

# URBAN ACTION AGENDA

Community  
Profiles

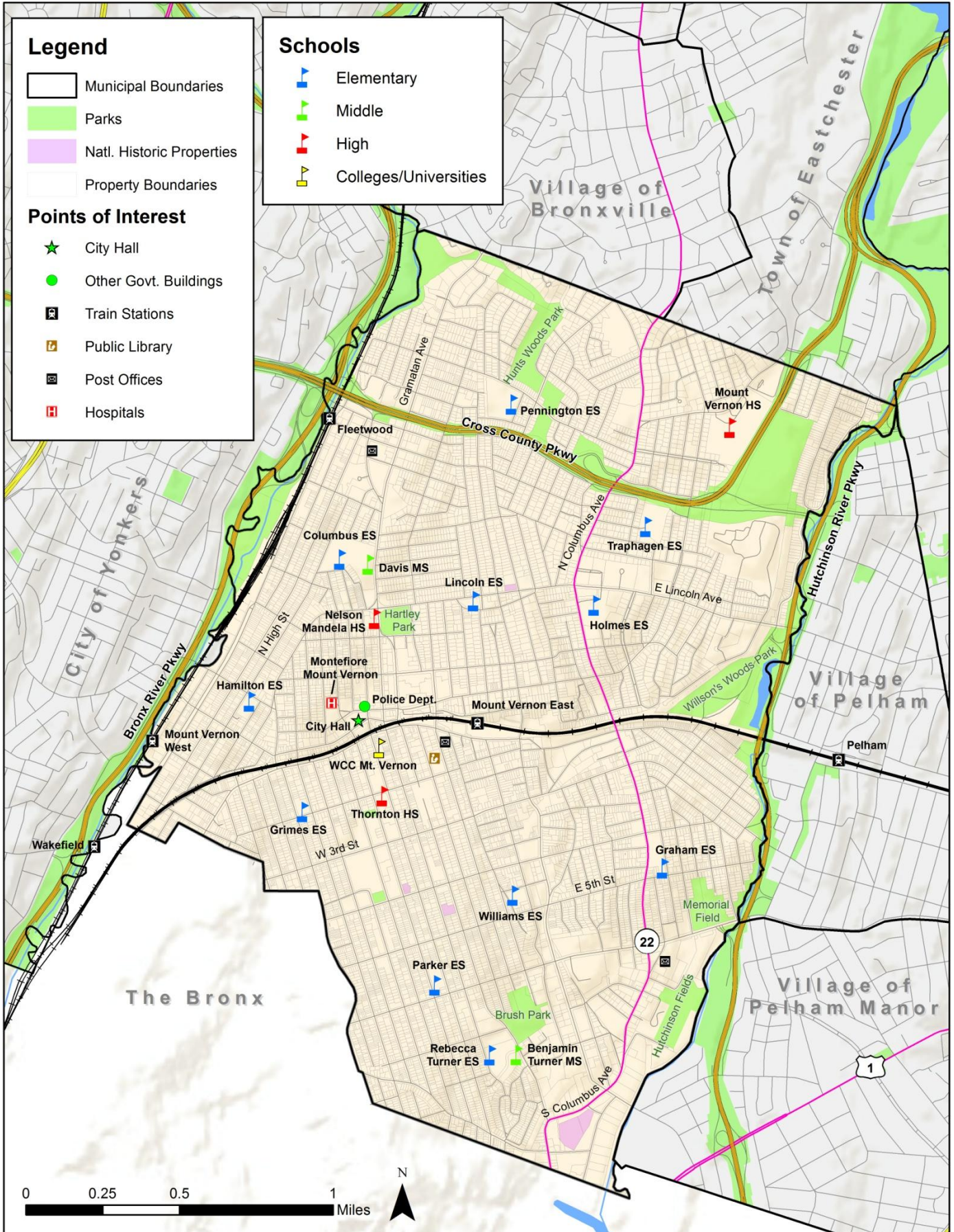
HUDSON VALLEY  
PATTERN *for* PROGRESS

January 2018

CITY OF  
MOUNT VERNON



**COMMUNITY OVERVIEW MAP**



### Population Basics

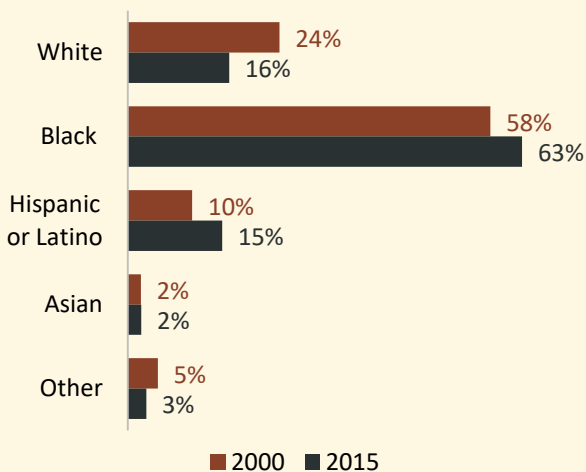
**68,221** Population (2015)  
**-0.2%** Population Change since 2000  
**4.4** Square Miles  
**15,505** Population Density (people per sq. mile)

### Community Snapshot

**25%** Population under age 20  
**61%** Population ages 20-64  
**14%** Population 65 and older  
**\$50,952** Median household income  
**28%** Residents with a bachelor's degree or higher  
**35%** Owner-occupied housing  
**55%** Renter-occupied housing

