

URBAN ACTION AGENDA

Housing
Profiles



September 2018

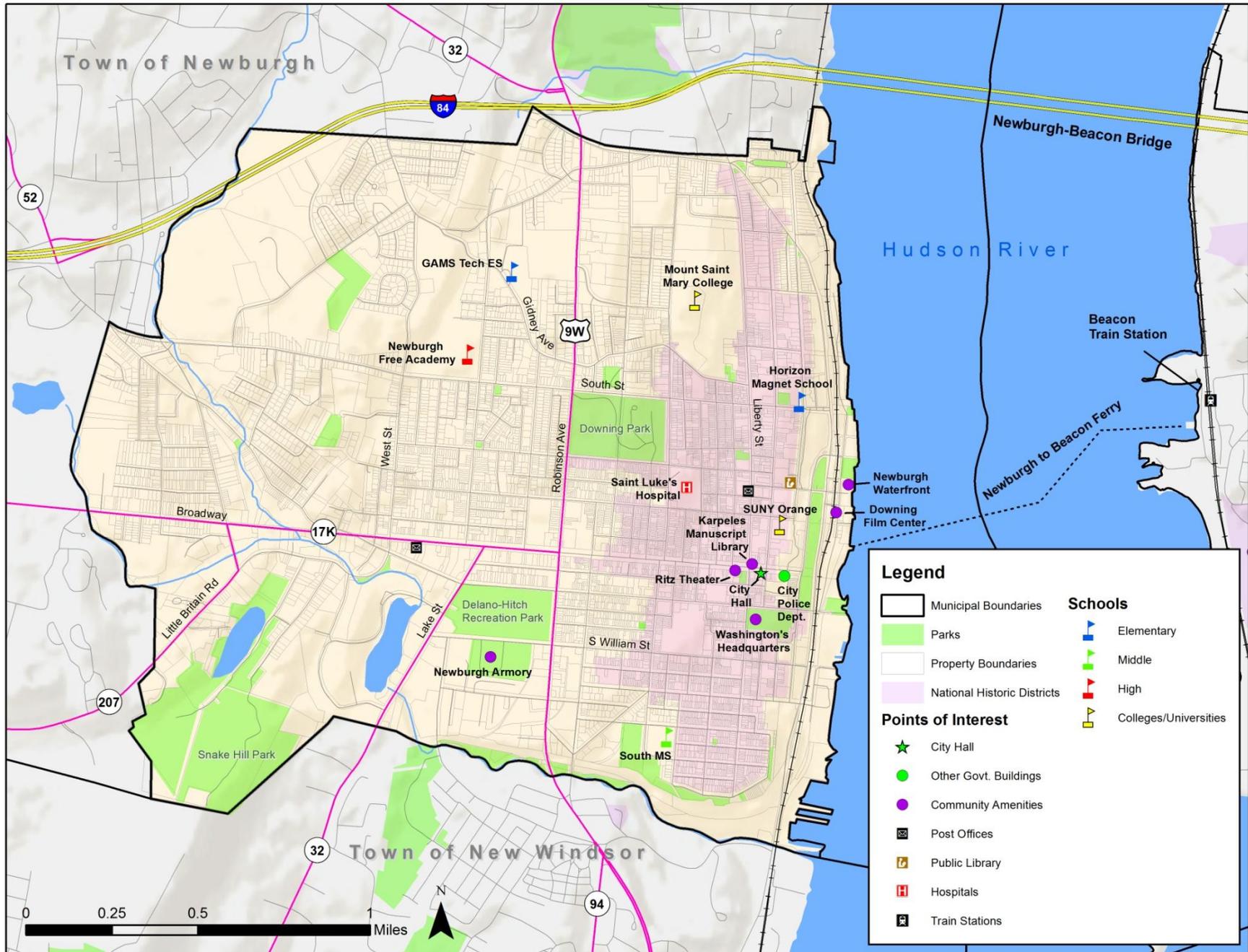
CITY OF NEWBURGH



HUDSON VALLEY
PATTERN
for
PROGRESS

city of NEWBURGH

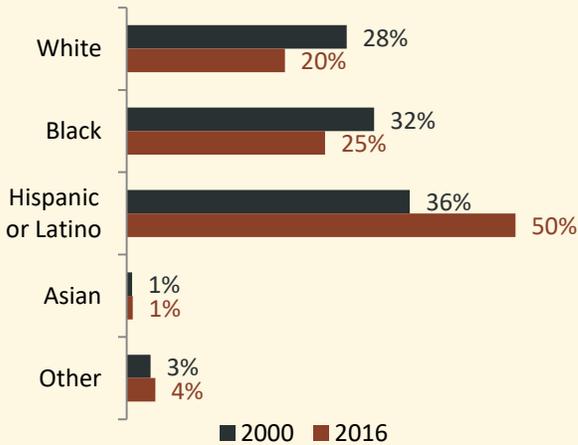
COMMUNITY OVERVIEW MAP



Population Basics

- 28,406** Population (2016)
- 0.5%** Population Change since 2000
- 9,004** Households (2016)
- 1.5%** Households Change since 2000
- 3.8** Square Miles
- 7,475** Population Density (people per sq. mile)

Population by Race and Ethnicity



Source: 2016 American Community Survey; 2000 Decennial Census

Population Stats

- 38%** Population under age 20
- 54%** Population ages 20-64
- 8%** Population 65 and older
- 28** Median Age

Source: 2016 American Community Survey

Population & Demographics Analysis

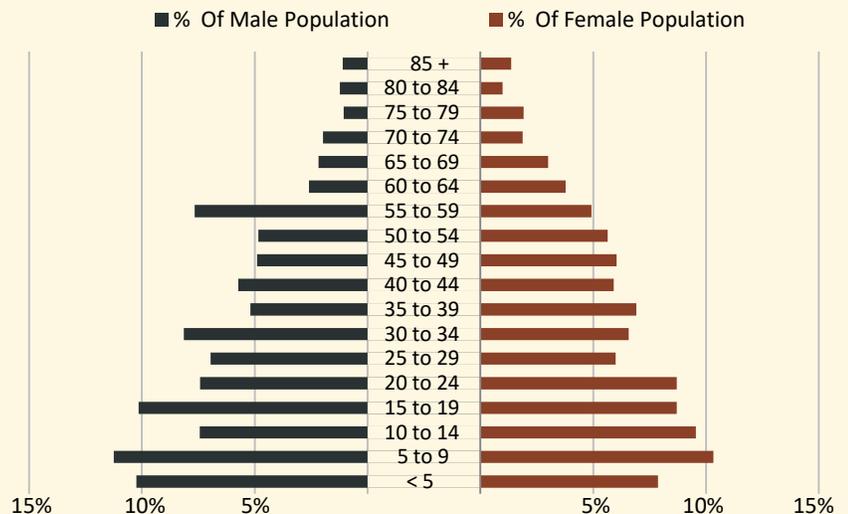
Since 2000, Newburgh has seen very little population growth, with an increase of just 0.5% and a decrease in the number of households of 1.5%. Newburgh’s stagnant population may soon get a boost, however, as the city has the most young residents of any community in the UAA; 38% of city residents are under age 