

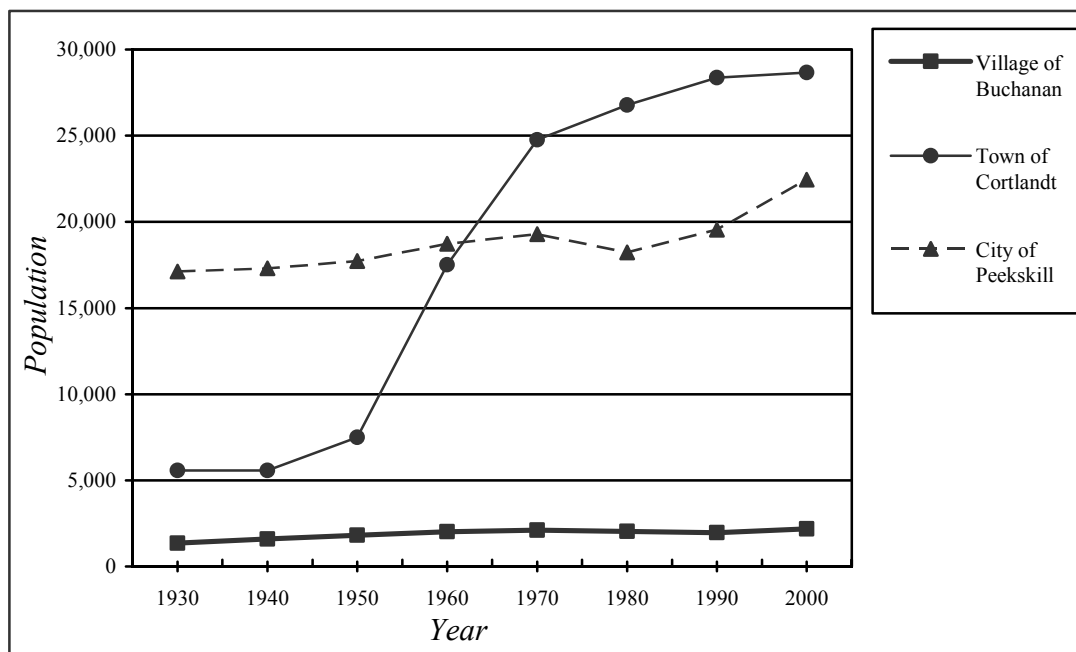
B. DEMOGRAPHICS AND HOUSING

1. Population Characteristics

a. General Population Characteristics

The Village's population has remained relatively stable over the years, at least in comparison to surrounding communities. The figure below shows the change in population since 1930 in the Village of Buchanan, the Town of Cortlandt and the City of Peekskill. The figure shows that the Village's population steadily increased between 1930 (population of 1,340) and 1970 (population 2,110), then decreased slightly between 1970 and 1990 from 2,100 in the year 1970 to 1,970 persons in the year 1990. The last decade saw a moderate increase in population in the Village to bring the Village population to 2,189 in the year 2000. In comparison, the Town of Cortlandt has experienced substantial population growth over the last 70 years, with the majority of that growth taking place in the 1950's and 1960's. In the 1950's alone the population of the Town more than doubled.

Figure IV-1: Population Change



Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

The table below provides a more detailed breakdown of population change in the Village of Buchanan in comparison to surrounding communities and Westchester County. Specifically, the table shows the minor decrease in population in the Village between 1980 and 1990 and the more substantial increase in Village population between 1990 and 2000 (i.e., an increase of 219 person or 11%).

Table IV-1: Population of the Village of Buchanan and Surrounding Communities

	1980	1990	1980 to 1990 Change		2000	1990 to 2000 Change	
			Number Change	Percent Change		Number Change	Percent Change
<i>Village of Buchanan</i>	2,041	1,970	-71	-3%	2,189	219	11%
Town of Cortlandt*	26,775	28,369	1,594	6%	28,672	303	1%
City of Peekskill	18,236	19,536	1,300	7%	22,441	2,905	15%
Westchester County	866,599	874,866	8,267	1%	923,459	48,593	6%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Notes: Percentages were rounded.