Source: 2015 American Community Survey

### Population by Race and Ethnicity



Source: 2015 American Community Survey; 2000 Decennial Census

### Population & Demographics Analysis

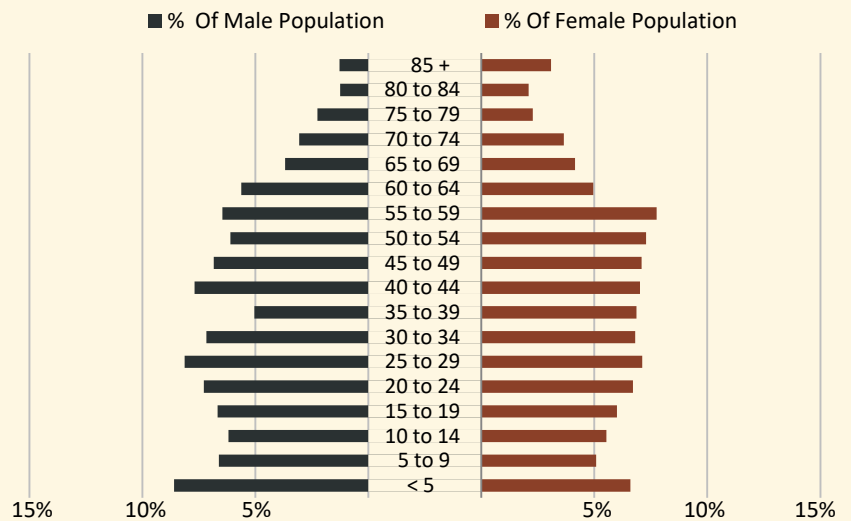
Mount Vernon's population has not grown since 2000 but the city remains the 8<sup>th</sup> largest in New York State. Over that period, the share of White residents dropped while the number of Black and Hispanic residents grew. A quarter of the population is under 20 years old. Immigrants make up more than 30% of the city's population, including 18% who are naturalized American 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.

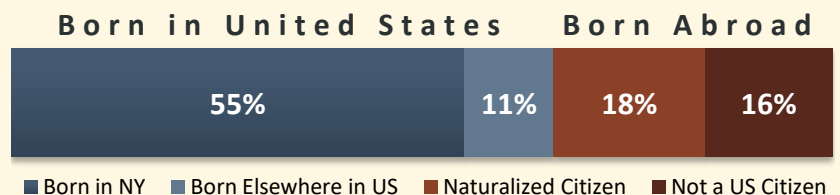
Place of Birth – The category of individuals who were born abroad and are not U.S. citizens includes both legal immigrants (with green cards, student visas, etc.) and undocumented immigrants. The U.S. Census does not ask individuals about their immigration status.

### Share of Population by Age and Sex



Source: 2015 American Community Survey

### Place of Birth



Source: 2015 American Community Survey

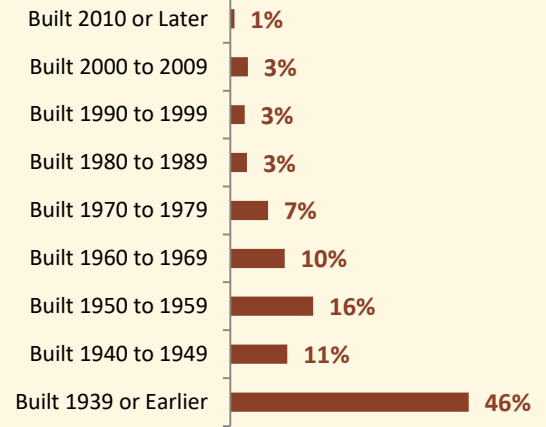
### Housing Analysis

Mount Vernon's housing stock tilts heavily towards rentals. Nearly half (47%) of homeowners are "cost burdened" (paying more than 30% of their income towards housing), and 58% of renters are cost burdened including 33% who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in Mount Vernon have risen by 9% since 2000 (and by 13% in Westchester County). The city has a very diverse range of home prices, with 23% of home worth more than \$500,000 and 22% worth less than \$200,000. Over 70% of housing units were built prior to 1960, compared to just 7% built since 1990.

### Data Notes

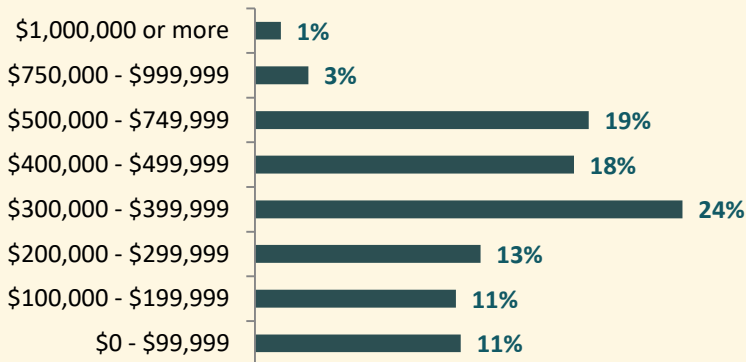
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

