**Population & Demographics Analysis**

Brewster is the smallest UAA community, and since 2000 it has seen a major demographic transition. Hispanics/Latinos now make up 60% of the population (up from 32%); the White population shrank to 33% (from 59%). The population is young, with many people between 20 and 39 years of age, and very few seniors. Nearly half of residents were born abroad and almost 40% are not citizens.

**Data Notes**

Population by Race & Ethnicity – The “Other” category includes Native Americans, Pacific Islanders, those who checked “Other” on the Census, and individuals with two or more races.

Place of Birth – The category of individuals who were born abroad and are not U.S. citizens includes both legal immigrants (with green cards, student visas, etc.) and undocumented immigrants. The U.S. Census does not ask individuals about their immigration status.
Housing Analysis
Brewster’s housing stock consists mostly of renter-occupied units, with owner-occupied units making up just 16% of the total. Just over half of residents are “cost burdened” (paying more than 30% of their income towards housing), including 34% of renters who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in Beacon have risen by 13% since 2000, compared to 32% in Putnam County. Almost half of homes are worth between $200,000 - $299,999 while 21% are worth less than $100,000. Two thirds of housing units are at least 50 years old, including 52% that were built before 1940.

Data Notes

Home Values

<table>
<thead>
<tr>
<th>Home Value Range</th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000,000,000 or more</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>$750,000 - $999,999</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>$500,000 - $749,999</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>$400,000 - $499,999</td>
<td>3%</td>
<td>18%</td>
</tr>
<tr>
<td>$300,000 - $399,999</td>
<td>18%</td>
<td>48%</td>
</tr>
<tr>
<td>$200,000 - $299,999</td>
<td>6%</td>
<td>21%</td>
</tr>
<tr>
<td>$100,000 - $199,999</td>
<td>21%</td>
<td></td>
</tr>
<tr>
<td>$0 - $99,999</td>
<td>21%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Age of Housing Stock

<table>
<thead>
<tr>
<th>Built Year Range</th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built 2010 or Later</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Built 2000 to 2009</td>
<td>6%</td>
<td>14%</td>
</tr>
<tr>
<td>Built 1990 to 1999</td>
<td>14%</td>
<td>5%</td>
</tr>
<tr>
<td>Built 1980 to 1989</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Built 1970 to 1979</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Built 1960 to 1969</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Built 1950 to 1959</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Built 1940 to 1949</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Built 1939 or Earlier</td>
<td>52%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Median Home Value

- **Brewster**
  - **2000**: $237K
  - **2015**: $268K
  - **2010 or Later**: 0%
  - **2000 to 2009**: 6%
  - **2000 to 1999**: 14%
  - **2019 to 1989**: 5%
  - **2018 to 1979**: 5%
  - **2017 to 1969**: 5%
  - **2016 to 1959**: 9%
  - **2015 to 1949**: 6%
  - **1939 or Earlier**: 52%

- **Putnam County**
  - **2000**: $285K
  - **2015**: $355K

Source: 2015 American Community Survey; 2000 Decennial Census

Affordability (% of Income Towards Housing Costs)

- **Owners**
  - Affordable (<30%): 53%
  - Unaffordable (30-50%): 35%
  - Severely Unaffordable (>50%): 13%

- **Renters**
  - Affordable (<30%): 48%
  - Unaffordable (30-50%): 19%
  - Severely Unaffordable (>50%): 34%


Housing Occupancy

- **Brewster**
  - Vacant: 63 / 7%
  - Rented: 668 / 76%
  - Owned: 143 Units / 16%

- **Putnam County**
  - Vacant: 2,189 / 6%
  - Rented: 27,946 / 77%
  - Owned: 6,144 / 17%

Source: 2015 American Community Survey
Since 2000, Brewster’s median household income has fallen by 15% when accounting for inflation, while the poverty rate has risen from 14% to 17%. The share of households receiving SNAP benefits has risen from 17% to 23% since 2010. Just 16% of households earn more than $100,000 while 50% earn less than $50,000.

**Data Notes**


Households Below the Poverty Line – The federal poverty line is adjusted on a yearly basis and varies by household size. As of 2015, the poverty line for a family of four was $24,250.

Households Receiving SNAP – SNAP is the Supplemental Nutrition Assistance Program (formerly Food Stamps). To qualify for SNAP, a household must have an income below 130% of the poverty line.
**Economy Analysis**

The total percent of residents in the labor force has increased from 73% to 79% since 2000, possibly contributing to the observed increase in the unemployment rate. Only 13% of Brewster residents work in the village, and only 43% work in Putnam County. Almost a quarter of residents carpool to work and 13% take public transit while just 54% drive alone. Relative to 2010, fewer residents work in “educational services, health care and social assistance” sector, and more work in “retail trade.”

