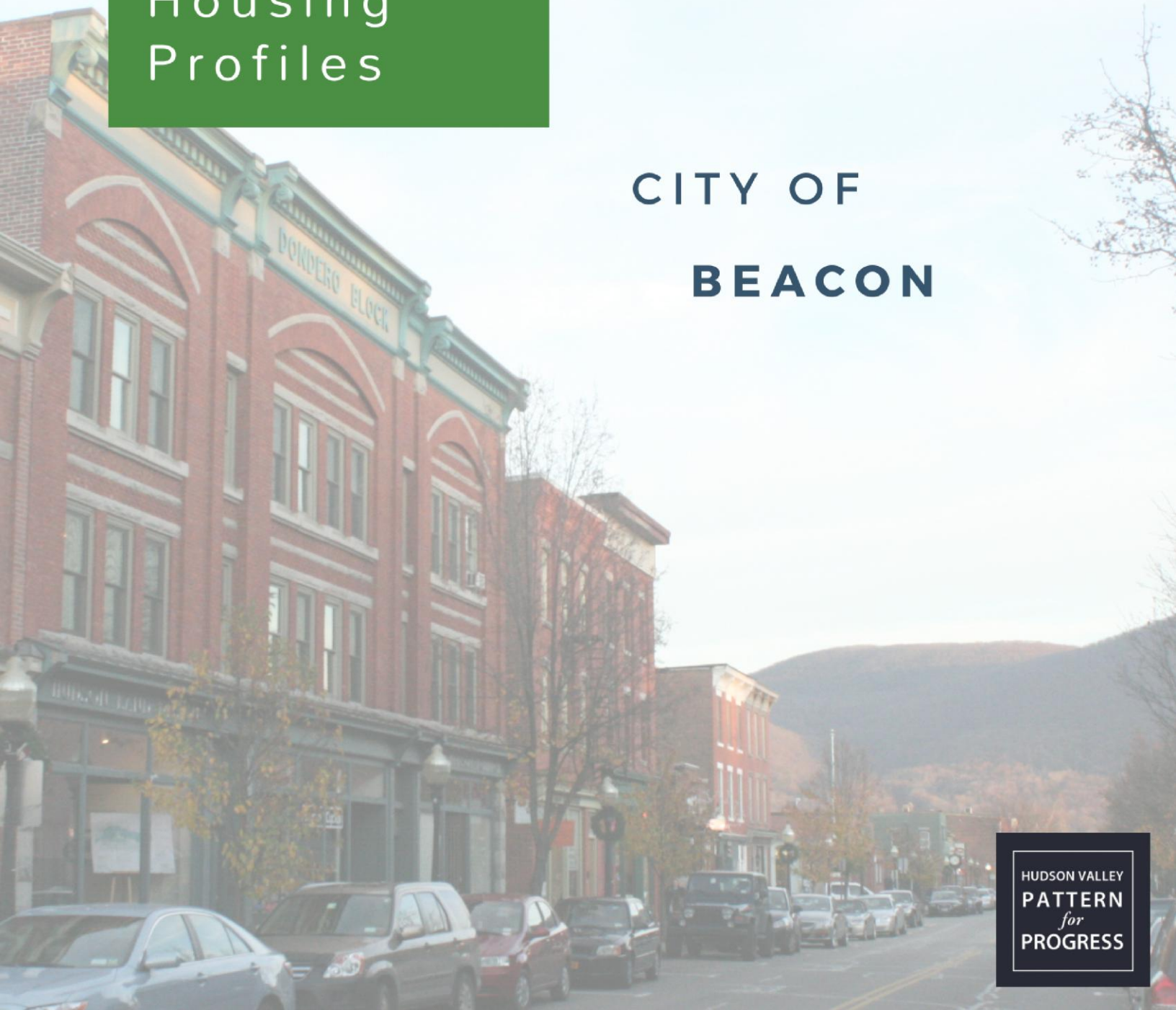
URBAN ACTION AGENDA

Housing Profiles

Center for Housing Solutions and Urban Initiatives

March 2018

CITY OF BEACON



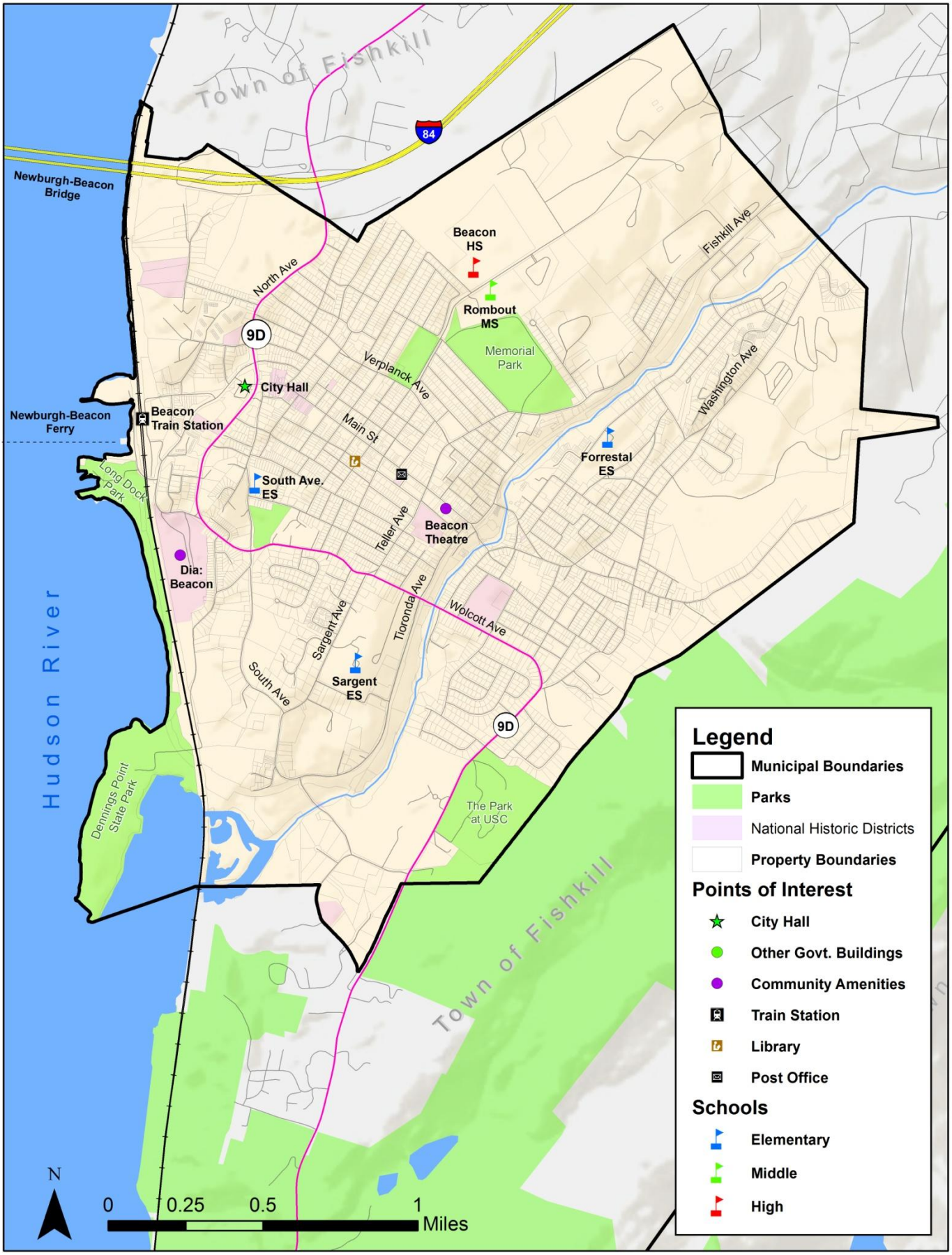
HUDSON VALLEY PATTERN *for* PROGRESS

URBAN ACTION AGENDA

Housing Profiles

city of BEACON

COMMUNITY OVERVIEW MAP



URBAN ACTION AGENDA

Housing Profiles

city of BEACON
POPULATION & DEMOGRAPHICS

Population Basics

14,289 Population (2016)

3.5% Population Change since 2000

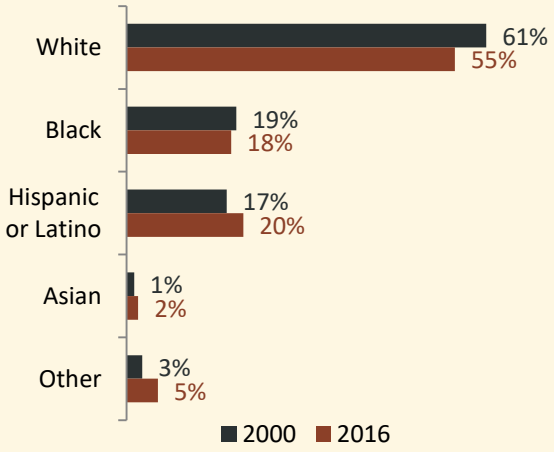
5,203 Households (2016)

2.2% Households Change since 2000

4.7 Square Miles

3,040 Population Density (people per sq. mile)

Population by Race and Ethnicity



Source: 2016 American Community Survey; 2000 Decennial Census

Population Stats

19% Population under age 20

67% Population ages 20-64

14% Population 65 and older

42 Median Age

Source: 2016 American Community Survey

Population & Demographics Analysis

Population growth in the City of Beacon over the past 16 years has been modest. In 2000 Beacon had a population of 13,808. Since then, the population has grown by only 3.5%, reaching a population of 14,289 in 2016. This represents an average annual growth of less than 1% per year.

