

URBAN ACTION AGENDA

Community
Profiles

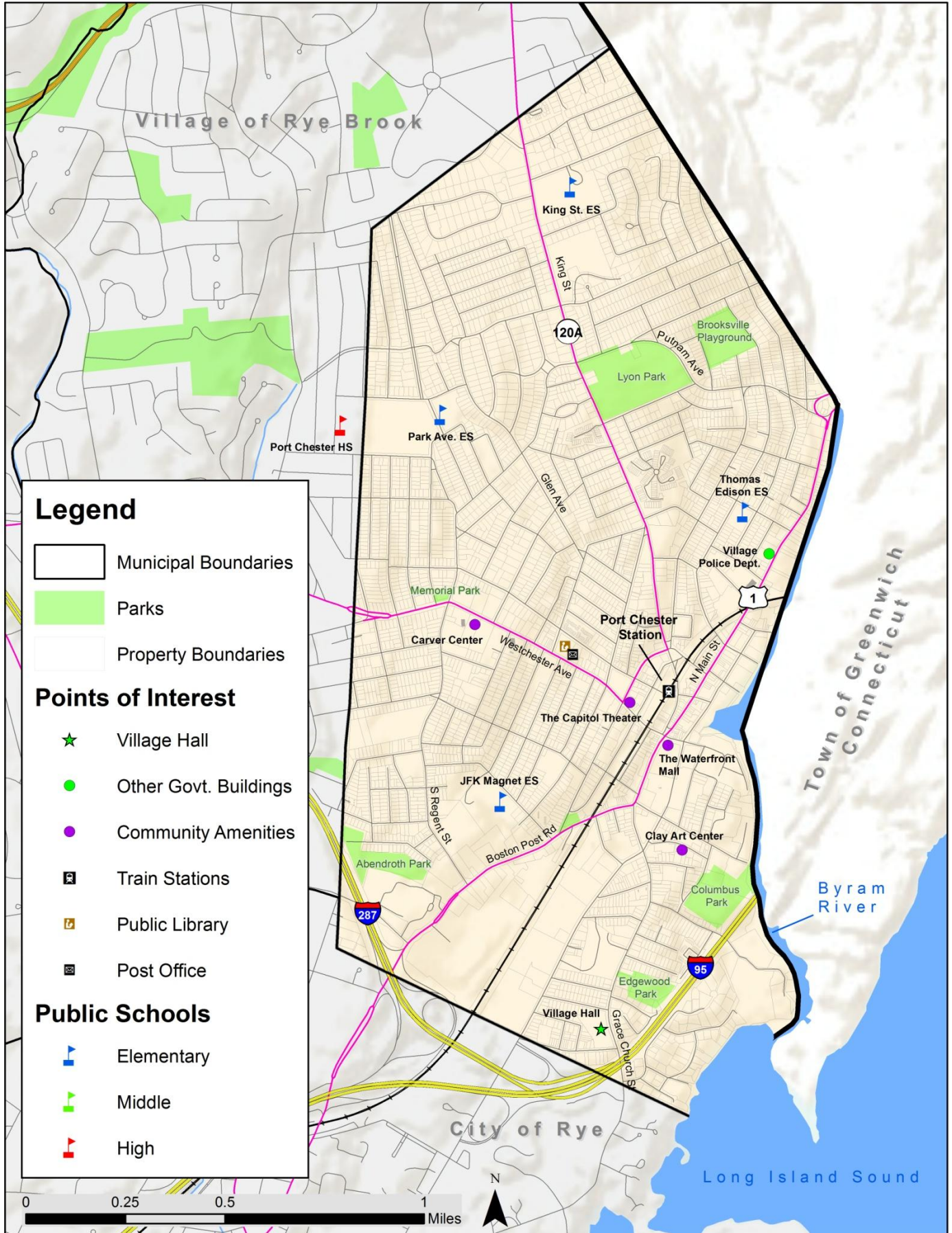
HUDSON VALLEY
PATTERN *for* PROGRESS

January 2018

VILLAGE OF
PORT CHESTER



village of PORT CHESTER COMMUNITY OVERVIEW MAP



Population Basics

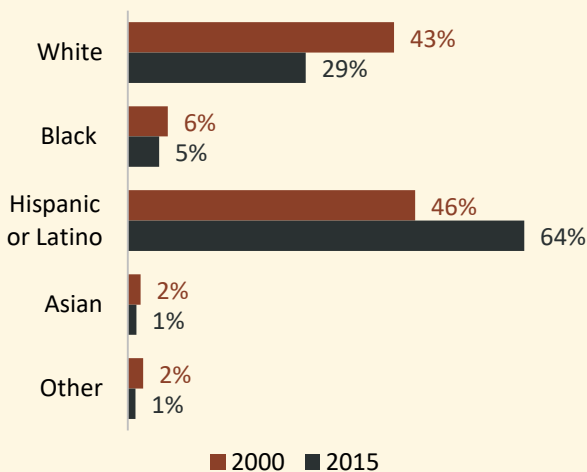
29,406 Population (2015)
5.5% Population Change since 2000
2.4 Square Miles
12,253 Population Density (people per sq. mile)

Community Snapshot

25% Population under age 20
65% Population ages 20-64
11% Population 65 and older
\$55,437 Median household income
21% Residents with a bachelor's degree or higher
40% Owner-occupied housing
53% Renter-occupied housing