**Data Notes**

**Employment** – Data on unemployment comes from American Community Survey, which reports data by municipality. The Bureau of Labor Statistics is a common source for national unemployment rate data but does not report data at the municipal level.

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**Means of Travel to Work**

- Drove Alone: 54%
- Carpoled: 24%
- Public Transit: 13%
- Walked: 3%
- Other: 5%

Source: 2015 American Community Survey

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**Place of Work & Commute Time**

| % of residents who work in Brewster | 13% |
| % of residents who work in Putnam County | 43% |
| Average Commute Time | 30 Minutes |

Source: 2015 American Community Survey

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**Employment by Industry of Brewster Residents**

- Agriculture, forestry, fishing & hunting, and mining: 2010: 15, 2015: 16
- Wholesale trade: 2010: 22, 2015: 36
- Retail Trade: 2010: 73, 2015: 185
- Transportation & warehousing and utilities: 2010: 55, 2015: 73
- Information: 2010: 7, 2015: 11
- Professional, scientific, & management, & administrative & waste mgmt. services: 2010: 175, 2015: 302
- Educational services, health care & social assistance: 2010: 133, 2015: 253
- Arts, entertainment, and recreation, and accommodation and food services: 2010: 95, 2015: 126
- Other services, except public administration: 2010: 68, 2015: 46
- Public administration: 2010: 19, 2015: 28

Source: 2015 American Community Survey

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**Employment (Age 16 and Over)**

- 2000: 70%, 2010: 64%, 2015: 66%
- Unemployed: 26%, 25%, 21%
- Not in Labor Force: 3%, 10%, 13%
- Employed: 70%, 64%, 66%

Source: American Community Survey, US Decennial Census
Dollars and Cents Analysis
Brewster’s municipal budget has been under the Tax Cap each year since 2013. Village property tax makes up just 15% of the total tax bill for an average taxpayer, while school taxes make up 70%. The village’s largest source of revenue is “charges for services,” such as water and sewer fees.

Data Notes
Municipal Finances – The NY Tax Cap law restricts schools and local governments from raising the property tax levy by more than 2% without a supermajority vote of the local governing body.

Municipal Employees – Employees were counted as part time if they earned less than $30,000 in 2016 and full time if they earned over $30,000. “General” employees are non-police/fire employees.

Municipal Revenues and Expenditures – Categories are determined by the Comptroller’s Office.

Municipal Finances
Did Village Budget Stay Under NY State Tax Cap?

<table>
<thead>
<tr>
<th>Year</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
</tr>
</thead>
</table>

Bond Rating (S&P)
A+/Stable
Rating Date: September 21, 2017

Sources: Office of the New York State Comptroller; S&P

Municipal Employees

General Employees

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part Time</td>
<td>16</td>
</tr>
<tr>
<td>Full Time</td>
<td>8</td>
</tr>
</tbody>
</table>

Police/Fire Employees

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part Time</td>
<td>24</td>
</tr>
</tbody>
</table>

Sources: Village of Brewster (2017)

Municipal Revenues and Expenditures

2017 Expenditures $4,206,608

2017 Revenues $4,204,669

Source: Office of the New York State Comptroller
**Education Analysis**

Brewster Central School District serves 3,100 students from the village, the Town of Southeast, and two other towns. Enrollment has steadily declined from a high of over 3,700 in 2003-04. The graduation and CCR rates (see below) are the best of any UAA community, however, the number of students receiving free or reduced lunch (a measure of poverty) has more than tripled since 2011. Among village residents, 36% lack a high school diploma while 21% have an associate’s degree or higher.

**Data Notes**

- **Expenditures per Pupil** – Adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

- **Graduation Rate & College/Career Readiness** – College/Career Readiness (CCR), also known as Aspirational Performance Measure, is a statistic created by NY State to track high school graduates’ ability to succeed in college or the workforce. CCR is based on a student’s Regents scores and was introduced in the 09-10 school year. 2015-16 data is not yet available.

- **Student Characteristics** – Students are eligible for free school lunch if their family’s income is below 130% of the poverty line and reduced price lunch if their family’s income is below 185% of the poverty line. English Language Learners are students who have been classified as not proficient in English and require additional instruction.

