

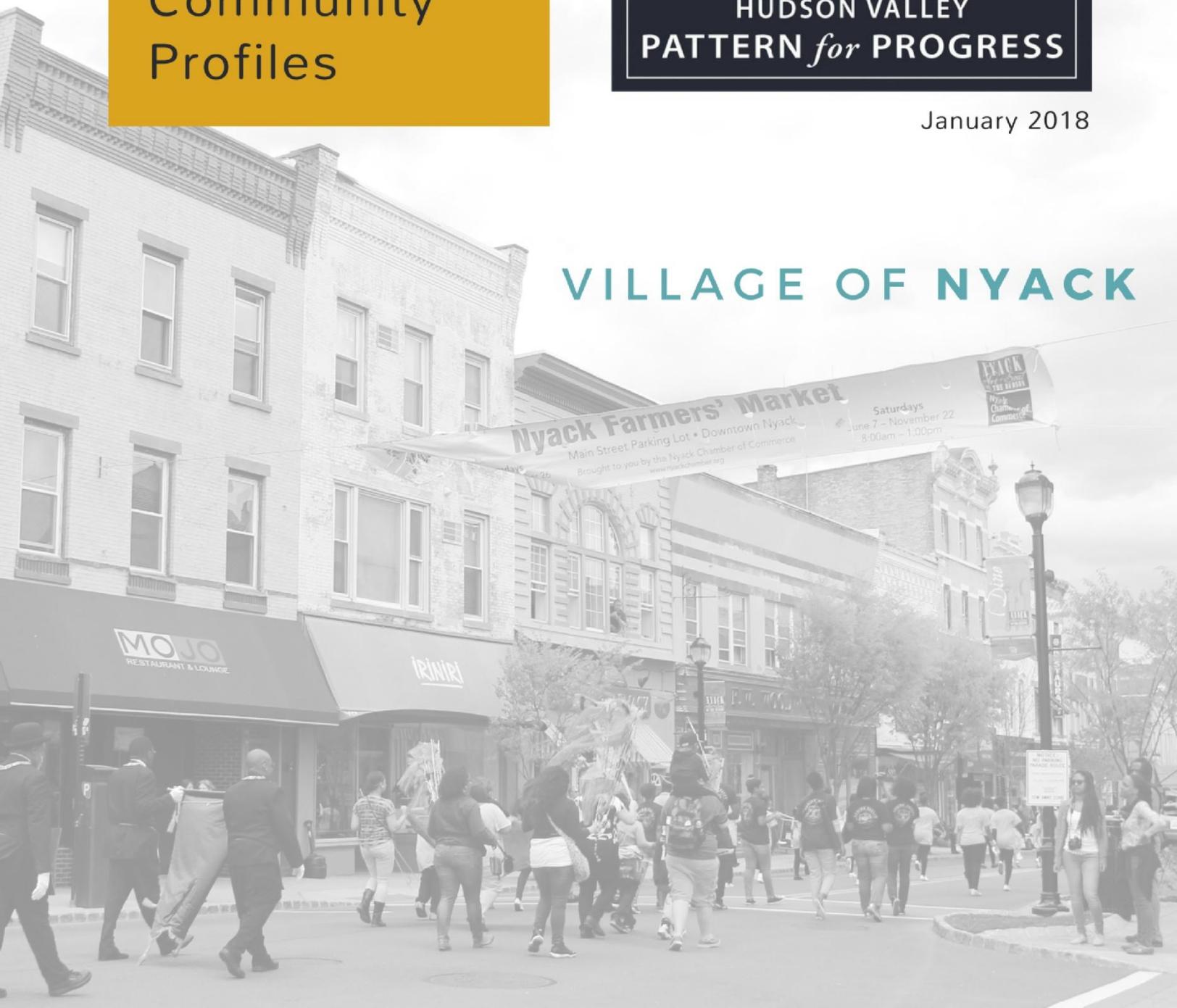
URBAN ACTION AGENDA

Community
Profiles

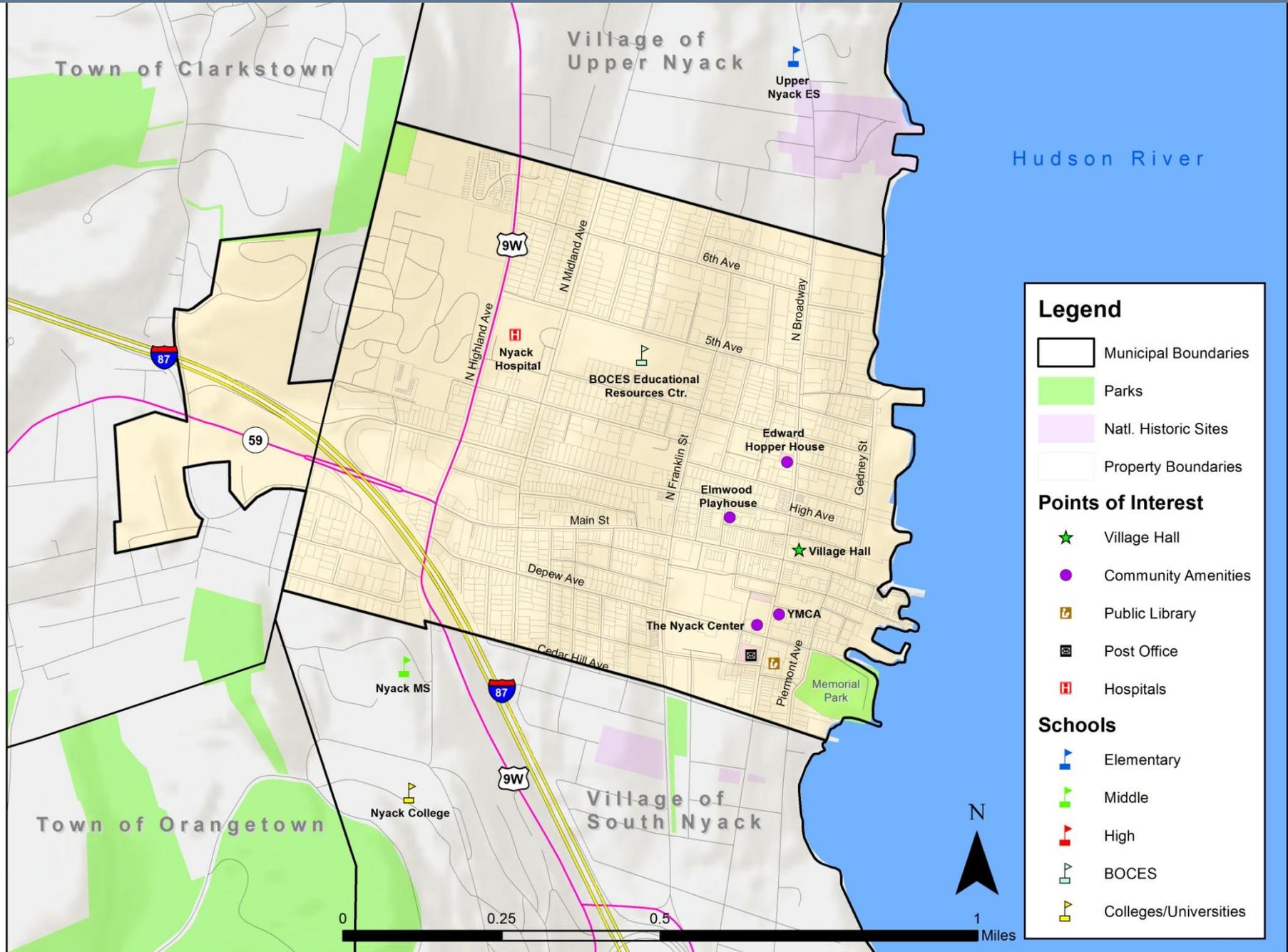
HUDSON VALLEY
PATTERN *for* PROGRESS

January 2018

VILLAGE OF NYACK



COMMUNITY OVERVIEW MAP



POPULATION & DEMOGRAPHICS

Population Basics

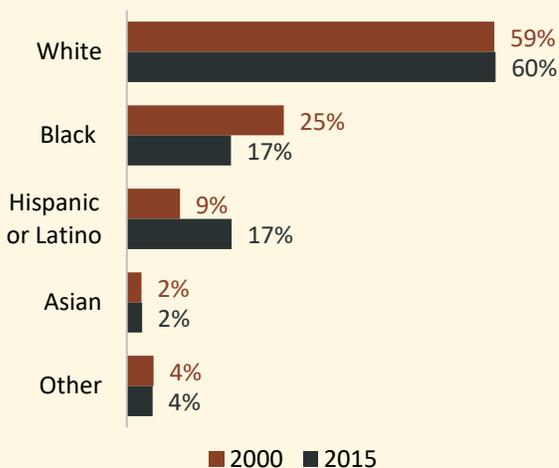
6,769 Population (2015)
0.5% Population Change since 2000
0.8 Square Miles
8,461 Population Density (people per sq. mile)

Community Snapshot

23% Population under age 20
62% Population ages 20-64
16% Population 65 and older
\$64,464 Median household income
50% Residents with a bachelor's degree or higher
29% Owner-occupied housing
63% Renter-occupied housing

Source: 2015 American Community Survey

Population by Race and Ethnicity



Source: 2015 American Community Survey; 2000 Decennial Census

Population & Demographics Analysis

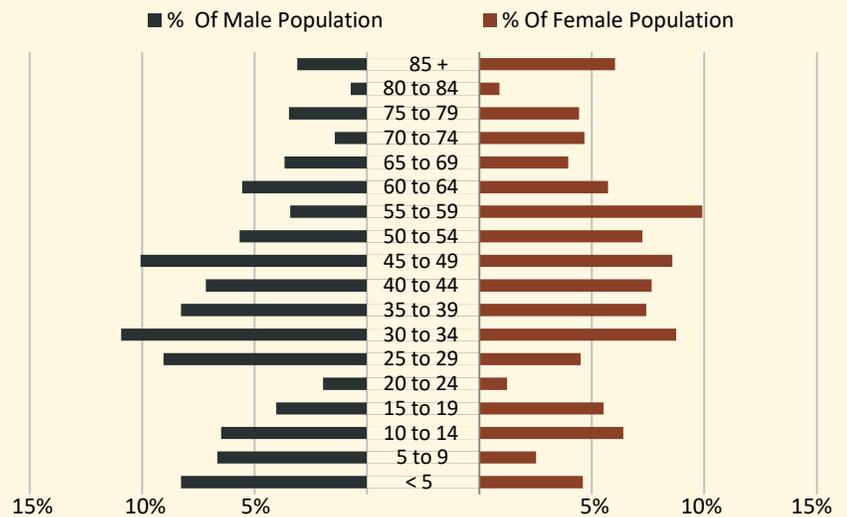
