

# URBAN ACTION AGENDA

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## Housing Profiles

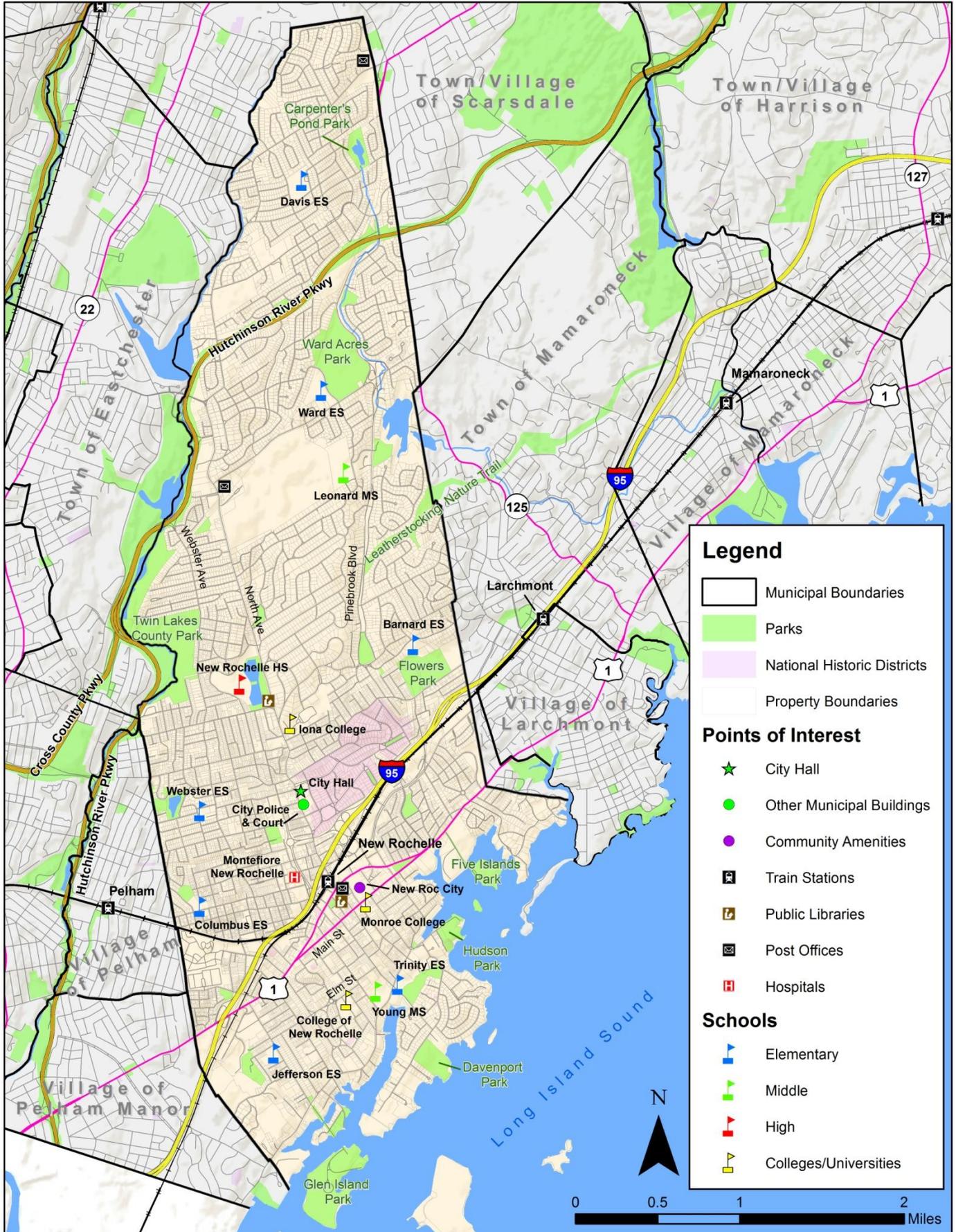


September 2018

## CITY OF NEW ROCHELLE



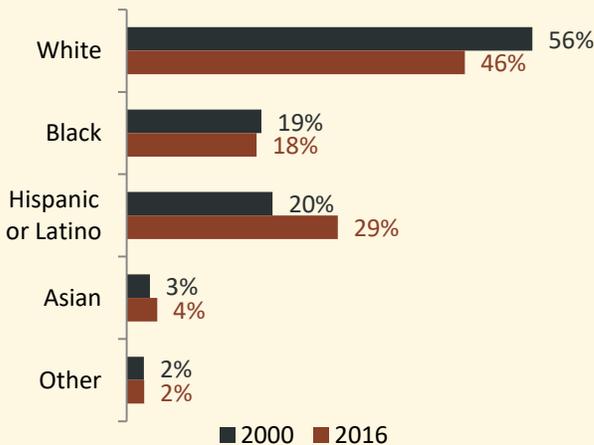
HUDSON VALLEY  
PATTERN  
*for*  
PROGRESS



