

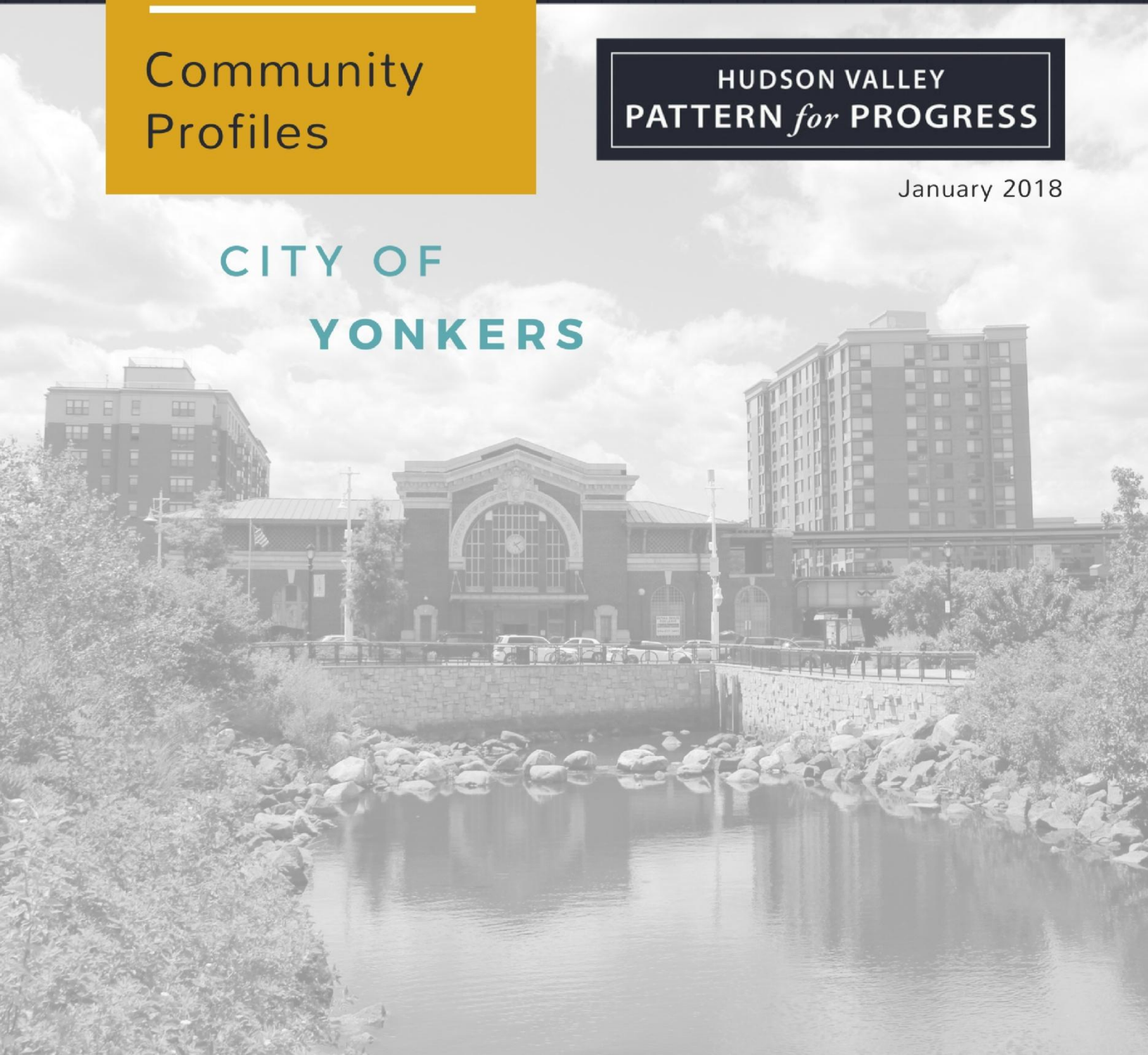
# URBAN ACTION AGENDA

Community  
Profiles

HUDSON VALLEY  
PATTERN *for* PROGRESS

January 2018

CITY OF  
YONKERS





# POPULATION & DEMOGRAPHICS

## Population Basics

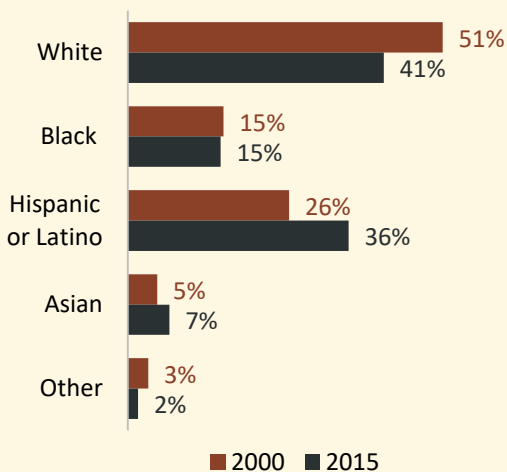
**199,435** Population (2015)  
**1.7%** Population Change since 2000  
**18.4** Square Miles  
**10,839** Population Density (people per sq. mile)

## Community Snapshot

**25%** Population under age 20  
**60%** Population ages 20-64  
**15%** Population 65 and older  
**\$59,049** Median household income  
**31%** Residents with a bachelor's degree or higher  
**42%** Owner-occupied housing  
**47%** Renter-occupied housing

