

# NEWBURGH VACANT PROPERTY REUSE PLAN

City of Newburgh, New York

**FINAL DRAFT -  
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## EXECUTIVE SUMMARY

The City of Newburgh has faced many challenges as a former industrial city. One of the most significant is the existence of many vacant buildings and properties located throughout the City. Their presence has led to property value diminution in a number of neighborhoods and likely caused other related problems such as crime. Yet, the City is engaged in a comprehensive effort to stem the economic decline it has experienced and is entering into an exciting phase of rebirth.

As a component of this regrowth, the City is working diligently towards remedying these vacant buildings and properties by implementing the City of Newburgh Vacant Property Revitalization Program. Working in partnership with the Newburgh Community Land Bank (NCLB) and the City's residents, this program seeks to identify vacant and dilapidated parcels throughout the City and then target specific areas of parcels for reuse or redevelopment through various strategies. The first phase of the program consists of the City's Vacant Property Revitalization Project website, which conveys information on vacant parcels within the City limits and relevant data about those parcels, and the *Newburgh Vacant Property Reuse Plan*.

The *Newburgh Vacant Property Reuse Plan* culminates a yearlong community planning process in which the City and NCLB evaluated opportunities for remediating distressed properties in Newburgh. In the initial stages of the project, the City and NCLB hosted a community event in which City residents participated in a walking tour of the City's North Broadway area with Newburgh Code Enforcement staff to identify and catalog vacant properties. Additionally, Newburgh's Distressed Properties Remediation Task Force has received regular *Reuse Plan* updates throughout this process. Task Force members include City staff, local board members, representatives from local not-for-profit organizations, businesses, and institutions, and City residents.

As the first step toward developing a revitalization plan, the project partners enlisted a consulting firm to prepare the *Newburgh Land Use and Market Analysis*. This initiative resulted in the completion of six working papers that defined the City's demographic and economic composition, synthesized prior planning initiatives, inventoried existing land uses at the parcel level, defined redevelopment objectives, calculated the demand for housing and office uses, and established a city-wide strategy for reusing vacant land. The conclusions of each working paper were carefully reviewed by the City and NCLB's board and presented at monthly NCLB resident advisory meetings. The *Newburgh Land Use and Market Analysis* serves as the baseline for all of the revitalization proposals presented in the *Newburgh Vacant Property Reuse Plan*. As such, all of the interventions presented in the plan emerge from a thorough analysis of citywide and regional market demand trends, the physical conditions of both buildings and streets, and the legal status of individual properties, including tax delinquencies, building violations and foreclosure actions.

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## I. INTRODUCTION

The City of Newburgh faces many challenges as a former industrial city, including the existence of many vacant buildings and properties located throughout the City. These properties have contributed to property value diminution in a number of neighborhoods and likely played a role in other related problems such as crime.<sup>1</sup>

Newburgh's vacant and distressed properties problem is due in part to a historic development pattern in the Hudson Valley of dispersed residential neighborhoods separated from commercial corridors and other important land uses such as schools. In turn, landscapes have been lost, traffic congestion has increased, and air and water pollution has worsened, all of which endanger public health. In the planning profession, this development pattern is called "sprawl" and is characterized by leapfrog or scattered development; commercial strips along roadsides; and large expanses of low density, single-family residential development. Sprawl is an inefficient development pattern, requiring the extension of municipal services to undeveloped areas, often costing much more than a new development generates in property tax revenues. Most critically, sprawl has led to the decline of the central city, including Newburgh's Downtown, as residents decamped urban areas, along with commercial establishments that relocated to suburban malls and strip commercial developments.

In response to the impacts of sprawl, land use professionals; federal, state and municipal officials; environmental organizations; and community and affordable housing advocates began to rethink how communities should grow. Their experience and assessment of historic development patterns suggested that a more land-efficient and environmentally sound means of growth should focus on development that:

- Mixes land uses;
- Takes advantage of compact building design;
- Creates a range of housing opportunities and choices;
- Creates walkable neighborhoods;
- Fosters distinctive, attractive communities with a strong sense of place;
- Preserves open space, farmland, natural beauty, and critical environmental areas;
- Strengthens and directs development towards existing communities;
- Provides a variety of transportation choices; and
- Employs cost-effective approaches.

Collectively these interests are known as "smart growth," an urban planning and transportation theory. The opposite of sprawl, smart growth aims to guide a municipality in their efforts to promote and ensure development activities that improve quality of life, recognize environmental sensitivity, support local economies, and create a sense of community. Smart growth strives to avoid future growth patterns that operate independently of a community's vision, resulting in incompatible neighborhoods, poor transportation options, and inconsistent quality-of-life goals.

The City of Newburgh has demonstrated a commitment to smart growth principles through its recent comprehensive planning efforts. The 2011 *Future Land Use Plan* specifically suggests development locations and types that reflect the smart growth principles discussed above. For example, the plan seeks to increase housing density near employment centers, create public transit on Broadway, and promote mixed uses to revitalize commercial activity. In addition, Newburgh is

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<sup>1</sup> See Appendix A for more information about the City's history and background.

working in partnership with the Newburgh Community Land Bank (NCLB) and City residents to implement the City of Newburgh Vacant Property Revitalization Program. Through this program, Newburgh has identified and catalogued the City's vacant and abandoned properties, evaluated existing strategies to remediate targeted distressed properties, and prepared recommendations showing how to mitigate the adverse effects of the City's troubled properties, including through the implementation of smart growth strategies featured in this *Vacant Property Reuse Plan*.

Pursuing adaptive reuse of vacant properties based on smart growth principles is a logical combination. Much of the impetus for smart growth stems from rebuilding what currently exists versus developing open space, and adaptive reuse is the process of customizing old structures for purposes other than originally intended. Often, old buildings outlive their original use, and adaptive reuse offers a process to modify these buildings for a new use, extending their presence into the future. Reusing buildings that are historic, dated, or located in established neighborhoods exploits existing structures to reduce waste, protect the environment, and conserve economic and natural resources. Further, existing building reuse preserves a city's history and plays an important role with respect to community revitalization. Thus, adaptive reuse is a statement of sustainability, the cornerstone of smart growth principles.

Adaptive reuse is particularly appropriate for Newburgh. The built environment in Newburgh represents an old industrial community, as many of the City's buildings originally were used for manufacturing and housing employees. Fortunately these buildings are structurally sound and have unique character, a reason why the City is interested in adaptive reuse versus demolition and new construction. Newburgh boasts several recent redevelopment projects that demonstrate adaptive reuse, including a manufacturing building converted to a microbrewery, a church rehabilitated into a place of residence, and a former hardware store transformed into a motorcycle museum. In addition, many single-family homes, representing the affluent of Newburgh of long ago, have potential for redevelopment into new uses or in some cases multiple uses. These projects demonstrate the similarity between the smart growth and adaptive reuse development approaches.

Moreover, implementation of this *Reuse Plan's* adaptive reuse and smart growth strategies positions Newburgh for potential state funding opportunities because these strategies advance a number of specific policy goals identified by the Mid-Hudson Regional Economic Development Council's (REDC) Economic Development Strategy and Sustainability Plan. For example, a core regional economic development tactic is the redevelopment of vacant and distressed properties located within the Mid-Hudson Region's urban centers, and revitalization goals lay at the center of the Regional Sustainability Plan, which seeks to focus the Region's growth on existing urban centers to eliminate future sprawl and its attendant negative effects. For more information about the Mid-Hudson REDC and its specific policies, see Section VI below.

This *Vacant Property Reuse Plan* incorporates the principles of smart growth in a series of reuse strategies in Section VI below. Although no particular reuse strategy is recommended, these strategies advance smart growth through the redevelopment of properties in compact, walkable, mixed-use neighborhoods. In turn, this type of development likely will create more livable areas in the City's downtown, thus retaining existing residents and businesses while attracting new citizens and economic opportunities from the Greater Newburgh region.

Each section of the *Reuse Plan* first considers citywide conditions and then focuses on a specific neighborhood to provide an example of how a municipality can generate reuse strategies for a targeted area within its community. The "North Broadway Neighborhood," a highly distressed area located between Broadway, First Street, Dubois Street, and Chambers Street within the City's

downtown core. This neighborhood was chosen because a high number of distressed parcels are concentrated there, and its location is near institutional assets, as well as the waterfront. Additionally, focusing on the North Broadway Neighborhood ensures that *Reuse Plan* strategies align with smart growth principles, including increased choice of transportation modes. In cooperation with Orange County, the City of Newburgh has been exploring the possibility of adopting Complete Streets improvements (i.e., improvements that make streets usable and safe for non-motorized transportation) and a high-capacity transit service along Broadway, the City's historic main street that offers a key east-west connection from the Hudson River waterfront to Stewart Airport. Thus, concentrating on this downtown neighborhood ensures that any subsequent neighborhood stabilization strategies are consistent with a long-term development objective of facilitating transit-oriented development.

Newburgh's *Vacant Property Reuse Plan* will function as a model for the Mid-Hudson Region, showing other municipalities how to remediate vacant properties by implementing smart growth strategies and retain existing residents and businesses while attracting new citizens and commercial establishments. In particular, the *Reuse Plan's* focus on the North Broadway Neighborhood serves as an example of how to produce an adaptive reuse plan at the neighborhood scale, showing how to collect pertinent information about existing conditions, consider relevant planning documents, conduct a land use inventory, collect community profile information and perform a market demand analysis for real property, and generate adaptive reuse strategies for targeted areas based on all of this information. This entire process can be replicated in other localities, as well as other areas of Newburgh.

The *Vacant Property Reuse Plan* begins by examining existing conditions in the City and offers an original compilation of key trends that may inform the marketability of distressed sites within the City of Newburgh. Next, in Section III, the *Reuse Plan* catalogs key policy recommendations and planning strategies suggested in previous planning documents to inform the redevelopment strategies discussed in Section VI and to ensure that those strategies harmonize with any planning strategies already in effect. Following this, Section IV first inventories the City of Newburgh's existing land uses as a prelude to defining a redevelopment strategy for distressed parcels in the City's downtown and then examines the land uses and vacancies in the North Broadway Neighborhood. Next, Section V analyzes the level of demand for new housing, commercial space, and retail services in the North Broadway Neighborhood for the purposes of providing a general view of the existing market for land use development and informing the decision-making process for selecting reuse strategies for this neighborhood. Finally, the *Vacant Property Reuse Plan* concludes in Section VI with a discussion of a variety of reuse strategies to address the distressed properties citywide and in the North Broadway Neighborhood.

## II. EXISTING CONDITIONS

This section provides a snap shot of the City of Newburgh’s key physical characteristics, including its location in the Hudson Valley, current land use pattern, topography, and connection to the larger region via its transportation network. This catalog is necessary to ascertain the physical conditions that will impact the City’s ability to redevelop its vacant properties. Further, understanding Newburgh’s current circumstances enables the City to select appropriate smart growth strategies for vacant and abandoned property remediation in the North Broadway Neighborhood, the example neighborhood for which this *Reuse Plan* generates specific reuse strategies.

Much of the information collected for this chapter derived from existing Newburgh planning documents, especially the *Plan-It Newburgh Comprehensive Sustainable Master Plan*, the *Future Land Use Plan*, and the *Newburgh Transportation and Land Use Study*.<sup>2</sup> All accompanying figures referenced in this section are located in Appendix B-NUMBERED FIGURES.

### Location

Newburgh is located 60 miles north of New York City in the center of the Hudson Valley, on the western bank of the Hudson River in Orange County.<sup>3</sup> The City falls within the New York Metropolitan Area,<sup>4</sup> as well as the Poughkeepsie – Middletown – Newburgh Metropolitan Statistical Area (MSA). The MSA consists of the entire area within both Dutchess and Orange Counties,<sup>5</sup> and the three principal cities in the MSA are Poughkeepsie, Middletown, and Newburgh.<sup>6</sup>

The 3.8-square-mile City of Newburgh is flanked by New Windsor on its south, the Town of Newburgh on its west, Balmville on its north, and Beacon on its east.<sup>7</sup> Figure 4 in Appendix B presents numeric designations that denote the census tracts associated with each city. The City of Newburgh is divided into seven census tracts.<sup>8</sup>

Conflicting interpretations exist regarding the boundaries that define downtown Newburgh. For the purposes of this *Reuse Plan*, however, downtown Newburgh is defined as the area between North Robinson Avenue on the West, Front Street on the East, 3<sup>rd</sup> Street on the North, and Williams Street on the South.<sup>9</sup> This area roughly corresponds with the City’s historic commercial core that is within a one-quarter-mile radius of Broadway.

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<sup>2</sup> See Appendix C for more information about these planning documents.

<sup>3</sup> See Figure 1: Regional Map Showing Counties around Orange County in Appendix B.

<sup>4</sup> The Orange County Partnership (OCP) promotes the fact that Orange County is within the New York Metropolitan Region, an advantaged geography that accounts for 18% of the nation’s population and 20% of the GDP. The OCP notes, “Doing business in Orange County gives you the ability to reach 52 million people within a one-day ground footprint”. See: <http://ocpartnership.org/webpages/Aboutus.aspx>.

<sup>5</sup> See Figure 2: Boundaries of the Poughkeepsie – Newburgh – Middletown Metropolitan Statistical Area in Appendix B.

<sup>6</sup> Effective February 2013, the MSA will no longer be used as an analytic unit by the US Census Bureau. However, the availability of historical data on the MSA compels its continued use as part of the Newburgh Land Use and Market Analysis.

<sup>7</sup> See Figure 3: Municipal Boundaries of the City of Newburgh in Appendix B.

<sup>8</sup> See Figure 4: Census Tracts in Newburgh and Surrounding Cities in Appendix B.

<sup>9</sup> See Figure 5: Boundaries of Downtown Newburgh in Appendix B.



In particular, this *Reuse Plan* focuses on the North Broadway Neighborhood, a more specific area of downtown Newburgh. Located between Broadway, First Street, Dubois Street, and Chambers Street,<sup>10</sup> this neighborhood includes a high concentration of distressed parcels. Moreover, the distressed and vacant properties in this area are contiguous in many cases, thereby increasing the possibility for a large-scale redevelopment initiative affecting whole-block footprints. In some cases, blighted buildings also adjoin vacant land, furthering the possibility for land assembly and new construction. Importantly, the North Broadway Neighborhood is within walking distance of some of the City's most critical economic assets: St. Luke's Hospital, SUNY Orange, Mount Saint Mary College, and the waterfront. These proximities make it possible to integrate parcel-level reuse strategies with citywide economic development strategies and improve overall connectivity between the City's key activity nodes.

## Land Use

The City of Newburgh is comprised of a mix of land uses and building types.<sup>11</sup> In general, single-family homes are located north of Broadway and become more predominant with increased distance from the City's downtown. Two-family and three-family homes are clustered in the City's downtown with apartment buildings scattered throughout. Larger apartment complexes are found along the City's waterfront, along the City's northern boundary, near the intersection of South and West Streets, and around Muchattoes Lake. While commercial uses are found throughout the City, there is a greater concentration of such uses along and south of Broadway. Civic uses, including governmental services and colleges (SUNY Orange and Mount Saint Mary College), are located in the City's eastern end from Dubois Street to the waterfront. Figure 7 in Appendix B presents a map of existing land uses in Newburgh.

In September 2011, the City of Newburgh adopted its *Future Land Use Plan*, making the following allocations for Downtown Newburgh:

- Higher residential densities are designated for: (1) the area bounded by First Street and Van Ness Street, Robinson Avenue, Dubois Street, and the northern part of Carter Street; and (2) properties along William Street;
- Mixed-use growth is designated for almost the full extent of Lower Broadway; and
- As a component of a Complete Street, Broadway is designated as a transit corridor intended for public transit uses and public open space.<sup>12</sup>

Figure 8 in Appendix B presents the Future Land Use Plan's map of future land uses. In addition, the *Future Land Use Plan* identifies potential development locations that support the goals and policies of the City's Comprehensive Plan, *Plan-It Newburgh*. Numerous locations within the study area are identified as development opportunities. These areas include (1) a Lower Broadway High Density Mixed Use District<sup>13</sup> and (2) the waterfront area.<sup>14</sup>

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<sup>10</sup> See light blue shaded area depicted in Figure 6: Boundaries of the North Broadway Neighborhood in Appendix B.

<sup>11</sup> For a full inventory of land uses in Newburgh, see Section IV Land Use Inventory below.

<sup>12</sup> See the hatched blue line in Figure 8: Map of Future Land Uses in Appendix B.

<sup>13</sup> Designated by the letter "I" in Figure 9: Development Opportunity Areas in Downtown Newburgh in Appendix B.

<sup>14</sup> Designated by the letter "J" in Figure 9.

## Topography

The City is elevated above the waterfront on the Hudson River. Although this elevation poses accessibility challenges because it isolates the waterfront from Downtown Newburgh, the grade change also creates dramatic waterfront vistas from the City’s upland areas.

## Transportation

Transportation is intended for the movement of both people and goods. The City’s multi-modal transportation network includes a highway system, local streets, local and regional transit service, a major airport, and a ferry service. As shown in Figure 3 in Appendix B, Newburgh is served by Interstate 84, New York State Route 17K, and New York State Route 9W. Broadway is the City’s primary east-west arterial. The wider four-lane section of Broadway is comprised of a 133-foot cross section, spanning 90 feet curb to curb. Serving as a local main street, as well as regional thoroughfare, Broadway (Route 17K), which begins at the intersection of US Route 9W/Robinson Avenue, serves as a local main street corridor as well as regional thoroughfare. It connects the City’s waterfront, east end business district, retail areas off Route 300, the Town of Newburgh, and Stewart Airport.<sup>15</sup> East of West Street, the land uses along Broadway consist of civic, institutional, and retail uses on ground floors with warehouse, office, and residential space on upper stories. West of West Street, Broadway becomes more suburban, less dense, and more auto-oriented, with a greater number of curb cuts and off-street parking areas.

As summarized in the Table 1 below, Newburgh’s Broadway corridor is served by a variety of local and region-serving routes. Figure 10 in Appendix B presents a map of Newburgh’s bus network.

Table 1: Local Transit Service to the Broadway Corridor

ROUTE	OPERATOR	SERVICE TO THE BROADWAY CORRIDOR
New Paltz to Newburgh X Line	Ulster County	<ul style="list-style-type: none"> <li>▪ Passes through Broadway but does not stop along Broadway</li> <li>▪ Only four runs a day</li> </ul>
Newburgh Local Service	Leprechaun Lines	<ul style="list-style-type: none"> <li>▪ Service to Liberty, Dubois, and Fullerton</li> <li>▪ Service every 60 minutes</li> <li>▪ Service bifurcated into confusing splits of east-west, north, and south service schedules</li> </ul>
Newburgh Beacon Shuttle	Leprechaun Lines	<ul style="list-style-type: none"> <li>▪ Service limited to commuting hours</li> <li>▪ Serves Liberty and Robinson</li> </ul>

<sup>15</sup> Ideas for improving Broadway were presented in the Newburgh Area Transportation and Land Use Study’s technical report, City of Newburgh/Broadway Conceptual Design Study (January 30, 2012). For a summary of this report, see Newburgh Land Use and Market Analysis Working Paper #2: Summary of Existing Plans. For the full report, see [http://www.orangecountygov.com/filestorage/124/9893/10054/9897/BroadwayReport\\_20120128\\_FINAL.pdf](http://www.orangecountygov.com/filestorage/124/9893/10054/9897/BroadwayReport_20120128_FINAL.pdf).

The Newburgh Beacon Bus Corporation operates a commuter shuttle that connects the Metro-North Beacon Station with the City of Newburgh, as well as the 17K Park and Ride Lot in the Town of Newburgh. Additionally, regional bus routes operated by Coach USA and Ulster County serve Newburgh; however, these routes do not currently offers stops within the North Broadway Neighborhood.<sup>16</sup>

Located 55 miles north of New York City and 5.5 miles west from downtown Newburgh, the Stewart International Airport represents not only a significant piece of transportation infrastructure but also a key economic development site with potential benefits for the City of Newburgh. Growth of the airport, as well as continued land use development around it, could harness Newburgh's labor supply while also increasing demand for housing within the City.

Along with cargo services, the airport provides passenger service for commercial airlines, including Jet Blue, Delta, and US Airlines. In 2007, The Port Authority of New York and New Jersey assumed ownership of Stewart to establish a fourth regional airport and help alleviate congestion at John F. Kennedy International Airport and LaGuardia Airport in New York City and Newark Liberty International Airport in Newark, New Jersey. The Port Authority allocated \$500 million as part of a 10-year capital improvement plan for expansion. A new interchange project, completed in 2009, enables direct linkage between Interstates 84 and 87 while providing a direct means of access to the airport.

Prior planning studies, including the 2001 *Economic Adjustment Study*, the 2007 *Waterfront Charrette*, and the 2012 *Newburgh Transportation and Land Use Study*, have all identified Stewart Airport as a key opportunity site that could be linked to Downtown Newburgh via a high-performing transit system, such as a light rail transit line or a bus rapid transit route.

Finally, on the west bank of the Hudson River, the Newburgh Ferry Dock is served by a peak-period ferry service that connects the Newburgh waterfront with the Beacon Metro-North Station. The ferry service commenced in 2005. Via the ferry and Metro-North service, commuting time to Grand Central Terminal in New York from Newburgh is one hour and fifteen minutes, providing a viable commuting alternative to the automobile.

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<sup>16</sup> See Figure 11: Regional Transit Map in Appendix B.

### III. EXISTING PLANS

This section inventories the key policy recommendations and planning strategies suggested in Newburgh’s previous comprehensive, land use, and transportation plans for the primary purpose of ensuring that any redevelopment strategies formulated from this *Reuse Plan* harmonize with existing planning strategies. Moreover, this section identifies those strategies presented in previous planning efforts that support adaptive reuse of vacant and abandoned properties using smart growth principles. While this section summarizes the primary plans that may influence and support reuse strategies for the City, additional reports and studies should be considered as well. More detailed summaries of these primary plans and additional reports are listed in Appendix C – Relevant Studies.

To generate these summaries, City staff collected all of the relevant and available planning documents generated by the City of Newburgh and Orange County over the past 15 years with assistance from the Newburgh Community Land Bank. Each document was reviewed in its entirety, with a particular emphasis on (1) concrete strategies and recommendations and (2) proposals that potentially could be linked to a mixed-use, walkable approach to redeveloping distressed parcels in the North Broadway Neighborhood. This review revealed that Newburgh’s primary planning documents include strategies that reflect many smart growth principles. These planning strategies advocate greater housing variety; walkable, bikeable, mixed-use developments with attractive public spaces; streetscape and pedestrian safety improvements; bicycle infrastructure; modified parking to support multi-mode traffic; better transit service, including a possible bus rapid transit (BRT) system along Broadway; efficient use of existing infrastructure and prioritized infill projects; protection of the natural environment; a vibrant business district and economy that supports livability principles; and support for the local labor force.

Below, Section III summarizes these relevant planning strategies from the *Plan-It Newburgh Sustainable Master Plan*, *The City of Newburgh Future Land Use Plan*, and the *Newburgh Area Transportation and Land Use Study*. Because the strategies are paraphrased for the sake of brevity, the reader should consult both the more detailed descriptions in Appendix C for more information, as well as the original documents for precise wording of suggested strategies. The summaries presented in this section focus mainly on the strategies presented in each plan. Supporting observations and empirical information from prior studies is not included in this document. However, relevant background information from these studies has been integrated (and updated to reflect the most recently available data sources) into Section II Existing Conditions above.

#### **Plan-It Newburgh Sustainable Master Plan**

In December 2008, the City of Newburgh adopted the *Plan-It Newburgh Sustainable Master Plan*. Functioning as the City’s comprehensive plan, *Plan-It Newburgh* presents planning objectives supported by data relating to key issues such as housing, economic development, and transportation. These elements include recommendations for managing future growth and development according to sustainability principles. Accordingly, *Plan-It Newburgh* presents housing, economic development, and transportation planning strategies that support vacant property remediation in line with smart growth principles. It’s housing strategies aim to:

- Provide a continuum of housing opportunities, including emergency and transitional, supportive, special-needs accessible, public, affordable, and market-rate.

- Support the City’s livable communities vision through a variety of housing and mixed-use developments that:
  - Create a walkable, livable, high-quality, and fully integrated community;
  - Use infrastructure efficiently;
  - Increase opportunities for working at home, living close to work;
  - Encourage walking and cycling for local travel needs; and
  - Maximizes protection and enhancement of the natural environment.
- Conserve existing housing stock and maximize infill opportunities
- Increase the efficiency and affordability of property redevelopment through zoning revisions and flexible codes
- Assure long-term availability of affordable housing opportunities.
- Enable residents to purchase market-rate homes
- Encourage energy-efficient homes through green building, mortgage, and outreach programs.
- Address housing in the regional context to de-concentrate low income housing.

Economic Development Strategies in the *Plan-It Newburgh Sustainable Master Plan* intend to:

- Create an economy that supports livability principles through entrepreneurship, strengthened business clusters, business retention, MBE contracting, transportation-related development, and traditional neighborhood design.
- Build a vibrant downtown business district via an improved public realm, support for the arts, mixed uses, reduced off-street parking, streetscape improvements, a visitor information center, and coordination of business strategies with Newburgh’s waterfront plan.
- Create a healthy interaction between business and government through process streamlining, support for business incubator opportunities, and an updated Business Registry.
- Nurture the City’s labor force through an effective education system, flexible employment options, and encouraging construction employment.
- Increase public and private investment opportunities by capitalizing on available resources, inventorying sites for prospective businesses, creating incentive programs, and establishing a chamber of commerce.

Finally, the Transportation Strategies in the *Plan-It Newburgh Sustainable Master Plan* aspire to:

- Promote transit-oriented initiatives that reduce auto-dependency and promote transit utilization.
- Develop a regional transportation system that includes boat tours, expanded ferry service, a multi-modal transportation center, dock storage, and transportation alternatives.
- Ensure streets are safe, efficient, and accommodating of all users.

### City of Newburgh Future Land Use Plan

Adopted as an addendum to *Plan-It Newburgh*, BFJ Planning’s 2011 *City of Newburgh Future Land Use Plan* supports the goals outlined in the 2008 comprehensive plan and establishes that all land use regulations must be adopted in accordance with the comprehensive plan. The *Future Land Use Plan* maintains many of the City’s existing land uses but proposes modifications in certain areas to better reflect changing economic trends, infrastructure plans, and development opportunities.

For residential areas, the *Future Land Use Plan* includes strategies to:

- Redefine an industrial parcel currently zoned as I-2 that is located at the west end of Maple and Poplar Streets north of Broadway as a 1-4 family residential use.
- Increase residential densities in certain areas, including (1) the area bound by First Street and Van Ness Street, Robinson Avenue, Dubois Street, and the northern portion of Carter Street and (2) the properties located along both sides of William Street between Ann and Remwick Street.

Strategies for mixed-use residential areas aim to:

- Designate the Lower Broadway area as an area for future mixed-use growth.
- Enable mixed uses in the Mill District while supporting redevelopment of existing deteriorated and vacant buildings.
- Support clustered, mixed-use development around the existing shopping center along the east side of Muchattoes Lake.
- Provide mixed-use pockets within certain 1-4 family neighborhoods.

The *Future Land Use Plan's* commercial strategies include designating a commercial area in the Upper Broadway Area; the Southern Commercial District; and the northern portion of the City bounded by Gidney Avenue, North Street, and North Robinson Avenue. Additionally, the plan designates six areas for heavy industrial/commercial use: (1) the Northwestern Industrial/Commercial Campus; (2) the area bounded by Walsh and South Robinson Avenues and Dickson Street; (3) the area east of Bridge Street and south of Overlook Place; (4) the southernmost portion of the waterfront; (5) the Newburgh Armory; and (6) West Med Tech. However, the plan makes minimal changes to existing institutional designations, allowing for possible future consolidation of the City's institutions that may lead to rezoning at a later point.

In addition to these planning strategies for different land uses, the *Future Land Use Plan* designates the Crystal Lake/Snake Hill area as a Conservation Development Area and designates the majority of waterfront lands east of Water Street and the CSX Railroad right-of-way as a Planned Waterfront Development.

Further, the plan creates the Broadway Transit Corridor along the length of Broadway from the City's boundary with the Town of Newburgh to the waterfront and designates this corridor for transit use and public open space. It also creates a Mid-Broadway Transit Node in the triangular area between Broadway and Washington Terrace, just west of Lake Street.

Finally, the *Future Land Use Plan* includes strategies to identify and improve gateway districts into the City and its key destinations and to integrate public plazas and squares into the City's urban fabric to improve the public realm.

### **Newburgh Area Transportation and Land Use Study**

In 2012, AKRF completed the Newburgh Area Transportation and Land Use Study. This study focused on applying complete streets concepts to the Broadway corridor, including the various Broadway segments within the City of Newburgh, as well as the full length of Route 17. This study considered transit enhancements; however, the study mainly focuses on generating ideas for designing Broadway as a multi-modal corridor rather than offering detailed transit-operational guidance. A separate study focused on transit improvements in the Newburgh area.

The study's project team presented the five following goals at a public design workshop:

1. Make Broadway a more attractive and pedestrian-friendly environment.
2. Improve safety and mobility for all travel modes.
3. Provide an appropriate amount of parking to meet community needs.
4. Provide adequate road capacity.
5. Incorporate green elements into the streetscape.

The study's recommendations for parking, streetscapes, pedestrian improvements, bicycle access, and transit are listed below:

- Alternate between parallel and angled parking along Broadway to allocate more of the right-of-way for alternative transportation modes.
- Improve the municipal parking lots on the side streets around the Broadway corridor.
- Foster pedestrian activity along Broadway through small-scale streetscape improvements, including shade trees, landscaping, special paving treatments, lighting, benches, and planting boxes, etc.
- Improve pedestrian safety by shortening crossing distances and installing curb extensions.
- Consider using excess right-of-way in the four-lane section of Broadway by installing a median that could serve as a transitway as well.
- Install dedicated bicycle lanes to facilitate and encourage usage especially with the City's large student population.
- Provide bicycle racks on buses and at civic buildings, institutions, and commercial centers.
- Provide more frequent transit service on existing routes.
- Increase the transit service span both on weekdays and weekends.
- Educate existing users about routes and schedules.
- Coordinate transit improvements.
- Provide improved transit infrastructure, including new bus shelters and signage.
- Improve operations of the Newburgh Beacon Shuttle and ensure the shuttle accommodates changing traffic patterns
- As ridership grows, improve transit service further west along Route 17K.
- With greater ridership and secured necessary funding, turn Broadway into a bus rapid transit (BRT) corridor that supports a dedicated bus line, signal prioritization for buses, and platform fare collection.