* Outside Village

The decrease in Village population during the 1980's is most likely attributable to two main factors: (1) the decrease in average household size from 2.8 persons per household in 1980 to 2.6 persons per household in 1990¹; and (2) little additional residential development in the Village during the decade (the number of housing units in the Village only increased by 5 from 754 units in 1980 to 759 units in 1990).

The 11% increase in population in the Village during the 1990's is most likely attributable to one main factor: the increase in dwelling units in the Village during this period. The number of dwelling units in the Village increased from 759 units in 1990 to 912 units in the year 2000. This represents an increase of 153 units (or 20%).²

b. Population Density

Population density refers to the number of people within a specified geographic range. For this project, population density has been defined as persons per square mile. The Village of Buchanan covers 1.48 square miles of area. As shown in Table IV-2, below, the 2000 population of 2,189 persons results in a population density of 1,459 people per square mile in the Village of Buchanan. The table below shows the population densities among the communities surrounding Buchanan and the village in 1990 and 2000.

¹ This decrease in average household size is consistent with trends throughout the country and in Westchester County and the communities surrounding Buchanan.

² Approximately 60 of these units occurred in three relatively large subdivisions in the Village: Bel Lago, Meghagh Woods and Pheasant Run.

Table IV-2: Population Density, Village of Buchanan, Surrounding Communities and Westchester County, 1990 and 2000

	Persons per Square Mile	
	1990	2000
<i>Village of Buchanan</i>	1,313	1,459
Town of Cortlandt	818	826
City of Peekskill	4,247	4,878
Westchester County	1,953	2,061

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

c. *Age Characteristics*

Table IV-3, below, shows the Village's age characteristics in the year 2000 and provides a comparison to Village's characteristics in 1990. In general, the Village's age characteristics have not changed dramatically since 1990. Perhaps the most notable change is the increase in the number of children under the age of 18. The number of children under the age of 5 increased from 106 (or 5.4% of Village population) in 1990 to 146 (or 6.7% of the Village population) in the year 2000. A similar increase occurred in the 5 to 17 age group. Other age groups experienced changes – although none were substantial. The number and percentage of persons aged 18 to 24 decreased, while the 25 to 44 and 45 to 64 age groups increased slightly in terms of number and percentage. The Village's senior population dropped during the 1990's. The percentage of people aged 65 and over decreased slightly from 310 persons in 1990 (15.7% of Village population) to 280 persons in 2000 (12.8% of Village population).

Table IV-3: Age Distribution for Village of Buchanan, 1990 and 2000

	1990		2000	
	Number of Persons	Percent of Population	Number of Persons	Percent of Population
Under 5	106	5.4%	146	6.7%
5 to 17	317	16.1%	382	17.5%
18 to 24	173	8.8%	145	6.6%
25 to 44	636	32.3%	716	32.7%
45 to 64	428	21.7%	520	23.8%
65 to 79	235	11.9%	213	9.7%
80+	75	3.8%	67	3.1%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates.

Note: Percentages were rounded.

The figure below illustrates the relative changes in the age group composition in the Village between 1990 and 2000.