### Age of Housing Stock



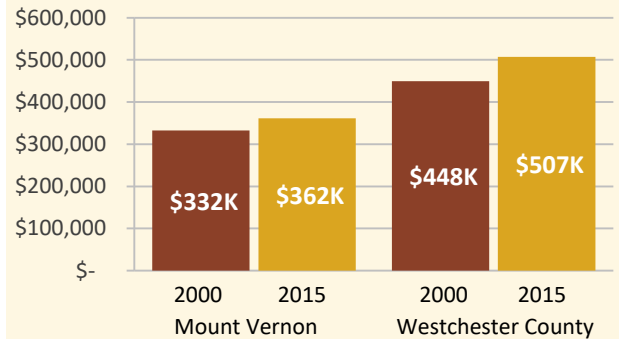
Source: 2015 American Community Survey

### Home Values



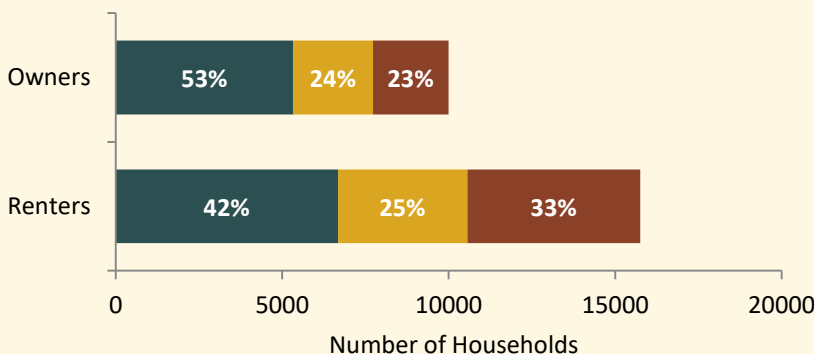
Source: 2015 American Community Survey

### Median Home Value



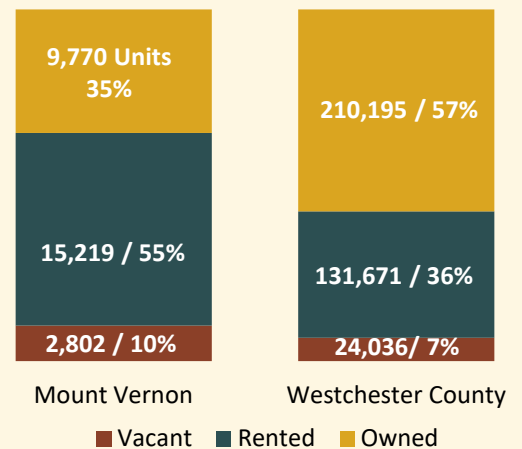
Source: 2015 American Community Survey; 2000 Decennial Census

### Affordability (% of Income Towards Housing Costs)



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2017)

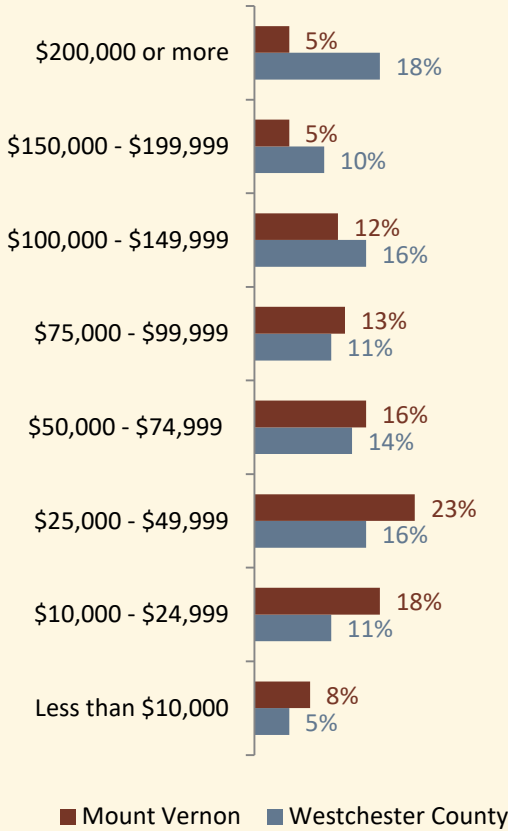
### Housing Occupancy



Source: 2015 American Community Survey

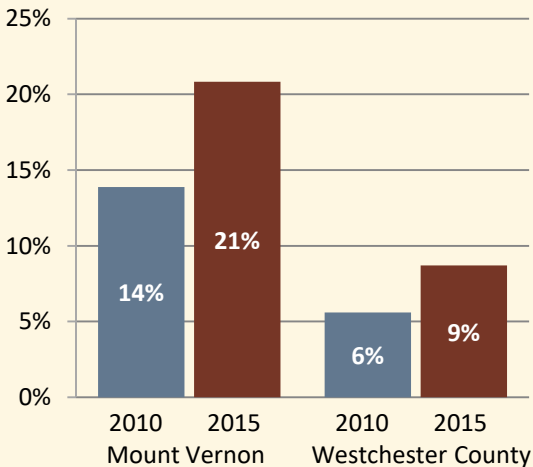
# city of MOUNT VERNON INCOME & POVERTY

## Household Income Distribution



Source: 2015 American Community Survey

## Households Receiving SNAP



Source: 2010 & 2015 American Community Survey

## Income & Poverty Analysis

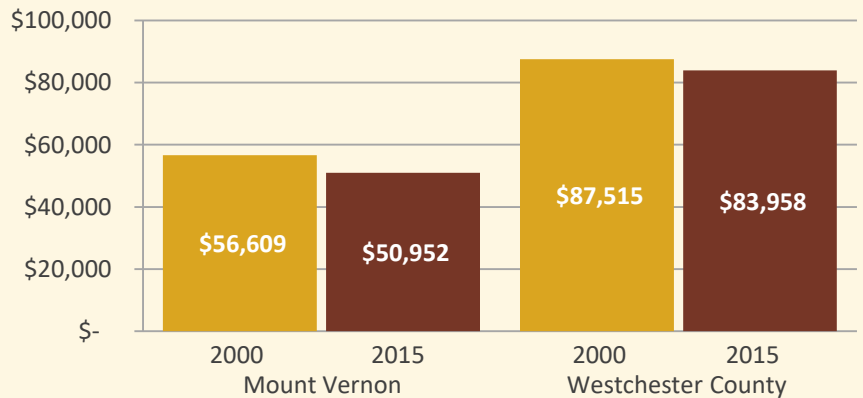
Since 2000, Mount Vernon's median household income has fallen by 10% (Westchester's also fell, by 4%) when accounting for inflation, though the poverty rate has not grown significantly. 22% of households earn more than \$100,000 while 49% earn less than \$50,000. A higher number of households are using SNAP benefits.

### Data Notes

Median Household Income – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics. 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.

