

URBAN ACTION AGENDA

Housing
Profiles



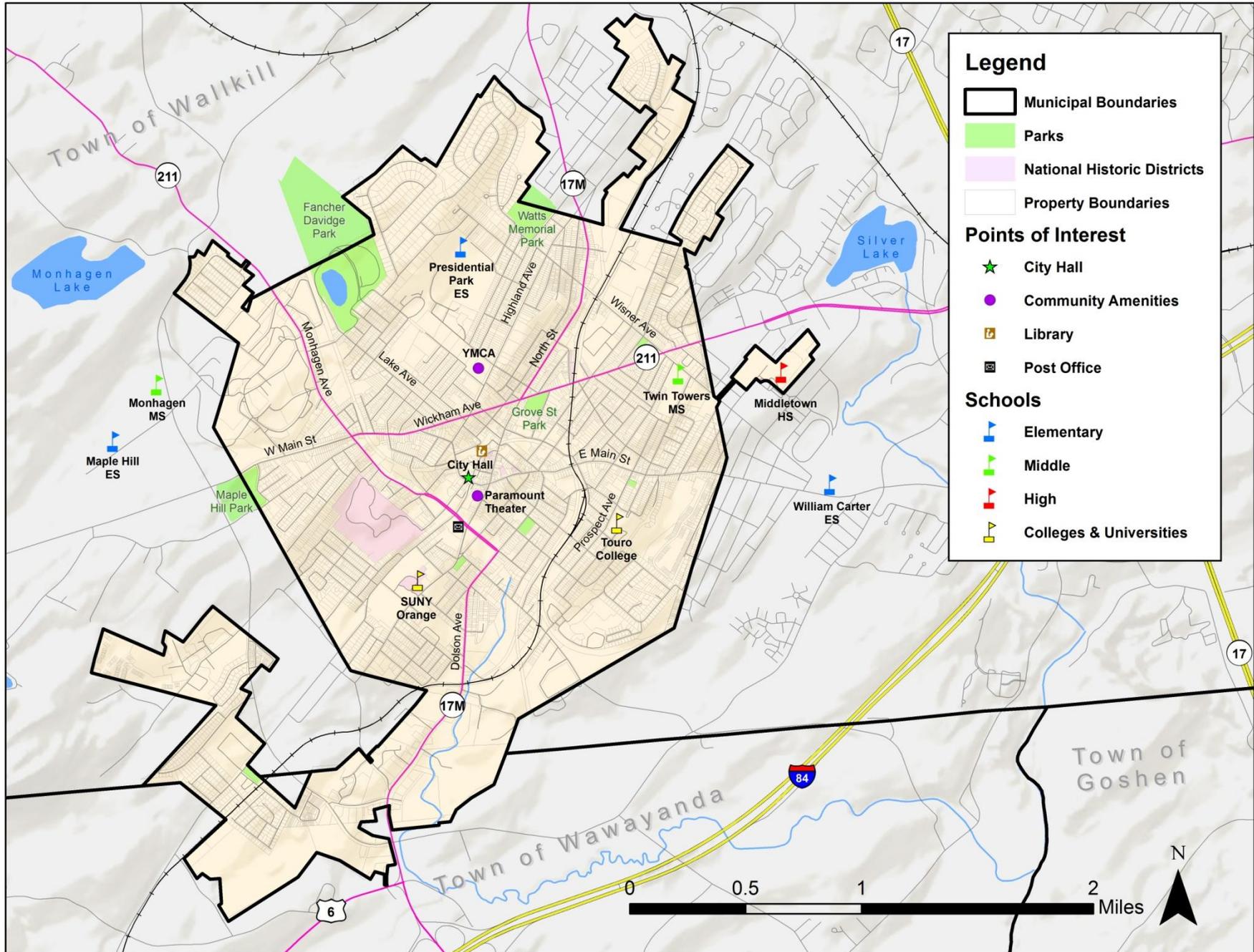
September 2018

CITY OF MIDDLETOWN

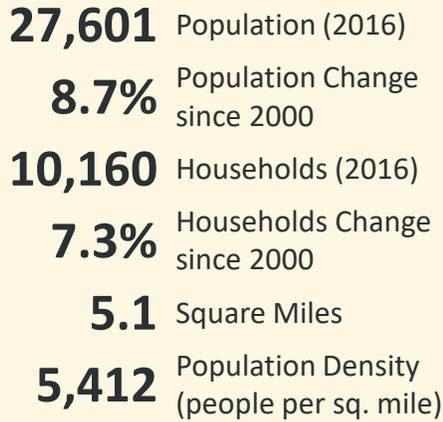


HUDSON VALLEY
PATTERN
for
PROGRESS

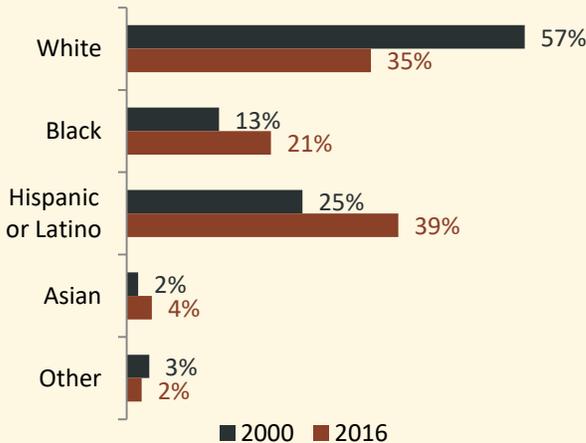
COMMUNITY OVERVIEW MAP



Population Basics

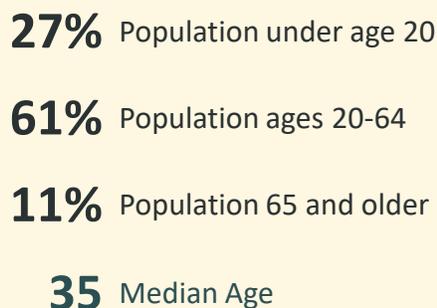


Population by Race and Ethnicity



Source: 2016 American Community Survey; 2000 Decennial Census

Population Stats



Source: 2016 American Community Survey

Population & Demographics Analysis

Middletown's population has grown by 8.7% since 2000, and the number of households has grown 7.3%. With a downtown renaissance in full swing thanks to a \$10 million Downtown Revitalization Initiative grant from New York State, the city's population is likely to continue growing.

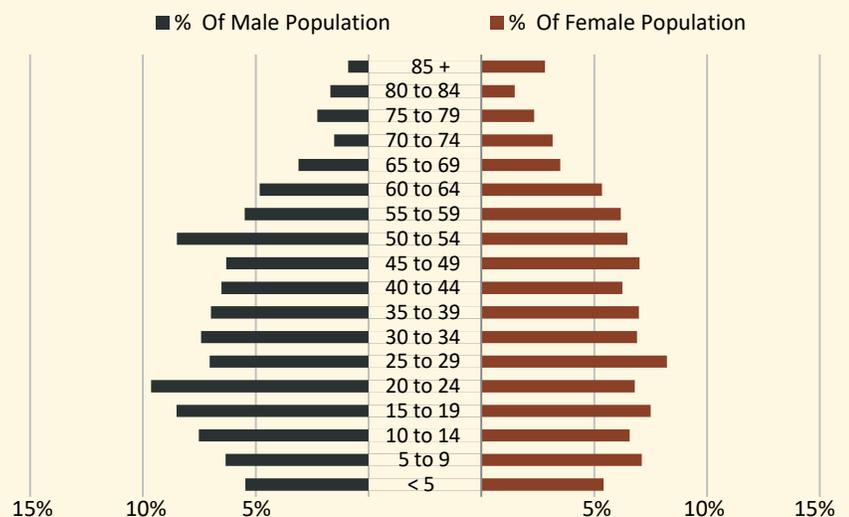