## IV. LAND USE INVENTORY

The land use inventory in this section catalogs existing land uses in the City of Newburgh as a prelude to defining a number of redevelopment strategies for the City's distressed parcels.<sup>17</sup> As a database of a community's developed and undeveloped lands and their uses, the land use inventory in a reuse plan defines the baseline from which a city can determine appropriate properties to target for redevelopment. Important factors to consider when identifying properties for reuse include local planning and zoning criteria, existing land use coverage and distribution, potential future land uses, and land use characteristics of specific parcels.

Although this section presents the City of Newburgh's land uses within its municipal boundaries, the discussion emphasizes land use composition in the City's "downtown" (defined as the area bounded by Robinson Avenue, the waterfront, South Street, and Williams Street) and the downtown area's North Broadway Neighborhood. This provides an example of how to pinpoint which properties to target for redevelopment in a distressed neighborhood. The completed land use inventory reveals opportunities for infill redevelopment near existing uses and services in line with smart growth objectives. The inventory shows that the City has a high percentage of multi-family housing and vacant properties concentrated within its downtown. Additionally, planned future land uses for downtown include increased development densities, mixed uses, a transit corridor, and public squares in addition to its large existing recreational space in Downing Park. Further, the inventory shows pockets of distressed properties in the North Broadway Neighborhood that are ripe for redevelopment due to their ownership, financial status and location near employment opportunities.

Below, this land use inventory begins by briefly summarizing Newburgh's recent land use planning efforts. It then presents an overview of citywide land uses in Newburgh based upon analysis of the City's GIS maps, as well as available land use data. Finally, the inventory concludes by presenting specific land use characteristics of properties in the North Broadway Neighborhood to help identify specific parcels in this neighborhood that are most appropriate for reuse.

### Land Use Planning in Newburgh

In lieu of a formal land use element, the 2008 *Plan-It Newburgh Sustainable Master Plan* advised the subsequent preparation of a land use plan and a comprehensive revision of the City's zoning ordinances. In September 2011, the City of Newburgh adopted the *Future Land Use Plan*, as an addendum to *Plan-It Newburgh*. The *Future Land Use Plan* preserves many of Newburgh's existing land uses but suggests some alterations to accommodate changing economic trends, infrastructure plans, and development opportunities.

As part of the scope of work for the *Future Land Use Plan*, Newburgh conducted a survey of all existing land uses within the City. This survey documented the land use of every City tax lot using 14 different land use categories: Single-Family Residential; 2-4 Family Residential; 5+ Family Residential; Retail; General Commercial; Office; Mixed-use with Residential; Mixed-use without Residential; Industrial; Parks and Recreational Space; Open Space; Utility; and Vacant Land. The

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<sup>17</sup> This inventory assembles and presents existing land use data rather than analyzing the data from a marketability or planning perspective. Sections V and VI of the *Reuse Plan* use this data to define and prioritize strategies for repositioning distressed parcels and establishing redevelopment strategies.



*Future Land Use Plan* also identified key parts of the City as potential development areas, established a future land use map, and presented zoning recommendations.

With the support from the Greater Newburgh Partnership and AKRF, the City rezoned the entire City in conformity with the *Future Land Use Plan's* land use recommendations in 2014. At the time this *Reuse Plan* was developed, however, the City had not yet adopted this new zoning, so the *Future Land Use Plan* was the best source for identifying possible land use classifications and preparing a vacant property reuse strategy.

### Newburgh’s Existing Land Use Coverage

The City’s most current land use map indicates that 56.5% of the City’s land area is comprised of residential uses, while commercial and industrial uses cover only 13.9% of the City’s total land area. Although single-family housing occupies the highest percentage of land area at 34.5%, the City’s supply of apartments comprises almost 17% of its land area. Vacant land is especially high; 1.3% of the City’s land area consists of vacant buildings, while 11.4% of the City’s land area is vacant land.

The current land use map does not include “mixed-use” as a land category; however, the *Future Land Use Plan's* existing land use map indicates that only 2% of the City’s land area, mainly along Broadway, consists of mixed-use development. Table 2 below presents all of the existing land uses by category and the percentage of land area represented by them.

Table 2: Existing Land Uses by Percentage of Land Area

Land Use	Percentage of Total Land Area
Single-Family Housing	34.5%
Two-Family Housing	3.7%
Three-Family Housing	1.3%
Multi-Family Housing	.2%
Apartment	16.8%
Commercial and Industrial	13.9%
Recreation and Park	2.8%
Community Services	12.1%
Public Services	2.1%
Vacant Building	1.3%
Vacant Land	11.4%

Source: City of Newburgh GIS Department, Existing Land Use Map

### Distribution of Current Land Uses in Newburgh

In general, single-family homes are located north of Broadway and become more predominant with increased distance from the City’s downtown. Two-family and three-family homes are clustered in the City’s downtown with apartment buildings scattered throughout. Larger apartment complexes sit along the City’s waterfront, along the City’s northern boundary, near the intersection of South and West Street, and around Muchattoes Lake.

Commercial and industrial uses occur throughout the City, but a greater concentration of commercial and industrial uses exist along and below Broadway. Civic uses, including

governmental services and colleges, are established firmly in the City’s eastern end, from Dubois Street to the waterfront.

The presence of vacant land is not necessarily synonymous with distressed downtown property. Much of the City’s vacant land, such as the DuPont Stauffer landfill, is located on the City’s less developed and industrial periphery. However, some notable vacant properties exist in the City’s downtown core, including a swath of land along the edge of Broadway between Johnson Street and Lander (also known as the mid-Broadway site), the Consolidated Iron and Metal Site on the waterfront between Washington and William Street, and the City-owned sites along Water Street that were targeted for the unrealized waterfront development project proposed by the Leyland Alliance developers.

Recreation areas exist along the Quassaick Creek on the City’s southern boundary.<sup>18</sup> Frederick Law Olmsted’s and Calvert Vaux’s Downing Park sits within the City’s downtown area, bounded by Robinson Avenue on the west, South Street on the north, Dubois Street on the east, and 3<sup>rd</sup> Street to the south. Carpenter Avenue divides the park into an eastern and western half.

### Future Land Uses in Newburgh

The *Future Land Use Plan* includes a Future Land Use Map<sup>19</sup> that offers a conceptual description of the land uses and development intensities that the City should pursue in its future, including land use decisions and zoning modifications. Section III of the *Reuse Plan* inventories these changes above. Key changes proposed for the City’s downtown include:

- Increase of residential densities in certain areas, including the area bounded by 1<sup>st</sup> Street, Van Ness Street, Robinson Avenue, and Dubois Street;
- Designation of the Lower Broadway area as an area for future mixed-use growth;
- Designation of the length of Broadway from the City’s boundary with the Town of Newburgh to the waterfront as the location of the Broadway Transit Corridor for the use of transit and public open space;
- Provision of public squares on the north side of Broadway at Johnston Street; and
- Conversion of certain institutional uses to mixed uses, including (1) the police station between Colden Street and Grand Street and (2) a parking lot north of Broadway between Chambers and Lander Street.

### Newburgh’s Current and Future Zoning Regulations

As summarized in the Table 3 below, the City’s current zoning system consists of 15 classifications.

Table 3: Zoning Classifications in City of Newburgh’s Zoning Ordinance

Type of District	Zoning Classifications
Residential districts	<ul style="list-style-type: none"> <li>▪ R-1 One-Family</li> <li>▪ R-2 Two Family</li> <li>▪ R-3 Multiple-Family</li> <li>▪ R-4 High-Density Multiple Family Dwelling</li> </ul>
Civic center district	<ul style="list-style-type: none"> <li>▪ Civic Center and Residential</li> </ul>

<sup>18</sup> See Figure 7: Map of Existing Land Uses in Appendix B.

<sup>19</sup> See Figure 8: Map of Future Land Uses in Appendix B.

Commercial and Industrial districts	<ul style="list-style-type: none"> <li>▪ C-1 Neighborhood Retail and Residential</li> <li>▪ C-2 General Business</li> <li>▪ C-3 Planned Commercial</li> <li>▪ TC-1 Tourist Commercial</li> </ul>
Industrial districts	<ul style="list-style-type: none"> <li>▪ I-1 Heavy Commercial/Light Industrial</li> <li>▪ I-2 Warehouse/Light industrial/Distribution</li> </ul>
Office districts	<ul style="list-style-type: none"> <li>▪ PO-1 Office and medical technology</li> <li>▪ PO-2 Office and distribution</li> </ul>
Waterfront districts	<ul style="list-style-type: none"> <li>▪ W-1 Waterfront Mixed-Use</li> <li>▪ W-2 Waterfront Mixed-Use (does not include provisions for yacht club/marina or waterborne transportation services)</li> </ul>

Most of Newburgh is zoned for residential uses,<sup>20</sup> but the City’s downtown is zoned with a variety of classifications. The stretch of Broadway from Concord Street to Grand Street is zoned as TC-1 Tourist Commercial, which permits a range of uses including one-family and two-family housing; offices; personal services; mixed commercial and residential (with housing on upper levels only); governmental offices; tourist-oriented retail; and arts institutions. The TC-1 district also covers much of the waterfront, as well as several full city blocks southeast of Broadway.

The area between 1<sup>st</sup> Street and Broadway and between Carpenter Avenue and Chambers Street, is mainly R-2, a district that permits two-family housing. This same classification also is applied for several blocks between South Street, Montgomery, 3<sup>rd</sup> Street, and Dubois. Additionally, a large swath of the eastern end of the downtown between Catherine, Colden, Broadway, and Chambers is zoned RC to accommodate housing, as well as civic uses and government offices.

The *Future Land Use Plan* includes recommendations for changing the City’s official zoning map,<sup>21</sup> as well as textual changes to the City’s zoning code. The plan includes proposals for adding building coverage and floor area ratio standards to supplement the existing land use controls for area, bulk, and height. Changes proposed for the City’s downtown include:

- Conversion of the Tourist Commercial District along Broadway (between Concord and Johnston) and southeast of Broadway to a Medium Density Mixed-Use District (MU-1). This district would allow a range of residential uses including townhouse, rowhouse, live/work, small multi-family, and loft buildings. Allowable commercial uses in MU-1 would include offices, personal services, retail, arts establishments, and restaurants. Buildings could reach four stories (or 45 feet), a density of 20-25 residential units per acre, building coverage of 30%, and a FAR of 1.2 to 1.4.
- Conversion of various parcels on and around Lower Broadway that are currently designated in varying places as TC-1, R-2, R-3, RC, PO-2, and W-2 to the High Density Mixed-Use District (MU-2) or the Lower Broadway Mixed-Use District. This proposed change would affect a key area of downtown bounded by Broadway, Johnson, Carter, and Grand. The MU-2 district would allow the same residential and commercial uses as in M-1; however, the MU-2 district would allow for more generous height, density, and bulk controls. MU-2 properties could reach six stories (or 65 feet), a density of 40-50 residential units per acre, building coverage of 40-50%, and a 2.4 to 2.6 FAR.

<sup>20</sup> See Figure 12: Current Zoning Map for City of Newburgh in Appendix B.

<sup>21</sup> See Figure 13: Proposed Zoning Changes for City of Newburgh in Appendix B.

- Conversion of various parcels on and around Lower Broadway that are currently designated in varying places as TC-1, R-2, R-3, RC, PO-2, and W-2 to the Lower Broadway Mixed-Use District (MU-3). The MU-3 district would allow the same range of residential and commercial uses allowed in MU-1 and MU-2. Unlike MU-1 and MU-2, however, the MU-3 district also would permit a conference center and hotel. Buildings could reach eight stories (or 85 feet), a density of 75-90 residential units per acre, building coverage of 50-60% and a FAR of 4.

### Newburgh's Historic Districts

The City has designated two historic districts: the East End Historic District and the Colonial Terraces Design District. Exterior changes (including demolition) to buildings within these districts require approval from the City's Architectural Review Commission. Figure 14 in Appendix B shows the boundaries of the East End Historic District.

### Land Use Characteristics in Newburgh's North Broadway Neighborhood

As noted above, this *Vacant Property Reuse Plan* focuses on the North Broadway Neighborhood in downtown Newburgh to provide an example of how to generate reuse strategies for a targeted area within a community.<sup>22</sup> This highly distressed area is bounded by Broadway to the south, First Street to the north, Chambers Street to the east, and Dubois Street to the west. The North Broadway Neighborhood is a portion of the City's priority area for its vacant property registry. Figure 6 in Appendix B denotes this priority area with a thick yellow line and shows vacant properties outlined in yellow and City-owned properties outlined in red.

Appendix D catalogs detailed information for properties sited within the North Broadway Neighborhood and presents this information by street segments located within the neighborhood. Data for eighteen variables were collected for each parcel existing along these street segments, including information about ownership, vacancy, bank sales, tax delinquency, assessed value, total square footage, and land use type. These variables serve as common inputs in an economic analysis of a property's redevelopment potential. Appendix D also provides a Land Use Inventory Data Dictionary that defines these attributes and identifies their sources, as well as presents aerial views of the main streets in the North Broadway Neighborhood.

This land use characteristics inventory revealed the ownership and financial status of distressed parcels in the North Broadway Neighborhood, highlighting the most distressed pockets ripe for redevelopment within this neighborhood. It revealed clusters of the most distressed buildings that are owned by the City as a result of foreclosure, by private entities with tax liens, by the Newburgh Community Land Bank outright, or by the City with an option for Land Bank acquisition secured through City Council approval. The ownership and financial status of these properties enable possible redevelopment of clustered properties within the North Broadway Neighborhood. To view the properties in this inventory, visit the City's Vacant Property Revitalization website (available at <http://vpmmap.cityofnewburgh-ny.gov>), which presents information on specific vacant properties within the City. Users also may enter information to identify vacant properties not currently listed on the website. The City developed this website to support this *Vacant Property Reuse Plan* and as

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<sup>22</sup> See light blue shaded area depicted in Figure 6: Boundaries of the North Broadway Neighborhood in Appendix B.

part of the City of Newburgh's Vacant Property Revitalization Program.

## V. DEMAND ANALYSIS

This demand analysis shows how to describe the existing market for land use development in the City of Newburgh and to inform the decision making process for selecting reuse strategies for specific neighborhoods and properties. Using the North Broadway Neighborhood as an example, the demand analysis reveals whether sufficient demand exists for adaptive reuse of distressed and vacant properties in this neighborhood and the level of supportable square footage based on need.

The analysis shows that a surplus of housing exists within the City with high vacancy levels; however, high demand for housing exists in Greater Newburgh, and it is possible for the City of Newburgh to capture this overall regional demand. If the City stabilizes its North Broadway Neighborhood by rehabilitating distressed properties and creates high quality housing, it can meet regional housing demand in the City's higher density, mixed-use downtown. Similarly, the market analysis did not reveal a significant demand for office space in the City, but the entire Hudson Valley will require significantly more commercial space over the next 20 years. These businesses may choose to locate in the City of Newburgh if it positions itself correctly. Meeting the regional demand for housing and commercial space in the North Broadway Neighborhood would support smart growth objectives through multi-family and mixed-use infill development near existing uses in the City's downtown.

Below, this section of the *Reuse Plan* summarizes the demand analysis to explain, in general terms, the demand for new housing and commercial space in the North Broadway Neighborhood (to review the full demand analysis, see Appendix A).<sup>23</sup> This section begins by describing the appropriate market area for each potential land use in the North Broadway Neighborhood and then presents the analysis' population and employment forecasts for the year 2020, all factors necessary for completing the demand analysis. This section then reports demand analysis estimates for the supportable amount of housing and office space in the relevant trade areas. Finally, Section V describes the analysis' housing unit inventory for Greater Newburgh, which defines the North Broadway Neighborhood's current rental market and provides a basis for revenue inputs in any cash flow models designed for prospective development projects.

### Market Areas

Defining a development site's market or "trade area" is an important first step in any demand analysis. This trade area is the geographic area from which that development may draw customers. Depending on transactions related to a given parcel, the development of land may capture customers from trade areas ranging from discrete neighborhoods (such as a downtown district) to an entire municipality, to a municipality and its neighboring city, to a county, or to a larger region such as a metropolitan statistical area.

Table 4 below defines the customer base and presents the trade areas by use for the distressed properties in the North Broadway Neighborhood.

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<sup>23</sup> The demand analysis estimates reported in this section are not adjusted on the basis of absorption rates, existing vacancy levels, or segmentation of the market by income. Thus, the estimates presented here are simply a starting point for further financial feasibility analysis once more refined development scenarios and richer data sets are available.

Table 4: Trade Areas for Land Use Development in the North Broadway Neighborhood

	HOUSING	COMMERCIAL
Customer Base	<ul style="list-style-type: none"> <li>▪ Users of housing including investors, renters, and owner-occupying purchasers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Employers requiring office space</li> </ul>
Primary Trade Area	<ul style="list-style-type: none"> <li>▪ City of Newburgh</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Newburgh</li> </ul>
Secondary Trade Area	<ul style="list-style-type: none"> <li>▪ Greater Newburgh (including the City of Newburgh, the Town of Newburgh, Town of Windsor, and the City of Beacon)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metropolitan Statistical Area of Poughkeepsie–Newburgh–Middletown</li> </ul>

### Population and Employment Forecasts

Population and Employment forecasts are necessary to derive estimates for the supportable amount of housing and office space in the North Broadway Neighborhood. The demand analysis presented population forecasts for the primary trade area (City of Newburgh) and secondary trade area (Greater Newburgh) for housing located within the North Broadway Neighborhood. Using population forecasts from Orange County’s Planning Department, the demand analysis estimated a projected population of 29,433 for the City of Newburgh and 106,043 for Greater Newburgh in Year 2020.

Additionally, the analysis prepared employment forecasts for the primary trade area (City of Newburgh) and secondary trade area (Poughkeepsie-Newburgh-Middletown MSA) for commercial office space located within the North Broadway Neighborhood. Using census data, the demand analysis estimated approximately 8,784 jobs present in the City of Newburgh in Year 2020.<sup>24</sup> It then reported New York State employment projections that estimate approximately 976,840 jobs present in the Poughkeepsie-Newburgh-Middletown MSA in Year 2020.<sup>25</sup>

### Demand Analysis for Housing & Office Space

Following these projections, the analysis estimated likely demand for housing in both trade areas for the North Broadway Neighborhood. The demand analysis indicated a significant net surplus of housing (993 housing units) in the City of Newburgh, the primary housing trade area by 2020; however, the analysis did not account for the state of that housing. According to the City’s comprehensive plan, approximately 15% of Newburgh’s total housing stock is substandard. This will include many North Broadway Neighborhood housing units where asbestos, lead contamination or other public health and safety problems render those units uninhabitable. Consequently, while there may be net surplus of 993 housing units, many of those units will require significant rehabilitation or complete redevelopment. In contrast, the demand analysis reported a large demand for 1,299 new housing units in Greater Newburgh, the secondary housing trade area, by 2020.

The analysis then calculated projected demand for office space in both trade areas for the North Broadway Neighborhood as well. The demand analysis estimated that in 2020 the demand for office

<sup>24</sup> See Appendix A for projected job estimate disaggregated by sector.

<sup>25</sup> *Id.*

space in the City of Newburgh, the neighborhood’s primary office space trade area, will be approximately 128,000 square feet greater than existing demand levels. However, it is important to note that this estimate is not adjusted for current vacancy levels or planned demolition of commercial office space. Additional data, currently unavailable, is required to refine the estimate.

The demand analysis also estimated that by year 2020, demand for an additional 17.65 million square feet of office space will exist in the Poughkeepsie–Newburgh–Middletown MSA, the secondary trade area for office space. Additional analysis of vacancies, utilization rates, and economic trends is required to refine this estimate. No effort has been made to apply a capture rate to this estimate in order to forecast the portion of office space demand that could be channeled to the City of Newburgh. Unlike the primary trade area, the secondary trade area is not within the jurisdiction of the City of Newburgh. The City’s capacity to capture this demand is highly dependent on its outreach to companies, economic development incentive programs, and the competitive advantage of Newburgh office spaces over other office facilities in the market.

### Competitive Supply Inventory

Finally, the demand analysis compiled a competitive supply inventory to understand the general types of apartments currently available for rent in the City of Newburgh and Greater Newburgh, the North Broadway Neighborhood’s primary and secondary housing trade areas. This inventory represents the housing units with which North Broadway Neighborhood rental housing must compete. The analysis also collected rental data that eventually might inform cash flow statements generated for any prospective housing development projects in the highly distressed neighborhood. This inventory does not modify the housing demand estimates presented above.

The competitive supply inventory began with an online search for apartment listings in the City of Newburgh and Greater Newburgh. The inventory included housing units listed as “available” to everyone, not referenced previously on a different website, and with listings that included layout and monthly rent. Other information captured, where available, includes the type of building, square footage, price per square foot, whether the unit is listed as “affordable” or eligible for housing assistance, source, and URL of the listing.

Tables 5 and 6 below present asking and average median rents of competing housing units for each of the four cities in Greater Newburgh (see Table 4 above). These rents are not statistically significant and reflect only a small pool of housing units; however, they do provide a general starting point for gauging the going rents in the North Broadway Neighborhood’s primary and secondary housing market areas. To review all data collected for the competitive supply inventory, see Appendix A.

Table 5: Asking Median Rents of Competing Housing Units

Type of Unit	City of Newburgh	Town of Newburgh	New Windsor	Beacon
Studio	n/a	n/a	715	805
1 Bedroom	950	900	850	875
2 Bedroom	1000	1100	1250	1125
3 Bedroom	1544	1500	1500	1650



Table 6: Average Median Rents of Competing Housing Units

Type of Unit	City of Newburgh	Town of Newburgh	New Windsor	Beacon
Studio	n/a	n/a	715	805
1 Bedroom	950	963	848	883
2 Bedroom	1097	1192	1271	1169
3 Bedroom	1544	1432	1574	1582

Median rents were mainly comparable across the four jurisdictions for all layouts listed. However, one-bedroom apartments in the City of Newburgh were more expensive than those listed in the other three municipalities. Notable differences in the availability and composition of listings exist between the four locations. Both the City and Town of Newburgh seemed to be in short supply of listings for studio and one-bedroom apartments, as well as for three-bedroom apartments. The majority of the Beacon listings advertised three-bedroom apartments, while in New Windsor, most listings promoted one- and two-bedroom apartments. The approach to listing rental information varied between the four towns. In general, City of Newburgh listings were the least informative about factors like square-footage and utilities. By contrast, listings in Beacon offered the most comprehensive information for consumers. Beacon listings also seemed to address availability to Section 8 vouchers or other types of housing assistance most directly, whereas City of Newburgh listings at most (and infrequently) referenced “affordable” as an indicator of housing assistance. More specifically, this arose only in City of Newburgh ads related to the known Liberty housing projects, some of which were listed for quite some time.

## VI. REUSE STRATEGIES

This section concludes the *Newburgh Vacant Property Reuse Plan* by presenting both example citywide policy priorities and targeted neighborhood strategies to address Newburgh's distressed properties. These strategies advocate adaptive reuse of distressed properties in line with smart growth principles through increased housing opportunities throughout the City and a concentration of multi-family infill development in the City's downtown near existing commercial uses, strategies supported by the City's existing planning objectives expressed in Section III above. This section concludes by suggesting potential funding sources for adaptive reuse of distressed properties.

The citywide strategies focus on increased housing opportunities near commercial development. These strategies are designed to stimulate further analysis and debate about the best approach to reusing the properties in all parts of the City of Newburgh. Functioning as policy guidelines rather than a land use plan, the citywide strategies do not constitute a fixed implementation plan, nor are they tied to the redistribution of specific parcels. Additionally, the citywide strategies are not prioritized, nor are they mutually exclusive. Their implementation can and should combine these strategies into an integrated, community-based approach. The citywide strategies include a formalized decision-making model to help guide the City in determining the best course of action for distressed, scattered site parcels. These strategies advocate homeownership promotion, support for rental housing, new housing, possible commercial development, reuse of scatter site parcels, and pursuit of funding opportunities.

The neighborhood-level strategies presented below target downtown infill development as a smart growth strategy. They are place-specific initiatives aimed at stabilizing and reusing the City's most vacant blocks through comprehensive land use planning and economic development programs that include acquisition, preservation, rehabilitation, and adaptation of historic buildings. These neighborhood-level strategies represent an application of the citywide strategies to Newburgh's North Broadway Neighborhood and immediate adjacent areas.

### Citywide Strategies

The citywide strategies listed below include support for homeownership and rental housing, new home construction, appropriate commercial development, and adaptive reuse of vacant properties scattered throughout the City.

#### *Promote Homeownership*

The market analysis in Section V above and Appendix A do not include a detailed analysis of the marketability of owner-occupied homes versus rental units; however, income levels are so low in downtown Newburgh, including the North Broadway Neighborhood, that market rate housing is unobtainable for most existing residents. Interviews with property managers and developers confirm this conclusion as well. Efforts at homeownership often have failed in downtown Newburgh for a variety of reasons, including the financial challenge of maintaining homes, high property taxes, high utility rates, and the difficulty of securing reliable tenants in the case of multi-family homes. Homeownership is especially challenging in the North Broadway Neighborhood because of the high cost of rehabilitation. In most cases, the total cost for rehabilitating a distressed property and performing environmental remediation is significantly higher than a mortgage that a bank would be willing to give to an eligible homeowner.

On the other hand, homeownership programs in downtown Newburgh remain appealing precisely because they enable residents to have a stake in the community and incentivize the rehabilitation and maintenance of historic properties. The Habitat for Humanity projects in Newburgh offer one example of a homeownership program with positive stabilization effects on their surrounding neighborhoods, albeit with extensive subsidies required for each housing unit. The precise reason for the failure of previous homeownership programs should be carefully evaluated, especially with regard to the overall approach to financing, equity investment, rehabilitation, and maintenance support. It may be that Newburgh could explore variations of homeownership programs that could help stabilize some of the distressed properties in Downtown Newburgh. Finally, it should be noted that home ownership programs could be marketed to prospective homebuyers from outside of Newburgh. The land use inventory in Section IV did not reveal a sizeable population of second homeowners. However, anecdotal evidence suggests that there is a market for historic Newburgh properties among the home buying population from the surrounding region, including New York City.

### *Support Rental Housing*

Rental housing provokes a variety of concerns about its impacts on the overall stability of the neighborhood. Finding tenants who can pay market rate rents is a challenge for landlords struggling with high rents and utility bills. As such, Section 8 housing is often necessary in order for landlords to support the operating costs of their buildings. In this context, the promotion of homeownership programs may be seen as a preferable approach to neighborhood stabilization.

On the other hand, the market analysis in Section V reveals a high number of singles not only in the primary housing trade area (the City of Newburgh), but also in the secondary housing trade area (Greater Newburgh). The relatively young median age of Newburgh resident, along with the lower median income levels for households, are further demographic indicators that the rental housing market in Newburgh is more viable than the owner-occupied market. Census data underscores this reality for Census District 4, where the overwhelming majority of residents are renters. Under these circumstances, it would seem that that the continuation of rental housing on distressed properties must remain a key part of the reuse strategy.

However, the City should take a new approach to rental housing. The selection of tenants and property managers, for example, plays a key role in the overall outcome of rental housing. In making decisions about the reuse of distressed properties, the City not only has the opportunity to direct the physical rehabilitation of a building but also may take steps to ensure that the buildings are managed in a way that minimizes the possibility for transience and deterioration.

### *Consider Building New Housing*

Market demand in the City of Newburgh does not appear to support the construction of new housing, whether as rental units or owner-occupied units. As revealed in Section V, the preliminary housing demand analysis suggests that there will be a surplus of housing in the City of Newburgh in 2020 if the market area is limited to the City itself. However, the marketability of new housing in Newburgh should be contemplated in the context of broader regional trends. The population and demographic data presented in Appendix A underscore the continuing population growth occurring in Orange County and the surrounding Metropolitan Statistical Area. Moreover, the preliminary housing demand analysis conducted for the Secondary Trade Area – the Greater Newburgh area comprised of the City of Newburgh, the Town of Newburgh, New Windsor, and Beacon – shows that there actually will be a demand for 1299 housing units by 2020.

It might be possible for new housing construction in Newburgh to meet the demand for a growing regional housing population. Further market segmentation and competitive supply analysis also may reveal that Newburgh is uniquely situated to provide downtown, multi-family housing to a degree that its neighboring communities are unable to provide.

In spite of the regional demand for housing units, it may not be advisable for the City of Newburgh to engage in new housing construction. First, the high number of vacancies in Newburgh – over 1700 housing units – suggests that reusing existing properties should play a key role in meeting regional housing needs. Second, new construction may conflict with the historic preservation requirements for much of downtown Newburgh. On the other hand, the land use inventory presented in Section IV revealed that some properties in Newburgh are so distressed that they may be beyond rehabilitation and require demolition. As such, the opportunities for new housing construction in Newburgh should remain a potential strategy and researched in the context of other housing projects currently or recently under construction, including projects initiated by Habitat for Humanity and Safe Harbors on the Hudson.

### *Consider Commercial Development*

The land use inventory in Section IV focused mainly on the North Broadway Neighborhood. Given the historical residential nature of this area and adjoining blocks, maintenance of a residential fabric could be a valuable policy goal.

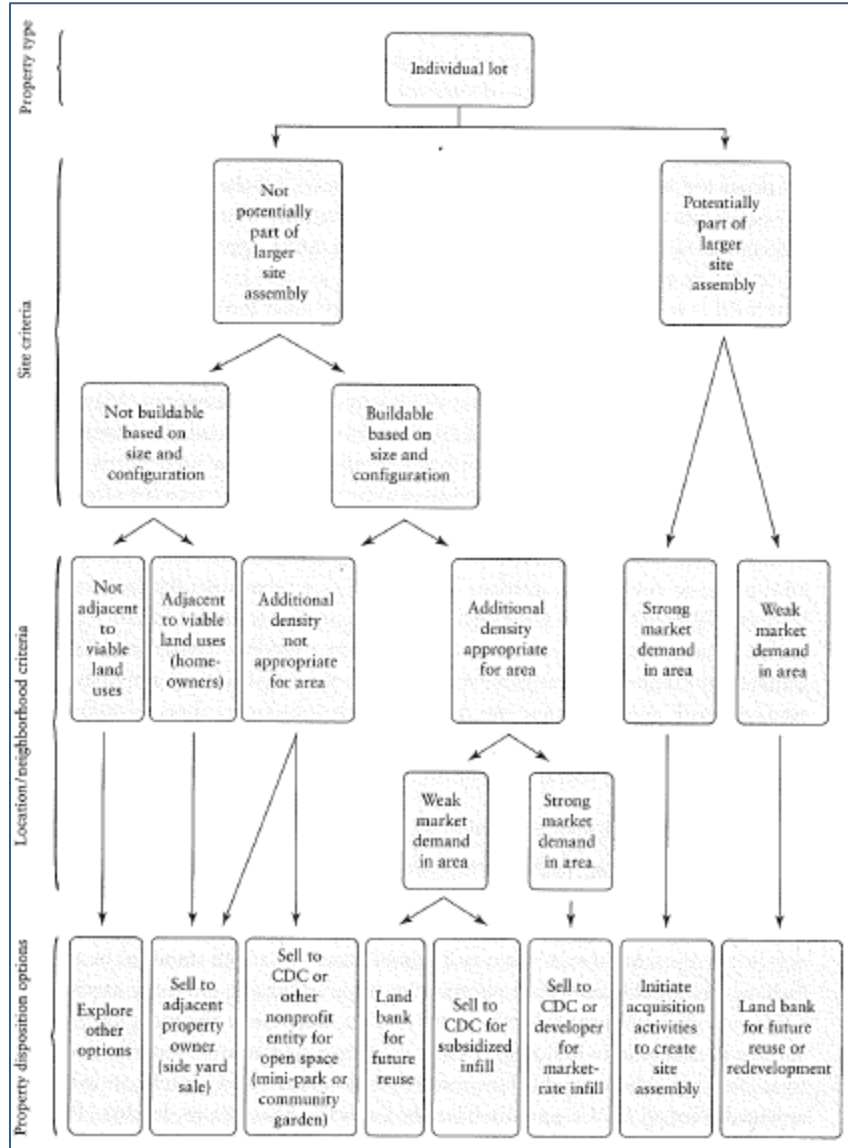
However, the Section V market analysis shows that there may be a demand for office space in downtown Newburgh due to projected commercial space needs for the Hudson Valley. The anticipated growth of healthcare industries is a key driver behind the forecasted growth. In this context, it may be possible for some distressed residential properties to be reallocated for commercial uses, including office space. There are physical challenges involved in this alteration of use because so many of the distressed properties are residential homes unsuitable for commercial activities that may require larger floor plates or original construction.