20, while just 8% are over 64. The median age is just 28 years. The ratio of women to men is slightly higher in Newburgh than elsewhere, with 53 women for every 47 men in the city.

Like many UAA communities, the Hispanic population in Newburgh is growing rapidly and now makes up 50% of the city’s total population (up from 36% in 2000). Over that time period, the city’s White population decreased from 28% to 20% and the Black population decreased from 32% to 25%. Among Newburgh residents born outside the United States, Mexicans and Hondurans are the largest immigrant groups in the city.

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

Analysis

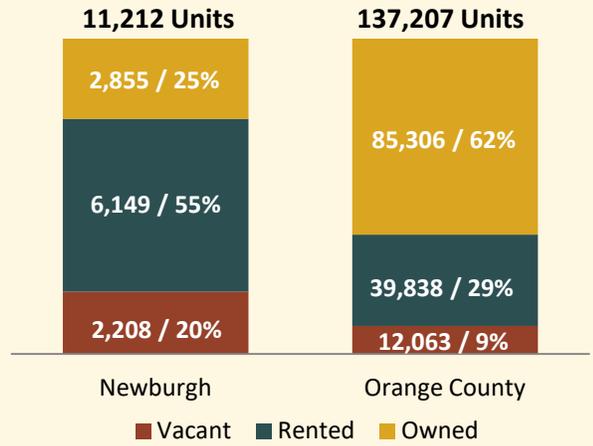
Newburgh’s housing stock is heavily tilted towards rentals (55%) and multifamily housing (68%). Vacancy remains a concern, with 20% of housing units currently unoccupied, more than double the countywide percent. Although average household size in Newburgh is among the largest in the UAA, just 11% of units have more than three bedrooms. Affordable subsidized housing makes up almost a quarter of the total rental housing supply.