**Population Basics**

**79,299** Population (2016)  
**9.9%** Population Change since 2000  
**28,233** Households (2016)  
**7.8%** Households Change since 2000  
**10.4** Square Miles  
**7,625** Population Density (people per sq. mile)

**Population by Race and Ethnicity**



Source: 2016 American Community Survey; 2000 Decennial Census

**Population Stats**

**25%** Population under age 20  
**59%** Population ages 20-64  
**16%** Population 65 and older  
**39** Median Age

Source: 2016 American Community Survey

**Population & Demographics Analysis**

With nearly 80,000 residents as of 2016, New Rochelle is the 2<sup>nd</sup> largest city in the UAA and the 7<sup>th</sup> largest city in New York. The population has grown 9.9% since 2000, one of the fastest rates of growth of any UAA community. This growth seems likely to continue, as a wave of new construction in and near the downtown is expected to add thousands of new housing units within walking distance of the train station over the next decade.

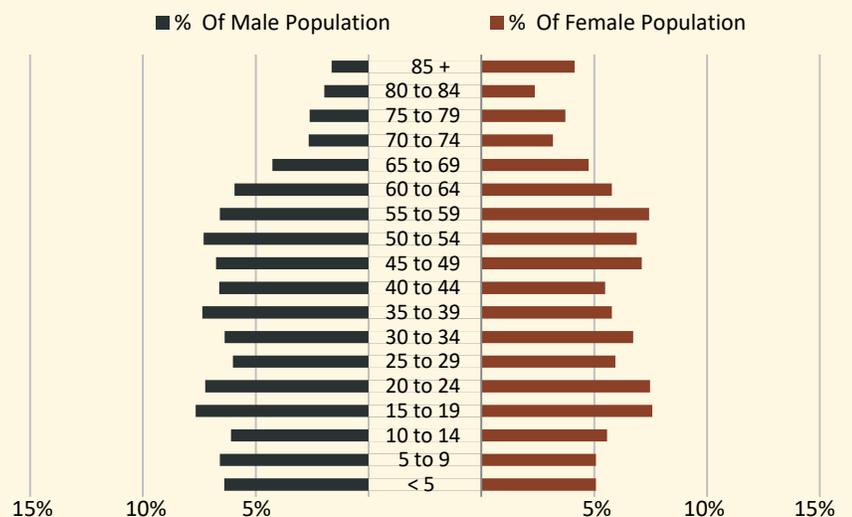
Since 2000, New Rochelle has seen a surge in the share of Hispanic residents, who now make up 29% of the total population, compared to 20% in 2000. During that time, the White population in the city fell from 56% to 46%, and the Black population dropped slightly from 19% to 18%.

Though 25% of the city’s population is under age 20, the median age is relatively high, at 39 years. 16% of residents are aged 65 and 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 NEW ROCHELLE

## HOUSING CHARACTERISTICS

### Analysis

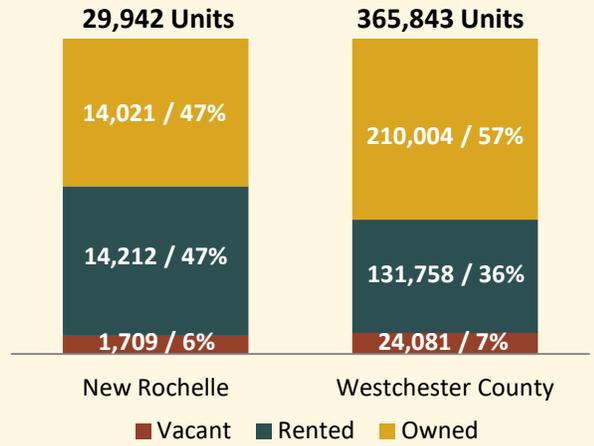
The city's housing stock is evenly split between owner-occupied and rental units. However, just 39% of housing units are single family homes, while 36% are in buildings with 20 or more units. With many large homes in the northern end of the city, it is not surprising that 21% of housing units in New Rochelle have 4 or more bedrooms. 14% of rental units in the city are subsidized affordable housing, including 4% that are public housing.