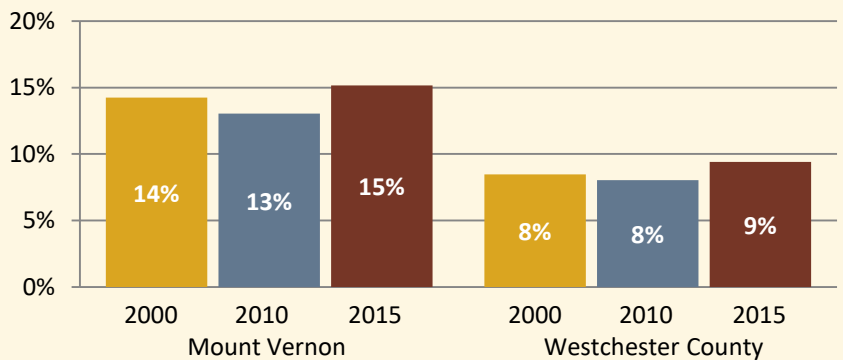
Households Receiving SNAP – SNAP is the Supplemental Nutrition Assistance Program (formerly Food Stamps). To qualify for SNAP, a household must have an income below 130% of the poverty line.

## Median Household Income



Source: 2015 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

## Households Below the Poverty Line



Source: 2015 American Community Survey; 2000 Decennial Census

# city of MOUNT VERNON

## ECONOMY

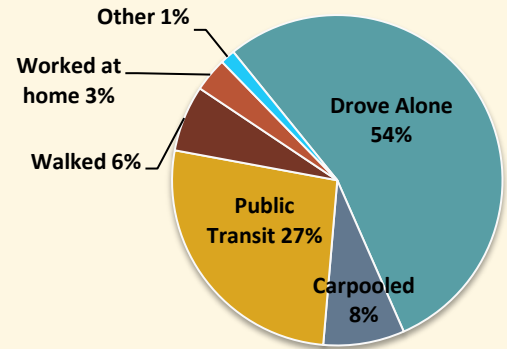
### Economy Analysis

“Education services, health care and social assistance” is by far the largest employment sector for city residents, and the share of residents who work in that sector has grown since 2010. Only 20% of Mount Vernon’s residents work in the city, though 60% work in Westchester County. Just 62% of residents commute by car, among the lowest of any UAA community, while 27% use public transit. The share of residents who are employed has stayed constant since 2000, though unemployment has also grown as the number of residents out of the labor force has declined.

### Data Notes

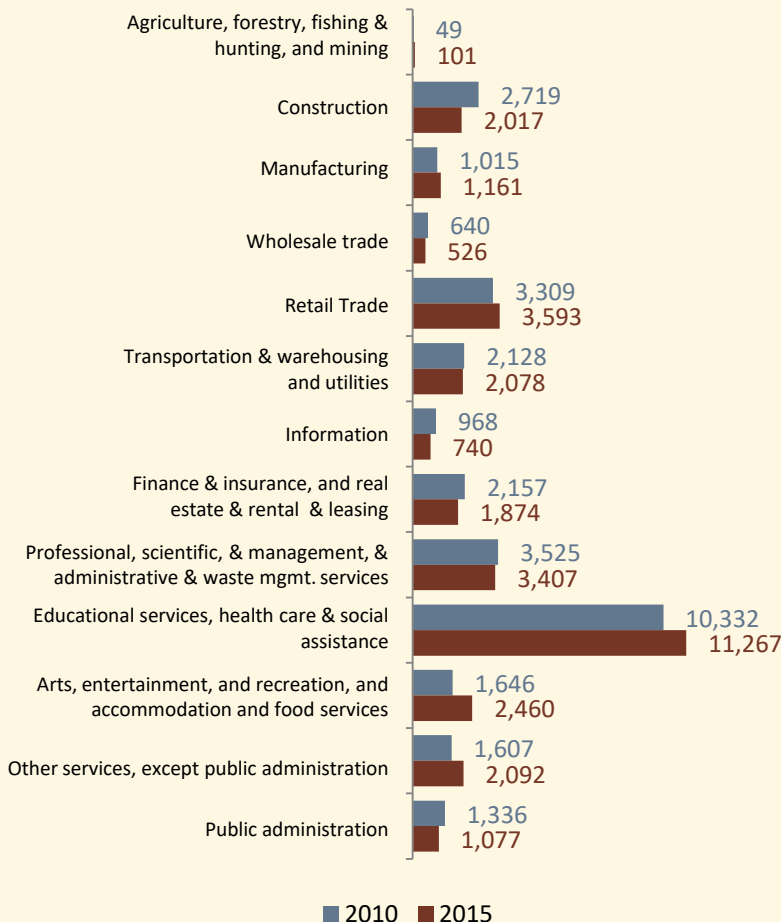
Employment – Data on unemployment comes from American Community Survey, which reports data by municipality. The Bureau of Labor Statistics is a common source for national unemployment rate data but does not report data at the municipal level.

### Means of Travel to Work



Source: 2015 American Community Survey

### Employment by Industry Among City Residents



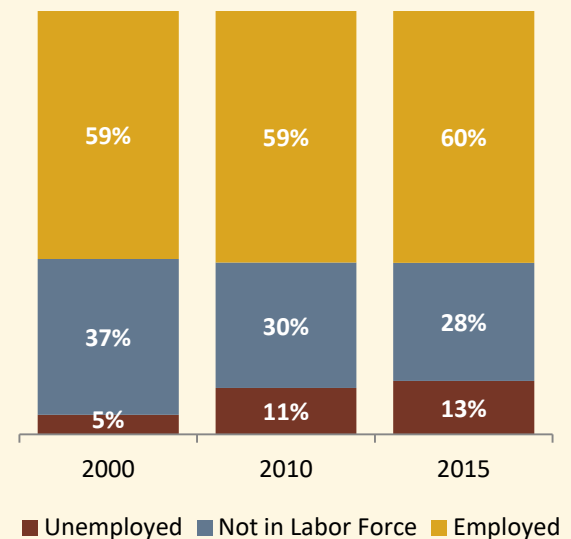
Source: 2015 American Community Survey

### Place of Work & Commute Time

% of residents who work in Mount Vernon	20%
% of residents who work in Westchester County	60%
Average Commute Time	34 Minutes