Source: 2015 American Community Survey

## Population by Race and Ethnicity



Source: 2015 American Community Survey; 2000 Decennial Census

## Population & Demographics Analysis

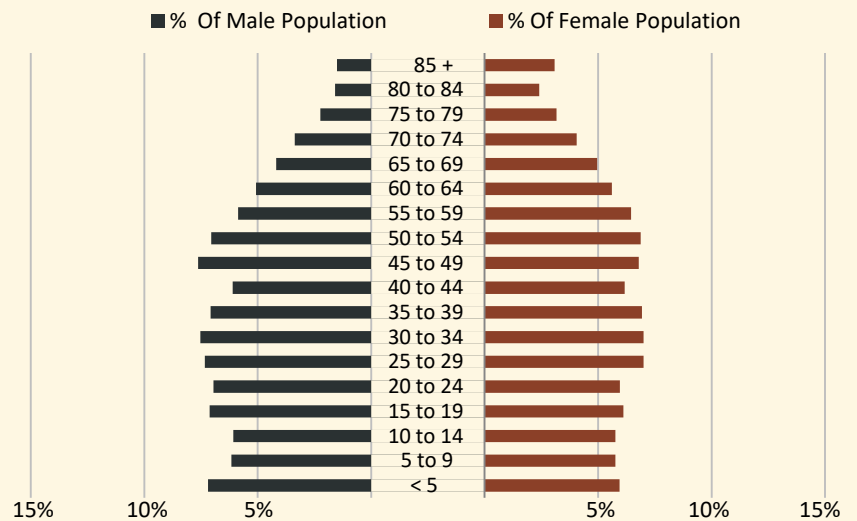
The fourth largest city in New York State, Yonkers has grown by just 1.7% since 2000. Over that period, the percent of White residents dropped from 51% to 41% while the percent of residents identifying as Hispanic/Latino grew from 26% to 36%. Over 30% of Yonkers residents were born outside the United States, including 17% who are naturalized citizens and 14% 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

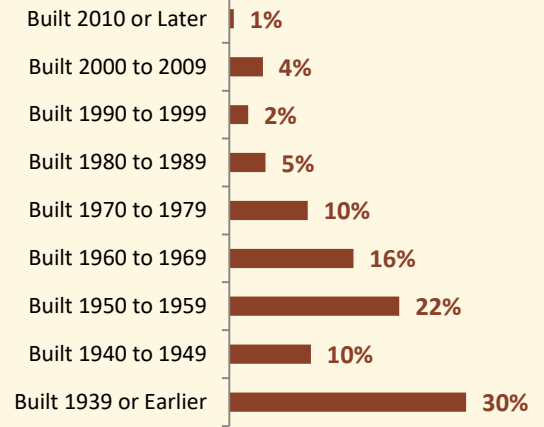
### Housing Analysis

Yonkers' housing stock is divided nearly evenly between owner-occupied and renter-occupied units. Housing costs are affordable for 61% of homeowners but only 50% of renters, and 28% of renters and 18% of owners are severely cost burdened (paying more than 50% of their income towards housing costs). Inflation-adjusted home values in Yonkers have risen by 16% since 2000, higher than the 13% rise in Westchester County. Yonkers has an exceptionally diverse range of home values, with 24% worth less than \$200,000 and 30% worth over \$500,000. Nearly half (48%) of housing units in the city were built between 1950 and 1979, though 40% date from before 1950 and 7% since 1990.

### Data Notes

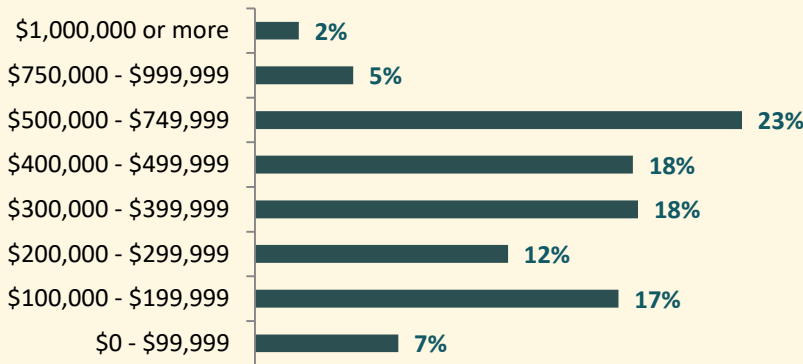
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

