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# Westchester of Tomorrow “Millennial P3s” Housing & Broadband

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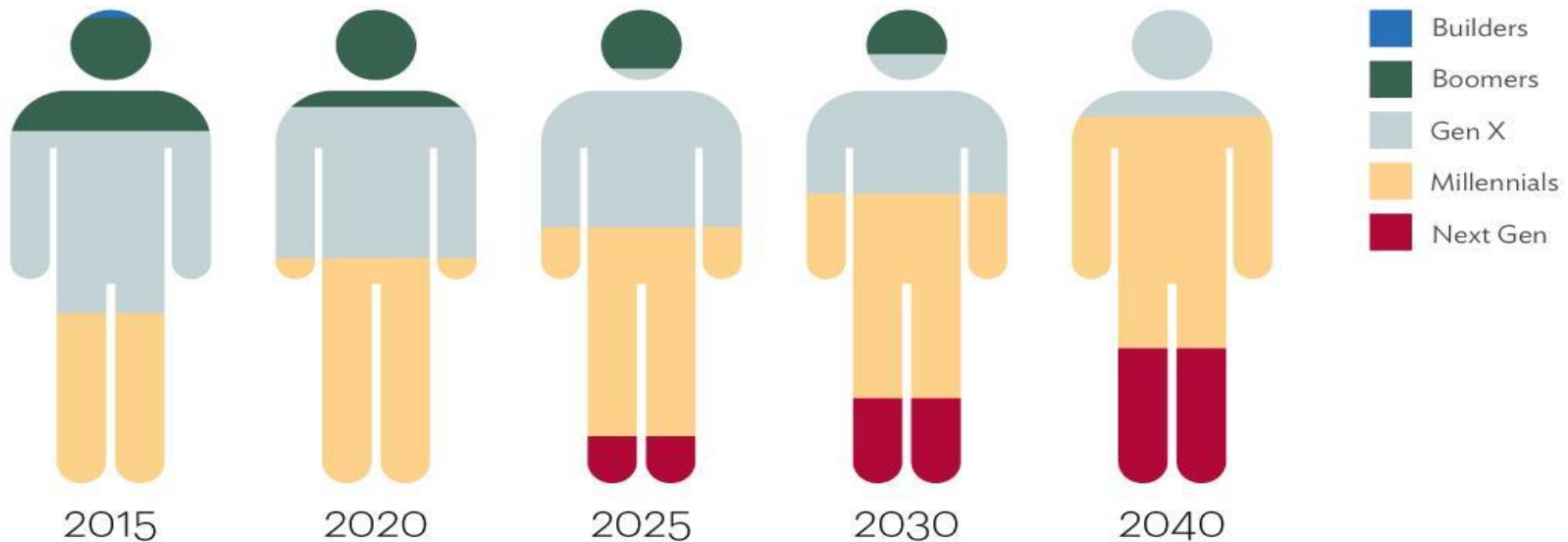
April 29, 2016

# Millennial Workforce / Trends

## Why You Need A Millennial Policy

- Currently aged 18-35 / Greatest Percent of US Population
- Westchester's Flat Population Growth
- 13% Decline in Westchester Millennial Population (2000-2010)
- Will they come back or is a massive shift in demographics occurring?

**Millennials will comprise the majority of the workforce by 2025**



# Creating Millennial Communities

Affordability Transportation Connectivity Work/Live



Amenity/Data Rich Environments

# Millennial Housing Solutions

## Barriers

- Zoning Density Limits
- Traditional Regulatory Approaches
- Financing
- Tax Burdens



## Municipal Tools

- Incentive Zoning
- IDA Financing and Benefits
- Form Based Codes
- Transit Oriented Development
- PUD & Mixed Use Developments



# Broadband Connectivity

## New NY Broadband Fund

- \$500 million in matching grants
- Unserved and Underserved is not Westchester

## Municipal Broadband

- Taxpayer Funded
- 2% Tax Cap & Bonding Implications
- LinkNYC – Public/Private Partnership



## Commercial Deployments – Municipal ROW Access & Costs

- Dark & Lit Fiber
- Cable & WiFi
- Wireless Small Cell and DAS Infrastructure



# Making The Case For Westchester's Millennial Policies

## The Westchester of Tomorrow Requires “Millennial Policies”

- Purpose – Economic Development at the Municipal Level
- A New Kind of Public Private Partnership “P3”
  - Public Interest – Diverse workforce and intellectual capital
  - Private Interests – ROI on housing, broadband and mixed use developments
  - Benefits - Sustain other local community interests
- “Millennial Policies” – Key Municipal Components
  - Leverage zoning and public finance tools for “work/live/play” environments
  - Streamline access to Municipal ROW for broadband deployments and gigabit services and consider cost of management over revenue generation in franchises
  - Attract private capital and remove barriers to local investment





# Take the WCA and Cuddy & Feder Survey

[www.cuddyfeder.com](http://www.cuddyfeder.com)

Driving the economy forward.  
What this means for Westchester.

Cuddy & Feder, in collaboration with The Westchester County Association, appreciates your input as we consider how to best enhance Westchester's economic competitiveness. Please take our short survey.

[Tell Us More](#)