Source: 2015 American Community Survey

Population by Race and Ethnicity



Source: 2015 American Community Survey; 2000 Decennial Census

Population & Demographics Analysis

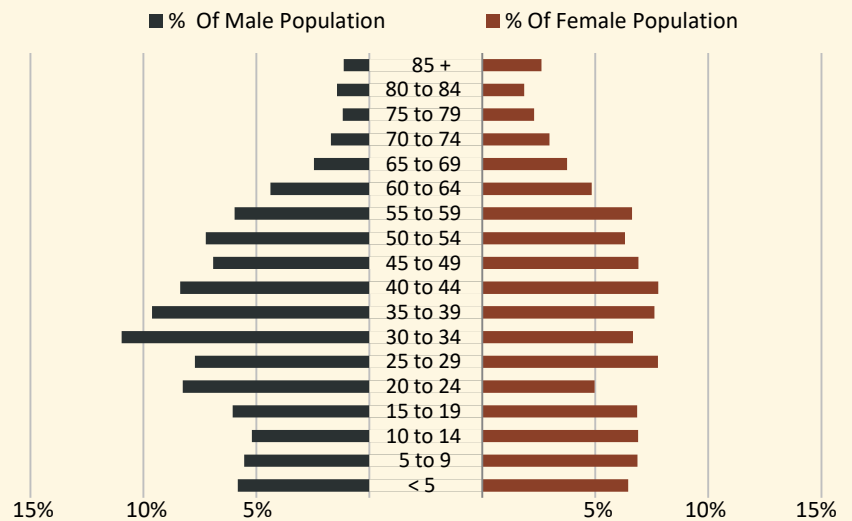
Since 2000, Port Chester's population has grown only 5.5% but the village has seen a demographic shift. The Hispanic/Latino population has grown from 46% to 64% of the total, while the White population has dropped from 43% to 29%. Nearly half of Port Chester residents were born outside the U.S., including 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.

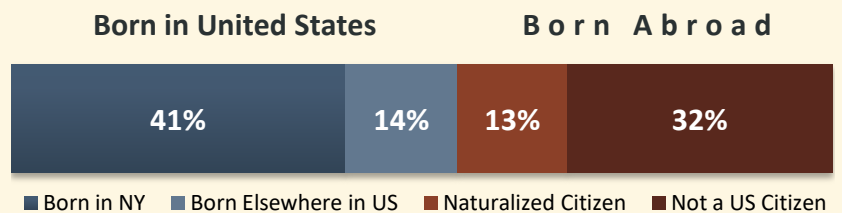
Place of Birth – The category of individuals who were born abroad and are not U.S. citizens includes both legal immigrants (with green cards, student visas, etc.) and undocumented immigrants. The U.S. Census does not ask individuals about their immigration status.

Share of Population by Age and Sex



Source: 2015 American Community Survey

Place of Birth



Source: 2015 American Community Survey

village of **PORT CHESTER**

HOUSING

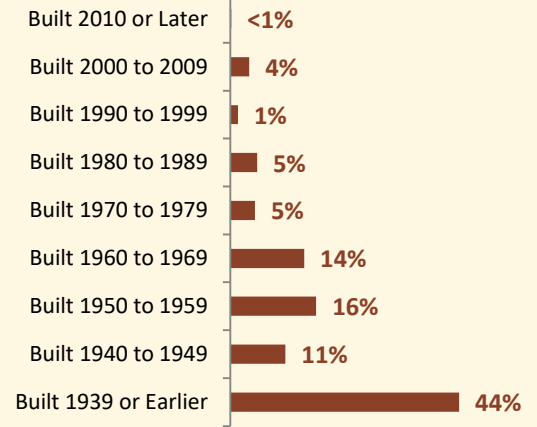
Housing Analysis

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

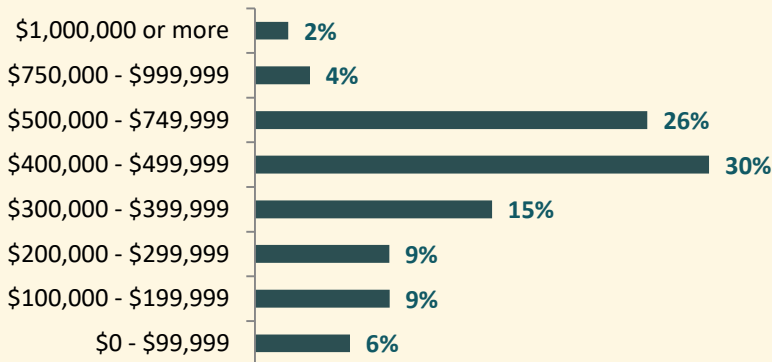
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Age of Housing Stock



