

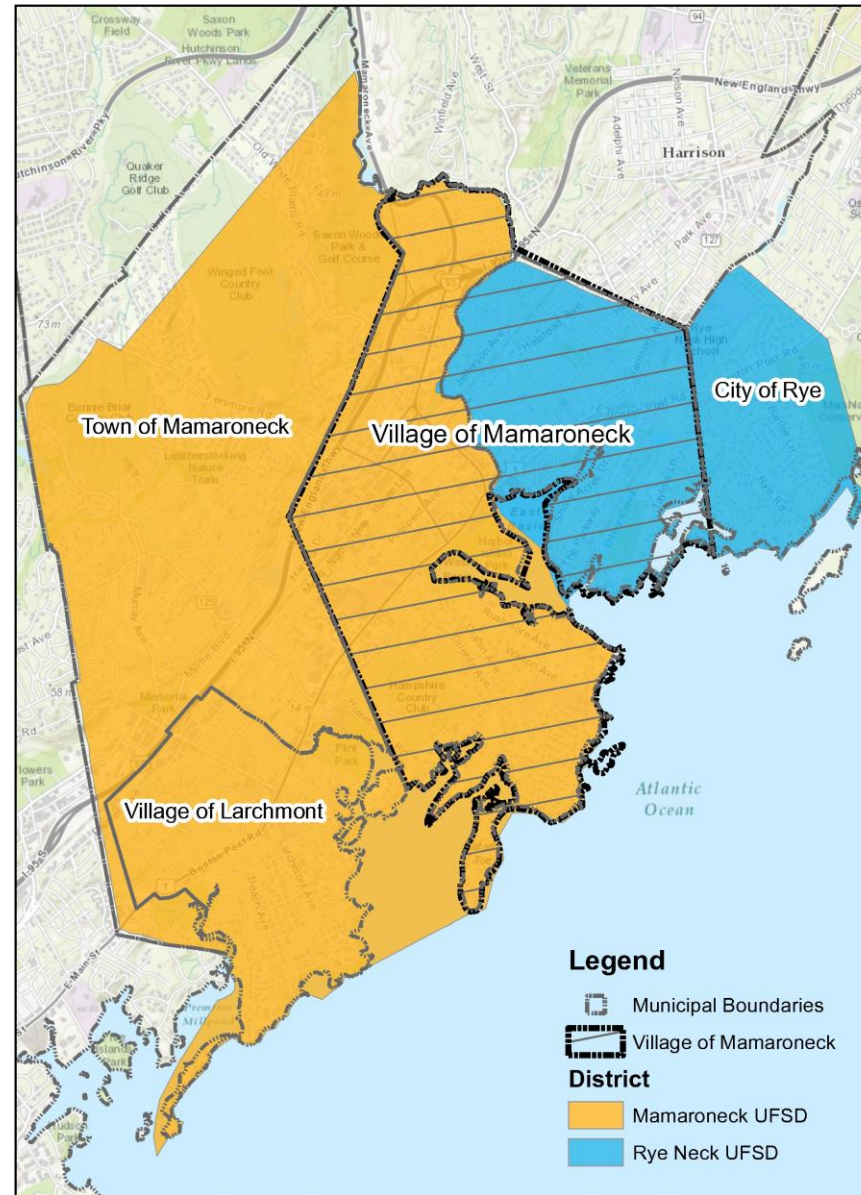
Population, Life Cycle, and Development impacts on Village of Mamaroneck School Enrollment

VILLAGE OF MAMARONECK PLANNING DEPARTMENT
CUMULATIVE IMPACT STUDY

FOR INTERACTIVE VERSION PLEASE VISIT: [HTTP://ARCG.IS/1QWCCFZ](http://arCG.is/1QWCCFZ)