On the other hand, there are blocks within downtown Newburgh, such as those within the North Broadway Neighborhood, where the level of distress is so severe that some level of demolition may be essential. Also, some greenfield sites are interspersed with some of the most distressed blocks. In these cases, it may be advisable to repurpose these parcels for commercial uses through a process of demolition and new construction.

**Establish a Decision-Making Model for Reusing Scatter Site Parcels**

Figure 1 below presents a flowchart showing how to address vacant and abandoned properties from *Bringing Buildings Back*, a book by Alan Mallach, Senior Fellow at the Center for Community Progress. The flowchart provides a decision-making framework that will help the City decide how to handle vacant and distressed sites, especially those sites that are scattered and thus less conducive to inclusion in a more comprehensive neighborhood stabilization strategy.

Figure 1: Decision Tree for Disposition of Individual Vacant Lots



Source: Allan Mallach (2010) *Bringing Buildings Back*

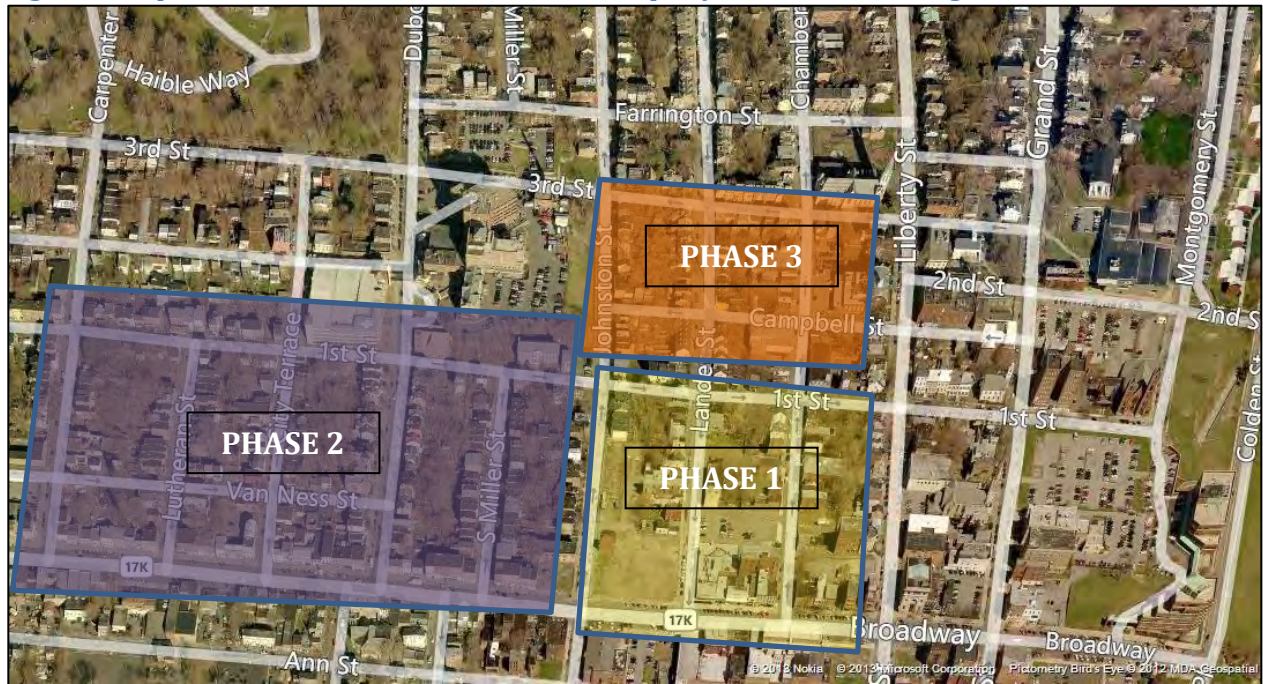
## Example Neighborhood Reuse Strategy

The *Reuse Plan's* focus on the North Broadway Neighborhood provides an example of how to develop neighborhood-scale reuse strategies for a targeted neighborhood. The North Broadway Neighborhood exhibits a high rate of distress and is located near major employment centers as noted in Section II, Existing Conditions, above. This area contains pockets of blighted buildings that are contiguous to each other or vacant land as cataloged in Section IV's Land Use Inventory. Further, this inventory indicates that the City owns many of these contiguous properties as a result of foreclosure, by private entities with tax liens, or by the Land Bank outright. This ownership and financial status make it possible to implement a large-scale redevelopment initiative for whole blocks of distressed properties.

Such infill redevelopment near existing uses and services supports smart growth objectives. Section II and the land use inventory above revealed the high concentration of multi-family homes and commercial uses in the City's downtown and along Broadway. Additionally, Section III above presented the planned future land uses for downtown, including increased development densities, mixed uses, a transit corridor, and public squares in addition to its large existing recreational space in Downing Park. Thus, meeting the regional demand for housing and commercial space by remediating clusters of distressed properties in the North Broadway Neighborhood would support smart growth principles through multi-family and mixed-use infill development near existing uses in the City's downtown.

To accomplish this, this strategy recommends phasing adaptive reuse of distressed properties within the North Broadway Neighborhood, focusing on three clusters of blighted buildings within this neighborhood. Figure 2 below shows a map of the geographic boundaries of each of the three phases for this neighborhood stabilization and reuse strategy. The strategy then provides a narrative summary of each phase that briefly states the rationale for its particular sequencing, as well as a land use plan for Phase 1. The strategy concludes with an example cluster development proposal for Phase 1, followed by examples of potential property redesigns.

Figure 2: Implementation Phases for the Vacant Property Revitalization Program



**Factors for Determining Phases for Reuse Strategy**

**Phase 1 Area: Johnston, Lander, and Chambers Streets between 1<sup>st</sup> Street and Broadway**

The first phase focuses on the area between Johnston and Liberty Street, bounded by Broadway and 1<sup>st</sup> Street. There are five reasons for designating this area as the ideal starting point for adaptive reuse in the North Broadway Neighborhood:

1. This area holds the highest concentration of distressed or vacant properties in the City. In some cases, the building conditions are so adverse as to constitute a public health hazard.
2. The distressed and vacant properties are contiguous in many cases, thereby opening up the possibility for large-scale redevelopment initiative affecting the whole block footprint between Johnston, First, Chambers, and Broadway. In some cases, blighted buildings adjoin vacant land, furthering the possibility for land assembly and new construction.
3. This area is within walking distance of four of the City’s most critical economic assets: St. Luke’s Cornwall Hospital, SUNY Orange, Mt. St. Mary’s College, and the waterfront. These proximities open the door for integrating parcel-level reuse strategies with citywide economic development strategies and improving overall connectivity between the City’s key activity nodes.
4. The immediate proximity of this area to Broadway ensures that any developments would help stimulate revitalization of the City’s main street and also harness the benefits of any complete streets improvement and transit service upgrades along Broadway.
5. This area contains a large City-owned surface parking lot that offers a prime opportunity for office development, light industry, education, or healthcare facilities.

**Phase 2 Area: Carpenter Street to South Miller Street between Broadway and 1<sup>st</sup> Street**

Like the Phase 1 area, this area also contains a high number of distressed properties, some of which are contiguous. Included within the Phase 2 area is Dubois Street, a north-south street that

connects Broadway with St. Luke's Hospital. Unlike the Phase 1 area, however, there are not many vacant land sites that would facilitate ground-up construction.

#### Phase Three Area: Johnston to Chambers between 1<sup>st</sup> Street and 3<sup>rd</sup> Street

Like the Phase 1 and 2 areas, this area also has a high number of distressed properties, especially along Lander Street. However, these blocks are located further from Broadway and its future public transit options. As such, rehabilitation of the Phase 3 area will be easier once revitalization strategies have commenced further south in the Phase 1 and 2 areas thereby making the Phase 3 area more marketable.

#### *Example Land Use Plan for Phase 1*

The example land use plan for Phase 1 of the North Broadway Neighborhood adaptive reuse strategy involves the transformation of two full city blocks within the North Broadway Neighborhood. The blocks include both sides of Lander and Chambers Street between Broadway and 1<sup>st</sup> Street. This *Reuse Plan* envisions this area as a working neighborhood defined not only by the restoration of historic buildings and provision of workforce housing, but also the implementation of economic development programs that generate tax ratables, jobs, and community. Key principles for this neighborhood's stabilization and reuse strategy are:

- The preservation of historic single-family homes and their rehabilitation into owner-occupied housing;
- The acquisition of open space areas and their banking as dedicated neighborhood park space until they support an alternative use;
- Demolition of vacant buildings so blighted that rehabilitation is not financially feasible, historically essential, or in the best interest of public health and safety. On these demolition sites, it is suggested that the City partner with local developers and building contractors to build multifamily, mixed-income, and mixed-use projects according to design and financing models that have stabilized other parts of the City successfully;
- The acquisition of vacant commercial and industrial sites and the pursuit of strategic partnerships with private businesses that will reutilize the sites while bringing both tax revenues and jobs to the City's commercial core; and
- The rehabilitation and conversion of larger-floor-plate, multi-family housing into live-work spaces that accommodate not only artists but also a wide range of commercial and light-industry ventures.



Figure 3 below provides a detailed site plan showing the way parcels will be assembled and reused in the Phase 1 area.

Figure 3: Site Plan for Phase 1 of the Vacant Property Revitalization Program



### Phase 1 Example Cluster Reuse Project

The following example cluster reuse project was developed by NCLB for Workforce Apartment Rentals on Landers Street. This project description includes detailed information about the affected parcels, along with maps, sketches, and diagrams explaining how and where the project would be implemented.

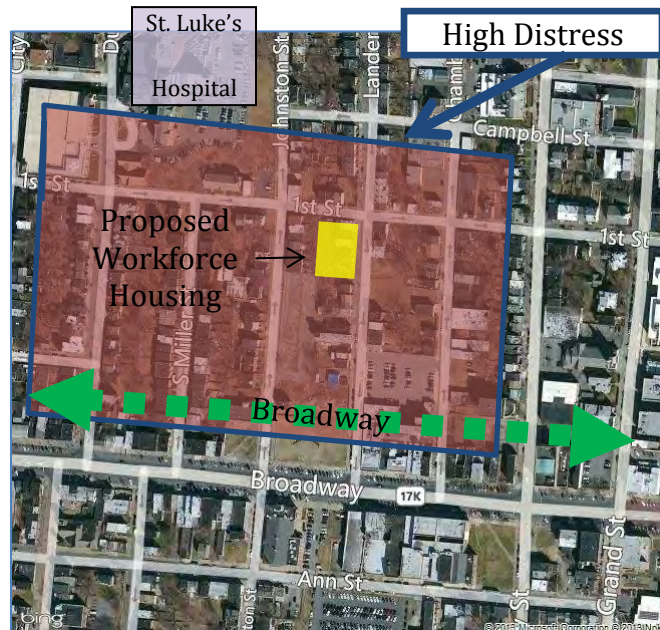
#### Project Description

On the west side of Lander between Broadway and First Street, there is a cluster of six contiguous, vacant parcels (34, 36, 38, 40, 42, and 44 Lander) that NCLB will assemble and redevelop as workforce rental housing. All standing buildings are in poor condition. One of the parcels is already owned by NCLB. Two of the parcels are owned by the City of Newburgh and so easily obtainable by NCLB. Three of the parcels are privately owned but will be acquired by the Land Bank.

Given the high degree of physical deterioration of the buildings in the study area and the fact that the standing buildings are wood frame construction, NCLB believes that the remaining structures require demolition and replacement with a contextually appropriate multifamily structure with 20 units of workforce rental housing including 10 studio apartments and 10 1 bedroom apartments. The building would be owned and managed by the NCLB for an extended period with the possibility of the building eventually being sold off either to a single investor or preferably in a cooperative structure in which units are individually sold off to their occupying tenants.

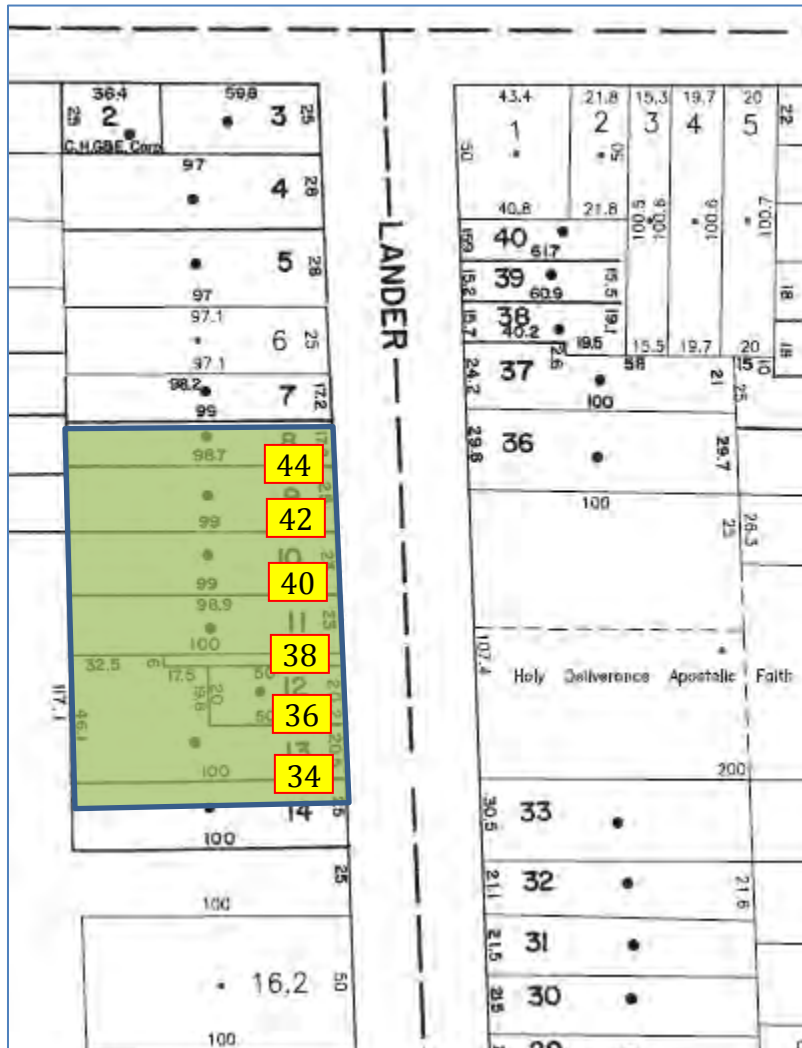
#### Neighborhood Context

The aerial image below shows the project site shaded in yellow in the context of the surrounding neighborhood. The site, located on the west side of Lander between Broadway and First Street is located within Newburgh's 'high distress area', the area spanning Dubois and Chambers between Broadway and First and shaded in red.



Development Site

In the tax lot drawing below, the parcels shaded in green represent the development site area. The total area of the development site is approximately 13,940 square feet.



Occupancy and Use

All six of the parcels in the development site are vacant. Two of the parcels (42 Lander and 44 Lander) are vacant lots and have no presently existing built structures.

Building Condition

All four of the buildings on the site (34, 36, 38, and 40 Lander) are in extremely poor physical condition and will most likely merit condemnation and demolition based upon a preliminary assessment by construction professionals. All four of these buildings are wood frame construction.

Elevation View

The image below shows the portion of the development site, where there are still standing buildings (34, 36, 38, and 40 Lander). Just beyond 40 Lander are two vacant lots (42 and 44 Lander).



Source: Google Earth

*Example Property Reuse Renderings*

The example property renderings below profile existing vacant buildings within the North Broadway Neighborhood. Each profile includes a picture of the relevant building in its current state, information available for the property, and a rendering of the property that reimagines what it could look like if rehabilitated. Current property photos and information were obtained from the City’s Vacant Property Revitalization website. In support of this *Vacant Property Reuse Plan* and as part of the City of Newburgh’s Vacant Property Revitalization Program, the City developed this website where municipal officials, residents, and others interested persons may review information on specific vacant properties within the City. Users also may enter information to identify vacant properties not currently listed on the website. To access the website, go to <http://vpmmap.cityofnewburgh-ny.gov>.

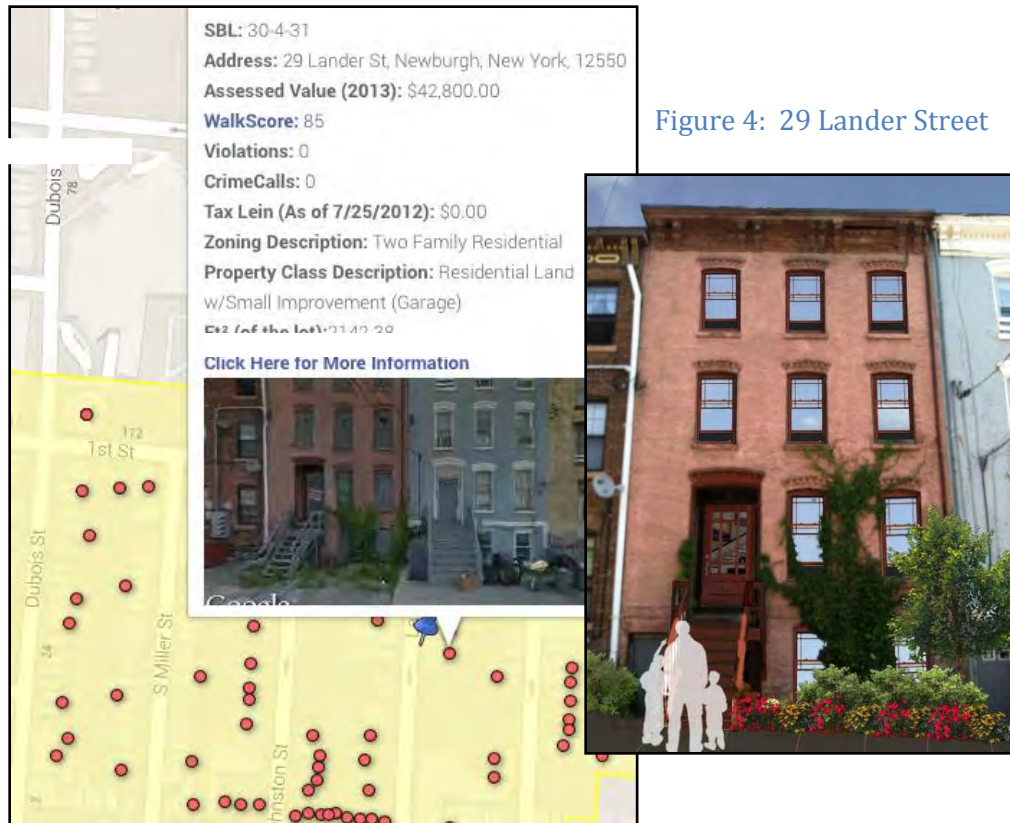


Figure 4: 29 Lander Street

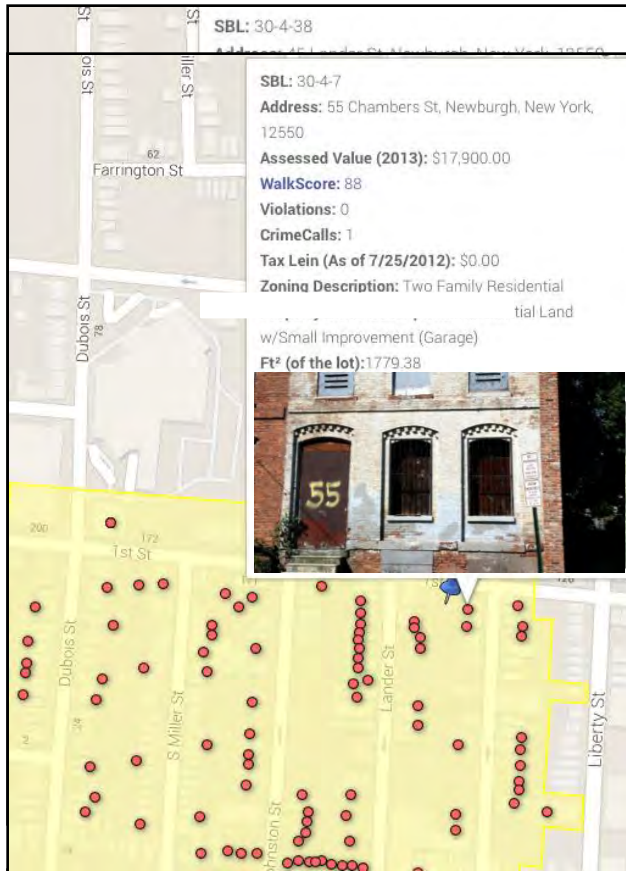


Figure 5: 45 Lander Street

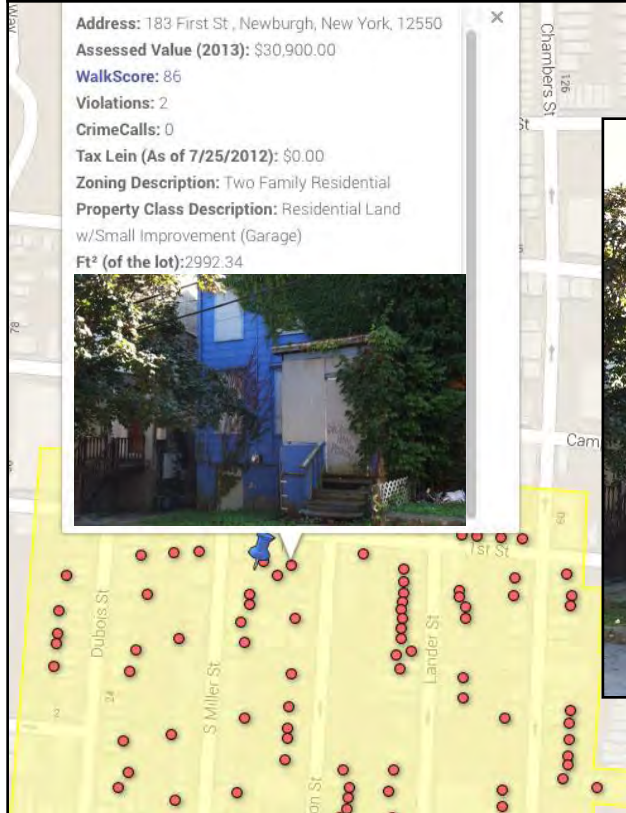


Figure 6: 183 First Street



Figure 7: 55 Chambers Street



Figure 8: 48 S. Miller Street

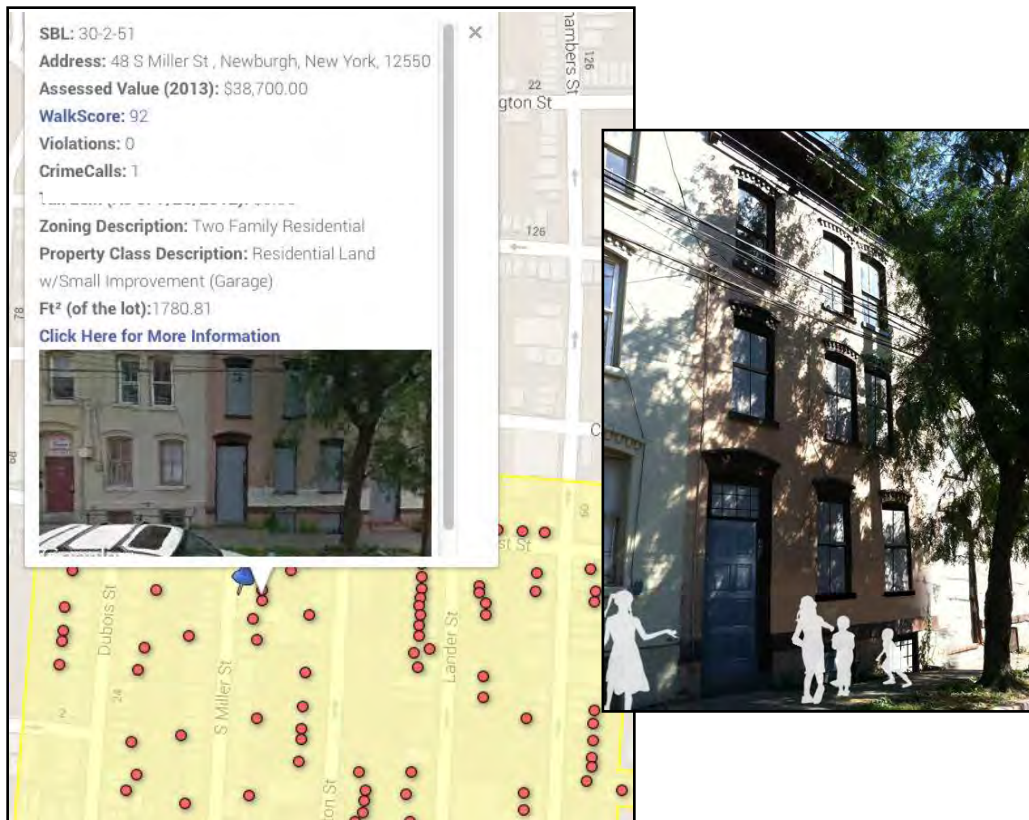
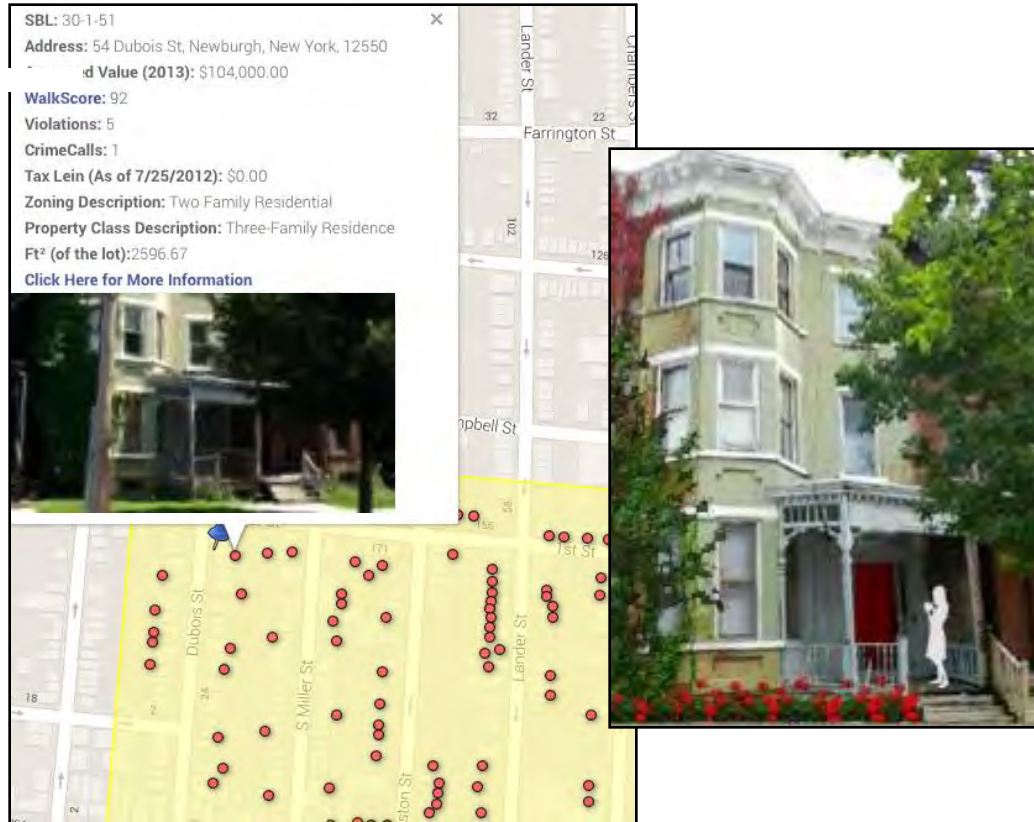


Figure 9: 54 Dubois Street





## Funding Sources for Adaptive Reuse of Distressed Properties

Several New York State policies support distressed property remediation and implementation of smart growth principles, increasing state funding opportunities for these types of projects. In 2010, the State of New York enacted the Smart Growth Public Infrastructure Policy Act, (Environmental Conservation Law § 6-0105). The purpose of the Act is to “augment the state’s environmental policy by declaring a fiscally prudent state policy of maximizing the social, economic and environmental benefits from public infrastructure development through minimizing unnecessary costs of sprawl development including environmental degradation, disinvestment in urban and suburban communities and loss of open space induced by sprawl facilitated by the funding or development of new or expanded transportation, sewer and waste water treatment, water, education, housing and other publicly supported infrastructure inconsistent with smart growth public infrastructure criteria.”

The Act directs New York State agencies, authorities, and public corporations to screen their infrastructure programs and investments to ensure that they are not funding inefficient, redundant, and costly sprawl. It establishes the following criteria to guide State action:

- To advance projects for the use, maintenance, or improvement of existing infrastructure;
- To advance projects located in municipal centers;
- To advance projects in developed areas or areas designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan, and/or brownfield opportunity area plan;
- To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development, and the integration of all income and age groups;
- To provide mobility through transportation choices, including improved public transportation and reduced automobile dependency;
- To coordinate between state and local government and intermunicipal and regional planning;
- To ensure predictability in building and land use codes; and
- To promote sustainability by strengthening existing communities that reduce greenhouse gas emissions and do not compromise the needs of future generations.