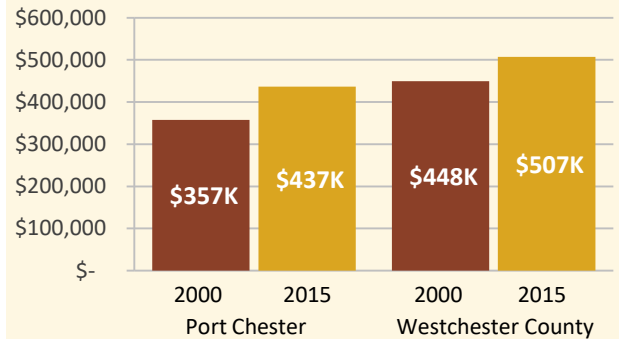
Source: 2015 American Community Survey

Home Values



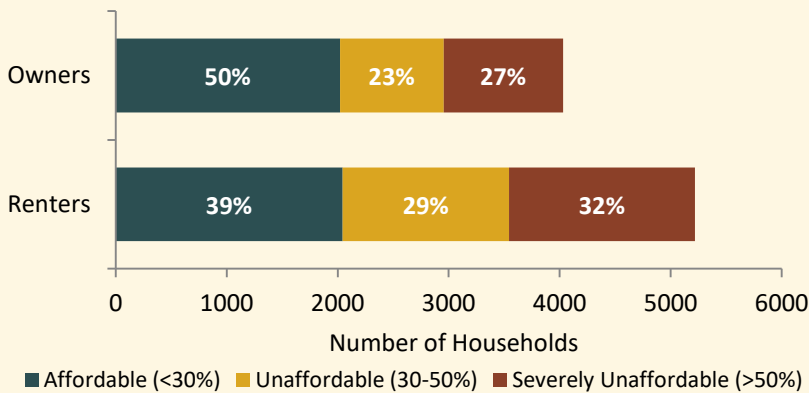
Source: 2015 American Community Survey

Median Home Value



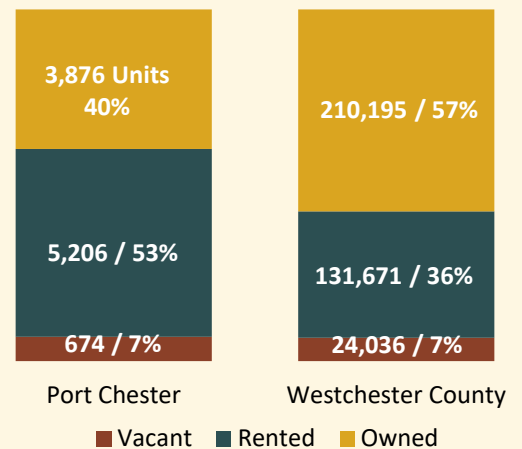
Source: 2015 American Community Survey; 2000 Decennial Census

Affordability (% of Income Towards Housing Costs)



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

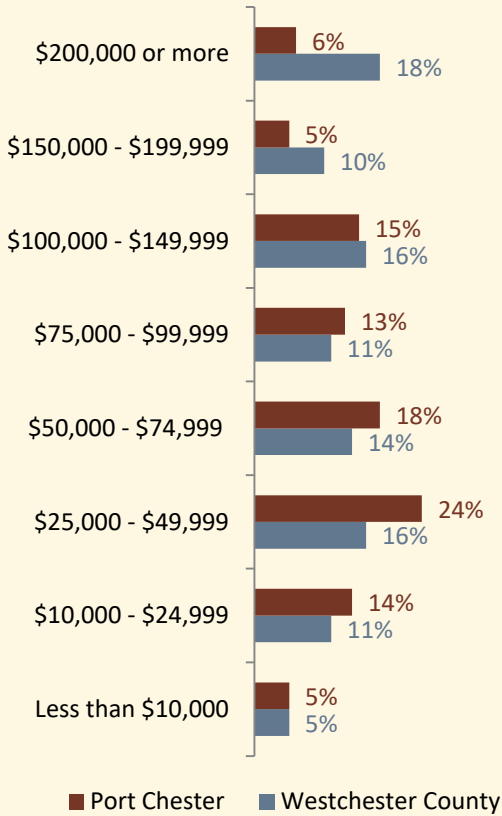
Housing Occupancy



Source: 2015 American Community Survey

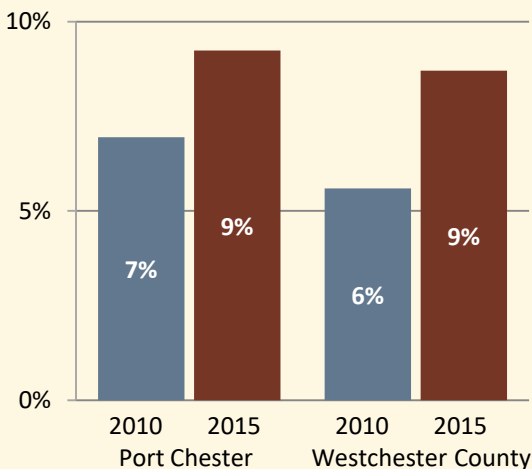
village of **PORT CHESTER** **INCOME & POVERTY**

Household Income Distribution



Source: 2015 American Community Survey

Households Receiving SNAP



Source: 2010 & 2015 American Community Survey

Income & Poverty Analysis

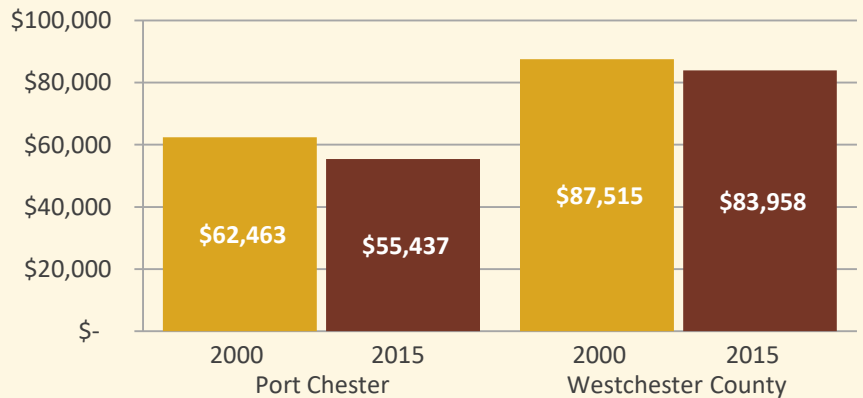
Since 2000, Port Chester's median household income has fallen 11% when accounting for inflation (Westchester's fell 4%), while the poverty rate and the share of households receiving SNAP benefits have both gone up slightly. A quarter of households earn more than \$100,000 while 43% earn under \$50,000.

Data Notes

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.