Figure IV-2: Population by Age, Village of Buchanan, 1990 and 2000

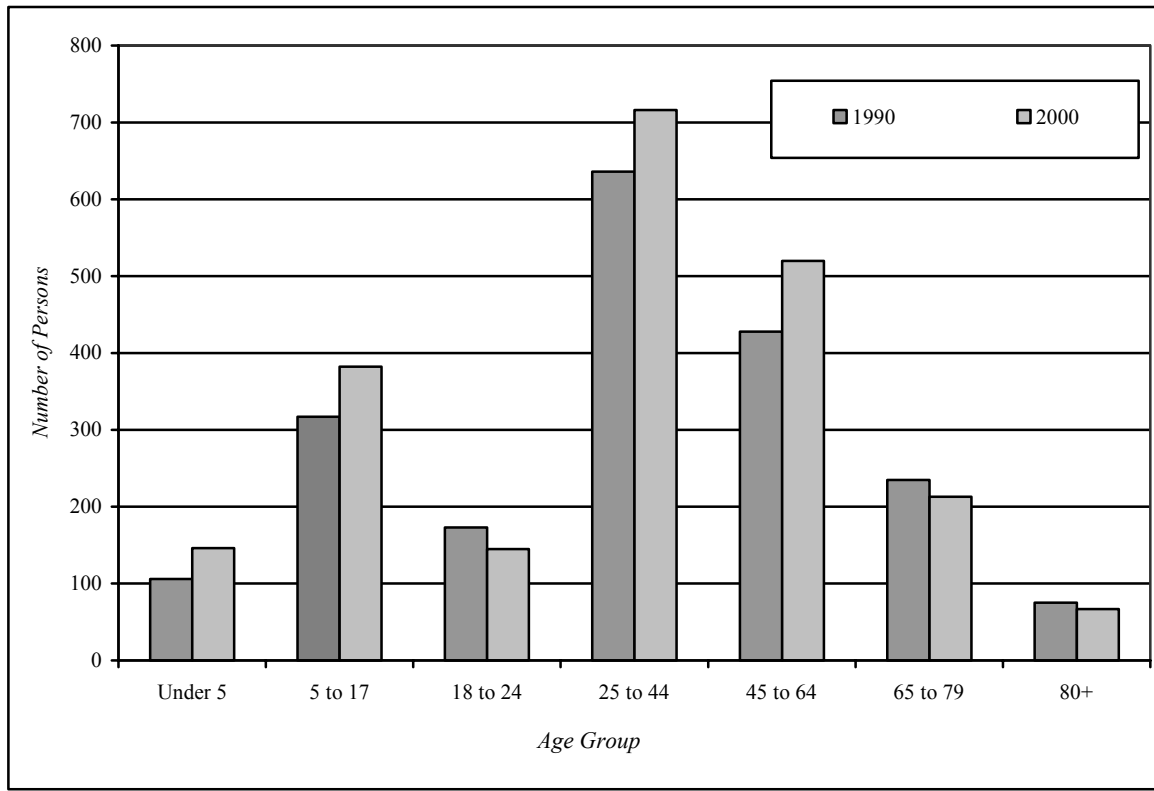


Table IV-4, below, provides a comparison between the age characteristics of the Village of Buchanan and surrounding communities.

Table IV-4: Age Distribution for Village of Buchanan, 1990 and 2000

	<i>Village of Buchanan</i>	<i>Town of Cortlandt</i>	<i>City of Peekskill</i>
Under 18	24%	27%	25%
18 to 34	22%	16%	25%
35 to 64	42%	45%	39%
65+	13%	13%	12%

Source: Westchester County Planning Department; Original Source: U.S. Census Bureau.
 Prepared by Frederick P. Clark Associates.

2. Housing Characteristics

a. General Housing Characteristics

The table below illustrates household composition for the Village of Buchanan in 2000. As shown in the table, there was a total of 809 households in the Village in 2000, of which 603 (75% were families³). The table shows that approximately 56% of the households in the Village consisted of married couples. Thirty-five percent (35%) of the Village households (or 283 households) contained children under the age of 18, of which 215 (or 27% of the Village's households) were headed by a married couple. Twenty-two percent of the Village's households were one-person households.

The table also provides a comparison to the Village's household composition in 1990. As shown in the table, there was no dramatic change in household composition between 1990 and 2000. Some changes however, such as the decrease in percentage of married couple households (from 61% in 1990 to 56% in 2000) and the increase in the number and percentage of households with children under 18, are notable. In addition, the percentage of households containing children under the age of 18 that were headed by a married couple dropped from 86% in 1990 (i.e., 193 of 224 households) to 76% (i.e., 215 of 283 households) in 2000.

Table IV-5: Village of Buchanan Household Composition, 2000

Household by Type	1990		2000	
	Number	Percent of Households	Number	Percent of Households
Total Households	739	100%	809	100%
Family Households	550	74%	603	75%
Married Couple Households	453	61%	457	56%
Total Households with Children under 18	224	30%	283	35%
Married Couple Households with Children under 18	193	26%	215	27%
One-person households	171	23%	180	22%
Average household size		2.7		2.7
Average family size		3.1		3.3

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Note: Percentages were rounded.

Table IV-6, below, shows the changes in the number of total housing units in the Village over the last 20 years and provides a comparison to surrounding communities and Westchester County. As shown in the table, there was virtually no increase in the number of housing units in the Village between 1980 and 1990 (in comparison a 16% increase in the number of dwelling units occurred in both the City of Peekskill and the Town of Cortlandt during this period). During the 1990's, however, the number of housing units in the Village increased by 153 (or 20% over the amount existing in 1990).

