

3.18 Demographics

The purpose of this section is to provide an analysis of the trends in population, age, housing, and income for the Town of Amenia using US Census data and other local source material. This evaluation provides a description of current housing conditions within Amenia as well as assists in projecting target market demands for housing in the future.

3.18.1 Existing Conditions

Population Characteristics

The population of Amenia declined by 22% between 1990 and 2000; however, there has been a modest population increase in recent years, with continued growth predicted in the future (see Table 3.18-1). Based on the 2004 population estimate provided by the US Census Bureau, the population of the Town of Amenia is estimated to be 4,172. According to projections tabulated below, Amenia is expected to experience population growth at a rate similar to Dutchess County as a whole between the years 2005 and 2025. During this time both the County’s and the Town’s populations are projected to increase by over 15%.

Table 3.18-1 Historic Population Trends and Population Forecasts

Year	Town of Amenia	Percent Increase in Population	Dutchess County	Percent Increase in Population
1990	5,195	--	259,462	--
2000	4,048	-22.1%	280,150	8.0%
2005	4,208	4.0%	291,153	3.9%
2010	4,316	2.6%	298,745	2.6%
2015	4,449	3.1%	307,900	3.1%
2020	4,682	5.2%	324,006	5.2%
2025	4,896	4.6%	338,809	4.6%

Sources: 1990 and 2000 data from the US Census Bureau; population projections from the Poughkeepsie-Dutchess County Transportation Council (PDCTC), Connections 2025 (adopted November 2003).

Age Distribution

As shown in Table 3.18-2, every age cohort⁸⁰ in Amenia has decreased in size since 1990 with the exception of the 85 and over cohort, which is consistent with the overall population decline within the Town. In terms of each age cohort’s percent of the total population, there has been a modest increase in the percentage of the 0 to 17 and the 45 to 54 age cohorts. All other age cohorts have seen a decrease in their

⁸⁰ A cohort is a group of individuals having a statistical factor, such as age, in common in a demographic study. For example, individuals age 0 to 17 make up an age cohort.

percentage of the total population. This could be an indication that families with school age children have been moving into Amenia in greater numbers than before.

Table 3.18-2 Population by Age, 1990 - 2000

Age	1990		2000		Percent Change (1990-2000)
	Total	Percent Total	Total	Percent Total	
0 to 17 years	974	18.7%	958	23.7%	-1.6%
18 to 24 years	363	7.0%	265	6.5%	-27.0%
25 to 34 years	770	14.8%	456	11.3%	-40.8%
35 to 44 years	884	17.0%	661	16.3%	-25.2%
45 to 54 years	675	13.0%	598	14.8%	-11.4%
55 to 64 years	571	11.0%	416	10.3%	-27.1%
65 to 74 years	540	10.4%	379	9.4%	-29.8%
75 to 84 years	351	6.8%	233	5.8%	-33.6%
85 and Over	67	1.3%	82	2.0%	22.4%
Total	5,195	100.0%	4,048	100.0%	-22.1%

Source: US Census, 1990 and 2000.

Median Age

The median age of the population in Amenia has changed very little between 1990 and 2000 (see Table 3.18-3), while the median age in Dutchess County has increased by 3.3 years over the same time period. The median age in Amenia is higher than that of the County as a whole, but if the current trend continues, the County's median age may match that in Amenia in the near future. An aging population within the County may impact housing demand in several ways, including changes in personal preferences, higher median incomes and smaller household size, all of which are associated with a rising median age. However, an aging population may also result in lower incomes, when people in the workforce begin to retire, and may prefer smaller units. This trend may begin to affect the Town of Amenia as well.

Table 3.18-3 Median Age

Year	Town of Amenia	Dutchess County
1990	40.3	33.4
2000	40.2	36.7
% Change	-0.2%	9.9%

Source: US Census, 1990 and 2000.

Household Size and Type

Despite a national trend toward smaller household sizes, the average household size in Amenia has remained the same between 1990 and 2000 (see Table 3.18-4). This can be attributed to several possible factors, such as the Town attracting families with school age children while also experiencing an increase in the number of single-person households.

Table 3.18-4 Average Household Size

Year	Amenia	% Change
1990	2.46*	--
2000	2.46	0%

* Calculated using 1990 US Census Bureau data.
Source: US Census Bureau.

As indicated in Table 3.18-5, the majority of households in the Town of Amenia are defined as family households, meaning that those who live together are related. Nonfamily households are comprised of individuals who cohabitate but are unrelated, such as roommates. Family households are the most common type of household in Amenia. Interestingly, however, there was actually a small decline in the total number of family households in Amenia between 1990 and 2000, while the number of nonfamily households increased by approximately 25%. Both the 1990 and 2000 Census data reveal that two-person family households are the most common type of household, and that in general, the larger the family household, the less prevalent the household size within the Town. Data indicates that one-person households are the most common type of nonfamily household, and there was a notable increase in one-person households between 1990 and 2000, from 367 households to 453.

