

## DEMOGRAPHICS

### Age

In 2000, 26.2 percent of the Town's population was under the age of 18, 4.4 percent between 18 and 24 years, 28.5 percent between 25 and 44 years, and 13.9 percent 65 years or older.

North Salem and Westchester County are experiencing a gradual shift toward an older population as shown in Table 2.5 below. The median age of the 2000 population in Westchester County was 37.6, which represents an increase over the 1990 median age of 36.2. Table 2.5 below compares population changes by age group from 1990 to 2000 and shows a significant increase in the 45 to 59 years age group. This is consistent with national, State and County predictions for a bulge in the population of seniors from 2010 through 2025.

<b>Population by Age, 1990-2000</b>						
	0-14	15-29	30-44	45-59	60+	Total
1990	886	840	1,233	881	885	4,725
2000	1,179	580	1,298	1,140	976	5,173
% Chg	33	(31)	5.3	29.4	10.3	8.7

Source: *Westchester County, Data Book, 2005.*

In its overview of the population of the County in the *Westchester County Data Book* (Westchester County Planning Department, 2005), it is noted that the population age 65 years and over is expected to increase by 34 percent from 1990 to 2020. In 2000, the Town's total population was 5,173. The population aged 65 years or older (721 people) made up 14 percent of the total population, while 24.5 percent was 55 or older (1,269 people). More significantly, the proportion of population aged 35 to 54 years comprised over one-third (1,803 people) of North Salem's population in 2000.

In Westchester County, the three older age groups (55-59, 60-64 and 65+) made up a similar proportion of the population (23 percent) as in North Salem for these age groups. The proportion of the population in the North County municipalities for the same age groups is slightly less (21.9 percent) but generally consistent with the figures for North Salem and Westchester County. In the same vein, the age group heading toward their senior years (35-54) in Westchester County and the North County municipalities (31 percent and 34 percent, respectively) is similar to the proportion of persons in this age group in North Salem. The Westchester County study entitled, *Senior Population Changes, 1990-2000*, elaborates on the magnitude of this age group, known as the baby boomers, and, as they age, expected demand for housing and social services, medical care and other services. In any case, there is clearly a consistent pattern in the proportion of people in the older age groups on a local and regional basis.

The number of children under age 14 increased significantly (33 percent) from 1990 to 2000, while the number of older children, ages 15 to 19, decreased by a similar proportion (31 percent). The school age population (ages 5-18) in 2000 (1,007 persons) increased by 22 percent from 1990 (827 persons). The enrollment in North Salem's corresponding school districts is addressed in more detail in the section on community facilities and services.

## ***Race/Ethnicity***

In 2000, the racial make-up of the Town of North Salem was 95.4 percent White, 0.75 percent Black, 0.08 percent Native American, 0.97 percent Asian, 1.12 percent from other races, and 1.64 percent from two or more races. Hispanic or Latino of any race represented 3.65 percent of the population.

In both Westchester County and the Town of North Salem, the population has changed considerably with regard to ethnicity and race between 1990 and 2000. North Salem is much less diverse than Westchester County as a whole. The total North Salem minority population (including all races except White and Hispanic persons) made up only 4.6 percent of the population. In Westchester County, the minority population represented 29 percent of the total population. Table 2.6 below shows North Salem's racial makeup presented with the corresponding data for the County.

<b><i>Population by Race, 2000</i></b>									
	Total	One Race	White	Black	Asian	NAAN*	Some Other Race	Two or More Races	Hispanic or Latino (any race)
North Salem	5,173	5,088	4,937	39	50	4	58	85	189
	Percent	98.4	95.4	0.3	1.0	0.0	1.1	1.6	3.7
Westchester County	923,459	895,298	658,858	131,132	41,738	2,343	61,227	28,161	144,124
	Percent	97.0	71.3	14.2	4.5	0.3	6.6	3.1	15.6

Source: U.S. Census Bureau

\*Native American or Alaska Native

The Town of North Salem has experienced very little change in the relative proportions of its White to minority population. The proportion of Hispanic population, however, has increased from 2 percent of the population in 1990 to 4 percent in 2000 (a 99 percent increase). There was a 30 percent increase in the proportion of the Town's Black population between 1990 and 2000—from 0.58 percent to 0.75 percent, respectively.

## ***Income***

North Salem is a relatively affluent community: 50.2 percent of households earned more than \$100,000 annually in 1999, which is higher than Westchester County as a whole, of which only 31.0 percent of households earned more than \$100,000 a year in 1999. Westchester County as a whole also had more households earning below \$25,000 annually (19.8 percent) compared to North Salem (6.9 percent). The income range containing the most North Salem households was between \$100,000 and \$124,999 with 269 households or 15.1 percent, and the income range containing the least North Salem households was between \$10,000 and \$14,999, with 27 households or 1.5 percent.