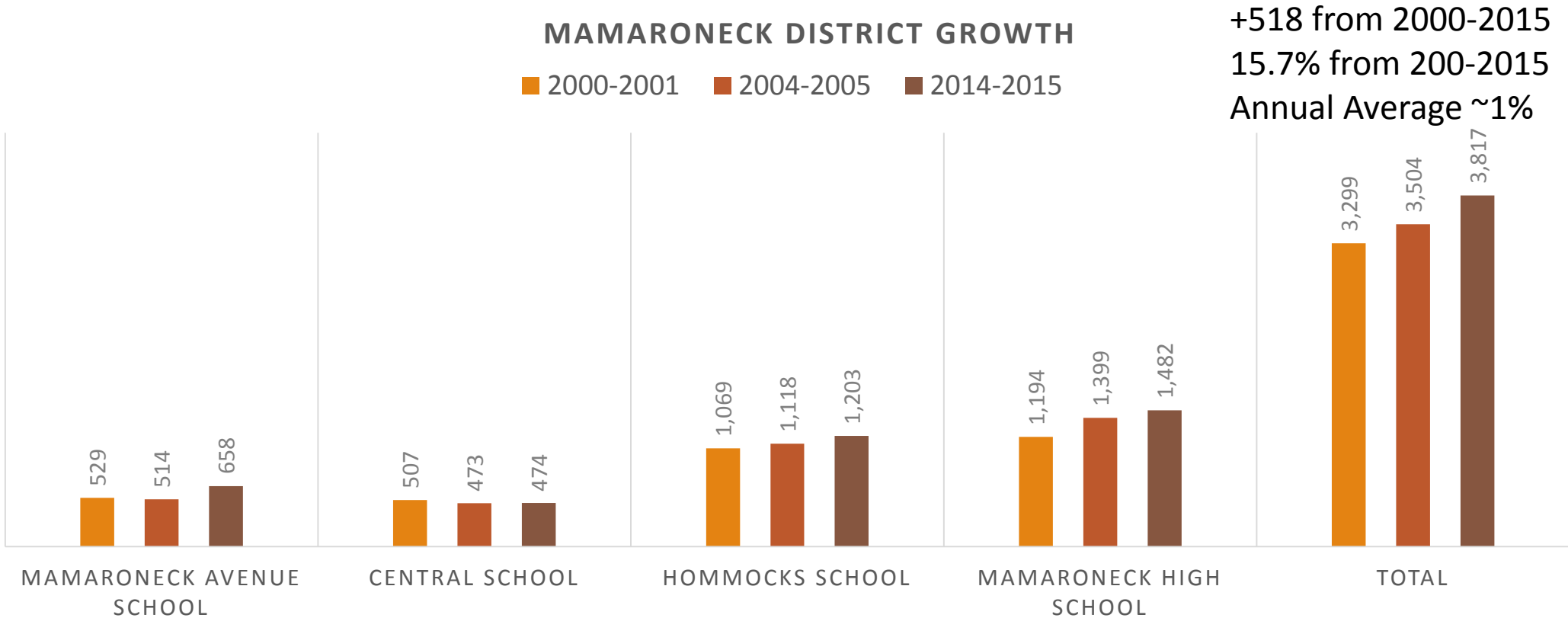
Village of Mamaroneck & School Districts