Source: 2015 American Community Survey

### Employment (Age 16 and Older)

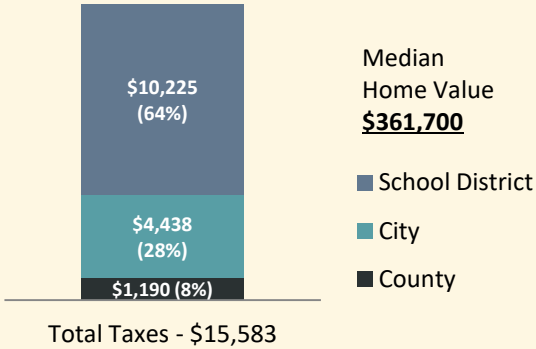


Source: American Community Survey, US Decennial Census

# city of MOUNT VERNON

## DOLLARS & CENTS

### Taxes on Median Home



Median Home Value  
**\$361,700**

Source: Westchester County (2015)

### Municipal Finances

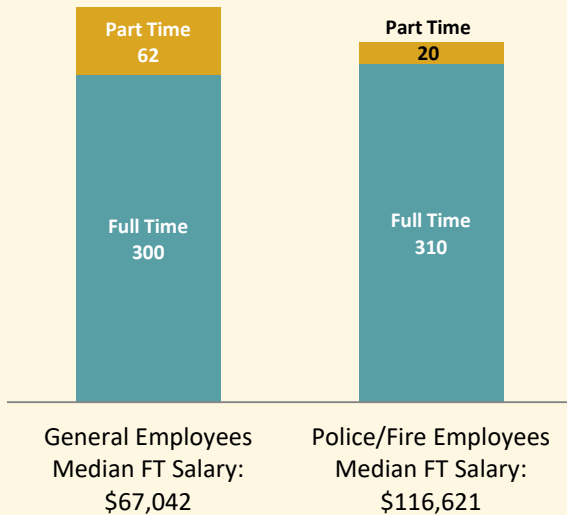
#### Did City Budget Stay Under NY State Tax Cap?

2012	2013	2014	2015	2016	2017
No	No	No	No	No	Yes

**Bond Rating (Moody's)**  
**A2 (Upper Medium Grade)**  
Rating Date: March 3, 2015

Sources: Moody's; Office of the New York State Comptroller

### Municipal Employees



Source: Office of the New York State Comptroller (2016)

### Dollars and Cents Analysis

Mount Vernon's budget has exceeded the Tax Cap in all but one year since 2012. City property taxes are only 28% of the tax bill, while school taxes are 64%. The city has 610 full time and 82 part time employees. Public safety (police/fire) and employee benefits are the city's largest budgetary expenditures.

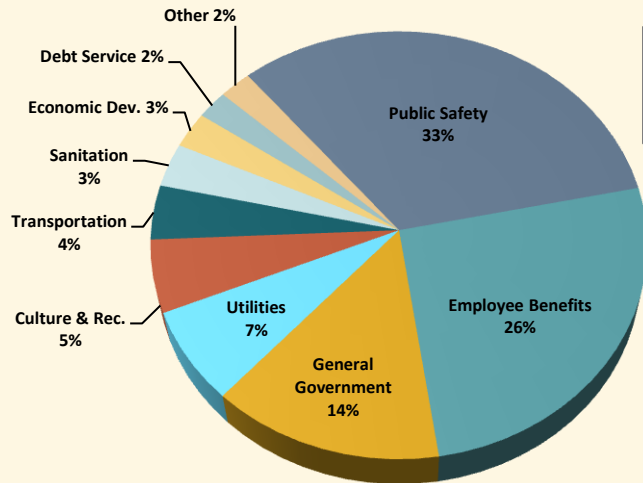
#### Data Notes

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.

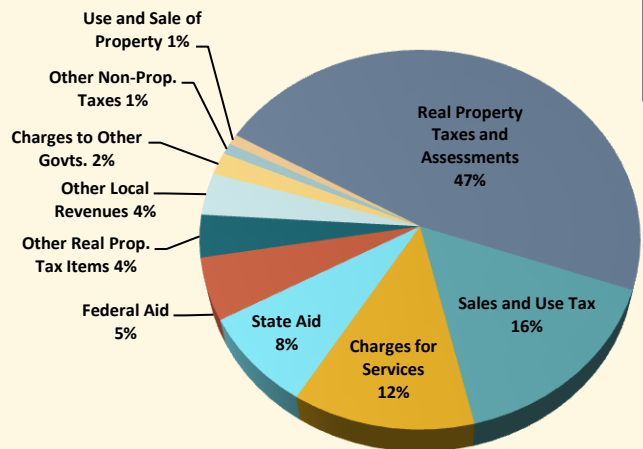
Municipal Employees – Employees were counted as part time if they earned less than \$30,000 in 2016 and full time if they earned over \$30,000. "General" employees are non-police/fire employees.

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

### Municipal Revenues and Expenditures



**2015 Expenditures**  
**\$117,674,090**



**2015 Revenues**  
**\$121,225,301**

Source: Office of the New York State Comptroller

### Education Analysis

Mount Vernon City School District serves just under 8,300 students, exclusively in the city. Enrollment is down by more than 20% since 2000, the only Westchester UAA district to decline. The graduation rate has increased since 2014 but is not significantly higher than ten years ago. Per pupil expenditures have steadily grown. 74% of students are eligible for free or reduced lunch. Among all residents of Mount Vernon, 35% have an associate's degree or higher, and 15% lack a high school diploma.