### Age of Housing Stock



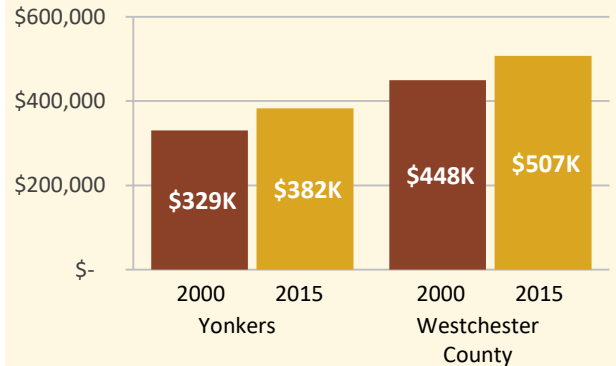
Source: 2015 American Community Survey

### Home Values



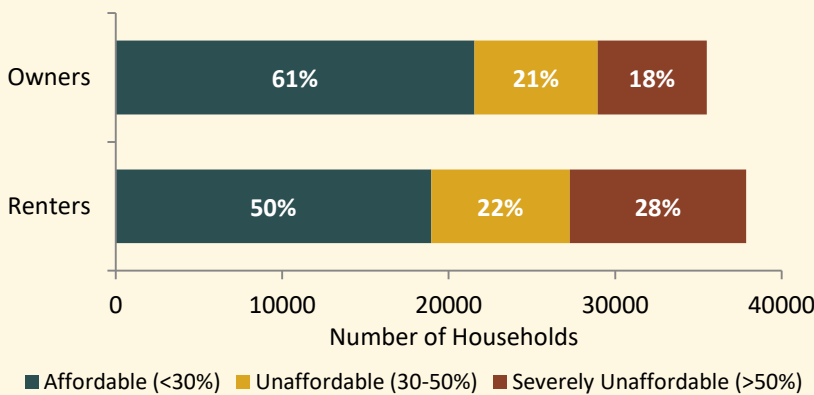
Source: 2015 American Community Survey

### Median Home Value



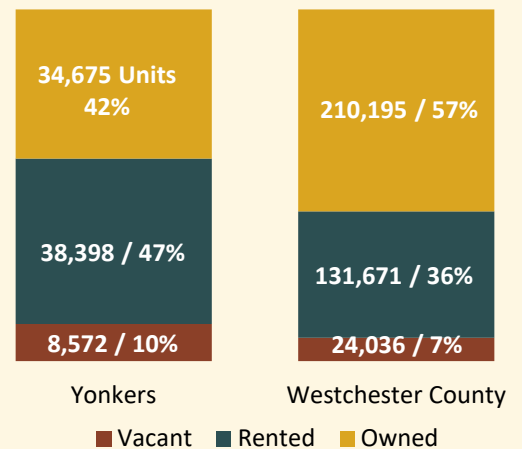
Source: 2015 American Community Survey; 2000 Decennial Census

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



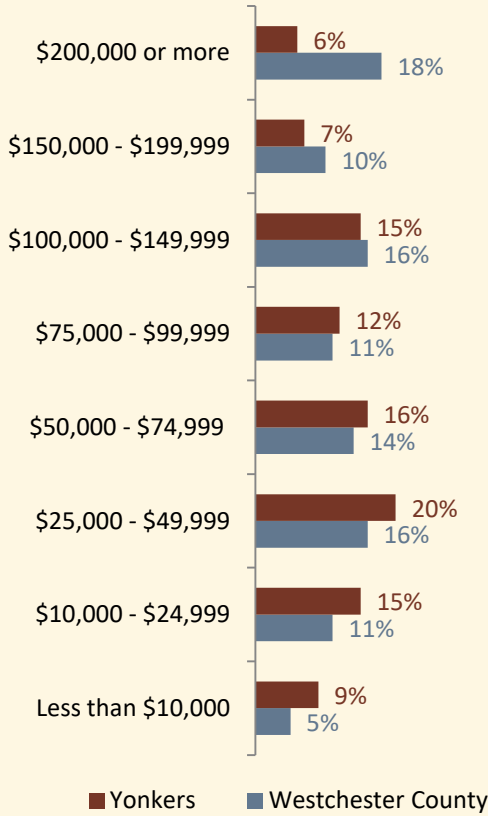
Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2017)

### Housing Occupancy



Source: 2015 American Community Survey

**Household Income Distribution**



Source: 2015 American Community Survey

**Income & Poverty Analysis**

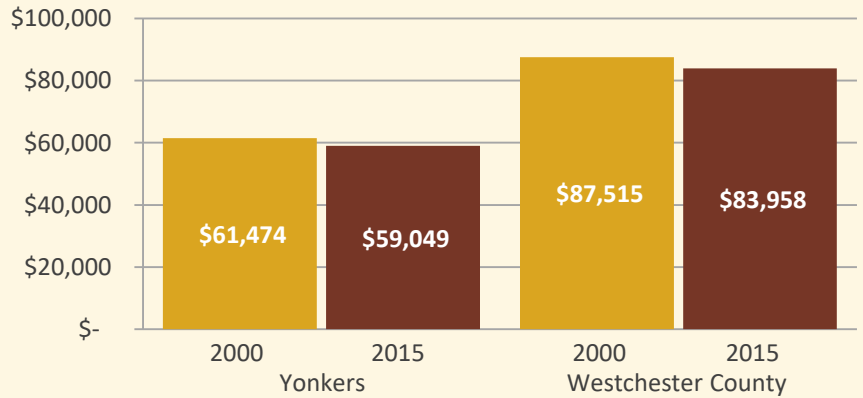
Since 2000, Yonkers' median household income has fallen 4% when accounting for inflation (the same as Westchester's) while the poverty rate has risen slightly from 14% to 16%. The city's income distribution is very wide, with at least 5% of households in every income level from less than \$10,000 to more than \$200,000.

**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.

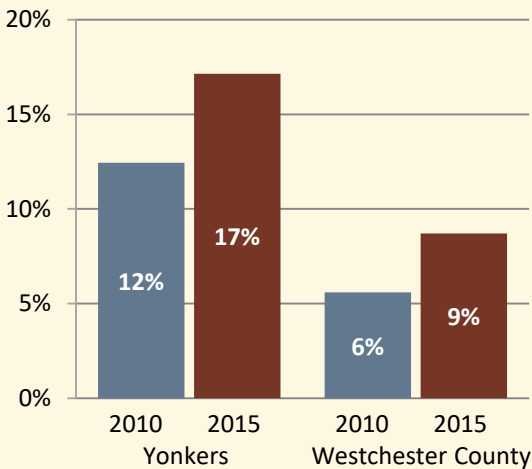
Households Receiving SNAP – SNAP is the Supplemental Nutrition Assistance Program (formerly Food Stamps). To qualify for SNAP, a household must have an income below 130% of the poverty line.

