## Population Basics

<table>
<thead>
<tr>
<th>Statistic</th>
<th>2016</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>10,334</td>
<td></td>
</tr>
<tr>
<td>Population Change since 2000</td>
<td>0.4%</td>
<td></td>
</tr>
<tr>
<td>Households (2016)</td>
<td>2,934</td>
<td></td>
</tr>
<tr>
<td>Households Change since 2000</td>
<td>-17.2%</td>
<td></td>
</tr>
<tr>
<td>Square Miles</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>Population Density</td>
<td></td>
<td>6,889</td>
</tr>
</tbody>
</table>

## Population by Race and Ethnicity

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>% of Population</th>
<th>2000</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>32%</td>
<td>51%</td>
<td></td>
</tr>
<tr>
<td>Black</td>
<td>12%</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>30%</td>
<td>46%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Population Stats

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population under age 20</td>
<td>28%</td>
</tr>
<tr>
<td>Population ages 20-64</td>
<td>61%</td>
</tr>
<tr>
<td>Population 65 and older</td>
<td>11%</td>
</tr>
<tr>
<td>Median Age</td>
<td>34</td>
</tr>
</tbody>
</table>

## Population & Demographics Analysis

Since 2000, West Haverstraw’s population has hardly grown at all, yet the village has experienced a major demographic shift. In communities across the Hudson Valley, the growth of the Hispanic community has been a major trend, and in West Haverstraw, the Hispanic population jumped from 30% to 46% of the village total. Over the same period, the percent of White residents in the village fell from 51% to 32%. The percent of Black and Asian residents increased slightly, from 12% to 13% and from 4% to 6% respectively. The number of households in the village dropped significantly, by 17.2%, since 2000. A big drop in the number of households while the population stays steady suggests an increase in household size.

West Haverstraw’s population is relatively young, with a median age of just 34 years old. 28% of residents are under age 20, while just 11% are seniors aged 65 or older.

## 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

Source: 2016 American Community Survey; 2000 Decennial Census

Source: 2016 American Community Survey
Analysis
The village’s housing stock is dominated by single family homes (65%), and is tilted towards owner-occupied, rather than rental properties, with 55% of housing units owned. Unlike many UAA communities, West Haverstraw was primarily developed in the postwar period, with 53% of housing units built between 1950 and 1979. There has been nearly no housing construction since 2000. 14% of rental units are subsidized affordable housing.

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.

Household Profile

Housing Characteristics

Housing Statistics

- **65%** Single Family Housing
- **35%** Multifamily Housing
- **61%** Housing built before 1970
- **0%** Public Housing
- **14%** Other subsidized affordable housing
- **86%** Market-rate housing

Units in Structure

- **1 Unit, Detached:** 44%
- **2 Units:** 11%
- **1 Unit, Attached:** 21%
- **3 to 4 Units:** 7%
- **5 to 9 Units:** 8%
- **10 to 19 Units:** 4%
- **20+ Units:** 5%

Age of Housing Stock

- **Built 2010 or Later:** 0%
- **Built 2000 to 2009:** 13%
- **Built 1990 to 1999:** 8%
- **Built 1980 to 1989:** 16%
- **Built 1970 to 1979:** 21%
- **Built 1960 to 1969:** 16%
- **Built 1940 to 1949:** 3%
- **Built 1939 or Earlier:** 20%

Housing Occupancy

- **West Haverstraw:**
  - 2,986 Units
  - 1,647 / 55%
  - 1,287 / 43%
  - 52 / 2%
- **Rockland County:**
  - 104,110 Units
  - 68,276 / 66%
  - 30,762 / 30%
  - 5,072 / 5%

Source: 2016 American Community Survey

Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>80</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>498</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>620</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>1,210</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>373</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>205</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
**Occuaptant Characteristics**

**Year Moved to Current Home**

<table>
<thead>
<tr>
<th>Year Moved to Current Home</th>
<th>Rockland County</th>
<th>West Haverstraw</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>8%</td>
<td>13%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>6%</td>
<td>10%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>21%</td>
<td>19%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>31%</td>
<td>31%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>33%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

**Average Household Size**

- Owners: 3.5
- Renters: 3.5

Source: 2016 American Community Survey

**Median Income by Tenure**

<table>
<thead>
<tr>
<th></th>
<th>West Haverstraw</th>
<th>Rockland County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners with a mortgage</td>
<td>$97,279</td>
<td>$123,604</td>
</tr>
<tr>
<td>Owners without a mortgage</td>
<td>$62,500</td>
<td>$80,519</td>
</tr>
<tr>
<td>Renters</td>
<td>$34,838</td>
<td>$38,894</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

**Analysis**

While median household incomes in Rockland County have dropped 10% since 2000 when accounting for inflation, in West Haverstraw, they have gone down only 3%. Still, at $66,076, the village’s median household income is more than $20,000 lower than the countywide figure. Renters in West Haverstraw have a median household income only 10% lower than the renters countywide, however, homeowners with a mortgage in the village have a median income 21% lower than the Rockland total.

The average household size in West Haverstraw is the highest of any UAA community, with 3.5 people per household for both owners and renters.

**Data Notes**

Analysis
Since 2000, median rent in West Haverstraw has risen by 20% when accounting for inflation, double the rate in Rockland County, where median rent has risen by 10%. At $1,396, the village’s median rent is now the 4th highest in the UAA, and just 18% of rental units are available for less than $1,000 per month. A majority of renter households (56%) are cost-burdened (paying more than 30% of their income for rent).

Driven by property tax rates (mostly for schools) that are among the highest in the state, housing costs are unaffordable for 49% of homeowners, who pay more than 30% of their income in housing costs. Median home values in the village have increased 19% since 2000 when accounting for inflation, compared to a 24% increase in Rockland County.