Nyack's population has seen almost no growth since 2000. Over that period, the percent of the village's population identifying as Hispanic or Latino has almost doubled while the share of Black residents has fallen from 25% to 17%. Over 80% of residents were born in the United States but only 48% were born in New York, the lowest percent of any UAA community.

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

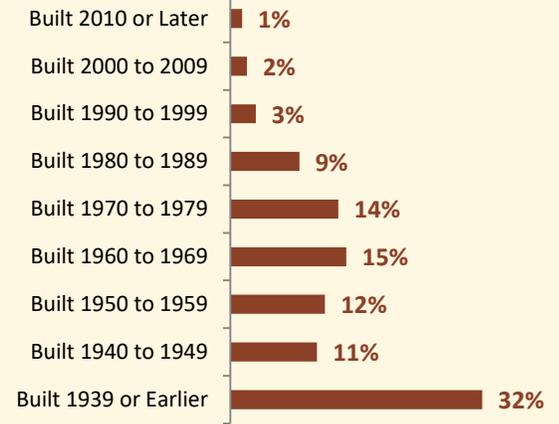
Housing Analysis

Nyack has more than twice as many rental units than owner-occupied homes. Housing is affordable for majorities of both owners and renters, but a sizable minority of both groups is “cost burdened,” including 25% of renters and 17% of owners who are severely cost burdened (paying more than 50% of their income towards rent). Inflation-adjusted home values in Nyack have risen by 25% since 2000, exactly the same as in Rockland County. More than a quarter of homes are worth over \$500,000 while just 9% are valued at under \$200,000. A majority (55%) of housing units are at least 50 years old, and only 6% of units have been built since 1990.

