URBAN ACTION AGENDA 2015

CITY OF MOUNT VERNON

67,653 Population
- 33% of units are owner occupied
- 55% of units are renter occupied
- 12% of units are vacant
- 20% of residents receive food assistance benefits
- 53% of households pay greater than 30% of their household income towards housing
- 28% of residents have a bachelor’s degree or higher
- $49,328 is the median household income
- 30% of residents work within the municipality

Share of Population by Age and Sex

source: 2009-13 American Community Survey

Population by Race and Ethnicity

source: 2009-13 American Community Survey, 2000 Decennial Census

* not Hispanic or Latino

Mount Vernon
- White*: 24%
- Black*: 13%
- Hispanic or Latino: 13%
- Asian*: 3%
- Other*: 4%

Westchester County
- White*: 54%
- Black*: 13%
- Hispanic or Latino: 13%
- Asian*: 4%
- Other*: 5%

2000
- 25%
- 50%
- 75%

2013
- 25%
- 50%
- 75%

MOUNT VERNON 1 OF 8
HOUSING

The metrics on this page provide information about housing in the community - the number of owner-occupied, renter-occupied, and vacant units as compared to the county overall; the change in home values since 2000; and the age of the housing stock. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. Finally, housing cost as a percent of income shows the percentage of renters and owners in the community whose housing costs are considered affordable, unaffordable, and severely unaffordable.

Housing Wage

source: National Low Income Housing Coalition

| Housing wage for a one bedroom apartment in Westchester County: | 22.92 per hour | $45,846 per year |
| Housing wage for a two bedroom apartment in Westchester County: | 28.23 per hour | $56,462 per year |

Housing Tenure

source: 2009-13 American Community Survey

<table>
<thead>
<tr>
<th>Mount Vernon</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>26,435 / 7%</td>
<td>131,019 / 35%</td>
</tr>
<tr>
<td>9,790 / 33%</td>
<td>212,542 / 57%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vacant</th>
<th>Renter Occupied</th>
<th>Owner Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>Mount Vernon</td>
<td>Westchester County</td>
</tr>
<tr>
<td>3,407 / 12%</td>
<td>16,208 / 55%</td>
<td>9,790 / 33%</td>
</tr>
<tr>
<td>26,435 / 7%</td>
<td>131,019 / 35%</td>
<td>212,542 / 57%</td>
</tr>
</tbody>
</table>

Age of Housing Stock

source: 2009-13 American Community Survey

| Built 2010 or later | 83 / 0% |
| 2000 to 2009 | 861 / 3% |
| 1990 to 1999 | 679 / 2% |
| 1980 to 1989 | 900 / 3% |
| 1970 to 1979 | 2,062 / 7% |
| 1960 to 1969 | 2,508 / 9% |
| 1950 to 1959 | 5,503 / 19% |
| 1940 to 1949 | 5,376 / 18% |
| 1939 or earlier | 11,433 / 39% |

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census

<table>
<thead>
<tr>
<th>0-$99,999</th>
<th>2000</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>12%</td>
<td>9%</td>
<td></td>
</tr>
</tbody>
</table>

| $100,000-$199,999 | 9% | 32% |
| $200,000-$299,999 | 12% | 37% |
| $300,000-$399,999 | 10% | 17% |
| $400,000 to $499,999 | 3% | 24% |
| $500,000 to $749,999 | 3% | 19% |
| $750,000 to $999,999 | 1% | 3% |
| $1,000,000 or more | 0% | 0% |

Housing Cost as Percent of Income

source: 2008-2012 HUD CHAS

Renters:
- Affordable (pays less than 30% income toward housing) - 43%
- Unaffordable (pays 30-50% income toward housing) - 25%
- Severely Unaffordable (pays more than 50% income toward housing) - 22%

Owners:
- Affordable (pays less than 30% income toward housing) - 54%
- Unaffordable (pays 30-50% income toward housing) - 23%
- Severely Unaffordable (pays more than 50% income toward housing) - 23%

Renters & Owners:
- Affordable (pays less than 30% income toward housing) - 47%
- Unaffordable (pays 30-50% income toward housing) - 24%
- Severely Unaffordable (pays more than 50% income toward housing) - 28%
INCOME AND POVERTY

The metrics on this page provide information about income and poverty in the community. Median household income, income distribution, and the percentage of households in poverty in 2000 and 2013 for the community and the county are shown. The employment rate, the percentage of residents not in the labor force, and the unemployment rate in 2000 and 2013 for the community and the county are also shown. Finally, the percentage of households receiving food assistance for the community and the county is based on the distribution of USDA Supplemental Nutrition Assistance Program (SNAP) benefits.

