Population Basics

- Population (2015): 6,769
- Population Change since 2000: 0.5%
- Square Miles: 0.8
- Population Density: 8,461 (people per sq. mile)

Community Snapshot

- Population under age 20: 23%
- Population ages 20-64: 62%
- Population 65 and older: 16%
- Median household income: $64,464
- Residents with a bachelor’s degree or higher: 50%
- Owner-occupied housing: 29%
- Renter-occupied housing: 63%

Share of Population by Age and Sex

- % of Male Population
- % of Female Population

Place of Birth

- Born in United States: 48%
- Born Abroad: 9%
- Born in NY: 48%
- Born Elsewhere in US: 34%
- Naturalized Citizen: 9%
- Not a US Citizen: 9%

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.

Source:
- 2015 American Community Survey
- 2000 Decennial Census
**Housing Analysis**
Nyack has more than twice as many rental units than owner-occupied homes. Housing is affordable for majorities of both owners and renters, but a sizable minority of both groups is “cost burdened,” including 25% of renters and 17% of owners who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in Nyack have risen by 25% since 2000, exactly the same as in Rockland County. More than a quarter of homes are worth over $500,000 while just 9% are valued at under $200,000. A majority (55%) of housing units are at least 50 years old, and only 6% of units have been built since 1990.

**Data Notes**
### Income & Poverty Analysis

Since 2000, Nyack’s median household income has dropped by 15% when accounting for inflation (Rockland’s fell 9%), while the poverty rate has risen from 5% to 11%. Household income in Nyack is fairly evenly distributed with at least 6% of households in each income range from less than $10,000 to over $200,000.

### 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
Relative to 2000, a smaller share of Nyack residents are in the workforce, perhaps reflecting an aging population. More village residents work in “education services, health care, and social assistance” than any other sector. Since 2010, significantly fewer residents work in the “retail trade” or “construction” sectors. Only 19% of Nyack residents work in Nyack, while 59% work in Rockland County. 80% of workers commute by car, while just 8% take public transportation. 7% walk to work and 5% work from home.

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.

Employment by Industry Among Nyack Residents

<table>
<thead>
<tr>
<th>Industry</th>
<th>2010</th>
<th>2015</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fishing &amp; hunting, and mining</td>
<td>44</td>
<td>302</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>82</td>
<td>161</td>
<td>169</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>73</td>
<td>182</td>
<td></td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>64</td>
<td>380</td>
<td></td>
</tr>
<tr>
<td>Retail Trade</td>
<td>23</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation &amp; warehousing and utilities</td>
<td>86</td>
<td>187</td>
<td></td>
</tr>
<tr>
<td>Information</td>
<td>255</td>
<td>296</td>
<td></td>
</tr>
<tr>
<td>Finance &amp; insurance, and real estate &amp; rental &amp; leasing</td>
<td>424</td>
<td>424</td>
<td></td>
</tr>
<tr>
<td>Professional, scientific, &amp; management &amp; administrative &amp; waste mgmt. services</td>
<td>424</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational services, health care &amp; social assistance</td>
<td>319</td>
<td>384</td>
<td></td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>173</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>43</td>
<td>59</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey
**Taxes on Median Home**

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>School District</td>
<td>$1,172</td>
<td>$1,270</td>
<td>$1,270</td>
<td>$1,270</td>
<td>$1,270</td>
</tr>
<tr>
<td>Village</td>
<td>$2,590</td>
<td>$2,590</td>
<td>$2,590</td>
<td>$2,590</td>
<td>$2,590</td>
</tr>
<tr>
<td>Town</td>
<td>$2,687</td>
<td>$2,687</td>
<td>$2,687</td>
<td>$2,687</td>
<td>$2,687</td>
</tr>
<tr>
<td>County</td>
<td>$10,722</td>
<td>$10,722</td>
<td>$10,722</td>
<td>$10,722</td>
<td>$10,722</td>
</tr>
</tbody>
</table>

**Total Taxes** - $17,181

Sources: NY State Office of Real Property Tax Services; Town of Orangetown; Village of Nyack (2015)

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**Municipal Finances**

**Did Village Budget Stay Under NY State Tax Cap?**

<table>
<thead>
<tr>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Sources: Office of the New York State Comptroller

---

**Municipal Revenues and Expenditures**

**2017 Expenditures**

- **Utilities** 22%
- **Culture and Recreation** 16%
- **General Government** 16%
- **Employee Benefits** 15%
- **Transportation** 14%
- **Debt Service** 8%
- **Public Safety** 4%
- **Sanitation** 4%
- **Community Services** 1%
- **Use & Sale of Prop.** 1%
- **Other Non-Prop. Taxes** 1%
- **Sales and Use Tax** 3%
- **Federal Aid** 1%
- **Other Non-Prop.** 1%
- **State Aid** 6%
- **Real Property Taxes and Assessments** 36%
- **Charges for Services** 45%

**2017 Revenues**

- **Real Property Taxes and Assessments** 36%
- **Charges for Services** 45%
- **State Aid** 6%
- **Other Local Revenues** 7%
- **Other Non-Prop. Taxes** 1%
- **Sales and Use Tax** 3%
- **Use & Sale of Prop.** 1%
- **Federal Aid** 1%
- **Other Non-Prop.** 1%
- **State Aid** 6%

Source: Office of the New York State Comptroller

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**Dollars and Cents Analysis**

The village budget has been under the NY Tax Cap each year since 2013. Village property taxes account for only 7% of the total. Nyack operates a water department, which is why “utilities” is the largest expense and “charges for services” the largest revenue source.