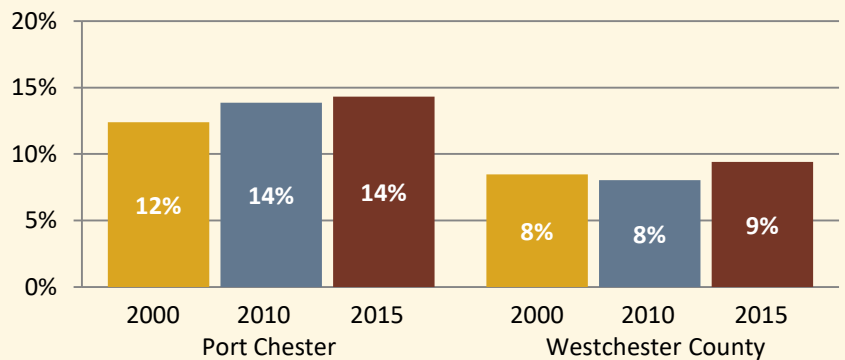
Households Receiving SNAP – SNAP is the Supplemental Nutrition Assistance Program (formerly Food Stamps). To qualify for SNAP, a household must have an income below 130% of the poverty line.

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

village of PORT CHESTER

ECONOMY

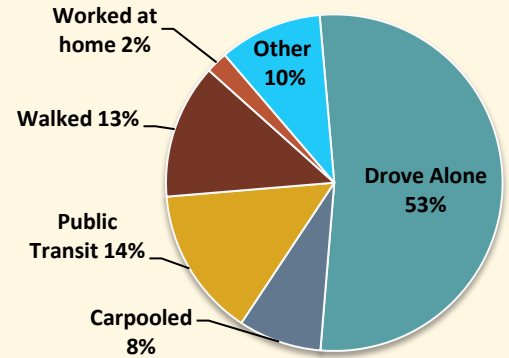
Economy Analysis

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

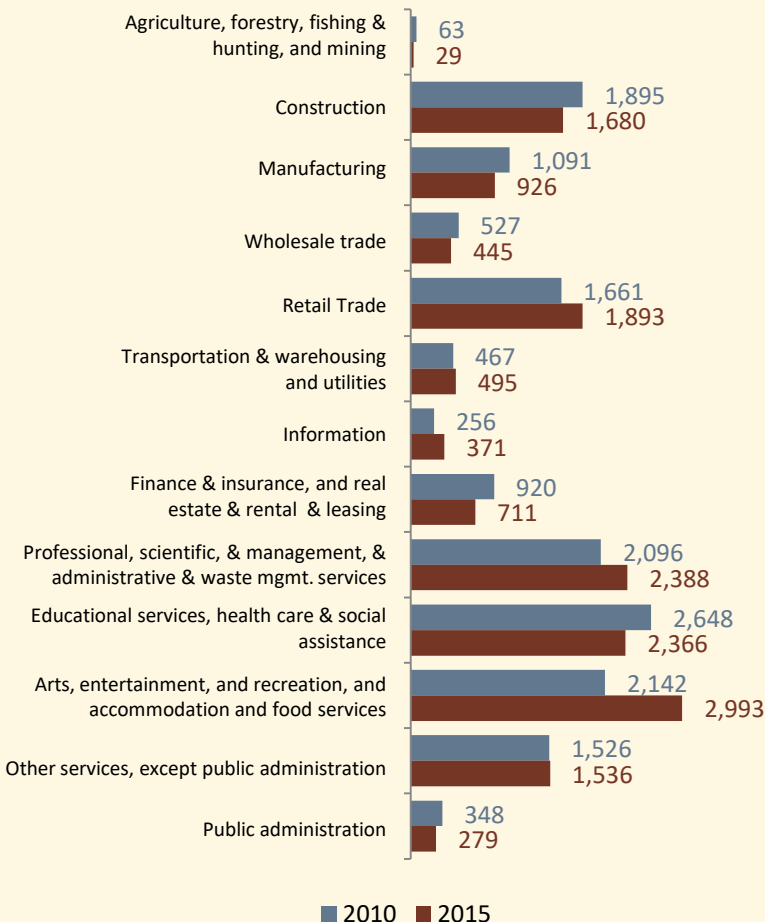
Employment – Data on unemployment comes from American Community Survey, which reports data by municipality. The Bureau of Labor Statistics is a common source for national unemployment rate data but does not report data at the municipal level.

Means of Travel to Work



Source: 2015 American Community Survey

Employment by Industry of Port Chester Residents



Source: 2015 American Community Survey

Place of Work & Commute Time

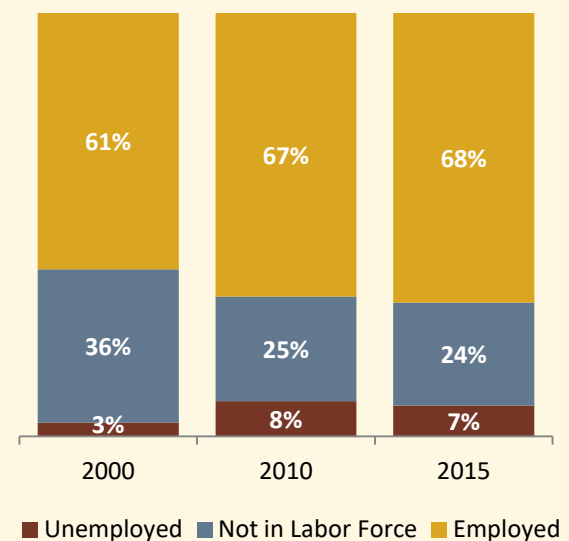
% of residents who work in Port Chester 26%

% of residents who work in Westchester County 67%

Average Commute Time 24 Minutes

Source: 2015 American Community Survey

Employment (Age 16 and Over)