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

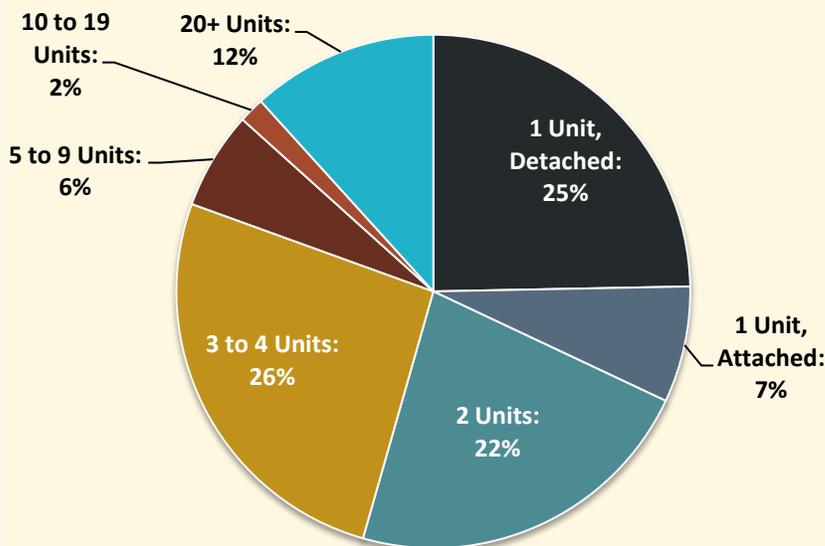


Source: 2016 American Community Survey

Housing Statistics

- 32%** Single Family Housing
- 68%** Multifamily Housing
- 82%** Housing built before 1970
- 2%** Public Housing
- 22%** Other subsidized affordable housing
- 76%** 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	634	6%
1 Bedroom	2,301	20%
2 Bedrooms	3,443	31%
3 Bedrooms	3,570	32%
4 Bedrooms	938	8%
5+ Bedrooms	363	3%

Source: 2016 American Community Survey

Year Moved to Current Home



Source: 2016 American Community Survey

Average Household Size

Owners: 3.2 Renters: 3

Source: 2016 American Community Survey

Median Household Income



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

Analysis

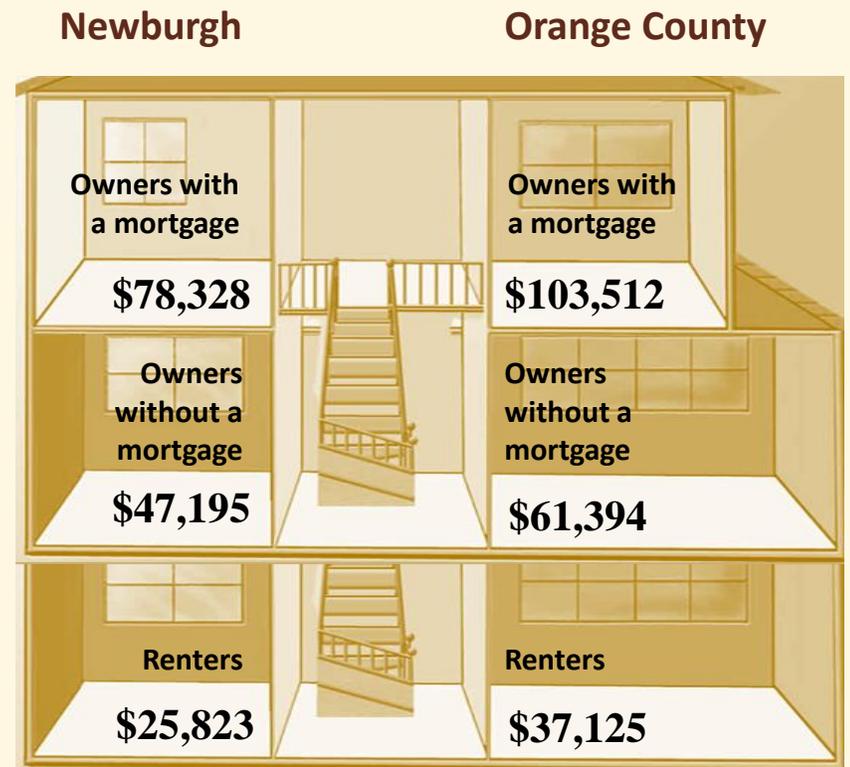
At \$33,469 as of 2016, Newburgh’s median income is less than half of Orange County’s median income. A majority of Newburgh residents rent, and the median income of renters within the city is less than \$26,000. For owners, median incomes are higher, as homeowners with a mortgage earn an average of \$78,328 per household. Since 2000, the city’s median household income has fallen by 21% when accounting for inflation, one of the largest drops of any UAA community.