Following this, Governor Cuomo established 10 regional economic development councils in 2011 and charged them to prepare long-term economic growth plans for their respective regions. The Mid-Hudson Regional Economic Development Council (REDC) adopted the Region’s Five-Year Economic Development Strategy in 2011. In 2012, the REDC streamlined its Strategic Plan through the evaluation of the first stages of implementation. The Mid-Hudson Strategic Plan stresses the Region’s unique location north of New York City and south and east of New York’s upstate counties and recognizes the skills of its citizens and high quality of life as assets for future economic development.

The Mid-Hudson REDC, working in conjunction with the Mayors’ Redevelopment Roundtable,<sup>26</sup> of which the City of Newburgh is a member, adopted the following regional urban economic development agenda as a component of the 2012 Progress Report:

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<sup>26</sup> The Mayors’ Redevelopment Roundtable is comprised of the mayors of the nine largest cities in the Mid-Hudson Valley Region and furthers the interests of the nine cities’ residents by facilitating equitable patterns

1. Target regional growth in urban centers, whose compact, mixed-use development pattern creates an opportunity for growth that is sustainable, cost-effective, energy and natural resource conserving, climate friendly, affordable, and attractive to young workers.
2. Promote the redevelopment of vacant and distressed properties, as well as the removal of blight and impediments to revitalization, by expanding state land bank legislation to cities that demonstrate the capacity to administer an integrated distressed property remediation program.
3. Encourage a State commitment to making improvements to existing infrastructure in urban centers more cost-effective.
4. Attract investment and lay the foundation for transformative projects in urban centers by encouraging economic development planning, promoting development readiness, and streamlining the development process.

As a corollary to the Regional Economic Development Strategies developed by the ten REDCs, Governor Cuomo announced \$10 million in State funding to support development of sustainability plans for each region. The Mid-Hudson Regional Sustainability Plan was developed as part of the New York State Energy Research and Development Authority (NYSERDA) Cleaner, Greener Communities program. This plan is intended to empower the regions to take charge of sustainable development in their communities by identifying and funding smart growth practices.

The State released the final Mid-Hudson Regional Sustainability Plan in May 2013. It sets out a vision for sustainable development that builds on the Region's unique social, cultural, and natural history and provides strategies for plan implementation that seek to promote economic development, environmental sustainability, and an enhanced quality of life for the more than two million residents who call the Region home. Like the REDC's Strategic Plan, the Sustainability Plan identifies compact, mixed-use, mixed-income development focused on urban centers with public transit as a key sustainable, economic development policy.

The Sustainability Plan includes a number of objectives and strategies that serve to advance this policy, particularly in the chapter on Land Use, Livable Communities, and Transportation. In that chapter, a primary objective is to "[s]trengthen centers supported by transit, by concentrating development in areas with existing services, infrastructure, employment opportunities, and multiple transit options" (p. 4-1). To achieve this objective, the plan sets forth several strategies, including:

- Revitalizing the Region's centers that are serviced by mass transit. These centers are, or have the potential to be, walkable places with multiple transportation options, allowing people to live, work, and travel in ways that minimize environmental impacts (p. 4-21);
- Directing growth to existing centers that have capacity in their transit, roads, and utilities to absorb growth, making more efficient use of land and infrastructure and saving money. Increasing the density of existing centers will help protect open space from development pressure (p. 4-21);
- Ensuring that new development provides a diversity of housing options (p. 4-21); and

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of growth and development, including accessible transit, fair and affordable housing, green and sustainable buildings and neighborhoods, disaster mitigation and recovery initiatives, and the remediation of distressed properties to the benefit of the current lower income neighborhoods. The Roundtable unites mayors, their staffs, and relevant state and regional agencies in a continuing dialogue about these issues to identify problems, offer potential solutions based on "best practices" research, and develop and implement demonstration projects that lead to improved outcomes.

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- Making all of the Region’s communities—whether urban, suburban, or rural—more sustainable and livable. A complete community is one where residents can access jobs, a diverse mix of services, schools, recreational opportunities, and open space within a short distance of their home without having to drive. Investing to make existing communities more complete will help lower household transportation costs, reduce fuel consumption, improve air quality, promote public health, and discourage sprawl (p. 4-21).

To implement these strategies, the Regional Sustainability Plan identifies a number of planning tools that municipalities should consider using, including:

- Implementing transit-oriented development (TOD);
- Promoting Land Efficient Development (LED) – compact, mixed-use, center-based development where public transit does not exist;
- Expanding and upgrading mass transit; and
- Improving streets, sidewalks, and trails to connect communities and promote non-motorized transportation.

Applicants for NYS grant opportunities receive favored status if their applicant projects align with the strategies in the Mid-Hudson Region’s Regional Economic Development Strategies and Regional Sustainability Plan. Thus, projects remediating distressed properties and implementing smart growth principles are especially eligible for these awards. In addition to these state grant opportunities, the City of Newburgh can access several resources to help implement the citywide and neighborhood specific strategies described in this section. These include available tax exemptions, Payments in lieu of taxes (PILOT), and other financing and grant opportunities. Several of these opportunities are listed in Appendix E.

## VII. CONCLUSION

This *Vacant Property Reuse Plan* provides helpful information to City staff, property owners, and developers regarding potential reuse of the City's vacant and distressed properties. It summarizes existing conditions and key trends that inform marketability of its distressed properties; reviews important planning documents; provides a detailed inventory of the City's existing land uses; presents an analysis of market demand for new housing, commercial space, and retail services in the North Broadway Neighborhood; and suggests a variety of reuse strategies to address distressed properties citywide and in the North Broadway Neighborhood based on all of this information. Additionally, the City's companion Vacant Property Revitalization Project website (<http://vpmmap.cityofnewburgh-ny.gov>) provides information on specific vacant properties within the City for municipal officials, residents, and other interested persons to access. For each property, the website presents relevant data, including age, size, condition, assessed value, and images. The website also displays information about the smart growth characteristics of these properties, such as walkability "walk scores" and proximity to open space, bus stops, schools, and other uses. Thus, the City can use these two resources as a tool to support and encourage the rehabilitation and reuse of vacant properties throughout the City, as they provide the information property owners and developers require to redevelop these properties in line smart growth principles.

Smart growth planning and adaptive reuse are not new movements but two fairly recent development trends, making them both critically important. While some cities were devastated by the housing crash and subsequent recession, others experienced a population boom. Urban landscapes are transforming rapidly, and together smart growth and adaptive reuse can play an active role in ensuring this transformation leads to vibrant, healthy, and sustainable neighborhoods. Smart growth can be a political struggle because it is a planning philosophy. In reality the ideal scenario is never attained. Thus, it is important to know what matters most or rather, what elements of smart growth can have the most benefit to city budgets. The taxable value of a property is what matters most to city budgets. And, nothing matters more to the taxable value of a property than livable buildings, building intensity, and quality of life issues. As a result the key is not limited to impressive budgets but includes creating resilient neighborhoods as part of a solvent city.

## APPENDIX A: COMMUNITY PROFILE AND MARKET DEMAND ANALYSIS

Appendix A compiles key trends and statistics that inform the marketability of distressed properties within the City of Newburgh and analyzes the level of demand for new housing and commercial space in the North Broadway Neighborhood based on this information. This appendix, however, does not make any speculative conclusions about the City's development potential, nor does it offer any concrete recommendations regarding the highest and best use for distressed parcels. It simply offers a comprehensive profile of the City's existing conditions. Further, the demand analysis herein is not intended for use as the basis for appraisals or investment decisions but simply to help provide a general view of the existing market for land use development and to help inform the decision-making process for selecting reuse strategies for the North Broadway Neighborhood.

Sections I through V of this Appendix establish a baseline of community, demographic, housing, economic and business, and transportation conditions to determine how basic market fundamentals are functioning in the City of Newburgh. Following this, Section VI identifies the appropriate market areas for housing and commercial space in the City's downtown, and Section VII presents population and employment forecasts for Year 2020. Using all of this compiled information, Section VIII derives estimates for the supportable amount of housing and office space. These estimates are not adjusted on the basis of absorption rates, existing vacancy levels, or segmentation of the market by income. As such, the estimates are simply a starting point for further financial feasibility analysis once more refined development scenarios and richer data sets are available. Finally, Section IX presents an inventory of housing units from the City of Newburgh, the Town of Newburgh, New Windsor, and Beacon. The purpose of the inventory is to define the current rental market in the primary and secondary market areas and also to provide a basis for revenue inputs in any cash flow models designed for prospective development projects.

Prior planning studies have included quantitative profiles of the City's demographic, housing, and economic trends. Appendix A is informed by a comprehensive review of those profiles. However, the *Reuse Plan* exclusively uses original data collection in order to ensure that the market analysis presented in Section VII is based upon the most recently available statistics. As such, all data tables in this report are originally created and derived from data collection from primary rather than secondary sources.

Various chapters in this *Reuse Plan* use the information contained in Appendix Z to (1) establish concrete determinations about the City's competitive position; (2) identify opportunities and constraints to reusing vacant and distressed parcels; and (3) suggest strategies for repositioning and redeveloping some of these properties.

### SECTION I: COMMUNITY AND REGIONAL PROFILE

The City of Newburgh is located on the west bank of the Hudson River approximately 60 miles north of New York City. In 1609, Henry Hudson's first mate described the Newburgh Bay area as "a pleasant place to build a town." Although Hudson sailed away the next morning, other European settlers agreed with the first mate's assessment, cultivating the land between the Quassaick Creek and Balmville, the 3.8-square-mile area that is now the City of Newburgh. By 1750, Newburgh had expanded and prospered. Docks along the Hudson enabled shipping activities and the new ferry service across the river. Farms throughout the area were productive and lumber and other mills were operating along the creeks. Newburgh was General Washington's base of operations during

the last year and a half of the American Revolution, due to Newburgh's effective strategic location for the defense of the newly formed United States.

In 1800, Newburgh incorporated as a village and quadrupled in population before 1840. Newburgh's prime location on the river made it a hub for commerce, as well as shipping, and Newburgh's early 19th century wealth can still be seen in its architecture. The Federal-style homes on First Street, Crawford House on Montgomery Street, and the Dutch Reformed Church designed by Alexander Jackson Davis (now a National Historic Landmark and a World Monuments Fund site) are prime examples of Newburgh's important historic architecture. Newburgh was also the home of Andrew Jackson Downing, the Father of Landscape Architecture, who published his designs for country homes and landscapes in a series of best-selling books and monthly magazine the *Horticulturist*.

Newburgh incorporated as a city in 1865 following the Civil War, which had sparked an industrial expansion that led to an extended period of prosperity and civic progress that continued to the beginning of the Depression. Following the Depression and the Second World War, Newburgh returned to growth and prosperity, partly due to the establishment of Stewart Air Force Base and the opening of Mount Saint Mary College. However in the early 1970s, the opening of the Newburgh Mall, suburban development in the Towns of Newburgh and New Windsor, elimination of passenger rail service along the west bank of the Hudson River, and the Air Force base closure combined to empty out many apartments and storefronts in the City. Manufacturing businesses left for cheaper areas, retail businesses folded when their customer base left, and the entrance to the City moved from the ferry, which brought people downtown, to the Newburgh-Beacon Bridge, which brought people to the Town of Newburgh, further damaging the downtown retail sector. The Newburgh Urban Renewal Agency bulldozed dozens of city blocks in a failed attempt to revitalize the downtown.

Newburgh residents, in an effort to preserve the City's unique assets and halt wholesale neighborhood demolition, catalogued over 4,000 historic buildings in the east end of the City to create the East End National Historic District in 1973. The district was enlarged in 1985 to become one of the most significant historic districts in New York State. While this effort was instrumental in preserving important architecture like the Dutch Reformed Church, it places an additional restriction on homeowners and developers in the historic district. Rehabilitation of existing structures becomes slower and more costly under this system, as the Architectural Review Commission requires historic materials to be used in renovations in this district. As a result, properties in the historic district are not always as well maintained as they could be, and when the properties go vacant, they tend to remain vacant for longer periods of time than similar properties that are not in the historic district.

Neighborhood associations have formed, civic groups like Habitat for Humanity are thriving, SUNY Orange has expanded its Newburgh campus, and St. Luke's Cornwall Hospital also has expansion plans. As recently as 15 years ago, the waterfront was largely abandoned. Now it is a bustling destination, drawing thousands of customers every weekend to restaurants, bars, and music and art venues. Newburgh has a large number of residents committed to its improvement and wellbeing, and these residents are leading the City's resurgence.

The City's population peaked in 1950 at 32,000; as of April 1, 2010, the population of the City was 28,866. Newburgh is the most diverse municipality in Orange County, with nearly half the population (47.9%) reporting their ethnicity as Hispanic or Latino. African Americans make up 30.2% of the population, and 39.4% of the population is white or Caucasian without Hispanic or

Latino heritage. The City is also quite young; as of the 2010 Census, more than half its residents were under the age of 30. Contrast this with a median age of 36.6 in Orange County, 38 in New York State, and 37.2 for the entire US.

Unemployment in Newburgh is comparatively low at 8.3%; however so too are the incomes of City residents. Newburgh residents are among the poorest in New York State, with a median household income of \$35,455 in 2011, compared to \$69,240 for Orange County as a whole and \$55,972 in New York State. Per capita income in the City of Newburgh is just \$16,106, just over half of the comparable per capita incomes of \$29,737 in Orange County and \$31,206 in New York State, respectively. In Newburgh, 24.6% of households receive Social Security, and 10.8% receive cash public assistance — constituting about 38% of the Orange County households receiving public assistance. In Newburgh, 23.8% of households receive Supplemental Nutrition Assistance Program (SNAP) benefits. More than 53% of homeowners and 58% of renters pay 30% or more of their household income toward housing costs, which is considered the threshold for “cost stressed” households (i.e., those households that are devoting a significant portion of their income towards housing and can’t use income for other basic needs).

More than 2,100 of the City’s housing units are considered vacant by the Census Bureau as of the 2010 Census, accounting for approximately 19% of the total number of housing units in Newburgh. While some vacancy is normal and desirable – a vacancy rate of around 5% allows for household mobility and a thriving housing market – a rate over 10% is considered to be high. Typically a housing market with high vacancy has more affordable housing and fewer cost-stressed households due to the increased supply of housing units. However, in Newburgh, approximately 15% of the total housing stock is substandard. According to the 2008 City Master Plan, these units have issues such as asbestos or lead contamination or other public health and safety problems. While approximately 85% of these units can be rehabilitated to meet current health and safety codes, at this time they cannot be safely inhabited. In a thriving housing market, households are upwardly mobile over time, moving into larger units or more desirable neighborhoods as their incomes rise. The lack of habitable vacant housing units has the same effect as a lack of housing units in general: the creation of a stagnant housing market in which prices and rents rise and households stay in their current homes until that becomes unaffordable, forcing them to move into units offered for lower prices or rents, regardless of a household’s space needs or a unit’s condition. This has the unintended effect of reducing a household’s discretionary income, and a housing-cost-stressed household spends less than a non-cost-stressed household on essential items such as groceries and clothing and non-essential items such as entertainment and electronics.

## SECTION II: NEWBURGH’S DEMOGRAPHIC PROFILE

### Population Trends

#### *Historical Population Trends for Surrounding Counties, 2000 – 2010*

With its population growing by 9% between 2000 and 2010, Orange County is the second fastest growing county in New York State. Only Saratoga County experienced greater growth between 2000 and 2010. Table 1 below shows the degree to which Orange County and its neighbors, Dutchess County and Rockland County, are the greatest engines of population growth in the region surrounding the City of Newburgh.

Table 1: Historical Population Trends for Counties, 2000-2010

COUNTY	POPULATION IN 2000	POPULATION IN 2010	PERCENT CHANGE
Dutchess	280,150	297,488	6.19%
Orange	341,367	372,813	9.21%
Putnam	95,745	99,710	4.14%
Rockland	286,753	311,687	8.70%
Sullivan	73,966	77,547	4.84%
Ulster	177,749	182,493	2.67%
Westchester	923,459	949,113	2.78%
Bergen	884,118	905,116	2.38%
Passaic	489,049	501,226	2.49%
Sussex	144,166	149,265	3.54%
Pike	46,302	57,369	23.90%

Source: Decennial Census Data for 2000 and 2010 as presented in Orange County Planning Department's Orange County by the Numbers.

### *Historical Population Trends for Cities and Counties within the MSA, 1970 - 2010*

As shown in Table 2 below, Newburgh's rate of population growth has been significantly slower than the rest of Orange County. Between 2000 and 2010, the City's population grew only by 2% from 28,259 individuals to 28,866. However, it is worth noting that Newburgh's population has increased consistently since 1980.

Table 2: Historical Population Trends for Cities and Counties within the MSA, 1970 - 2010

YEAR	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
1970	26,219	22,607	32,029	221,657	222,295	443,952
1980	23,438	21,454	29,757	259,603	245,055	504,658
1990	26,454	24,160	28,844	307,647	259,462	567,109
2000	28,259	25,388	29,871	341,367	280,150	621,517
2010	28,866	28,086	32,736	372,813	297,488	670,301
1970 -2010	10%	24%	2%	68%	34%	51%
2000 – 2010	2%	11%	10%	9%	6%	8%

Source: Decennial Census Data for 1970, 1980, 1990, 2000, and 2010

Table 3: Historical Population Trends for Places near City of Newburgh

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON	TOTAL
2000	28,259	27,568	22,866	13,839	94,532
2010	28,866	29,801	25,244	15,541	99,452
2000-2010	2%	8%	10%	12%	5%

Source: Decennial Census Data



## Households Trends

Table 4: Number of Households in Places near City of Newburgh, 2000 – 2010

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON	TOTAL
2000	9144	9765	9,765	5091	33,765
2010	9030	10762	9291	5,347	34,430
2000-2010	-1%	10%	-5%	5%	2%

Source: Decennial Census Data

Table 5: Average Household Size for Places near City of Newburgh

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON
2000	2.97	2.80	2.69	2.61
2010	3.09	2.74	2.43	2.47

Source: Decennial Census Data

Table 6: Households Living Alone in Places Near City of Newburgh

YEAR	NEWBURGH		NEWBURGH TOWN		NEW WINDSOR		BEACON	
	#	%	#	%	#	%	#	%
2010	2,340	25.9	2,170	20.2	2,214	23.8	1,665	31.1

Source: Decennial Census Data

### Household Composition in Census District 4

According to 2010 Demographic Profile data, there are 1,788 households in Census District 4. Table 7 below breaks down these households by their type of composition.

Table 7: Household Composition

SUBJECT	Total	Percentage of Total Households
Households	1788	100
Family households	1061	59.3
Non-Family households	727	40.3
Family households with children, both husband and wife present	167	9.3
Family households with children, male householder, and no wife present	74	4.1
Family households with children, female householder, and no husband present	416	23.3

Source: Decennial Census Data

### Age

One of the key drivers of business development is labor supply availability. Relative to its peer cities and surrounding counties, Newburgh has a younger population as reflected by its low median age

of 28.2 (based on Decennial Census Data rather than the American Community Survey). The presence of college students may explain this low median age in part. However, the statistic also may reflect the fact that Newburgh has a large population of residents within their working years, as a higher percentage of its residents falls within the 15 to 44 years age bracket.

**Table 8: Distribution of Age Categories and Median Age**

SELECTED AGE CATEGORIES	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
5 to 14 years	20.20%	17.30%	16.40%	13.80%	15.70%	13.20%
15 to 17 years	2.90%	5.20%	5.00%	4.30%	5.10%	4.60%
18 to 24 years	14.30%	15.10%	10.70%	10.70%	10.50%	10.50%
15 to 44 years	43.80%	48.10%	43.10%	42.50%	41.70%	41.00%
16 years and over	68.10%	71.20%	75.20%	78.20%	75.60%	79.80%
18 years and over	65.20%	67.60%	71.20%	75.60%	72.20%	76.70%
60 years and over	10.00%	9.90%	15.60%	18.00%	14.50%	17.40%
62 years and over	9.30%	8.70%	12.20%	16.20%	12.50%	15.40%
65 years and over	8.80%	7.50%	8.90%	13.50%	10.10%	12.70%
75 years and over	2.70%	3.40%	4.60%	7.50%	4.70%	6.00%
Median Age	25.4	26.2	32.5	35.3	36	39.2

Source: American Community Survey, 2005 - 2009

**Table 9: Median Age for Places near City of Newburgh**

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON
2010	28.2	41.8	39.2	39.8

Source: Decennial Census Data

**Table 10: Population Over the Age of 65**

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON
2010 (Total)	2246	4209	3171	1034
2010 (Percentage)	7.8	14.1	12.6	6.7
2000 (Percentage)	9.2	12.6	8.7	12.2

Source: Decennial Census Data

### **Race**

Relative to the counties, Newburgh has a significantly larger minority population, with only 39% of its population identifying as white compared with 77% in Orange County. The black population is especially large in Census Tract 4 where close to 56% of the residents identify as black or African American. The table below also shows a strong Hispanic population in Newburgh. The percentages in Table 11 do not total to zero because Hispanic identification is not mutually exclusive with other racial classifications.

Table 11: Distribution of Racial Classifications

RACIAL CLASSIFICATION	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
White	23.8	39.4	52.4	50.9	77.2	80.1	78.5
Black or African American	55.7	30.2	21	33.5	10.2	9.9	10.1
American Indian and Alaska Native	1	1.7	0.8	0.9	0.5	0.3	0.4
Asian	0.5	1	1.9	1.6	2.4	3.5	2.9
Native Hawaiian	0.2	0.1	0	0.1	0	0	0
Some Other Race	12.8	22.6	18.6	8.5	6.6	3.5	5.2
Two or More Races	6	5.2	5.3	4.5	3.1	2.6	2.9
Hispanic or Latino	28.8	47.9	39.7	19.5	18	10.5	14.7

Source: 2010 Decennial Census

### Education

Compared with its peer cities, a very high percentage of Newburgh's population lacks advanced education. As shown in Table 12 below, 15% of Newburgh residents have less than a ninth grade education while only 5% of the City's population has a graduate or professional degree.

Table 12: Level of Education

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Population 25 years and over	2,807	16,042	17,147	21,445	233,830	197,998	431,828
Less than 9th grade	8.8%	15.0%	10.8%	8.0%	4.6%	3.9%	4.3%
9th to 12th grade, no diploma	19.6%	16.8%	13.7%	13.4%	8.3%	6.9%	7.7%
High school graduate	35.3%	34.8%	29.6%	28.3%	29.6%	29.2%	29.4%
Some college, no degree	20.0%	15.0%	19.2%	19.1%	20.0%	18.0%	19.1%
Associate's degree	3.7%	5.3%	8.2%	9.0%	8.8%	10.0%	9.3%
Bachelor's degree	5.6%	8.1%	11.7%	12.7%	16.7%	18.0%	17.3%
Graduate or professional degree	6.9%	5.0%	6.8%	9.4%	12.0%	14.0%	12.9%

Source: American Community Survey, 2007-2011

## Socio-economic Profile

### Employment Status

Although Newburgh has a reputation as a poor city, its unemployment statistics suggest that its employment levels are not dramatically different from the counties. However, unemployment is very high (13%) in Census Tract 4.

Table 13: Level of Employment

	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Total Number of Households	1,895	9,162	9,500	13,044	124,939	107,151	232,090
Households without a single employed individual	27.6%	11.7%	11.6%	16.6%	10.3%	12.6%	11.3%
Total Number of Persons in Labor Force	1,958	13,007	14,756	16,181	184,756	154,618	339,374
Percentage of Labor Force Unemployed	13.1%	7.4%	10.7%	11.9%	7.1%	8.1%	7.5%

Source: American Community Survey, 2007-2011

### Median Household Income

Relative to both the peer cities and the counties, Newburgh's median household income of \$37,671 is significantly lower. Income levels are especially low in Census Tract 4 where the median household income is \$25,046.<sup>1</sup>

Table 14: Median Household Income in the Past 12 Months

	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	25,045	37,671	55,251	39,061	70,294	71,125	70,694

Source: American Community Survey, 2007-2011

Table 15: Median Household Income for Places near City of Newburgh

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON
2000		\$60,017		
2010	37,671	78,270	71,834	60,132
2000-2010				

Source: 2007-2011 American Community Survey 5-Year Estimates

### Poverty Levels

Relative to the counties, the level of poverty in Newburgh is significantly higher. In Newburgh, almost 24% of the City's population is living below the poverty level, compared with only 9% for the counties, as well as the metropolitan statistical area.

<sup>1</sup> However, the income levels for Census 4 vary throughout the district. Income levels for households residing in sprawling single-family homes on the City's northeast side are dramatically higher than the income levels of households residing within the most distressed areas of the census tract.

Table 16: Percentage of Households Living Below Poverty Levels

	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Total Number of Households	1,895	9,162	9,500	13,044	124,939	107,151	232,090
Percentage of Households Living Below Poverty Levels	32.7%	23.7%	15.3%	24.0%	9.3%	8.8%	9.1%

Source: American Community Survey, 2007-2011

## SECTION III: HOUSING PROFILE

### Housing Types

The tables below show that relative to its peers, Newburgh has a significantly lower percentage of its housing stock comprised of single-family homes but a greater percentage of multi-family homes.

Table 17: Number of Units in Residential Buildings for Places near Newburgh

TOTAL HOUSING UNITS	NEWBURGH CITY		NEWBURGH TOWN		NEW WINDSOR		BEACON		TOTAL
	#	%	#	%	#	%	#	%	#
Total housing units	10,920	100%	11,499	100%	9,990	100	5,863	100	38,272
1-unit, detached	3,012	28%	9,160	80%	5,902	59.10%	2,895	49.40%	20,969
1-unit, attached	656	6%	479	4%	655	6.60%	470	8.00%	2,260
2 units	2,386	22%	570	5%	496	5.00%	833	14.20%	4,285
3 or 4 units	2,483	23%	339	3%	595	6.00%	555	9.50%	3,972
5 to 9 units	709	7%	554	5%	876	8.80%	458	7.80%	2,597
10 to 19 units	412	4%	134	1%	511	5.10%	198	3.40%	1,255
20 or more units	1,233	11%	172	2%	365	3.70%	396	6.80%	2,166
Total Number of Single Family Units	3,668		9,639		6,557		3,365		23,229

Total Number of Multi-Family Units	7,223	1,769	2,843	2,440	14,275
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Source: American Community Survey, 2007-2011

Table 18: Number of Units in Residential Buildings for Cities and Counties within the MSA

TOTAL HOUSING UNITS	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
	2,560	10,920	10,689	15,017	136,331	117,933
1-unit, detached	15.6%	27.6%	43.2%	26.4%	62.4%	62.7%
1-unit, attached	7.7%	6.0%	6.8%	4.5%	6.3%	4.7%
2 units	21.7%	21.8%	16.0%	20.3%	7.5%	7.1%
3 or 4 units	32.5%	22.7%	10.2%	16.6%	6.8%	6.6%
5 to 9 units	6.6%	6.5%	5.3%	13.1%	6.4%	6.4%
10 to 19 units	4.8%	3.8%	9.7%	5.0%	3.8%	3.7%
20 or more units	11.3%	11.3%	8.6%	13.6%	4.1%	5.0%

Source: American Community Survey, 2007-2011

## Changes in the Number of Housing Units

Table 19: Number of Housing Units for Places near City of Newburgh, 2000 - 2010

YEAR	NEWBURGH	NEWBURGH TOWN	NEW WINDSOR	BEACON
2000	10476	10122	8759	5406
2010	10505	10762	9862	5,715
2000-2010	0.3%	6.3%	12.6%	5.7%

Source: Decennial Census Data

Table 20: Number of Housing Permits Issued in Places Near Newburgh for 2012

TOTAL HOUSING UNITS	NEWBURGH CITY	NEWBURGH TOWN	NEW WINDSOR	BEACON	TOTAL
Single Family Homes	8	19	52	6	
Multi Family Homes	0	6	185	0	
Total Permits Issued	8	25	237	6	

Table 21: Number of Housing Permits issued in City of Newburgh, 2002 - 2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	13	3	6	7	15	19	11	11	5	2	8
Units in Single-Family Structures	13	3	4	5	15	19	11	11	5	2	8
Units in All Multi-Family Structures	0	0	2	2	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	2	2	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0

Table 22: Number of Housing Permits issued in Town of Newburgh, 2002 – 2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	312	206	156	101	151	142	103	44	422	30	25
Units in Single-Family Structures	200	121	106	95	119	140	50	44	34	26	19
Units in All Multi-Family Structures	112	85	50	6	32	2	53	0	388	4	6
Units in 2-unit Multi-Family Structures	0	4	2	0	4	2	0	0	4	4	0
Units in 3- and 4-unit Multi-Family Structures	40	4	0	0	4	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	72	77	48	6	24	0	53	0	384	0	6

Table 23: Number of Housing Permits issued in New Windsor, 2002 – 2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	143	175	157	88	81	87	29	101	17	224	237
Units in Single-Family Structures	143	165	157	88	81	87	29	10	17	50	52
Units in All Multi-Family Structures	0	10	0	0	0	0	0	91	0	174	185
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	4	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	6	0	0	0	0	0	91	0	174	185

Table 24: Number of Housing Permits issued in Beacon, 2002 - 2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	85	29	17	73	31	12	9	14	1	1	6
Units in Single-Family Structures	23	29	17	21	31	12	9	3	1	1	6
Units in All Multi-Family Structures	62	0	0	52	0	0	0	11	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	62	0	0	52	0	0	0	11	0	0	0

## Age of Housing Units

Relative to both peer cities and counties, Newburgh's housing stock is older. More than 67 percent of the City's housing units were built in 1939 or earlier.

Table 25: Distribution of Age Classifications for Housing Units

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Total housing units	2,560	10,920	10,689	15,017	136,331	117,933
Built 2005 or later	0.0%	1.1%	2.6%	1.9%	3.6%	3.1%
Built 2000 to 2004	0.0%	0.1%	6.3%	2.4%	7.4%	6.0%
Built 1990 to 1999	0.0%	1.5%	3.5%	3.0%	11.1%	8.8%

Built 1980 to 1989	2.4%	3.8%	7.1%	5.3%	14.1%	13.9%
Built 1970 to 1979	7.7%	8.0%	8.6%	13.5%	13.2%	15.7%
Built 1960 to 1969	4.0%	6.7%	7.1%	8.6%	10.3%	14.1%
Built 1950 to 1959	3.6%	6.4%	8.6%	11.2%	10.2%	13.1%
Built 1940 to 1949	4.2%	5.1%	4.2%	10.3%	4.9%	5.2%
Built 1939 or earlier	78.1%	67.3%	52.0%	43.9%	25.1%	20.0%

Source: American Community Survey, 2007-2011

## Tenure of Housing Units

In Orange County, more than 70% of occupied housing units are owner-occupied, compared with Newburgh where only 35% of the City's housing units are owner-occupied. According to American Community Survey Data, rentals are especially prevalent in Census Tract 4 where more than 72% of occupied units are renter occupied. According to 2010 Demographic Profile Data, the total number of occupied rental housing units in Census Tract 4 is 1,497 housing units (or 84%) out of a total of 1,788 occupied housing units.

