URBAN ACTION AGENDA

Community Profiles

Hudson Valley Pattern for Progress

January 2018

CITY OF PORT JERVIS
Population & Demographics Analysis
Since 2000, Port Jervis’ population has declined by 3.3%. Over that time, the percent of residents identifying as White fell 15% from 86% to 71% while all other racial/ethnic groups grew. Only 57% of Port Jervis residents are “working age” (20-64) while 28% are under 20 and 15% are senior citizens. Nearly all city residents were born in the United States, with just 6% born in a foreign country.

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.

Population Basics
- 8,681 Population (2015)
- -3.3% Population Change since 2000
- 2.7 Square Miles
- 3,215 Population Density (people per sq. mile)

Community Snapshot
- 28% Population under age 20
- 57% Population ages 20-64
- 15% Population 65 and older
- $41,682 Median household income
- 18% Residents with a bachelor’s degree or higher
- 44% Owner-occupied housing
- 43% Renter-occupied housing

Share of Population by Age and Sex

Population by Race and Ethnicity

Source: 2015 American Community Survey; 2000 Decennial Census

Place of Birth

Source: 2015 American Community Survey
**Housing Analysis**

Port Jervis’ housing stock is divided relatively evenly between owner-occupied and renter-occupied units. While housing is affordable for 65% of homeowners, 59% of renters are “cost burdened” (paying more than 30% of their income towards housing), including 34% who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in the city have risen by 37% since 2000, compared to 32% in Orange County. Almost 80% of homes are worth less than $200,000. The city’s housing stock is very old, with 60% of units built before 1940 and 74% built before 1960. Only 12% of units have been built since 1990.

**Data Notes**


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**Home Values**

- $1,000,000 or more: 1%
- $750,000 - $999,999: 2%
- $500,000 - $749,999: <1%
- $400,000 - $499,999: <1%
- $300,000 - $399,999: 4%
- $200,000 - $299,999: 16%
- $100,000 - $199,999: 61%
- $0 - $99,999: 17%

Source: 2015 American Community Survey

**Median Home Value**

- Port Jervis: $118K
- Orange County: $199K

Source: 2015 American Community Survey; 2000 Decennial Census

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

- **Owners**:
  - Affordable (<30%): 65%
  - Unaffordable (30-50%): 24%
  - Severely Unaffordable (>50%): 11%

- **Renters**:
  - Affordable (<30%): 41%
  - Unaffordable (30-50%): 25%
  - Severely Unaffordable (>50%): 34%


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**Age of Housing Stock**

- Built 2010 or Later: 0%
- Built 2000 to 2009: 7%
- Built 1990 to 1999: 5%
- Built 1980 to 1989: 4%
- Built 1970 to 1979: 5%
- Built 1960 to 1969: 5%
- Built 1950 to 1959: 6%
- Built 1940 to 1949: 8%
- Built 1939 or Earlier: 60%

Source: 2015 American Community Survey

**Housing Occupancy**

- Port Jervis:
  - Owned: 44%
  - Rented: 43%
  - Vacant: 13%
  - Number of Units: 1,733

- Orange County:
  - Owned: 63%
  - Rented: 29%
  - Vacant: 9%
  - Number of Units: 86,184

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

Since 2000, the city’s median household income has remained constant when accounting for inflation, while the poverty rate has ticked up from 16% to 17%. Most other UAA communities have had larger increases in poverty. Still, 61% of households earn less than $50,000 and only 15% earn $100,000 or more.

**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.

**Household Income Distribution**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>9%</td>
<td>6%</td>
</tr>
<tr>
<td>$10,000 - $24,999</td>
<td>12%</td>
<td>26%</td>
</tr>
<tr>
<td>$25,000 - $49,999</td>
<td>18%</td>
<td>27%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>14%</td>
<td>16%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>10%</td>
<td>13%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>11%</td>
<td>19%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>3%</td>
<td>9%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>1%</td>
<td>7%</td>
</tr>
</tbody>
</table>

**Households Receiving SNAP**

<table>
<thead>
<tr>
<th>Year</th>
<th>Port Jervis</th>
<th>Orange County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>17%</td>
<td>11%</td>
</tr>
<tr>
<td>2015</td>
<td>24%</td>
<td>11%</td>
</tr>
</tbody>
</table>

**Households Below the Poverty Line**

<table>
<thead>
<tr>
<th>Year</th>
<th>Port Jervis</th>
<th>Orange County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>16%</td>
<td>9%</td>
</tr>
<tr>
<td>2010</td>
<td>16%</td>
<td>9%</td>
</tr>
<tr>
<td>2015</td>
<td>17%</td>
<td>12%</td>
</tr>
</tbody>
</table>

Source: 2010 & 2015 American Community Survey

Source: 2015 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Economy Analysis
The largest employment sectors for Port Jervis residents are “educational services, health care and social assistance,” “retail trade,” and “manufacturing.” 38% of Port Jervis residents work in the city, and 65% work in Orange County. Almost 80% of residents commute by car. Pennsylvania is just across the Delaware River from the city, and the concentration of big box retail stores drawn there by lower property and sales taxes has historically hurt the competitiveness of downtown business, but economic revitalization appears to be taking off with a focus on the city’s natural assets.