### 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

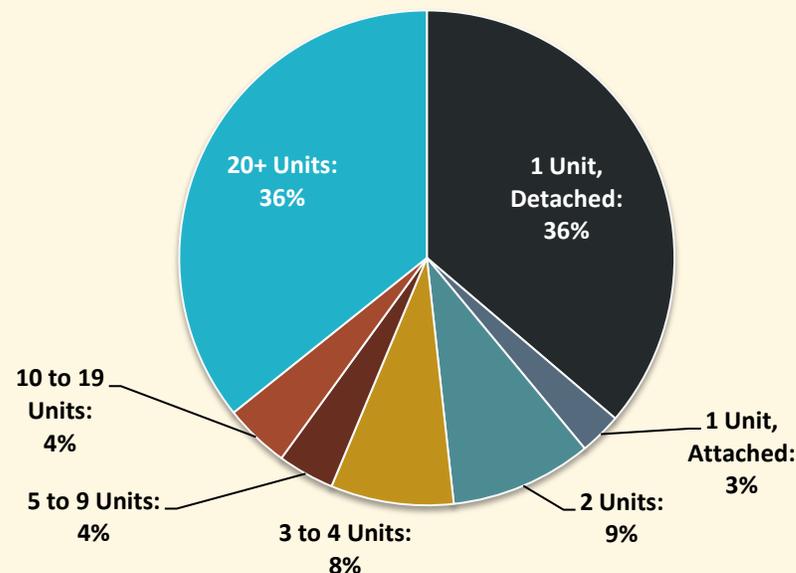


Source: 2016 American Community Survey

### Housing Statistics

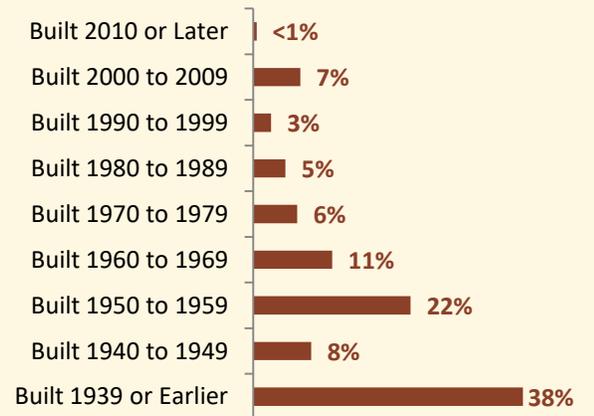
- 39%** Single Family Housing
- 61%** Multifamily Housing
- 80%** Housing built before 1970
- 4%** Public Housing
- 10%** Other subsidized affordable housing
- 86%** Market-rate housing

### Units in Structure



Source: 2016 American Community Survey

### Age of Housing Stock



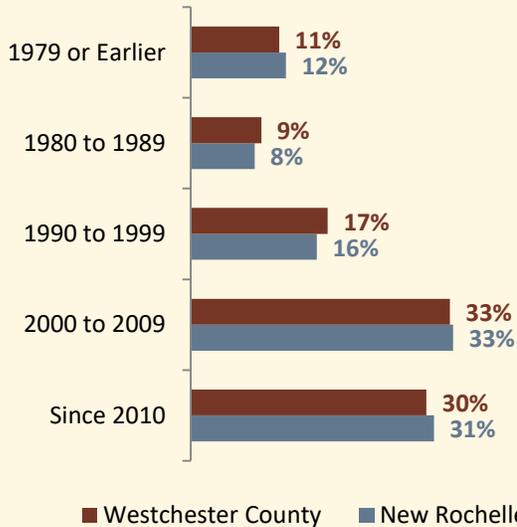
Source: 2016 American Community Survey

### Housing Bedroom Count

	# of Units	% of Units
No Bedroom	1,645	5%
1 Bedroom	7,468	25%
2 Bedrooms	7,667	25%
3 Bedrooms	6,897	23%
4 Bedrooms	3,744	12%
5+ Bedrooms	2,657	9%