Table 26: Owner Occupied Versus Rent Occupied in Cities and Counties within the MSA

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Occupied Housing Units	1,895	9,162	9,500	13,044	124,939	107,151
Percentage of Occupied Units that are Owner-occupied	27.7%	35.1%	51.3%	39.5%	70.5%	70.3%
Percentage of Occupied Units that are Renter-occupied	72.3%	64.9%	48.7%	60.5%	29.5%	29.7%

Source: American Community Survey, 2007-2011

Table 27: Owner Occupied Versus Rent Occupied for Places Near Newburgh

TOTAL HOUSING UNITS	NEWBURGH CITY		NEWBURGH TOWN		NEW WINDSOR		BEACON	
	#	%	#	%	#	%	#	%
Total occupied housing units	9,162		10,934		9,573		5,570	
Owner Occupied	3,214	35.1%	9,142	83.6%	7,324	76.5%	3,021	54.2%
Renter occupied	5,948	64.9%	1,792	16.4%	2,249	23.5%	2,549	45.8%

Source: Decennial Census Data

Table 28: Tenure of Housing Units for Census Tract 4

SUBJECT	Total	Percentage of Total Households
Occupied Housing Units	1,788	100
Owner-occupied housing units	291	16.3
▪ Population in owner-occupied housing units	844	( X )
▪ Average household size of owner-occupied units	2.90	( X )
Renter-occupied housing units	1,497	83.7
▪ Population in renter-occupied housing units	4,052	( X )
▪ Average household size of renter-occupied units	2.71	( X )



## Vacancy Rates

### *Vacancy Rates for Cities and Counties within the MSA*

Compared with its peer cities and the counties, Newburgh has a greater percentage of vacant housing units. However, the vacancies are especially high in Census Tract 4 where 26% of housing units are vacant.

Table 29: Vacancy Rates for Cities and Counties within MSA

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Total Housing Units	2,560	10,920	10,689	15,017	136,331	117,933
Occupied Housing Units	74.0%	83.9%	88.9%	86.9%	91.6%	90.9%
Vacant Housing Units	26.0%	16.1%	11.1%	13.1%	8.4%	9.1%

Source: American Community Survey, 2007-2011

### *Vacancy Rates for Greater Newburgh*

According to the 2010 Demographic Profile data, Census Tract 4 has 1788 occupied housing units and 547 vacant units out of a total of 2,335 housing units. Of the 547 vacant units, 219 are for rent; 10 are rented but not occupied; 62 are for sale; six are sold but not occupied; six are for seasonal, recreational, or occasional use; and 244 units comprise the remainder.

Table 30: Vacancy Rates for Greater Newburgh

TOTAL HOUSING UNITS	NEWBURGH CITY		NEWBURGH TOWN		NEW WINDSOR		BEACON	
	#	%	#	%	#	%	#	%
Total occupied housing units	10,920		11,499		9,990		5,863	
Occupied Housing Units	9,162	83.9%	10,934	95.1%	9,573	95.8%	5,570	95.0%
Vacant Housing Units	1,758	16.1%	565	4.9%	417	4.2%	293	5.0%
Homeowner Vacancy Rate	2.8		1.1		1.2		1.1	
Rental Vacancy Rate	6.6		1.5		5.9		5.6	

Source: Decennial Census

## Median Housing Price

Housing values in Newburgh are lower in comparison with peer cities and Orange County. However, the median housing price for the City of Newburgh is actually lower than the median price for housing in Census Tract 4 where a number of mansions have been restored and skewed values upward.

Table 31: Median Housing Price

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Median Housing Price (dollars)	235,800	210,400	225,200	253,200	299,500	314,500

Source: American Community Survey, 2007-2011

## Median Monthly Rent

Newburgh's median rent is lower than the median rent in its peer cities. However, the gap in Newburgh's median rent (\$968) and Orange County's median rent (\$1,090) is not especially high.

Table 32: Median Monthly Rent

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Median Monthly Rent (dollars)	872	968	1,073	961	1,090	1,067

Source: American Community Survey, 2007-2011

## SECTION IV: ECONOMIC AND BUSINESS PROFILE

### Economic and Business Profile of the MSA

Table 33: Jobs within the Metropolitan Statistical Area, 2002 – 2010

NAICS INDUSTRY SECTOR	2002 COUNT	2002 SHARE	2010 COUNT	2010 SHARE	AVERAGE ANNUAL CHANGE	ANNUAL GROWTH RATE	2002 - 2010 GROWTH RATE
Agriculture, Forestry, Fishing and Hunting	1,163	0.50%	1,340	0.60%	22	1.65	13.21%
Mining, Quarrying, and Oil and Gas Extraction	202	0.10%	262	0.10%	8	2.86	22.90%
Utilities	1,450	0.60%	1,385	0.60%	-8	-0.59	-4.69%
Construction	9,859	4.20%	8,351	3.70%	-189	-2.26	-18.06%
Manufacturing	31,197	13.20%	18,328	8.00%	-1,609	-8.78	-70.21%
Wholesale Trade	9,905	4.20%	9,298	4.10%	-76	-0.82	-6.53%
Retail Trade	31,921	13.50%	32,801	14.30%	110	0.34	2.68%
Transportation and Warehousing	8,745	3.70%	8,985	3.90%	30	0.33	2.67%
Information	4,547	1.90%	3,867	1.70%	-85	-2.20	-17.58%
Finance and Insurance	7,207	3.00%	6,009	2.60%	-150	-2.49	-19.94%
Real Estate and Rental and Leasing	3,083	1.30%	2,525	1.10%	-70	-2.76	-22.10%
Professional, Scientific, and Technical Services	7,813	3.30%	8,678	3.80%	108	1.25	9.97%
Management of Companies and Enterprises	958	0.40%	1,904	0.80%	118	6.21	49.68%
Administration & Support, Waste Management and Remediation	8,577	3.60%	10,192	4.50%	202	1.98	15.85%
Educational Services	31,643	13.40%	32,397	14.20%	94	0.29	2.33%
Health Care and Social Assistance	37,972	16.10%	39,385	17.20%	177	0.45	3.59%
Arts, Entertainment, and Recreation	2,830	1.20%	3,376	1.50%	68	2.02	16.17%
Accommodation and Food Services	14,246	6.00%	15,456	6.80%	151	0.98	7.83%
Other Services (excluding Public Administration)	7,695	3.30%	7,938	3.50%	30	0.38	3.06%
Public Administration	15,291	6.50%	16,227	7.10%	117	0.72	5.77%
Total Jobs in MSA	<b>236,304</b>		<b>228,704</b>		-950	-0.42	-3.32%

Source: U.S. Census Bureau. 2013. OnTheMap Application. Longitudinal-Employer Household Dynamics Program.  
<http://onthemap.ces.census.gov/>

**Table 34: Cities with the Greatest Number of Jobs in the MSA in 2010**

CITY	TOTAL JOBS IN 2010
Poughkeepsie	14,078
Middletown	9,607
Newburgh	9,150
Woodbury village	6,444
Fairview	5,564
Goshen village	5,179
Gardnertown	4,689
Scotchtown	4,365
Beacon city	4,327
Mechanicstown	3,768

Source: U.S. Census Bureau. 2013. OnTheMap Application.  
Longitudinal-Employer Household Dynamics Program.  
<http://onthemap.ces.census.gov/>

### *Accessibility of Jobs within the MSA*

The table below classifies MSA jobs based on the distance between the business job location and the residential location of the employee.

**Table 35: Job Accessibility within MSA**

	COUNT	SHARE
Total All Jobs	228,704	100%
Less than 10 miles	105,116	46%
10 to 24 miles	59,491	26%
25 to 50 miles	27,360	12%
Greater than 50 miles	36,737	16%

Source: U.S. Census Bureau. 2013. OnTheMap Application.  
Longitudinal-Employer Household Dynamics Program.  
<http://onthemap.ces.census.gov/>

### *Residential Location of Employees working within the MSA in 2010*

Table 36 below is not a comprehensive inventory of the cities supplying labor resources to jobs within the MSA. Instead, the table presents a ranked listing of the incorporated cities with the highest number of residents working within the MSA.

**Table 36: Amount of Residents Working within MSA**

CITY	NUMBER OF RESIDENTS WORKING IN THE MSA	SHARE OF TOTAL EMPLOYEES IN THE MSA
New York City	11,455	5.0%
Poughkeepsie city	6,745	2.9%
Middletown city	5,858	2.6%
Newburgh city	5,099	2.2%
Beacon city	2,632	1.2%
Kiryas Joel village	2,455	1.1%
New Windsor	2,333	1.0%
Scotchtown	2,235	1.0%
Kingston city	2,033	0.9%
Port Jervis city	2,015	0.9%

Source: U.S. Census Bureau. 2013. OnTheMap Application.  
Longitudinal-Employer Household Dynamics Program.  
<http://onthemap.ces.census.gov/>

**Table 37: Job Flows for Employees and Employed Residents in the MSA**

	COUNT	SHARE
Total Number of Employed Persons Working in the MSA	228,704	100.0%
Total Number of Employed Residents Living in the MSA	275,018	120.3%
Net Job Inflow (+) or Outflow (-)	-46,314	-

Source: U.S. Census Bureau. 2013. OnTheMap Application.

## Orange County Economic and Business Profile

**Table 38: Orange County Employer Characteristics in 2011**

NAICS SECTOR	NUMBER OF ESTABLISHMENTS	PAID EMPLOYEES FOR PAY PERIOD INCLUDING MARCH 12 (NUMBER)	FIRST-QUARTER PAYROLL (\$1,000)	ANNUAL PAYROLL (\$1,000)
Total for all sectors	9,103	106,253	892,943	3,787,814
Agriculture, forestry, fishing and hunting	23	104	482	2,137
Mining, quarrying, and oil and gas extraction	4	0 - 19	192	1,271
Utilities	13	500 -999	n/a	n/a
Construction	1,053	3,925	36,760	187,595
Manufacturing	311	6,928	72,780	329,875
Wholesale trade	507	8,249	90,363	392,710
Retail trade	1,554	22,412	124,645	540,392
Transportation and warehousing	284	5,387	46,318	197,547
Information	151	2,367	34,671	128,924
Finance and insurance	438	3,763	47,881	175,324
Real estate and rental and leasing	368	1,415	11,123	48,875
Professional, scientific, and technical services	884	5,804	58,192	256,049
Management of companies and enterprises	36	1,082	19,531	77,089
Administrative and support and waste management and remediation services	480	5,967	34,655	152,171
Educational services	113	2,043	15,338	64,835
Health care and social assistance	977	20,052	213,723	855,131
Arts, entertainment, and recreation	150	1,696	5,718	28,834
Accommodation and food services	836	9,066	31,857	148,581
Other services (except public administration)	909	5,367	32,260	138,661
Industries not classified	12	a	S	179

Source: 2011 County Business Patterns: Geography Area Series: County Business Patterns

## Newburgh Economic and Business Profile

Table 39: Jobs within the City of Newburgh Compared to Jobs within the MSA, 2010

	CITY OF NEWBURGH		MSA		NEWBURGH SHARE COMPARED TO MSA SHARE
	Count	Share	Count	Share	
Agriculture, Forestry, Fishing and Hunting	0	0.00%	1,340	0.60%	-0.60%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	262	0.10%	-0.10%
Utilities	2	0.00%	1,385	0.60%	-0.60%
Construction	252	2.80%	8,351	3.70%	-0.90%
Manufacturing	485	5.30%	18,328	8.00%	-2.70%
Wholesale Trade	314	3.40%	9,298	4.10%	-0.70%
Retail Trade	324	3.50%	32,801	14.30%	-10.80%
Transportation and Warehousing	76	0.80%	8,985	3.90%	-3.10%
Information	124	1.40%	3,867	1.70%	-0.30%
Finance and Insurance	109	1.20%	6,009	2.60%	-1.40%
Real Estate and Rental and Leasing	113	1.20%	2,525	1.10%	0.10%
Professional, Scientific, and Technical Services	230	2.50%	8,678	3.80%	-1.30%
Management of Companies and Enterprises	29	0.30%	1,904	0.80%	-0.50%
Administration & Support, Waste Management and Remediation	647	7.10%	10,192	4.50%	2.60%
Educational Services	1,931	21.10%	32,397	14.20%	6.90%
Health Care and Social Assistance	3,191	34.90%	39,385	17.20%	17.70%
Arts, Entertainment, and Recreation	8	0.10%	3,376	1.50%	-1.40%
Accommodation and Food Services	482	5.30%	15,456	6.80%	-1.50%
Other Services (excluding Public Administration)	342	3.70%	7,938	3.50%	0.20%
Public Administration	491	5.40%	16,227	7.10%	-1.70%

Source: U.S. Census Bureau. 2013. OnTheMap Application.

Table 40: Jobs Held by Employed Residents of Newburgh Compared to Employees in Newburgh, 2010

SECTOR	EMPLOYED RESIDENTS LIVING IN NEWBURGH		EMPLOYEES WORKING IN NEWBURGH		DIFFERENCE IN SECTOR SHARE BETWEEN EMPLOYED RESIDENTS OF NEWBURGH AND EMPLOYEES WORKING IN NEWBURGH
	Count	Share	Count	Share	

<b>Agriculture, Forestry, Fishing and Hunting</b>	41	0.40%	0	0.00%	0.40%
<b>Mining, Quarrying, and Oil and Gas Extraction</b>	5	0.00%	0	0.00%	0.00%
<b>Utilities</b>	72	0.70%	2	0.00%	0.70%
<b>Construction</b>	325	3.20%	252	2.80%	0.40%
<b>Manufacturing</b>	708	6.90%	485	5.30%	1.60%
<b>Wholesale Trade</b>	664	6.50%	314	3.40%	3.10%
<b>Retail Trade</b>	1,445	14.00%	324	3.50%	10.50%
<b>Transportation and Warehousing</b>	592	5.80%	76	0.80%	5.00%
<b>Information</b>	181	1.80%	124	1.40%	0.40%
<b>Finance and Insurance</b>	366	3.60%	109	1.20%	2.40%
<b>Real Estate and Rental and Leasing</b>	181	1.80%	113	1.20%	0.60%
<b>Professional, Scientific, and Technical Services</b>	415	4.00%	230	2.50%	1.50%
<b>Management of Companies and Enterprises</b>	121	1.20%	29	0.30%	0.90%
<b>Administration &amp; Support, Waste Management and Remediation</b>	642	6.20%	647	7.10%	-0.90%
<b>Educational Services</b>	947	9.20%	1,931	21.10%	-11.90%
<b>Health Care and Social Assistance</b>	1,796	17.50%	3,191	34.90%	-17.40%
<b>Arts, Entertainment, and Recreation</b>	123	1.20%	8	0.10%	1.10%
<b>Accommodation and Food Services</b>	758	7.40%	482	5.30%	2.10%
<b>Other Services (excluding Public Administration)</b>	348	3.40%	342	3.70%	-0.30%
<b>Public Administration</b>	560	5.40%	491	5.40%	0.00%

Table 41: Jobs in Newburgh in 2002 compared to Jobs in Newburgh in 2010

	COUNT	SHARE	COUNT	SHARE	ANNUALIZED CHANGE	% CHANGE FROM 2002 TO 2010
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%	#DIV/0!	0.00
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	#DIV/0!	0.00
Utilities	1	0.0%	2	0.0%	0.09	100.00
Construction	726	6.0%	252	2.8%	-0.12	-65.29
Manufacturing	848	7.1%	485	5.3%	-0.07	-42.81
Wholesale Trade	739	6.2%	314	3.4%	-0.10	-57.51
Retail Trade	1,117	9.3%	324	3.5%	-0.14	-70.99
Transportation and Warehousing	550	4.6%	76	0.8%	-0.22	-86.18
Information	125	1.0%	124	1.4%	0.00	-0.80
Finance and Insurance	454	3.8%	109	1.2%	-0.16	-75.99
Real Estate and Rental and Leasing	181	1.5%	113	1.2%	-0.06	-37.57
Professional, Scientific, and Technical Services	617	5.1%	230	2.5%	-0.12	-62.72

Management of Companies and Enterprises	41	0.3%	29	0.3%	-0.04	-29.27
Administration & Support, Waste Management and Remediation	477	4.0%	647	7.1%	0.04	35.64
Educational Services	1,986	16.5%	1,931	21.1%	0.00	-2.77
Health Care and Social Assistance	2,597	21.6%	3,191	34.9%	0.03	22.87
Arts, Entertainment, and Recreation	74	0.6%	8	0.1%	-0.24	-89.19
Accommodation and Food Services	532	4.4%	482	5.3%	-0.01	-9.40
Other Services (excluding Public Administration)	518	4.3%	342	3.7%	-0.05	-33.98
Public Administration	424	3.5%	491	5.4%	0.02	15.80

Table 42: Accessibility of Jobs within Newburgh, 2010

	COUNT	SHARE
Total All Jobs	9,150	100.00%
Less than 10 miles	4,689	51.20%
10 to 24 miles	2,488	27.20%
25 to 50 miles	1,053	11.50%
Greater than 50 miles	920	10.10%

Source: U.S. Census Bureau. 2013. OnTheMap Application.

Table 43: Residential Location of Employees Working within the Newburgh

CITY	COUNT	SHARE
Newburgh city, NY	1,182	12.90%
New Windsor CDP, NY	401	4.40%
Orange Lake CDP, NY	316	3.50%
New York city, NY	291	3.20%
Gardnertown CDP, NY	230	2.50%
Balmville CDP, NY	184	2.00%
Walden village, NY	163	1.80%
Vails Gate CDP, NY	154	1.70%
Beacon city, NY	151	1.70%
Middletown city, NY	141	1.50%
All Other Locations	5,937	64.90%

Source: U.S. Census Bureau. 2013. OnTheMap Application.

Table 44: Jobs Flow of Employees and Employed Residents of Newburgh, 2010

	COUNT	SHARE
Employed in the City of Newburgh	9,150	100.00%
Living in the City of Newburgh	10,290	112.50%
Net Job Inflow (+) or Outflow (-)	-1,140	-

Table 45: Sales Values, Payroll and Number of Employees for Newburgh Businesses, 2007

NAICS SECTOR	MEANING OF TYPE OF OPERATION OR TAX STATUS CODE	NUMBER OF EMPLOYER ESTABLISHMENTS	EMPLOYER VALUE OF SALES, SHIPMENTS, RECEIPTS, REVENUE, OR BUSINESS DONE (\$1,000)	ANNUAL PAYROLL (\$1,000)	NUMBER OF PAID EMPLOYEES FOR PAY PERIOD INCLUDING MARCH 12
Manufacturing	Total	43	122,360	25,252	753
Wholesale trade	Merchant wholesalers, except manufacturers' sales branches and offices	57	1,365,351	34,918	768
Retail trade	Total	117	359,890	31,644	1,397
Information	Total	14	n/a	n/a	100 to 249 employees
Real estate and rental and leasing	Total	47	17,325	4,619	176
Professional, scientific, and technical services	All establishments	63	60,271	28,824	494
Professional, scientific, and technical services	Establishments subject to federal income tax	62	n/a	n/a	250 to 499 employees
Professional, scientific, and technical services	Establishments exempt from federal income tax	1	n/a	n/a	0 to 19 employees
Administrative and support and waste management and remediation services	Total	35	60,606	23,852	706
Educational services	All establishments	4	215	88	8
Educational services	Establishments subject to federal income tax	3	n/a	n/a	0 to 19 employees
Educational services	Establishments exempt from federal income tax	1	n/a	n/a	0 to 19 employees
Health care and social assistance	All establishments	128	234,674	102,033	2,634
Health care and social assistance	Establishments subject to federal income tax	86	77,440	30,448	738
Health care and social assistance	Establishments exempt from federal income tax	42	157,234	71,585	1,896
Arts, entertainment, and recreation	All establishments	13	n/a	n/a	20 to 99 employees
Arts, entertainment, and recreation	Establishments subject to federal income tax	9	n/a	n/a	20 to 99 employees
Arts, entertainment, and recreation	Establishments exempt from federal income tax	4	n/a	n/a	0 to 19 employees
Accommodation and food services	Total	90	54,044	15,271	1,042
Other services (except	All establishments	68	22,966	6,996	354



public administration)					
Other services (except public administration)	Establishments subject to federal income tax	57	19,681	5,421	232
Other services (except public administration)	Establishments exempt from federal income tax	11	3,285	1,575	122

Source: U.S. Census Bureau. Economic Census

## SECTION V: TRANSPORTATION PROFILE

### Journey to Work Mode Choice

None of the geographic entities has a high use of public transportation. However, it is noteworthy that Newburgh does have an unusually high percentage (9%) of residents who walk as their primary means of getting to work.

Table 46: Journey to Work Mode Choice

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Workers Over the Age of 16	1,564	11,580	12,728	13,826	171,152	137,968	309,120
Car, truck, or van -- drove alone	49.2%	49.2%	61.8%	66.4%	71.6%	77.4%	74.2%
Car, truck, or van -- carpooled	26.5%	22.3%	17.9%	11.7%	11.5%	8.3%	10.1%
Public transportation (excluding taxicab)	4.9%	5.0%	5.2%	8.0%	5.2%	4.3%	4.8%
Walked	6.3%	9.0%	6.6%	6.7%	4.5%	4.2%	4.4%
Other means	8.4%	10.7%	4.9%	3.9%	2.0%	1.1%	1.6%
Worked at home	4.8%	3.8%	3.7%	3.2%	5.1%	4.8%	4.9%

Source: American Community Survey, 2007-2011

### Mean Travel Time

Although Orange County residents travel more than 30 minutes to get to work, the mean travel time for Newburgh residents is only 23 minutes. This low number suggests that a high percentage of Newburgh residents are working within the City.

Table 47: Mean Travel Time

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY	MSA
Mean Travel Time	27.8	23.0	29.9	23.0	33.5	30.1	32.0

Source: American Community Survey, 2007-2011

### Vehicular Access

Even though Newburgh does not have high rates of public transportation usage, the vehicular ownership data shows that almost a third of households in the City do not own a car.

Table 48: Vehicular Access

SUBJECT	CENSUS TRACT 4	NEWBURGH	MIDDLETOWN	POUGHKEEPSIE	ORANGE COUNTY	DUTCHESS COUNTY
Total Number of Occupied Housing Units	1,895	9,162	9,500	13,044	124,939	107,151
Percentage of Housing Units without a Car	46.8%	32.5%	18.9%	26.5%	9.6%	7.6%
Percentage of Housing Units with 1 car	35.1%	39.6%	34.7%	39.4%	30.1%	30.6%
Percentage of Housing Units with 2 cars	17.0%	21.3%	33.3%	25.0%	39.2%	39.7%
Percentage of Housing Units with 3 or more cars	1.1%	6.6%	13.1%	9.1%	21.1%	22.1%

Source: American Community Survey, 2007-2011

## SECTION VI: MARKET AREAS

The demand for a particular parcel of land is contingent upon identification of customers who can benefit from the development of that land as well the location of those customers. A development's customer base is described using the basic characteristics of individuals who will benefit from a parcel's development. A development site's market or "trade area" is the geographic area from which that development may draw customers. Depending on transactions related to a given parcel, the development of land may capture customers from trade areas ranging from discrete neighborhoods (such as a downtown district) to an entire municipality, to a municipality and its neighboring city, to a county, or to a larger region such as a metropolitan statistical area.

In the case of housing, the customer base generally includes the broadest range of users of housing including investors, renters, and purchasers. Customers of commercial space refer primarily to employers who make real property decisions based upon the growth of their industries. While employees consume commercial space by using their employers' work space, it is ultimately company owners who determine the amount and location of commercial space to acquire or lease. As such, the demand analysis for commercial office space focuses on the needs of employers rather than employees. Retail customers include the business owners requiring retail space, as well as the individuals who purchase goods and services from stores for private consumption.

The boundaries of customer demand are not the only factor in defining the scope of a trade area. Also relevant is the geographic scope of competing land use supply, the development sites offering the same potential for a particular development as a candidate site. For example, a housing developer may expect that a new 100-unit condominium building in a given city will have a primary market area defined by the city's municipal boundaries. The rationale for this trade area is partially because all residents within the city represent potential users of the housing project but also because other condominium projects within the city boundaries represent competing properties. If city residents are unlikely to pursue

housing outside of the city boundaries and if residents outside of the city are unlikely to purchase units in the new condominium, then the market area should be limited to the area within the city’s municipal boundaries. Therefore, the challenge for the developer is to capture enough of the demand for condo units within the city in order to ensure that the 100-unit condominium generates a return on investment.

Additionally, market areas can be delineated between primary trade areas and secondary trade areas. A primary trade area refers to the area with the greatest potential for capturing customer demand while a secondary trade area refers to areas adjacent to the primary area from which a new development can also draw customers but at a lower capture rate.

The size and scope of a trade area is not the same for each use. Housing customers, for example, are more likely to narrow their search for housing to a particular city and its surrounding areas. Commercial space, however, potentially can draw employers from a much larger region, especially if a city offers strong incentives, a superior system of transportation access, the right type of space, and access to a labor supply.

Table 49 below defines the customer base and presents the trade areas by use for the distressed properties in the North Broadway Neighborhood.

**Table 49: Trade Areas for Land Use Development in the North Broadway Neighborhood**

	HOUSING	COMMERCIAL
Customer Base	<ul style="list-style-type: none"> <li>▪ Users of housing including investors, renters, and owner-occupying purchasers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Employers requiring office space</li> </ul>
Primary Trade Area	<ul style="list-style-type: none"> <li>▪ City of Newburgh</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Newburgh</li> </ul>
Secondary Trade Area	<ul style="list-style-type: none"> <li>▪ Greater Newburgh including the City of Newburgh, the Town of Newburgh, Town of Windsor, and the City of Beacon.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metropolitan Statistical Area of Poughkeepsie- Newburgh- Middletown</li> </ul>

## SECTION VII: FORECASTS

Presented in this section are population and employment forecasts for Year 2020. The population forecasts are presented for two geographic areas: the City of Newburgh and Greater Newburgh defined as the City of Newburgh, the Town of Newburgh, the Town of New Windsor, and the City of Beacon. Population forecasts were provided for these two geographies because they respectively refer to the primary and secondary market zones for housing located within the North Broadway Neighborhood.

Employment forecasts were prepared for (1) the City of Newburgh and (2) the Poughkeepsie – Newburgh - Middletown Metropolitan Statistical Area since these two geographies respectively represent the primary and secondary trade areas for commercial office space located within the North Broadway Neighborhood.

### Population Forecasts

The best source for population forecasts for the City of Newburgh is Orange County’s Planning Department. The County prepares different population projections based upon different factors in order to address different planning issues:

- An average annualized growth factor is calculated for the period from 2000 to 2010 and then adjusted for anticipated economic cycles.
- The rate of gross growth from 2000 to 2010 in a given area is applied to that area’s population in 2010 to project the population in 2020.
- A growth rate for new housing construction can be calculated by averaging the number of building permits issued over the last 30 years. By applying this growth rate to the baseline number of housing units in a current year and multiplying it by an estimate for standard household size, future population is estimated.
- Lastly, long-term historical population growth trends from 1894 to the present are used to estimate future population.

#### *City of Newburgh Population Forecast for 2020*

Presented in Table 50 below are population estimates for the City of Newburgh from all four approaches. Given the relative similarity of all four estimates, there is not a significant risk of distortion from using one approach over another as part of the demand analysis. For ease of simplicity, though, all land use demand analyses in this chapter use the projected population of 29,433 that was derived by assuming a constant rate of growth (2.2%) that is equal to the growth rate from 2000 to 2010.

Table 50: 2020 Population forecast for City of Newburgh

POPULATION IN 2010 BASED ON DECENNIAL CENSUS DATA	PROJECTION FOR 2020 ASSUMING CONSTANT RATE OF GROWTH (2.2%) EQUAL TO GROWTH RATE FROM 2000 TO 2010	PROJECTION FOR 2020 USING ANNUAL GROWTH RATE AVERAGED FROM 2000-2010 AND ADJUSTED FOR ECONOMIC FACTORS	PROJECTION FOR 2020 USING HISTORIC AVERAGE BUILDING PERMIT ACTIVITY	POPULATION PROJECTION FOR 2020 USING HISTORICAL POPULATION GROWTH SINCE 1894
28,866	29,433	29,471	28,453	28,704

Source: Orange County Department of Planning

#### *Population Forecast for Greater Newburgh*

Presented in Table 51 below are population estimates for Greater Newburgh from all four approaches. For ease of simplicity, land use demand analyses in this chapter use the projected population of 106,043 that was derived by assuming a constant rate of growth equal to the growth rate from 2000 to 2010 for each of the four places within Greater Newburgh. The cumulative rate of growth is 6.6%.

Table 51: Population forecast for Greater Newburgh

PLACES	POPULATION IN 2010 BASED ON DECENNIAL CENSUS DATA	PROJECTION FOR 2020 ASSUMING CONSTANT RATE OF GROWTH EQUAL TO GROWTH RATE FROM 2000 TO 2010	PROJECTION FOR 2020 USING ANNUAL GROWTH RATE AVERAGED FROM 2000-2010 AND ADJUSTED FOR ECONOMIC FACTORS	PROJECTION FOR 2020 USING HISTORIC AVERAGE BUILDING PERMIT ACTIVITY	POPULATION PROJECTION FOR 2020 USING HISTORICAL POPULATION GROWTH SINCE 1894
Newburgh (City)	28,866	29,471	29,433	28,453	28,704
Newburgh (Town)	29,801	32,305	32,218	35,687	40,021
New Windsor	25,244	27,996	28,139	28,175	34,181
Beacon	15,541	16,271	n/a	n/a	n/a
Total Population	99,452	106,043	n/a	n/a	n/a

## Employment Forecasts

### *Projected Employment in the City of Newburgh*

The City of Newburgh does not forecast employment. For this reason, an original forecast was prepared by using historical census data for employment in 2002 and 2011 in the City of Newburgh. The data was used to generate an average annual growth factor that was then applied on an annual, compounding basis, to derive a projected number of jobs for 2020 disaggregated by sector.