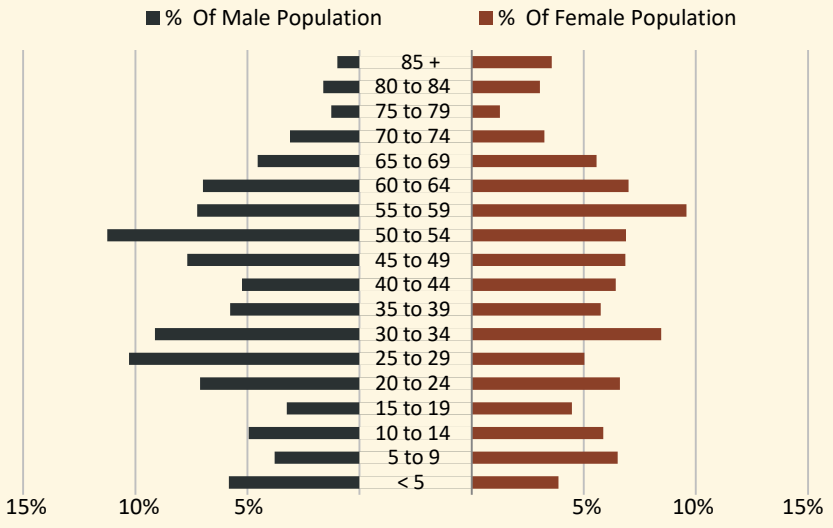
The city's population is among the oldest of any UAA community, with a median age of 42. 14% of Beacon residents are aged 65 or older, and only 19% of residents are children or teenagers, one of the lowest totals in the UAA.

The majority of Beacon residents are White; however, since 2000, the White population has decreased by 458 residents, a 5% decrease. In contrast, the Hispanic population increased from 2,334 in 2000 to 2,812 in 2016, a 20% increase. Hispanic residents now make up 20% of Beacon's total population.

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

URBAN ACTION AGENDA

Housing Profiles

city of BEACON
HOUSING CHARACTERISTICS

Analysis

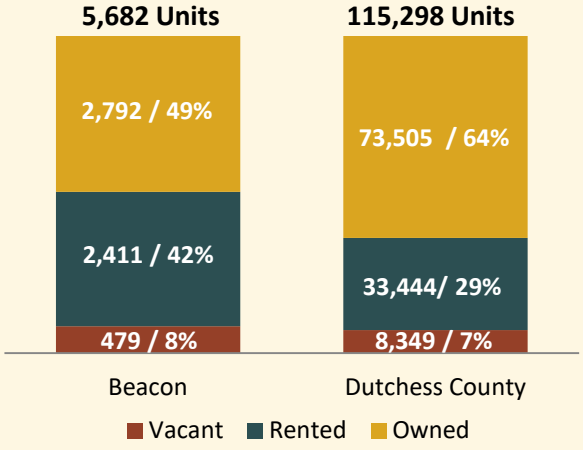
65% of housing units in Beacon was built before 1970 and less than 1% of housing has been built after 2010. Roughly half (49%) of the housing in Beacon is a detached single family dwelling. A greater percentage of Beacon's housing stock is occupied by renters (42% renter occupied) relative to Dutchess County (29% renter occupied).

