270	38.9 %	
149.053	472	1,857	25.4 %	
149.054	98	311	31.5 %	
149.055	552	1,560	35.4 %	
149.061	386	1,211	31.9 %	
149.071	305	1,076	28.3 %	
149.072	297	1,213	24.5 %	
149.073	510	1,287	39.6 %	
149.081	180	648	27.8 %	
149.082	207	851	24.3 %	
149.083	230	1,201	19.2 %	

Census Tract/ Block Group	Low and Moderate Income Persons	Low and Moderate Income Universe	Percent Low and Moderate Income Persons	Is this a HUD Low and Moderate Income Area?
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Tarrytown Village

Number of block groups qualifying with uncapped data 2

114.001	245	1,080	22.7 %	
114.002	95	385	24.7 %	
114.003	203	733	27.7 %	
114.004	652	1,764	37.0 %	
114.005	550	1,774	31.0 %	
115.001	132	401	32.9 %	
115.002	310	760	40.8 %	
115.003	291	717	40.6 %	
115.004	673	1,345	50.0 %	Yes
115.005	1169	1,614	72.4 %	Yes

Tuckahoe Village

Number of block groups qualifying with uncapped data 2

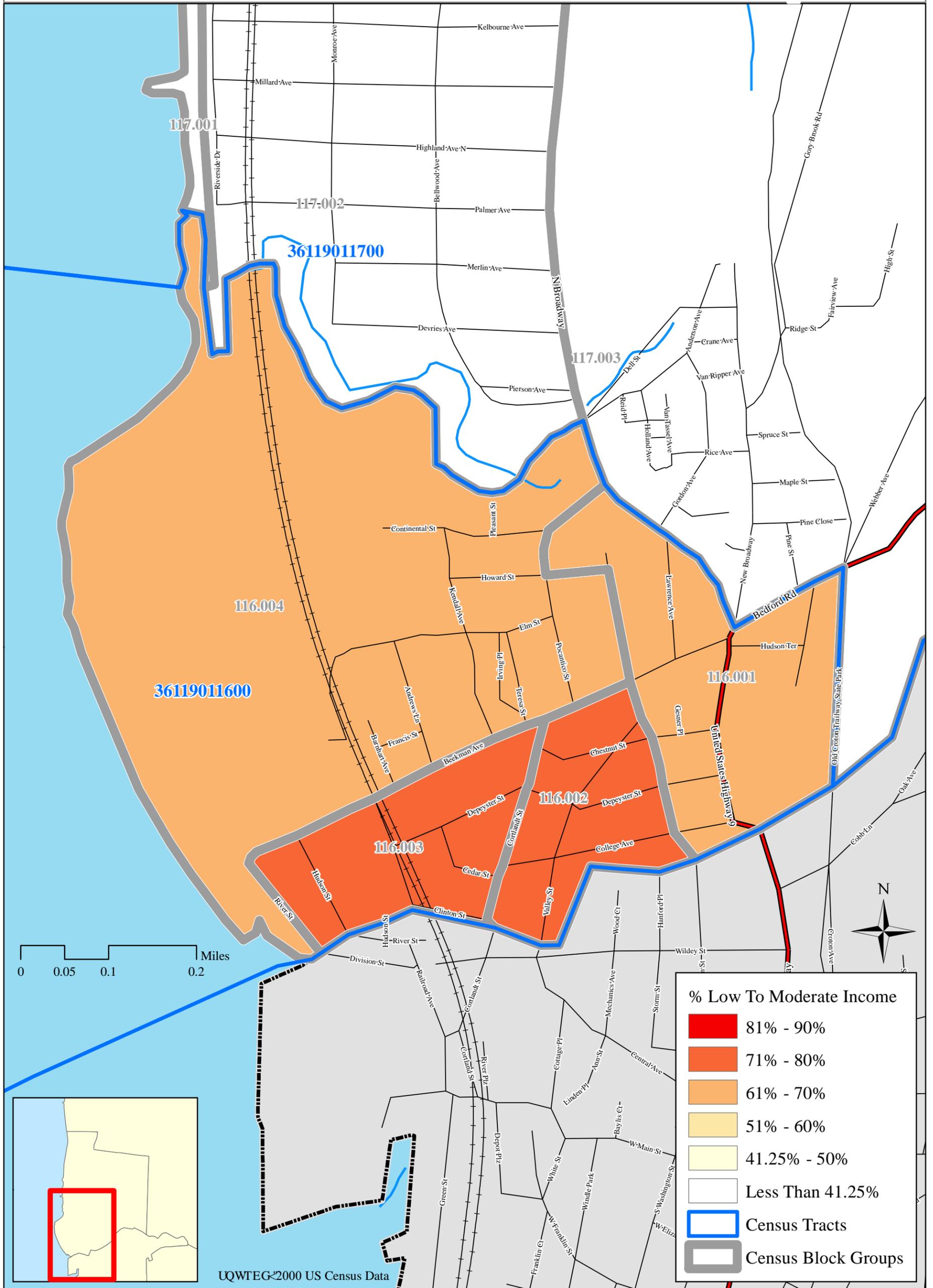
48.001	293	958	30.6 %	
48.002	536	1,291	41.5 %	Yes
48.003	444	1,157	38.4 %	
48.004	130	431	30.2 %	
48.005	514	648	79.3 %	Yes
48.006	292	748	39.0 %	
48.007	340	964	35.3 %	