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**

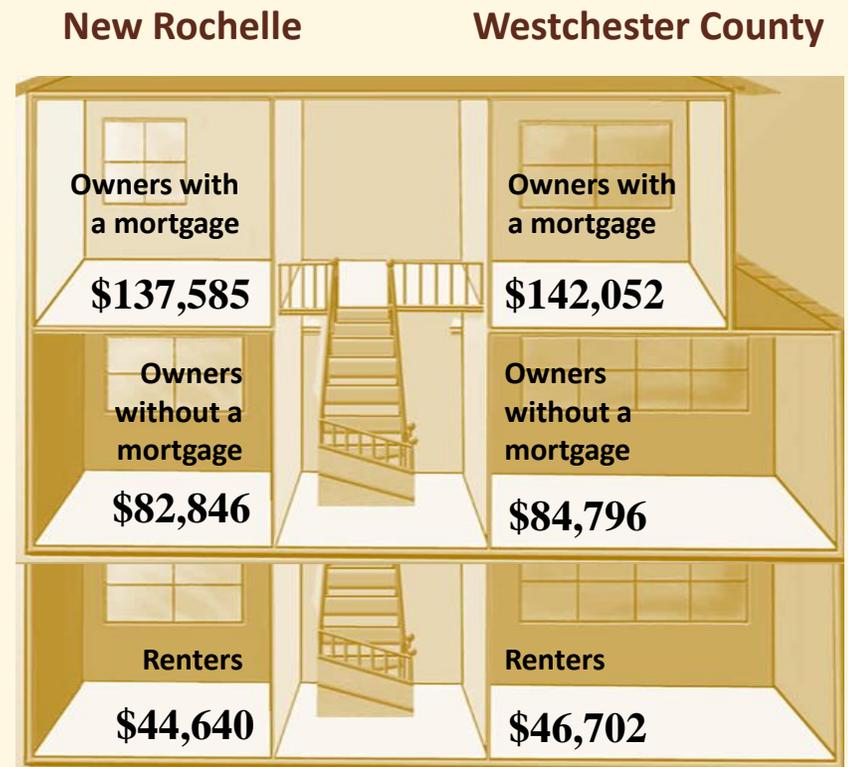
New Rochelle’s median household income of \$73,178 is the highest of any UAA community, although it is 15% lower than the countywide median income of \$86,226. Within the city, however, there is a wide discrepancy between median income of homeowners and renters. While renters have a median household income of less than \$45,000, homeowners with a mortgage have a median income more than three times higher, \$137,585. Since 2000, the city’s median income has dropped 6% when accounting for inflation, while Westchester’s median income has dropped 3%.

One in five city residents has live in their current home since before 1990, while 31% have moved to their current home since 2010.

**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**



Source: 2016 American Community Survey

**Analysis**

Median rent in New Rochelle is \$1,382, one of the highest of any UAA community and nearly at parity with Westchester’s median rent of \$1,394. Since 2000, rents in the city have risen 16% when accounting for inflation, and more than 40% of rents are now above \$1,500, while just 21% are under \$1,000. Rental costs are unaffordable for 52% of renter households, and severely unaffordable for 28%.

New Rochelle’s median home value of \$546,000 is the highest of any UAA community and higher than Westchester’s median of \$507,000. Housing costs are also the highest in the UAA: homeowners with a mortgage pay an average of nearly \$3,300 a month and 63% pay over \$3,000, while those with no mortgage pay more than \$1,500 per month and 71% pay at least \$1,000.

**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**

**16%** Increase in median rent since 2000

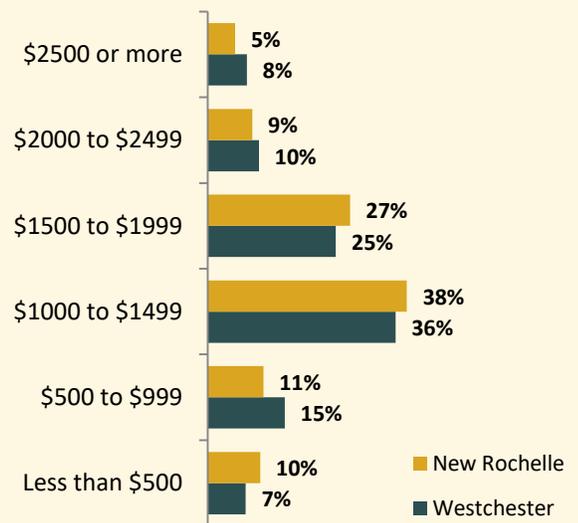
**3,670 (26%)** Cost-burdened renter households

