Urban Action Agenda

Community Profiles

City of Beacon

Housing Profiles

City of Port Jervis

September 2018
city of PORT JERVIS
COMMUNITY OVERVIEW MAP

Legend
- State Boundaries
- Municipal Boundaries
- Parks
- Property Boundaries

Points of Interest
- City Hall
- Community Amenities
- Train Station
- Library
- Hospital
- Post Office

Schools
- Elementary
- Middle
- High

Borough of Matamoras
Pennsylvania

Legend
- Delaware River
- 42
- 209
- 6
- Montague Township
- New Jersey

Scale
0 0.25 0.5 1 Miles
**Population Basics**

- **Population (2016):** 8,650
  - **Change since 2000:** -2.4%
- **Households (2016):** 3,454
  - **Change since 2000:** -2.2%
- **Square Miles:** 2.7
- **Population Density (people per sq. mile):** 3,204

**Population & Demographics Analysis**

Since 2000, the population of Port Jervis has dropped by 2.4% to 8,650, the lowest total since 1960. The number of households in the city also dropped, by 2.2%, over the same period.

The city has one of the lowest shares of working age adults of any UAA community, with just 55% of residents between the ages of 20 and 64 (including 9% who are between the ages of 60 and 64 and will soon age out of the workforce). Even though nearly 30% of residents are under age 20, the city’s median age is one of the highest in the UAA at 41. 16% of residents are age 65 and older.

While many Hudson Valley communities have seen an influx of new Hispanic residents, Port Jervis has not. The share of Hispanic residents in the city increased from only 7% to 9% since 2000. Over that period, the White population decreased from 86% to 69% while the share of Black residents surged from 4% to 14%.

**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**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>% Of Male Population</th>
<th>% Of Female Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 4</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>25 to 29</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>30 to 34</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>35 to 39</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>40 to 44</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>45 to 49</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>50 to 54</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>65 to 69</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>70 to 74</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>75 to 79</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>80 to 84</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>85+</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
Analysis
A majority (58%) of the city’s housing stock is composed of single family homes, though there is an even split between rentals and owner-occupied properties. As an older city that experienced early 20th century prosperity, two thirds of housing units were built before 1950. Almost one in five units are subsidized affordable housing. 55% of housing units have at least 3 bedrooms.

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 Statistics

58% Single Family Housing  
42% Multifamily Housing  
77% Housing built before 1970

4% Public Housing
15% Other subsidized affordable housing
81% Market-rate housing

Units in Structure

- 1 Unit, Detached: 57%
- 1 Unit, Attached: 1%
- 2 Units: 14%
- 3 to 4 Units: 8%
- 5 to 9 Units: 4%
- 10 to 19 Units: 8%
- 20+ Units: 8%

Source: 2016 American Community Survey

Housing Occupancy

- Port Jervis: 3,975 Units  
  - Vacant: 1,719 / 43%
  - Rented: 1,735 / 44%
  - Owned: 521 / 13%
- Orange County: 137,207 Units  
  - Vacant: 85,306 / 62%
  - Rented: 39,838 / 29%
  - Owned: 12,063 / 9%

Source: 2016 American Community Survey

Age of Housing Stock

- Built 2010 or Later: <1%
- Built 2000 to 2009: 8%
- Built 1990 to 1999: 5%
- Built 1980 to 1989: 5%
- Built 1970 to 1979: 5%
- Built 1960 to 1969: 4%
- Built 1950 to 1959: 7%
- Built 1940 to 1949: 9%
- Built 1939 or Earlier: 57%

Source: 2016 American Community Survey

Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>151</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>771</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>933</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>1,623</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>474</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>107</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
Analysis
Since 2000, Port Jervis is one of the few UAA communities that have seen median household incomes rise when accounting for inflation. The city’s median income rose 2% even as Orange County’s median income fell 2%. Still, at only $43,306, median income in Port Jervis remains well below the countywide figure of $71,910. Among renter households, median income is less than $28,000.

Though some city residents have lived in their homes for decades (with 13% moving to their current residence prior to 1980), 38% of Port Jervis residents moved to their current home since 2010.

Data Notes

Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Analysis
Since 2000, the median rent in Port Jervis has increased just 7% when accounting for inflation. As of 2016, 61% of rental units had monthly rents of less than $1,000, compared to just 34% of rental units in Orange County. Despite the relatively low rents in the city, 60% of renter households are cost-burdened (paying more than 30% of their income towards rent) including 31% who are severely cost-burdened (paying more than 50% in rent).

Though median home values in the city have increased 31% since 2000 when accounting for inflation (Orange County home values increased 28%), they remain among the lowest in the UAA, at just $158,000 as of 2016. Nearly 80% of homes in the city are valued at less than $200,000. Housing costs are affordable for 66% of Port Jervis 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.