44% of city residents moved to their current home since 2010, compared to only 29% in Orange County. Household sizes in Newburgh are relatively large for both owners and renters.

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

Although 39% of rental units have rents below \$1,000, the median rent in the city has risen rapidly since 2000, going up 27% even when accounting for inflation. The combination of rising rents and low median incomes for renters has contributed to a severe affordability problem in the city. 65% of renter households are cost burdened (paying more than 30% of their income towards rent) including 41% who are severely cost burdened (paying more than 50%).

Homeowners, in contrast, are doing better, as housing costs are affordable for 57% of owner-occupied households. Median home values in the city have risen 28% since 2000 but remain 36% lower than the countywide median. Only 36% of homes are valued at more than \$200,000.

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.

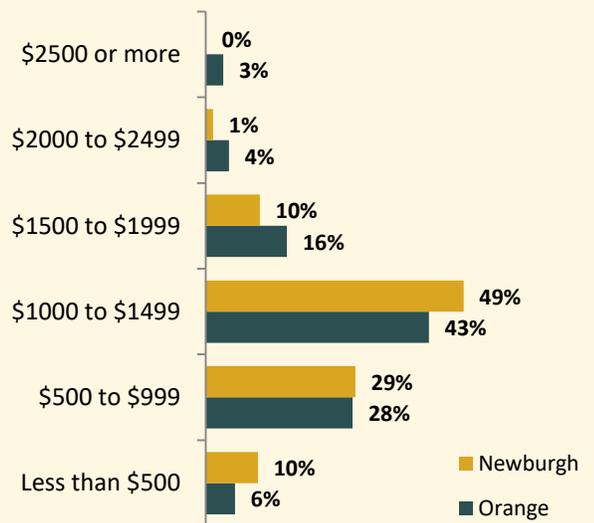
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Rental Statistics

- 27%** Increase in median rent since 2000
- 1,385 (24%)** Cost-burdened renter households
- 2,405 (41%)** Severely cost-burdened renter households
- 39%** Apartments with monthly rent below \$1,000

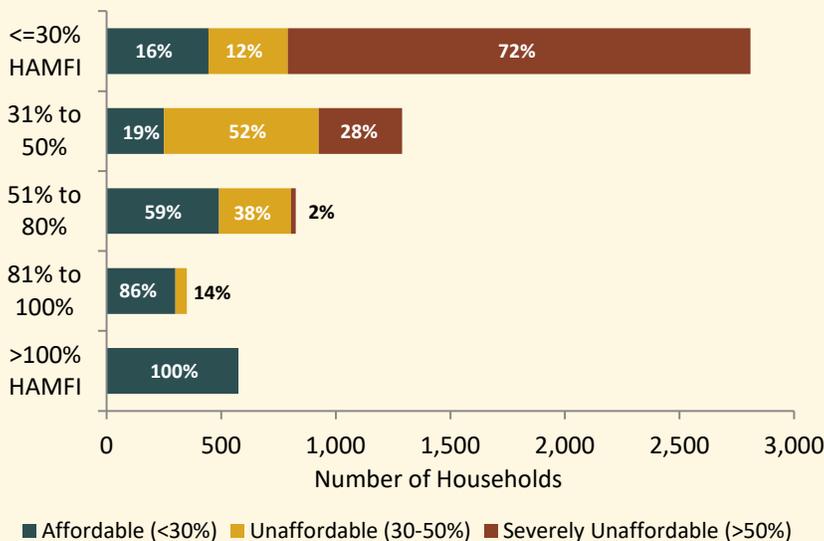
Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents