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

59% Single Family Housing

41% Multifamily Housing

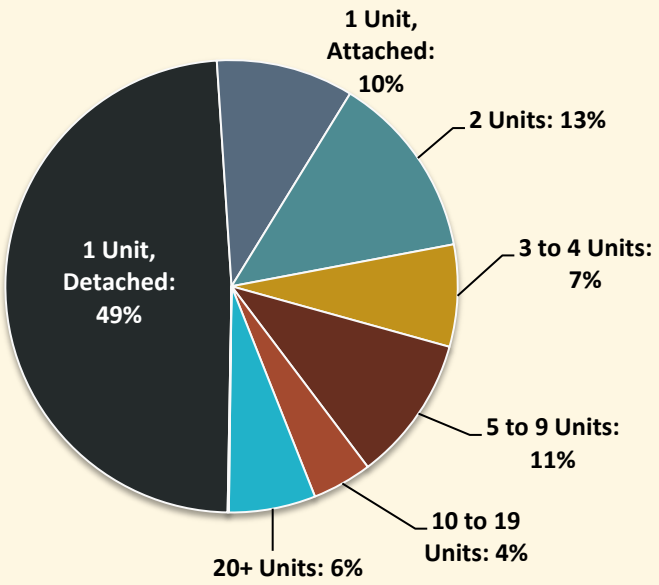
65% Housing built before 1970

10% Public Housing

20% Other subsidized affordable housing

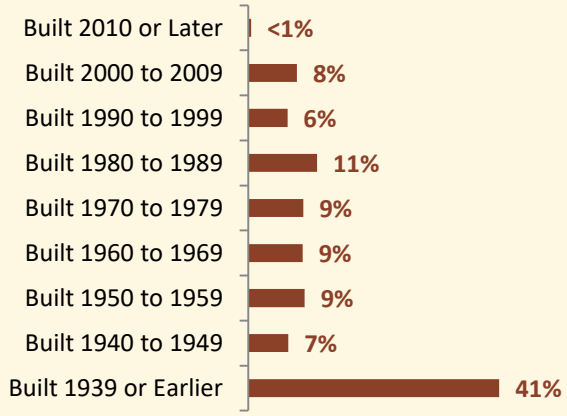
70% Market-rate housing

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	688	12%
1 Bedroom	902	16%
2 Bedrooms	1,310	23%
3 Bedrooms	2,035	35%
4 Bedrooms	613	11%
5+ Bedrooms	257	4%

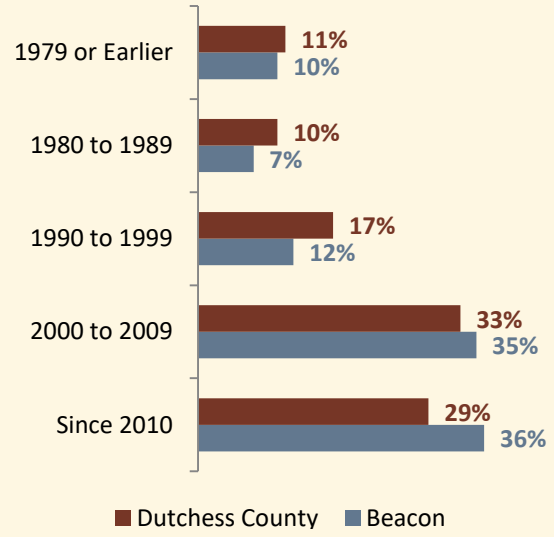
Source: 2016 American Community Survey

URBAN ACTION AGENDA

Housing Profiles

city of BEACON
OCCUPANT CHARACTERISTICS

Year Moved to Current Home



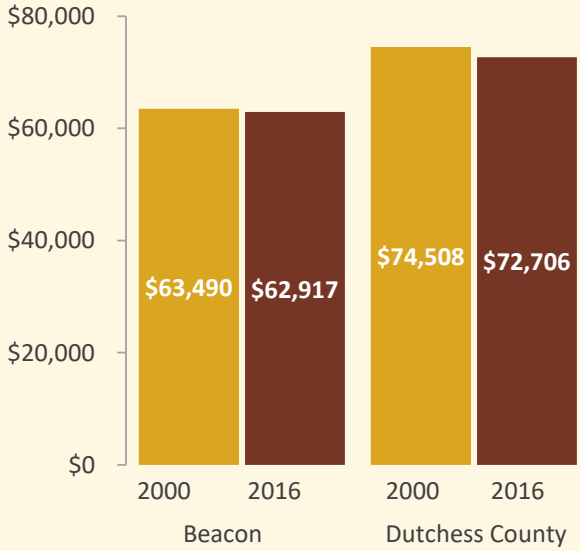
Source: 2016 American Community Survey

Average Household Size

Owners: 2.8 Renters: 2.2

Source: 2016 American Community Survey

Median Household Income



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

Analysis

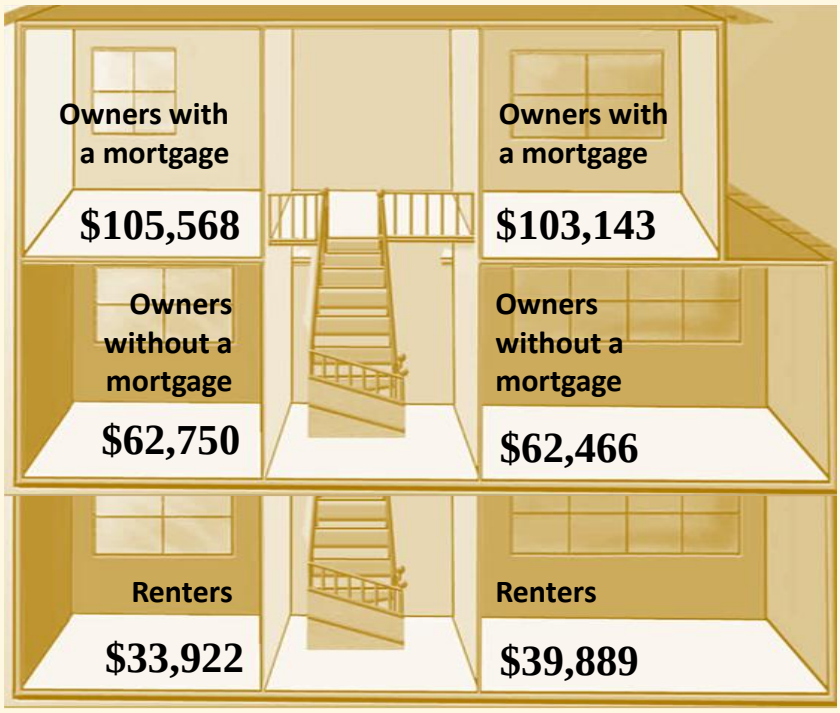
Median household income in Beacon, when adjusted for inflation, has remained virtually flat from 2000 to 2016. In fact, household income dropped slightly in both Beacon and Dutchess County since 2000. Median household income in Dutchess County is approximately $10,000 greater than median household income in Beacon.