Since 2000, Middletown has been one of the most dramatic examples of a demographic shift notable across the region. Over that time period, the city's Hispanic population grew from 25% to 39% of the total, while the White population plummeted from 57% to 35%. Middletown's Black community also grew, rising from 13% to 21% of the city's population, and the small Asian community doubled in size from 2% to 4% of the total.

The city's population is relatively young, with 27% of residents under age 20, and a median age of 35. Only 11% of residents are 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

city of MIDDLETOWN

HOUSING CHARACTERISTICS

Analysis

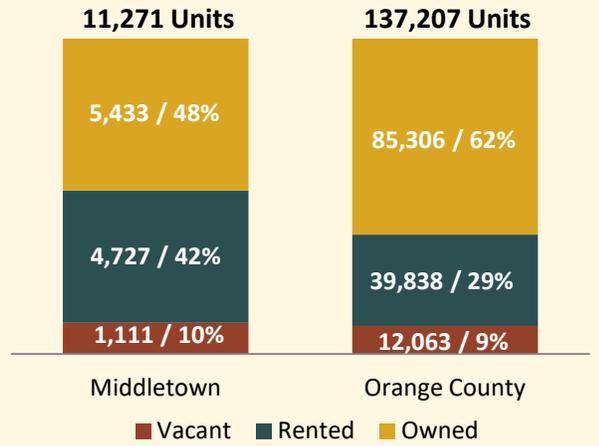
Middletown has a diverse housing stock that is split fairly evenly between single family (54%) and multifamily housing (46%) and between rentals (42%) and owner-occupied homes (48%). 45% of housing units were built before 1950, but a sizable number of new units have been constructed in each decade since. More than half of housing units have three or more bedrooms. Subsidized affordable housing makes up 22% of the market.