Data Notes

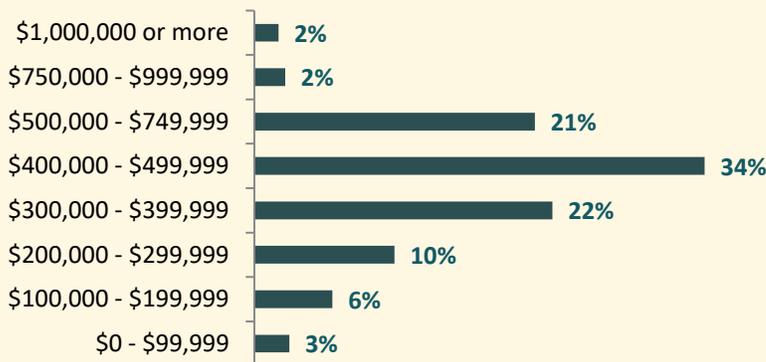
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Age of Housing Stock



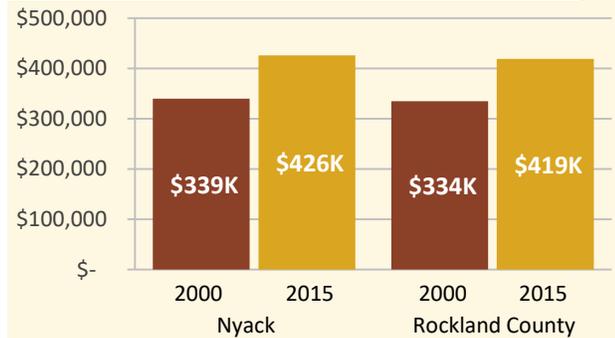
Source: 2015 American Community Survey

Home Values



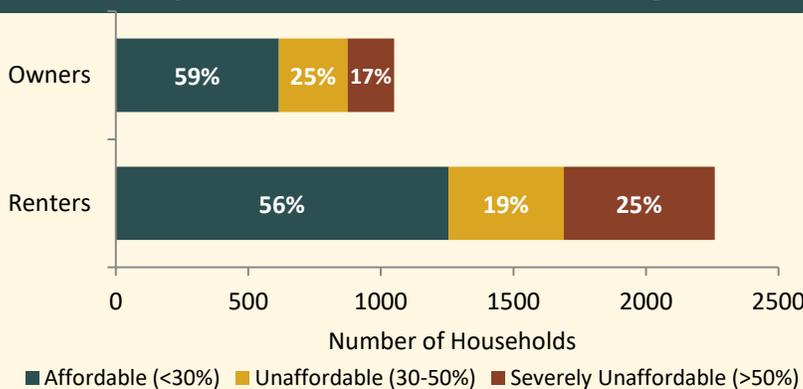
Source: 2015 American Community Survey

Median Home Value



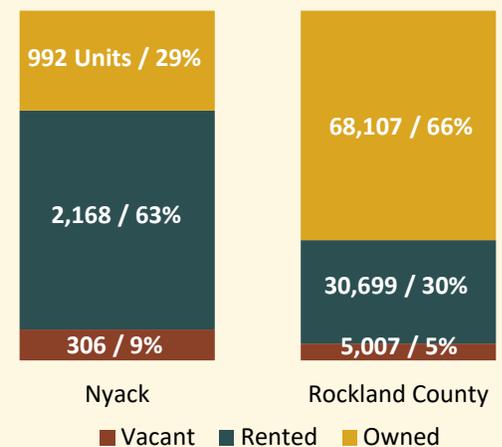
Source: 2015 American Community Survey; 2000 Decennial Census

Affordability (% of Income Towards Housing Costs)



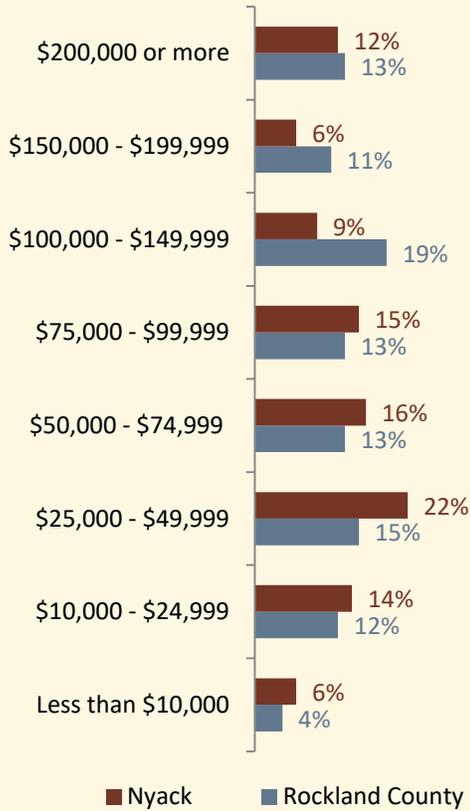
Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2017)

Housing Occupancy



Source: 2015 American Community Survey

Household Income Distribution



Source: 2015 American Community Survey

Income & Poverty Analysis

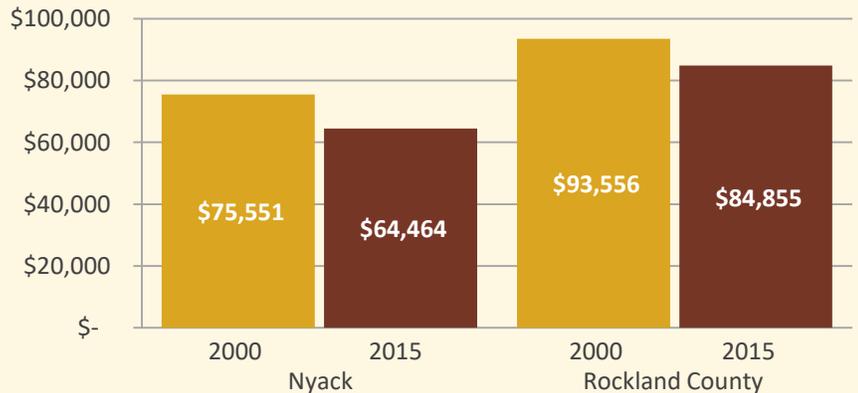
Since 2000, Nyack's median household income has dropped by 15% when accounting for inflation (Rockland's fell 9%), while the poverty rate has risen from 5% to 11%. Household income in Nyack is fairly evenly distributed with at least 6% of households in each income range from less than \$10,000 to over \$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.