#### 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.

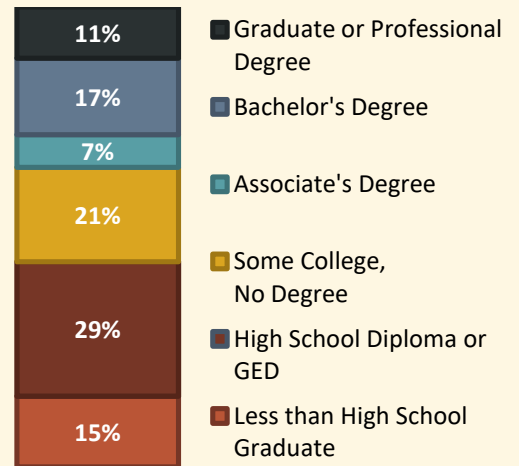
Student Characteristics – Students are eligible for free school lunch if their family's income is below 130% of the poverty line and reduced price lunch if their family's income is below 185% of the poverty line. English Language Learners are students who have been classified as not proficient in English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

### Average SAT Scores

Category	Score (800 max)	Rank Among 23 UAA districts
<b>Reading</b>	413	22
<b>Math</b>	399	22
<b>Writing</b>	399	T-22

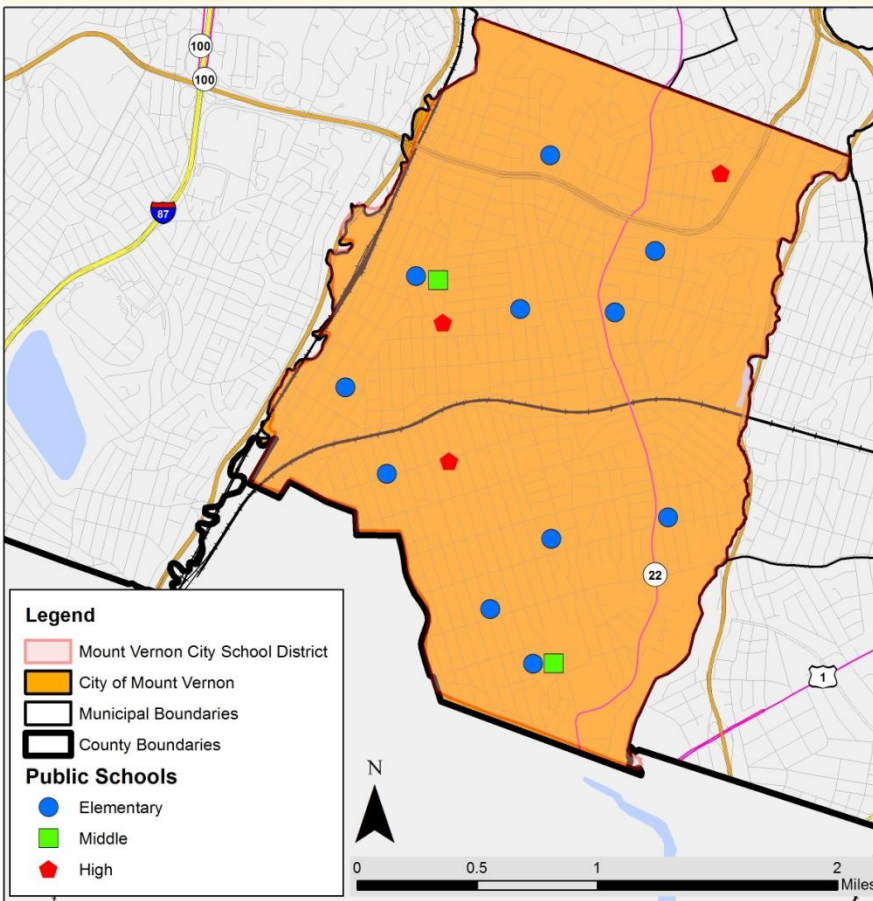
Source: New York State Department of Education (2015-16)

### Education Level of City Residents

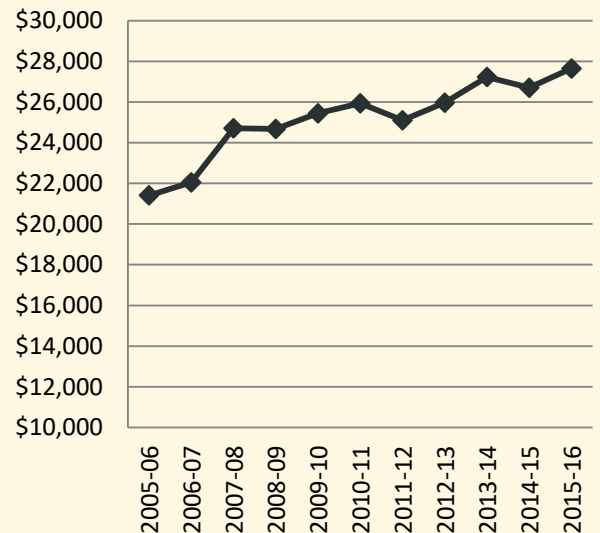


Source: 2015 American Community Survey

### Mount Vernon City School District

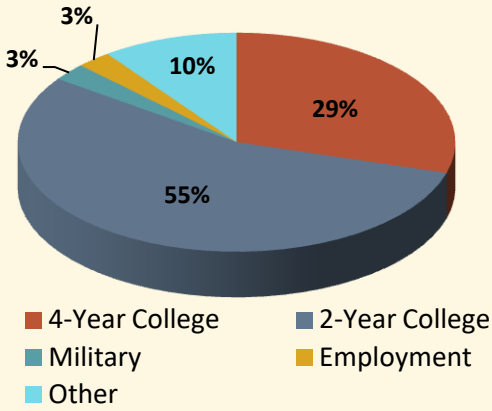


### Expenditures Per Pupil



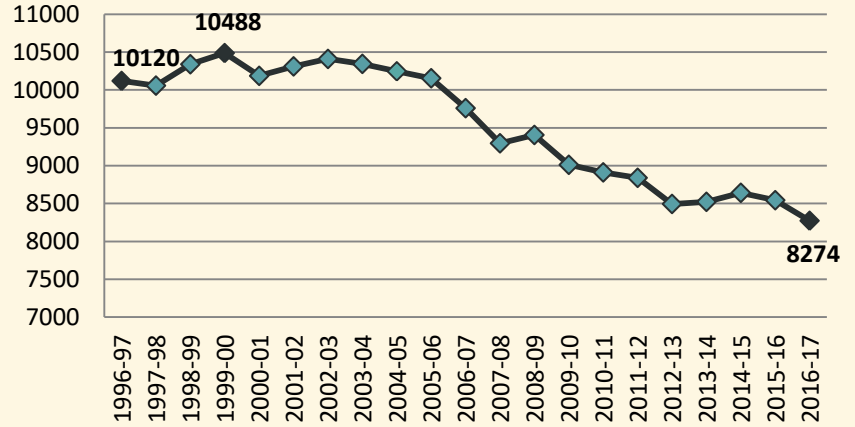
Source: New York State Department of Education (Infl. Adjusted)