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.

Housing Occupancy

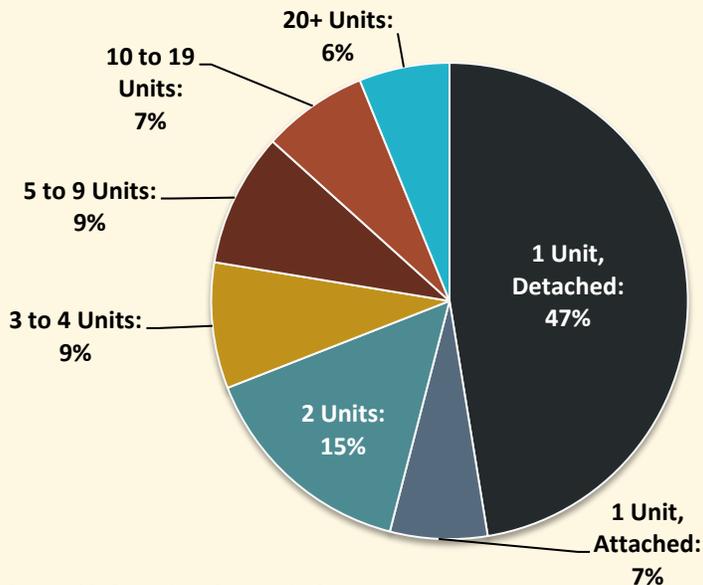


Source: 2016 American Community Survey

Housing Statistics

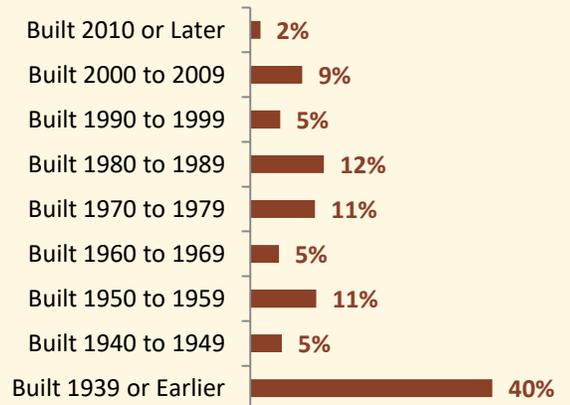
- 54%** Single Family Housing
- 46%** Multifamily Housing
- 61%** Housing built before 1970
- 6%** Public Housing
- 16%** Other subsidized affordable housing
- 78%** Market-rate housing

Units in Structure



Source: 2016 American Community Survey

Age of Housing Stock



Source: 2016 American Community Survey

Housing Bedroom Count

Bedroom Count	# of Units	% of Units
No Bedroom	462	4%
1 Bedroom	1,831	16%
2 Bedrooms	3,119	28%
3 Bedrooms	3,691	33%
4 Bedrooms	1,812	16%
5+ Bedrooms	356	3%

Source: 2016 American Community Survey

Year Moved to Current Home



Source: 2016 American Community Survey

Average Household Size

Owners: 2.9 Renters: 2.5

Source: 2016 American Community Survey

Median Household Income



Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Analysis

Since 2000, Middletown’s median household income, which is now \$50,320, has declined by 9% (Orange County’s median income has declined by 2%) when accounting for inflation. Homeowners with a mortgage, however, have a significantly higher median income (\$83,571) as compared to owners without a mortgage or renters.

Average household size in the city is within the normal range of other UAA communities, with 2.9 people per household among owners and 2.5 people per household among renters.

Nearly 70% of city residents moved to their current home since 2000, including 38% who moved since 2010. Both figures are higher than Orange County averages.

