Urban Action Agenda

Housing Profiles

City of Peekskill

September 2018
# Population & Demographics

## Population Basics

<table>
<thead>
<tr>
<th>Metric</th>
<th>2016 Value</th>
<th>Change since 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>23,977</td>
<td>6.8%</td>
</tr>
<tr>
<td>Households</td>
<td>9,180</td>
<td>5.6%</td>
</tr>
<tr>
<td>Square Miles</td>
<td>4.3</td>
<td></td>
</tr>
<tr>
<td>Population Density</td>
<td>5,576</td>
<td></td>
</tr>
</tbody>
</table>

## Population by Race and Ethnicity

<table>
<thead>
<tr>
<th>Race or Ethnicity</th>
<th>2016 Share</th>
<th>2000 Share</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>33%</td>
<td>48%</td>
<td>-15%</td>
</tr>
<tr>
<td>Black</td>
<td>24%</td>
<td>22%</td>
<td>+2%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>22%</td>
<td>3%</td>
<td>+19%</td>
</tr>
<tr>
<td>Asian</td>
<td>2%</td>
<td>3%</td>
<td>-1%</td>
</tr>
<tr>
<td>Other</td>
<td>5%</td>
<td>3%</td>
<td>+2%</td>
</tr>
</tbody>
</table>

## Population Stats

- **24%** Population under age 20
- **62%** Population ages 20-64
- **15%** Population 65 and older
- **39** Median Age

## Population & Demographics Analysis

Peekskill has seen moderate population growth in the past decade and a half. Since 2000, the city’s population has grown by 6.8% and is now nearly 24,000, an all-time high. The number of households has grown by 5.6% over the same time period. As people are priced out of communities in southern Westchester, Peekskill’s relative affordability, walkable downtown, good transit access, and scenic Hudson River location has made it an attractive destination.

The city’s demographics have also been transformed by an influx of new Hispanic residents, who now make up 39% of Peekskill’s population, up from 22% in 2000. Over that same period, the share of White residents decreased from 48% to 33% and the share of Black residents fell from 24% to 20%. Among Peekskill residents born outside the United States, Ecuadorians are the largest immigrant group in the city.

## 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.

## Share of Population by Age and Sex

![Graph showing the distribution of male and female population by age groups.](chart.png)

Source: 2016 American Community Survey; 2000 Decennial Census
Analysis
Peekskill’s housing stock is fairly evenly split between rentals (48%) and owner-occupied dwellings (45%). Though a majority of housing units are multifamily (57%), the city retains a significant stock of single family homes (43%). More than one in five rental housing units are subsidized affordable, including 6% that are public housing. As an older city, more than half of housing units in Peekskill were built before 1960.

Data Notes
Housing Statistics — Figures on public and subsidized housing come from local, state, and federal housing databases. Detailed data on these categories is on page 11 of this profile.
Housing Occupancy — Vacant units do not include seasonally occupied units but do include both vacant homes and unrented apartments.

Housing Statistics
- 43% Single Family Housing
- 6% Public Housing
- 57% Multifamily Housing
- 16% Other subsidized affordable housing
- 61% Housing built before 1970
- 78% Market-rate housing

Units in Structure
- 3 to 4 Units: 12%
- 5 to 9 Units: 12%
- 10 to 19 Units: 7%
- 20+ Units: 16%
- 1 Unit, Detached: 30%
- 1 Unit, Attached: 13%
- 2 Units: 12%

Age of Housing Stock
- Built 2010 or Later: <1%
- Built 2000 to 2009: 7%
- Built 1990 to 1999: 7%
- Built 1980 to 1989: 11%
- Built 1970 to 1979: 13%
- Built 1960 to 1969: 11%
- Built 1950 to 1959: 12%
- Built 1940 to 1949: 7%
- Built 1939 or Earlier: 32%

Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>356</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>2,444</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>3,290</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>2,528</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>1,063</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>252</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
Year Moved to Current Home

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Westchester County</th>
<th>Peekskill</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>7%</td>
<td>11%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>5%</td>
<td>9%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>17%</td>
<td>11%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>37%</td>
<td>33%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>40%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Analysis

Peekskill has seen a significant 16% drop in median household income since 2000, when accounting for inflation. Median income in Westchester County, by contrast, has fallen only 3%. Though the city’s overall median income is only $55,453, homeowners with mortgages have a much higher median household income of $101,985, while renters have a median household income of just $36,158.

Four in ten residents in Peekskill moved to their current home since 2010, compared to 30% in Westchester. Just 12% of residents moved to their current home before 1990, compared to 20% in the county as a whole.