0 1,000 2,000 4,000 6,000 8,000 Feet



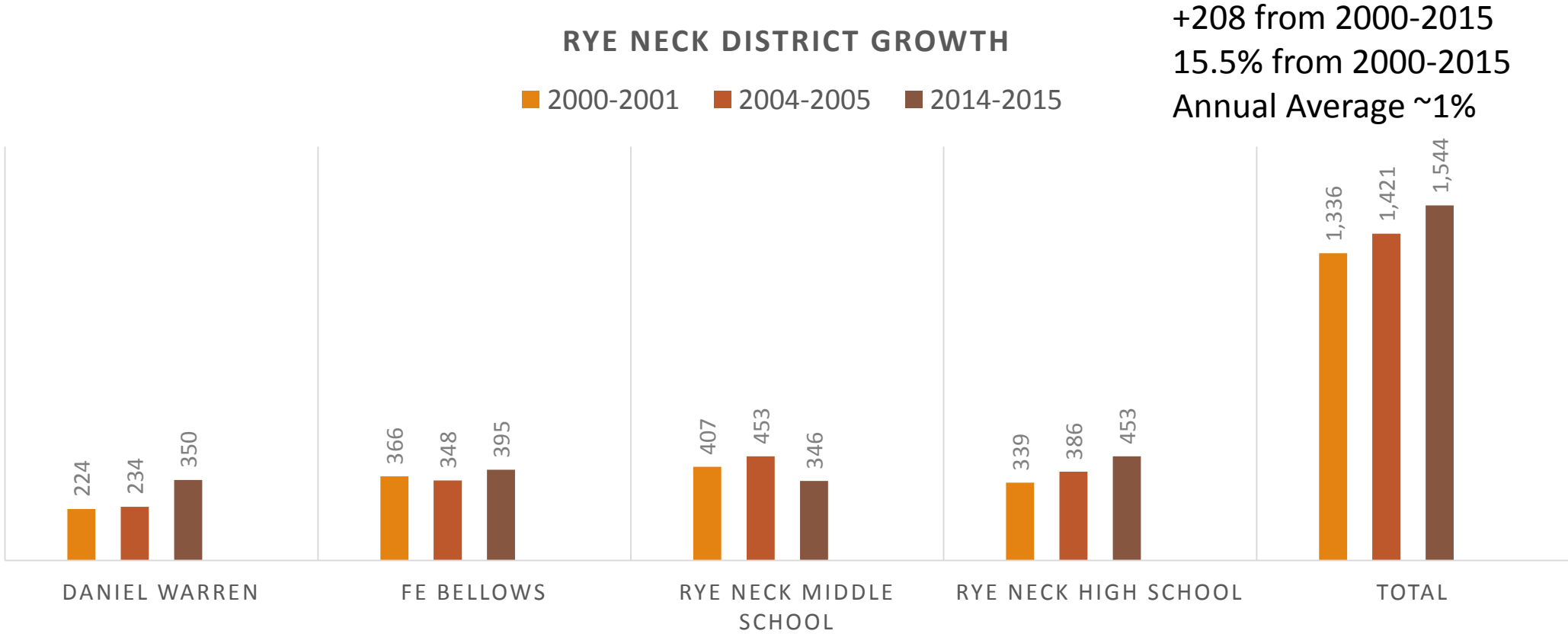
Enrollment 2000-2014- Mamaroneck UFSD



*Excluding schools that do not serve Village of Mamaroneck children.

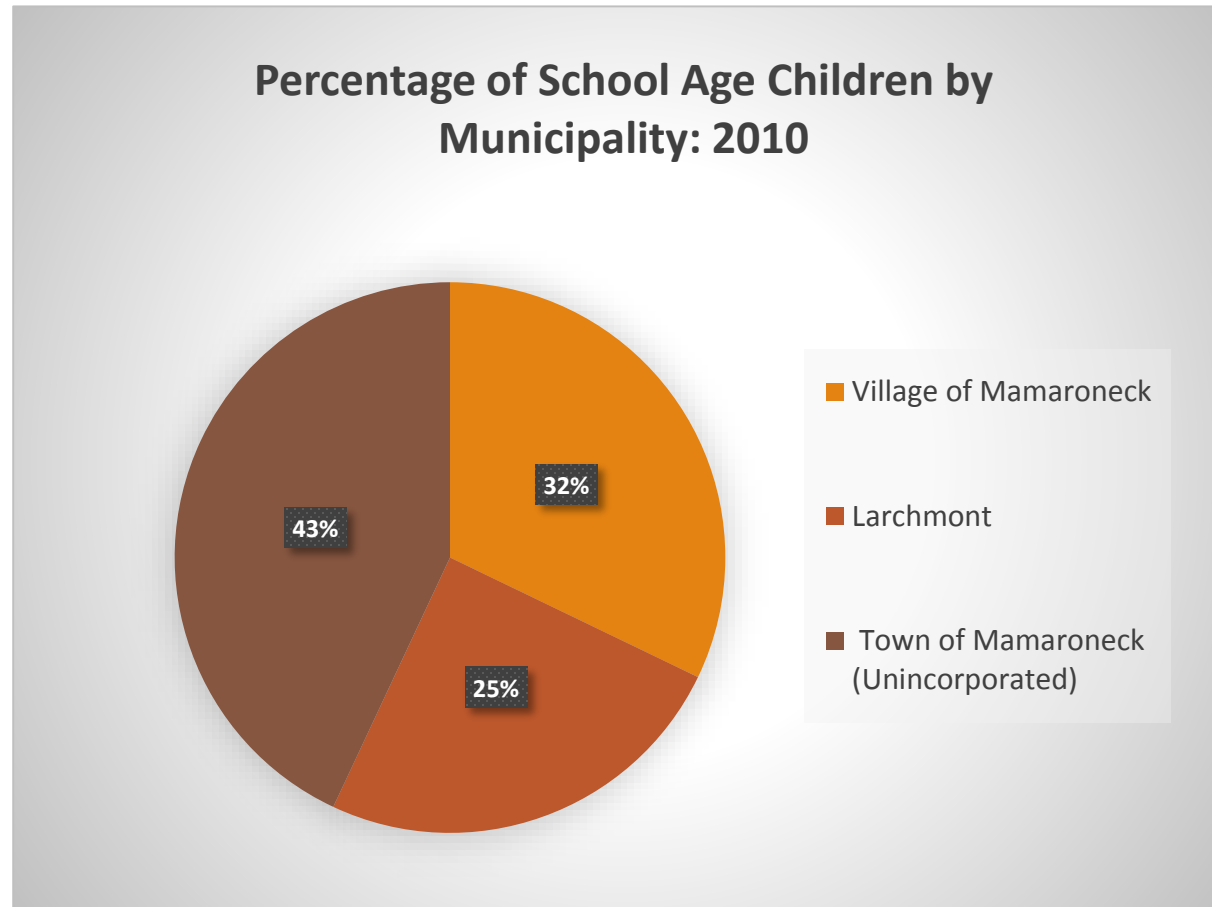
*Enrollment numbers include students that live in Town of Mamaroneck and Village of Larchmont.

