Population & Demographics Analysis

Since 2000, the Village of Walden has experienced strong population growth relative to the other UAA communities, growing from 6,164 in 2000 to 6,796 in 2016, a 9.8% increase. Orange County experienced a similar population increase of 10.2% over the same time period.

Similar to most of the other UAA communities, the Hispanic population was the fastest growing population in the village. Since 2000 the Hispanic population more than doubled increasing from 576 in 2000 to 1,185 in 2016, and rising from 9% to 18% of the village total. While the Hispanic population grew, the White population decreased by roughly the same amount, falling by 602 people and dropping from 85% to 69% of the total. Walden’s Black population also increased, going from 3% of 7% of the total.

Walden’s population is relatively young, with a median age of 35 and only 10% of residents 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.
**Analysis**
The majority of the housing stock in Walden (69%) is single family housing. There is no public housing in the village, but 17% of housing units are subsidized affordable housing. 57% of housing in Walden is owner occupied and 34% is renter occupied. This closely mirrors Orange County where 62% of housing is owner occupied and 29% is renter occupied. Over 40% of units were built before 1940.

**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.

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### Housing Statistics

- **69%** Single Family Housing
- **31%** Multifamily Housing
- **68%** Housing built before 1970
- **0%** Public Housing
- **17%** Other subsidized affordable housing
- **83%** Market-rate housing

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### Units in Structure

- **1 Unit, Detached:** 64%
- **2 Units:** 11%
- **3 to 4 Units:** 7%
- **5 to 9 Units:** 8%
- **10 to 19 Units:** 2%
- **20+ Units:** 3%
- **1 Unit, Attached:** 5%

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### Age of Housing Stock

- Built 2010 or Later: 1%
- Built 2000 to 2009: 12%
- Built 1990 to 1999: 8%
- Built 1980 to 1989: 6%
- Built 1970 to 1979: 5%
- Built 1960 to 1969: 14%
- Built 1950 to 1959: 11%
- Built 1940 to 1949: 1%
- Built 1939 or Earlier: 42%

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### Housing Occupancy

- Walden:
  - *Vacant*: 218 / 9%
  - *Rented*: 866 / 34%
  - *Owned*: 1,443 / 57%

- Orange County:
  - *Vacant*: 12,063 / 9%
  - *Rented*: 39,838 / 29%
  - *Owned*: 85,306 / 62%

Source: 2016 American Community Survey

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### Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>35</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>461</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>283</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>1,082</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>554</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>112</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
**Year Moved to Current Home**

<table>
<thead>
<tr>
<th>Year Moved to Current Home</th>
<th>Walden</th>
<th>Orange County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>16%</td>
<td>15%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>36%</td>
<td>37%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>29%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

**Average Household Size**

Owners: 3.2  Renters: 2.5

Source: 2016 American Community Survey

**Median Income by Tenure**

**Walden**
- Owners with a mortgage: $95,756
- Owners without a mortgage: $65,583
- Renters: $45,588

**Orange County**
- Owners with a mortgage: $103,512
- Owners without a mortgage: $61,394
- Renters: $37,125

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

**Analysis**

Median household income in Walden has significantly increased from $61,063 in 2000 (adjusted for inflation) to $69,111 in 2016. This $8,048 change represents a 13% increase in median household income. In contrast, the median household income in Orange County dropped slightly from $73,065 in 2000 (adjusted for inflation) to $71,910 in 2016, a 2% decrease.

Renters in Walden earn a median income of $45,588. Home owners with a mortgage in Walden earn a median income of $95,756, more than double the median income earned by renters. This discrepancy is even more pronounced in Orange County where renters earn a median income of $37,125 and owners with a mortgage earn a median income of $103,512.

**Data Notes**

Analysis
Since 2000, the median rent in Walden has remained virtually unchanged (adjusted for inflation). This is notable as all but two of the other UAA communities experienced an increase in median rent.

Despite the lack of change in median rent, a significant amount of renters in Walden are burdened by housing costs. 52% of renters in the village are spending at least 30% of their income towards housing costs, and 44% of renters are spending more than half of their income on housing costs. The lowest-income residents are the most impacted by high housing costs. Among renters earning less than 30% of area median income, 84% of households are spending more than half of their income on 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.