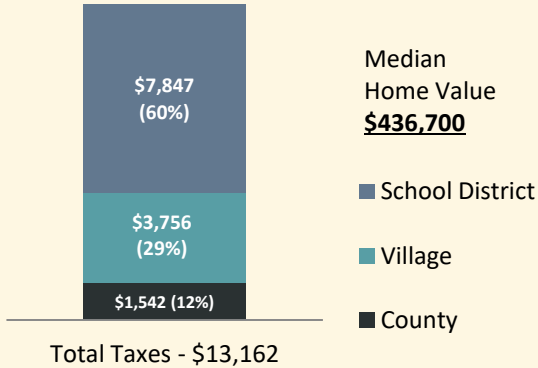


Source: American Community Survey, US Decennial Census

village of PORT CHESTER

DOLLARS & CENTS

Taxes on Median Home



Source: Westchester County (2015)

Municipal Finances

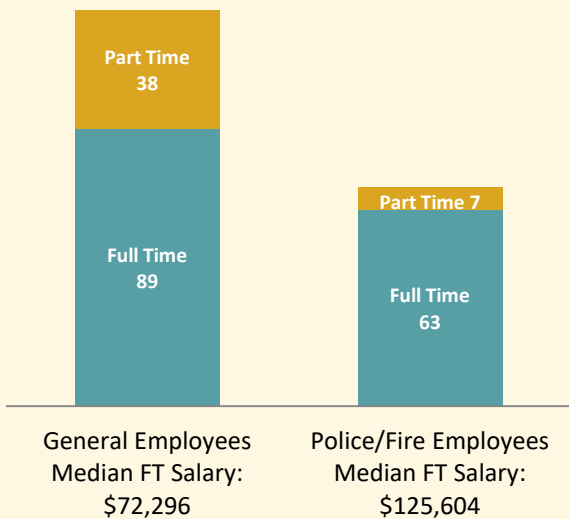
Did Village Budget Stay Under NY State Tax Cap?

2013	2014	2015	2016	2017
Yes	Yes	Yes	Yes	Yes

Bond Rating (Moody's)
Aa3 (High Grade)
Rating Date: February 6, 2017

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

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.

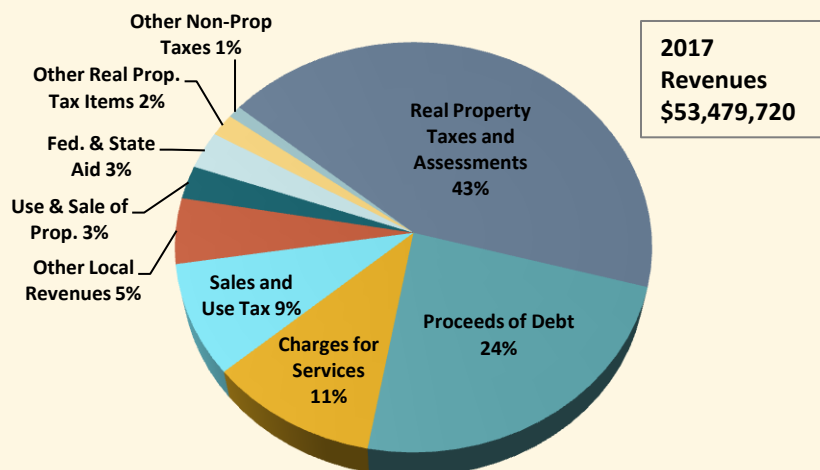
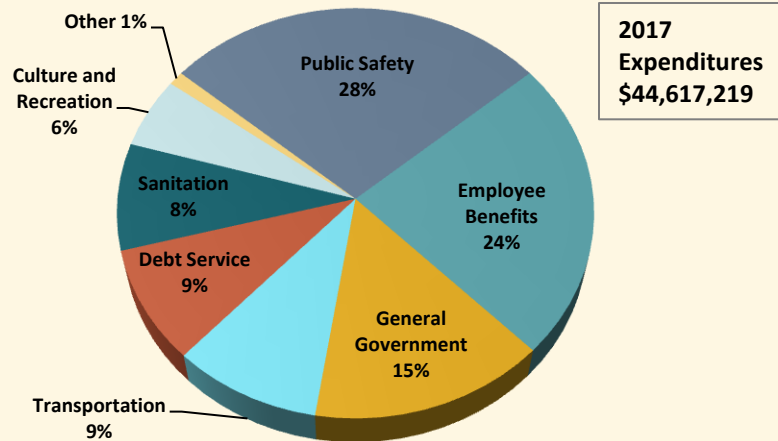
Data Notes

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.

Municipal Revenues and Expenditures



Source: Office of the New York State Comptroller

village of PORT CHESTER EDUCATION

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.

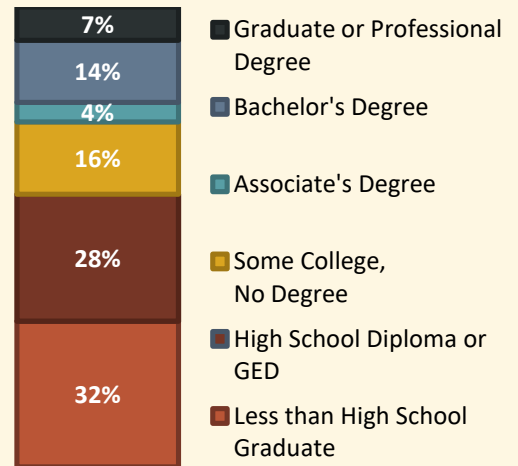
Student Characteristics – Students are eligible for free school lunch if their family's income is below 130% of the poverty line and reduced price lunch if their family's income is below 185% of the poverty line. English Language Learners are students who have been classified as not proficient in English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