**Median Household Income**



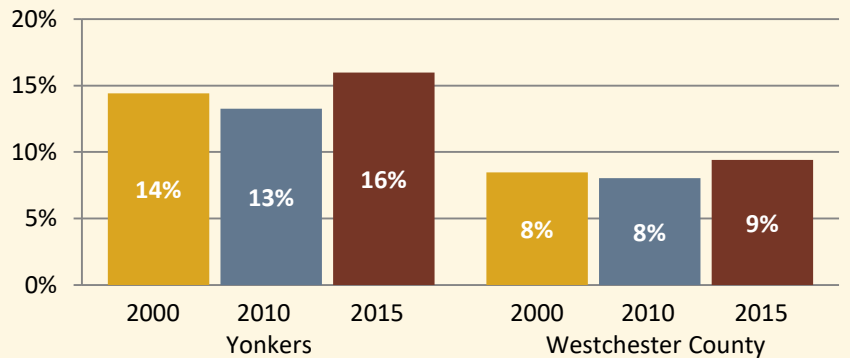
Source: 2015 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

**Households Receiving SNAP**



Source: 2010 & 2015 American Community Survey

**Households Below the Poverty Line**



Source: 2015 American Community Survey; 2000 Decennial Census

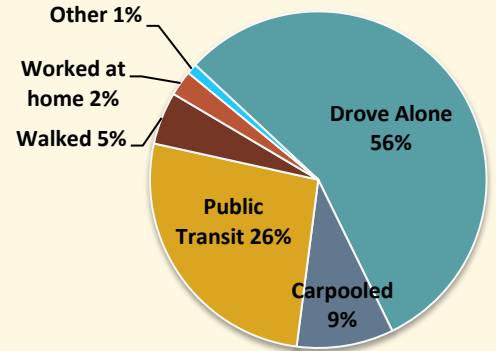
### Economy Analysis

Home to three hospitals, many public schools, and Sarah Lawrence College, over 26,000 Yonkers residents work in “educational services, health care, and social assistance.” Only 29% of residents work in Yonkers, and 59% work in Westchester County. With excellent Metro North service to New York City and an active bus system, 26% of Yonkers residents take public transit to work, higher than most UAA communities. 65% drive to work (including 9% who carpool) and 5% walk to work. The average commute of 33 minutes is one of the longest of any UAA community.

### Data Notes

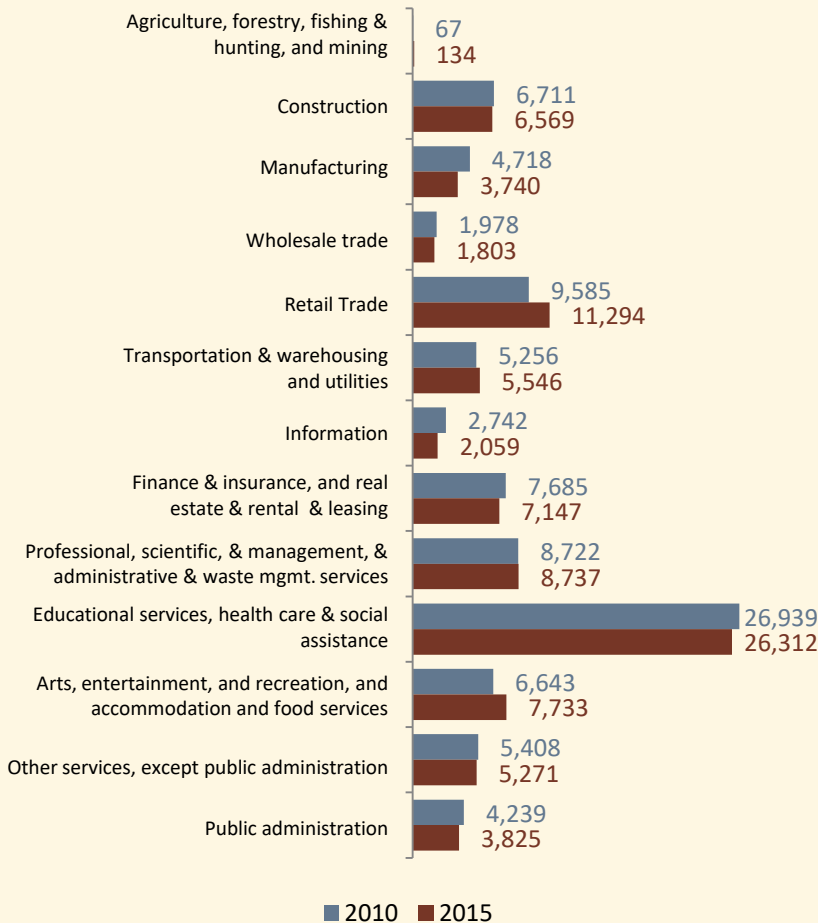
Employment – Data on unemployment comes from American Community Survey, which reports data by municipality. The Bureau of Labor Statistics is a common source for national unemployment rate data but does not report data at the municipal level.

### Means of Travel to Work



Source: 2015 American Community Survey

### Employment by Industry of Yonkers Residents



Source: 2015 American Community Survey

### Place of Work & Commute Time

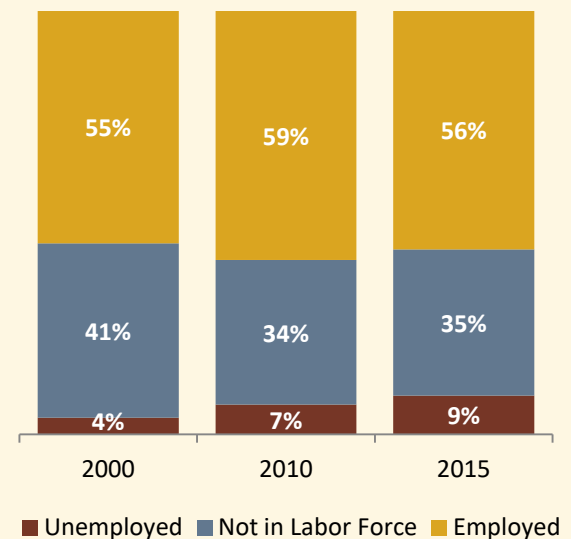
**% of residents who work in Yonkers** **29%**

