Population & Demographics Analysis
Since 2000, Peekskill’s population has grown 6.6%. The percent of White residents fell from 48% to 37% and the percent of Black residents dropped from 24% to 19%, while the population of Hispanic/Latino residents grew from 22% to 37%. Almost 30% of the city’s population was born outside the United States, including 10% who are now naturalized citizens and 19% who are not.

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
Peekskill’s housing stock is evenly split between owner-occupied and renter-occupied units. While only 42% of homeowners are “cost burdened” (paying more than 30% of their income towards housing), 58% of renters are cost burdened, including 36% who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in Peekskill have risen by 35% since 2000, compared to just 13% in Westchester County. 64% of homes are worth between $200,000 and $400,000. Peekskill’s housing stock is newer than many UAA communities, with 16% of units built since 1990 and only 35% built before 1950.

Data Notes

Home Values

<table>
<thead>
<tr>
<th>Home Value Range</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000,000 or more</td>
<td>1%</td>
</tr>
<tr>
<td>$750,000 - $999,999</td>
<td>1%</td>
</tr>
<tr>
<td>$500,000 - $749,999</td>
<td>8%</td>
</tr>
<tr>
<td>$400,000 - $499,999</td>
<td>11%</td>
</tr>
<tr>
<td>$300,000 - $399,999</td>
<td>29%</td>
</tr>
<tr>
<td>$200,000 - $299,999</td>
<td>33%</td>
</tr>
<tr>
<td>$100,000 - $199,999</td>
<td>10%</td>
</tr>
<tr>
<td>$0 - $99,999</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Median Home Value

- Peekskill 2000: $221K
- Peekskill 2015: $299K
- Westchester County 2000: $448K
- Westchester County 2015: $507K

Source: 2015 American Community Survey, 2000 Decennial Census

Affordability (% of Income Towards Housing Costs)

<table>
<thead>
<tr>
<th>Housing Status</th>
<th>Affordable (&lt;30%)</th>
<th>Unaffordable (30-50%)</th>
<th>Severely Unaffordable (&gt;50%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>58%</td>
<td>22%</td>
<td>20%</td>
</tr>
<tr>
<td>Renters</td>
<td>42%</td>
<td>21%</td>
<td>36%</td>
</tr>
</tbody>
</table>


Age of Housing Stock

- Built 2010 or Later: <1%
- Built 2000 to 2009: 7%
- Built 1990 to 1999: 9%
- Built 1980 to 1989: 9%
- Built 1970 to 1979: 15%
- Built 1960 to 1969: 13%
- Built 1950 to 1959: 13%
- Built 1940 to 1949: 7%
- Built 1939 or Earlier: 28%

Source: 2015 American Community Survey

Housing Occupancy

- Peekskill: 4,501 Units / 46%
  - Vacant: 781 / 8%
  - Rented: 4,571 / 46%
  - Owned: 24,036 / 7%
- Westchester County: 210,195 / 57%
  - Vacant: 131,671 / 36%
  - Rented: 210,195 / 57%
  - Owned: 781 / 8%

Source: 2015 American Community Survey
**Income & Poverty Analysis**

Since 2000, Peekskill’s median household income has fallen by 20% when accounting for inflation, while the poverty rate has edged up from 11% to 13%. The share of households receiving SNAP benefits has risen from 10% to 14% since 2010. Almost half (48%) of households earn less than $50,000 while 26% earn over $100,000.

**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
More Peekskill residents are employed in “educational services, health care, and social assistance,” than any other industry. The number of residents working in construction has dropped by more than 50% since 2010. Only 19% of residents work in Peekskill, but 78% work in Westchester County. 57% of commuters drive alone to work, while 15% carpool and 18% take public transit. At 34 minutes, the average commute for Peekskill residents is one of the longest of any UAA community.

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.
**Taxes on Median Home**

- Median Home Value: $298,700
- School District: $7,671 (67%)
- City: $2,862 (25%)
- County: $992 (9%)
- Total Taxes - $11,524

Source: Westchester County (2015)

**Municipal Finances**

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

<table>
<thead>
<tr>
<th>Year</th>
<th>2012</th>
<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>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Bond Rating (Moody’s)**
- A1 (Upper Medium Grade)
- Rating Date: September 7, 2017

Sources: Moody’s, Office of the New York State Comptroller

**Municipal Employees**

- Part Time: 20
- Full Time: 106

<table>
<thead>
<tr>
<th>Full Time</th>
<th>Full Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>106</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General Employees</th>
<th>Police/Fire Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median FT Salary:</td>
<td>Median FT Salary:</td>
</tr>
<tr>
<td>$74,800</td>
<td>$113,681</td>
</tr>
</tbody>
</table>

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

**Municipal Revenues and Expenditures**

- **2016 Expenditures**: $57,354,855
- **2016 Revenues**: $54,400,795

**Dollars and Cents Analysis**

Peekskill’s municipal budget has been under the Tax Cap in all but one year since 2012. City property taxes are just 25% of the average tax bill. The city has 183 full time and 20 part time employees.