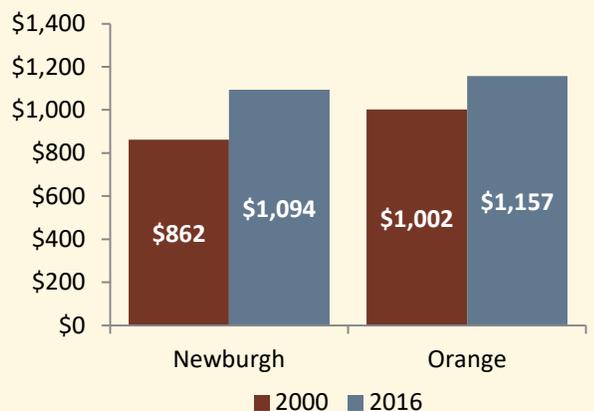
Source: 2016 American Community Survey

Rental Housing Affordability



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

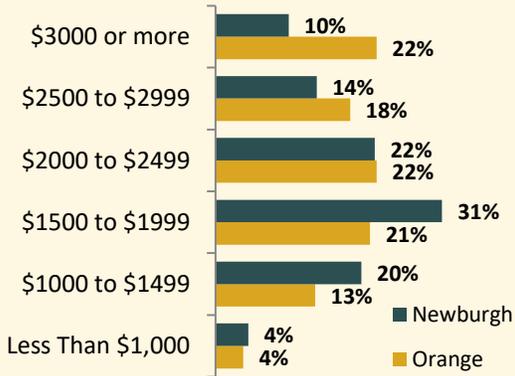
Median Rent



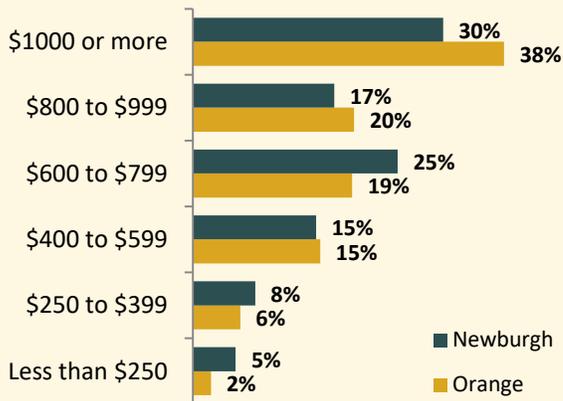
Sources: 2000 Census (Inflation Adj.); 2016 ACS

Distribution of Owner Costs

With Mortgage

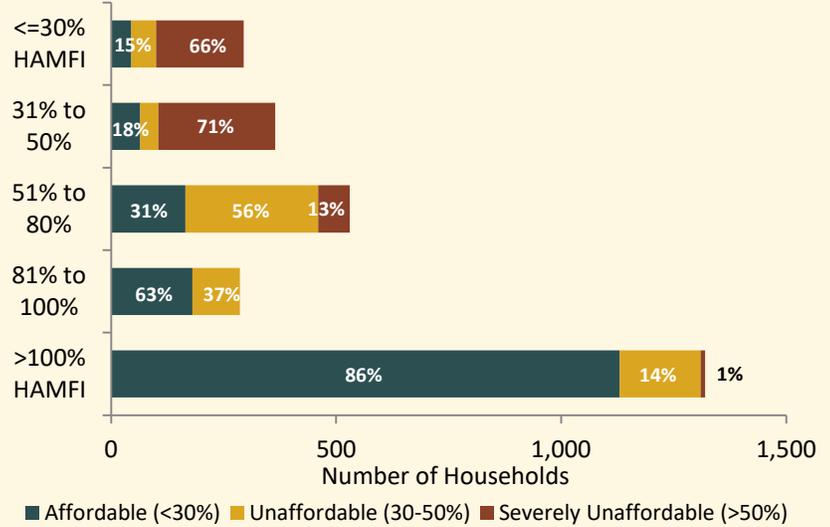


Without Mortgage



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)

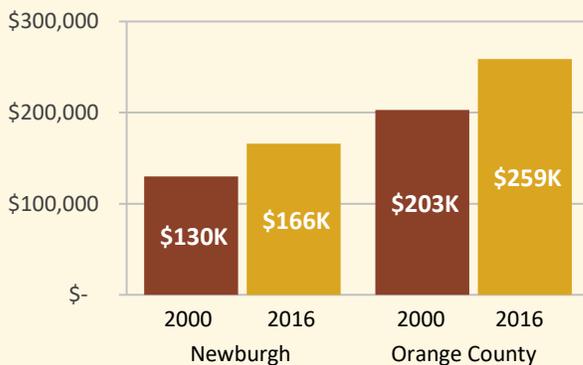
\$871 Orange County (No Mortgage)

\$1,939 Newburgh (Mortgage)

\$777 Newburgh (No Mortgage)