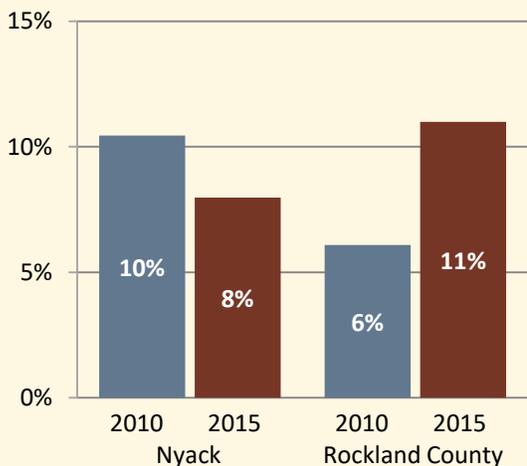
Households Receiving SNAP – SNAP is the Supplemental Nutrition Assistance Program (formerly Food Stamps). To qualify for SNAP, a household must have an income below 130% of the poverty line.

Median Household Income



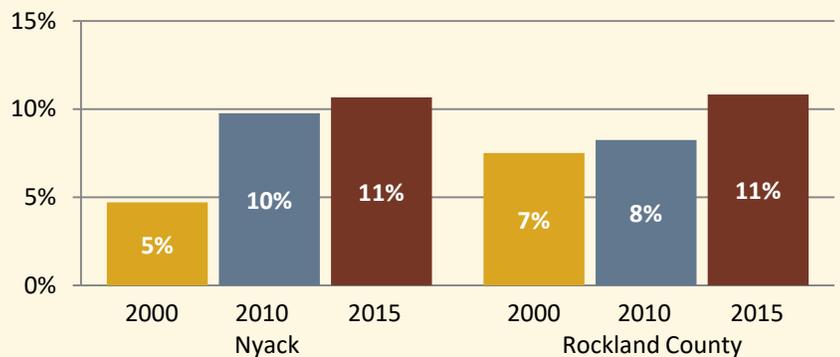
Source: 2015 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Households Receiving SNAP



Source: 2010 & 2015 American Community Survey

Households Below the Poverty Line



Source: 2015 American Community Survey; 2000 Decennial Census

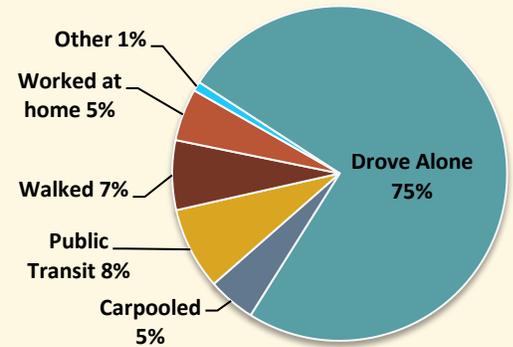
Economy Analysis

Relative to 2000, a smaller share of Nyack residents are in the workforce, perhaps reflecting an aging population. More village residents work in “education services, health care, and social assistance” than any other sector. Since 2010, significantly fewer residents work in the “retail trade” or “construction” sectors. Only 19% of Nyack residents work in Nyack, while 59% work in Rockland County. 80% of workers commute by car, while just 8% take public transportation. 7% walk to work and 5% work from home.

Data Notes

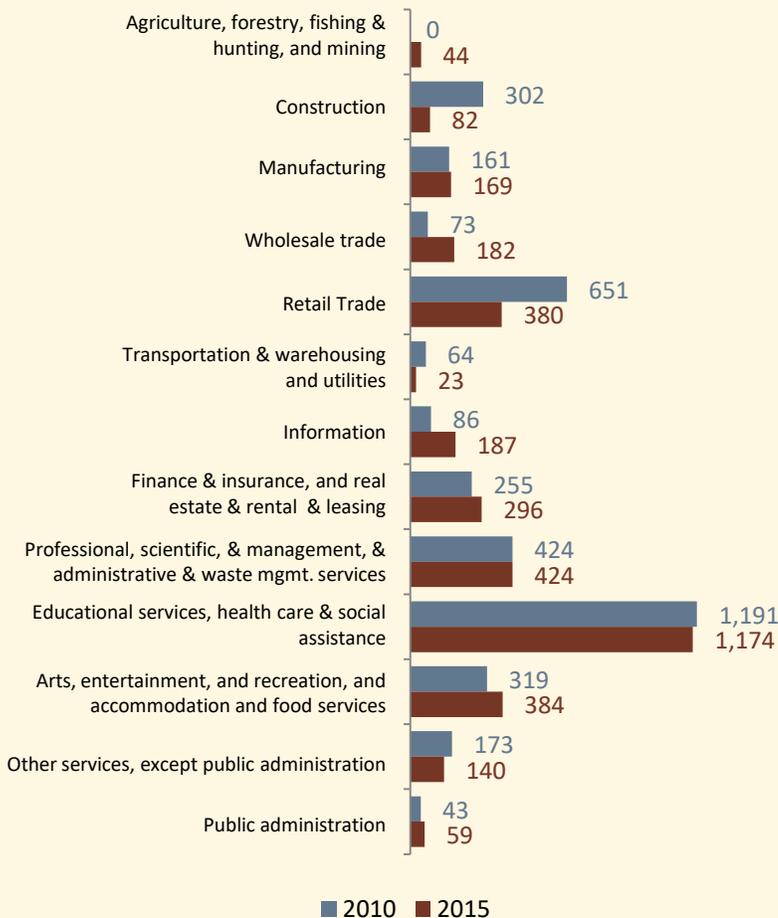
Employment – Data on unemployment comes from American Community Survey, which reports data by municipality. The Bureau of Labor Statistics is a common source for national unemployment rate data but does not report data at the municipal level.