**4,020 (28%)** Severely cost-burdened renter households

**21%** Apartments with monthly rent below \$1,000

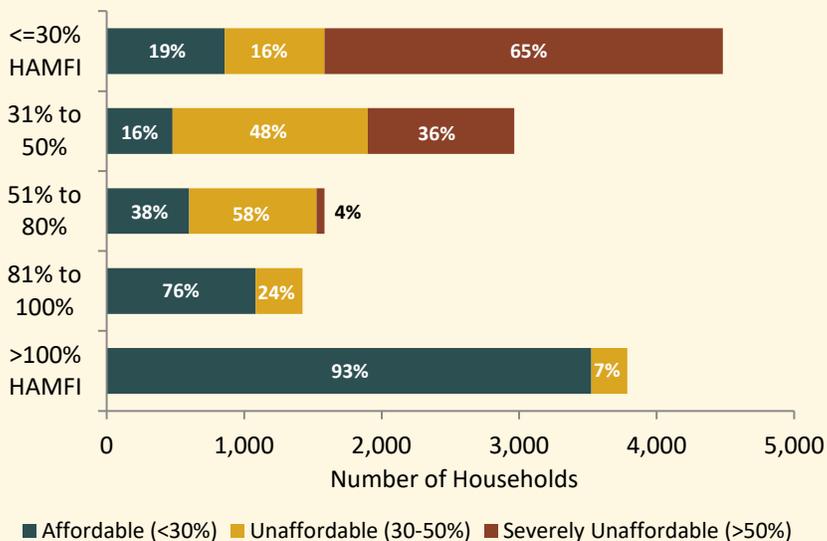
Sources: 2016 American Community Survey; US Dept. of HUD

**Distribution of Rents**



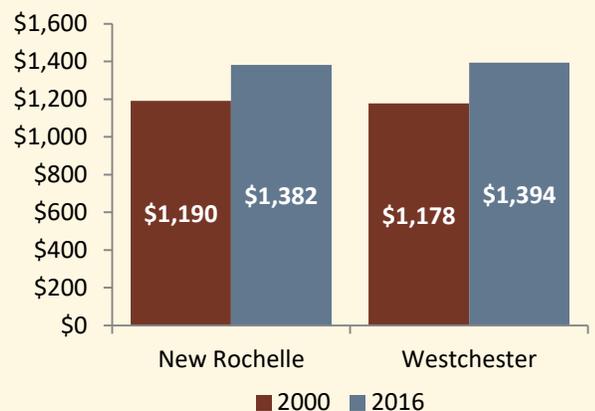
Source: 2016 American Community Survey

**Rental Housing Affordability**



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

**Median Rent**



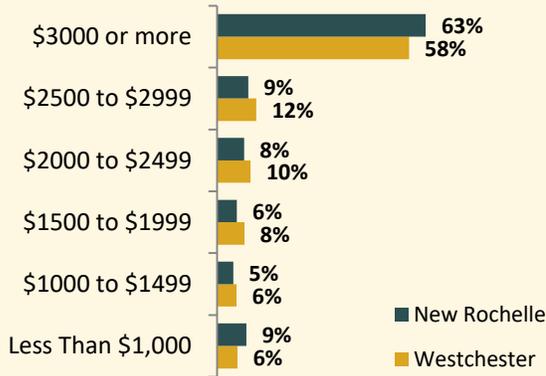
Sources: 2000 Census (Inflation Adj.); 2016 ACS