Enrollment 2000-2014- Rye Neck UFSD



* Enrollment numbers include students that live in City of Rye.

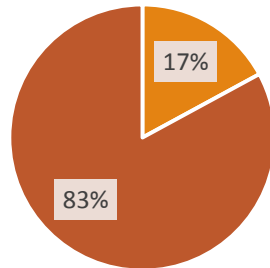
Percentage of School Age Children by Municipality Mamaroneck School District



Source: 2010 Census

School Age Children as Percentage of Population Mamaroneck School District

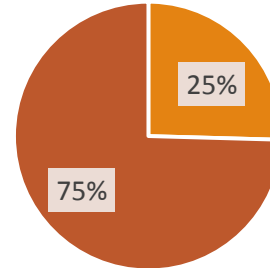
Village of Mamaroneck School Age
Children as Percentage of Population



■ Ages 5-18 ■ All other ages

Total Population: 11,315
School Age: 1,933

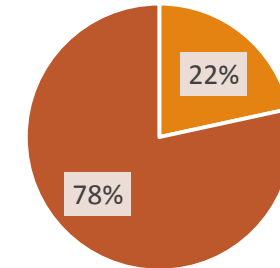
Village of Larchmont School Age
Children as Percentage of Population



■ Ages 5-18 ■ All other ages

Total Population: 5,864
School Age: 1,492

Town of Mamaroneck School Age
Children as Percentage of Population



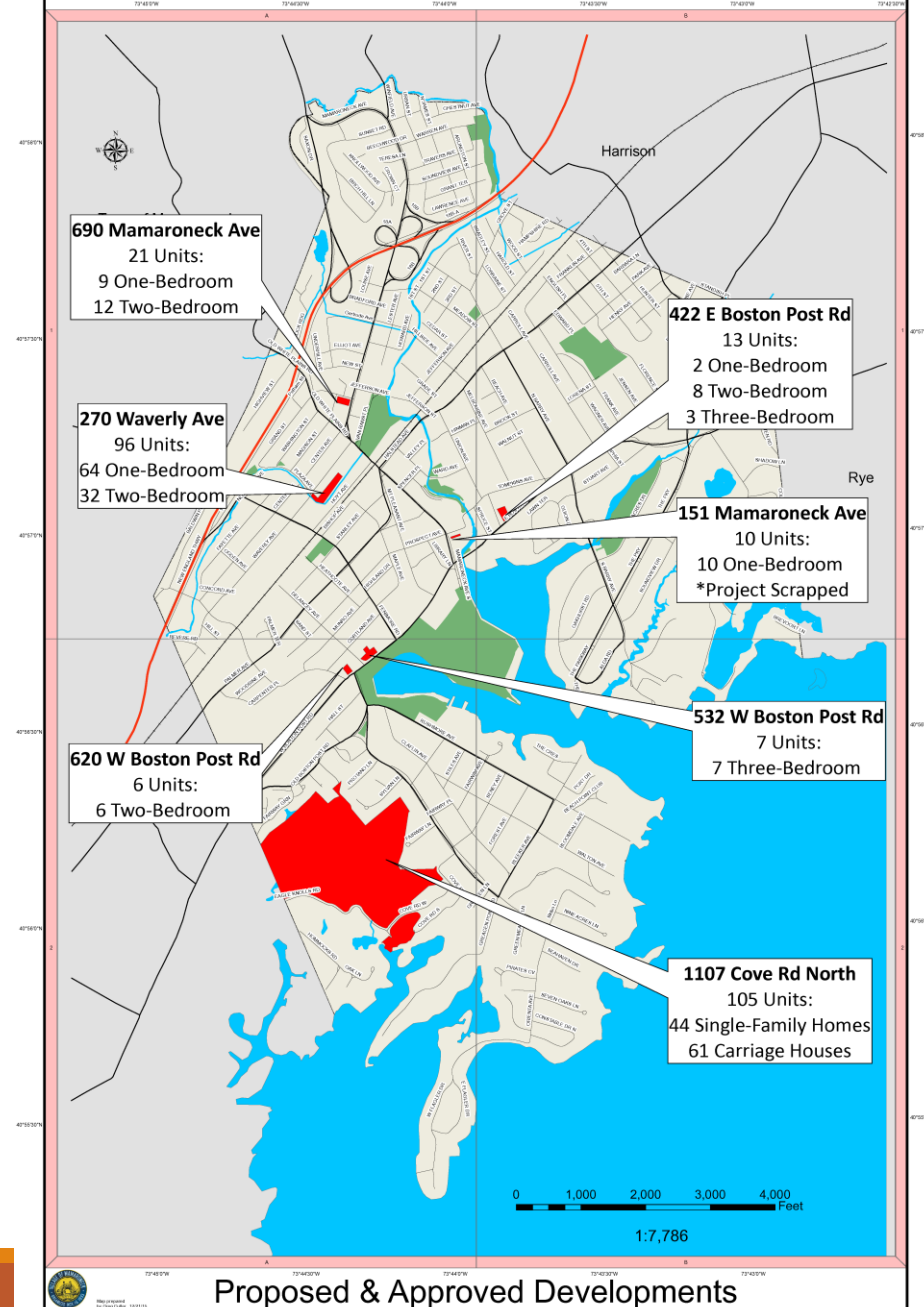
■ Ages 5-18 ■ All other ages

Total Population: 11,977
School Age: 2,587

*Rye Neck populations excluded from Village of Mamaroneck Calculation.

*Town of Mamaroneck School Age Population refers to unincorporated town. Includes portions of population that attend New Rochelle School District.

Village of Mamaroneck, New York



Proposed & Approved Developments

School children generation in recent multifamily developments | Local Multipliers

Data were provided by the Mamaroneck Union Free School District and Rye Neck Union Free District on the number of children in each development, and then applied to various proposed and recently approved developments within the Village of Mamaroneck.