**% of residents who work in Westchester County** **59%**

**Average Commute Time** **33 Minutes**

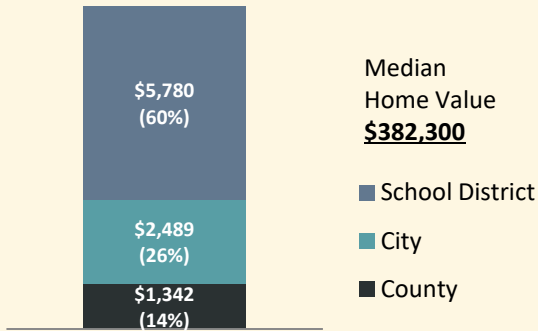
Source: 2015 American Community Survey

### Employment (16 and Older)



Source: American Community Survey, US Decennial Census

### Taxes on Median Home



Median Home Value  
**\$382,300**

Total Taxes - \$9,611

Source: Westchester County (2015)

### Municipal Finances

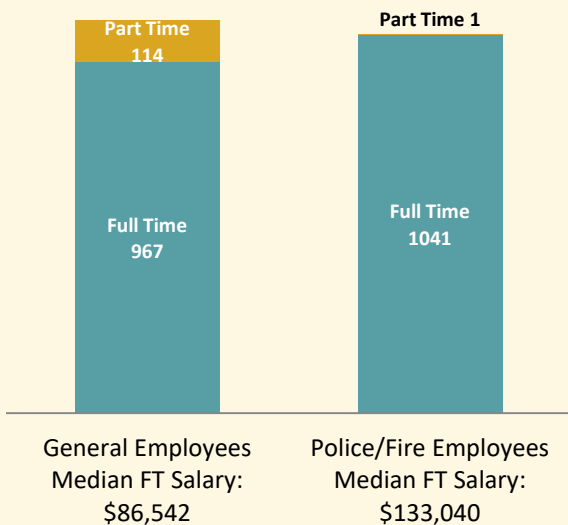
#### Did City Budget Stay Under NY State Tax Cap?

2013	2014	2015	2016	2017
Yes	Yes	Yes	Yes	No

**Bond Rating (Moody's)**  
**A2 (Upper Medium Grade)**  
Rating Date: November 9, 2016

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

The city's budget has been under the Tax Cap in all but one year since 2013. City property taxes are 26% of the tax bill of \$9,611 for a median-value home, but the city also has a local income tax. Yonkers has 2,008 full time, and 115 part time employees.

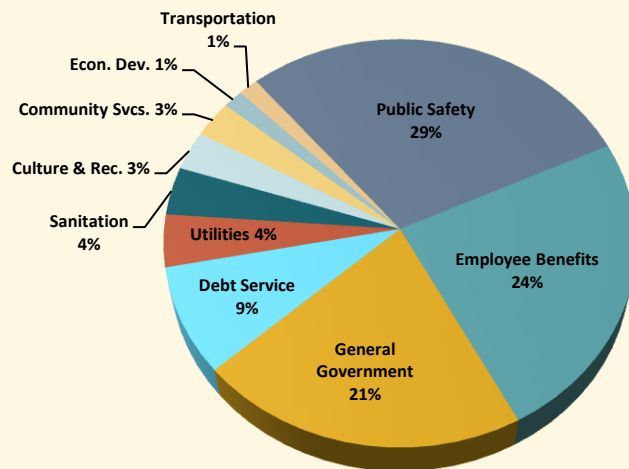
#### Data Notes

**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.

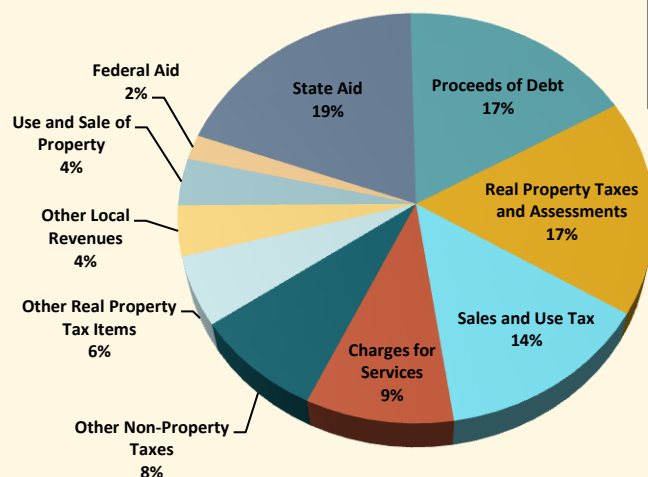
**Municipal Employees** – Employees were counted as part time if they earned less than \$30,000 in 2016 and full time if they earned over \$30,000. "General" employees are non-police/fire employees.

**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



**2016 Expenditures**  
**\$578,807,010**



**2016 Revenues**  
**\$661,243,657**

Source: Office of the New York State Comptroller

**Education Analysis**

Yonkers City School District serves over 26,000 students, and enrollment is up 10% since 2008. Average SAT scores remain low, but the graduation rate has risen from 58% to 78% in the past 8 years. Per pupil expenditures have fallen since 2006. Nearly 80% of students receive free or reduced lunch (a measure of poverty). 82% of graduating seniors plan to attend a two or four year college. Among all city residents, 39% have an associate's degree or higher, while only 17% lack a high school diploma.