Average SAT Scores

Category	Score (800 max)	Rank Among 23 UAA districts
Reading	451	T-19
Math	475	15
Writing	445	18

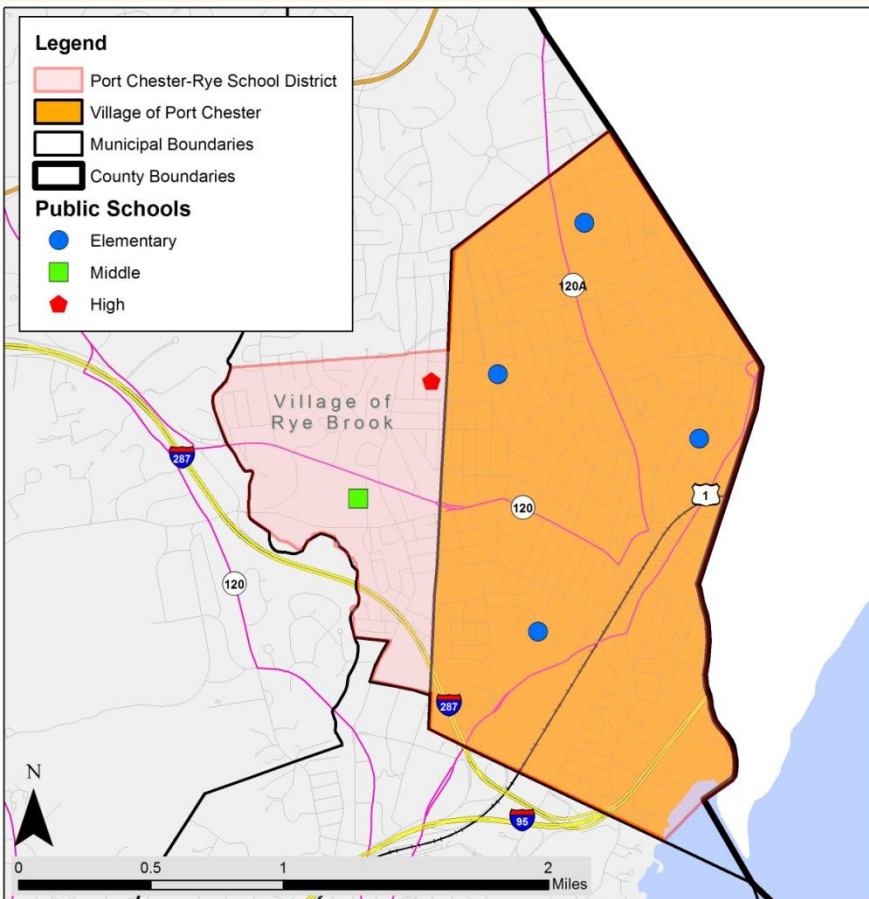
Source: New York State Department of Education (2015-16)

