Population & Demographics Analysis
Since 2000, Port Chester’s population has grown only 5.5% but the village has seen a demographic shift. The Hispanic/Latino population has grown from 46% to 64% of the total, while the White population has dropped from 43% to 29%. Nearly half of Port Chester residents were born outside the U.S., including 13% who are now naturalized citizens and 32% 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
A majority of Port Chester’s housing units are rentals, though 40% are owner-occupied. Half of all homeowners and 61% of renters are “cost burdened” (paying more than 30% of their income towards housing), including 27% of owners and 32% of renters who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in the village have risen by 22% since 2000, faster than the 13% rise in Westchester County. Almost a third of homes are worth more than $500,000 while just 15% are valued at under $200,000. Over 70% of housing units in Port Chester are at least 50 years old, including 44% built prior to 1940.

Data Notes

Home Values

Affordability (% of Income Towards Housing Costs)


Median Home Value

Housing Occupancy

Source: 2015 American Community Survey; 2000 Decennial Census

Age of Housing Stock

Source: 2015 American Community Survey

Source: 2015 American Community Survey; 2000 Decennial Census

Source: 2015 American Community Survey

$0 - $99,999 6%
$100,000 - $199,999 9%
$200,000 - $299,999 9%
$300,000 - $399,999 15%
$400,000 - $499,999 30%
$500,000 - $749,999 26%
$750,000 - $999,999 4%
$1,000,000 or more 2%

Built 2010 or Later <1%
Built 2000 to 2009 4%
Built 1990 to 1999 1%
Built 1980 to 1989 5%
Built 1970 to 1979 5%
Built 1960 to 1969 14%
Built 1950 to 1959 16%
Built 1940 to 1949 11%
Built 1939 or Earlier 44%

3,876 Units 40%
5,206 / 53%
674 / 7%
210,195 / 57%
131,671 / 36%
24,036 / 7%

Port Chester
Westchester County

Source: 2015 American Community Survey
### Household Income Distribution

<table>
<thead>
<tr>
<th>Income Bracket</th>
<th>Port Chester</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>$200,000 or more</td>
<td>6%</td>
<td>18%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>5%</td>
<td>10%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>15%</td>
<td>16%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>18%</td>
<td>14%</td>
</tr>
<tr>
<td>$25,000 - $49,999</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>$10,000 - $24,999</td>
<td>14%</td>
<td>11%</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

*Source: 2015 American Community Survey*

### Households Receiving SNAP

<table>
<thead>
<tr>
<th>Year</th>
<th>Port Chester</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>7%</td>
<td>9%</td>
</tr>
<tr>
<td>2015</td>
<td>6%</td>
<td>9%</td>
</tr>
</tbody>
</table>

*Source: 2010 & 2015 American Community Survey*

### Income & Poverty Analysis

Since 2000, Port Chester’s median household income has fallen 11% when accounting for inflation (Westchester’s fell 4%), while the poverty rate and the share of households receiving SNAP benefits have both gone up slightly. A quarter of households earn more than $100,000 while 43% earn under $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.

### Median Household Income

- **2000**
  - Port Chester: $62,463
  - Westchester County: $87,515
- **2015**
  - Port Chester: $55,437
  - Westchester County: $83,958

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

### Households Below the Poverty Line

- **2000**
  - Port Chester: 12%
  - Westchester County: 8%
- **2015**
  - Port Chester: 14%
  - Westchester County: 8%

*Source: 2015 American Community Survey; 2000 Decennial Census*
**Economy Analysis**

The share of residents in the workforce has grown since 2000, reaching a high of 68% in 2015. Only 26% of Port Chester residents work in the village, but 67% work in Westchester County. Just 53% of commuters drive alone to work, and 8% carpooled, among the lowest rates of car commuting of any UAA community. 14% of residents took public transit, 13% walked to work, and 10% used “other” means, principally taxis. Relative to 2000, a higher number of residents now work in the “arts, entertainment and recreation, and accommodation and food services sector.”

**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**: 53%
- **Carpooled**: 8%
- **Public Transit**: 14%
- **Walked**: 13%
- **Other**: 10%
- **Worked at home**: 2%

**Place of Work & Commute Time**

- **Average Commute Time**: 24 Minutes
- **% of residents who work in Port Chester**: 26%
- **% of residents who work in Westchester County**: 67%

**Employment (Age 16 and Over)**

- **Agriculture, forestry, fishing & hunting, and mining**: 2010: 63, 2015: 29
  - 2010: 1,895, 2015: 1,680
- **Construction**: 2010: 1,091, 2015: 926
- **Manufacturing**: 2010: 527, 2015: 445
- **Wholesale trade**: 2010: 1,661, 2015: 1,893
- **Retail Trade**: 2010: 467, 2015: 495
- **Transportation & warehousing and utilities**: 2010: 256, 2015: 371
- **Information**: 2010: 920, 2015: 711
- **Finance & insurance, and real estate & rental & leasing**: 2010: 2,096, 2015: 2,388
- **Professional, scientific, & management, & administrative & waste mgmt. services**: 2010: 2,648, 2015: 2,366
- **Educational services, health care & social assistance**: 2010: 2,142, 2015: 2,993
- **Arts, entertainment, and recreation, and accommodation and food services**: 2010: 1,526, 2015: 1,536
- **Other services, except public administration**: 2010: 348, 2015: 279
- **Public administration**: 2010: 36%, 2015: 36%

**Source:** 2015 American Community Survey

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**Employment Analysis**

- **Unemployed**: 2000: 3%, 2010: 8%, 2015: 7%
- **Employed**: 2000: 36%, 2010: 25%, 2015: 24%

Source: American Community Survey, US Decennial Census
village of PORT CHESTER
DOLLARS & CENTS

Taxes on Median Home

<table>
<thead>
<tr>
<th>Home Value</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,847</td>
<td>(60%)</td>
</tr>
<tr>
<td>$3,756</td>
<td>(29%)</td>
</tr>
<tr>
<td>$1,542</td>
<td>(12%)</td>
</tr>
</tbody>
</table>

Total Taxes - $13,162

Source: Westchester County (2015)

Municipal Finances

Did Village Budget Stay Under NY State Tax Cap?