**Average SAT Scores**

<table>
<thead>
<tr>
<th>Category</th>
<th>Score (800 max)</th>
<th>Rank Among 23 UAA districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reading</td>
<td>514</td>
<td>5</td>
</tr>
<tr>
<td>Math</td>
<td>530</td>
<td>4</td>
</tr>
<tr>
<td>Writing</td>
<td>506</td>
<td>T-3</td>
</tr>
</tbody>
</table>

Source: New York State Department of Education (2015-16)

**Education Level of Village Residents**

- 5% Graduate or Professional Degree
- 11% Bachelor’s Degree
- 15% Associate’s Degree
- 28% Some College, No Degree
- 36% High School Diploma or GED
- 15% Less than High School Graduate

Source: 2015 American Community Survey

**Expenditures Per Pupil**

Source: New York State Department of Education (Infl. Adjusted)
Post-Graduation Plans of Graduating High School Seniors

- 4-Year College: 65%
- 2-Year College: 22%
- Military: 3%
- Employment: 6%
- Other: 4%

Source: New York State Department of Education (2015-16)

Brewster Central School District Enrollment

- 1996-97: 4300
- 1997-98: 4200
- 1998-99: 4100
- 1999-00: 4000
- 2000-01: 3900
- 2001-02: 3800
- 2002-03: 3700
- 2003-04: 3600
- 2004-05: 3500
- 2005-06: 3400
- 2006-07: 3300
- 2007-08: 3200
- 2008-09: 3100
- 2009-10: 3000
- 2010-11: 2900
- 2011-12: 2800
- 2012-13: 2700
- 2013-14: 2600
- 2014-15: 2500
- 2015-16: 2400
- 2016-17: 2300

Student to Teacher Ratio

- 13 : 1

Source: New York State Department of Education (2015-16)

Graduation Rate & College/Career Readiness

- 2005-06: 85% Graduation Rate, 91% College/Career Readiness
- 2006-07: 87% Graduation Rate, 90% College/Career Readiness
- 2007-08: 90% Graduation Rate, 91% College/Career Readiness
- 2008-09: 89% Graduation Rate, 61% College/Career Readiness
- 2009-10: 91% Graduation Rate, 53% College/Career Readiness
- 2010-11: 90% Graduation Rate, 63% College/Career Readiness
- 2011-12: 94% Graduation Rate, 62% College/Career Readiness
- 2012-13: 93% Graduation Rate, 60% College/Career Readiness
- 2013-14: 87% Graduation Rate, 52% College/Career Readiness
- 2014-15: 92% Graduation Rate, 50% College/Career Readiness
- 2015-16: 94% Graduation Rate, 50% College/Career Readiness

Source: New York State Department of Education

Race & Ethnicity of Students

- White: 59%
- Hispanic: 32%
- Black: 3%
- Other: 3%
- Asian: 3%

Source: New York State Department of Education (2015-16)

Student Characteristics

- Eligible for Free & Reduced Lunch
- English Language Learner

Source: New York State Department of Education
Health Analysis
Nearly 40% of residents lack health insurance, highest of any UAA community. Putnam is one of the healthiest NYS counties but 35% of students in Brewster public schools are obese or overweight.

Data Notes
**County Health Ranking** – Each year, the Robert Wood Johnson Foundation releases a health ranking for every county in the U.S. These rankings are based on dozens of key health metrics.
**Access to Quality Food** – The US Dept. of Agriculture defines census tracts as food deserts if the tracts have high poverty and low access to food. Pattern analyzed GIS data to find supermarket walktimes.
**Childhood Obesity** – These categories are mutually exclusive. Obese individuals are not also counted as overweight.

Access to Quality Food

| Source: USDA Food Access Research Atlas (2015); Pattern GIS analysis |

Childhood Obesity

| Source: New York State Department of Health (2014-16 average) |

Number of Births

| Source: New York State Department of Health |

Health Insurance Rate

| Source: 2015 American Community Survey |
The Urban Action Agenda (UAA) is a major initiative led by Hudson Valley Pattern for Progress to promote growth and revitalization in urban centers throughout the nine-county Hudson Valley Region. The Valley contains a wide variety of urban centers, large and small, located along the Hudson River and other historic transportation corridors. These cities and villages are where population, social, cultural, civic, and economic activity traditionally clustered. With their existing infrastructure, access to transit, and traditions of denser development, these communities are well positioned to accommodate the region’s growth in the 21st Century.

Pattern began working on the UAA profiles in 2014 thanks to a multi-year grant from the Ford Foundation. To keep the project’s scale manageable, the UAA focuses on a group of 25 higher-need urban areas in the region, selected for reasons including changing demographics and poverty. An initial set of profiles were issued in early 2016 in partnership with the Regional Plan Association. Now, this set of updated and expanded community profiles represent the next step in the UAA’s efforts to provide useful data to policymakers, residents, and business and community groups in the Valley’s urban areas. Current funding for these profiles comes from Empire State Development and the NYS Department of State through the Mid-Hudson Regional Economic Development Council.

**Quality of Life Analysis**
The overall crime rate in Brewster is very low and there were no violent crimes reported in six of the last nine years. The village has two small parks, popular among residents.

**Data Notes**
- **Per Capita Crime Rate** – This metric tracks totals for certain types of property and violent crimes. The property crimes tracked are burglary, larceny, and motor vehicle theft. The violent crimes tracked are murder, rape, robbery, and aggravated assault. Data prior to 2008 was not available.