village of WEST HAVERSTRAW
COMMUNITY OVERVIEW MAP

Legend
- Municipal Boundaries
- Parks
- Natl. Historic Sites
- Points of Interest:
  - Village Hall
  - Community Amenities
  - Public Library
  - Post Offices
  - Hospitals

Schools
- Elementary
- Middle
- High
West Haverstraw’s population has barely grown since 2000, but the village’s demographics have shifted. Hispanic/Latino residents now make up 52% of the total population (up from 30%), while White residents are 29% of the total (down from 51%). The village’s population is young, with 29% under age 20, and seniors only 9%. Over a quarter of residents were born outside the United States.

**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
The majority of housing units in West Haverstraw are owner-occupied, with rentals making up just 38% of the housing stock. Roughly half of both owners and renters are “cost burdened” (paying more than 30% of their income towards housing), including 29% 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 27% since 2000, in line with a 23% rise in Rockland County. The largest share of homes are valued between $200,000 and $299,999. Most housing units in the village were built between 1950-1989, with just 22% built prior to 1950 and only 14% built since 1990.

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>0%</td>
</tr>
<tr>
<td>$750,000 - $999,999</td>
<td>3%</td>
</tr>
<tr>
<td>$500,000 - $749,999</td>
<td>3%</td>
</tr>
<tr>
<td>$400,000 - $499,999</td>
<td>9%</td>
</tr>
<tr>
<td>$300,000 - $399,999</td>
<td>27%</td>
</tr>
<tr>
<td>$200,000 - $299,999</td>
<td>43%</td>
</tr>
<tr>
<td>$100,000 - $199,999</td>
<td>10%</td>
</tr>
<tr>
<td>$0 - $99,999</td>
<td>4%</td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Median Home Value

- 2000: West Haverstraw - $219K, Rockland County - $334K
- 2015: West Haverstraw - $279K, Rockland County - $419K

Source: 2015 American Community Survey; 2000 Decennial Census

Affordability (% of Income Towards Housing Costs)

<table>
<thead>
<tr>
<th>Category</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>52%</td>
<td>34%</td>
<td>14%</td>
</tr>
<tr>
<td>Renters</td>
<td>49%</td>
<td>22%</td>
<td>29%</td>
</tr>
</tbody>
</table>


Housing Occupancy

- West Haverstraw: 1,820 Units, 60%
- Rockland County: 68,107 / 66%

Source: 2015 American Community Survey
Income & Poverty Analysis
Since 2000, the poverty rate has dropped slightly while the village’s median household income has grown 13%, accounting for inflation, even as Rockland’s has fallen 9%. More than three times as many households are using SNAP benefits since 2010. 31% of households earn more than $100,000 while 35% earn less than $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.

Source: 2015 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Economy Analysis
“Educational services, health care and social assistance,” is by far the largest employment sector, though the number of residents who work in that sector has declined by 28% since 2010. As the village’s population has gotten younger since 2000, more residents have entered the workforce, raising employment and unemployment percentages. Just 11% of residents work in the village, while 68% work in Rockland County. Almost 85% of commuters use a car to get to work (including 10% who carpool), while 7% take public transit and 4% walk to work.

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 Village Residents

<table>
<thead>
<tr>
<th>Industry</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fishing &amp; hunting, and mining</td>
<td>0</td>
<td>21</td>
</tr>
<tr>
<td>Construction</td>
<td>240</td>
<td>384</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>376</td>
<td>321</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>58</td>
<td>688</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>687</td>
<td>234</td>
</tr>
<tr>
<td>Transportation &amp; warehousing and utilities</td>
<td>436</td>
<td>55</td>
</tr>
<tr>
<td>Information</td>
<td>79</td>
<td>346</td>
</tr>
<tr>
<td>Finance &amp; insurance, and real estate &amp; rental &amp; leasing</td>
<td>267</td>
<td>322</td>
</tr>
<tr>
<td>Professional, scientific, &amp; management, &amp; administrative &amp; waste mgmt. services</td>
<td>448</td>
<td>177</td>
</tr>
<tr>
<td>Educational services, health care &amp; social assistance</td>
<td>1,439</td>
<td>1,850</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>468</td>
<td>177</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>230</td>
<td>158</td>
</tr>
<tr>
<td>Public administration</td>
<td>193</td>
<td>244</td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Means of Travel to Work

<table>
<thead>
<tr>
<th>Mode of Travel</th>
<th>% of Commuters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drove Alone</td>
<td>74%</td>
</tr>
<tr>
<td>Carpoolled</td>
<td>10%</td>
</tr>
<tr>
<td>Walked</td>
<td>4%</td>
</tr>
<tr>
<td>Public Transit</td>
<td>7%</td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Place of Work & Commute Time

| % of residents who work in West Haverstraw | 11% |
| % of residents who work in Rockland County | 68% |
| Average Commute Time | 29 Minutes |

Source: 2015 American Community Survey

Employment (Age 16 and Over)