Data Notes


Average Household Size

Owners: 2.5  Renters: 2.6

Source: 2016 American Community Survey

Median Income by Tenure

<table>
<thead>
<tr>
<th></th>
<th>Peekskill</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>with a mortgage</td>
<td>$101,985</td>
<td>$142,052</td>
</tr>
<tr>
<td>without a mortgage</td>
<td>$62,535</td>
<td>$84,796</td>
</tr>
<tr>
<td>Renters</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$36,158</td>
<td>$46,702</td>
</tr>
</tbody>
</table>

Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Analysis
Median rents in Peekskill have risen 17% since 2000 when accounting for inflation, in line with the 18% increase in rent in Westchester as a whole. Almost 60% of renter households in Peekskill are cost-burdened (paying more than 30% of their income in rent), including 37% that are severely cost-burdened (paying more than 50% of their income in rent). Just 23% of rental units now rent for less than $1,000, while 12% rent for more than $2,000.

Since 2000, median home values in Peekskill have gone up by 28% when accounting for inflation, compared to an 11% in Westchester as a whole. Still, at $289,000, the median home value in the city is well below the countywide total of $507,000. Just 8% of homes in the city are valued at $500,000 or more.

Data Notes
Rental Statistics – Cost-burdened renter households do not include the category of severely cost-burdened households.
Median Rent – 2000 figures are adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.
Housing Affordability – HAMFI stands for HUD Area Median Family Income, which is the median family income calculated by HUD for each jurisdiction.

Rental Housing Affordability

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>&lt;=30%</th>
<th>31% to 50%</th>
<th>51% to 80%</th>
<th>81% to 100%</th>
<th>&gt;100%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>21%</td>
<td>26%</td>
<td>60%</td>
<td>85%</td>
<td>91%</td>
</tr>
<tr>
<td>Affordable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unaffordable</td>
<td>13%</td>
<td>44%</td>
<td>36%</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Severely Unaffordable</td>
<td>67%</td>
<td>30%</td>
<td>3%</td>
<td>9%</td>
<td></td>
</tr>
</tbody>
</table>


Rental Statistics

- **17%** Increase in median rent since 2000
- **1,015 (22%)** Cost-burdened renter households
- **1,675 (37%)** Severely cost-burdened renter households
- **23%** Apartments with monthly rent below $1,000

Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents

| Range       | 2016 | 2016
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$2500 or more</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>$2000 to $2499</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>18%</td>
<td>25%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>25%</td>
<td>36%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>10%</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Median Rent

<table>
<thead>
<tr>
<th>City</th>
<th>2000</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peekskill</td>
<td>$1,134</td>
<td>$1,178</td>
</tr>
<tr>
<td>Westchester</td>
<td>$1,324</td>
<td>$1,394</td>
</tr>
</tbody>
</table>

Sources: 2000 Census (Inflation Adj.); 2016 ACS
**Distribution of Owner Costs**

**With Mortgage**
- $3000 or more: Peekskill 26%, Westchester 58%
- $2500 to $2999: Peekskill 18%, Westchester 12%
- $2000 to $2499: Peekskill 10%, Westchester 23%
- $1500 to $1999: Peekskill 8%, Westchester 19%
- $1000 to $1499: Peekskill 8%, Westchester 6%
- Less Than $1,000: Peekskill 6%, Westchester 6%

**Without Mortgage**
- $1000 or more: Peekskill 44%, Westchester 68%
- $800 to $999: Peekskill 9%, Westchester 23%
- $600 to $799: Peekskill 7%, Westchester 15%
- $400 to $599: Peekskill 10%, Westchester 5%
- $250 to $399: Peekskill 5%, Westchester 3%
- Less than $250: Peekskill 3%, Westchester 7%

**Housing Affordability**

- <=30% HAMFI: 19% (Peekskill), 18% (Westchester), 63% (Westchester)
- 31% to 50%: 29% (Peekskill), 37% (Westchester), 34% (Westchester)
- 51% to 80%: 35% (Peekskill), 21% (Westchester), 45% (Westchester)
- 81% to 100%: 55% (Peekskill), 41% (Westchester), 4% (Westchester)
- >100% HAMFI: 14% (Peekskill), 14% (Westchester), 2% (Westchester)


**Median Monthly Owner Costs**

- Westchester County (Mortgage): $3,294
- Westchester County (No Mortgage): $1,372
- Peekskill (Mortgage): $2,357
- Peekskill (No Mortgage): $937

Source: 2016 American Community Survey

**Median Home Value**

- 2016 (Peekskill): $457K, (Westchester County): $507K

Source: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

**Home Values**

- $1,000,000 or More: 1%
- $500,000 to $999,999: 7%
- $300,000 to $499,999: 38%
- $200,000 to $299,999: 37%
- $100,000 to $199,999: 10%
- $0 to $99,999: 8%

Source: 2016 American Community Survey
Sited at the southern gateway of the Hudson Highlands, Peekskill established itself as a bustling village in the late 19th century, home to waterfront businesses, factories, and a thriving downtown serving surrounding rural areas. Incorporated as a village in 1816, Peekskill became a city in 1940, making it the second newest city in New York State. Roughly a third (32%) of housing units in Peekskill were built before 1940. Peekskill has grown slowly but steadily since then, but the population in 2016 was only 39% larger than in 1940. Like many cities, Peekskill struggled in the 1970s and 80s as nearby suburbs beckoned to city dwellers, but the city avoided the severe population losses and major vacancy problems of other areas.