Location	# of Students	# of Units	Multiplier
Avalon (Rentals)	25	225	0.11
Fairway Green (Townhouse)	5	53	0.09
Sweetwater Condos	4	90	0.04
Parkview Station	4	50	0.08
Condos (Combined)	8	140	0.06
TOTAL	38		

School age children projections- Proposed Developments

Project	Total Units	1 Bedrooms	2 Bedrooms	3 Bedrooms	Local Multiplier Forecast*	Rutgers Multiplier Forecast Estimated School Children
690 Mamaroneck Avenue	21	9	12		2	3
620 W Boston Post Road	6		6		1	1
270 Waverly Avenue (Sheldrake Lofts)	96	64	32		11	10
422 E Boston Post Road	13	2	8	3	1	3
Approved: 532 W Boston Post Road	7			7	1	2
Totals	153	85	58	10	16	19
*Local multiplier does not account for number of bedrooms, only total units.						

Development Context- Rye Neck UFSD

- ❑ No new multi-family developments in Rye Neck from 2000-2015.
- ❑ Three major developments in past thirty years:

Continental Manor 1988-39 Units

Rye Wood Farms 1986-40 Units

Barrymore 1988-37 Units

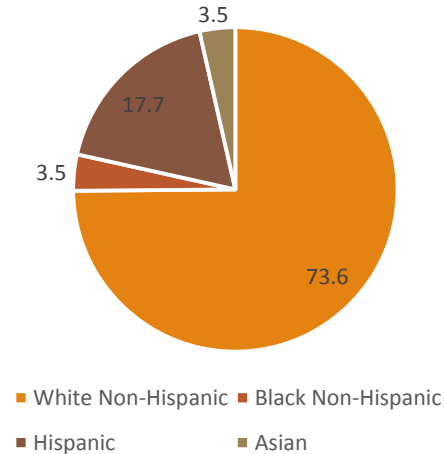
Development Context- Mamaroneck UFSD

- ❑ Multiple developments have occurred within Mamaroneck UFSD since 2000 including the Avalon, Sweetwater Condos, and Parkview Station.
- ❑ Three multifamily developments had considerably low school child generation rates- lower than the Rutgers multiplier.