³ Defined as a group of two or more related individuals.

Table IV-6: Housing Units in Village of Buchanan, Surrounding Communities and Westchester County, 1990 and 2000

	1980	1990	2000	Change 1990 to 2000	
				Number Change	Percent Change
<i>Village of Buchanan</i>	754	759	912	153	20%
Town of Cortlandt	9,103	10,606	10,294	-312	-3%
City of Peekskill	7,228	8,401	9,053	652	8%
Westchester County	316,658	336,727	349,445	12,718	4%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Note: Percentages were rounded.

As shown in Table IV-7, below, seventy-one percent (71%) of the occupied housing units in the Village of Buchanan are owner-occupied with the remaining 29% occupied by renters. This is roughly comparable to that experienced in the Town of Cortlandt, as shown in the table, and the majority of the northern portion of the County where 77% of housing units are occupied by owners according to information prepared by the Westchester County Department of Planning. Like most cities in Westchester County, the City of Peekskill exhibits a significantly higher percentage of renter-occupancy.

Table IV-7: Housing Tenure of Occupied Housing Units in the Village of Buchanan and Surrounding Communities, 2000

	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
<i>Village of Buchanan</i>	582	71%	232	29%
Town of Cortlandt	7,798	79%	2,107	21%
City of Peekskill	4,049	47%	4,647	53%

Source: Westchester County Department of Planning. Original Source: U.S. Census Bureau.

Prepared by Frederick P. Clark Associates, Inc.

The table below provides a breakdown of housing types in the Village of Buchanan and provides a comparison with adjacent communities and the County as a whole. The table demonstrates that the prevailing housing type in the Village of Buchanan, like the Town of Cortlandt, is single-family detached housing. The Village, however, differs from the Town of Cortlandt, in that almost 20% of the Village's housing units are contained in structures containing 2 dwellings units. In addition, the Village differs from the Town in that only 5% of the dwellings units are contained in multi-family structures containing 5 or more dwellings, whereas 13% of the Town's housing units are contained in such multi-family structures. The housing characteristics of the City of Peekskill differs significantly from both the Village and the Town.

Table IV-8: Units in Structure, Village of Buchanan and Surrounding Communities, 2000

Housing Units in Structure	Village of Buchanan		Town of Cortlandt	City of Peekskill
	# of Units	% of Units		
1, detached	659	72%	75%	29%
1, attached	15	2%	4%	10%
2	177	19%	4%	14%
3 or 4	23	3%	4%	13%
5 or more	39	5%	13%	33%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Notes: Percentages were rounded.

The table below shows that the composition of the Village's housing stock has not changed dramatically in the last 40 years. The percentage of 1-family, 2-family, 3- or 4-family dwellings and multi-family structures containing 5 or more dwellings in the Village in the year 2000 is substantially similar to that existing in 1960. For example, in 1960 single-family homes made up 75% of the Village's housing stock, dipped to 70% by 1980 but rose again to 74% in 2000.

The number of housing units in two-family homes increased by 51% (from 108 units to 163 units) between 1960 and 1980. In 1960, units in 2-family dwellings made up 17% of the Village's housing, by 1980 such housing made up 22% of the housing stock as a result of this increase. The period between 1980 and 2000 saw virtually no increase in the number of units in 2-family dwellings. Thus, as a result of the increase in single-family homes in the Village between 1980 and 2000, the percentage of 2-family dwellings dropped back down to 19% in 2000 (similar to the 1960 percentage figure).

Table IV-9: Units in Structure, Village of Buchanan, 1960, 1980 and 2000

Housing Units in Structure	1960		1980		2000	
	# of Units	% of Units	# of Units	% of Units	# of Units	% of Units
1 (detached and attached)	465	75%	525	70%	674	74%
2	108	17%	163	22%	177	19%
3 or 4	35	6%	33	4%	23	3%
5 or more	15	2%	33	4%	38	4%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Notes: Percentages were rounded.

The Village's housing stock is relatively old. Half (50%) of the Village's existing housing stock was constructed prior to 1949. Another 34% was constructed between 1950 and 1969. Only 17% of the Village's housing stock was constructed within the last 30 years.