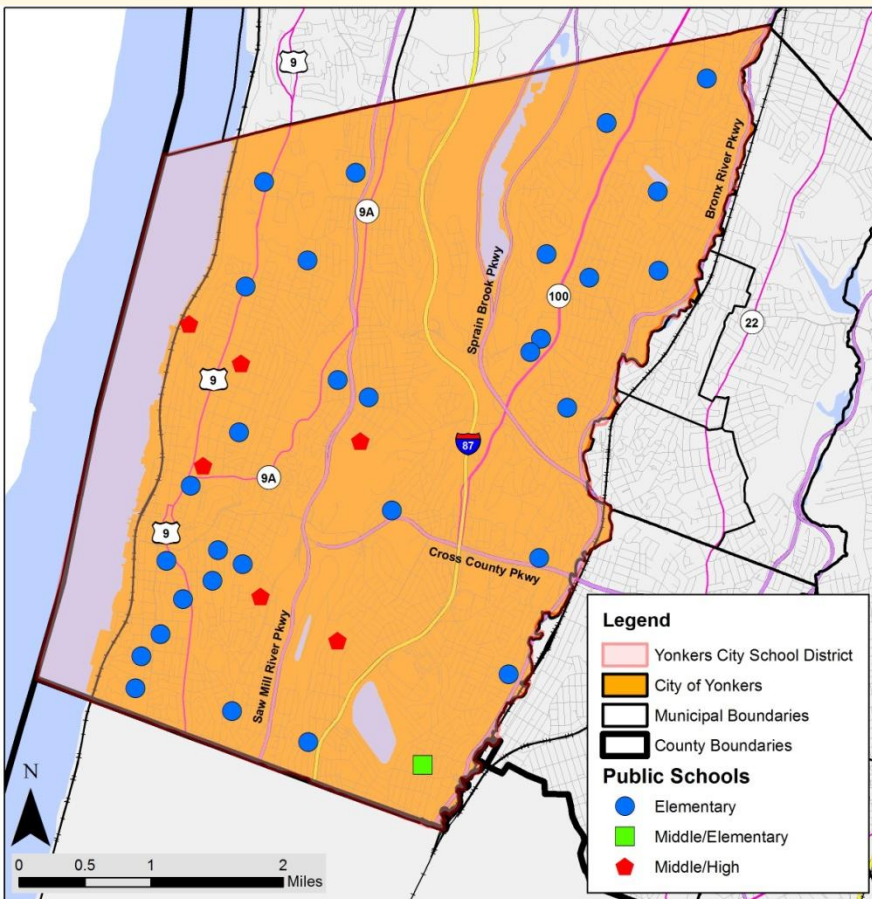
**Data Notes**

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.

**Yonkers City School District**

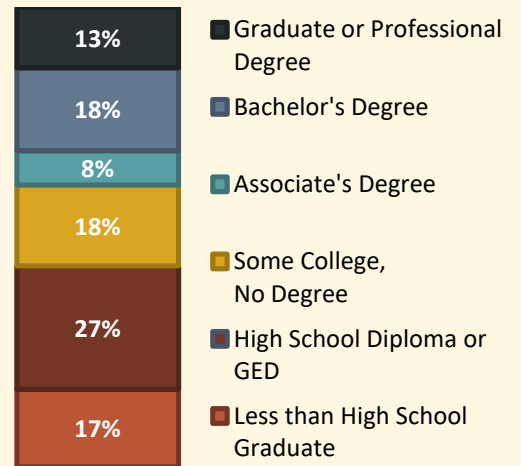


**Average SAT Scores**

Category	Score (800 max)	Rank Among 23 UAA districts
<b>Reading</b>	402	23
<b>Math</b>	397	23
<b>Writing</b>	399	T-22

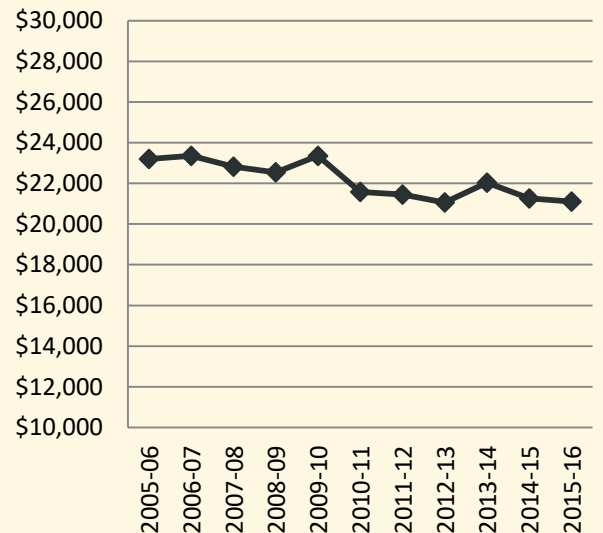
Source: New York State Department of Education (2015-16)

**Education Level of City Residents**



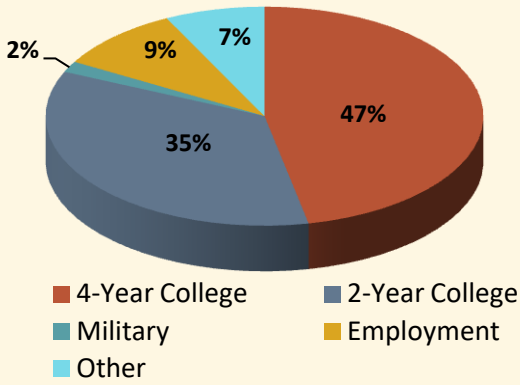
Source: 2015 American Community Survey

**Expenditures Per Pupil**



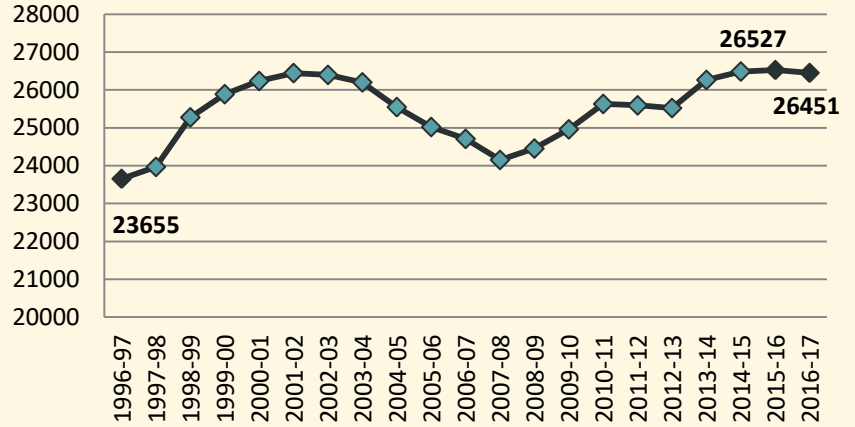
Source: New York State Department of Education (Infl. Adjusted)