Means of Travel to Work



Source: 2015 American Community Survey

Employment by Industry Among Nyack Residents



Source: 2015 American Community Survey

Place of Work & Commute Time

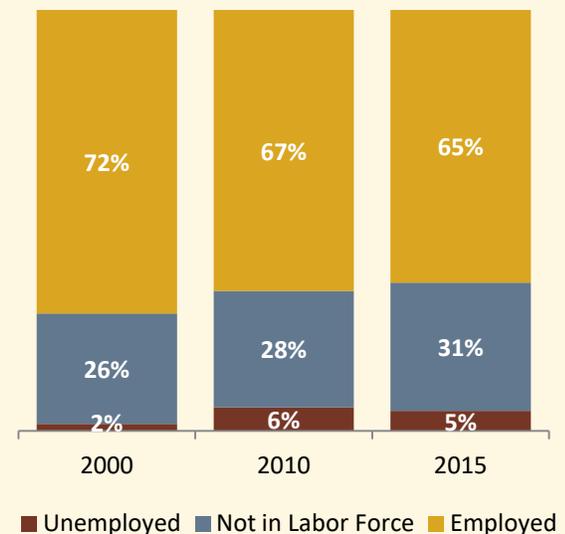
% of residents who work in Nyack **19%**

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

Average Commute Time **29 Minutes**

Source: 2015 American Community Survey

Employment (Age 16 and Over)

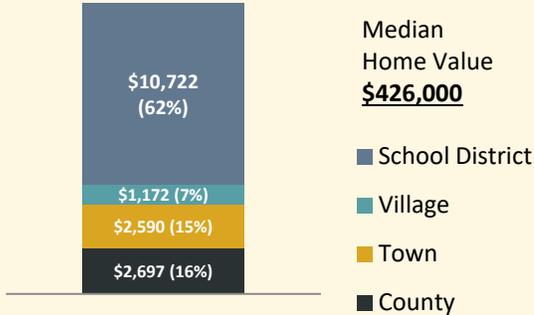


Source: American Community Survey, US Decennial Census

village of NYACK

DOLLARS & CENTS

Taxes on Median Home



Median Home Value
\$426,000

Total Taxes - \$17,181

Sources: NY State Office of Real Property Tax Services; Town of Orangetown; Village of Nyack (2015)

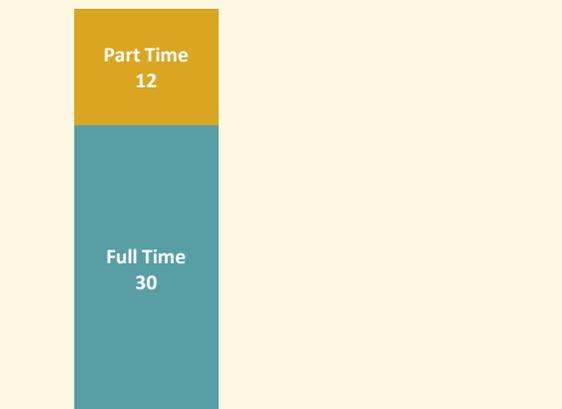
Municipal Finances

Did Village Budget Stay Under NY State Tax Cap?

2013	2014	2015	2016	2017
Yes	Yes	Yes	Yes	Yes

Sources: Office of the New York State Comptroller

Municipal Employees



General Employees
Median FT Salary:
\$81,360

Police/Fire Employees
Median FT Salary: N/A

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

Dollars and Cents Analysis

The village budget has been under the NY Tax Cap each year since 2013. Village property taxes account for only 7% of the total. Nyack operates a water department, which is why "utilities" is the largest expense and "charges for services" the largest revenue source.

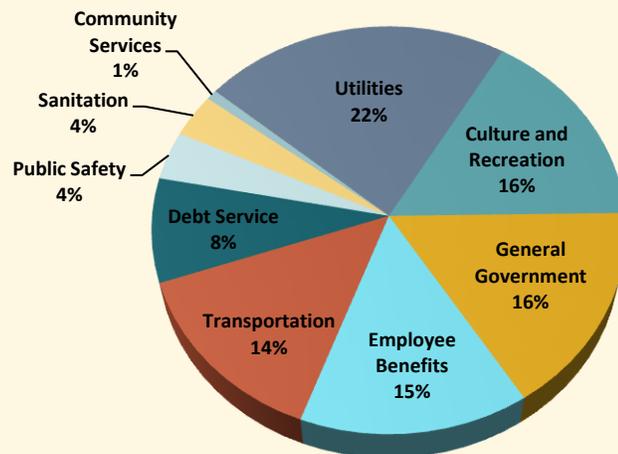
Data Notes

Taxes on Median Home – For Nyack homes in Town of Orangetown
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.

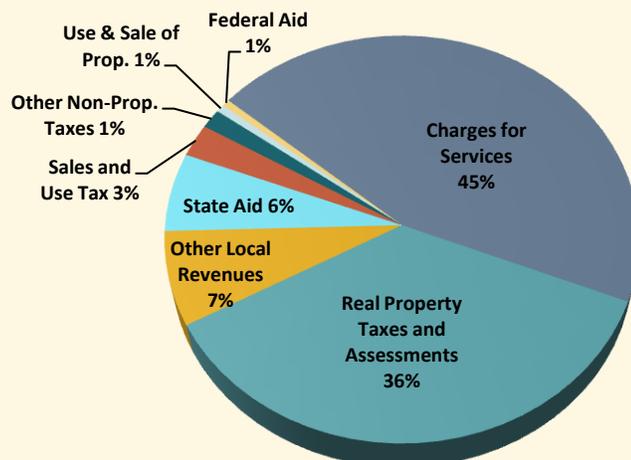
Municipal Employees – Employees were counted as part time if they earned less than \$30,000 in 2016 and full time if they earned over \$30,000. "General" employees are non-police/fire employees.