Education Level of Village Residents

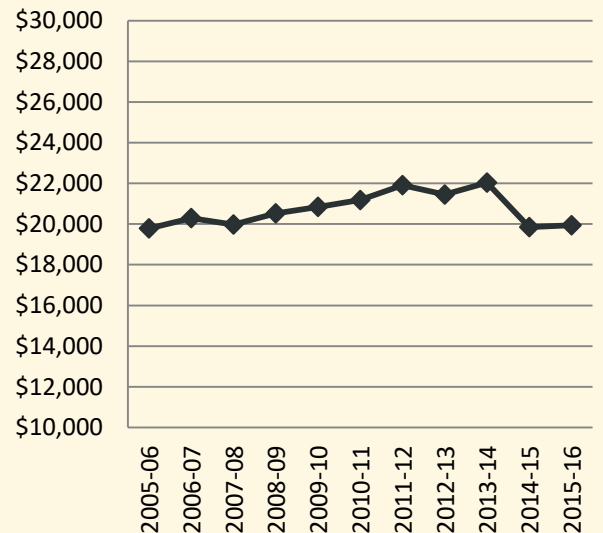


Source: 2015 American Community Survey

Port Chester-Rye School District



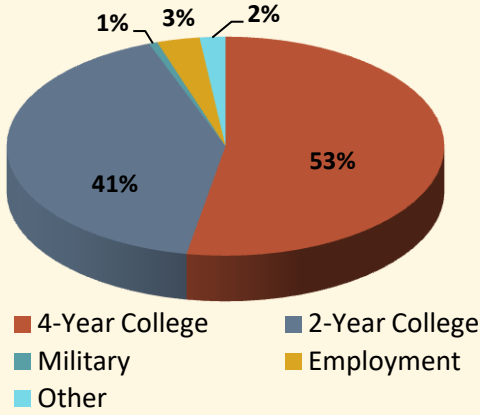
Expenditures Per Pupil



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

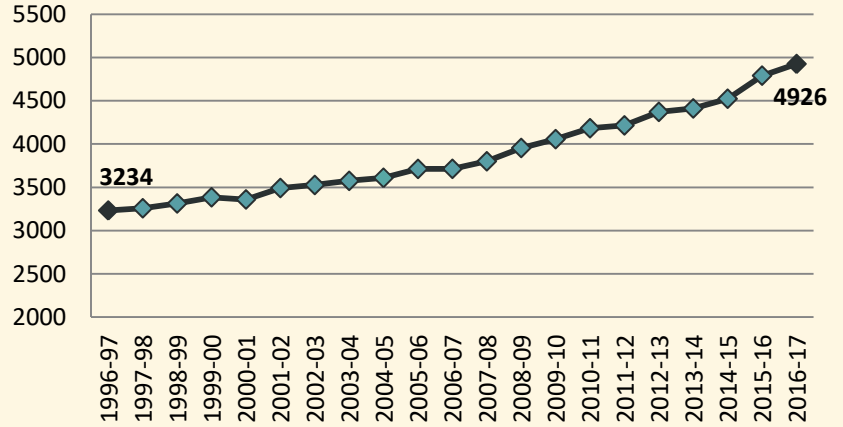
village of PORT CHESTER EDUCATION

Post-Graduation Plans of Graduating High School Seniors



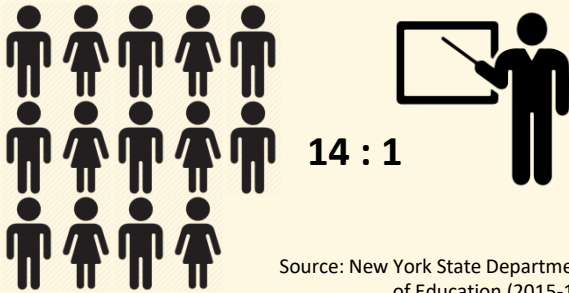
Source: New York State Department of Education (2015-16)

Port Chester-Rye School District Enrollment



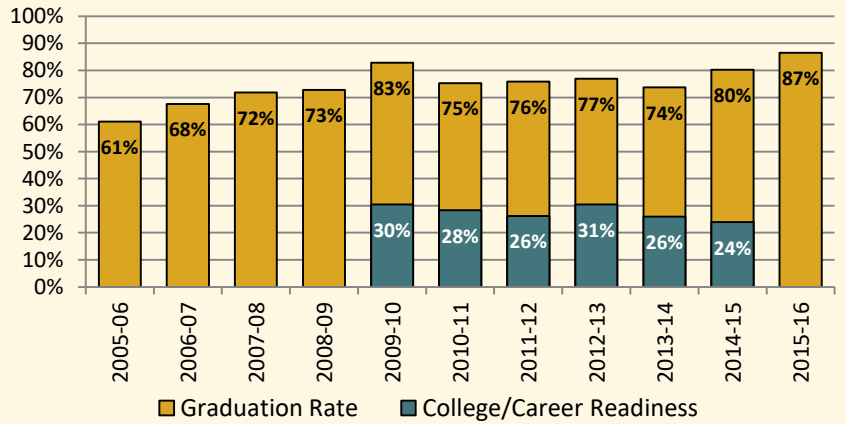
Source: New York State Department of Education

Student to Teacher Ratio



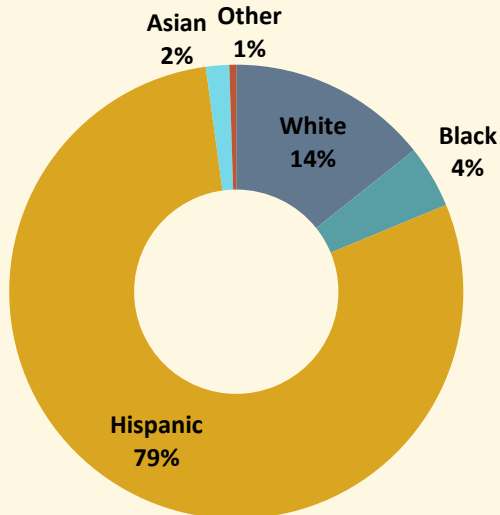
Source: New York State Department of Education (2015-16)

Graduation Rate & College/Career Readiness



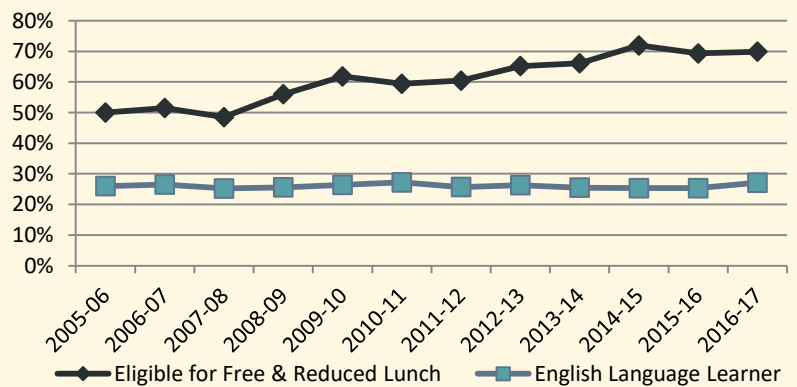
Source: New York State Department of Education

Race & Ethnicity of Students



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

Student Characteristics



Source: New York State Department of Education

village of PORT CHESTER

HEALTH

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.

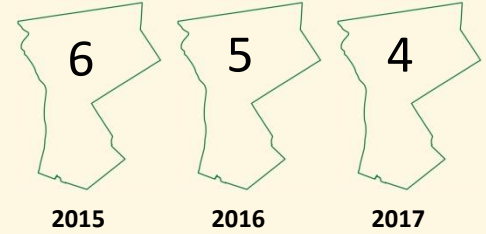
Access to Quality Food – The US Dept. of Agriculture defines census tracts as food deserts if the tracts have high poverty and low access to food. Pattern analyzed GIS data to find supermarket walktimes.