Labor Force Participation
source: 2009-13 American Community Survey, 2000 Census

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not in Labor force</td>
<td>59%</td>
<td>58%</td>
</tr>
<tr>
<td>Employed</td>
<td>41%</td>
<td>42%</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Income Distribution
source: 2009-13 American Community Survey, 2000 Census

Households in Poverty

<table>
<thead>
<tr>
<th>2000</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.2%</td>
<td>15.6%</td>
</tr>
</tbody>
</table>

Households Receiving Food Assistance
source: 2009-13 American Community Survey, Snap Benefits

<table>
<thead>
<tr>
<th>City of Mount Vernon</th>
<th>2013</th>
<th>Westchester County</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>8%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EDUCATION

The metrics on this page provide information about education in the community. The school district or districts that are located in the community are illustrated on the map; and annual spending per pupil for years 2005-2013 is shown for each of the school districts. Communitywide educational attainment and its relation to employment for those aged 25-64 is shown. Select demographics for each school district – enrollment, the percentage of students who are eligible for free or reduced lunch, and the number of students with limited English proficiency – are shown. Finally, annual school performance for each district is demonstrated by the graduation rate and a college and career readiness measure established by the NYS Department of Education starting in 2010.

Expenditures Per Pupil

source: New York State Department of Education

Employment and Education

source: 2009-2013 American Community Survey

Number of Residents Between Ages 25 & 64

<table>
<thead>
<tr>
<th>Level of Education</th>
<th>2005-2013</th>
<th>2006-2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School</td>
<td>57%</td>
<td>60%</td>
</tr>
<tr>
<td>High School</td>
<td>20%</td>
<td>22%</td>
</tr>
<tr>
<td>Associate's Degree</td>
<td>16%</td>
<td>18%</td>
</tr>
<tr>
<td>Bachelor's Degree +</td>
<td>83%</td>
<td>85%</td>
</tr>
</tbody>
</table>

Percentages show the proportion of residents within each level of educational attainment who are employed, unemployed, or not in the labor force.

School District Student Characteristics

source: New York State Department of Education

Graduation Rate & Career Readiness

source: New York State Department of Education

note: College and career readiness data only available for 2010-2014
QUALITY OF LIFE

Indicators on this page provide information about the quality of life in the community. The annual number of reported crimes going back to 1990 is broken down into two categories – violent and property crimes. Obesity prevalence by zip code in comparison to the county provides an indicator of public health. The percent of the population that lives within walking distance of a park as well as the total acres of parks in close proximity of the municipality are expressed. And finally, access to quality food looks at the proximity of people in low-income neighborhoods to the nearest supermarket, supercenter, or large grocery store. Areas that are highlighted demonstrate poor access to quality food.

Access to Parks

source: open space data from The Nature Conservancy

97% of Mount Vernon Residents live within 1/2 mile of a park

Mount Vernon has 1,009 acres of parkland within 1/2 mile of the municipal boundary*

* The full area for all parks was counted here even if some portion of the park lies further than 1/2 mile from the municipality

Number of Crimes

source: New York State Division of Criminal Justice Services
agency: Mount Vernon City Police Department

Access to Quality Food

source: USDA, Food Environment Atlas. Low-income tracts with at least 500 people or 33 percent of the population living more than 1 mile (urban areas) or more than 10 miles (rural areas) from the nearest supermarket, supercenter, or large grocery store.

Obesity Prevalence

source: D-Atlas with data from the 2000-2010 Centers for Disease Control Behavioral Risk Factor Surveillance System Survey

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The metrics on this page provide information about the local economy. The estimated amount and distribution of property taxes among taxing jurisdictions (local, county, and school district) is shown for a home with the community’s median home value. Employment by industry is shown for the years 2000 and 2013. The annual number of residential building permits (in terms of both buildings and units) from 2000 to 2014, and the total annual value of residential building permits is provided. And finally, the top five places of employment for residents of the community are listed along with the primary modes of transportation to work and the average commute time for all workers who live in the community.