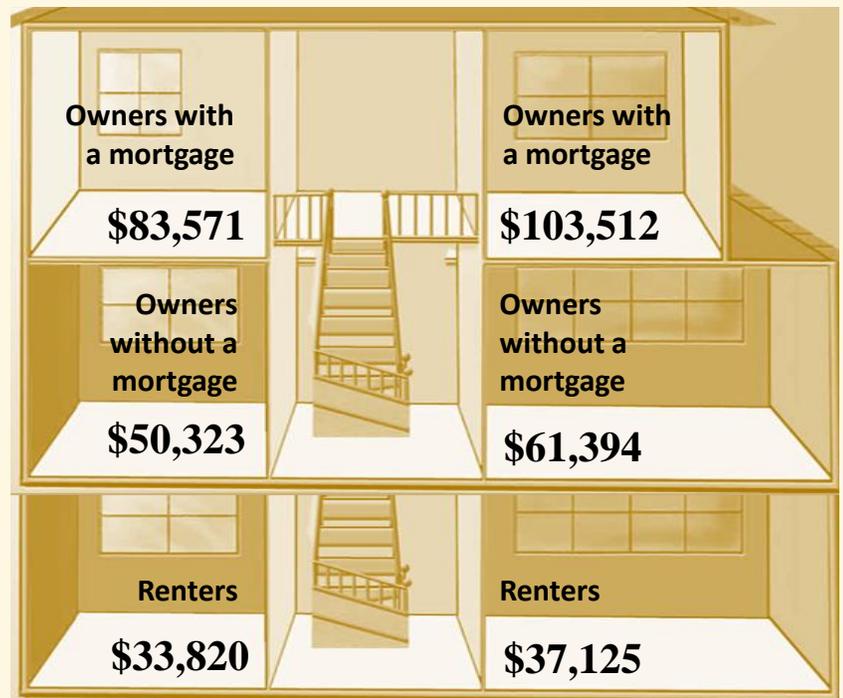
Data Notes

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

Median Income by Tenure

Middletown

Orange County



Source: 2016 American Community Survey

Analysis

Middletown’s median rent has increased 15% since 2000 when accounting for inflation, exactly the same rate that median rents in Orange County as a whole have increased. As of 2016, just 38% of rental units had a monthly rent of less than \$1,000 and only 5% are available for less than \$500. More than half (54%) of renters are cost burdened (paying more than 30%) of their income in rent, including 37% who are paying more than half their income towards rent. Among renters earning less than 50% of the area median income, around 84% are cost-burdened.

Middletown homeowners have fared better, with a 28% rise in home values since 2000 when accounting for inflation (Orange County also saw a 28% rise). Housing costs are affordable for 64% of homeowners.

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.

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

Rental Statistics

15% Increase in median rent since 2000

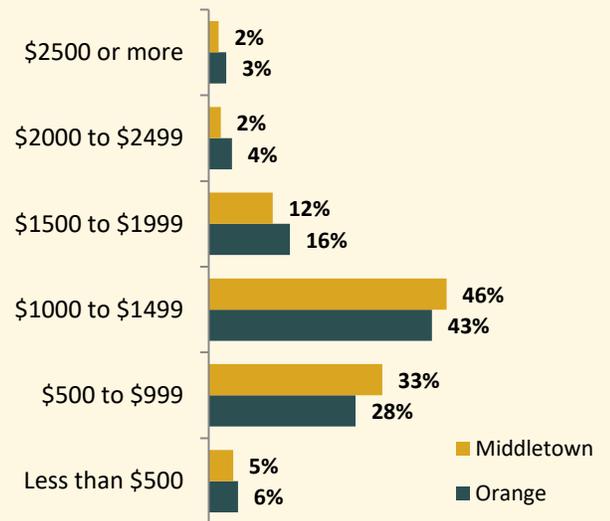
824 (17%) Cost-burdened renter households

1,760 (37%) Severely cost-burdened renter households

38% Apartments with monthly rent below \$1,000

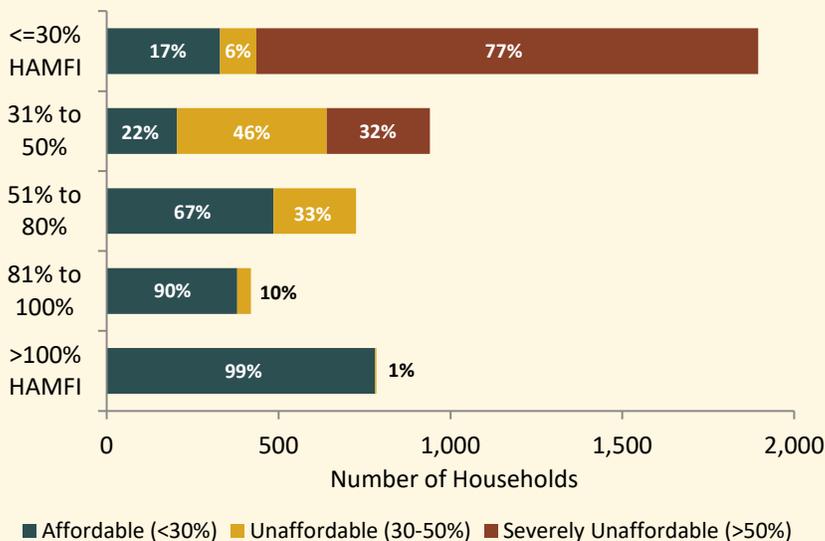
Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents



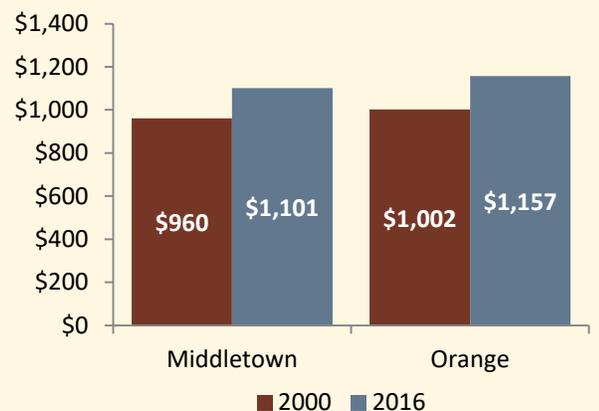
Source: 2016 American Community Survey

Rental Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

Median Rent



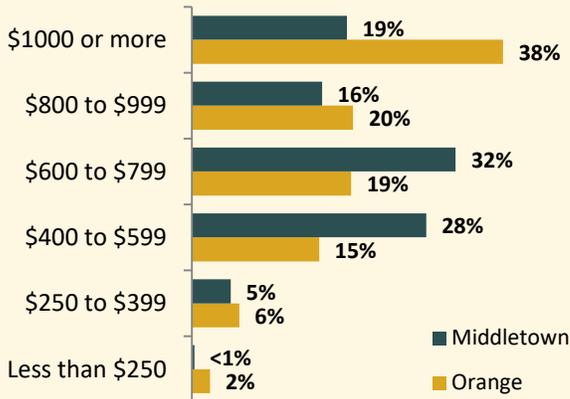
Sources: 2000 Census (Inflation Adj.); 2016 ACS

Distribution of Owner Costs

With Mortgage

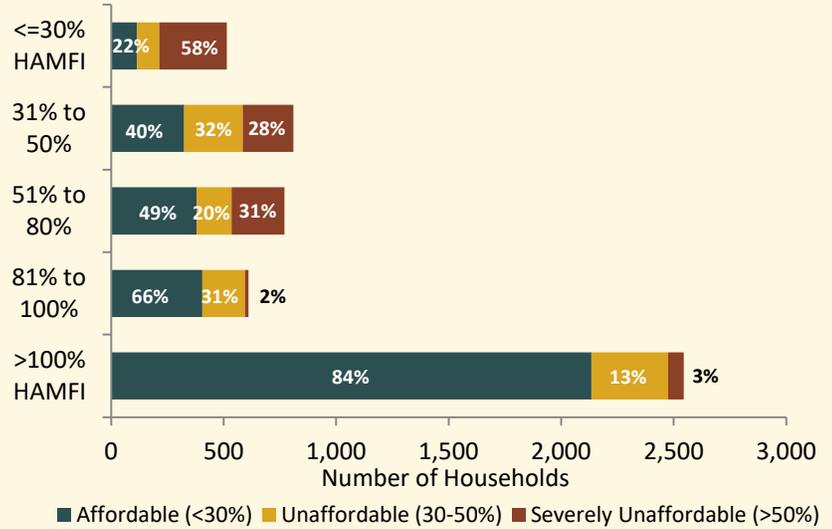


Without Mortgage



Source: 2016 American Community Survey

Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

Median Monthly Owner Costs

\$2,271 Orange County (Mortgage)

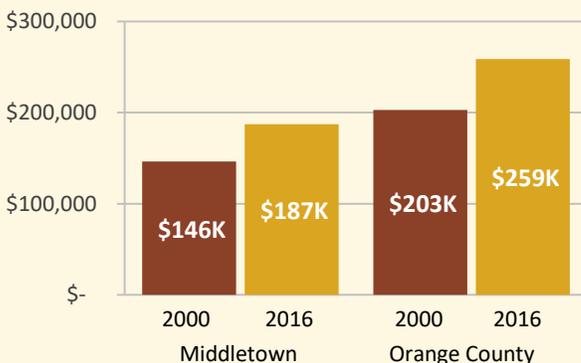
\$871 Orange County (No Mortgage)

\$1,933 Middletown (Mortgage)

\$687 Middletown (No Mortgage)