### Post-Graduation Plans of Graduating High School Seniors



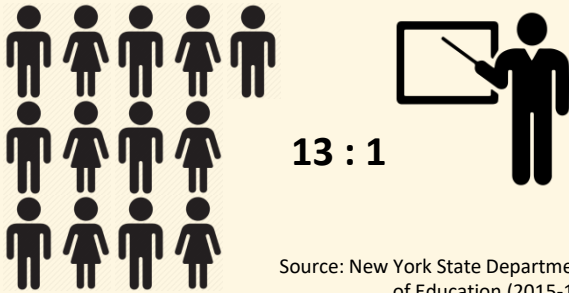
Source: New York State Department of Education (2015-16)

### Mount Vernon City School District Enrollment



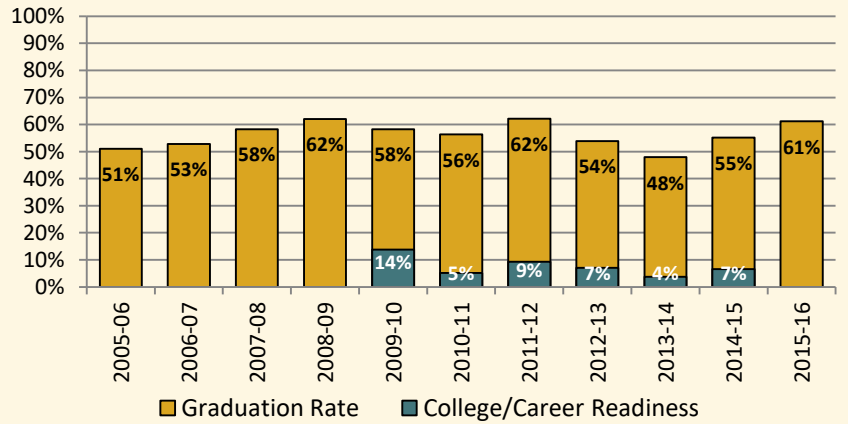
Source: New York State Department of Education

### Student to Teacher Ratio



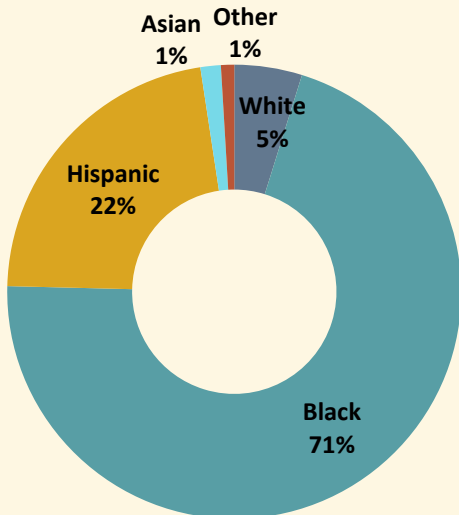
Source: New York State Department of Education (2015-16)

### Graduation Rate & College/Career Readiness



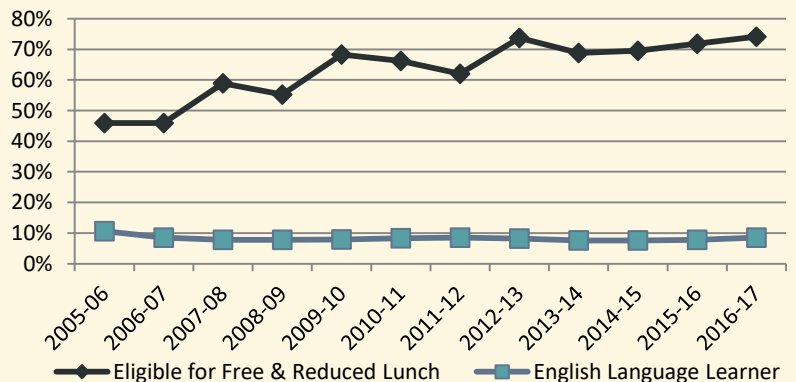
Source: New York State Department of Education

### Race & Ethnicity of Students



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

### Student Characteristics



Source: New York State Department of Education

### Health Analysis

There are several supermarkets in and near Mount Vernon, giving most residents convenient access to food. There are no food deserts in the city. 13% of residents lack health insurance.

### 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.

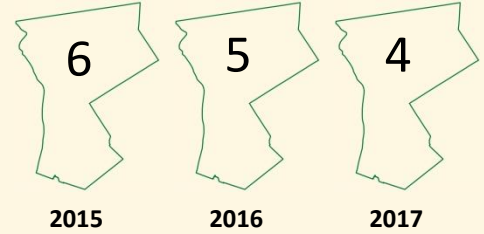
Access to Quality Food – The US Dept. of Agriculture defines census tracts as food deserts if the tracts have high poverty and low access to food. Pattern analyzed GIS data to find supermarket walktimes.

Childhood Obesity – These categories are mutually exclusive. Obese individuals are not also counted as overweight.