Yorktown Town

Number of block groups qualifying with uncapped data 2

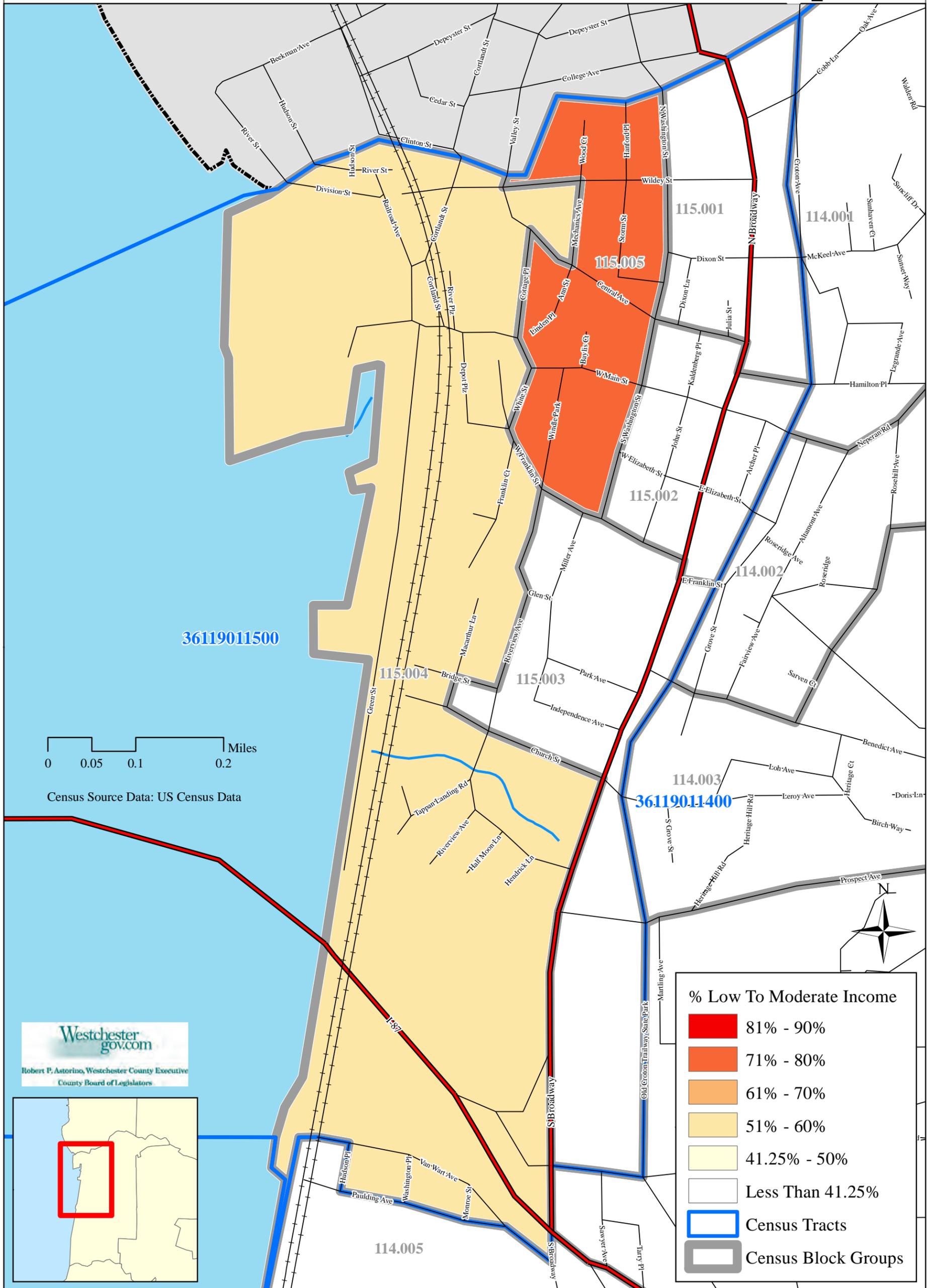
148.041	189	672	28.1 %	
148.042	320	913	35.0 %	
148.043	326	989	33.0 %	
148.044	972	2,241	43.4 %	Yes
148.045	434	1,137	38.2 %	
148.049	274	1,438	19.1 %	
148.051	544	1,837	29.6 %	
148.059	426	1,952	21.8 %	
148.061	1022	3,303	30.9 %	
148.062	406	1,568	25.9 %	
148.063	247	923	26.8 %	
148.064	222	970	22.9 %	
148.072	368	1,640	22.4 %	
148.079	2364	6,468	36.5 %	
148.081	394	1,215	32.4 %	
148.082	565	1,776	31.8 %	
148.089	105	510	20.6 %	
148.091	311	1,252	24.8 %	
148.092	475	722	65.8 %	Yes
148.093	1016	3,664	27.7 %	
148.094	30	361	8.3 %	