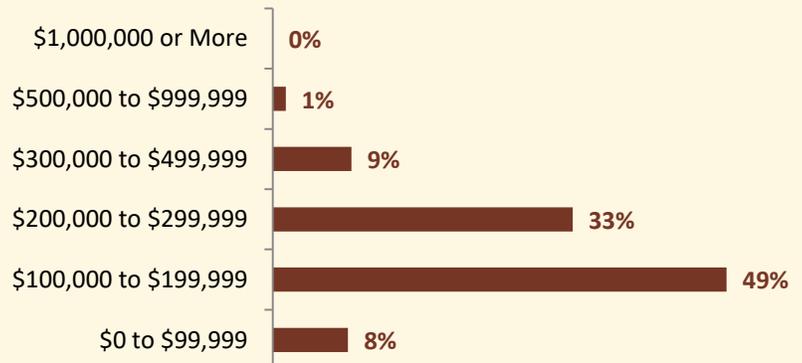
Source: 2016 American Community Survey

Median Home Value



Source: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Home Values



Source: 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

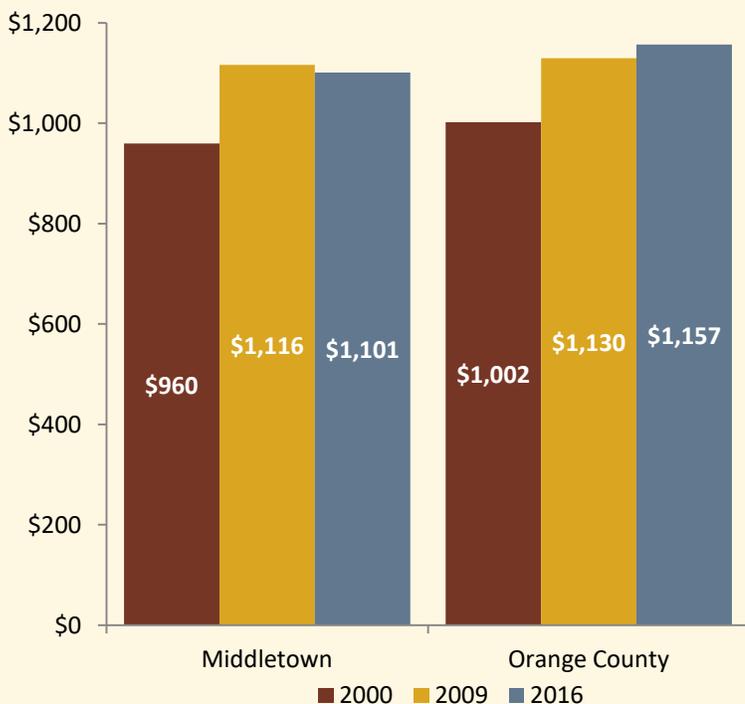
Incorporated in 1888, Middletown was a railroad community with an economic base concentrated in factories which produced shoes, furniture, saw blades and hats. After WW II and the economic transformation away from small factories, many buildings used for manufacturing became vacant. As a result of suburban sprawl, the development of I-84 and regional shopping malls, many downtown businesses closed.

Recently, there has been a resurgence in the downtown, in part fueled by a \$10 million Downtown Revitalization Initiative (DRI) grant from the State of New York. City leadership has been aggressively marketing and attracting private investment. Touro College of Osteopathic Medicine purchased a closed hospital and renovated the complex into a medical college campus. The former Middletown Psychiatric Center was acquired by the city. A large portion of the campus is being converted to the Fei Tian Academy of the Arts, an Asian based secondary school and college specializing in Chinese music, dance and education.

The downtown is witnessing a major transformation as a result of the DRI grant, which leveraged millions of dollars of additional investment from other state and federal grants as well as private and local city funds. The landscape and fabric of the entire community is improving and becoming a pedestrian friendly, urban center. Projects include a new skate park, building façade renovations, streetscape improvements, wayfinding, sidewalks and parking lots.

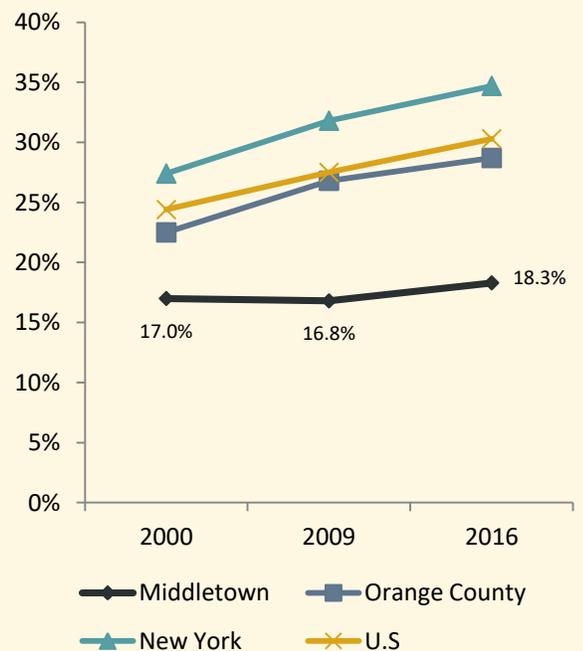
There have been a number of new affordable rental housing complexes developed in the city including the adaptive reuse of a vacant mill building. A local non-profit agency, RECAP, partnered with a private developer to transform a vacant mill building into 42 units of affordable housing. There have also been hundreds of new senior and family rental housing developed in the city and the greater Middletown area. The development of these new affordable units will help mitigate local pressure on rental housing cost increases. There is little evidence of gentrification.