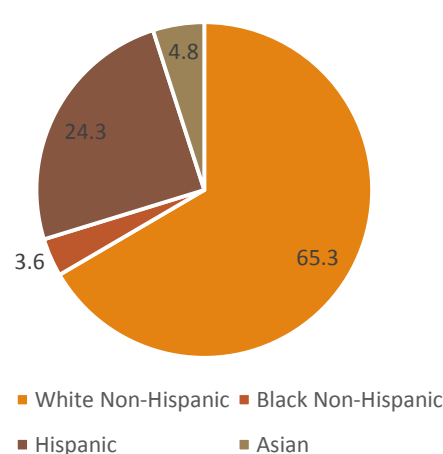
Demographic Shifts- Race & Ethnicity

Race	2000 (% of Population)	2010 (% of Population)	Change
White Non-Hispanic	73.6	65.3	-8.3%
Black Non-Hispanic	3.5	3.6	+0.1%
Hispanic	17.7	24.3	+6.6%
Asian	3.5	4.8	+1.3%

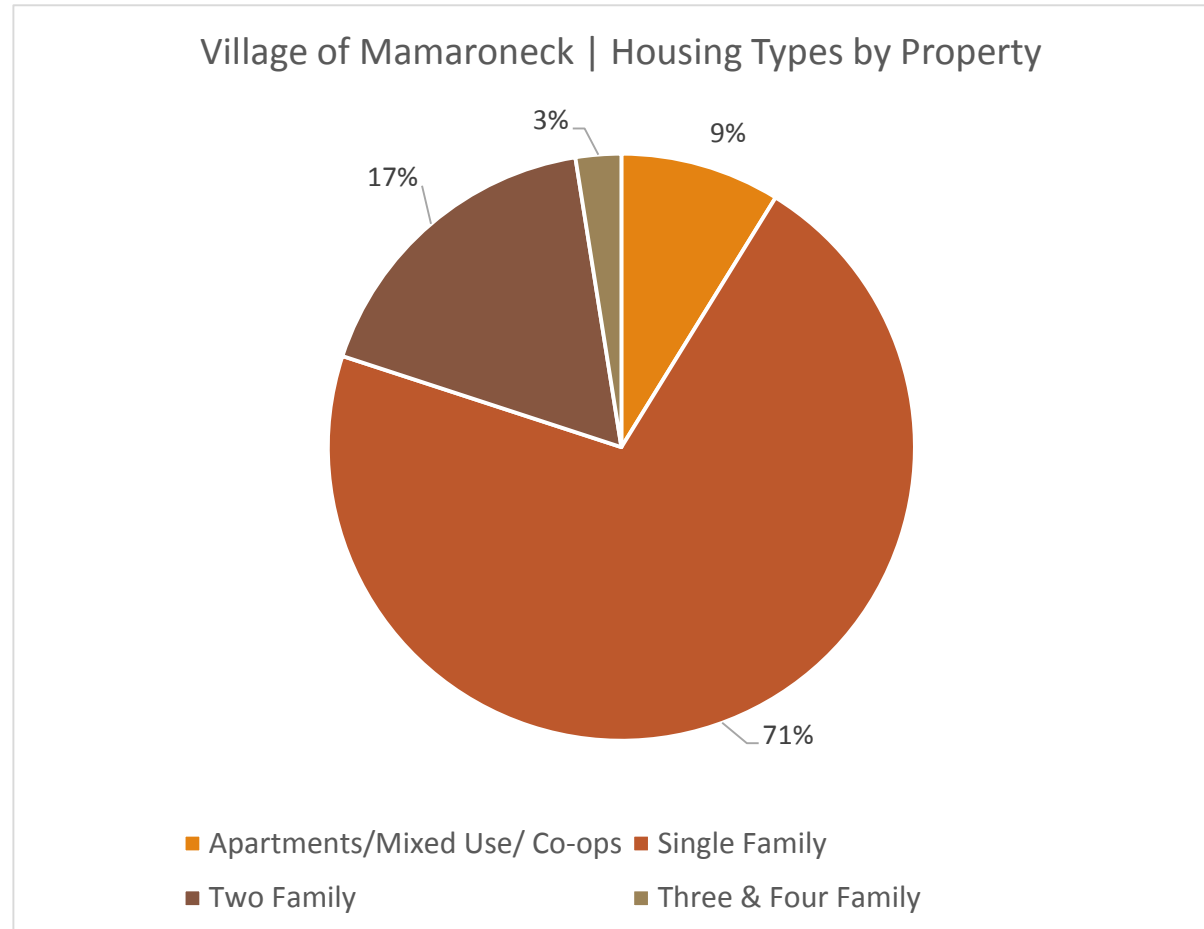
Census 2000 Race & Ethnicity
Chart



Census 2010 Race & Ethnicity
Chart



Existing housing types



Class Size

- ❑ Mamaroneck Union Free School District Common Branch: 22
- ❑ Rye Neck Common Branch: 21
- ❑ Westchester County Common Branch: 22

Cost Benefit Analysis-Existing Developments

Mamaroneck UFSD				
Complex	Total School Tax Actual	Students	Pupil Spending	Difference
Avalon	\$638,982.82	25	\$556,517.25	\$82,465.57
Fairway Green	\$482,308.55	5	\$111,303.45	\$371,005.10
Sweetwater	\$271,471.65	4	\$89,042.76	\$182,428.89
Parkview Station	\$156,925.46	4	\$89,042.76	\$67,882.70
Regatta	\$242,634.61	21	\$467,474.49	(\$224,839.88)
Rye Neck UFSD				
Continental Manor	\$123,998.67	5	\$105,559.48	\$18,439.19
Barrymore	\$83,851.25	2	\$42,223.79	\$41,627.46
Top of the Ridge	\$377,198.82	17	\$358,902.22	\$18,296.60
			Total:	\$557,305.63

Total annual tax benefit to the Mamaroneck UFSD: \$478,942

Total annual tax benefit to the Rye Neck UFSD: \$78,363

Per pupil spending was calculated as spending derived from local property taxes and excludes all other funding streams including state funding and grant funding.

School tax spending was provided by the receiver of taxes in both the Town of Rye and Town of Mamaroneck.

*The Regatta school tax deficit will likely be reduced or non-existent in coming years as condominiums are converted from affordable to market rate.

Cost Benefit Analysis- Proposed Developments

Mamaroneck UFSD				
Proposed Developments	Estimated School Tax Revenue	Forecast Students	Pupil Spending	Difference
690 Mamaroneck Ave	\$67,200.00	2	\$44,521.38	\$22,678.62