# city of NEW ROCHELLE

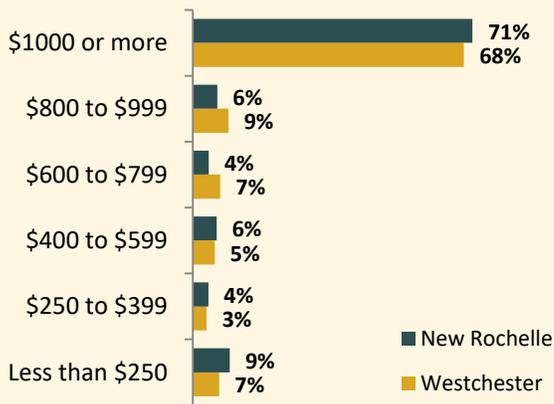
## OWNER OCCUPIED HOUSING

### Distribution of Owner Costs

#### With Mortgage

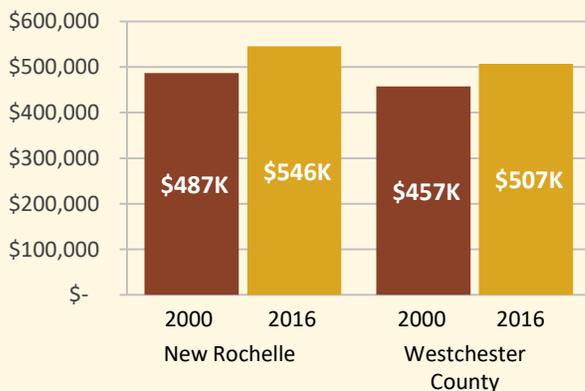


#### Without Mortgage



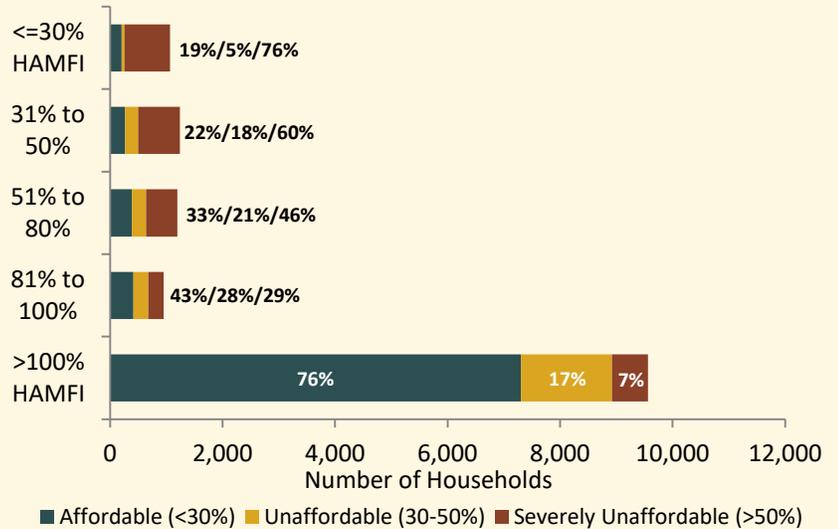
Source: 2016 American Community Survey

### Median Home Value



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

### Housing Affordability



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

### Median Monthly Owner Costs

**\$3,294** Westchester County (Mortgage)  
**\$1,372** Westchester County (No Mortgage)  
**\$3,485** New Rochelle (Mortgage)  
**\$1,500+** New Rochelle (No Mortgage)

Source: 2016 American Community Survey

### Home Values



Source: 2016 American Community Survey

**A CHANGING HOUSING ENVIRONMENT**

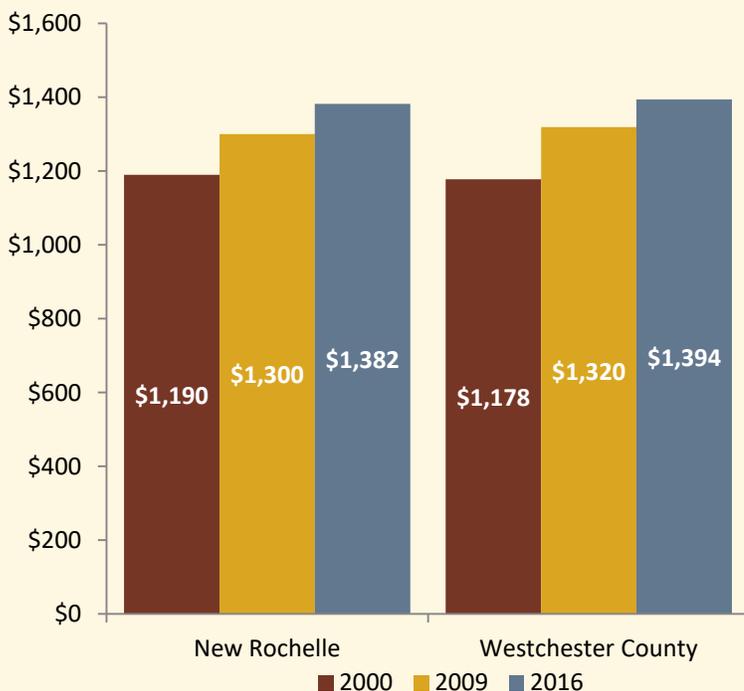
New Rochelle, incorporated in 1899, lies adjacent to the Bronx in southern Westchester County and a portion of the city borders the Long Island Sound. Home to three colleges, 43.5% of the residents have at least a Bachelor's Degree, the 2<sup>nd</sup> highest of all 25 UAA communities. The city has a median income of \$73,178, which ranks 2<sup>nd</sup> highest among all UAAs.