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>Affordable (&lt;30%)</th>
<th>Unaffordable (30-50%)</th>
<th>Severely Unaffordable (&gt;50%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;=30%</td>
<td>21%</td>
<td>3%</td>
<td>76%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td>13%</td>
<td>72%</td>
<td>15%</td>
</tr>
<tr>
<td>51% to 80%</td>
<td>57%</td>
<td>43%</td>
<td>15%</td>
</tr>
<tr>
<td>81% to 100%</td>
<td>87%</td>
<td>13%</td>
<td>15%</td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


Rental Statistics
- 20% Increase in median rent since 2000
- 305 (26%) Cost-burdened renter households
- 350 (30%) Severely cost-burdened renter households
- 18% Apartments with monthly rent below $1,000

Distribution of Rents

<table>
<thead>
<tr>
<th>Rent Range</th>
<th>West Haverstraw</th>
<th>Rockland</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2500 or more</td>
<td>3%</td>
<td>8%</td>
</tr>
<tr>
<td>$2000 to $2499</td>
<td>4%</td>
<td>10%</td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>23%</td>
<td>33%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>37%</td>
<td>42%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>15%</td>
<td>13%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>8%</td>
<td>5%</td>
</tr>
</tbody>
</table>

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

Median Rent

<table>
<thead>
<tr>
<th>Village</th>
<th>2000</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Haverstraw</td>
<td>$1,168</td>
<td>$1,396</td>
</tr>
<tr>
<td>Rockland</td>
<td>$1,241</td>
<td>$1,367</td>
</tr>
</tbody>
</table>

Source: 2000 Census (Inflation Adj.); 2016 ACS
**City of BEACON ECONOMY**

**Home Values**

- **$1,000,000 or More**: 0%
- **$500,000 to $999,999**: 7%
- **$300,000 to $499,999**: 29%
- **$200,000 to $299,999**: 51%
- **$100,000 to $199,999**: 11%
- **$0 to $99,999**: 3%

**Median Home Value**

- **West Haverstraw**: $223K (2000), $265K (2016)

**Distribution of Owner Costs**

**With Mortgage**

- **$3000 or more**: 32% West Haverstraw, 49% Rockland
- **$2500 to $2999**: 17% West Haverstraw, 17% Rockland
- **$2000 to $2499**: 29% West Haverstraw, 20% Rockland
- **$1500 to $1999**: 16% West Haverstraw, 10% Rockland
- **$1000 to $1499**: 5% West Haverstraw, 2% Rockland
- **Less Than $1000**: 2% West Haverstraw, 3% Rockland

**Without Mortgage**

- **$1000 or more**: 53% West Haverstraw, 71% Rockland
- **$800 to $999**: 18% West Haverstraw, 11% Rockland
- **$600 to $799**: 11% West Haverstraw, 9% Rockland
- **$400 to $599**: 8% West Haverstraw, 6% Rockland
- **$250 to $399**: 8% West Haverstraw, 3% Rockland
- **Less than $250**: 2% West Haverstraw, 2% Rockland

**Housing Affordability**

- **<=30% HAMFI**: 14%/86%
- **31% to 50%**: 100%
- **51% to 80%**: 24%/27%/49%
- **81% to 100%**: 19%/81%
- **>100% HAMFI**: 73%/24%/3%


**Median Monthly Owner Costs**

- **Rockland County (Mortgage)**: $2,977
- **Rockland County (No Mortgage)**: $1,253
- **West Haverstraw (Mortgage)**: $2,476
- **West Haverstraw (No Mortgage)**: $1,027

Source: 2016 American Community Survey
In the 19th and early 20th century, the Village of West Haverstraw (incorporated in 1883) was centered around a manufacturing industry with factories harnessing waterpower from the Minisceongo Creek. Known as the Garnerville Print Works, the large factory complex gave its name to today’s hamlet of Garnerville, a part of today’s village. Housing for workers and managers was constructed near the factories and on the border with the neighboring Village of Haverstraw, forming the dense core of the village. Still, just 23% of housing units in the village were built before 1950, and until after World War II, West Haverstraw was still mostly rural.

Over the fifty years between 1950 and 2000 the farms and fields surrounding the historic center of the community filled in with a combination of suburban development and relatively denser townhouses and small apartment complexes. 74% of housing units in the village date from this period, which saw housing built on nearly all of the vacant land in the village.

Since 2000, there have been few physical changes to the community, with less than 50 units of new housing built and the population is stagnant (with just 0.4% growth from 2000 to 2016). However, West Haverstraw is in the midst of a significant demographic shift, with new Hispanic residents taking the place of the White (mostly Italian- and Irish-American) residents who until recently formed a majority of the village’s population. The White population fell by 1,924 from 2000 to 2016, going from 51% to 32% of the total, while the Hispanic population grew by 1,597, going from 30% to 46%.

Though inflation-adjusted rents in West Haverstraw have risen steadily since 2000, there are few signs of gentrification in the largely middle and working class village. The percent of college educated residents has risen only a little, and median incomes have slightly declined since 2000. Home values rose 75% from 2000 to 2009, but plunged in the Recession and are now only 19% higher than in 2000.
A Toolkit for Housing Policy
Top 10 “Best Practices”

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 in the village of West Haverstraw

Legend
- Public Housing
- Other Subsidized Affordable Housing
- Senior-only Housing

Number of Housing Units
- Below 50
- 50-99
- 100-149
- Above 150

Map showing the distribution of affordable housing within the village of West Haverstraw.
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](http://www.patternforprogress.com).