Rental Housing Affordability

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>&lt;=30%</th>
<th>31% to 50%</th>
<th>51% to 80%</th>
<th>81% to 100%</th>
<th>&gt;100%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6%</td>
<td>33%/67%</td>
<td>83%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>


Rental Statistics

- 0% Increase in median rent since 2000
- 65 (8%) Cost-burdened renter households
- 350 (44%) Severely cost-burdened renter households
- 57% Apartments with monthly rent below $1,000

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

Distribution of Rents

<table>
<thead>
<tr>
<th>Range</th>
<th>Walden</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>12%</td>
<td>16%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>31%</td>
<td>43%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>28%</td>
<td>51%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>6%</td>
<td>6%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Median Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Walden</th>
<th>Orange</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$970</td>
<td>$1,002</td>
</tr>
<tr>
<td>2016</td>
<td>$972</td>
<td>$1,157</td>
</tr>
</tbody>
</table>

Sources: 2000 Census (Inflation Adj.); 2016 ACS
**City of BEACON**

**ECONOMY**

**OWNER OCCUPIED HOUSING**

### Distribution of Owner Costs

**With Mortgage**

- $3000 or more: Walden 3%, Orange 22%
- $2500 to $2999: Walden 12%, Orange 18%
- $2000 to $2499: Walden 22%, Orange 40%
- $1500 to $1999: Walden 22%, Orange 9%
- $1000 to $1499: Walden 10%, Orange 21%
- Less Than $1,000: Walden 7%, Orange 13%

**Without Mortgage**

- $1000 or more: Walden 14%, Orange 38%
- $800 to $999: Walden 20%, Orange 20%
- $600 to $799: Walden 18%, Orange 19%
- $400 to $599: Walden 15%, Orange 34%
- $250 to $399: Walden 6%, Orange 14%
- Less than $250: Walden 2%

Source: 2016 American Community Survey

### Housing Affordability

- <=30% HAMFI: Walden 73%, Orange 27%
- 31% to 50%: Walden 29%, Orange 56%
- 51% to 80%: Walden 50%, Orange 36%
- 81% to 100%: Walden 14%, Orange 23%
- >100% HAMFI: Walden 11%, Orange 89%


### Median Monthly Owner Costs

- Orange County (Mortgage): $2,271
- Orange County (No Mortgage): $871
- Walden (Mortgage): $2,054
- Walden (No Mortgage): $619

Source: 2016 American Community Survey

### Median Home Value

- 2000: Walden $146K, Orange County $203K
- 2016: Walden $209K, Orange County $259K

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

### Home Values

- $1,000,000 or More: 0%
- $500,000 to $999,999: 1%
- $300,000 to $499,999: 5%
- $200,000 to $299,999: 50%
- $100,000 to $199,999: 40%
- $0 to $99,999: 5%

Source: 2016 American Community Survey
The Village of Walden is located in northern Orange County along the Wallkill River. The village’s beginnings can be traced to the construction of a dam on the Wallkill River to power mills in the early 1800s. The mills attracted wool makers and their families to settle in the area. By the time Walden was incorporated in 1855, the village had established itself as a popular manufacturing destination in the Hudson Valley. Walden became particularly well known for manufacturing knives, so much so that it was given the nickname of “knifetown.”

Today, Walden is no longer the manufacturing hub that it once was although it retains some light industry. The village is primarily comprised of single family suburban style development surrounding an older downtown and a small Main Street. Just outside of the municipal boundary, farms and orchards surround the village.

The majority of the housing stock in Walden is market rate with a couple of affordable housing complexes accounting for 17% of the total rental housing stock. There is no public housing in the village.

The majority of housing units (57%) are owner occupied. 34% of the housing units are renter occupied. Many of these renters are spending a significant portion of their income towards housing costs. 44% of renters in Walden are severely cost burdened, spending more than half of their income towards housing costs. This is not the case for homeowners; most homeowners (69%) spend less than 30% of their income towards housing costs and only 12% of homeowners spend more than half of their income towards housing costs.

Although median incomes have been rising, rents have not, and the share of residents with a bachelor’s degree or higher has increased at the same rate as in Orange County. Currently, therefore, the data indicate that gentrification is not a major concern in Walden.
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.
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-needs 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.