An unprecedented flurry of housing development is currently underway in New Rochelle, the product of a resurgent real estate market driven by proximity to NYC, the city's geography, and an astute planning and zoning process in partnership with a master developer. There are currently over 1,200 approved and proposed new apartments, of which approximately 114 are affordable units all located in the downtown and waterfront areas in close proximity to the commuter rail station. There are an estimated 2,600 more units in the pre-application stage for 2018. New Rochelle is likely to see full build-out of its inclusionary zoning for multifamily buildings over the next ten years, adding a total of up to

6,350 new apartments, boosting overall inventory by 45%. This housing development will accompany commercial development of offices, retail and cultural venues, as well as streetscape, parking and traffic flow improvements.

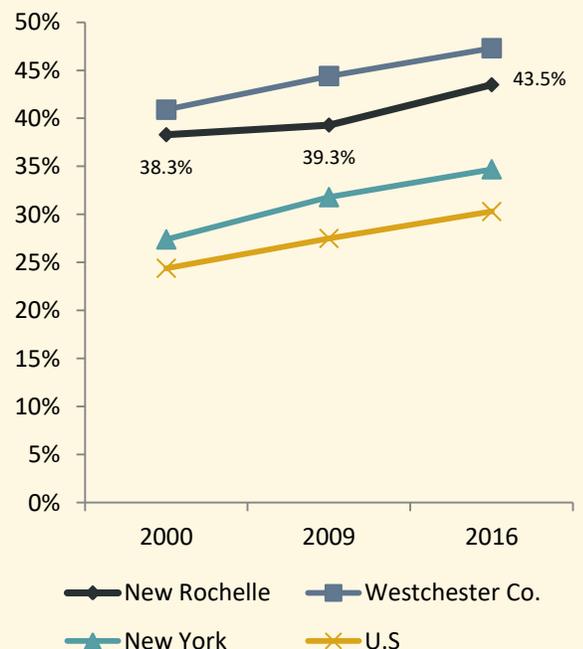
New Rochelle has a robust housing affordability program history with both public and private partners. This includes the preservation of a wide range of privately owned affordable rental apartment buildings. The New Rochelle Municipal Housing Authority with its publicly owned apartments, and the Section 8 Housing Program add a substantial number of housing options for low-income households. The city has proactively required developers to set-aside 10% of new units as affordable or pay a per unit fee in lieu of units. These funds are placed in an Affordable Housing Fund, which will mitigate potential displacement and reduce the possibility of gentrification, preserve existing affordable units and assist with new additional housing development.

**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

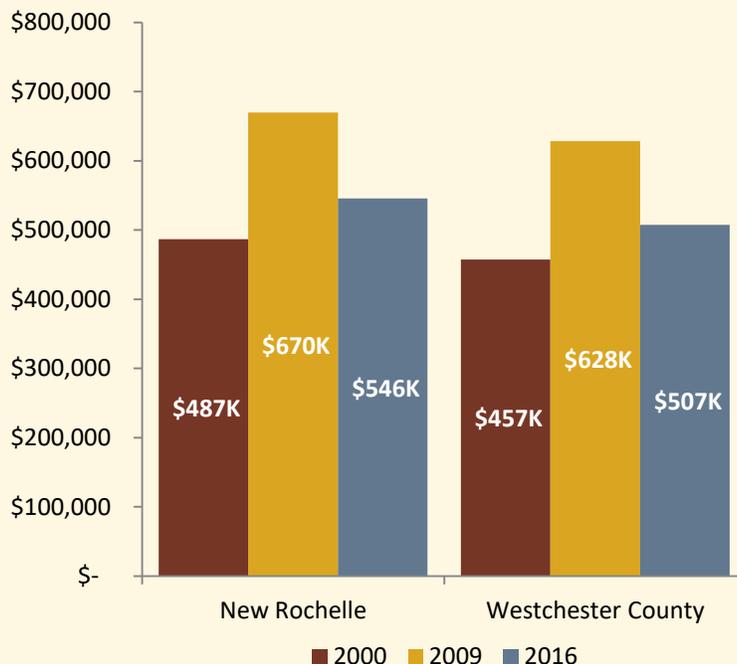
**A Toolkit for Housing Policy  
Top 10 “Best Practices”**