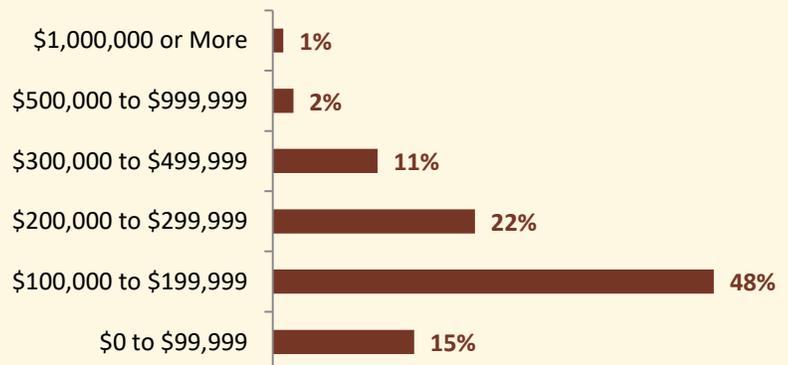
Source: 2016 American Community Survey

Median Home Value



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

Home Values



Source: 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

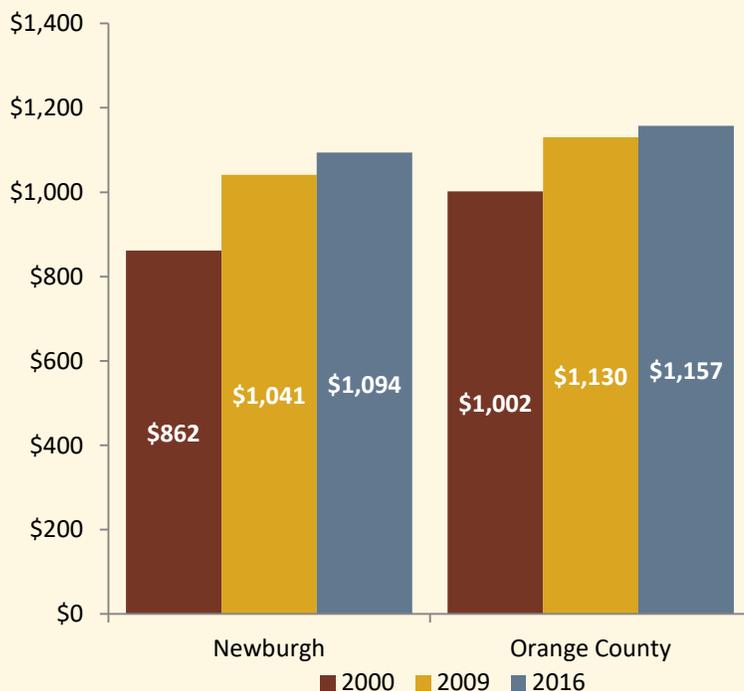
The City of Newburgh was established in 1865 and is the largest of the three cities in Orange County. The city is known for its history in the Revolutionary War. Located on the Hudson River, the city had a deep water port with an economy based on shipping manufactured goods and textiles produced in its factories. Newburgh was a center for shopping, entertainment and cultural events. Following WW II, as in many older industrial cities, the economy changed, manufacturing declined, suburban sprawl began and the downtown business districts lost out to suburban retail and commercial development.

As a result of the economic downturn, the city began to see high crime rates, unemployment and disinvestment. Through the Urban Renewal plan, neighborhoods along the waterfront were demolished in the late 1960's and early 1970's, which left a physical and emotional scar on the city. There were plans for rebuilding, but the federal funding dried up and the land remained vacant. Some residents were relocated into new public housing.

As a result of the disinvestment, loss of industry, and jobs, the city relied heavily on remaining residents for its tax base. The city's housing stock is 20% vacant and 59% was built before 1940, which results in high renovation costs. To compound the issue, half the city is in a designated historic district, which increases costs due to historic guidelines for renovations. These dynamics began to push housing costs higher.