**Post-Graduation Plans of  
Graduating High School Seniors**



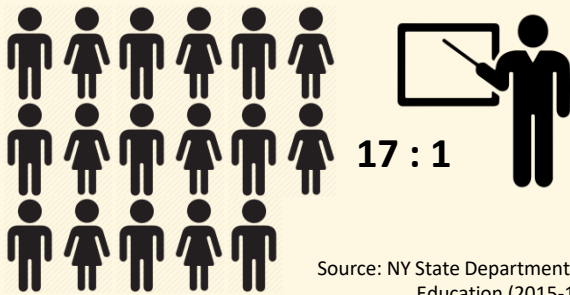
Source: New York State Department of Education (2015-16)

**Yonkers City School District Enrollment**



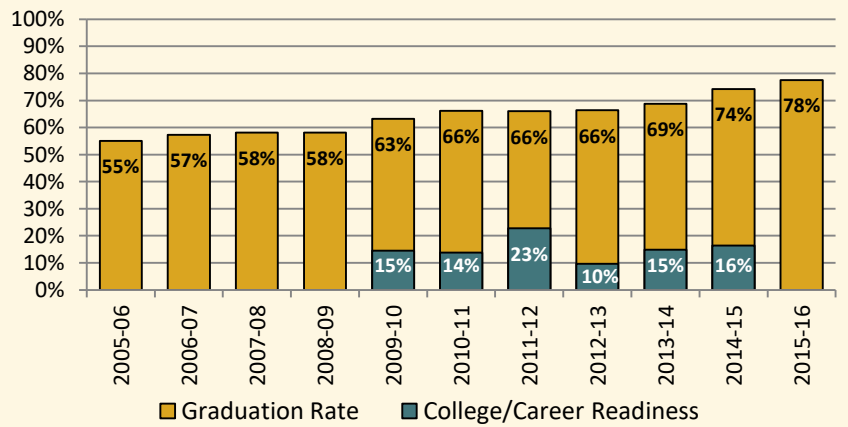
Source: New York State Department of Education

**Student to Teacher Ratio**



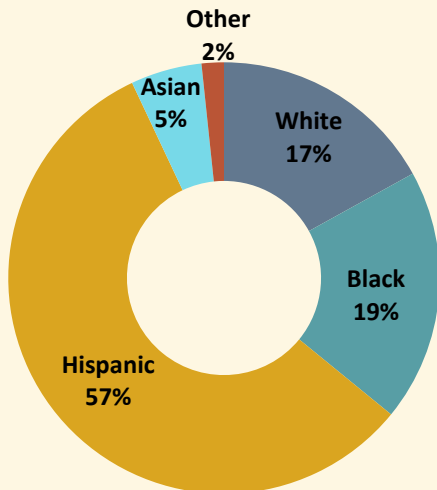
Source: NY State Department of Education (2015-16)

**Graduation Rate & College/Career Readiness**



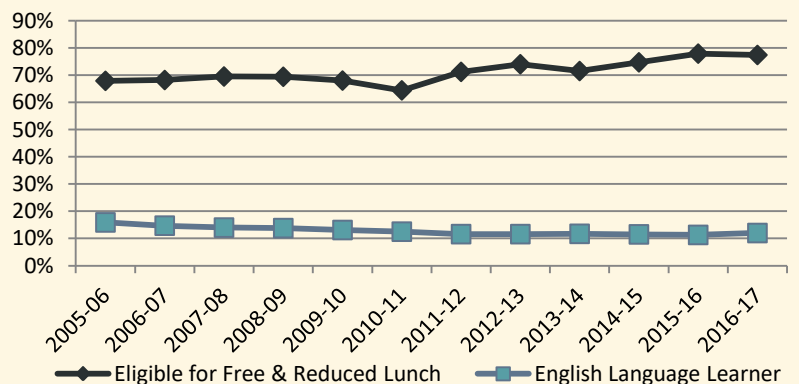
Source: New York State Department of Education

**Race & Ethnicity of Students**



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

**Student Characteristics**



Source: New York State Department of Education

**Health Analysis**

There are no food deserts in the city. 27% of Yonkers public school students are obese or overweight, lower than most UAA districts. 12% of Yonkers 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.

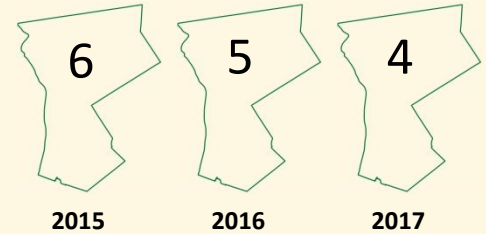
Access to Quality Food – The US Dept. of Agriculture defines census tracts as food deserts if the tracts have high poverty and low access to food. Pattern analyzed GIS data to find supermarket walktimes.