620 W Boston Post Road	\$21,280.00	1	\$22,260.69	(\$980.69)
270 Waverly Avenue	\$296,256.80	11	\$244,867.59	\$51,389.21
532 Boston Post Rd	\$97,255.20	1	\$22,260.69	\$74,994.51
Rye Neck UFSD				
422 E Boston Post Road	\$81,559.80	1	\$21,111.90	\$60,447.90
			Total:	\$208,529

Mamaroneck UFSD Benefit: \$148,081

Rye Neck UFSD Benefit: \$60,448

Per pupil spending was calculated as spending derived from local property taxes and excludes all other funding streams including state funding and grant funding.

Student forecast is derived from local school children data provided by Mamaroneck UFSD and Rye Neck UFSD.

Assessed value was calculated using archetypal assessment calculations. For example apartments were estimated to be assessed at a rate \$200 per square foot. The current tax rate for each school district was applied to the estimated assessment to forecast property tax derived revenue.

Conclusions

- Turn over of single-family homes to younger families has a larger impact on the number of school age children than multi-family development, including both rentals and owner-occupied developments.
- Village of Mamaroneck has high performing school districts that will likely continue to attract young new families to single-family homes.
- New multi-family development has had limited impact on school districts.
- Rye Neck has experienced 16% growth rate over the past ten years, with virtually no multi-family development within the same period.
- Mamaroneck School district has also experienced a 16% growth rate over the same period while constructing 133 new multi-family residential units.
- Tax benefits outweigh tax burdens for multi-family developments.
- Further analysis required to calculate tax burden of detached single family home development. However, given the higher levels of school child generation associated with single family homes, it is expected that they will have a higher tax burden than multi-family homes.