**Employment by Industry**

source: 2000 Census, 2009-13 American Community Survey

- Agriculture, forestry, fishing and hunting, and mining: 2000 - 13, 2013 - 36
- Manufacturing: 2000 - 2,003, 2013 - 1,072
- Retail trade: 2000 - 3,099, 2013 - 3,187
- Information: 2000 - 1,500, 2013 - 916
- Finance, insurance, real estate, and rental and leasing: 2000 - 2,639, 2013 - 2,044
- Professional, scientific, management, and waste management services: 2000 - 3,015, 2013 - 2,950
- Educational, health and social services: 2000 - 9,698, 2013 - 10,852
- Arts, entertainment, recreation, accommodation: 2000 - 1,523, 2013 - 2,254
- Other services (except public administration): 2000 - 3,651, 2013 - 1,951
- Public administration: 2000 - 1,231, 2013 - 1,332

**Annual Residential Building Permits**

source: Census, 2000-2014 Building Permits Survey

- Buildings: 2000 - $4,000,000, 2013 - $3,000,000
- Units: 2000 - $2,000,000, 2013 - $1,000,000

**Place of Work & Mode of Travel**

source: 2014 CTPP, 2009-13 American Community Survey

- Top 5 Places of Employment Percent of Total Workers:
  - Westchester County, New York: 66.0%
  - New York City, New York: 30.9%
  - Fairfield County, Connecticut: 0.9%
  - Nassau County, New York: 0.5%
  - Rockland County, New York: 0.4%

- Mode of Travel to Work Percent of Total Workers:
  - Drove Alone in a Car, Truck or Van: 61.1%
  - Carpooled in a Car, Truck or Van: 6.2%
  - Used Public Transportation: 21.9%

- Average Commute Time: 30 minutes

**Taxes based on $392,300 Home**

source: New York State Office of Real Property Tax Services 2013

- Note: Excludes local fire and other special taxing districts.

- Town or City Tax: $11,106 / 63%
- County Tax: $1,777 / 10%
- School Tax: $4,810 / 27%
The Urban Action Agenda (UAA) is a three-year initiative led by Hudson Valley Pattern for Progress (Pattern) to promote the revitalization of urban centers throughout the nine-county Hudson Valley Region. Though it is part of the larger NYC Metropolitan Region, the Hudson Valley does not have a single urban center that acts as the region’s heart but instead consists of a constellation of urban centers, large and small, located along the Hudson River and other historic transportation corridors. Today, these places face a number of challenges; but some of the Hudson Valley’s urban centers are starting to turn the corner. Nationally, trends show a renewed interest in urban living. Vibrant downtowns and waterfronts, walkable neighborhoods, access to high quality public spaces and other amenities are bringing people back to cities and other urban places.

Hudson Valley Pattern for Progress sees this as an historic moment to focus attention on the revitalization of the region’s urban centers. With their existing infrastructure, these communities are best suited to accommodate the region’s future growth. A focus on urban centers is consistent with our region’s environmental ethos and also serves to aid in the preservation of the Valley’s special landscape.

The UAA seeks to place the revitalization of our urban centers squarely at the forefront of the region’s policy and investment priorities at the local, regional and state level. Through the UAA we will assess the state of the region and monitor progress; convene and collaborate with local officials, regional agencies, and organizations; use public engagement to solicit ideas; prepare a regional strategy based on local and national best practices that can guide revitalization efforts; integrate UAA research with complementary activities in the larger New York Region; and educate stakeholders through UAA reports and by periodically hosting urban experts to speak on a variety of topics facing our communities.

Twenty-five communities in the Hudson Valley have agreed to participate directly in the UAA initiative. As part of the project we developed these data profiles for each of the UAA communities. Pattern is also collaborating with each UAA community to identify revitalization strategies that are working and which may be transferable, unique amenities and assets that should be promoted, and transformative projects that can be advocated for under the UAA banner.

The UAA is funded in part through a grant from the Ford Foundation in partnership with the Regional Plan Association (RPA) as part of RPA’s Fourth Regional Plan initiative.

About Hudson Valley Pattern for Progress
Celebrating our 50th Anniversary in 2015, Hudson Valley Pattern for Progress is a not-for-profit policy, planning, advocacy and research organization whose mission is to promote regional, balanced and sustainable solutions that enhance the growth and vitality of the Hudson Valley. Pattern brings together business, nonprofit, academic and government leaders from across as many as nine counties to collaborate on regional issues. For more information, please visit www.pattern-for-progress.org

About Regional Plan Association
Regional Plan Association is America’s most distinguished independent urban research and advocacy organization. RPA improves the New York metropolitan region’s economic health, environmental sustainability and quality of life through research, planning and advocacy. Since the 1920s, RPA has produced three landmark plans for the region and is working on a fourth plan that will tackle challenges related to sustained economic growth and opportunity, climate change, infrastructure and the fiscal health of our state and local governments. For more information, please visit www.rpa.org.

Citation