Table 51: 2020 Job forecast for City of Newburgh

	NUMBER OF JOBS IN 2011	NUMBER OF JOBS IN 2002	RAW DIFFERENCE BETWEEN THE JOBS IN NEWBURGH IN 2011 and 2002	GROWTH RATE	EMPLOYMENT MULTIPLIER	NUMBER OF JOBS FORECAST FOR NEWBURGH IN 2020
Agriculture, Forestry, Fishing and Hunting	0	0	0	0%	1	0
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0%	1	0
Utilities	0	1	-1	-100%	0	0
Construction	211	703	-492	-14%	-0.139668367	47
Manufacturing	494	776	-282	-5%	-0.05488827	281
Wholesale Trade	301	707	-406	-10%	-0.101240725	104
Retail Trade	309	1,019	-710	-14%	-0.138563961	70
Transportation and Warehousing	42	510	-468	-27%	-0.268086278	2
Information	100	111	-11	-1%	-0.012960285	88

Finance and Insurance	108	429	-321	-16%	-0.158370774	19
Real Estate and Rental and Leasing	103	175	-72	-6%	-0.064109806	53
Professional, Scientific, and Technical Services	200	594	-394	-13%	-0.127218677	51
Management of Companies and Enterprises	29	39	-10	-4%	-0.036355884	20
Administration & Support, Waste and Remediation	671	438	233	5%	1.054765828	1144
Educational Services	1,803	1,773	30	0%	1.002099566	1841
Health Care and Social Assistance	2,891	2,364	527	3%	1.025475001	3718
Arts, Entertainment, and Recreation	20	46	-26	-10%	-0.098877112	7
Accommodation and Food Services	500	456	44	1%	1.011580957	561
Other Services (excluding Public Administration)	269	464	-195	-7%	-0.065876522	136
Public Administration	498	406	92	3%	1.025859569	643
Total??	8,549	11,011	-2462			8,784

### *Projected Employment in Greater Newburgh*

The State of New York generates employment projections at the regional level. These projections are presented in Table 52 below.

**Table 52: Job forecast for Greater Newburgh**

EMPLOYMENT SECTOR	NUMBER OF JOBS IN 2010	NUMBER OF JOBS FORECAST FOR 2020	RAW DIFFERENCE IN JOBS IN THE HUDSON VALLEY IN 2010 and 2020	GROWTH FACTOR
Agriculture, Forestry, Fishing and Hunting	4,780	4,070	-710	-15%
Mining, Quarrying, and Oil and Gas Extraction	610	530	-80	-13%
Utilities	5,840	5,420	-420	-7%
Construction	40,520	45,870	5,350	13%
Manufacturing	49,360	45,630	-3,730	-8%
Wholesale Trade	32,400	34,840	2,440	8%
Retail Trade	111,250	118,070	6,820	6%
Transportation and Warehousing	25,200	27,550	2,350	9%
Information	19,420	18,850	-570	-3%
Financial Activities (including Real Estate)	33,270	32,060	1,210	-4%
Real Estate and Rental and Leasing	11,610	12,650	1,040	9%
Professional, Scientific, and Technical Services	42,320	46,490	4,170	10%
Management of Companies and Enterprises	12,860	14,160	1,300	10%

Administration & Support, Waste Management and Remediation	40,490	47,370	6,880	17%
Educational Services	118,440	123,430	4,990	4%
Health Care and Social Assistance	153,510	186,270	32,760	21%
Arts, Entertainment, and Recreation	15,930	20,510	4,580	29%
Accommodation and Food Services	58,590	65,550	6,960	12%
Other Services (excluding Public Administration)	41,460	49,340	7,880	19%
Public Administration	80,530	78,180	-2,350	-3%
Total	898,390	976,840	80,870	9%

## SECTION VIII: DEMAND ANALYSIS

### Housing Demand Analysis in the Primary Trade Area

The primary market area for new housing in Newburgh's the North Broadway Neighborhood is the City of Newburgh. The demand for new housing may be expressed by the following equation<sup>2</sup>:

$$(cH + nR) - (V_a - V_n) - UC_a - UC_n = \text{demand for new housing units}$$

Where  $cH$  = change in the number of households in the community or market area over a given period

$nR$  = net removals of units (demolitions) from the housing inventory

$V_a$  = actual vacancies

$V_n$  = frictional vacancy (normal vacancy in a balanced market)

$UC_a$  = actual housing units under construction

$UC_n$  = the normal (average) number of units under construction

Data collection (as presented in Chapter 1 and the forecasts in this chapter) yields the following inputs for the equation:

$cH$  = 567 New Persons / 3.09 Average Persons in a Household = 183 Households in 2020

$nR$  = 35 demolitions based upon an estimate of 5 demolitions each year from 2014 to 2020.

$V_a$  = 1770

$V_n$  = 546

$UC_a$  = 8

$UC_n$  = 9

Plugging in the inputs into the formula yields the following equation and result:

$$(183 + 35) - (1758 - 546) - (8 - 9) = \text{NET SURPLUS OF 993 HOUSING UNITS}$$

<sup>2</sup> Equation is from Stephen Fanning's (2005) Market Analysis for Real Estate: Concepts and Applications in Valuation and Highest and Best Use

While the demand analysis indicates a significant net surplus of housing units, the analysis does not account for the state of that housing. As noted in Chapter 1, approximately 15% of Newburgh’s total housing stock is substandard according to the City’s comprehensive plan. This will include many units in the Reuse Plan’s study area where issues such as asbestos, lead contamination, or other public health and safety problems render those units uninhabitable. Consequently, while there may be net surplus of 993 housing units, many of those units will require significant rehabilitation or complete redevelopment.

### Housing Demand Analysis in the Secondary Trade Area

The secondary trade area for new housing in Newburgh’s the North Broadway Neighborhood is Greater Newburgh defined as City of Newburgh, Town of Newburgh, Town of New Windsor, and City of Beacon. Using the same formula as above, the following inputs may be used:

$$cH = 6591 / 2.72 \text{ Weighted Average Persons in a Household} = 2423 \text{ New Households in 2020}$$

$$nR = 35 \text{ demolitions (all from City of Newburgh and none from other places in Greater Newburgh)}$$

$$V_a = 3033$$

$$V_n = 546 \text{ (City of Newburgh)} + 575 \text{ (Town of Newburgh)} + 500 \text{ (New Windsor)} + 219 \text{ (Beacon)} = 1,840$$

$$UC_a = 8 \text{ (City of Newburgh)} + 25 \text{ (Town of Newburgh)} + 237 \text{ (New Windsor)} + 6 \text{ (Beacon)} = 276$$

$$UC_n = 9 \text{ (City of Newburgh)} + 154 \text{ (Town of Newburgh)} + 122 \text{ (New Windsor)} + 25 \text{ (Beacon)} = 310$$

Plugging in the inputs into the formula yields the following equation and result:

$$(2423 + 35) - (3033 - 1840) - (276 - 310) = 5827$$

$$2458 - 1193 - (-34) = \mathbf{1299 \text{ NEW HOUSING UNITS DEMANDED BY 2020}}$$

### Office Space Demand Analysis for Primary Trade Area

The demand for office space in the North Broadway Neighborhood may be derived through the following formula:

$$cOE \times SF \text{ OS/E} \times CRm = \text{square footage of office space demand in the submarket}^3$$

where cOE = change in the number of office employees over a given period

SFOS/E = the number of square feet of office space per employee

Crm = capture rate for the submarket

While the analyses below are principally based upon this equation, the projections for commercial office space demand are broken down by economic sector since not all types of jobs require office space. The impact of anticipated shifts in employment levels are only factored into the office space demand analysis if those jobs are in industries generally

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<sup>3</sup> Equation is from Stephen Fanning’s (2005) Market Analysis for Real Estate: Concepts and Applications in Valuation and Highest and Best Use



requiring office space. These industries include: Information; Finance and Insurance; Real Estate and Rental and Leasing; Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Educational Services; Health Care and Social Assistance; Other Services (excluding Public Administration); and Public Administration. All analyses follow an industry standard of estimating a need for 225 square feet of office space per employee.

The primary trade area for new office space in the North Broadway Neighborhood is the City of Newburgh. For purposes of analysis, a capture rate of 75% has been used. Although this percentage is high, it is not unrealistic given the City of Newburgh’s capacity to channel and incentivize new commercial development to the downtown. Table 53 below presents the analysis that concludes that by year 2020, the demand for office space will be approximately 128,000 square feet greater than existing demand levels. However, is important to note that this estimate is not adjusted for current vacancy levels or planned demolition of commercial office space. Additional data, currently unavailable, is required to refine the estimate.

Table 53: Future office space demand City of Newburgh

	NUMBER OF JOBS IN 2011	NUMBER OF JOBS IN 2002	AVERAGE ANNUAL EMPLOYMENT GROWTH RATE ((FINAL/INITIAL)^(1/8YEARS)-1)	SUPPORTABLE COMMERCIAL OFFICE SPACE (SF) IN 2011 BASED	SUPPORTABLE COMMERCIAL OFFICE SPACE (SF) IN 2020	CHANGE IN OFFICE SPACE DEMAND FROM 2011 TO 2020 (SQUARE FEET)
Agriculture, Forestry, Fishing and Hunting	0	0	0%			
Mining, Quarrying, and Oil and Gas	0	0	0%			
Utilities	0	1	-100%			
Construction	211	703	-14%			
Manufacturing	494	776	-5%			
Wholesale Trade	301	707	-10%			
Retail Trade	309	1,019	-14%			
Transportation and Warehousing	42	510	-27%			
Information	100	111	-1%	22,500	19748	(2,751.74)
Finance and Insurance	108	429	-16%	24,300	4333	(19,966.74)
Real Estate and Rental and Leasing	103	175	-6%	23,175	11947	(11,227.73)
Professional, Scientific, and Technical Services	200	594	-13%	45,000	11542	(33,458.38)
Management of Companies and Enterprises	29	39	-4%	6,525	4506	(2,019.46)
Administration & Support, Waste	671	438	5%			

Management and Remediation						
Educational Services	1,803	1,773	0%	405,675	414,273	8,598.34
Health Care and Social Assistance	2,891	2,364	3%	650,475	836,530	186,054.74
Arts, Entertainment, and Recreation	20	46	-10%			
Accommodation and Food Services	500	456	1%			
Other Services (excluding Public Administration)	269	464	-7%	60,525	30,618	(29,906.94)
Public Administration	498	406	3%	112,050	144,641	32,590.86
Total?	8,549	11,011		1,350,225		<b>127,913</b>

### Office Space Demand for Secondary Trade Area

The secondary trade area for new office space development in the North Broadway Neighborhood is the Metropolitan Statistical Area for Poughkeepsie – Newburgh – Middletown. The table below shows that by year 2020, there will be a demand for an additional 17.65 million square feet of office space in the Hudson Valley. Additional analysis of vacancies, utilization rates, and economic trends is required to refine this estimate. No effort has been made to apply a capture rate to this estimate in order to forecast the portion of office space demand that could be channeled to the City of Newburgh. Unlike the primary trade area, the secondary trade area is not within the jurisdiction of the City of Newburgh. The city's capacity to capture this demand will be highly dependent on its outreach to companies, economic development incentive programs, and the competitive advantage of Newburgh office spaces over other office facilities in the market.

Table 54: Future office space demand in MSA for Poughkeepsie-Newburgh-Middletown

EMPLOYMENT SECTOR	NUMBER OF JOBS IN 2010	JOBS FORECAST FOR 2020	RAW DIFFERENCE IN JOBS IN 2010 AND 2020	GROWTH FACTOR	DEMAND FOR OFFICE SPACE IN 2010	DEMAND FOR OFFICE SPACE IN 2020	DIFFERENCE IN OFFICE SPACE DEMAND IN 2010 AND 2020
Agriculture, Forestry, Fishing and Hunting	4,780	4,070	-710	-15%			
Mining, Quarrying, and Oil and Gas Extraction	610	530	-80	-13%			
Utilities	5,840	5,420	-420	-7%			
Construction	40,520	45,870	5,350	13%			
Manufacturing	49,360	45,630	-3,730	-8%			
Wholesale Trade	32,400	34,840	2,440	8%			

Retail Trade	111,250	118,070	6,820	6%			
Transportation and Warehousing	25,200	27,550	2,350	9%			
Information	19,420	18,850	-570	-3%	4,369,500	4,241,250	(128,250)
Financial Activities (including Real Estate)	33,270	32,060	1,210	-4%	7,485,750	7,213,500	(272,250)
Real Estate and Rental and Leasing	11,610	12,650	1,040	9%	2,612,250	2,846,250	234,000
Professional, Scientific, and Technical Services	42,320	46,490	4,170	10%	9,522,000	10,460,250	938,250
Management of Companies and Enterprises	12,860	14,160	1,300	10%	2,893,500	3,186,000	292,500
Administration & Support, Waste Management and Remediation	40,490	47,370	6,880	17%			
Educational Services	118,440	123,430	4,990	4%	26,649,000	27,771,750	1,122,750
Health Care and Social Assistance	153,510	186,270	32,760	21%	34,539,750	41,910,750	7,371,000
Arts, Entertainment, and Recreation	15,930	20,510	4,580	29%			
Accommodation and Food Services	58,590	65,550	6,960	12%			
Other Services (excluding Public Administration)	41,460	49,340	7,880	19%	9,328,500	11,101,500	1,773,000
Public Administration	80,530	78,180	-2,350	-3%	18,119,250	17,590,500	(528,750)
<b>Total</b>	<b>898,390</b>	<b>976,840</b>	<b>80,870</b>	<b>9%</b>	<b>202,137,750</b>	<b>219,789,000</b>	<b>17,651,250</b>

## SECTION IX: COMPETITIVE SUPPLY INVENTORY

### Methodology

The primary purpose of the competitive supply inventory is to gain a general sense of the types of apartments currently available for rent in the primary and secondary housing market areas. A secondary objective of the analysis is to collect rental data that eventually might inform the cash flow statements generated for any prospective housing development projects in the highly distressed neighborhood. This inventory is not used to modify the housing demand estimates presented in the previous sections. Four websites were used in order to search for apartment listings in the City of Newburgh, the Town of Newburgh, Beacon, and New Windsor:

1. <http://www.zillow.com/> (“Zillow”)

2. <http://hudsonvalley.craigslist.org> (“Craigslist”)
3. <http://www.trulia.com> (“Trulia”)
4. <http://www.apartmentlist.com/ny/new-windsor#map> (“Apartment List”)

For each website, housing units were included in the sample if they met the following criteria:

- Listed as “available”
- Not listed specifically for a niche group (e.g., Seniors)
- Not referenced previously on a different website
- Listing included layout and monthly rent

Other information captured, where available, includes the type of building, square footage, price per square foot, whether the unit is listed as “affordable” or eligible for housing assistance, source, and URL of the listing.

## Summary of Findings

The Tables 55 and 56 below present asking and average median rents of competing housing units for each of the four cities included in the competitive supply analysis. These rents are not statistically significant and reflect only a small pool of housing units. However, they at least provide a general starting point for gauging the going rents in the primary and secondary housing market areas.

Table 55: Asking Median Rents of Competing Housing Units

Type of Unit	City of Newburgh	Town of Newburgh	New Windsor	Beacon
Studio	n/a	n/a	715	805
1 Bedroom	950	900	850	875
2 Bedroom	1000	1100	1250	1125
3 Bedroom	1544	1500	1500	1650

Table 56: Average Median Rents of Competing Housing Units

Type of Unit	City of Newburgh	Town of Newburgh	New Windsor	Beacon
Studio	n/a	n/a	715	805
1 Bedroom	950	963	848	883
2 Bedroom	1097	1192	1271	1169
3 Bedroom	1544	1432	1574	1582

Median rents were mainly comparable across the four jurisdictions for all layouts listed. However, one-bedroom apartments in the City of Newburgh were more expensive than the other three municipalities.

There were notable differences in the availability and composition of listings between the four locations. Both the City and Town of Newburgh seemed to be in short supply of listings for studio and one-bedroom apartments, as well as for three-bedroom apartments. In

Beacon, the majority of listings were for three-bedroom apartments, while in New Windsor, most listings were for one- and two-bedroom apartments.

One interesting finding is the approach to listing and listing information between the four towns. In general, listings in the City of Newburgh were the least informative about factors like square-footage and utilities. By contrast, listings in Beacon offered the most comprehensive information for consumers. Listings in Beacon also seemed to most directly address availability to Section 8 vouchers or other types of housing assistance, whereas listings in the City of Newburgh at most (and infrequently) referenced “affordable” as an indicator of housing assistance. More specifically, this arose only in ads in Newburgh related to the known Liberty housing projects, some of which were listed for quite some time.

## Inventories

Tables 57 through 60 below present all supply inventory data collected for the City of Newburgh, Town of Newburgh, New Windsor, and Beacon.

Table 57: City of Newburgh Competitive Supply Inventory

TYPE	BATHROOMS	MONTHLY RENT	SQ FOOTAGE	RENT/SQFT	ADDRESS	COMMENTS	URL
1 Bedroom	1	\$999				Apartment	<a href="http://hudsonvalley.craigslist.org/apa/3981200964.html">http://hudsonvalley.craigslist.org/apa/3981200964.html</a>
1 Bedroom	1	\$850					<a href="http://hudsonvalley.craigslist.org/apa/4012049820.html">http://hudsonvalley.craigslist.org/apa/4012049820.html</a>
1 Bedroom	1	\$950			70 Johnes #301E	Condo	<a href="http://www.apartmentlist.com/ny/newburgh#u8395482">http://www.apartmentlist.com/ny/newburgh#u8395482</a>
1 Bedroom	1	\$850			258 Montgomery	Apartment	<a href="http://www.zillow.com/homedetails/258-Montgomery-St-Newburgh-NY-12550/55485541_zpid/">http://www.zillow.com/homedetails/258-Montgomery-St-Newburgh-NY-12550/55485541_zpid/</a>
1 Bedroom	1	\$1,100	1140	\$0.965	350 N Water Street	Apartment, ad up for 159 days	<a href="http://www.zillow.com/homedetails/350-N-Water-St-Newburgh-NY-12550/31796252_zpid/">http://www.zillow.com/homedetails/350-N-Water-St-Newburgh-NY-12550/31796252_zpid/</a>
2 Bedroom	1	\$999	700	\$1.427	497 Liberty Street	35 units total, "affordable"	<a href="http://www.trulia.com/rental-community/9000055610/Liberty-Square-Apartments-497-Liberty-St-Newburgh-NY-12550/">http://www.trulia.com/rental-community/9000055610/Liberty-Square-Apartments-497-Liberty-St-Newburgh-NY-12550/</a>
2 Bedroom	1	\$1,000			"West End"	Apartment	<a href="http://hudsonvalley.craigslist.org/apa/4032286974.html">http://hudsonvalley.craigslist.org/apa/4032286974.html</a>
2 Bedroom	1	\$845			210 Liberty Street	Section 8 accepted	<a href="http://hudsonvalley.craigslist.org/apa/4031728306.html">http://hudsonvalley.craigslist.org/apa/4031728306.html</a>
2 Bedroom	1.5	\$1,400			51 Highland Terrace	Duplex, includes agent fee	<a href="http://www.trulia.com/rental/3128978729-51-B-Highland-Ter-Newburgh-NY-12550#photo-2">http://www.trulia.com/rental/3128978729-51-B-Highland-Ter-Newburgh-NY-12550#photo-2</a>
2 Bedroom	1	\$1,250			Montgomery Street	Multifamily house (2)	<a href="http://www.apartmentlist.com/ny/newburgh#u15827771">http://www.apartmentlist.com/ny/newburgh#u15827771</a>
2 Bedroom	2	\$1,300			North Street	Multifamily house (2)	<a href="http://www.apartmentlist.com/ny/newburgh#u8018035">http://www.apartmentlist.com/ny/newburgh#u8018035</a>
2 Bedroom	1	\$875			Overlook Place	Multifamily house (2)	<a href="http://www.apartmentlist.com/ny/newburgh#u8175963">http://www.apartmentlist.com/ny/newburgh#u8175963</a>
2 Bedroom	1	\$900			Liberty Street	Multifamily house	<a href="http://www.apartmentlist.com/ny/newburgh#u1190600">http://www.apartmentlist.com/ny/newburgh#u1190600</a>
2 Bedroom	2	\$1,200			424 Carpenter	Condo	<a href="http://www.zillow.com/homedetails/424-Carpenter-Ave-APT-15-Newburgh-NY-12550/2111192435_zpid/">http://www.zillow.com/homedetails/424-Carpenter-Ave-APT-15-Newburgh-NY-12550/2111192435_zpid/</a>
2 Bedroom	1	\$900			85 Liberty Street	Apartment, ad up for 589 days	<a href="http://www.zillow.com/homedetails/85-Liberty-St-Newburgh-NY-12550/2125429045_zpid/">http://www.zillow.com/homedetails/85-Liberty-St-Newburgh-NY-12550/2125429045_zpid/</a>
2 Bedroom	1.5	\$1,400	1164	\$1.203	9 W Stone Street	Single family house	<a href="http://www.zillow.com/homedetails/9-W-Stone-St-Newburgh-NY-12550/31843461_zpid/">http://www.zillow.com/homedetails/9-W-Stone-St-Newburgh-NY-12550/31843461_zpid/</a>
3 Bedroom	2.5	\$1,138	1100	\$1.035	497 Liberty Street	35 units total	<a href="http://www.trulia.com/rental-community/9000055610/Liberty-Square-Apartments-497-Liberty-St-Newburgh-NY-12550/">http://www.trulia.com/rental-community/9000055610/Liberty-Square-Apartments-497-Liberty-St-Newburgh-NY-12550/</a>
3 Bedroom	2.5	\$1,950			142 High Point Circle	Condo	<a href="http://www.trulia.com/rental/3128608048-142-High-Point-Cir-Newburgh-NY-12550">http://www.trulia.com/rental/3128608048-142-High-Point-Cir-Newburgh-NY-12550</a>

Table 58: Town of Newburgh Competitive Supply Inventory

TYPE	BATHROOMS	MONTHLY RENT	SQ FOOTAGE	RENT/SQFT	ADDRESS	COMMENTS	URL
1 Bedroom	1	\$900			10 Putnam Street	Single family house	<a href="http://www.trulia.com/rental/3087636301-10-Putnam-St-Newburgh-NY-12550#photo-1">http://www.trulia.com/rental/3087636301-10-Putnam-St-Newburgh-NY-12550#photo-1</a>
1 Bedroom	1	\$850			45 Kettle Ct	Single family house	
1 Bedroom	1	\$1,200				Single family house	<a href="http://hudsonvalley.craigslist.org/apa/4015831198.html">http://hudsonvalley.craigslist.org/apa/4015831198.html</a>
1 Bedroom	1	\$900				Condo	<a href="http://hudsonvalley.craigslist.org/apa/3998268562.html">http://hudsonvalley.craigslist.org/apa/3998268562.html</a>
2 Bedroom	1	\$995			901 Parr Meadow Drive	Condo	<a href="http://www.trulia.com/rental/3036014906-901-Parr-Meadow-Dr-Newburgh-NY-12550">http://www.trulia.com/rental/3036014906-901-Parr-Meadow-Dr-Newburgh-NY-12550</a>
2 Bedroom	1	\$1,400	1430	\$0.979	191 Dubois Street	Apt	<a href="http://www.trulia.com/rental/3129104874-191-Dubois-St-Newburgh-NY-12550">http://www.trulia.com/rental/3129104874-191-Dubois-St-Newburgh-NY-12550</a>
2 Bedroom	1	\$1,100			16 Atwood Lane	Single family house	
2 Bedroom	1	\$1,100	800	\$1.375		Apartment	<a href="http://hudsonvalley.craigslist.org/apa/4032579550.html">http://hudsonvalley.craigslist.org/apa/4032579550.html</a>
2 Bedroom	2	\$1,500	1200	\$1.250	1126 Maggie Road	Condo	<a href="http://www.zillow.com/homedetails/1126-Maggie-Rd-Newburgh-NY-12550/70912711_zpid/">http://www.zillow.com/homedetails/1126-Maggie-Rd-Newburgh-NY-12550/70912711_zpid/</a>
2 Bedroom	1	\$1,000	900	\$1.111	1203 Mcintosh Place	Condo	<a href="http://www.zillow.com/homedetails/1203-Mcintosh-Pl-1203-Newburgh-NY-12550/2112475805_zpid/">http://www.zillow.com/homedetails/1203-Mcintosh-Pl-1203-Newburgh-NY-12550/2112475805_zpid/</a>
2 Bedroom	1	\$1,250	1734	\$0.721	2 Frozen Ridge	Single family house	<a href="http://www.zillow.com/homedetails/2-Frozen-Ridge-Rd-Newburgh-NY-12550/31840659_zpid/">http://www.zillow.com/homedetails/2-Frozen-Ridge-Rd-Newburgh-NY-12550/31840659_zpid/</a>
3 Bedroom	1	\$1,200			1903 Courtland Drive	Condo	<a href="http://www.trulia.com/rental/3110277136-1903-Cortland-Dr-Newburgh-NY-12550">http://www.trulia.com/rental/3110277136-1903-Cortland-Dr-Newburgh-NY-12550</a>
3 Bedroom	1	\$1,500			7 Westwood Drive	Single family house	<a href="http://www.trulia.com/rental/3129294967-7-Westwood-Dr-Newburgh-NY-12550">http://www.trulia.com/rental/3129294967-7-Westwood-Dr-Newburgh-NY-12550</a>
3 Bedroom	1.5	\$1,595			Brewer Road	Multifamily house (2)	<a href="http://hudsonvalley.craigslist.org/apa/3986634793.html">http://hudsonvalley.craigslist.org/apa/3986634793.html</a>

Table 59: New Windsor Competitive Supply Inventory

TYPE	BATHROOMS	MONTHLY RENT	SQ FOOTAGE	RENT/SQFT	ADDRESS	COMMENTS	URL
Studio	1	\$715			Olde Forge Hill	Apartment	<a href="http://www.apartmentlist.com/ny/vails-gate#p26994">http://www.apartmentlist.com/ny/vails-gate#p26994</a>
1 Bedroom	1	\$700			Chaleff Lane	Single Family Home	<a href="http://www.trulia.com/rental/3128573841--Chaleff-Ln-New-Windsor-NY-12553">http://www.trulia.com/rental/3128573841--Chaleff-Ln-New-Windsor-NY-12553</a>
1 Bedroom	1	\$850			10 Oakwood Terrace	Apartment	<a href="http://www.trulia.com/rental/3041055229-10-Oakwood-Ter-New-Windsor-NY-12553">http://www.trulia.com/rental/3041055229-10-Oakwood-Ter-New-Windsor-NY-12553</a>
1 Bedroom	1	\$920	760	\$1.211	Knox Village	Apartment Homes "affordable"	<a href="http://hudsonvalley.craigslist.org/apa/4030330029.html">http://hudsonvalley.craigslist.org/apa/4030330029.html</a>
1 Bedroom	1	\$825					<a href="http://hudsonvalley.craigslist.org/apa/4028842361.html">http://hudsonvalley.craigslist.org/apa/4028842361.html</a>
1 Bedroom	1	\$775			234 Walsh Avenue	Apartment	<a href="http://www.zillow.com/homedetails/234-Walsh-Ave-New-Windsor-NY-12553/84102763_zpid/">http://www.zillow.com/homedetails/234-Walsh-Ave-New-Windsor-NY-12553/84102763_zpid/</a>
1 Bedroom	1	\$885	700	\$1.264	Squire Village	Condo	<a href="http://www.apartmentlist.com/ny/new-windsor#map/p16704">http://www.apartmentlist.com/ny/new-windsor#map/p16704</a>
1 Bedroom	1	\$940	820	\$1.146	Squire Village	Condo	<a href="http://www.apartmentlist.com/ny/new-windsor#map/p16704">http://www.apartmentlist.com/ny/new-windsor#map/p16704</a>
1 Bedroom	1	\$925	750	\$1.233	New Windsor Gardens	Apartment	<a href="http://www.apartmentlist.com/ny/new-windsor#p28749">http://www.apartmentlist.com/ny/new-windsor#p28749</a>
1 Bedroom	1	\$815			Olde Forge Hill	Apartment	<a href="http://www.apartmentlist.com/ny/vails-gate#p26994">http://www.apartmentlist.com/ny/vails-gate#p26994</a>
2 Bedroom	2	\$1,400			1055 Washington Grn	Single Family Home (complex?)	<a href="http://www.trulia.com/rental/3129034458-1055-Washington-Grn-New-Windsor-NY-12553">http://www.trulia.com/rental/3129034458-1055-Washington-Grn-New-Windsor-NY-12553</a>
2 Bedroom	2	\$1,600			1024 Washington Grn	Single Family Home (complex?)	<a href="http://www.trulia.com/rental/3029589408-1024-Washington-Grn-New-Windsor-NY-12553#photo-3">http://www.trulia.com/rental/3029589408-1024-Washington-Grn-New-Windsor-NY-12553#photo-3</a>
2 Bedroom	2	\$1,250			276 Temple Hill Road	Multifamily home	<a href="http://www.trulia.com/rental/3000117934-276-Temple-Hill-Rd-New-Windsor-NY-12553">http://www.trulia.com/rental/3000117934-276-Temple-Hill-Rd-New-Windsor-NY-12553</a>
2 Bedroom	1	\$1,500				Multifamily home (2)	<a href="http://hudsonvalley.craigslist.org/apa/3971901175.html">http://hudsonvalley.craigslist.org/apa/3971901175.html</a>
2 Bedroom	1	\$900				NO PROGRAMS, Apt	<a href="http://hudsonvalley.craigslist.org/apa/4005675154.html">http://hudsonvalley.craigslist.org/apa/4005675154.html</a>
2 Bedroom	1.5	\$1,150	864	\$1.331		Apartment	<a href="http://hudsonvalley.craigslist.org/apa/4005730404.html">http://hudsonvalley.craigslist.org/apa/4005730404.html</a>
2 Bedroom	2	\$1,450	1350	\$1.074	Continental Manor	Condo	<a href="http://hudsonvalley.craigslist.org/apa/4013992118.html">http://hudsonvalley.craigslist.org/apa/4013992118.html</a>
2 Bedroom	1	\$1,025	900	\$1.139	New Windsor Gardens	Apartment	<a href="http://www.apartmentlist.com/ny/new-windsor#p28749">http://www.apartmentlist.com/ny/new-windsor#p28749</a>
2 Bedroom	1	\$1,160			Olde Forge Hill	Apartment	<a href="http://www.apartmentlist.com/ny/vails-gate#p26994">http://www.apartmentlist.com/ny/vails-gate#p26994</a>