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.
### 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>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Bond Rating (Moody’s)**

Baa1 (Lower Medium Grade)

Rating Date: December 20, 2016

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

### Municipal Employees

**General Employees**

- Median FT Salary: $58,760

**Police/Fire Employees**

- Median FT Salary: $106,207

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

### Municipal Revenues and Expenditures

**2016 Expenditures**

- $18,516,437

**2016 Revenues**

- $18,566,358

**Dollars and Cents Analysis**

The city’s budget has exceeded the tax cap in four of the last six years and its bond rating is lower than many UAA communities. City property taxes are 24% of the average tax bill (school tax is 68%). The city has 80 full time and 21 part time employees, and employee benefits are the largest category of 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.

### Taxes on Median Home

- **Median Home Value**: $162,600
- **Total Taxes - $7,275**

Source: Orange County (2015)

- **School District**: $4,911 (68%)
- **City**: $1,714 (24%)
- **County**: $650 (9%)
Education Analysis
Port Jervis City School District serves 2,500 students in the city, Town of Deerpark, and parts of two Sullivan County towns. Enrollment is down 27% since 2004, while per pupil expenditures are up. Over the past decade the graduation rate is trending steadily up. The number of students receiving free or reduced lunch (a measure of poverty) has doubled since the 05-06 school year. Among all residents of Port Jervis, 27% have an associate’s degree or higher, while 17% 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>472</td>
<td>16</td>
</tr>
<tr>
<td>Math</td>
<td>480</td>
<td>T-13</td>
</tr>
<tr>
<td>Writing</td>
<td>456</td>
<td>14</td>
</tr>
</tbody>
</table>

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

Education Level of City Residents

- Graduate or Professional Degree: 5%
- Bachelor’s Degree: 13%
- Associate’s Degree: 9%
- Some College, No Degree: 21%
- High School Diploma or GED: 37%
- Less than High School Graduate: 17%

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: 38%
- 2-Year College: 33%
- Military: 14%
- Employment: 10%
- Other: 5%

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

Port Jervis City School District Enrollment

Source: New York State Department of Education

Student to Teacher Ratio

12 : 1

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

Race & Ethnicity of Students

- White: 71%
- Hispanic: 14%
- Black: 8%
- Other: 6%
- Asian: 1%

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

Graduation Rate & College/Career Readiness

- 2005-06: 71%
- 2006-07: 65%
- 2007-08: 66%
- 2008-09: 68%
- 2009-10: 68%
- 2010-11: 70%
- 2011-12: 71%
- 2012-13: 76%
- 2013-14: 75%
- 2014-15: 81%
- 2015-16: 83%

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
There are no supermarkets in Port Jervis, but there are several nearby in PA and NJ. 38% of students in the public schools are overweight or obese. 11% 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.

Access to Quality Food

County Health Ranking

Orange County
Rank out of 62 New York Counties

2015 2016 2017

Source: Robert Wood Johnson County Health Rankings

Childhood Obesity

Number of Births

Health Insurance Rate

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

Source: New York State Department of Health

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

Source: New York State Department of Health

Source: 2015 American Community Survey
In the city of PORT JERVIS, the quality of life is shaped by various factors. The city's large Elks Memorial Park offers hiking, picnic areas, and panoramic views of the Delaware Valley. Since 1990, the violent crime rate has steadily declined. Property crime fell from 1996 to 2005, then rose until 2014 but plummeted in 2015 and 2016.

### Quality of Life Analysis
The city’s large Elks Memorial Park offers hiking, picnic areas, and panoramic views of the Delaware Valley. Since 1990, the violent crime rate has steadily declined. Property crime fell from 1996 to 2005, then rose until 2014 but plummeted in 2015 and 2016.

### 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](http://www.pattern-for-progress.org).

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**Source:** Pattern for Progress Analysis of GIS Data

**Source:** ESRI Business Analyst 2017

**Source:** NY State Division of Criminal Justice Services

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**Access to Parks**

| Acres of Open Space & Parks in Municipality | 386 |
| Residents per Acre of Parkland | 22 |

**Avg. Annual Household Spending**

| Apparel & Services | $1,480 |
| Eating Out | $2,271 |
| Groceries | $3,518 |
| Health Care | $3,679 |

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**Source:** NY State Division of Criminal Justice Services

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