Municipal Revenues and Expenditures – Categories are determined by the Comptroller's Office.

Municipal Revenues and Expenditures



**2017
Expenditures
\$10,552,368**



**2017
Revenues
\$9,575,728**

Source: Office of the New York State Comptroller

Education Analysis

Nyack Public School District serves over 3,000 students in the Village of Nyack and surrounding parts of Orangetown and Clarkstown. Since 2013, enrollment has risen, and is now equal to the number of students 20 years ago. Average SAT scores are among the highest of any UAA district and over 90% of graduating seniors plan to attend a two or four year college. Among all residents of Nyack, 55% have an associate's degree or higher (the most of any UAA community), while 12% 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.

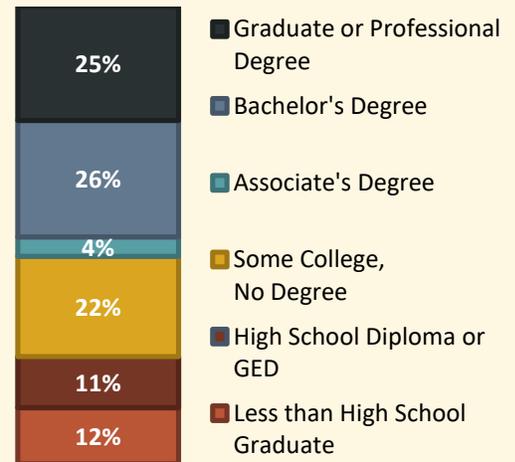
Student Characteristics – Students are eligible for free school lunch if their family's income is below 130% of the poverty line and reduced price lunch if their family's income is below 185% of the poverty line. English Language Learners are students who have been classified as not proficient in English and require additional instruction.

Average SAT Scores

Category	Score (800 max)	Rank Among 23 UAA districts
Reading	531	3
Math	532	3
Writing	519	1

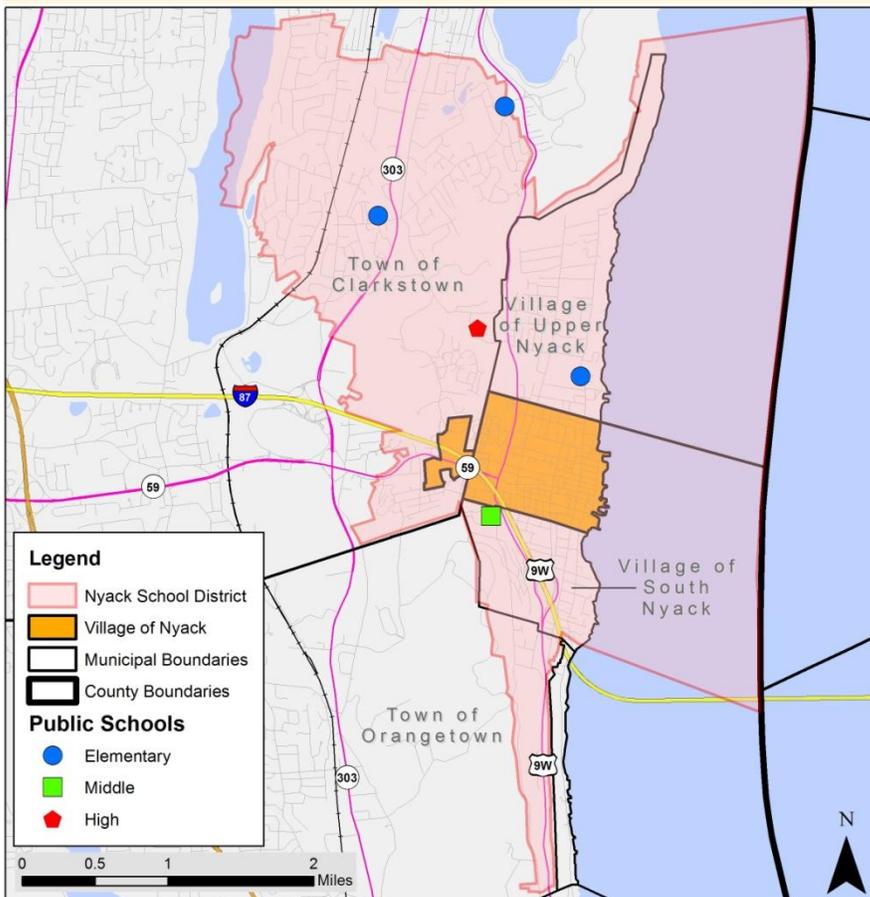
Source: New York State Department of Education (2015-16)