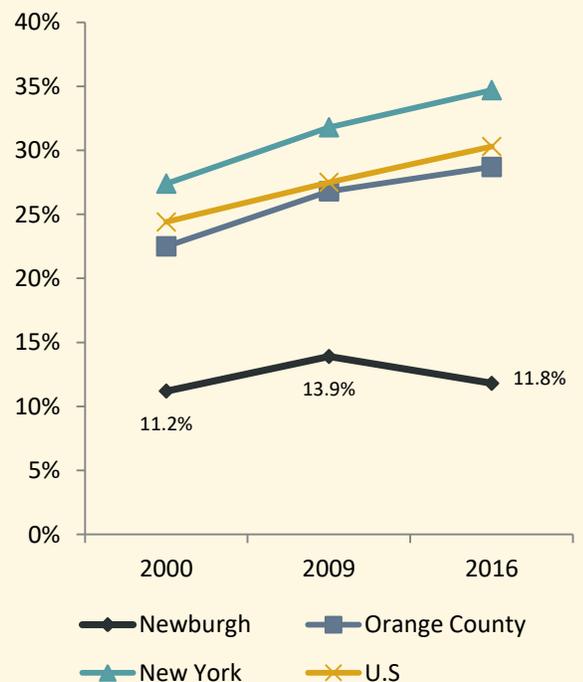
Today 25% of the housing stock is subsidized, yet 64.8% of renter households pay over 30% of their income for housing, which ranks 3rd of all 25 UAAs. However, the city is in the early stages of a renaissance with a mix of new public and private investment in housing and in the downtown with new shops, restaurants and cafés. The Land Bank, Habitat and RUPCO are all working collaboratively on rental and home buying options. The city is also seeing a rebirth in new light manufacturing and other maker and craft businesses. There appears to be some pressure on rising housing costs, however, there is little measurable 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 CHANGING HOUSING ENVIRONMENT

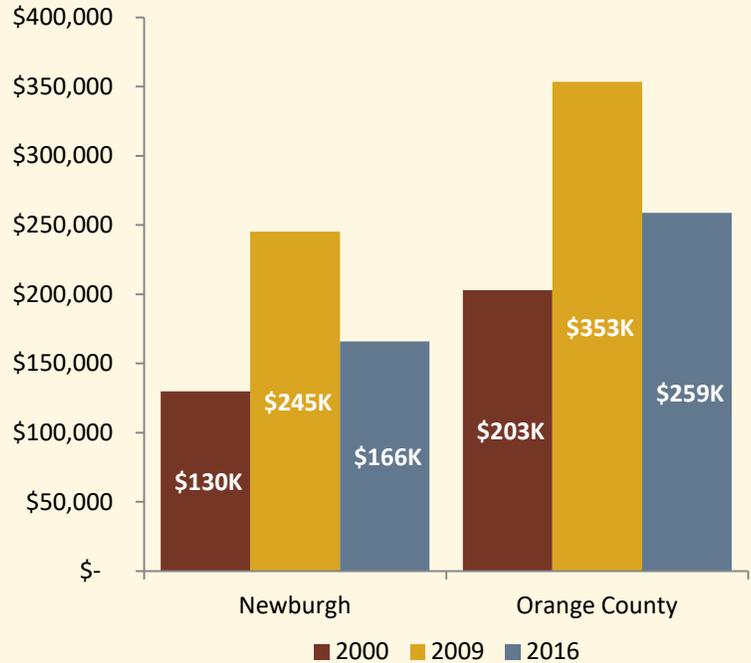
A Toolkit for Housing Policy Top 10 “Best Practices”

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.

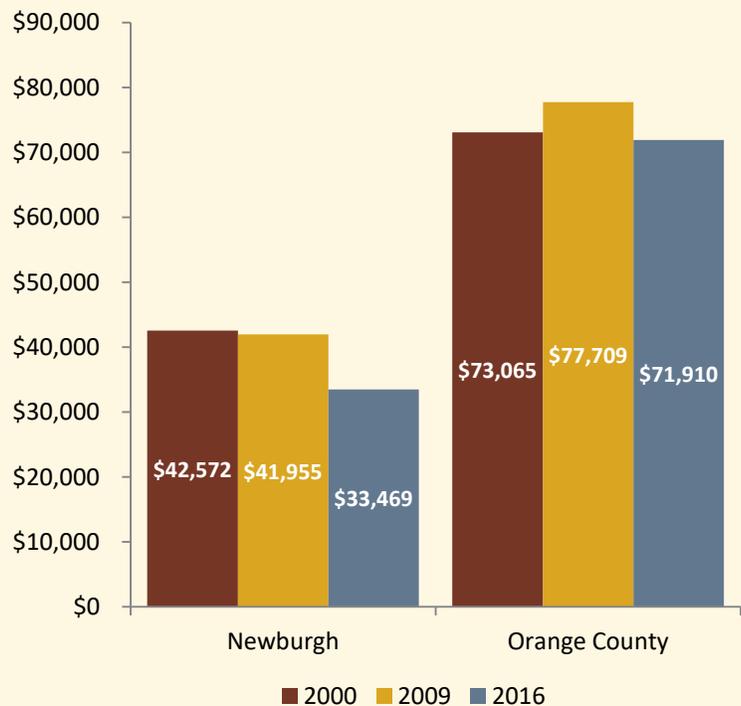
Some of the strategies in this toolkit may not apply to every community.