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.

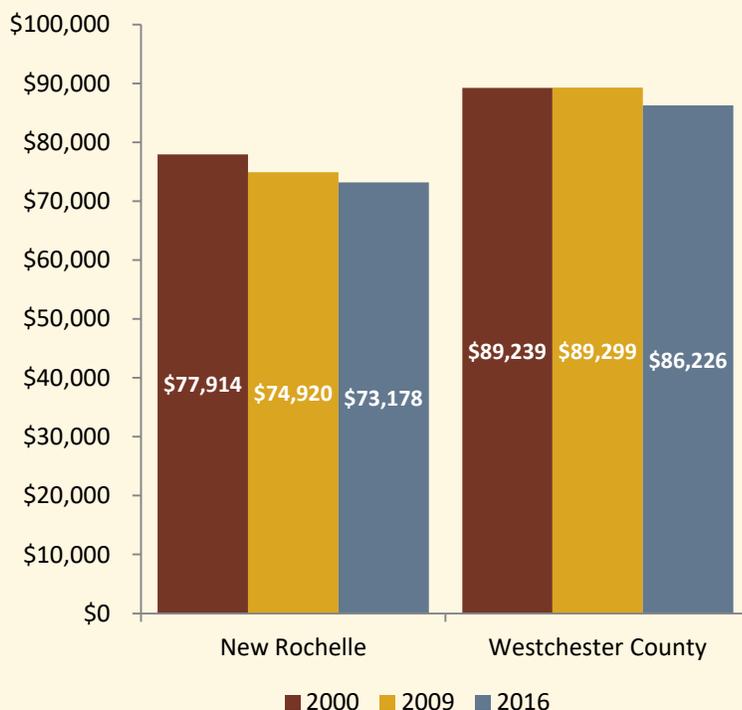
Some of the strategies in this toolkit may not apply to every community.

**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 NEW ROCHELLE

## AFFORDABLE HOUSING

### Rental Housing Detail

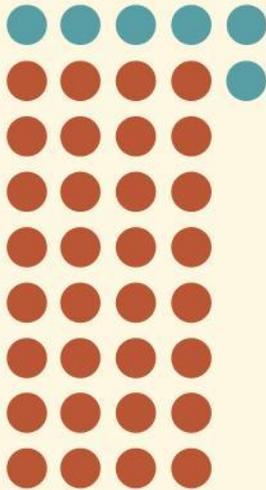
14%  
**Subsidized**  
1,953 Units



### TOTAL NUMBER OF SUBSIDIZED HOUSING UNITS\*

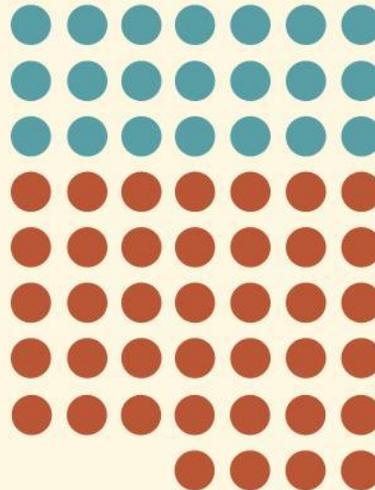
**1953**

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



**SENIOR ONLY  
RESIDENCES**

**755**



**FAMILY  
RESIDENCES**

**1198**

**545**

**PUBLIC HOUSING  
UNITS**

**1408**

**OTHER SUBSIDIZED  
AFFORDABLE  
HOUSING UNITS**

**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 21<sup>st</sup> 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](http://www.patternforprogress.com).

# URBAN ACTION AGENDA COMMUNITIES

Housing  
Profiles