71% of Beacon residents moved into their current home in 2000 or later, and 36% moved in after 2010. While some of these residents may have moved from within Beacon, the data indicates that Beacon is an increasingly popular destination for new residents. This is consistent with the resurgence of Beacon's Main Street in recent years.

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

URBAN ACTION AGENDA

Housing Profiles

city of BEACON
RENTAL HOUSING

Analysis

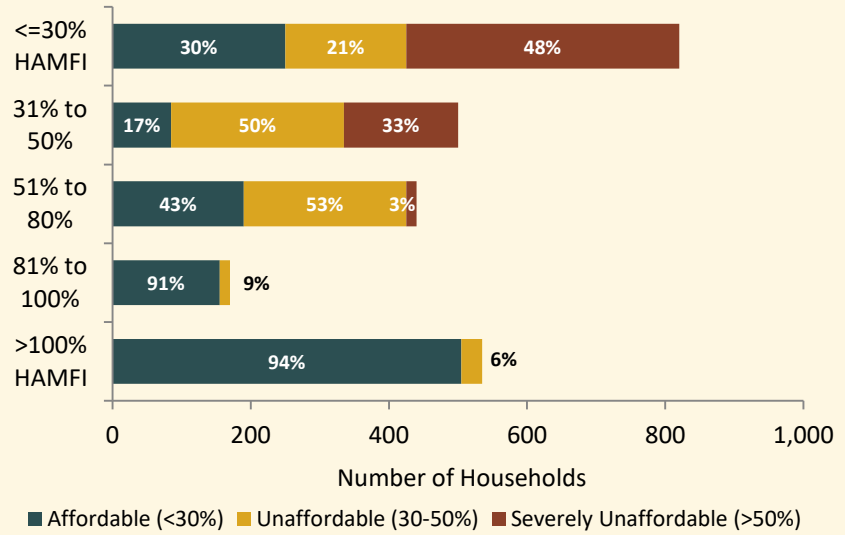
Since 2000, the median rent in Beacon has increased by 20% when adjusted for inflation. Dutchess County as a whole experienced a similar trend with median rent increasing by 15% in the county since 2000. Median household income has decreased over that same time period. Median home values in Beacon have increased from $170,000 in 2000 (adjusted for inflation) to $245,000 in 2016, a 44% increase.

An analysis of housing costs reveals that rental housing in Beacon is relatively unaffordable. More than half of renters in Beacon are spending 30% or more of their income towards housing costs and 23% of renter households are spending more than half of their income towards housing costs.

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 Housing Affordability



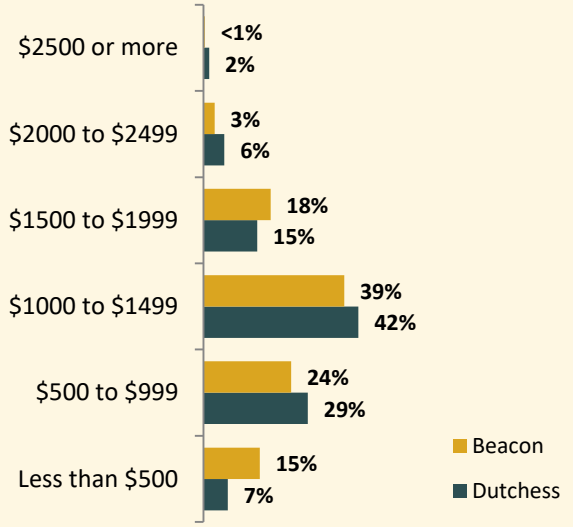
Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

Rental Statistics

20%	Increase in median rent since 2000
705 (29%)	Cost-burdened renter households
575 (23%)	Severely cost-burdened renter households
39%	Apartments with monthly rent below $1,000

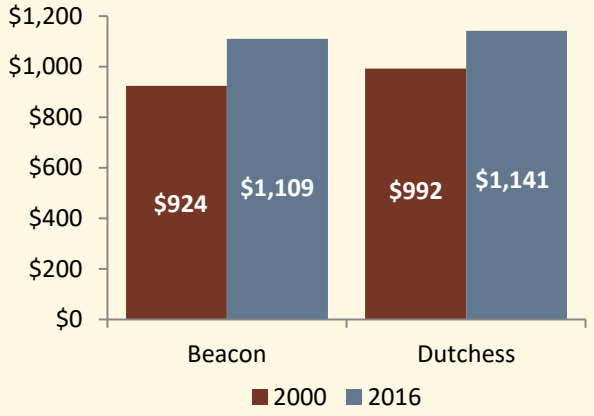
Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents



Source: 2016 American Community Survey

Median Rent



Source: 2016 American Community Survey

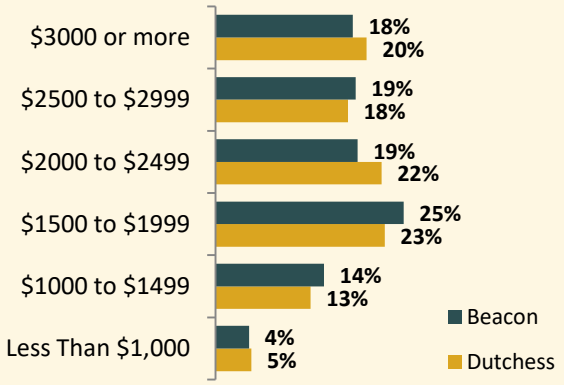
URBAN ACTION AGENDA

Housing Profiles

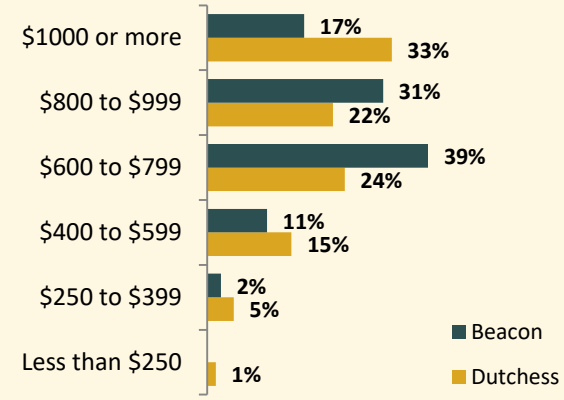
city of BEACON
OWNER OCCUPIED HOUSING

Distribution of Owner Costs

With Mortgage

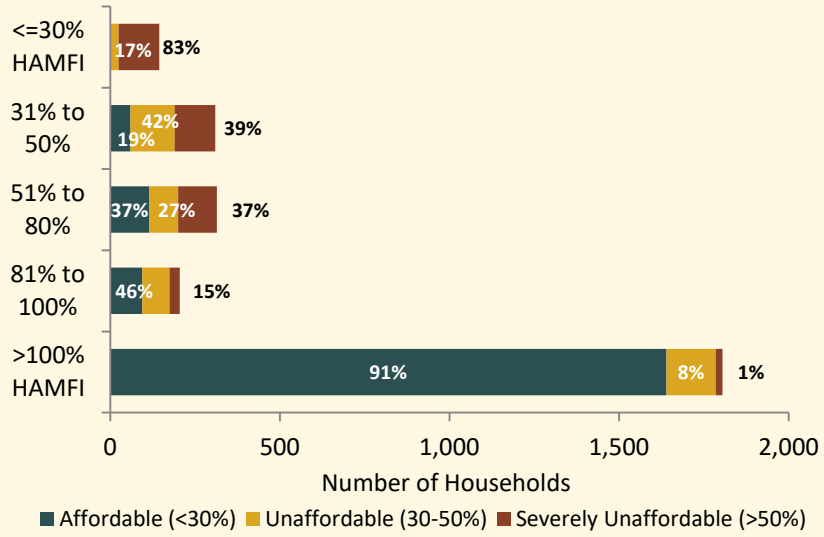


Without Mortgage



Source: 2016 American Community Survey

Housing Affordability



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

Median Monthly Owner Costs

$2,225 Dutchess County (Mortgage)

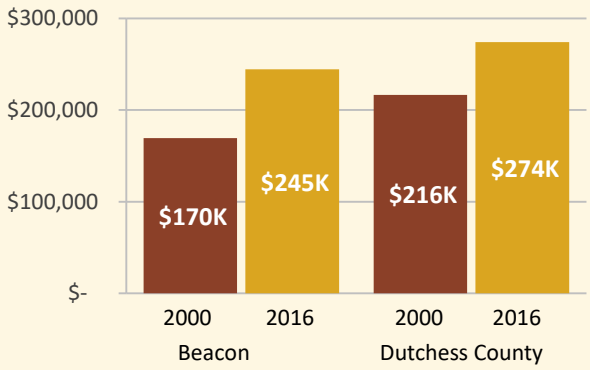
$842 Dutchess County (No Mortgage)

$2,157 Beacon (Mortgage)

$786 Beacon (No Mortgage)

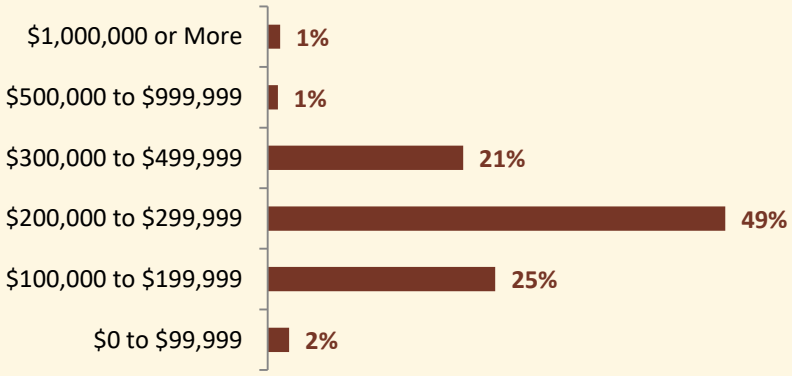
Source: 2016 American Community Survey

Median Home Value



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

Home Values



Source: 2016 American Community Survey

URBAN ACTION AGENDA

Housing Profiles

city of BEACON

A Changing Housing Environment

The City of Beacon is located along the Hudson River in the southwest corner of Dutchess County at the foot of the Hudson Highlands. The area that would eventually become the City of Beacon was settled by Europeans in the early 1700s as the Village of Fishkill Landing and the Village of Matteawan. The historical industries in the Beacon area were based around mills located on the Fishkill Creek, and ports along the Hudson River that facilitated trade with New York City.