Education Level of Village Residents

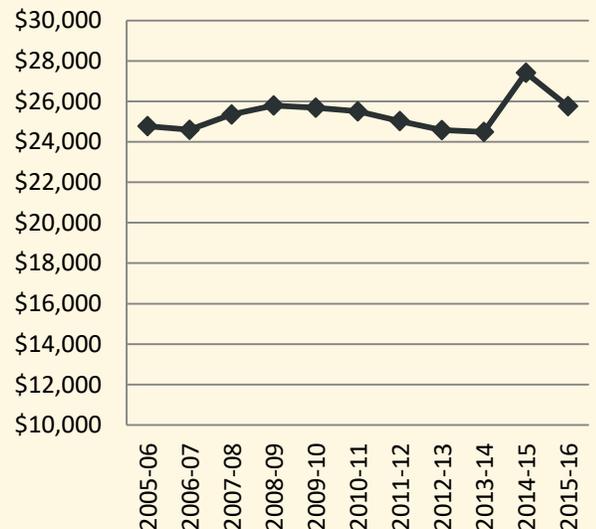


Source: 2015 American Community Survey

Nyack Public School District

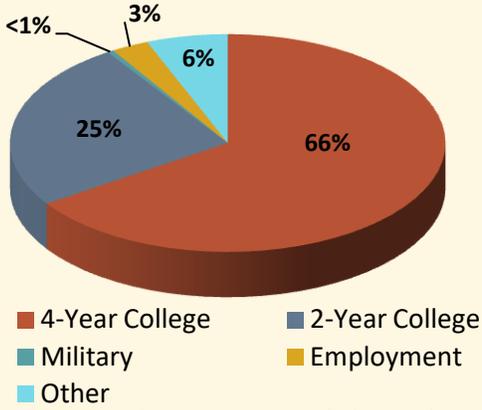


Expenditures Per Pupil



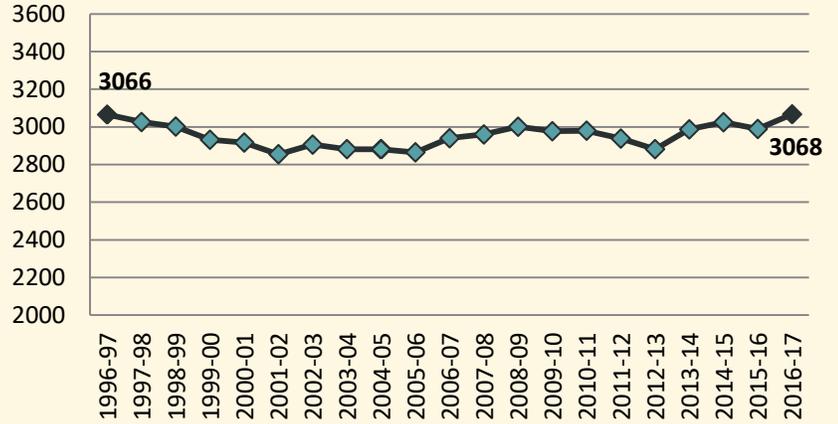
Source: New York State Department of Education (Infl. Adjusted)

Post-Graduation Plans of Graduating High School Seniors



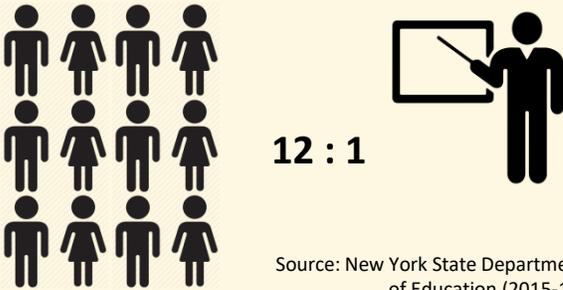
Source: New York State Department of Education (2015-16)

Nyack Public School District Enrollment



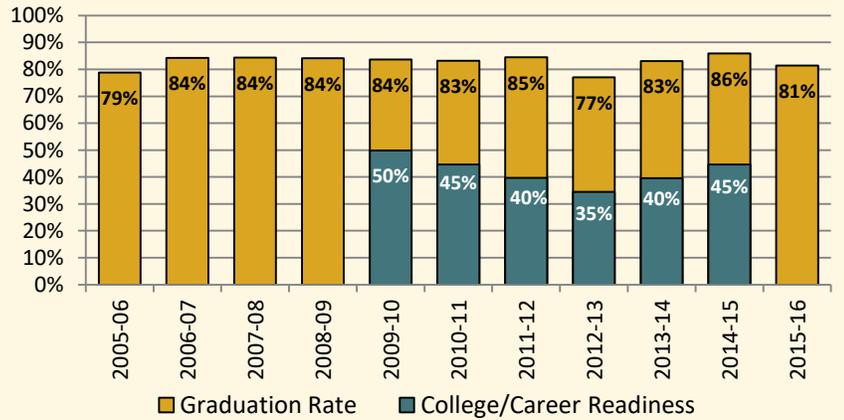
Source: New York State Department of Education

Student to Teacher Ratio



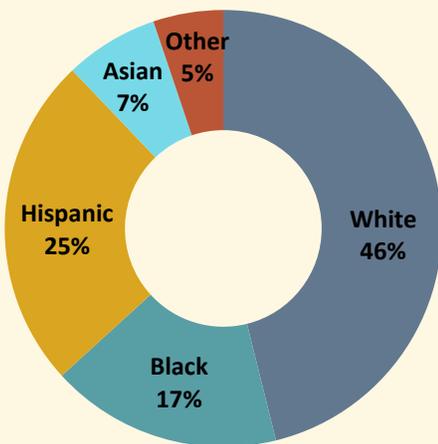
Source: New York State Department of Education (2015-16)

Graduation Rate & College/Career Readiness



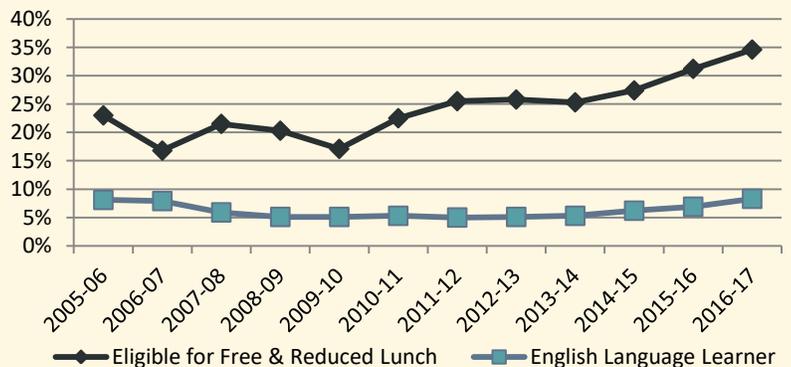
Source: New York State Department of Education

Race & Ethnicity of Students



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

Student Characteristics



Source: New York State Department of Education

Health Analysis

Rockland County is one of the healthiest in New York State. 33% of students in the Nyack School District are overweight or obese. 9% 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.

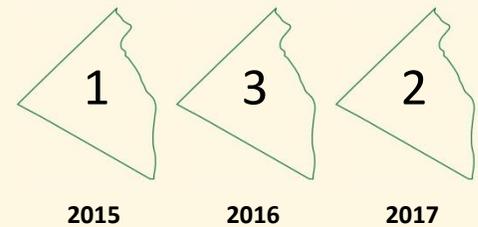
Access to Quality Food – The US Dept. of Agriculture defines census tracts as food deserts if the tracts have high poverty and low access to food. Pattern analyzed GIS data to find supermarket walktimes.