**Household Income, North Salem and Westchester County, 1999**

	North Salem		Westchester County	
	Number	Percent	Number	Percent
Total	1,780	100.00	337,486	100.00
Less than \$10,000	30	1.7	24,492	7.3
\$10,000 to \$14,999	27	1.5	14,518	4.3
\$15,000 to \$19,999	31	1.7	13,315	4.0
\$20,000 to \$24,999	35	2.0	14,339	4.3
\$25,000 to \$29,999	82	4.6	14,459	4.3
\$30,000 to \$34,999	65	3.7	13,541	4.0
\$35,000 to \$39,999	40	2.3	14,053	4.2
\$40,000 to \$44,999	33	1.9	13,830	4.1
\$45,000 to \$49,999	41	2.3	12,087	3.6
\$50,000 to \$59,999	85	4.8	25,234	7.5
\$60,000 to \$74,999	151	8.5	31,373	9.3
\$75,000 to \$99,999	266	15.0	41,497	12.3
\$100,000 to \$124,999	269	15.1	29,970	8.9
\$125,000 to \$149,999	248	14.0	18,223	5.4
\$150,000 to \$199,999	170	9.6	21,507	6.4
\$200,000 or more	207	11.6	35,048	10.4

Source: U.S. Census Bureau

**Per Capita Income**

Per capita income is the aggregate income of the total population divided by the estimated population. The Town's inflation adjusted per capita income rose by a dramatic 23.4 percent (when adjusting for inflation) from \$37,390.45 to \$48,818 annually. North Salem's per capital income was much higher than Westchester County as a whole in both 1989 and 1999.

**Per Capita Income for North Salem and Westchester County, 1989-1999**

	1989	1989 (inflation adjusted)	1999	% Change (1989-1999)	% Change in 1999 dollars
North Salem	\$27,918	\$37,390.45	\$48,818	42.8	23.4
Westchester County	\$25,584	\$34,264.53	\$36,326	29.6	5.7

Source: U.S. Census Bureau

**Median Household Income**

In 1999, the median income for the Town of North Salem was \$100,280, which at that time was higher than the median income for Westchester County as a whole, which was \$63,582. Between 1989 and 1999, the median income for North Salem increased by 15.4 percent. The rise in median income for North Salem was greater than Westchester County as a whole by 17.4 percentage points.

<b>Median Household Income, North Salem and Westchester County, 1989-1999</b>					
North Salem	1989	1999 (inflation adjusted)	1999	% Change (1999-2007)	% Change in 1999 dollars
	\$63,375	\$84,877.84	\$100,280	36.8	15.4
Westchester County	1989	1999 (inflation adjusted)	1999	% Change (1999-2007)	% Change in 1999 dollars
	\$48,405	\$64,828.59	\$63,582	23.9	(2.0)

Source: U.S. Census Bureau

## Family Income

Family income is defined as households with two or more related persons living in one unit. The majority of North Salem families, or 56.7 percent, earned more than \$100,000 annually in 1999. Westchester County as a whole, however, only had 39.2 percent of families earning more than \$100,000 annually in 1999. In 1999, only 128 families or 9.2 percent of all North Salem families, earned less than \$35,000 annually, which is less than Westchester County as a whole, where 19.9 percent of all families earned less than \$35,000.

<b>Family Income Distribution, North Salem and Westchester County, 1999</b>				
	North Salem		Westchester County	
	Number	Percent	Number	Percent
TOTAL	1,393	100.0	237,010	100.0
Less than 10,000	16	1.2	10,051	4.2
\$10,000 to \$14,999	15	1.1	5,898	2.5
\$15,000 to \$19,999	6	0.4	6,723	2.8
\$20,000 to \$24,999	15	1.1	7,928	3.4
\$25,000 to \$29,999	35	2.5	8,281	3.5
\$30,000 to \$34,999	41	2.9	8,334	3.5
\$35,000 to \$39,999	11	0.8	8,386	3.5
\$40,000 to \$44,999	20	1.4	8,938	3.8
\$45,000 to \$49,999	34	2.4	7,992	3.4
\$50,000 to \$59,999	80	5.7	16,664	7.0
\$60,000 to \$74,999	114	8.2	22,233	9.4
\$75,000 to \$99,999	216	15.5	32,559	13.7
\$100,000 to \$124,999	211	15.1	25,246	10.7
\$125,000 to \$149,999	231	16.6	16,013	6.8
\$150,000 to \$199,999	150	10.8	19,516	8.2
\$200,000 or more	198	14.2	32,248	13.6

Source: U.S. Census Bureau.