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

**County Health Ranking**

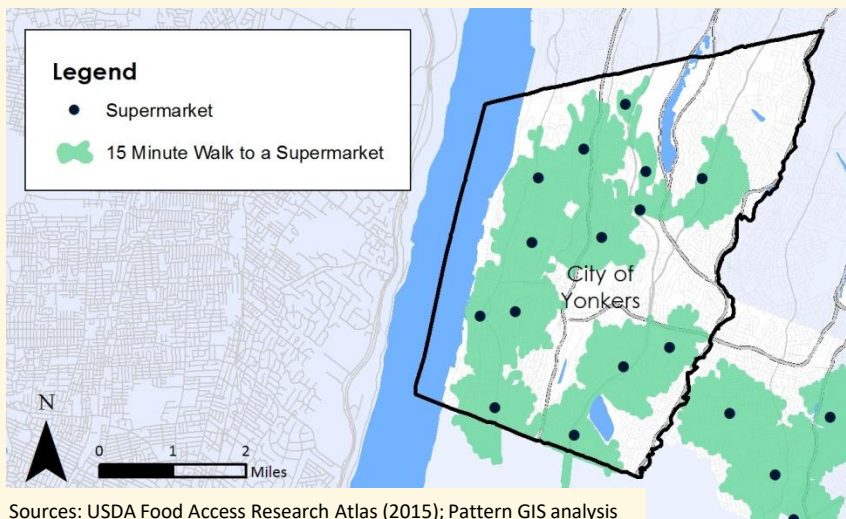
**Westchester County**

Rank out of 62 New York Counties

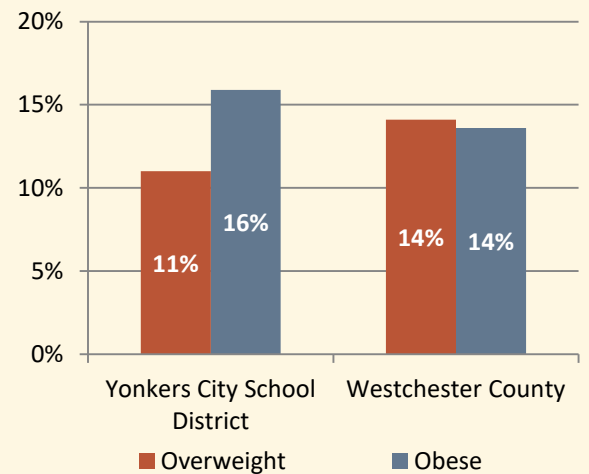


Source: Robert Wood Johnson County Health Rankings

**Access to Quality Food**

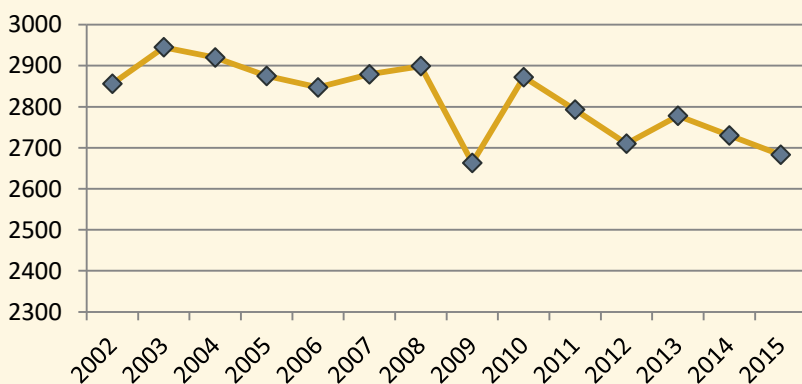


**Childhood Obesity**



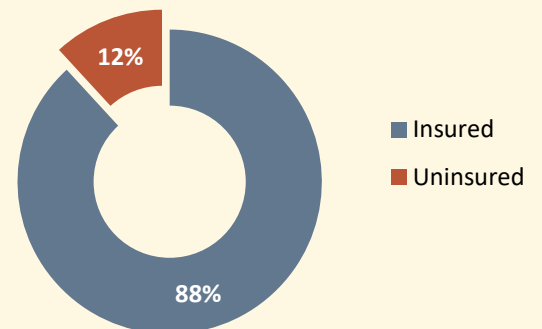
Source: New York State Department of Health (2014-16 average)

**Number of Births**



Source: New York State Department of Health

**Health Insurance Rate**



Source: 2015 American Community Survey

**Access to Parks**



Acres of Open Space & Parks in Municipality **2,057**



Residents per Acre of Parkland **97**

Source: Pattern for Progress Analysis of GIS Data

**Avg. Annual Household Spending**



**\$2,388**

Apparel & Services



**\$3,519**

Eating Out



**\$5,402**

Groceries



**\$5,610**

Health Care

Source: ESRI Business Analyst 2017

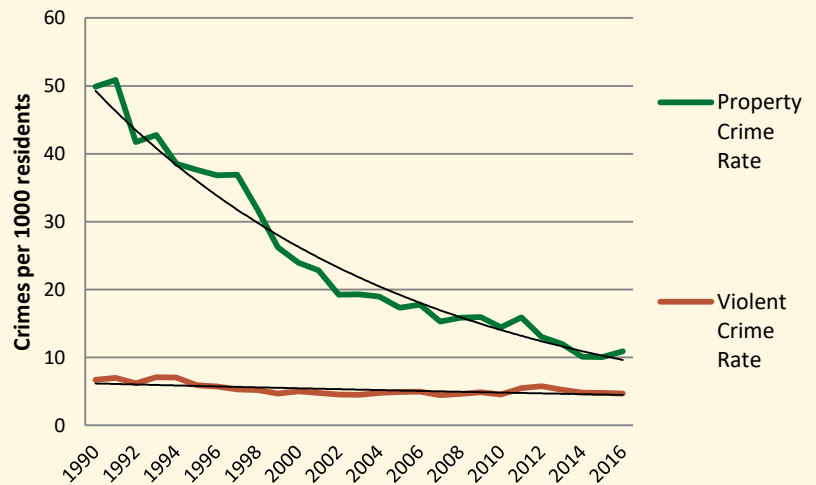
**Quality of Life Analysis**

Yonkers has over 2,000 acres of parks, including golf courses, playgrounds, ball fields, nature preserves, and bike/jogging routes such as the South County Trailway and Old Croton Aqueduct Trail. Property crime in the city has fallen by nearly 80% since 1990.

**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 21<sup>st</sup> 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](http://www.pattern-for-progress.org).

# URBAN ACTION AGENDA COMMUNITIES