Median Rent



Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

% of Residents Age 25 and up with Bachelor's Degree or Higher



Sources: 2000 Census, 2009 and 2016 American Community Survey

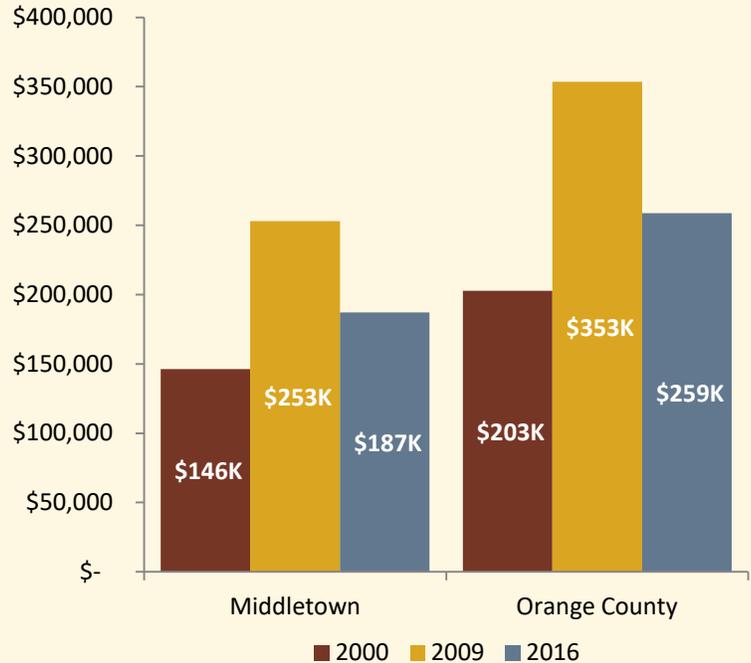
**A Toolkit for Housing Policy
Top 10 “Best Practices”**

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.

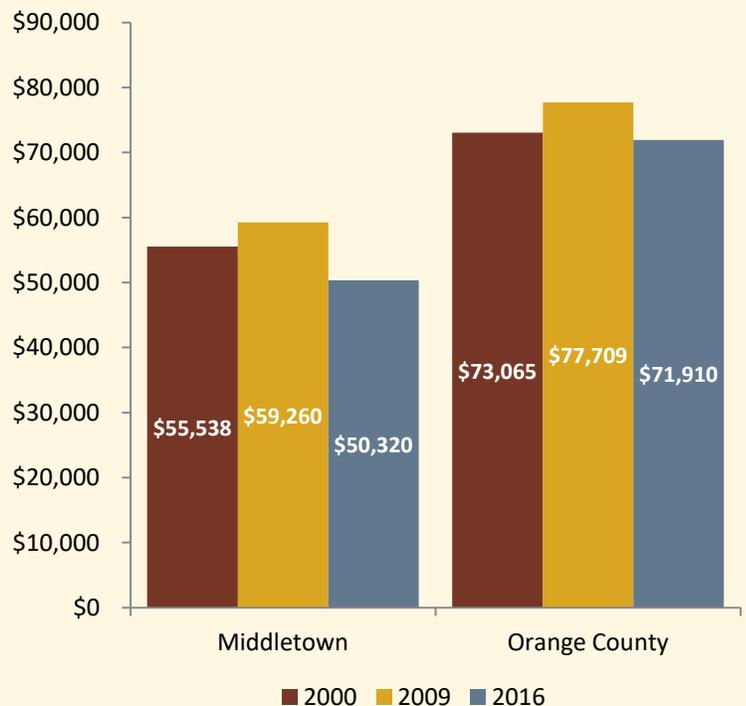
Some of the strategies in this toolkit may not apply to every community.