## Median Family Income

Median family income is defined as the income level at which 50 percent of families have incomes above and 50 percent of families have incomes below this figure. Like median household income, North Salem's median family income dramatically increased between 1989 and 1999 by double-digit percentage points at 12.2 percent, from \$71,792 (\$96,150.69, after being adjusted for inflation) to \$109,468. North Salem's median family income, like its median household income, was much higher than Westchester County as a whole.

<b><i>Median Family Income, North Salem and Westchester County, 1989-1999</i></b>					
North Salem	1989	1989 (inflation adjusted)	1999	% Change (1989-1999)	% Change in 1999 dollars
	\$71,792	\$96,150.69	\$109,468	34.4	12.2
Westchester County	1989	1989 (inflation adjusted)	1999	% Change (1989-1999)	% Change in 1999 dollars
	\$58,862	\$78,833.60	\$79,881	26.3	1.3

Source: U.S. Census Bureau

## Poverty

Poverty level is based on a nutritionally adequate food plan designed by the U.S. Department of Agriculture for "emergency temporary use when funds are low." The definition assumes that a family is poor if its total income amounts to less than approximately three times the cost of this food plan. The poverty index takes into account such factors as family, size, number of children and farm-nonfarm residence. Poverty level cutoffs are adjusted annually to reflect changes in the consumer price index. The poverty statistics do not include inmates or institutions, members of the armed forces living in barracks, college students living in dormitories and unrelated individuals under 15 years.

Poverty rates in North Salem in 1999 were relatively low: for a population of 5,173, 100 or 1.9 percent of total households earned incomes below the poverty line. Westchester County as a whole, on the other hand, had 28,554 or 3.0 percent of total population. The majority of North Salem families living below the poverty line were female head of households, with no husband present. Relative to the County, North Salem had a lesser percentage of male householder and non-family households earning incomes below the poverty line in 1999.

<b><i>Poverty by Household Type, North Salem and Westchester County, 1999</i></b>				
	North Salem		Westchester County	
	Number	Percent	Number	Percent
TOTAL	100	100.0	28,554	100.0
Family Households				
Married-couple family	27	27.0	5,940	20.8
Male householder	11	11.0	1,219	4.2
Female householder	46	46.0	8,014	28.1
Nonfamily households	16	16.0	13,381	46.9

Source: U.S. Census Bureau

Regarding the total population living in poverty in North Salem in 1999, the majority were aged between 18 and 64 years, with the rest of the total population in poverty aged between 12 and 17 years. Compared to Westchester County as a whole, a greater percentage of North Salem residents between the ages of 12 and 64 lived in poverty in 1999, but a higher percentage of residents in Westchester County lived in poverty for all other ages.

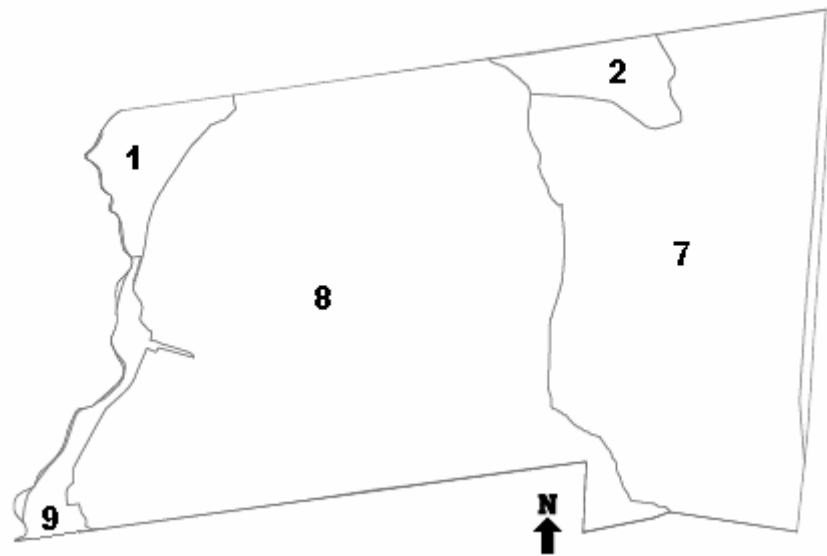
<b><i>Poverty by Age, North Salem and Westchester County, 1999</i></b>				
	North Salem		Westchester County	
	Number	Percent	Number	Percent
Total living below Poverty Level	100	100.0	78,967	100.0
Under 5 years	0	0.0	7,358	9.3
5 years	0	0.0	1,517	1.9
6 to 11 years	0	0.0	8,958	11.3
12 to 17 years	31	31.0	7,584	9.6
18 to 64 years	69	69.0	44,290	56.1
65 to 74 years	0	0.0	4,326	5.5
75 years and over	0	0.0	4,934	6.3

Source: U.S. Census Bureau.