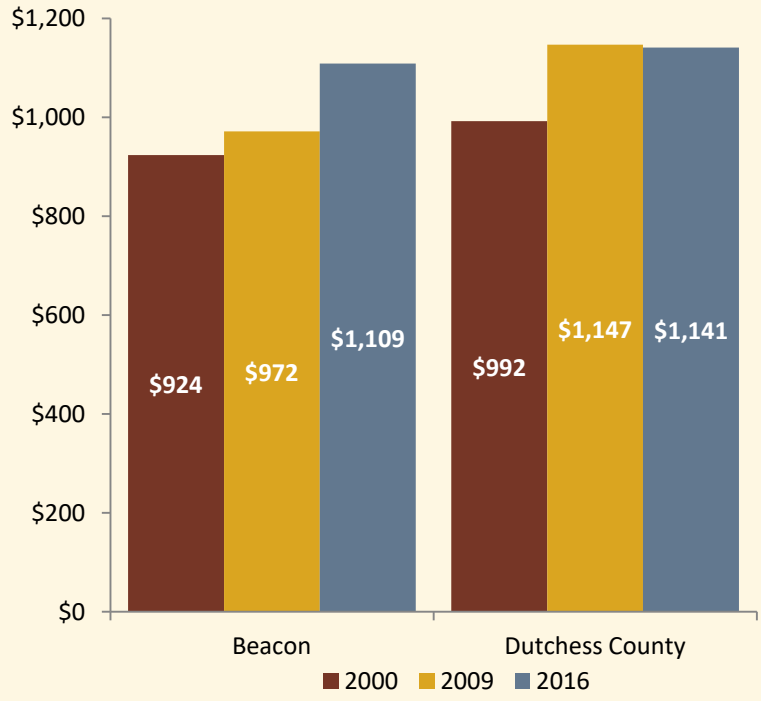
The push for urban renewal in the 1960s caused many historic buildings to be demolished in Beacon. By the 1980s, Beacon experienced a severe economic downturn and became characterized by empty factories and vacant storefronts. Fortunately, in the past 30 years Beacon has rebounded in a big way. The city is now home to a vibrant and active Main Street. Formerly vacant industrial buildings are being repurposed, and Beacon is now regarded as one of the premier examples of successful urban revitalization in the Hudson Valley.

As is often the case with revitalization, there is a concern that gentrification may occur in Beacon and traditional residents will be displaced as the cost of living becomes too high.

While there is no definitive definition of gentrification, it is typically characterized by an influx of affluent well-educated residents that replace lower income residents, particularly lower-income Black or Hispanic residents. Interestingly, while Beacon has seen a major increase in the percentage of the population with a bachelor's degree or higher, it has also experienced a 5% decline in the White population and 20% increase in the Hispanic and population since 2000.

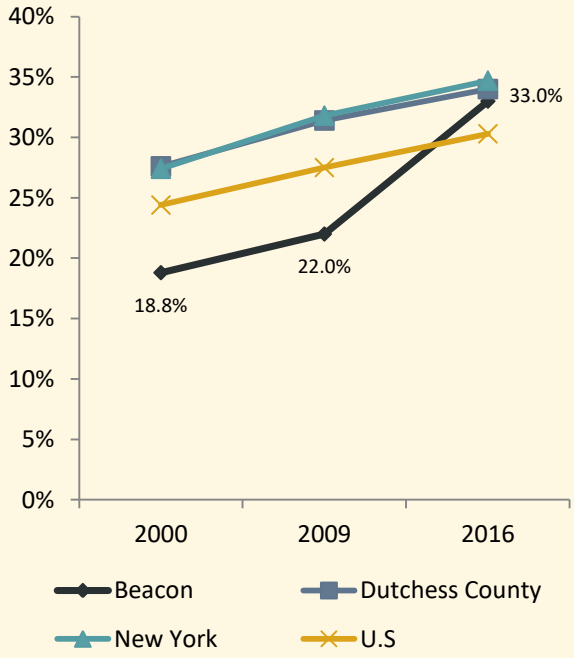
The median rent in Beacon has increased steadily, rising by 20% from $924 in 2000 (adjusted for inflation) to $1,109 in 2016. Worryingly, while rents have increased, median household income has remained flat since 2000 when adjusting for inflation.

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



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

URBAN ACTION AGENDA

Housing Profiles

city of BEACON

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.

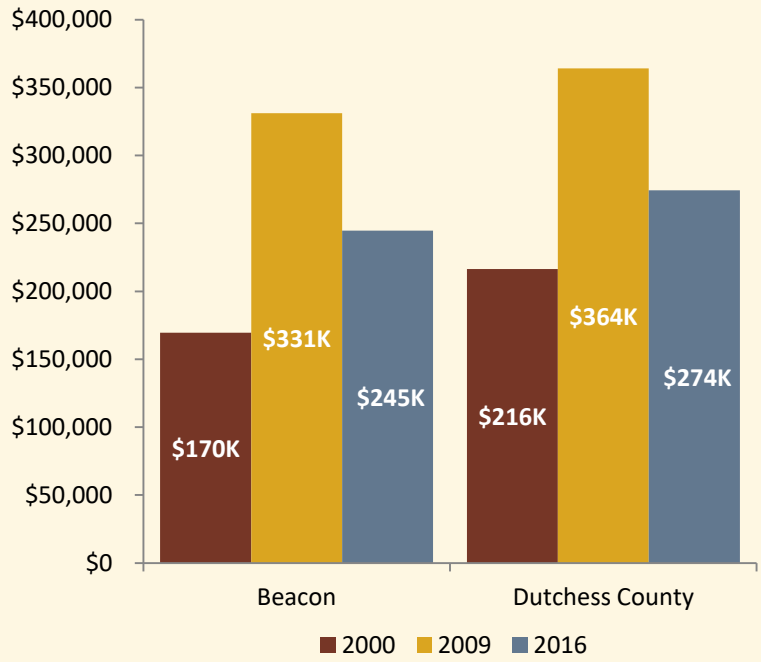
8. Conduct vigorous code enforcement to improve poorly maintained housing.

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.

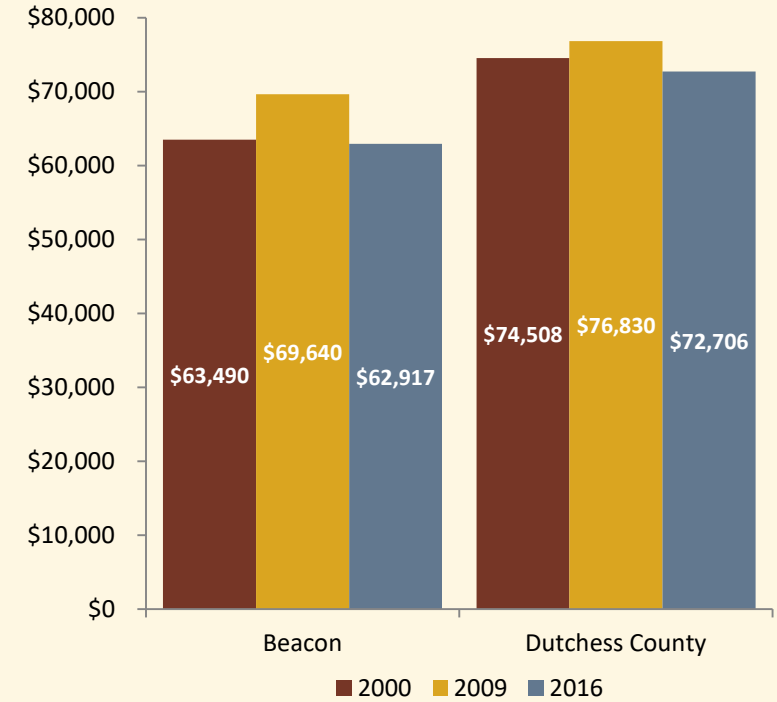
Some of the strategies in this toolkit may not apply to every community.