Median Home Values



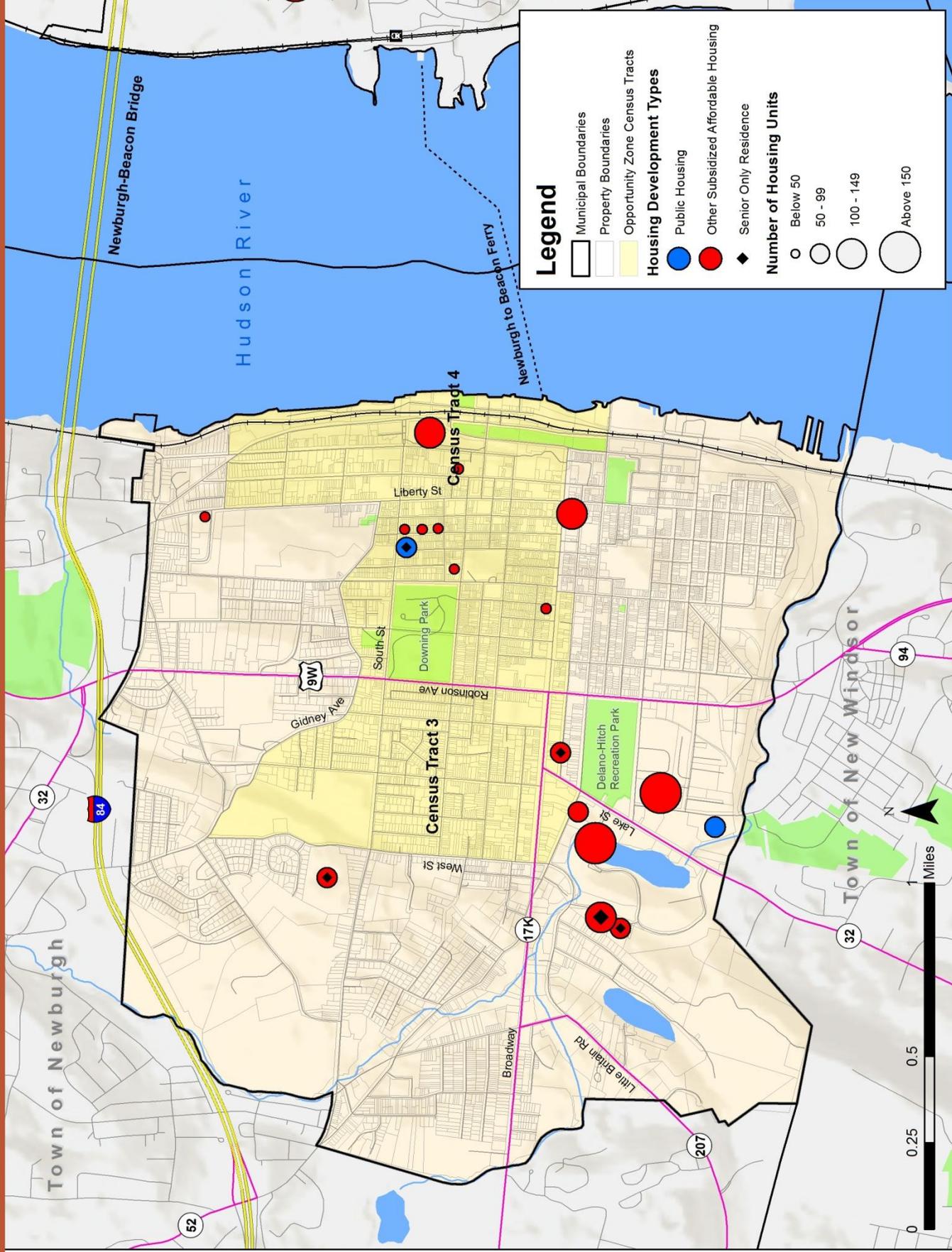
Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

Median Household Incomes



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

city of **NEWBURGH**
AFFORDABLE HOUSING



URBAN ACTION AGENDA COMMUNITIES

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