Median Home Values

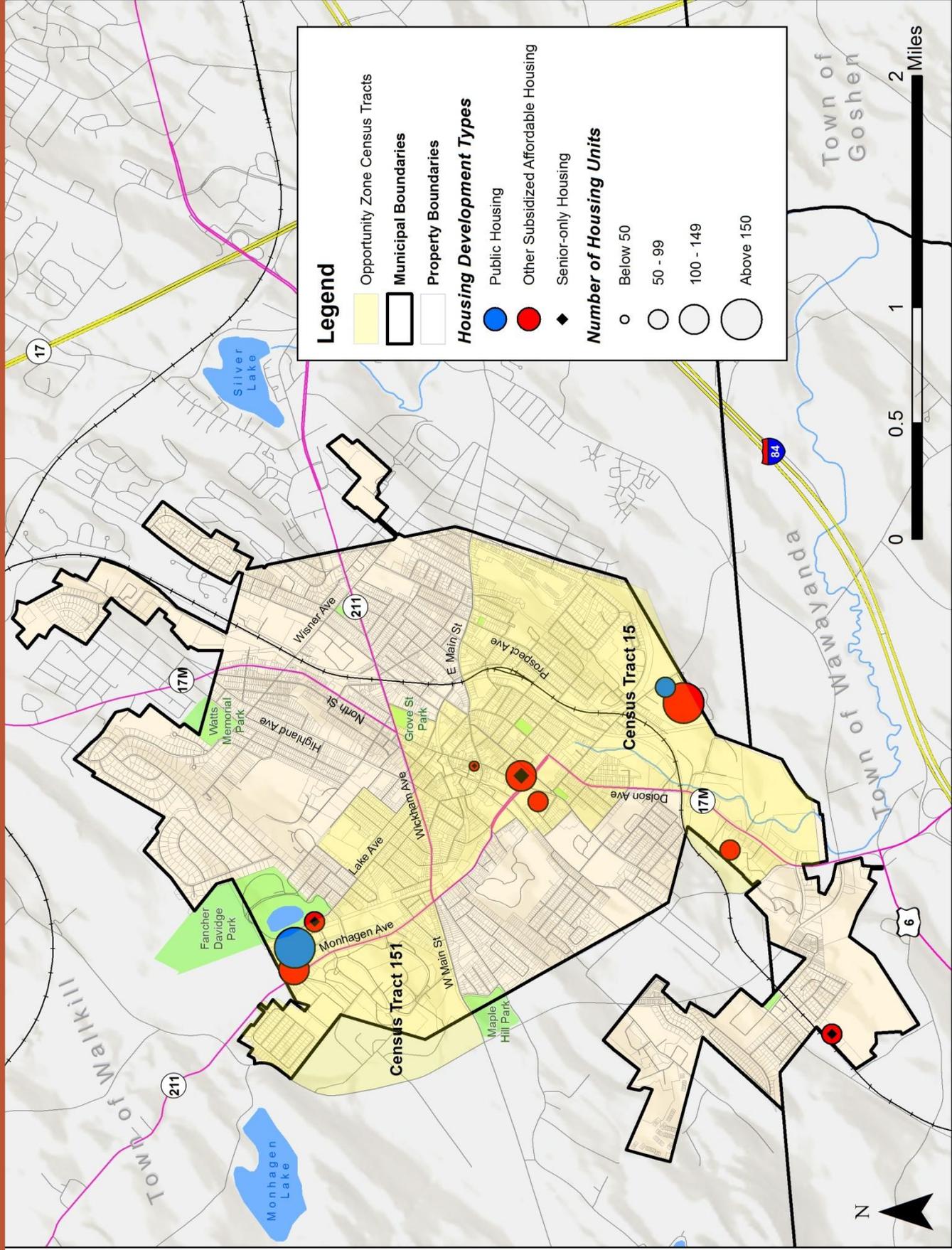


Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

Median Household Incomes



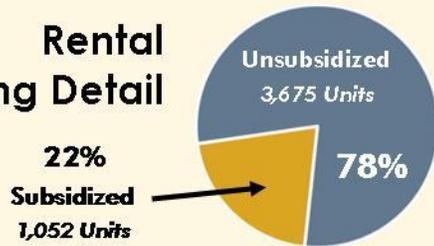
Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey



city of MIDDLETOWN

AFFORDABLE HOUSING

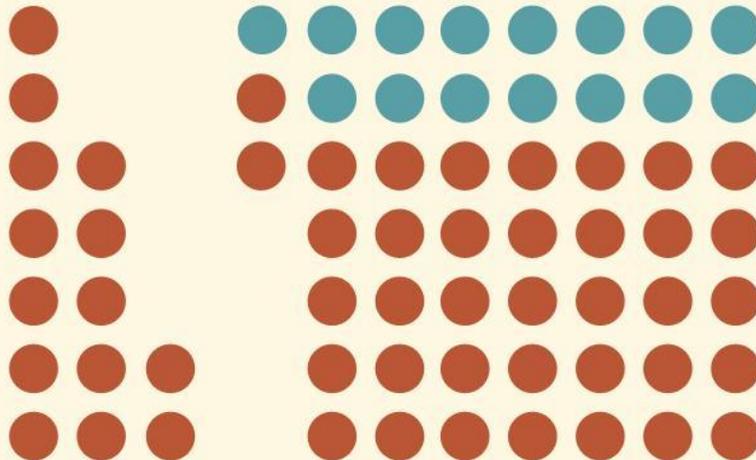
Rental Housing Detail



TOTAL NUMBER OF SUBSIDIZED HOUSING UNITS*

1052

*The subsidized housing unit total only includes sites with 10 or more units. Actual totals are likely to be slightly higher.



298

**PUBLIC HOUSING
UNITS**

754

**OTHER SUBSIDIZED
AFFORDABLE
HOUSING UNITS**

**SENIOR ONLY
RESIDENCES**

270

**FAMILY
RESIDENCES**

782

20

APPROXIMATELY
20 RESIDENTIAL UNITS

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 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.

URBAN ACTION AGENDA COMMUNITIES

Housing
Profiles