Today, Peekskill is a diverse and growing city with new housing planned or under construction near the waterfront and in the downtown. A vibrant immigrant community (roughly 30% of city residents were born outside the United States) coexists with longtime homeowners and newcomers drawn from southern Westchester and New York City by Peekskill’s cheaper rents and housing prices and convenient mass transit access. The beauty of the city’s parks, the Hudson River and the surrounding hills and mountains of the Hudson Highlands are attractive to both new and old residents.

Peekskill has made a sustained effort to encourage the creation of affordable housing. The Peekskill Housing Authority manages 273 units of public housing, and there are an additional 758 units of privately managed subsidized affordable housing, for a total of 22% of housing units that are designated affordable housing. From 2000 to 2009, inflation-adjusted median rent in the city rose by 19%, but since the Recession, median rents have actually gone down slightly, even as they continue to rise in Westchester. Median household incomes in Peekskill have slipped since the Recession by 16% when accounting for inflation. The data does not appear to support major concerns about gentrification.

### Median Rent

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2009</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peekskill</td>
<td>$1,134</td>
<td>$1,352</td>
<td>$1,394</td>
</tr>
<tr>
<td>Westchester County</td>
<td>$1,178</td>
<td>$1,320</td>
<td>$1,324</td>
</tr>
</tbody>
</table>

### % of Residents Age 25 and up with Bachelor’s Degree or Higher

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2009</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peekskill</td>
<td>21.8%</td>
<td>25.6%</td>
<td>27.4%</td>
</tr>
<tr>
<td>Westchester Co.</td>
<td>40%</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>New York</td>
<td>40%</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>U.S.</td>
<td>40%</td>
<td>45%</td>
<td>45%</td>
</tr>
</tbody>
</table>

A healthy community needs an array of housing options that are affordable to individuals at all income levels. Currently, the growing demand for housing is apparent across all 25 of the UAA communities. Establishing a comprehensive housing strategy is the first step for communities to understand the local needs and state of the housing market and to proactively facilitate the development of housing. The recommendations that follow are offered as strategies to equip local communities with tools to create local policy to help meet the demand for housing.

1. Provide zoning incentives such as a density bonus for developments that set aside a percentage of units as affordable housing.

2. Streamline the permit process to reduce fees for developers of affordable housing and establish a single point of contact to facilitate the approvals.

3. Establish a local Housing Trust Fund for the creation or preservation of affordable housing.

4. Update local comprehensive plans to prioritize affordable housing and establish a framework to support new construction and adaptive reuse of vacant and blighted buildings for housing.

5. Establish strong support from elected officials, school, planning and other local boards, community organizations and economic development agencies.

6. Consider using publically owned buildings and property to develop affordable housing.

7. Establish tax incentives, phase-ins and PILOTS for developers of affordable housing.

8. Conduct vigorous code enforcement to improve poorly maintained housing.

9. Support workforce training and education to facilitate employment and higher wages.

10. Support and require energy efficiency and green building techniques to reduce housing costs for owners and renters.

Some of the strategies in this toolkit may not apply to every community.
AFFORDABLE HOUSING

The map shows the distribution of affordable housing in the city of Peekskill. The legend indicates different types of housing development and their locations within the city. The map highlights areas with high concentrations of affordable housing, which are marked with red dots. The Hudson River is also visible on the map, indicating the city's geographical context.

For more detailed information, please refer to the Urban Action Agenda Housing Profiles.
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 Hudson Valley. The Valley contains a wide variety of urban centers located along the Hudson River and other historic transportation corridors. 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. To keep the project’s scale manageable, the UAA focuses on a group of 25 higher-need urban areas selected for reasons including changing demographics and poverty.

In addition to the creation of an expanded set of Community Profiles issued in March, 2018, Pattern has developed new Housing Profiles for all 25 UAA communities. The Housing Profiles take a deep dive into rental and owner-occupied housing by providing analysis of affordability, existing conditions, and demographic changes. Shining a spotlight on housing in these 25 communities represent the next step in the UAA’s efforts to provide useful data to policymakers, residents, and business and community groups. Funding for the housing 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.patternforprogress.com.