Rental Housing Affordability

| <=30% HAMFI | 25% | 9% | 66% |
| 31% to 50% | 10% | 83% | 7% |
| 51% to 80% | 59% | 41% | |
| 81% to 100% | 100% | | |
| >100% HAMFI | | | 100% |

Distribution of Rents

<table>
<thead>
<tr>
<th>Range</th>
<th>Port Jervis</th>
<th>Orange</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2500 or more</td>
<td>0%</td>
<td>3%</td>
</tr>
<tr>
<td>$2000 to $2499</td>
<td>0%</td>
<td>4%</td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>9%</td>
<td>16%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>30%</td>
<td>43%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>28%</td>
<td>49%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>6%</td>
<td>12%</td>
</tr>
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Median Rent

<table>
<thead>
<tr>
<th>City</th>
<th>2000</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Port Jervis</td>
<td>$869</td>
<td>$929</td>
</tr>
<tr>
<td>Orange</td>
<td>$1,002</td>
<td>$1,157</td>
</tr>
</tbody>
</table>

### Distribution of Owner Costs

**With Mortgage**
- $3000 or more: Port Jervis 3%, Orange 22%
- $2500 to $2999: Port Jervis 9%, Orange 18%
- $2000 to $2499: Port Jervis 15%, Orange 22%
- $1500 to $1999: Port Jervis 26%, Orange 34%
- $1000 to $1499: Port Jervis 13%, Orange 13%
- Less Than $1,000: Port Jervis 4%, Orange 13%

**Without Mortgage**
- $1000 or more: Port Jervis 20%, Orange 38%
- $800 to $999: Port Jervis 24%, Orange 20%
- $600 to $799: Port Jervis 23%, Orange 19%
- $400 to $599: Port Jervis 15%, Orange 9%
- $250 to $399: Port Jervis 6%, Orange 4%
- Less than $250: Port Jervis 2%, Orange 2%

### Housing Affordability

<table>
<thead>
<tr>
<th>Category</th>
<th>&lt;=30%</th>
<th>31% to 50%</th>
<th>51% to 80%</th>
<th>81% to 100%</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households</td>
<td>22%</td>
<td>54%</td>
<td>3%</td>
<td>3%</td>
<td>5%</td>
</tr>
</tbody>
</table>


### Median Monthly Owner Costs

- Orange County (Mortgage): $2,271
- Orange County (No Mortgage): $871
- Port Jervis (Mortgage): $1,558
- Port Jervis (No Mortgage): $770

Source: 2016 American Community Survey

### Median Home Value

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>$121K</td>
<td>$158K</td>
<td>$203K</td>
<td>$259K</td>
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</tr>
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</table>

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

### Home Values

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>$1,000,000 or More</td>
<td>1%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$500,000 to $999,999</td>
<td>2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$300,000 to $499,999</td>
<td>5%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>13%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$100,000 to $199,999</td>
<td></td>
<td>63%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$0 to $99,999</td>
<td>16%</td>
<td></td>
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</table>

Source: 2016 American Community Survey
The City of Port Jervis has historically been known as a transportation center on the Delaware River at the junction of New Jersey, Pennsylvania and New York. Port Jervis was incorporated as a village in 1853 and became a city in 1907. The city’s economy was based on transporting coal from northeast Pennsylvania on the D&H Canal and then bluestone on the New York and Erie Railroad followed by the Ontario and Western (O&W) Railway. The importance of railroads was diminished with construction of I-84 in the early 1970’s. The city had a number of other industrial and manufacturing businesses dominate its economy, but industry has declined over the past few decades.

The city reached its peak population in 1930 with 10,243 residents and has declined to 8,650, a 15.5% drop. Although the percentage of residents with at least bachelor’s degree is much lower than the national, state and county averages at 18.6%, the rate of increase since 2009 is at a faster pace.

Much like many of the UAA communities, a high percentage of the housing stock is over 50 years old (77%). The trend of home values in the city matches that of Orange County with a spike from 2000 to 2009 followed by a decline, which is similar to other UAA communities and the housing market in general. The median household income has been essentially unchanged since 2000.

Port Jervis has 75 public housing units and 263 other subsidized rental units, which represents 19% (338 units) of their overall rental housing stock. The city is one of the more affordable UAA communities for homeownership with only 13% of all homeowners being severely cost burdened (paying >50% of their gross income toward housing), which ranks 7th among UAA communities. The city ranks 5th in affordability for renters with 60% paying over 30% of their gross income toward rental housing costs. There is little evidence of gentrification.

Sources: 2000 Census, 2009 and 2016 American Community Survey
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.
city of PORT JERVIS
AFFORDABLE HOUSING
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](http://www.patternforprogress.com).