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

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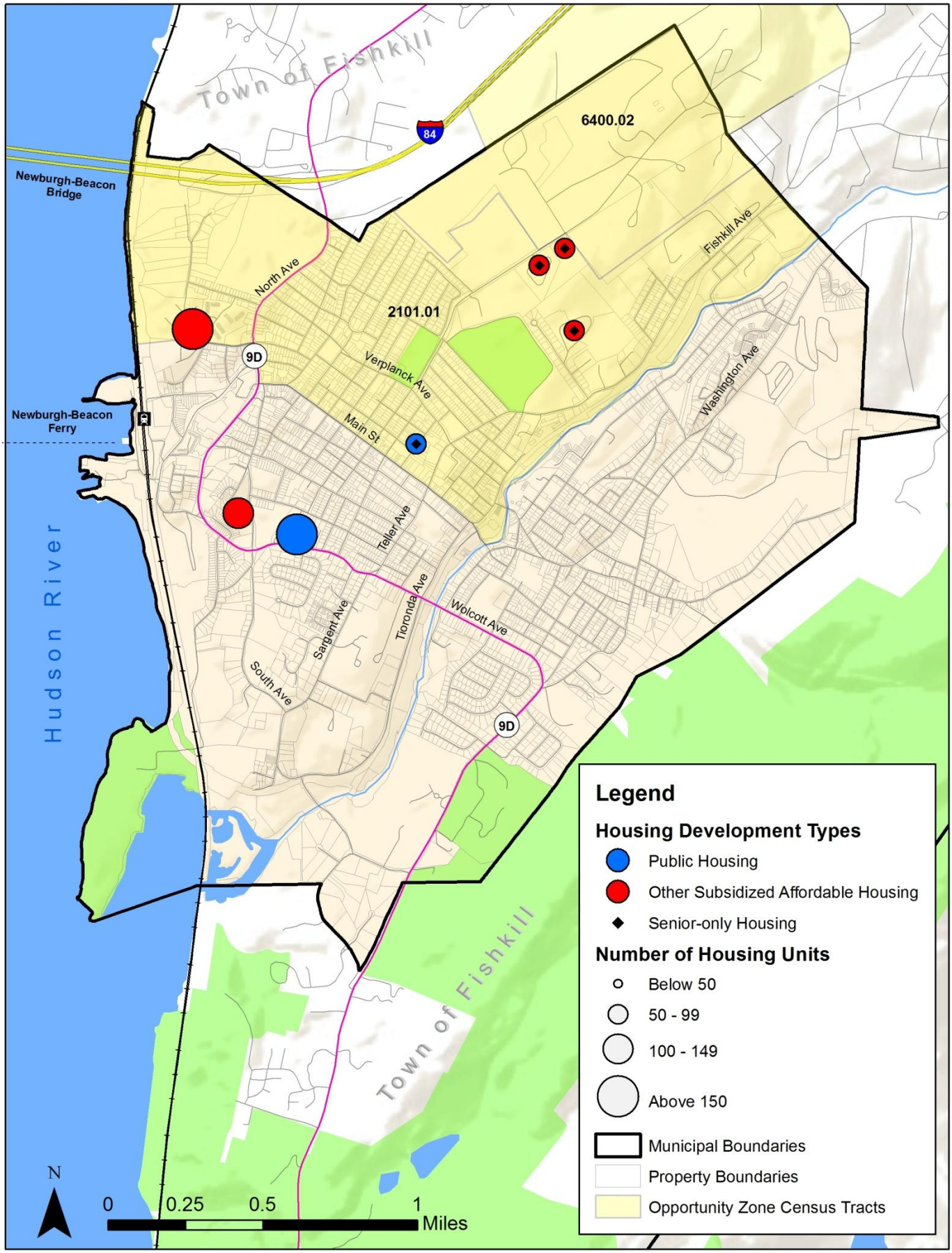
Housing Profiles