**Data Notes**

- **Taxes on Median Home**
  - Figures are for homes located in the Peekskill City School District.
  - **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.
Education Analysis
Most students in the city attend the Peekskill City School District, but the southern corner of the city is part of Hendrick Hudson School District. All figures on these pages are for Peekskill City School District. The district’s enrollment is growing rapidly, and reached an all time high in 2017. Per pupil expenditures have been trending downward. The number of students eligible for free or reduced lunch (a measure of poverty) or requiring English language instruction is steadily increasing.

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>451</td>
<td>T-19</td>
</tr>
<tr>
<td>Math</td>
<td>455</td>
<td>T-19</td>
</tr>
<tr>
<td>Writing</td>
<td>430</td>
<td>20</td>
</tr>
</tbody>
</table>

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

Education Level of City Residents

<table>
<thead>
<tr>
<th>Education Level</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graduate or Professional Degree</td>
<td>11%</td>
</tr>
<tr>
<td>Bachelor's Degree</td>
<td>16%</td>
</tr>
<tr>
<td>Associate's Degree</td>
<td>6%</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>16%</td>
</tr>
<tr>
<td>High School Diploma or GED</td>
<td>32%</td>
</tr>
<tr>
<td>Less than High School Graduate</td>
<td>19%</td>
</tr>
</tbody>
</table>

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: 31%
- 2-Year College: 19%
- Military: 2%
- Employment: 46%
- Other: 2%

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

### Peekskill City School District Enrollment

- 1996-97: 2843
- 1997-98: 2843
- 1998-99: 3462
- 1999-00: 2843
- 2000-01: 2843
- 2001-02: 2600
- 2002-03: 2500
- 2003-04: 2500
- 2004-05: 3000
- 2005-06: 3000
- 2006-07: 3000
- 2007-08: 2900
- 2008-09: 2900
- 2009-10: 2900
- 2010-11: 2900
- 2011-12: 2900
- 2012-13: 2900
- 2013-14: 2900
- 2014-15: 2900
- 2015-16: 2900
- 2016-17: 3462

Source: New York State Department of Education

### Student to Teacher Ratio

15 : 1

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

### Race & Ethnicity of Students

- Hispanic: 65%
- Black: 22%
- White: 8%
- Other: 3%
- Asian: 2%

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

### Graduation Rate & College/Career Readiness

- 2005-06: 67%
- 2006-07: 67%
- 2007-08: 70%
- 2008-09: 65%
- 2009-10: 55%
- 2010-11: 69%
- 2011-12: 68%
- 2012-13: 65%
- 2013-14: 67%
- 2014-15: 64%
- 2015-16: 70%

Source: New York State Department of Education

### Student Characteristics

- 2005-06: Eligible for Free & Reduced Lunch: 30%, English Language Learner: 10%
- 2016-17: Eligible for Free & Reduced Lunch: 20%, English Language Learner: 10%
Health Analysis
Peekskill is well-served by supermarkets and the city has no food deserts. Over 40% of students in Peekskill public schools are obese or overweight. 14% of Peekskill 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.

Access to Quality Food
Legend
- Supermarket
- Travel to a Supermarket
- 5 Minute Walk
- 10 Minute Walk
- 15 Minute Walk

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

Childhood Obesity

Peekskill City School District
- Overweight: 16%
- Obese: 28%

Westchester County
- Overweight: 14%
- Obese: 14%

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

Number of Births

Source: New York State Department of Health

Health Insurance Rate

14% Insured
86% Uninsured

Source: 2015 American Community Survey
Quality of Life Analysis
Since 1990, the property crime rate has plummeted by more than 75% and the violent crime rate has fallen to near zero. Expansive Depew Park, and the city’s waterfront, are popular with residents. Blue Mountain County Park offers hiking and mountain biking trails.

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.

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.