Table IV-10: Year Housing Structure Built, Village of Buchanan, 2000

Year Structure Built	Village of Buchanan		Town of Cortlandt		City of Peekskill	
	# of Units	% of Units	# of Units	% of Units	# of Units	% of Units
1990 to 2000	54	6%	760	7%	820	9%
1980 to 1989	47	5%	1,022	10%	914	10%
1970 to 1979	53	6%	1,508	15%	1,204	13%
1960 to 1969	160	18%	1,838	18%	1,526	17%
1950 to 1959	146	16%	2,326	23%	1,148	13%
1949 or earlier	452	50%	2,840	28%	3,441	38%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Note: Percentages were rounded.

b. Housing Values

Historically, the Village of Buchanan has offered the opportunity for more affordable single-family ownership than the majority of Westchester County. However, like the rest of the New York metropolitan area and Westchester County, the Village has experienced substantial increases in housing prices over the last few years.

Table IV-11, below, shows the increase in median sale price of single-family homes in the Village, surrounding communities and Westchester County. As shown in the table, the median increase in sales price for homes in Westchester County increased \$132,000 (48%) between 1993 and 2000. Similarly, the median sales prices for single-family homes in the Town of Cortlandt increased 49% during that same period. This represents an increase of approximately 6% per year.

As shown in the table, the median sales price in the Village of Buchanan fluctuated significantly from year to year between 1993 and 2000. This is most likely due to a relatively low number of homes sales from year to year which may have tended to skew differences in median sale price from one year to the next. For example, the significant increase in median sales price in the Village between 1999 and 2000 is undoubtedly more indicative of the types of homes being purchased that particular year (e.g., newly constructed homes) than it is to an increase in overall housing value in the Village (i.e., it is *highly unlikely* that housing values throughout the Village increased by almost 70% between 1999 and 2000). It is likely, however, that overall housing prices in the Village have increased at a rate similar to Westchester County as a whole and the Town of Cortlandt.

Table IV-11: Median Sale Price, Single-Family Homes, 1993 to 2000

	1993	1994	1995	1996	1997	1998	1999	2000
Village of Buchanan	\$184,000	\$225,000	\$212,500	\$168,750	\$185,000	\$158,900	\$195,000	\$329,500
Town of Cortlandt	180,950	195,500	212,500	210,500	209,950	215,000	235,000	270,000
City of Peekskill	158,000	199,317	224,523	194,172	155,820	152,943	165,500	150,000
Westchester County	275,000	277,500	286,750	285,000	300,000	320,000	345,000	407,000

Source: Westchester County Planning Department. Prepared by Frederick P. Clark Associates, Inc.

The table below illustrates the percentage of households that pay a disproportionate amount of their income toward housing costs (i.e., “cost burdened households”⁴) within the Village of Buchanan and surrounding communities. As shown in the table, approximately ¼ of the Village’s households are cost-burdened. However, this percentage is lower than experienced in surrounding communities. This is true for renters within the Village as well as for home owners with or without a mortgage.

Table IV-12: Cost-Burdened Households, Village of Buchanan and Surrounding Communities, 2000

	Total	Renters	Owners with Mortgage	Owners without Mortgage
<i>Village of Buchanan</i>	25%	27%	28%	14%
Town of Cortlandt	31%	38%	33%	17%
City of Peekskill	39%	43%	37%	17%

Source: Westchester County Department of Planning. Original Source: U.S. Census Bureau.
Prepared by Frederick P. Clark Associates, Inc.

For Buchanan where the median household income is \$62,604, the median household with no debt should be able to afford a home selling for \$200,000 based on a 15% down payment, 30-year fixed mortgage at 5.875% interest rate, with a maximum monthly payment of \$1,565 according to the Fannie May affordability calculator⁵. According to the same calculator, the same household earning \$62,604 should actually be able to afford \$1,878 in monthly housing payments, representing 36% of the gross income. For renters, the maximum rent for a household earning the median income in Buchanan would be approximately \$1,565.

⁴ According to the Westchester County Department of Planning, “cost-burdened” is defined by the US HUD as those paying in excess of 30% of their income toward housing cost.

⁵ <http://www.mortgagecontent.net/scApplication/fanniemaespecificPaymentDispatcher.do>