<table>
<thead>
<tr>
<th>Year</th>
<th>Unemployed</th>
<th>Not in Labor Force</th>
<th>Employed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>3%</td>
<td>9%</td>
<td>88%</td>
</tr>
<tr>
<td>2010</td>
<td>26%</td>
<td>28%</td>
<td>64%</td>
</tr>
<tr>
<td>2015</td>
<td>39%</td>
<td>28%</td>
<td>64%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, US Decennial Census
Dollars and Cents Analysis

The village budget has exceeded the state Tax Cap in three of the last five years. Only 15% of the tax bill for a median-value home goes to village taxes, while 71% is for school taxes. The village relies on property taxes for more than 75% of annual revenue. West Haverstraw has 25 full time and 16 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.
Education Analysis
The North Rockland School District serves over 8,000 students in West Haverstraw, and the Towns of Haverstraw and Stony Point. Over the past 10 years the graduation and CCR rates (see below) have steadily increased. Nearly 90% of graduating seniors plan to attend a two or four year college. The number of students receiving free or reduced lunch (a measure of poverty) has doubled since 2009. 35% of village residents have an associate's degree or higher while 20% 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>481</td>
<td>13</td>
</tr>
<tr>
<td>Math</td>
<td>488</td>
<td>T-10</td>
</tr>
<tr>
<td>Writing</td>
<td>467</td>
<td>11</td>
</tr>
</tbody>
</table>

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

Education Level of Village Residents

<table>
<thead>
<tr>
<th>Education Level</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graduate or Professional Degree</td>
<td>9%</td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>10%</td>
</tr>
<tr>
<td>Associate’s Degree</td>
<td>16%</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>19%</td>
</tr>
<tr>
<td>High School Diploma or GED</td>
<td>26%</td>
</tr>
<tr>
<td>Less than High School Graduate</td>
<td>20%</td>
</tr>
</tbody>
</table>

Source: 2015 American Community Survey

Expenditures Per Pupil

<table>
<thead>
<tr>
<th>Year</th>
<th>Expenditures Per Pupil</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005-06</td>
<td>$30,000</td>
</tr>
<tr>
<td>2006-07</td>
<td>$30,000</td>
</tr>
<tr>
<td>2007-08</td>
<td>$30,000</td>
</tr>
<tr>
<td>2008-09</td>
<td>$30,000</td>
</tr>
<tr>
<td>2009-10</td>
<td>$30,000</td>
</tr>
<tr>
<td>2010-11</td>
<td>$30,000</td>
</tr>
<tr>
<td>2011-12</td>
<td>$30,000</td>
</tr>
<tr>
<td>2012-13</td>
<td>$30,000</td>
</tr>
<tr>
<td>2013-14</td>
<td>$30,000</td>
</tr>
<tr>
<td>2014-15</td>
<td>$30,000</td>
</tr>
<tr>
<td>2015-16</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

Source: New York State Department of Education (Infl. Adjusted)
village of **WEST HAVERSTRAW**

**EDUCATION**

### Student to Teacher Ratio

15 : 1

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

### Race & Ethnicity of Students

- Hispanic: 55%
- White: 27%
- Black: 13%
- Other: 1%
- Asian: 4%

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

### North Rockland School District Enrollment

Source: New York State Department of Education

- 1995-96: 7464
- 1996-97: 7439
- 1997-98: 8439
- 1998-99: 8030
- 1999-00: 7834
- 2000-01: 7737
- 2001-02: 7680
- 2002-03: 7680
- 2003-04: 7680
- 2004-05: 7680
- 2005-06: 7680
- 2006-07: 7680
- 2007-08: 7680
- 2008-09: 7680
- 2009-10: 7680
- 2010-11: 7680
- 2011-12: 7680
- 2012-13: 7680
- 2013-14: 7680
- 2014-15: 7680
- 2015-16: 7680
- 2016-17: 8079

### Graduation Rate & College/Career Readiness

Source: New York State Department of Education

- 2005-06: 60%
- 2006-07: 65%
- 2007-08: 70%
- 2008-09: 75%
- 2009-10: 80%
- 2010-11: 83%
- 2011-12: 81%
- 2012-13: 81%
- 2013-14: 82%
- 2014-15: 82%
- 2015-16: 84%

### Student Characteristics

- Eligible for Free & Reduced Lunch
- English Language Learner

Source: New York State Department of Education
Health Analysis
Rockland is one of the healthiest counties in the state. The village has good access to supermarkets. 40% of public school are overweight or obese. 13% 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.

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

Sources: 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 **WEST HAVERSTRAW**

**QUALITY OF LIFE**

### Access to Parks

- **Acres of Open Space & Parks in Municipality**: 60
- **Residents per Acre of Parkland**: 172

*Source: Pattern for Progress Analysis of GIS Data*

### Quality of Life Analysis

**Peck’s Pond Park** is a popular spot for residents to enjoy the outdoors. Garner Arts Center, located in a redeveloped historic factory complex, also offers many entertainment options.

### 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 Haverstraw, which provides police services to the village.

### Average Annual Household Spending

- **Apparel & Services**: $2,622
- **Eating Out**: $3,873
- **Groceries**: $5,901
- **Health Care**: $6,237

*Source: ESRI Business Analyst 2017*

### Per Capita Crime Rate (Town of Haverstraw)

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

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