### County Health Ranking

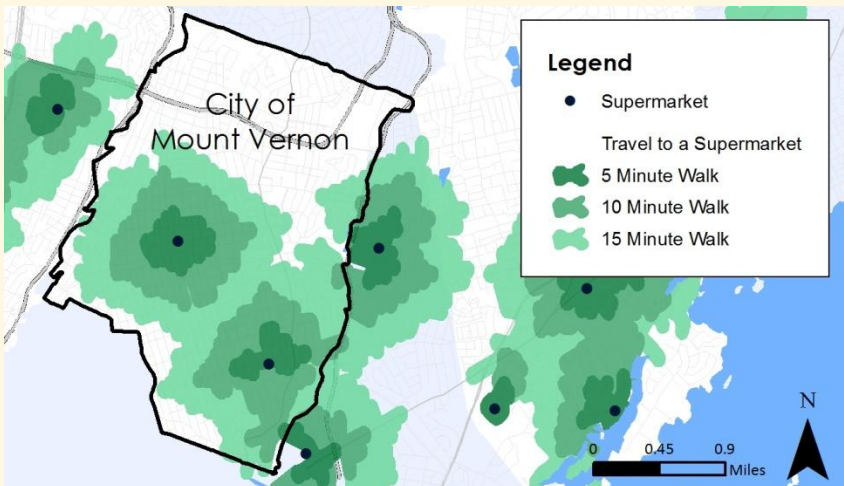
#### Westchester County

Rank out of 62 New York Counties

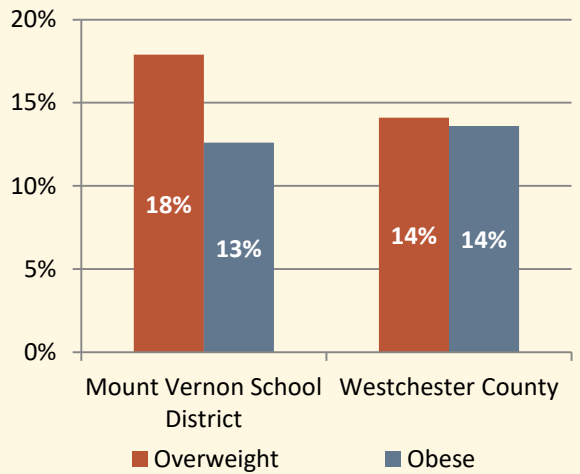


Source: Robert Wood Johnson County Health Rankings

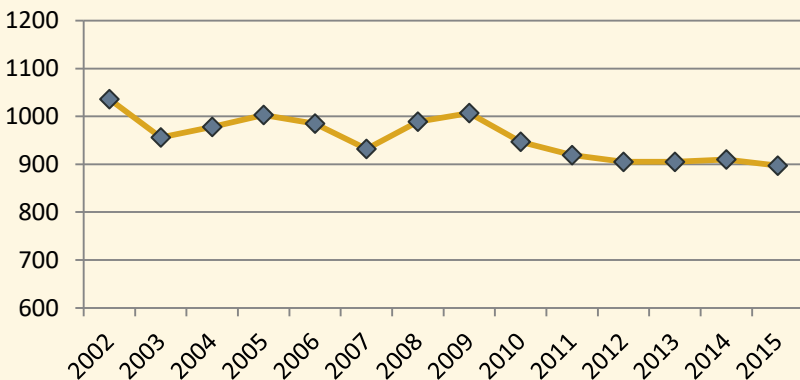
### Access to Quality Food



### Childhood Obesity

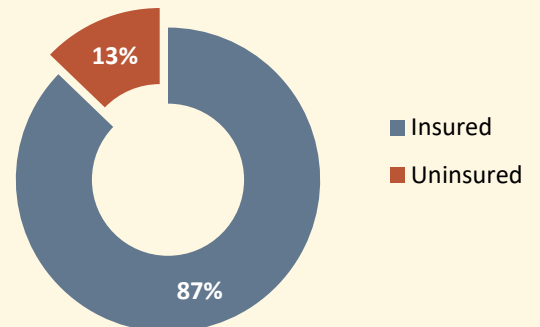


### Number of Births



Source: New York State Department of Health

### Health Insurance Rate



Source: 2015 American Community Survey

### Access to Parks



Acres of Open Space & Parks in Municipality **260**



Residents per Acre of Parkland **263**

Source: Pattern for Progress Analysis of GIS Data

### Avg. Annual Household Spending



**\$2,092**

Apparel & Services



**\$3,094**

Eating Out



**\$4,799**

Groceries



**\$4,985**

Health Care

Source: ESRI Business Analyst 2017

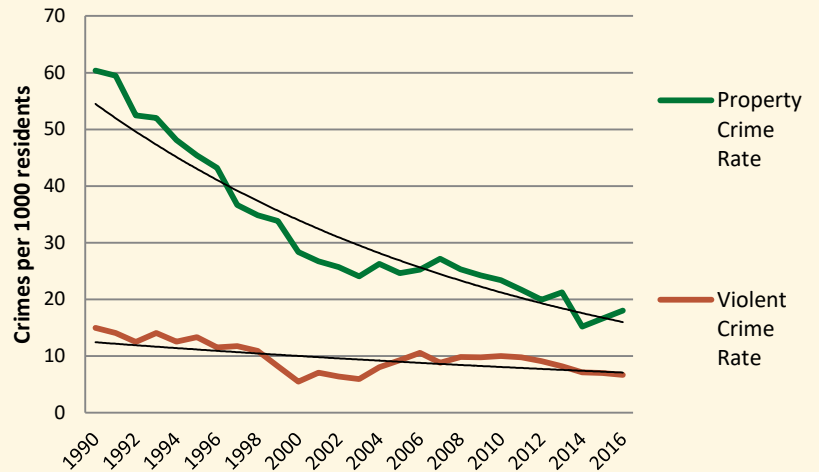
### Quality of Life Analysis

Since 1990, property crimes in Mount Vernon have fallen by more than 67%, and the violent crime rate has generally also fallen. Willson's Woods Park is the largest of several parks and recreation areas in the city and is popular with 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.

### Per Capita Crime Rate



Source: NY State Division of Criminal Justice Services

## ABOUT THIS PROJECT

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 21<sup>st</sup> 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

*This community profile was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.*

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.

#### About Hudson Valley Pattern for Progress

Pattern is a half-century old 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. To learn more about Pattern and the UAA, visit our website: [www.pattern-for-progress.org](http://www.pattern-for-progress.org).

# URBAN ACTION AGENDA COMMUNITIES