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

County Health Ranking

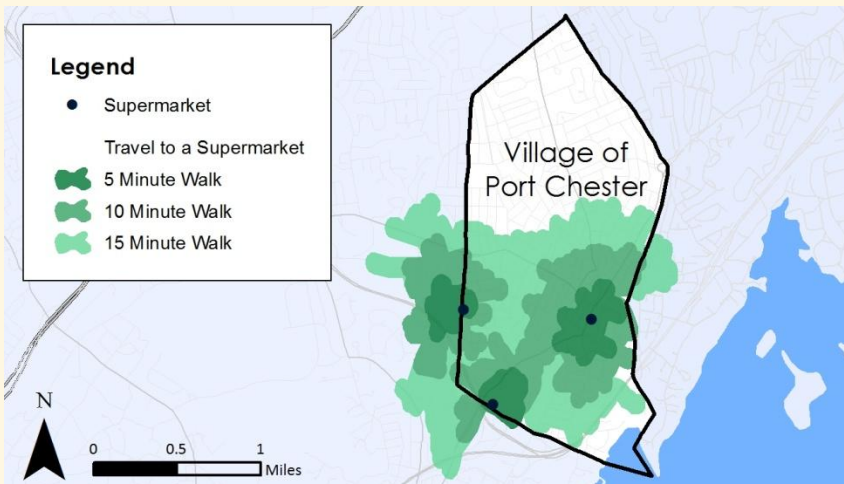
Westchester County

Rank out of 62 New York Counties



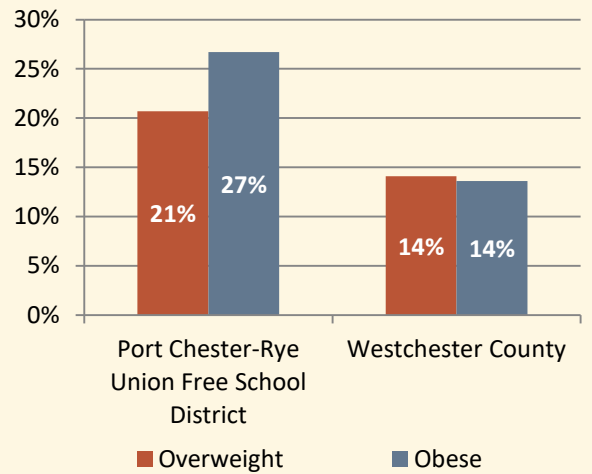
Source: Robert Wood Johnson County Health Rankings

Access to Quality Food



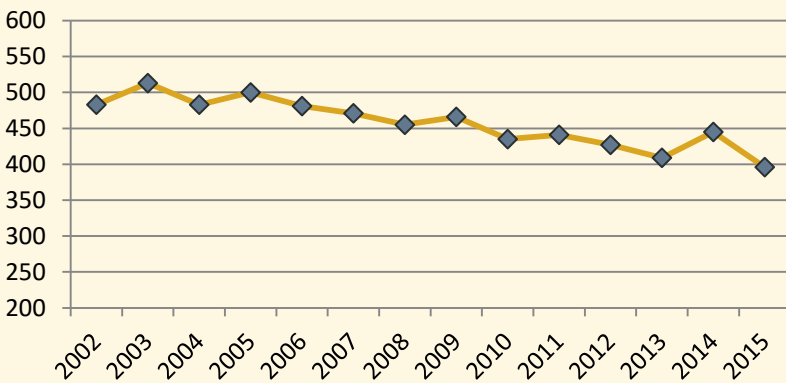
Sources: USDA Food Access Research Atlas (2015); Pattern GIS analysis

Childhood Obesity



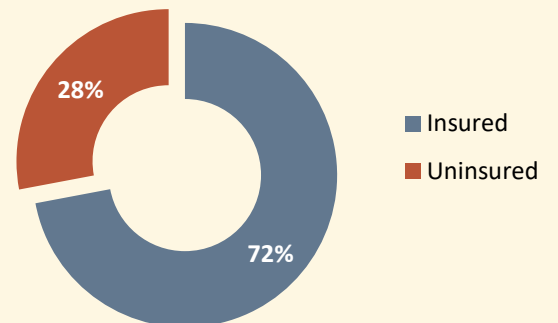
Source: New York State Department of Health (2014-16 average)

Number of Births



Source: New York State Department of Health

Health Insurance Rate



Source: 2015 American Community Survey

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

Avg. Annual Household Spending



\$2,335

Apparel & Services



\$3,435

Eating Out



\$5,219

Groceries



\$5,192

Health Care

Source: ESRI Business Analyst 2017

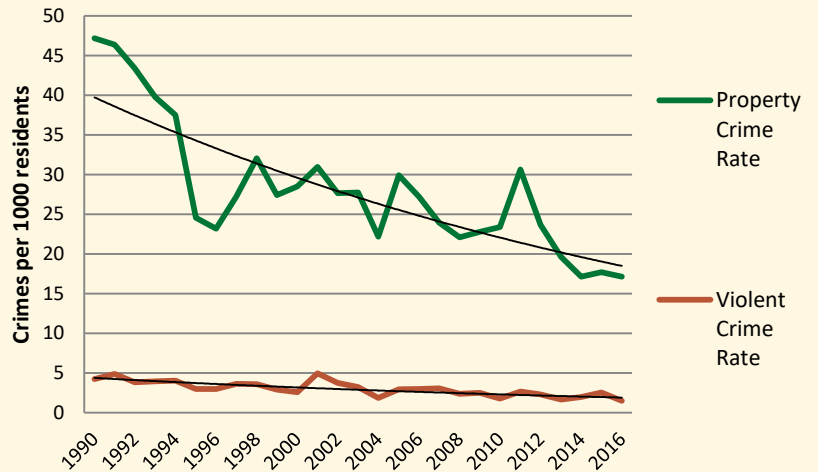
Quality of Life Analysis

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.

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

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.

URBAN ACTION AGENDA COMMUNITIES