Village of Sleepy Hollow, NY



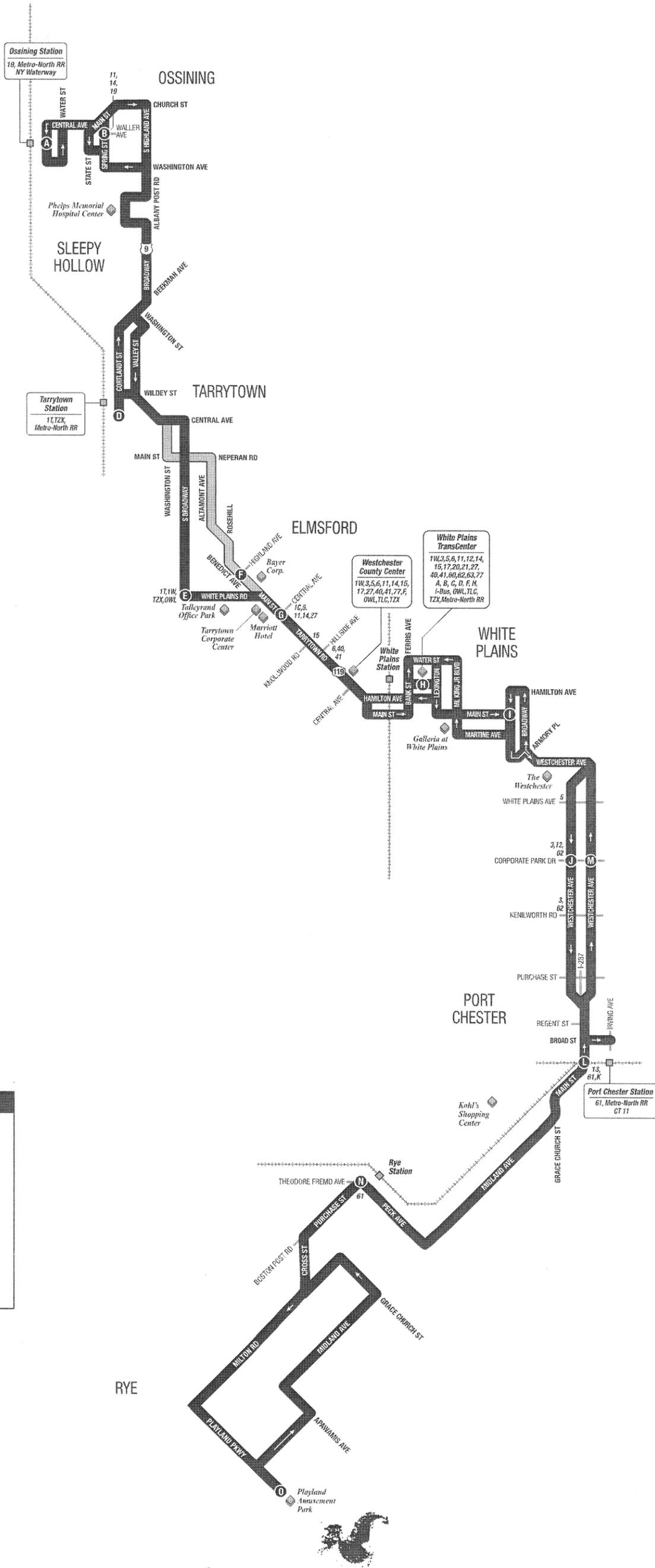
Village of Tarrytown, NY

Low and Moderate Income Block Groups



ROUTE 13: Local

Ossining • Tarrytown • Port Chester • Rye



NORTH

 Map not to scale

LEGEND	
	Regular bus service
	Part-time bus service
	Rail station
	Timepoint
	Point of interest
	Bus transfer point
	Transit transfer location

Bus Route Phelps to Tarrytown Line #13

From Phelps to Tarrytown

South Bound

- Stop#1 - Phelps & Kendall on Hudson
- Stop#2- Phelps Main Entrance
- Stop#3- Rt.9 & Hemlock Avenue
- Stop#4- Rt.9 & Harwood Avenue
- Stop#5- Broadway at Pierson & Bellwood Avenue
- Stop#6- Beekman Avenue
- Stop#7- Beekman Avenue & N. Washington Avenue
- Stop#8- Valley Street & College Avenue
- Stop#9- Central Avenue (off Wildey Street)
- Stop#10- Tarrytown Railroad Station
- Stop#11- Central Avenue
- Stop#12- Central Avenue & N. Washington Street
- Stop#13- Central Avenue & N. Broadway
- Stop#14- N. Broadway & Main Street (7-Eleven)

North Bound towards 300 North Broadway

- Stop#1 – N. Broadway & Main Street (Jewelry Store –East side of N. Broadway)
- Stop#2 - Central Avenue & N. Broadway
- Stop#3- Wildey Street
- Stop#4 - Tarrytown Railroad Station
- Stop#5 - Cortlandt Street & College Avenue
- Stop#6 - Cortlandt Street & Beekman Avenue
- Stop#7 - Beekman Avenue & N. Washington Street
- Stop#8 – Beekman Avenue (Last stop before New Broadway Site)
- Stop#9- Route 9 and Gordon Avenue (Near Sleepy Hollow Animal Hospital –
1 block from 300 North Broadway building)