**Data Notes**

- **Taxes on Median Home** – For Nyack homes in Town of Orangetown
- **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 Employees**

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Part Time</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Full Time</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**General Employees**

Median FT Salary: $81,360

**Police/Fire Employees**

Median FT Salary: N/A

Source: Office of the New York State Comptroller (2016)
Education Analysis
Nyack Public School District serves over 3,000 students in the Village of Nyack and surrounding parts of Orangetown and Clarkstown. Since 2013, enrollment has risen, and is now equal to the number of students 20 years ago. Average SAT scores are among the highest of any UAA district and over 90% of graduating seniors plan to attend a two or four year college. Among all residents of Nyack, 55% have an associate’s degree or higher (the most of any UAA community), while 12% 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

<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>531</td>
<td>3</td>
</tr>
<tr>
<td>Math</td>
<td>532</td>
<td>3</td>
</tr>
<tr>
<td>Writing</td>
<td>519</td>
<td>1</td>
</tr>
</tbody>
</table>

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

Education Level of Village Residents

- 26% Bachelor’s Degree
- 25% Graduate or Professional Degree
- 22% High School Diploma or GED
- 11% Associate’s Degree
- 4% Some College, No Degree
- 12% 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**: 66%
- **2-Year College**: 25%
- **Military**: 3%
- **Employment**: 6%
- **Other**: <1%

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

### Nyack Public School District Enrollment

<table>
<thead>
<tr>
<th>Year</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996-97</td>
<td>3066</td>
</tr>
<tr>
<td>1997-98</td>
<td>3066</td>
</tr>
<tr>
<td>1998-99</td>
<td>3066</td>
</tr>
<tr>
<td>1999-00</td>
<td>3066</td>
</tr>
<tr>
<td>2000-01</td>
<td>3066</td>
</tr>
<tr>
<td>2001-02</td>
<td>3066</td>
</tr>
<tr>
<td>2002-03</td>
<td>3066</td>
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<td>2003-04</td>
<td>3066</td>
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<td>2004-05</td>
<td>3066</td>
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<td>2005-06</td>
<td>3066</td>
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<td>2006-07</td>
<td>3066</td>
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<td>2007-08</td>
<td>3066</td>
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<tr>
<td>2008-09</td>
<td>3066</td>
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<td>2009-10</td>
<td>3066</td>
</tr>
<tr>
<td>2010-11</td>
<td>3066</td>
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<td>2011-12</td>
<td>3066</td>
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<td>2012-13</td>
<td>3066</td>
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<td>2013-14</td>
<td>3066</td>
</tr>
<tr>
<td>2014-15</td>
<td>3066</td>
</tr>
<tr>
<td>2015-16</td>
<td>3066</td>
</tr>
<tr>
<td>2016-17</td>
<td>3066</td>
</tr>
</tbody>
</table>

Source: New York State Department of Education

### Student to Teacher Ratio

- **Ratio**: 12 : 1

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

### Race & Ethnicity of Students

- **White**: 46%
- **Hispanic**: 25%
- **Black**: 17%
- **Asian**: 7%
- **Other**: 5%

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

### Graduation Rate & College/Career Readiness

- **Graduation Rate**:
  - 2005-06: 79%
  - 2006-07: 84%
  - 2007-08: 84%
  - 2008-09: 84%
  - 2009-10: 83%
  - 2010-11: 85%
  - 2011-12: 77%
  - 2012-13: 83%
  - 2013-14: 86%
  - 2014-15: 81%
  - 2015-16: 81%

- **College/Career Readiness**:
  - 2005-06: 50%
  - 2006-07: 45%
  - 2007-08: 40%
  - 2008-09: 40%
  - 2009-10: 35%
  - 2010-11: 40%
  - 2011-12: 45%

Source: New York State Department of Education

### Student Characteristics

- **Eligible for Free & Reduced Lunch**
- **English Language Learner**

Source: New York State Department of Education
Health Analysis
Rockland County is one of the healthiest in New York State. 33% of students in the Nyack School District are overweight or obese. 9% of village 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

Rockland County
Rank out of 62 New York Counties

2015 2016 2017

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

Childhood Obesity

Nyack Union Free School District
Rockland County

Overweight
Obese

16% 17%
17% 18%

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
access to parks

<table>
<thead>
<tr>
<th>Acres of Open Space &amp; Parks in Municipality</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents per Acre of Parkland</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Source: Pattern for Progress Analysis of GIS Data

avg. annual household spending

<table>
<thead>
<tr>
<th>Apparel &amp; Services</th>
<th>$2,762</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eating Out</td>
<td>$4,153</td>
</tr>
<tr>
<td>Groceries</td>
<td>$6,213</td>
</tr>
<tr>
<td>Health Care</td>
<td>$6,263</td>
</tr>
</tbody>
</table>

Source: ESRI Business Analyst 2017

per capita crime rate (town of orangetown)

Quality of Life Analysis

Several large state parks are a short drive from Nyack, but Memorial Park, with Hudson River views, a playground, skatepark, basketball court and other amenities, is the village’s only park.

Data Notes

Per Capita Crime Rate – This metric tracks totals of some types of property and violent crimes. Property crimes tracked are burglary, larceny, and motor vehicle theft. Violent crimes tracked are murder, rape, robbery, and aggravated assault. Crime data shown is for the Town of Orangetown, since Nyack has no village police department.

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 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.

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.