While average household size remained the same between 1990 and 2000, the data contained within Table 3.18-5, "Household Type by Household Size" shows that there was a dramatic increase in one-person nonfamily households and a moderate increase in two- and three-person nonfamily households between 1990 and 2000. Even with this increase in the number of smaller households, the modest increase in five-, six-, and seven-person family households may have caused the average household size to remain the same between 1990 and 2000. An increase in the number of smaller-sized households can be attributed to many factors, including lower birth rates, fragmentation of the nuclear family, changes in housing stock, and other demographic shifts. A declining household size may signal a need for an increasingly diverse housing stock to accommodate a broader range of family types and lifestyles.

Table 3.18-5 Household Type by Household Size

Town of Amenia		
	1990	2000
Total Households:	1,537	1,625
Family Households:	1,098	1,074
2-person household	478	470
3-person household	265	263
4-person household	220	197
5-person household	93	93
6-person household	27	33
7-or-more person household	15	18
Nonfamily Households:	439	551
1-person household	367	453
2-person household	59	82
3-person household	4	8
4-person household	7	5
5-person household	0	2
6-person household	1	1
7-or-more person household	1	0
Source: US Census Bureau, 2000 Census.		

Number of Households

Census data for the number of households in the Town of Amenia has fluctuated since 1980. There was a decrease in the number of households between 1980 and 1990 which was followed by a modest increase in the number of households between 1990 and 2000. This may be attributed to a number of factors including an increased number of one- and two-person households in between 1990 and 2000 as evidenced in Table 3.18-5 above.

Table 3.18-6 Number of Households, 1960-2000

Year	Town of Amenia	% Change
1980	1,709	--
1990	1,537	-10.1%
2000	1,814	18.0%
Source: US Census.		

Housing Characteristics

Age of Housing Stock

An evaluation of the age of the Town’s housing stock compared to that of Dutchess County reveals that age of housing structures for the Town and the County is similar (see Table 3.18-7). The percentage of the housing stock built after 1980 in

Amenia and Dutchess County is 19% and 24%, respectively, indicating that the rate of residential development in Amenia is similar to the rate in the County.

Table 3.18-7 Age of Housing Stock

Year Built	Town of Amenia	% of Total	Dutchess County	% of Total
1999 to March 2000	9	0.5%	1,622	1.5%
1995 to 1998	90	5.0%	3,775	3.6%
1990 to 1994	59	3.3%	4,819	4.5%
1980 to 1989	184	10.1%	15,295	14.4%
1970 to 1979	279	15.4%	18,431	17.4%
1960 to 1969	331	18.2%	17,715	16.7%
1940 to 1959	376	20.7%	22,282	21.0%
1939 or earlier	486	26.8%	22,164	20.9%
Total	1,814	100.0%	106,103	100.0%

Average Sales Price in Amenia and Dutchess County

The single family detached average home sales price in Amenia for 2005 (January to December) was \$310,745, according to the Mid-Hudson Multiple Listing Service. Data on average home sales price in Amenia for earlier years was obtained from the Dutchess County Department of Real Property Tax. The data was calculated in six-month increments for January 2002 to June 2003. As shown in Table 3.18-8, the average single-family home sales price increased by \$55,025 between January 2002 to June 2003. Between 2003 and 2005, there was an increase of \$96,595 in average home sales prices indicating an overall trend of increasing home sales prices through the years. This is consistent with general real estate market trends in the northeast region.

Table 3.18-8 Town of Amenia Single Family Residential* Average Sales Price

Year	Number of Sales	Avg. Price	% Change
January 2002- June 2002	4	\$159,125	--
July 2002- December 2002	7	\$212,500	33.5%
January 2003- June 2003	9	\$214,150	0.8%
Source: Dutchess County Department of Real Property Tax. * For parcels of less than 10 acres.			

In Dutchess County, according to the Mid-Hudson Multiple Listing Service statistics from March 2005 to March 2006 (see Table 3.18-9), the average price of a single-family detached house increased over \$80,000. In contrast, the average sales price for a single-family attached house in Dutchess County decreased by approximately \$2,500 during that time period. The sharp increase in single-family

detached housing prices may indicate a robust housing market in which demand exceeds supply. The leveling off of single-family attached housing may be reflective of several factors including a lack of suitable houses available for purchase.

Table 3.18-9 Mid-Hudson Multiple Listing Service Data on Sales Prices

Year*	Single-Family Detached			Single-Family Attached		
	# of Closed Sales	Avg. Sales Price	% Change in Sales Price	# of Closed Sales	Avg. Sales Price	% Change in Sales Price
2005	132	\$350,073	---	34	\$193,593	---
2006	150	\$430,832	23.1%	35	\$190,903	-1.4%

Source: Mid-Hudson Multiple Listing Service (MHMLS).
 ° These figures do not represent the total real estate sales in Dutchess County, but do reflect the sales activity of MHMLS, which comprises the largest sales volume sampling.
 * Data is for the first 6 months of each year only.

Household Income

Overall, household incomes in Amenia are rising. According to 1990 US Census data, the median household income for the Town of Amenia was \$31,136. By 2000, the median household income had risen to \$39,231, which represents a 26% increase from 1990.