3 Bedroom	2	\$1,500			276 Temple Hill Road #305	Multifamily home	
3 Bedroom	1	\$1,500			Chaleff Lane	Single Family Home	<a href="http://www.trulia.com/rental/3127885329--Chaleff-Ln-New-Windsor-NY-12553">http://www.trulia.com/rental/3127885329--Chaleff-Ln-New-Windsor-NY-12553</a>
3 Bedroom	1.5	\$1,350	1400	\$0.964		Single Family Home	<a href="http://hudsonvalley.craigslist.org/apa/3977638205.html">http://hudsonvalley.craigslist.org/apa/3977638205.html</a>
3 Bedroom	1.5	\$1,700	1836	\$0.926	45 Guernsey Drive	Single Family Home	<a href="http://www.zillow.com/homedetails/45-Guernsey-Dr-New-Windsor-NY-12553/31851117_zpid/">http://www.zillow.com/homedetails/45-Guernsey-Dr-New-Windsor-NY-12553/31851117_zpid/</a>
3 Bedroom	1.5	\$1,650			1083 Little Britain Road	Multifamily home (2)	<a href="http://www.zillow.com/homedetails/1083-Little-Britain-Rd-New-Windsor-NY-12553/2113392357_zpid/">http://www.zillow.com/homedetails/1083-Little-Britain-Rd-New-Windsor-NY-12553/2113392357_zpid/</a>
3 Bedroom	2.5	\$1,950	1895	\$1.029	221 Tamerisk Lane	Single Family Home	<a href="http://www.zillow.com/homedetails/221-Tamerisk-Ln-New-Windsor-NY-12553/80193463_zpid/">http://www.zillow.com/homedetails/221-Tamerisk-Ln-New-Windsor-NY-12553/80193463_zpid/</a>
3 Bedroom	2	\$1,365			Olde Forge Hill	Apartment	<a href="http://www.apartmentlist.com/ny/vails-gate#p26994">http://www.apartmentlist.com/ny/vails-gate#p26994</a>
MEDIAN RENT	Studio	1 Bedroom	2 Bedroom	3 Bedroom			
	\$715	\$850	\$1,250	\$1,500			
AVERAGE RENT	Studio	1 Bedroom	2 Bedroom	3 Bedroom			
	\$715	\$848	\$1,271	\$1,574			

Table 60: Beacon Competitive Supply Inventory

TYPE	BATHROOMS	MONTHLY	SQ FOOTAGE	RENT/SQFT	ADDRESS	COMMENTS	URL
1 Bedroom	1	\$900	800	\$1.13	14 Sterling Street	Two unit co-op	<a href="http://www.trulia.com/rental/3091412638-14-Sterling-St-Beacon-NY-12508">http://www.trulia.com/rental/3091412638-14-Sterling-St-Beacon-NY-12508</a>
1 Bedroom	1	\$850	625	\$1.36	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
1 Bedroom	1	\$935	625	\$1.50	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
1 Bedroom	1	\$800	540	\$1.48	30 Davis Street, #1	Multifamily home, 4 units, tenant pays realtor fee	<a href="http://www.trulia.com/rental/3129767113-30-Davis-St-1-Beacon-NY-12508">http://www.trulia.com/rental/3129767113-30-Davis-St-1-Beacon-NY-12508</a>
1 Bedroom	1	\$850	1000	\$0.85	9 S Cedar Street, #1	Unknown	<a href="http://www.zillow.com/homedetails/9-S-Cedar-St-1-Beacon-NY-12508/2112731201_zpid/">http://www.zillow.com/homedetails/9-S-Cedar-St-1-Beacon-NY-12508/2112731201_zpid/</a>
1 Bedroom	1	\$960	525	\$1.83	Hudson View Park	Complex	<a href="http://www.apartmentlist.com/ny/beacon#p86527">http://www.apartmentlist.com/ny/beacon#p86527</a>
2 Bedroom	1	\$1,000	725	\$1.38	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
2 Bedroom	1	\$1,100	725	\$1.52	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
2 Bedroom	1	\$1,200			4 Colonial Road, #120	No Section 8, Small Fee, Condo	<a href="http://www.trulia.com/rental/3127266892-4-Colonial-Rd-120-Beacon-NY-12508">http://www.trulia.com/rental/3127266892-4-Colonial-Rd-120-Beacon-NY-12508</a>
2 Bedroom	1	\$800	540	\$1.48	55 Colonial Road	Apartment	<a href="http://www.zillow.com/homedetails/55-Colonial-Rd-Beacon-NY-12508/2111319468_zpid/">http://www.zillow.com/homedetails/55-Colonial-Rd-Beacon-NY-12508/2111319468_zpid/</a>
2 Bedroom	1	\$1,550			8 Lamplight Street	Seems higher end, condo	<a href="http://www.trulia.com/rental/3126516519-8-Lamplight-St-Beacon-NY-12508#photo-1">http://www.trulia.com/rental/3126516519-8-Lamplight-St-Beacon-NY-12508#photo-1</a>
2 Bedroom	1	\$1,150	700	\$1.64	Hudson View Park	Complex	<a href="http://www.apartmentlist.com/ny/beacon#p86527">http://www.apartmentlist.com/ny/beacon#p86527</a>
2 Bedroom	1	\$1,450	1280	\$1.13	10 Annan Street, #1	Single Family home, tenant pays fee	<a href="http://www.zillow.com/homedetails/10-Annan-St-1-Beacon-NY-12508/2112058287_zpid/">http://www.zillow.com/homedetails/10-Annan-St-1-Beacon-NY-12508/2112058287_zpid/</a>
2 Bedroom	1	\$1,100	665	\$1.654	60 Beacon Street, #2	Multifamily home (2), tenant pays fee	<a href="http://www.zillow.com/homedetails/60-Beacon-St-2-Beacon-NY-12508/2111507770_zpid/">http://www.zillow.com/homedetails/60-Beacon-St-2-Beacon-NY-12508/2111507770_zpid/</a>
3 Bedroom	1.5	\$1,750	2432	\$0.72	1065 Wolcott Avenue	Single Family home, tenant pays fee	<a href="http://www.zillow.com/homedetails/1065-Wolcott-Ave-Beacon-NY-12508/30078340_zpid/">http://www.zillow.com/homedetails/1065-Wolcott-Ave-Beacon-NY-12508/30078340_zpid/</a>
3 Bedroom	1.5	\$1,191	1102	\$1.08	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
3 Bedroom	1.5	\$1,310	1102	\$1.19	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
3 Bedroom	1.5	\$1,680	1200	\$1.40	47 Beacon Street	Small fee, Multifamily home (2)	<a href="http://www.trulia.com/rental/3127528740-47-Beacon-St-Beacon-NY-12508">http://www.trulia.com/rental/3127528740-47-Beacon-St-Beacon-NY-12508</a>

3 Bedroom	2	\$1,800	2600	\$0.69	52 Desoto #1	Single Family Home	<a href="http://www.trulia.com/rental/3128420015-52-Desoto-1-Beacon-NY-12508">http://www.trulia.com/rental/3128420015-52-Desoto-1-Beacon-NY-12508</a>
3 Bedroom	1	\$1,900	1387	\$1.37	91 Liberty Street	Single Family home	<a href="http://www.trulia.com/rental/3128801962-91-Liberty-St-Beacon-NY-12508">http://www.trulia.com/rental/3128801962-91-Liberty-St-Beacon-NY-12508</a>
3 Bedroom	1.5	\$1,400	1282	\$1.09	Hammond #11	Condo	<a href="http://www.trulia.com/rental/3129122942-Hammond-11-Beacon-NY-12508">http://www.trulia.com/rental/3129122942-Hammond-11-Beacon-NY-12508</a>
3 Bedroom	2	\$1,405	1400	\$1.00	Hudson View Park	Complex	<a href="http://www.apartmentlist.com/ny/beacon#p86527">http://www.apartmentlist.com/ny/beacon#p86527</a>
3 Bedroom	2	\$1,650	1158	\$1.42	River Street	Single Family home	<a href="http://www.apartmentlist.com/ny/beacon#u8042293">http://www.apartmentlist.com/ny/beacon#u8042293</a>
3 Bedroom	1	\$1,400	1000	\$1.40	64 Beacon Street	Multifamily home (2), tenant pays fee	<a href="http://www.zillow.com/homedetails/64-Beacon-St-2-Beacon-NY-12508/2125784536_zpid/">http://www.zillow.com/homedetails/64-Beacon-St-2-Beacon-NY-12508/2125784536_zpid/</a>
3 Bedroom	1.5	\$1,650	1200	\$1.38	4 Angela Ct #0	Single Family Home	<a href="http://www.zillow.com/homedetails/4-Angela-Ct-0-Beacon-NY-12508/2122553820_zpid/">http://www.zillow.com/homedetails/4-Angela-Ct-0-Beacon-NY-12508/2122553820_zpid/</a>
3 Bedroom	2	\$1,850	1726	\$1.07	21 Overlook Avenue	Single Family Home	<a href="http://www.zillow.com/homedetails/21-Overlook-Ave-21-Beacon-NY-12508/2111923470_zpid/">http://www.zillow.com/homedetails/21-Overlook-Ave-21-Beacon-NY-12508/2111923470_zpid/</a>
Studio	1	\$785	460	\$1.71	194 Tompkins Terrace	SECTION 8, Apts	<a href="http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/">http://www.trulia.com/rental-community/9000049984/Tompkins-Terrace-Affordable-194-Tompkins-Ter-Beacon-NY-12508/</a>
Studio	1	\$825	500	\$1.650	490 Main Street	Apartment	<a href="http://www.zillow.com/homedetails/490-Main-St-APT-2-Beacon-NY-12508/2131620392_zpid/">http://www.zillow.com/homedetails/490-Main-St-APT-2-Beacon-NY-12508/2131620392_zpid/</a>



## APPENDIX B—LIST OF FIGURES

Appendix B lists helpful and explanatory figures referenced in the Newburgh Vacant Property Reuse Plan.

**Figure 1: Regional Map Showing Counties around Orange County**



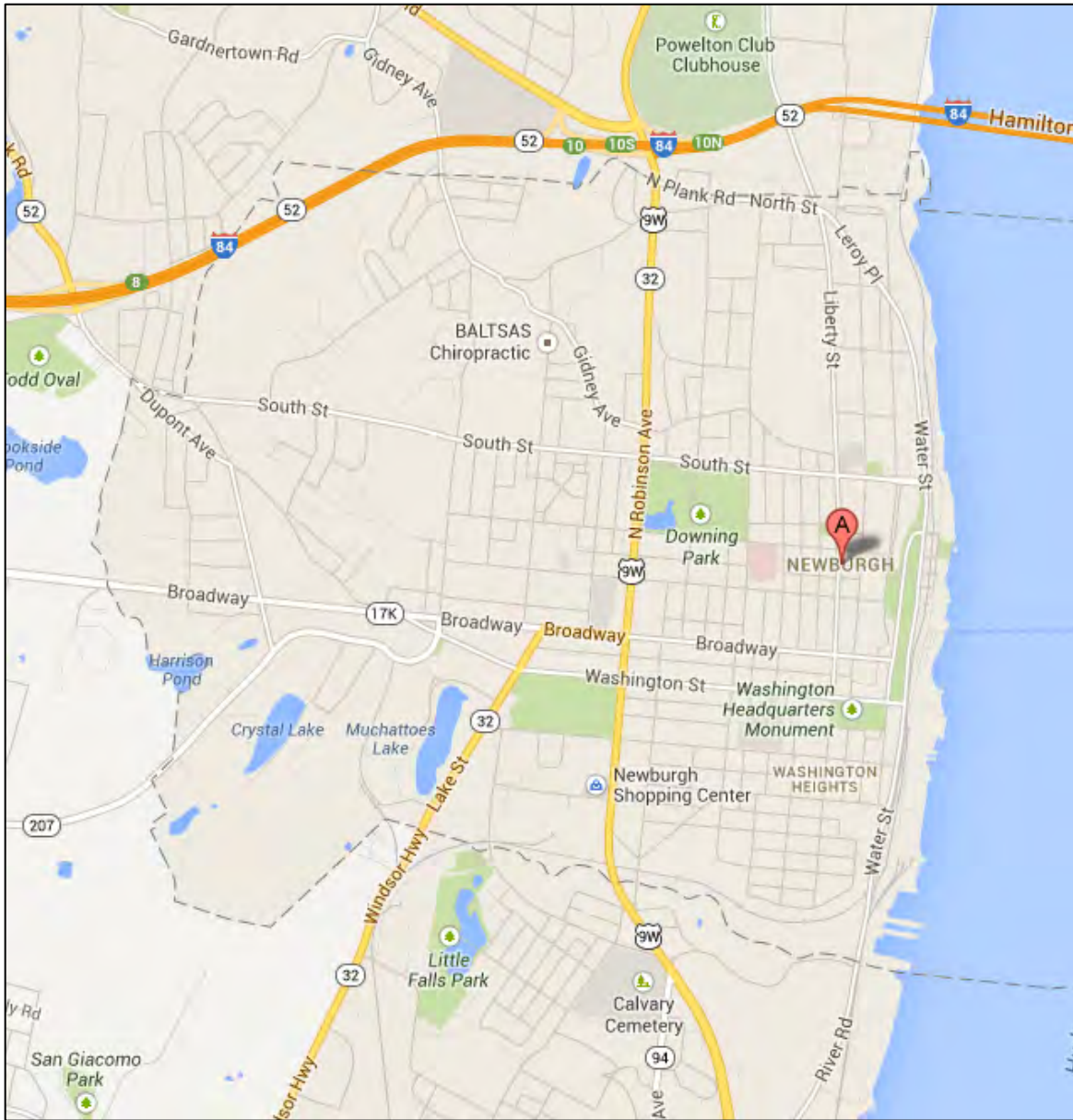
Source: Orange County Department of Planning (2011), Orange County by the Numbers

**Figure 2: Boundaries of the Poughkeepsie - Newburgh - Middletown Metropolitan Statistical Area**



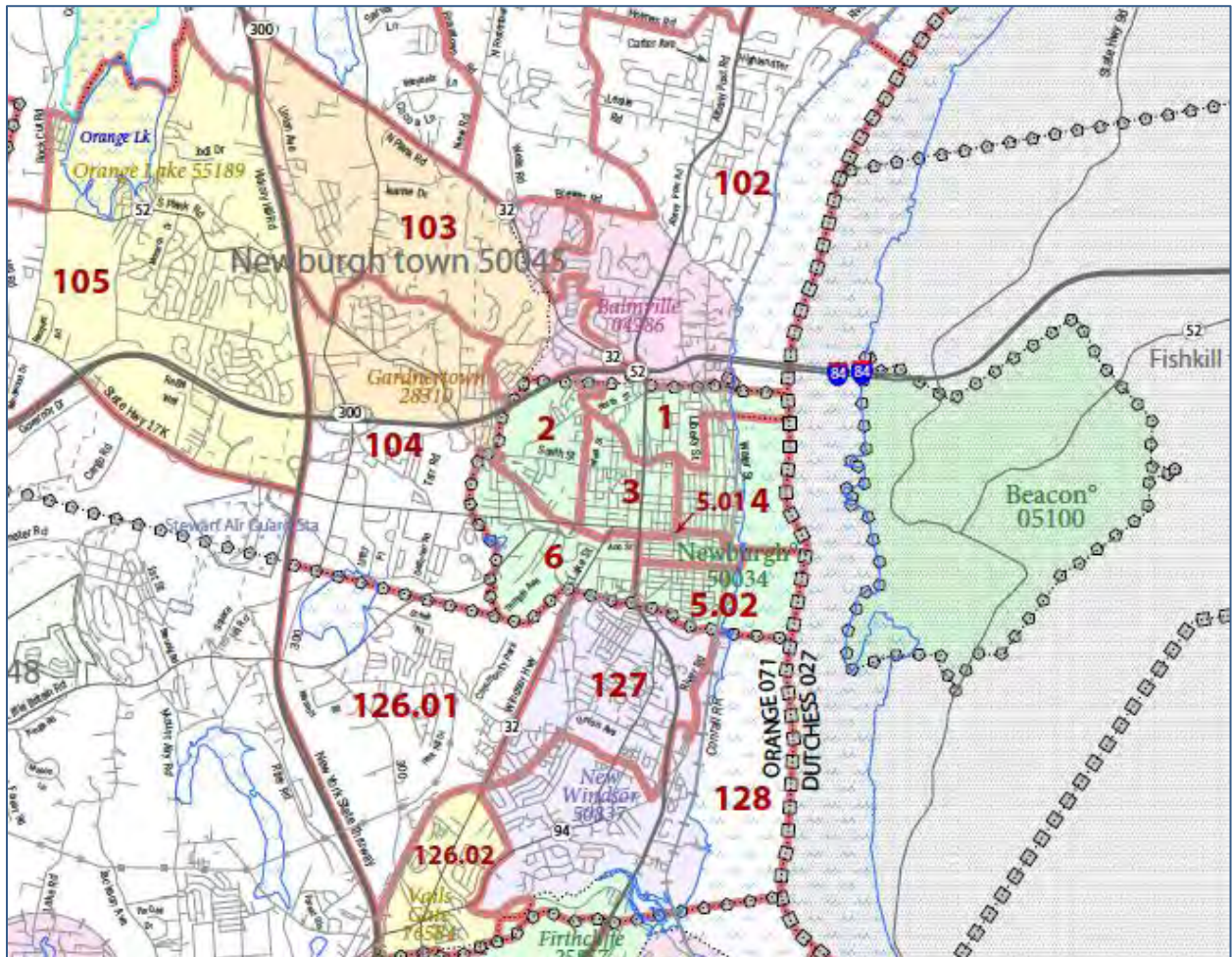
Source: [www.builderonline.com](http://www.builderonline.com)

Figure 3: Municipal Boundaries of the City of Newburgh



Source: Google Maps

Figure 4: Census Tracts in Newburgh and Surrounding Cities



Source: City of Newburgh GIS Department

Figure 3: Boundaries of Downtown Newburgh



Source: Base Aerial from Google Earth

Figure 6: Boundaries of the North Broadway Neighborhood

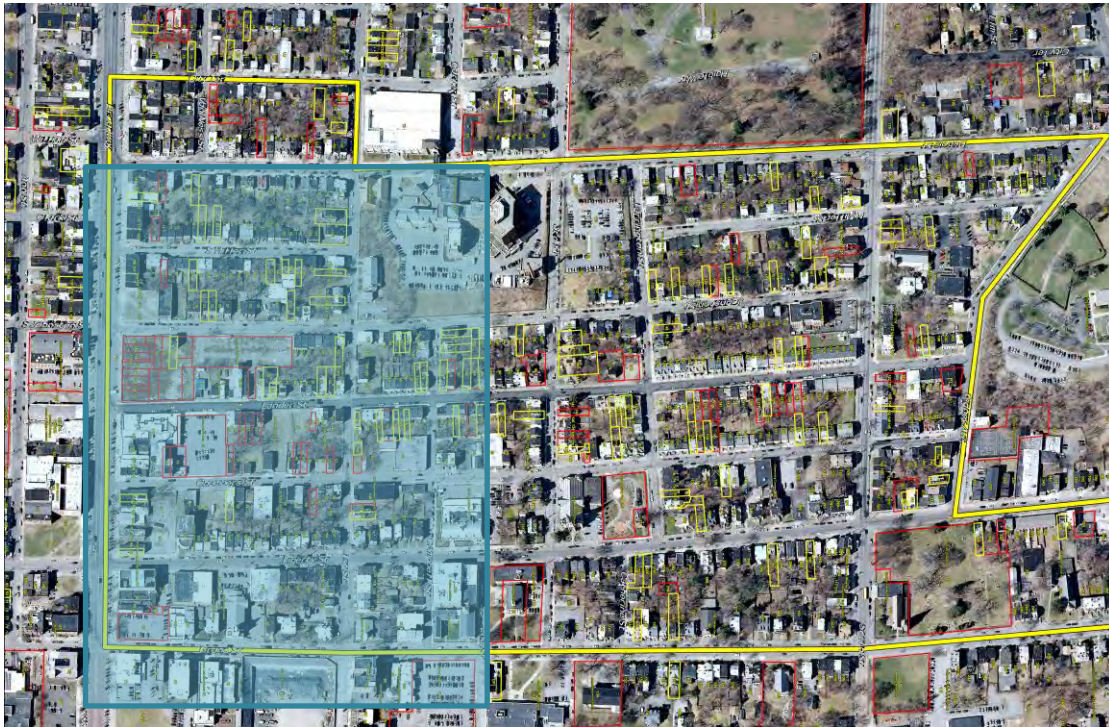
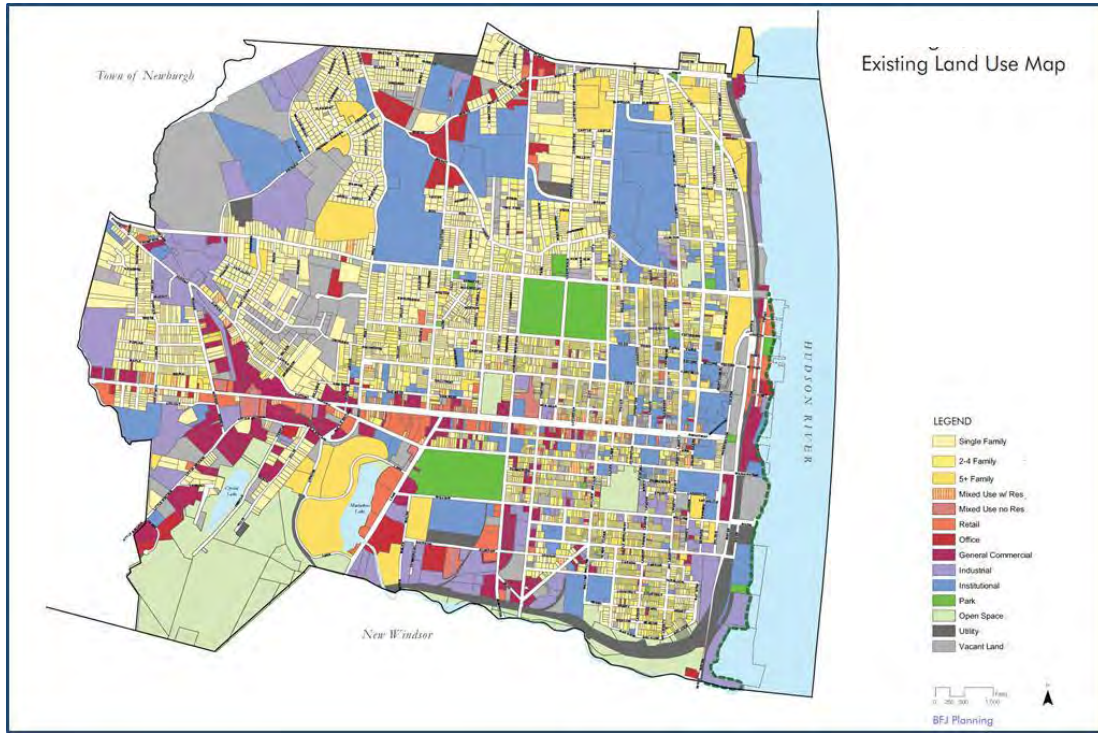
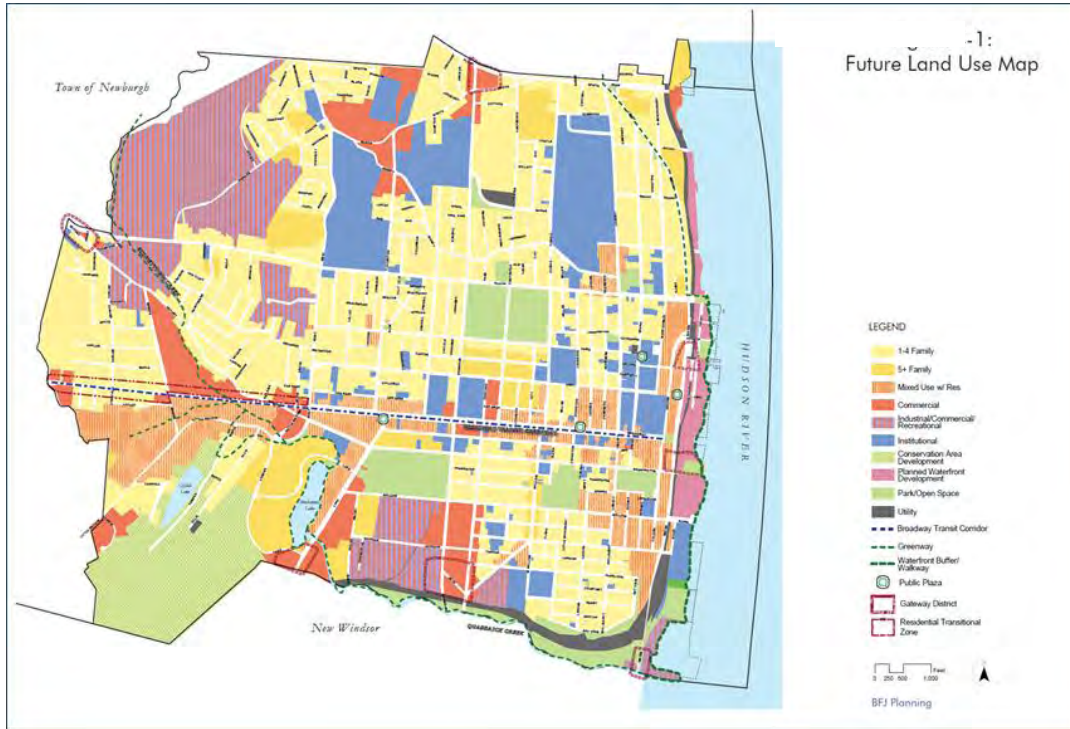


Figure 7: Map of Existing Land Uses



Source: BFJ

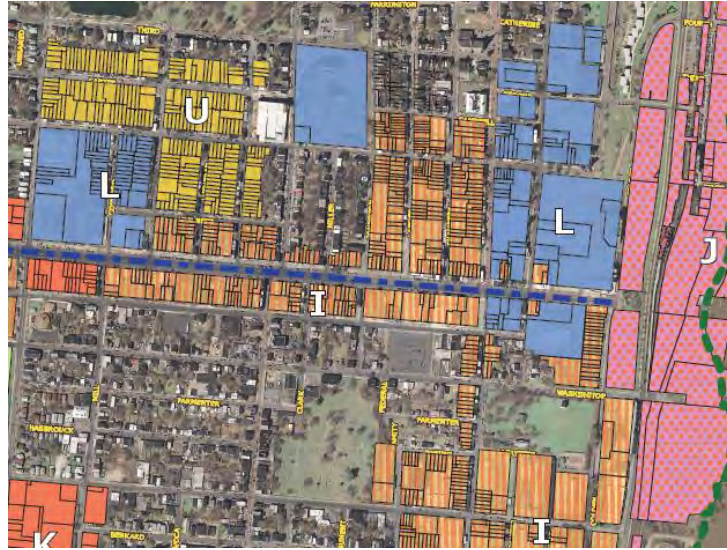
Figure 8: Map of Future Land Uses



Source: BFJ

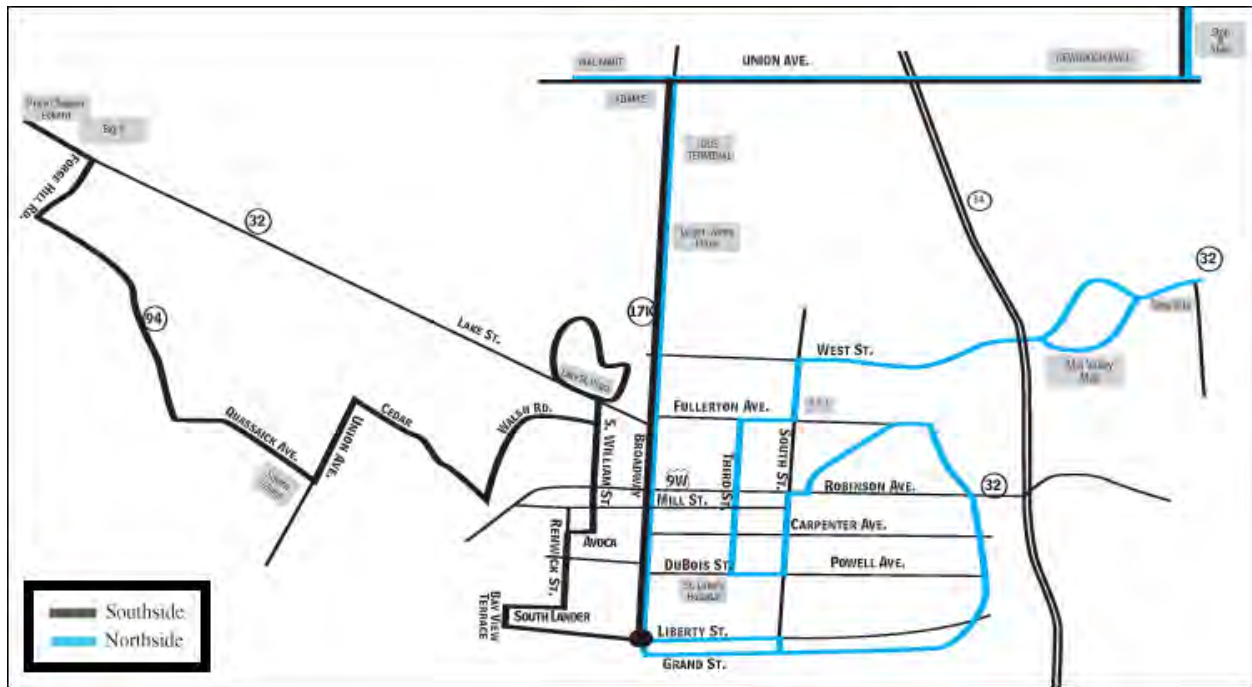


Figure 9: Development Opportunity Areas in Downtown Newburgh



Source: BFJ

Figure 10: Local Bus Network



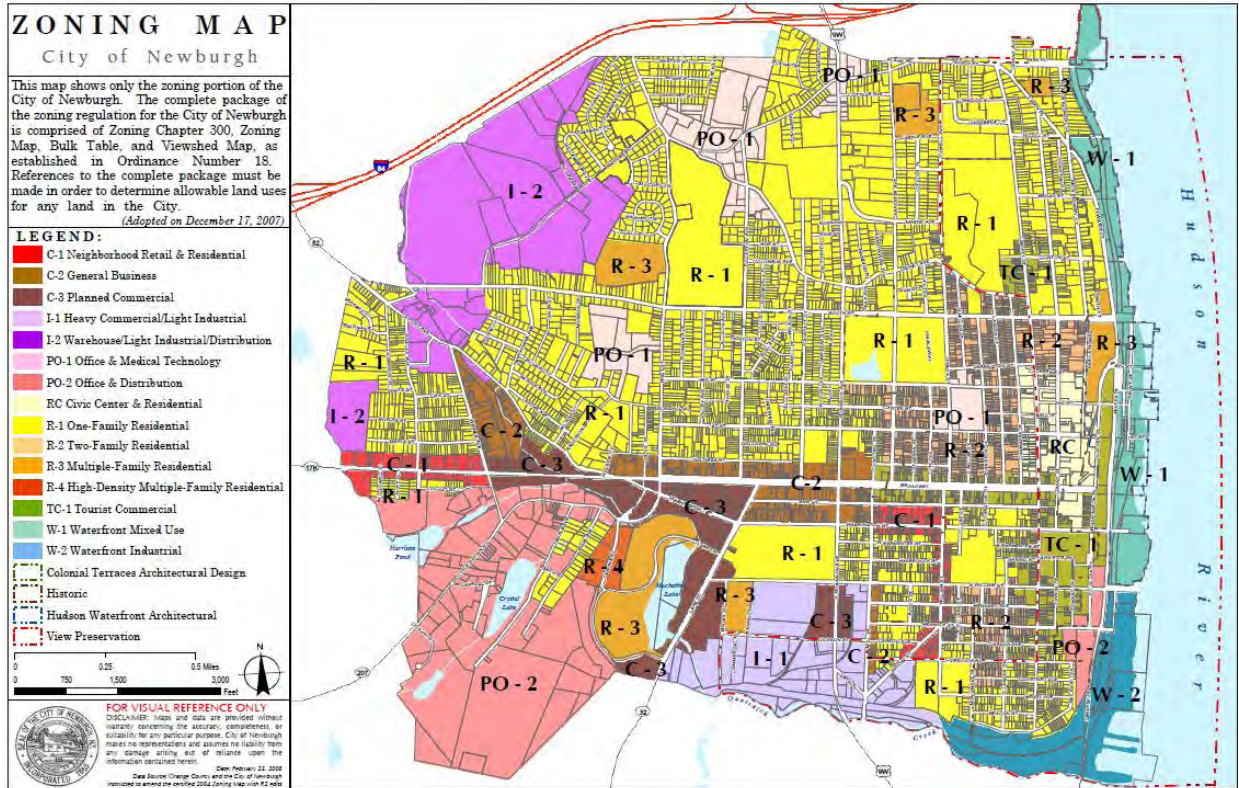
Source: Leprechaun Lines, [http://www.leprechaunlines.com/images/map\\_newburgh\\_local.jpg](http://www.leprechaunlines.com/images/map_newburgh_local.jpg)