#### Income Trends by Block Group

The Town of North Salem is located singularly in census tract 150 and is comprised of five block groups: block group 1, block group 2, block group 7, block group 8 and block group 9. The following summarizes income trends for each block group. Indicators include median household income, median family income and total number of residents living in poverty.

***Town of North Salem 2000 Census Block Group Boundaries***



According to the U.S. Census, block group 8 had the highest median household income at \$112,665, which constituted a 17.0 percent increase from 1989. The largest increase in median household income was located in block group 1, which rose 53.7 percent in ten years, while the largest decrease occurred in block group 2, which fell 31.3 percentage points to \$46,875.

***Median Household Income, North Salem Block Groups, 1989-1999***

Block Group	1	2	7	8	9
1989*	\$48,092.75	\$61,524.55	\$107,673.98	\$93,509.60	\$87,070.26
1999	\$103,788	\$46,875	\$103,821	\$112,665	\$77,623
% change	53.7	(31.3)	(3.7)	17.0	(12.2)

Source: U.S. Census Bureau.

\*Adjusted for inflation

According to the U.S. Census Bureau, the block group with the highest median family income in 1999 was block group 8 with \$122,337, which increased 12.0 percent from 1989. The largest increase occurred in block group 1, which rose 54.7 percentage points from \$48,549.45 to \$107,255 from 1989 to 1999. Both block groups 2 and 7 decreased in the ten year period.

***Median Family Income, North Salem Block Groups, 1989-1999***

Block Group	1	2	7	8	9
1989*	\$48,549.45	\$66,818.78	\$113,824.03	\$107,613.71	\$86,526.51
1999	\$107,255	\$61,667	\$106,735	\$122,337	\$126,612
% change	54.7	(8.4)	(6.6)	12.0	31.7

Source: U.S. Census Bureau.

In 2000, 100 residents in North Salem were living in poverty. The majority of those living in poverty lived in block group 8, with large groups living in block groups 7 and 9.

***Total Residents Living in Poverty by Block Group, 1999***

	Number	Percent
TOTAL	100	100.0
Block Group 1	8	8.0
Block Group 2	0	0.0
Block Group 7	30	30.0
Block Group 8	46	46.0
Block Group 9	16	16.0

Source: U.S. Census Bureau.



## ***Projected Build-Out***

The following is a summary of build-out potential in North Salem, provided by Westchester County. The population of North Salem is anticipated to grow by 4,988 residents or 96 percent under regulatory build-out, and by 2,954 or 57 percent under a build-out of vacant parcels.

### ***Existing Conditions***

Population	5,173
Dwelling Units	1,979
HH Energy Use (BTU/Year)	199,879
HH Water Consumption (Gal/Year)	282,432,985
School Age Children	1,368
Vehicle Trips per day	11,775

Source: Westchester County, Westchester2025 Demographics

Under regulatory build-out, the number of dwelling units would increase by 1,650 or 83 percent, the level of energy use would rise by 166,650 BTUs per household or 83 percent, and the number of school age children would grow by 1,274 or 93 percent. The regulatory build-out illustrates that North Salem would grow to a similar size and density of the southern Westchester municipalities of Dobbs Ferry or Tarrytown.

### ***Regulatory Build-Out***

	Existing	Regulatory Build-Out	Increase	% Increase
Population	5,173	10,161	4,988	96
Dwelling Units	1,979	3,629	1,650	83
HH Energy Use	199,879	366,529	166,650	83
HH Water Consumption	282,432,985	517,912,735	235,479,750	83
School Age Children	1,368	2,642	1,274	93
Vehicle Trips per day	11,775	21,593	9,818	83

Source: Westchester County, Westchester2025 Demographics

Under a build-out of vacant parcels, the number of dwelling units would increase by 1,055 or 53 percent, the amount of energy used per household would rise by 106,555 BTUs or 53 percent, and the number of school age children would increase by 2,136 or 56 percent.

### ***Build-Out of Vacant Parcels***

	Existing	Build-Out of Vacant Parcels	Total Build-Out	% Increase
Population	5,173	2,954	8,127	57
Dwelling Units	1,979	1,055	3,034	53
HH Energy Use	199,879	106,555	306,434	53
HH Water Consumption	282,432,985	150,564,325	432,997,310	53
School Age Children	1,368	768	2,136	56
Vehicle Trips per day	11,775	6,277	18,052	53

Source: Westchester County, Westchester2025 Demographics