city of BEACON
AFFORDABLE HOUSING



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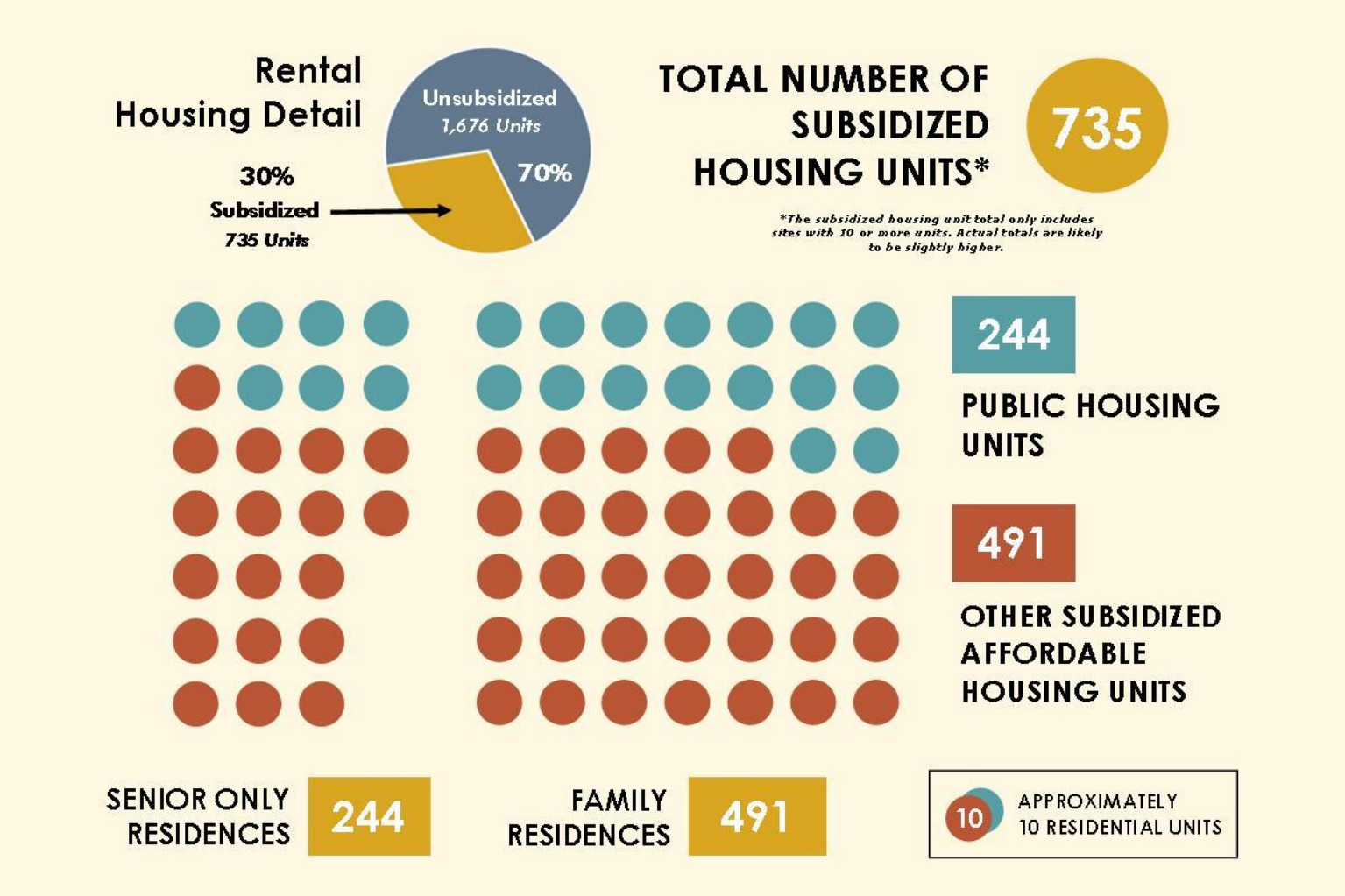
Housing Profiles

city of BEACON
AFFORDABLE HOUSING



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.

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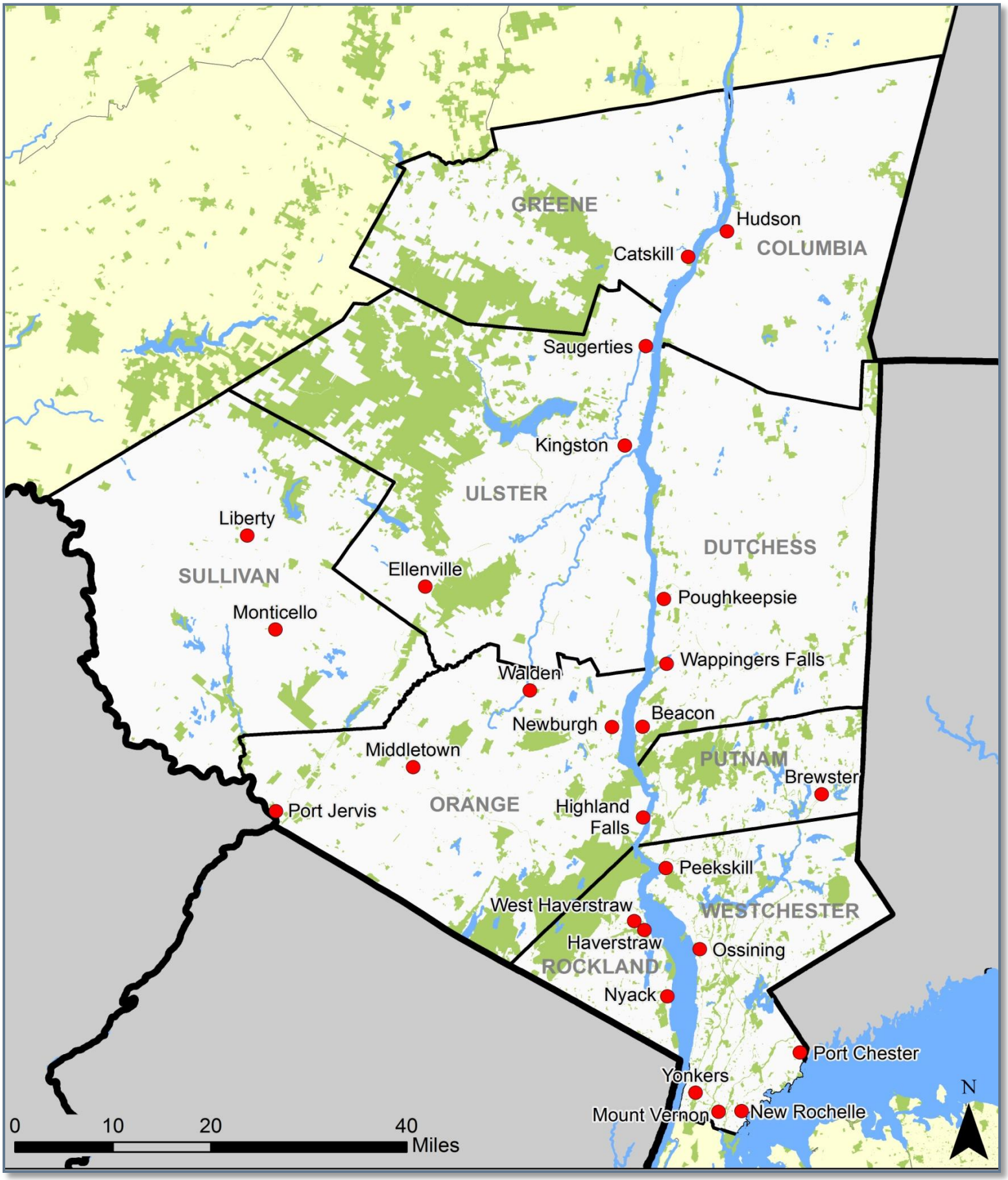
Housing Profiles

URBAN ACTION AGENDA COMMUNITIES