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

County Health Ranking

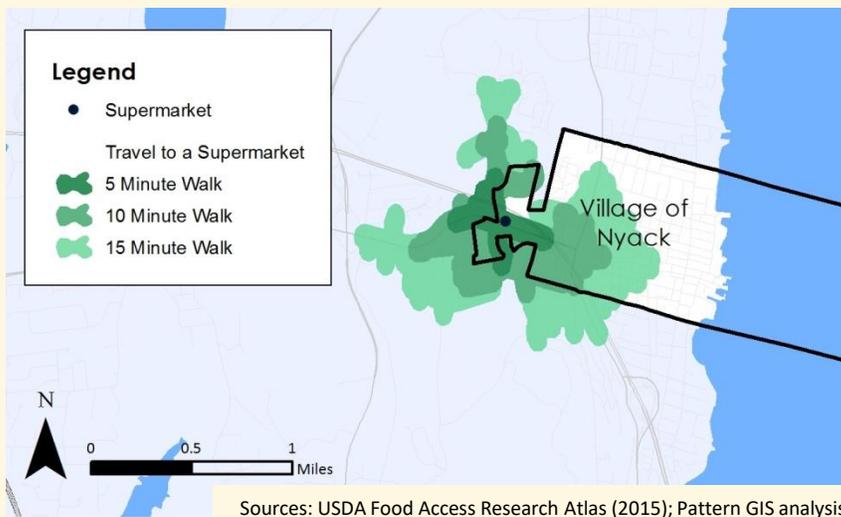
Rockland County

Rank out of 62 New York Counties

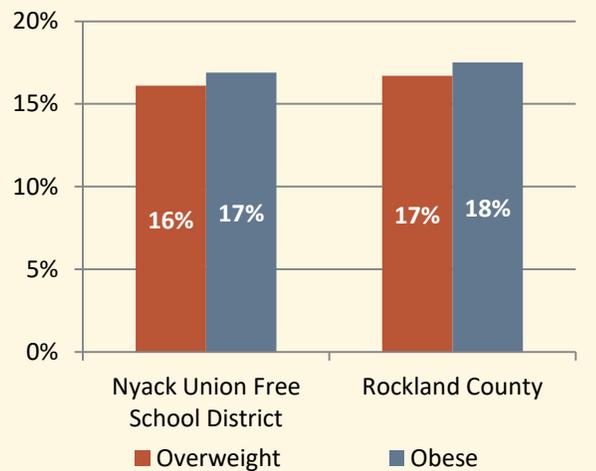


Source: Robert Wood Johnson County Health Rankings

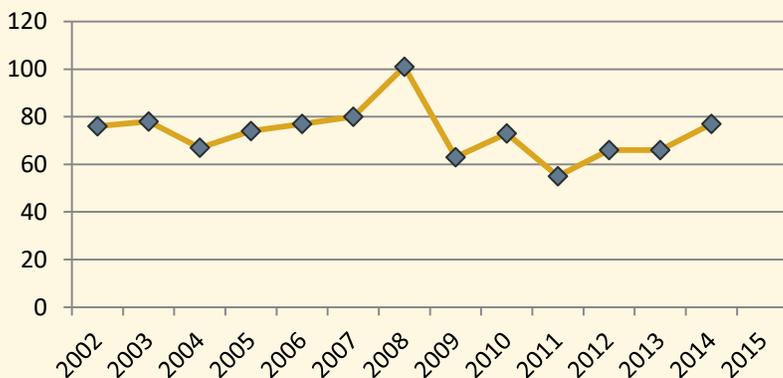
Access to Quality Food



Childhood Obesity

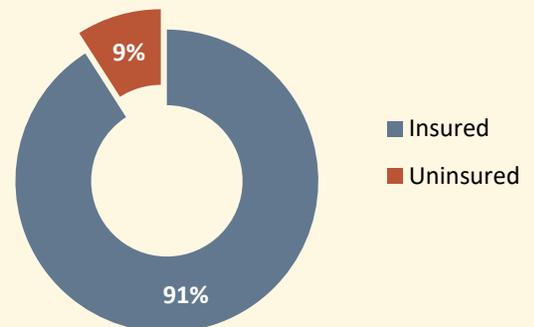


Number of Births



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 **7**



Residents per Acre of Parkland **1,000**

Source: Pattern for Progress Analysis of GIS Data

Avg. Annual Household Spending



\$2,762

Apparel & Services



\$4,153

Eating Out



\$6,213

Groceries



\$6,263

Health Care

Source: ESRI Business Analyst 2017

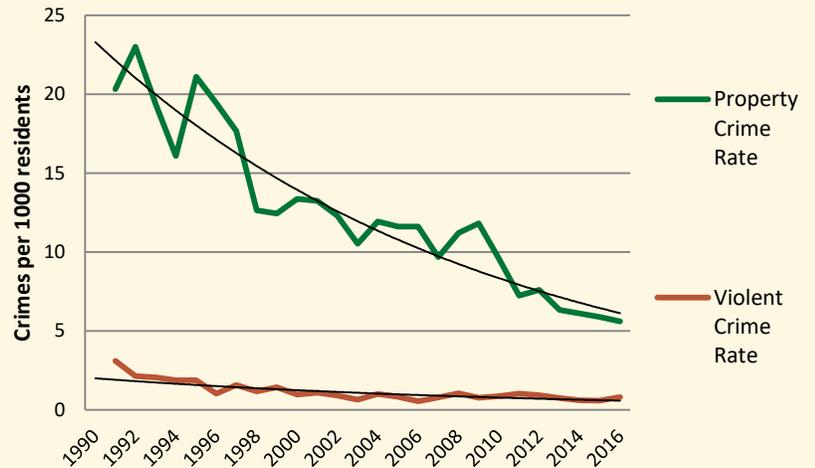
Quality of Life Analysis

Several large state parks are a short drive from Nyack, but Memorial Park, with Hudson River views, a playground, skatepark, basketball court and other amenities, is the village's only park.

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 Orangetown, since Nyack has no village police department.

Per Capita Crime Rate (Town of Orangetown)



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

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.

URBAN ACTION AGENDA COMMUNITIES