As shown in Table 3.18-10 below, there was a decrease in the number of households in all categories earning below \$50,000 and an increase in the number of households in each category earning \$50,000 or more. The most significant increases were seen in households earning between \$100,000 and \$149,999 and those earning \$150,000 or more. As household income continues to rise for the Town, it is anticipated that so too will demand for a contemporary mix of housing types and a greater range of amenities.

Table 3.18-10 Town of Amenia Household Income, 1990 & 2000

Income	Households in 1990	Percent of Total	Households in 2000	Percent of Total	Percent Change
Less than \$10,000	165	10.2%	125	7.7%	-24.2%
\$10,000 to \$14,999	111	6.9%	70	4.3%	-36.9%
\$15,000 to \$24,999	268	16.5%	230	14.1%	-14.2%
\$25,000 to \$34,999	389	24.0%	285	17.5%	-26.7%
\$35,000 to \$49,999	345	21.3%	241	14.8%	-30.1%
\$50,000 to \$74,999	282	17.4%	399	24.5%	41.5%
\$75,000 to \$99,999	52	3.2%	139	8.5%	167.3%
\$100,000 to \$149,999	8	0.5%	100	6.2%	1150%
\$150,000 or more	0	0%	37	2.3%	3700+%
Total	1,620	100.0%	1,626	100.0%	5.9%

Source: US Census Bureau.
 * For the purpose of calculation, it was assumed that there was 1 household in the "\$150,000 or more" category in 1990.

Demand for Resort and Residential Development

All areas of the economy within Dutchess County have experienced solid growth over the past 13 years and are expected to experience moderate growth over the next five years. According to local realtors and real estate developers, the market for single-family homes remains robust for the Town of Amenia, as well as for the broader area of Dutchess County.

There are several resort facilities in the region that offer similar services as those proposed in the Silo Ridge Resort Community. A review of the competitive market revealed that a resort community could be supported on the proposed site due to the size and topography of the project site, the unique natural landscape, proximity to rail service and transportation routes, and inclusion of a spa, golf course and meeting space facilities as part of the proposed project. Important to the success of a development on the project site is preservation of scenic views of the mountains and fields associated with the site.

3.18.2 Potential Impacts

The proposed project is estimated to increase the population of the Town by a maximum of 1,079 people (see Table 3.18-11). Although the proposed project is intended to be marketed as a second-home resort-style community, for the purposes of analysis it is conservatively assumed that the entire population will consist of permanent year-round residents. While owners of the hotel units may stay for extended periods, they are not considered permanent residents and are not included in the population projections.

Table 3.18-11 Maximum Estimated Population Generated by the Project

Development Composition	Number of Units	Population Per Unit*	Maximum Project Generated Population
4-BR Single-family	41	3.67	150
3-BR Townhomes	328	2.83	928
TOTAL	369	-	1,079
* Source: Burchell, Robert W., Listoken, David, et al. Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.			

Since the proposed project is intended to be heavily marketed as a second-home resort-style community, the actual permanent increase in population will likely be considerably smaller than that provided above. The project will be marketed to specific targeted demographics, including residents of the New York Metropolitan area who desire a country home for weekend getaways. Recent studies and reports done on the second-home market reveal that the typical second-home buyers are relatively affluent middle-aged couples with household incomes greater than \$75,000 and no children under the age of 18 living at home, who generally use their

second home for a total of one month out of the year.⁸¹ Furthermore, it is quite possible that all of the homes will be utilized as second homes, with no increase in the permanent population at all. Therefore, the projection provided above for permanent residents is considered to be a maximum that is highly unlikely to occur.

The future residents and users of the proposed project are not expected to significantly change the demographics of the Town. As indicated by the Census data, median household income and median age are already on the rise for the Town and County. It can be reasonably expected that, given these current trends and the demographics of the typical second-home buyer, the future users of the proposed project will reflect the demographics of the existing community. As older, higher-income householders look for new housing to meet their changing preferences, the housing market will need to diversify in order to provide a range of housing options. The proposed project will provide a component of this need.

3.18.3 Proposed Mitigation Measures

No mitigation measures are proposed. The Proposed Action will result in an annual surplus in tax revenues of approximately \$200,000 and \$2,140,400 to the Town of Amenia and Webutuck Central School District, respectively, thereby more than offsetting the costs associated with an increase in population at the site. Furthermore, given that the number of residents generated by the proposed project is unlikely to approach that presented herein, in addition to the private ownership of all infrastructure onsite, the surplus to the Town and school district is expected to be even greater than that stated above.

⁸¹ "The Coming Boom in Second-Home Ownership," *American Demographics*, October 1, 2001; "The Second Home Boom," *American Demographics*, June 1, 2003; "NAR: Baby Boomer Investors Fueling Second Home Market Sales," Kenneth R. Harney, *Realty Times*, March 31, 2003; "Fractional Ownership Vacation Homes – A Smart Investment," Mark Goldberg, www.investrealestate101.com.