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

Bond Rating (Moody's)

Aa3 (High Grade)
Rating Date: February 6, 2017

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

Municipal Employees

<table>
<thead>
<tr>
<th>Type</th>
<th>Full Time</th>
<th>Part Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village</td>
<td>63</td>
<td>7</td>
</tr>
<tr>
<td>School District</td>
<td>89</td>
<td>38</td>
</tr>
<tr>
<td>County</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Debt Service 9%
Sanitation 8%
Public Safety 28%
Employee Benefits 24%
General Government 15%

Municipal Revenues and Expenditures

2017 Expenditures $44,617,219

2017 Revenues $53,479,720

Dollars and Cents Analysis

Port Chester’s village budget has stayed under the Tax Cap in each year since 2013 and its bond rating is strong. Village property taxes are 29% of the total tax bill, compared to 60% for the school district. The village has 152 full time and 45 part time employees.

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. “Proceeds of Debt” revenue comes from sale of bonds and is not a recurring yearly source of revenue.

Median FT Salary:
Police/Fire Employees: $125,604
General Employees: $72,296

Source: Office of the New York State Comptroller (2016)
Education Analysis
The Port Chester-Rye School District serves nearly 5,000 students in Port Chester and parts of the Village of Rye Brook. Enrollment is up more than 50% since 1997, and reached an all-time high in 2017. The graduation rate has risen steadily since 2006, though per pupil expenditures have not grown. Nearly 80% of students are Hispanic/Latino and 27% are classified as English Language Learners. Among all village residents, 25% have an associate’s degree or higher, but 32% 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>451</td>
<td>T-19</td>
</tr>
<tr>
<td>Math</td>
<td>475</td>
<td>15</td>
</tr>
<tr>
<td>Writing</td>
<td>445</td>
<td>18</td>
</tr>
</tbody>
</table>

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

Education Level of Village Residents

Graduate or Professional Degree
Bachelor’s Degree
Associate’s Degree
Some College, No Degree
High School Diploma or GED
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: 53%
- 2-Year College: 41%
- Military: 3%
- Employment: 2%
- Other: 1%

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

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**Port Chester-Rye School District Enrollment**

Enrollment from 1996-97 to 2016-17:

- 1996-97: 3234
- 2016-17: 4926

Source: New York State Department of Education

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**Student to Teacher Ratio**

- 14:1

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

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**Race & Ethnicity of Students**

- White: 14%
- Black: 4%
- Hispanic: 79%
- Asian: 2%
- Other: 1%

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

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**Graduation Rate & College/Career Readiness**

- Graduation Rate:
  - 2005-06: 61%
  - 2006-07: 68%
  - 2007-08: 72%
  - 2008-09: 73%
  - 2009-10: 83%
  - 2010-11: 75%
  - 2011-12: 76%
  - 2012-13: 77%
  - 2013-14: 74%
  - 2014-15: 80%
  - 2015-16: 87%

- College/Career Readiness:
  - 2005-06: 20%
  - 2006-07: 28%
  - 2007-08: 26%
  - 2008-09: 31%
  - 2009-10: 26%
  - 2010-11: 24%
  - 2011-12: 25%
  - 2012-13: 26%
  - 2013-14: 24%
  - 2014-15: 25%
  - 2015-16: 26%

Source: New York State Department of Education

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**Student Characteristics**

- Eligible for Free & Reduced Lunch:
  - 2005-06: 40%
  - 2006-07: 40%
  - 2007-08: 40%
  - 2008-09: 40%
  - 2009-10: 40%
  - 2010-11: 40%
  - 2011-12: 40%
  - 2012-13: 40%
  - 2013-14: 40%
  - 2014-15: 40%
  - 2015-16: 40%

- English Language Learner:
  - 2005-06: 5%
  - 2006-07: 5%
  - 2007-08: 5%
  - 2008-09: 5%
  - 2009-10: 5%
  - 2010-11: 5%
  - 2011-12: 5%
  - 2012-13: 5%
  - 2013-14: 5%
  - 2014-15: 5%
  - 2015-16: 5%

Source: New York State Department of Education
Health Analysis
48% of students in the public schools were overweight or obese. 28% of village residents lack health insurance, one of the highest uninsured rates of any UAA community.

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

![Bar Chart]

Port Chester-Rye Union Free School District
Overweight: 21%  15%
Obese: 27%  14%

Westchester County
Overweight: 28%  14%
Obese: 15%  14%

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

Number of Births

![Line Graph]

Source: New York State Department of Health

Health Insurance Rate

![Pie Chart]

- Insured: 28%
- Uninsured: 72%

Source: 2015 American Community Survey
village of PORT CHESTER
QUALITY OF LIFE

Access to Parks

| Acres of Open Space & Parks in Municipality | 22 |
| Residents per Acre of Parkland | 1,321 |

Source: Pattern for Progress Analysis of GIS Data

Quality of Life Analysis
Since 1990, the property crime rate has dropped by more than 50% and the violent crime rate, already low, has declined to near zero. The village has a busy downtown, and several small neighborhood parks and playgrounds.

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.

Avg. Annual Household Spending

| Apparel & Services | $2,335 |
| Eating Out | $3,435 |
| Groceries | $5,219 |
| Health Care | $5,192 |

Source: ESRI Business Analyst 2017

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 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.