Figure 41: Regional Transit Map



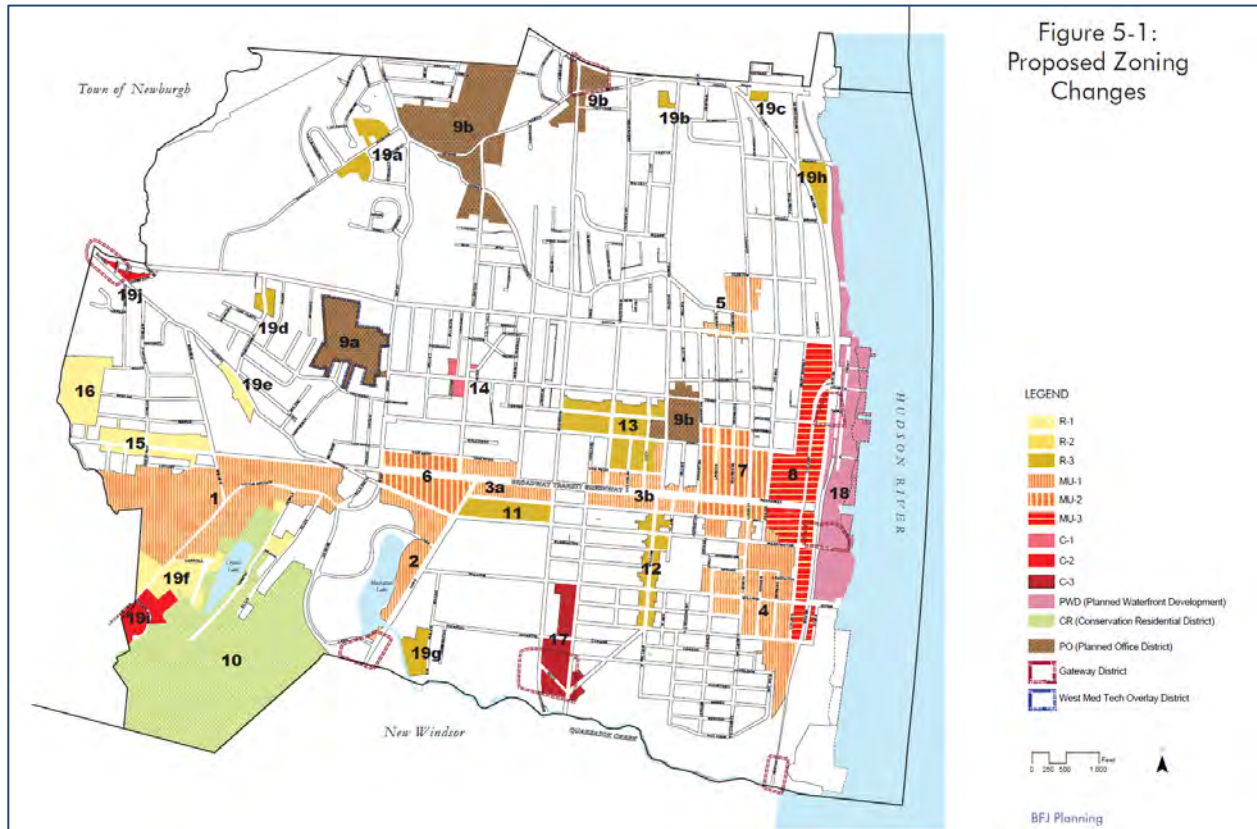
Source: Transit Orange, [http://www.transitorange.info/images/routes/Newburgh\\_map.png](http://www.transitorange.info/images/routes/Newburgh_map.png)

Figure 12: Current Zoning Map for City of Newburgh



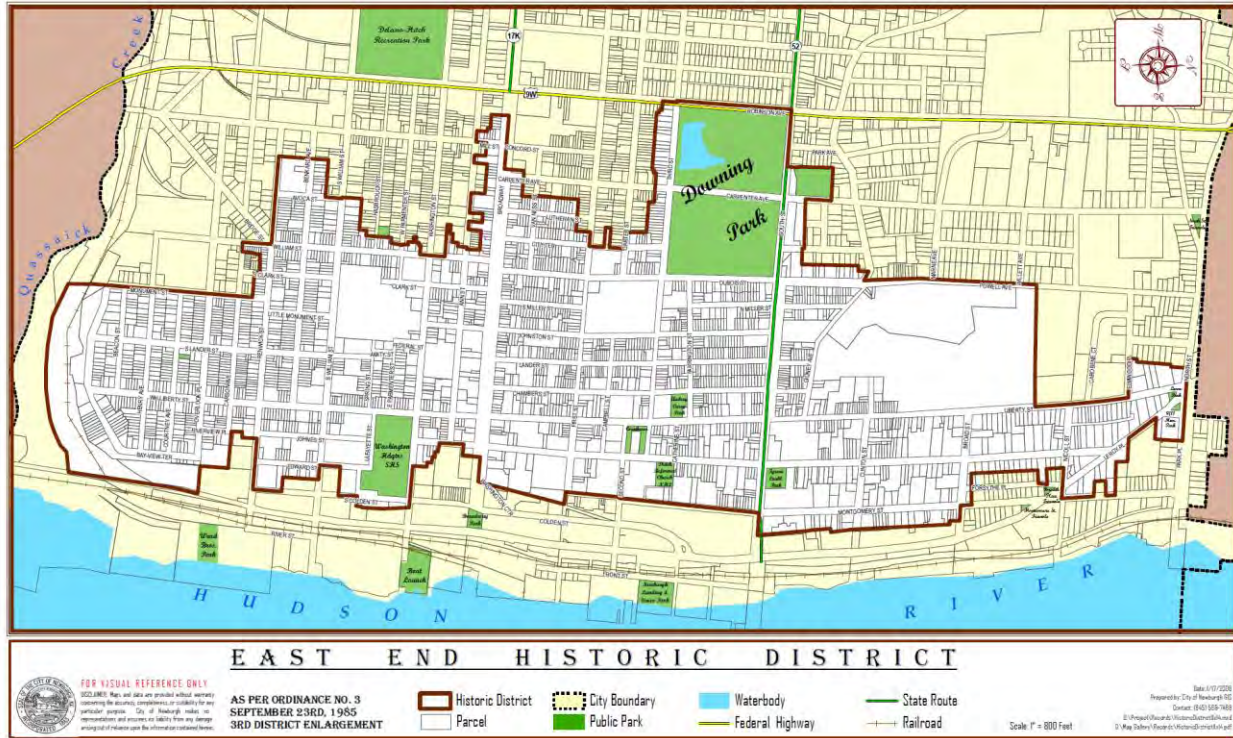
Source: City of Newburgh

Figure 13: Proposed Zoning Changes for City of Newburgh



Source: BFJ Planning

Figure 14: Boundaries of East End Historic District



## APPENDIX C—RELEVANT STUDIES

Appendix C presents several plans and studies that are relevant to Newburgh’s Vacant Property Reuse Report. These descriptions supplement the City’s key land use and transportation policy recommendations and planning strategies, inventoried in Section III of the *Reuse Plan*, that may influence reuse strategies for the City. First, Appendix C presents relevant economic studies. Next, it describes the City’s planning documents and studies, followed by housing studies. Finally, Appendix C concludes with descriptions of the City’s transportation plans and studies.

### ECONOMIC STUDIES

#### Economic Adjustment Strategy (2001), Triad Associates

Contracted by Newburgh’s Department of Economic Development, Triad Associates prepared an economic adjustment strategy comprised of three key elements: (1) Competitive Assessment; (2) Market Analysis; and (3) Redevelopment Strategy.

Funded with \$250,000 in federal and State grants, the study aimed to “revitalize and redevelop the City’s commercial core and the surrounding neighborhoods so that there can be a seamless transition, linking the downtown with the ongoing riverfront renaissance.” The document was intended to function as the City’s economic development master plan, as well as a key element of the Orange County Economic Development Strategy.

The strategy included feasibility determinations for three projects: a hotel and conference center, upgrades to Newburgh’s transit network, and a multi-purpose entertainment center.

#### Objectives

The Economic Adjustment Strategy contains the following objectives:

- Link economic development and community development to encourage new growth and development.
- Assist local businesses and those that can capitalize on Newburgh as a business location.
- Encourage industrial development, especially retention of existing firms and attraction of new firms.
- Build capacity by hiring a community planner to coordinate community development, engineering, zoning, and code enforcement.
- Continue waterfront development and link waterfront development to Broadway and neighborhood revitalization.
- Revitalize neighborhoods.
- Pursue special projects (like a new fixed route transit service).
- Extend the purview of the Economic Adjustment Strategy Advisory Committee.
- Continue identification and clean-up of brownfields.

#### Action Agenda

For each objective, the Economic Adjustment Strategy prepared a specific set of action items. These action items were then used to develop detailed action agendas that included: (1) immediate goals; (2) mid/long term goals; (3) basic cost estimates for each proposed action; and (4) a time frame for implementation. The table below presents the action items by objective.

<b>ECONOMIC ADJUSTMENT STRATEGY ACTION AGENDA (2001)</b>	
<b>Economic Development and Community Development</b>	
▪	Improve downtown infrastructure
▪	Appoint a cultural affairs coordinator
<b>New Business – Marketing</b>	
▪	Concentrate on available loan sources, programs, and local banks
▪	Develop marketing materials and website to reach present markets
▪	Direct marketing efforts to neighborhood revitalization
<b>Industrial Development</b>	
▪	Retain existing industry
<b>Capacity Building</b>	
▪	Hire a community planner
▪	Contract with a consulting engineer
<b>Waterfront Development</b>	
▪	Create collaboration between all parties interested in waterfront development
▪	Link waterfront development with Broadway and neighborhood development
▪	Revise and model view corridors
▪	Establish a waterfront advisory committee
<b>Neighborhood Revitalization</b>	
▪	Consolidate homeownership programs
▪	Begin housing by house survey
▪	Aggressively enforce codes
▪	Connect land banked properties with development proposals from private sector
▪	Partner with community organizations for clean-up and public reuse
▪	Develop a mural program for vacant structures
▪	Coordinate utilization of resources in the revitalization priority area
▪	Secure grant funds to help increase police presence, enforce code, and control nuisances
▪	Review semi-annually zoning districts and present information about districts to community
<b>Special Projects</b>	
▪	Solicit developer interest for hotel/conference center
▪	Analyze alternatives for a new transit service
▪	Continue evaluation of multi-purpose entertainment facility
<b>Advisory Committee</b>	
▪	Continue efforts to secure the River and Estuaries Center
▪	Serve as a communication link between private business, non-profit sector, and government
<b>Brownfields</b>	
▪	Accelerate cleanup of all identified Brownfield sites



### **Market Feasibility Study for Hotel and Conference Center (2001), Lodging Unlimited**

Concurrent with the Economic Adjustment Strategy, Lodging Unlimited analyzed the market feasibility of a 150-unit, full-service hotel and conference center for the Newburgh waterfront on a parcel just north of Washington Street on the south and wedged between Colden Street on the west and Water Street on the east. The firm concluded that the conference center would be financially feasible based upon site analysis, industry trends, market analysis of other hotels in the Newburgh region, as well as professional judgment. More specifically, the firm suggested that the proposed conference center hotel would achieve an occupancy level of 72% by its third year of operation and command an average daily room rate of \$130 (based on 2001 constant dollars). Under this scenario, a typical operating year would yield close to \$2 million in income according to the study's estimated annual operating analysis.

### **Market Assessment Entertainment Complex (2001), Legg Mason Real Estate Services**

Concurrent with the Economic Adjustment Strategy, Legg Mason Real Estate Services (LMRES) prepared a market analysis for a proposed entertainment venue that would anchor the riverfront along with a hotel, restaurants, and other retail uses. The study examined two development options including:

- A 77,000 square foot ice skating arena, and
- An outdoor golf driving range.

The two development options were not mutually exclusive but could be built together or in a phased approach. Based upon site analysis and industry trends, LMRES concluded that the ice skating arena could generate an annual net operating income of between \$118,000 and \$137,000. The golf driving range could generate between \$26,000 and \$172,000.

In justifying its estimates, LMRES noted that within a 20-mile radius of downtown Newburgh there resided, at the time of the study, over 657,000 people but only four ice skating rinks. Within a 10-mile radius of downtown Newburgh, there resided 187,700 people but only two driving ranges. LMRES believed that consumer demand, in tandem with limited supply, would mean that the City of Newburgh could absorb both an ice skating facility and at least one new driving range.

### **Commercial Implementation Strategy for Liberty Street Corridor (2008), Live Work Learn Play and Urban Design Associates**

The Commercial Implementation Strategy for Liberty Street Corridor focused on strategies for revitalizing the Liberty Street Corridor between Broadway and South William. The core idea is that revitalizing a "micro neighborhood" would catalyze redevelopment throughout Downtown Newburgh. Strategies are divided into three categories:

- (1) Creating Rituals,
- (2) Creating a Place, and
- (3) Creating Legacy.

The key strategies proposed in the study are presented below:

#### **Organize Sub-committees**

- These committees would be comprised of vested stakeholders and senior department representatives focused on the revitalization of the Liberty Street corridor. Existing committees include ones devoted to streets, business development, and marketing/communications.

#### **Develop a Business Plan**

- This plan would be used to achieve the desired outcomes for each phase of Newburgh's revitalization. The plan would identify stewards and funding for strategic initiatives.

#### **Compile a Contact List**

- This comprehensive list would compile the full range of Newburgh stakeholders, including people connected to various planning studies, representatives of city agencies, and representatives of various non-government associations, such as SUNY Orange Community College, Mount St. Mary's, and St. Luke's Hospital.

#### **Target Commercial Business Uses**

- Along the Liberty Street corridor, attract commercial businesses such as small eateries, local artisan shops, Hudson Valley regional food and goods markets, a community and recreation center, a children's museum, sport shops, an after-school playhouse, daycare facilities, a children's bookshop, a language school, a treat shop, a toy store, a visitors' center, an ATM machine, activity studios, a fresh food market, and small creative offices.

#### **Prepare Commercial Information Resources**

- Develop a map of commercial businesses currently existing and also planned to open along the Liberty Street corridor. Also assemble information regarding existing businesses and vacant storefronts, including gross leasable area, structure of the lease, existing or targeted base rent, common area maintenance expenses, and property taxes per square foot.

#### **Create a Safety Zone**

- Create a 100-percent Safety Zone by purchasing camera surveillance equipment, increasing budget for additional bicycle patrol, sharing information between the Police Department and Newburgh 2020, creating a residential and commercial neighborhood watch, encouraging 20-hour foot traffic, publicizing crime reduction, and improving the judicial and court system.

#### **Create a Clean Zone**

- Create a 100-percent Clean Zone by enforcing a dedicated clean-up, working with Department of Public Works to improve trash removal process, creating a community service program, preventing excess garbage from being dumped in Newburgh, and developing signage that declares Liberty Street a clean destination.

### Promote Positive Image

- Promote the Liberty Street Corridor through a variety of communications vehicles such as a website, press, signage, posters, videos, newspaper articles, advertisements, and a welcome campaign for new businesses.

### Create a Positive Development Zone

- Incentivize development by prohibiting roll down gates, building upon Washington Headquarters as a key tourism asset, enforcing the city code and design guidelines, creating a one-stop shop to advertise grants and funding available to private businesses, exploring new governmental programs that incentivize developers, simplifying the regulatory approvals process for new development, developing legislative reforms that facilitate redevelopment of vacant land, securing funding for small-scale street improvements, establishing funding priorities for various streetscape improvements, implementing low-cost infrastructure, and partnering with a sister city that has gone through a positive experience in revitalizing their downtown.

### Develop a Social and Active Community Place

- Create a vibrant Liberty Corridor by implementing low-cost activities like regional markets, artist meet-and-greet events, street festivals, and activity clubs. Other strategies include extending hours of operation for commercial businesses, developing a jobs program and jobs fair, and promoting partnerships with organizations like New York State Council of the Arts and the Washington Headquarters in order to develop a program of commercial uses in vacant storefronts.

### Dedicate a Management Structure

- Through entities like a Business Improvement District, Downtown Alliance, or Downtown Development Authority, find ways to provide for the management and governance of the Liberty Street Corridor.

### Implement Small-Scale Streetscape Improvements

- Implement small-scale improvements, such as small patios, benches, planters, and public signage.

### Develop a Coordinated Marketing and Leasing Program

- To achieve a 100-percent occupancy on the street with quality business, develop a targeted list of potential commercial businesses that reinforce the vision and personality of the Liberty Street corridor. Other key strategies include publicizing the neighborhood vision, advertising the targeted tenant mix with approximate square footages and back-of-house needs, developing a commercial tenant information handbook, facilitating communication from interested commercial business owners to Downtown Newburgh property owners, developing a commercial brokers association, providing a marketing package (and business fact base) for prospective tenants, and providing a commercial operator incentive program.

### Develop a “Back of House” Program for Commercial Businesses

- Ideas for promoting access to the corridor include limiting parking to two hours (to promote turnover) and developing a trolley system that connects the corridor to other high-traffic locations, such as the waterfront and the college campuses.

### **Develop a Vagrant Tenant Elimination Program**

- Strategies proposed for eliminating vagrant tenants from SRO apartments include publishing a list of vagrant tenants and eviction notices, designing appropriate facilities to manage the ratio of low-income housing, and designing appropriate incentive programs for progressive, mixed-use commercial real estate developers.

### **Develop a Parking Program that meets Residential and Commercial Needs**

- Suggestions include adoption of a residential permit parking system on the street at designated locations.

### **Implement Larger Scale Streetscape Improvements**

- Larger improvements include the widening or repaving of sidewalks and repaving of Liberty Street with a combination of asphalt and brick.

### **Seek Full Occupancy of Existing Buildings**

- Adopt legislation to enable the City to take control of nuisance properties and thereby facilitate 100% occupancy of upper stories of existing buildings. Other strategies for addressing vacant buildings include developing incentives to encourage land owners to develop, redevelop, or sell their properties; increasing property taxes for vacant land; and transferring land to the city for tax, as well as other incentives.

### **Brand and Market the City**

- Create a Joint Downtown Newburgh and Liberty Street Corridor Marketing and Branding Committee, define the brand, implement a communications program that reinforces the brand, target the diversity of end users who have the highest likelihood of spending time and money in Downtown Newburgh, and create incentives for all residential and commercial developers to reinforce the same message and vision of the Liberty Street Corridor in their marketing and branding efforts.

### **Adopt New Investment Programs**

- Specific strategies include tax increment financing, federal historic tax credits, other tax credits and abatements, rent subsidy programs, and City management of vacant properties.

## **PLANNING DOCUMENTS & STUDIES**

### **Plan-It Newburgh Sustainable Master Plan (2008)**

#### **Housing Strategies**

##### **Provide a Continuum of Housing**

- Provide and maintain a continuum of housing opportunities that includes emergency and transitional housing; supportive housing; housing that meets the needs of individuals with all forms of mental, physical, and/or social special needs; public housing; and affordable and market-rate housing.

##### **Support City's Vision of Livable Communities**

- Encourage a variety of housing and mixed-use developments that (1) supports a walkable, livable, high-quality and fully integrated community; (2) efficiently uses sewer, water,

transportation, and all other infrastructure; (3) promotes mixed-use development to increase opportunities for working at home, living close to work, and encouraging walking and cycling for local travel needs; and (4) enables the housing landscape to maximize protection and enhancement of the natural environment.

#### Conserve existing housing stock and maximize infill opportunities

- Develop a comprehensive historic preservation strategy that may include redefinition of the district boundaries and identify opportunities for infill development based upon proximity to the Broadway Corridor and potential to bring vitality to the business district.

#### Increase the efficiency and affordability of property redevelopment

- Contemplate zoning revisions and flexible codes that would make it easier to promote the building of affordable housing and redevelopment of historic properties.

#### Assure long term availability of affordable housing opportunities.

- Create housing units that are permanently affordable through the support of a Community Land Trust, cooperative housing, other forms of local ownership, inclusionary zoning ordinances, and the acquisition of housing by non-profit housing developers.

#### Enable residents to purchase market-rate homes

- Support a program in coordination with private and public employers to encourage employees to purchase homes in the City through grants, a mortgage assistance program, or the sale of City properties (e.g., the St. Luke's Cornwall Hospital and Mount St. Mary's College Homeownership Incentive Program).

#### Encourage energy-efficient homes

- Develop a green building program, work with private financial institutions to support energy-efficient and location-efficient mortgages, and implement an energy efficiency education outreach program.

#### Address housing in the regional context

- Work toward the creation of an intermunicipal task force focused on designing joint housing programs, and work with the County to de-concentrate low income housing.

### **Economic Development Strategies**

#### Create an economy that supports livability principles

- Encourage entrepreneurship, strengthen business clusters, focus on business retention, support MBE contracting, and support transportation-related development. Also, revise zoning to allow for traditional neighborhood design.

#### Build a vibrant downtown business district

- Improve the public realm, support the arts, promote mixed uses, reduce or eliminate parking requirements, and coordinate business development strategies with Newburgh's waterfront plan. Also, adopt streetscape improvements in accordance with the Heritage Corridor Development Initiative and support the creation of a Visitor Information Center.

#### Create a healthy interaction between business and government

- Create a one-stop shopping guide for new business inquiries, clarify the construction approvals process, support business incubator opportunities, and ensure that the Business Registry is updated.

#### Take care of the City's labor force

- Ensure that Newburgh's education system provides a continuum of educational, training, and learning opportunities; make sure that employers use education programs related to workforce regulations; promote flexible employment options through the zoning code and tax incentives; and encourage construction employment. Make sure that the City's employment opportunities and educational offerings help ensure the City's populace is working, self-reliant, and empowered.

#### Increase public and private investment opportunities

- Take full advantage of community development lending resources; assist the local business community in establishing connections with capital sources; develop an inventory of sites for prospective businesses; help new businesses with incentive programs; and establish a chamber of commerce and explore the possibility of renaming Beacon Station to be Beacon/Newburgh Station.

### Transportation Strategies

#### Promote transit-oriented initiatives that reduce auto-dependency and promote transit utilization

- Create a committee, explore the feasibility of bus rapid transit (BRT) connecting the City to Stewart Airport, encourage the development of sufficient density to advance transit-oriented design principles, support a ride-sharing system, and improve the pedestrian connection from existing parking lots to commercial/business corridors.

#### Develop a regional transportation system

- Promote tourism through boat tours from Newburgh Landing to other Hudson River destinations, study the feasibility of more ferry runs on weekends, establish a multi-modal transportation center, develop dock storage, and explore transportation alternatives.

#### Make sure streets are safe, efficient, and accommodating of all users

- Study one-way and two-way street options, explore possibilities for plazas, develop bicycle and pedestrian paths, refine the truck route network, adopt traffic-calming measures, provide bicycle racks, and publicize emergency routes.

### City of Newburgh Future Land Use Plan (2011), BFJ Planning

#### Residential Areas

- Redefine an industrial parcel currently zoned as I-2 that is located at the west end of Maple and Poplar Streets north of Broadway as a 1-4 family residential use.
- Increase residential densities in certain areas, including (1) the area bound by First Street and Van Ness Street, Robinson Avenue, Dubois Street, and the northern portion of Carter Street and (2) the properties located along both sides of William Street between Ann and Remwick Street.

### Mixed Use with Residential

- Designate the Lower Broadway area as an area for future mixed-use growth.
- Enable mixed uses in the Mill District while supporting redevelopment of existing deteriorated and vacant buildings.
- Support clustered, mixed-use development around the existing shopping center along the east side of Muchattoes Lake.
- Provide mixed-use pockets within certain 1-4 family neighborhoods.

### Commercial

- Designate a commercial area in the Upper Broadway Area; the Southern Commercial District; and the northern portion of the City bounded by Gidney Avenue, North Street, and North Robinson Avenue.

### Industrial/Commercial

- Designate six areas for heavy industrial/commercial use: (1) the Northwestern Industrial/Commercial Campus; (2) the area bounded by Walsh and South Robinson Avenues and Dickson Street; (3) the area east of Bridge Street and south of Overlook Place; (4) the southernmost portion of the waterfront; (5) the Newburgh Armory; and (6) West Med Tech.

### Institutional

- Make minimal changes to existing institutional designations, allowing for possible future consolidation of the City's institutions that may lead to rezoning at a later point.

### Conservation Development Area

- Designate the Crystal Lake/Snake Hill area as a Conservation Development Area.

### Planned Waterfront Development

- Designate the majority of waterfront lands east of Water Street and the CSX Railroad right-of-way as a Planned Waterfront Development.

### Broadway Transit Corridor

- Designate the length of Broadway from the City's boundary with the Town of Newburgh to the waterfront as the Broadway Transit Corridor for the use of transit and public open space.
- Create a Mid-Broadway Transit Node in the triangular area between Broadway and Washington Terrace, just west of Lake Street.

### Public Plazas

- Integrate public plazas into the urban fabric, and explore opportunities for creating plazas on municipally owned lots along Broadway.
- Provide public squares on the south side of Broadway at Lake Street and on the north side of Broadway at Johnston Street.

### Gateway Districts

- Identify gateways into the City and its key destinations, including the stretch of Broadway from the western City boundary to Dupont Avenue.
- Explore the possibility of widening the narrow stretch of Broadway to make it into an improved gateway to the City.

### Liberty Grand Street Heritage Corridor Visioning Results and Recommendations (2008), A. Nelessen Associates

The City of Newburgh commissioned A. Nelessen Associates to conduct a visual preference survey that would help establish a community-based vision for maximizing the economic development potential of the Liberty Grand Street corridor and improve its overall performance in terms of transportation and the public realm. Presented below is a list of the key community desires that were revealed by the visual preference survey:

#### Street Changes

- Expanded parkways between the sidewalk and street
- Textured pedestrian surfaces
- Clean up of garbage and filth on the street; removal of graffiti
- Narrower street widths on some segments
- Replacement of old infrastructure
- Re-pavement of streets
- Resetting of stones on all corridor sidewalks
- Resetting of granite curbs
- Addition of street trees
- Addition of crosswalks
- Addition of decorative lighting
- Addition of decorative pedestrian scaled lighting keeping within the historic character of the corridor

#### Development Changes

- Promotion of infill residential and mixed-use construction (including in areas that are currently surface parking lots and selected demolition sites)
- Development of a substantial number of dwelling units in various locations throughout the corridor
- Encouragement of mixed-use development with residences at specific locations along the corridor and along Broadway
- Building of a multi-use, centrally located parking structure in or adjacent to the corridor
- Appropriate commercial, wayfinding, and gateway signage
- Enforcement of design standards related to appropriate fencing
- Promotion of mixed-use parking structures with ground-floor retail

#### Transportation Changes

- Proper design and allocation of parallel and diagonal parking
- Creation of a destination that enhances the connection to the waterfront
- Strengthened presence of Washington's Headquarters along Grand Street
- Creation of a bicycle network



- Creation of an on-demand transit network
- Improvement of the public transit bus network and coordination of routes with an on-demand transit network

### **Newburgh Waterfront Charrette (2007), Leyland Alliance**

This waterfront planning study envisioned approximately 1,350 residential units and approximately 100,000 to 250,000 square feet of retail space. More than 1,000 people attended the charrette organized to develop key design and development concepts including:

- A compact and well-structured downtown featuring a variety of residential housing types, as well as commercial and civic structures;
- Apartment buildings and live/work units, with residents living above shops and restaurants on the busy main streets and waterfront area;
- A green at the base of Broadway and a walkway along the waterfront;
- Historically significant public spaces, such as Vaux Park and Clinton Square;
- A central median on Broadway through which a streetcar could operate, thereby connecting downtown Newburgh with Stewart Airport;
- New streets and alleys; and
- Piers, a fishing dock, and a fisherman's market that will enable visitors to take advantage of the City's waterfront location.

### **Streamlining Newburgh's Land Use Process Final Recommendations (2012), Land Use Law Center**

This memorandum establishes a set of recommendations for streamlining the City's current land use process to remove redevelopment barriers and promote business activity. Recommendations include:

#### **Zoning**

- Seek funding to update the City's zoning code

#### **Environmental Review**

- Create a new Conservation Advisory Council (CAC) and consolidate all existing environmental and advisory committees into this new body
- Seek funding for the CAC's inventory of open space and natural resources
- Refrain from automatically requiring a full EIS for Type I actions
- Require local boards to review all environmental impacts
- Subject positive declaration projects to coordinated review process
- Add more types of actions to the Type II list
- Make clear on application forms that environmental review is not required for Type II actions
- Help applicants to reduce burdens on EAF forms through GIS support and provision of useful information and maps
- Relieve applicants from a full EIS through Conditioned Neg Decs
- Draft a consolidated application form
- Negotiate with developers in a pre-application meeting

### Coastal Consistency

- Authorize advisory recommendations from the CAC only when SEQRA threshold is met
- Add or link CAF content to the expanded Short EAF
- Amend local consistency law to deal with cases where more than one agency may issue approval for a project in a coastal area
- Provide coastal consistency training for all local agencies involved with coastal consistency review

### Historic Preservation

- Clearly define what is not a material change or visible from a public street and thus not subject to COA review
- Create a pre-approved consent agenda list of routine changes that require a COA
- Eliminate the requirement of an ARC Advisory Opinion for zoning variances
- Authorize administrative review or a consent agenda based on architectural or historical ratings
- Allow demolition applicants to apply for relief based on hardship during or in lieu of the COA approval
- Distribute guidelines that clearly outline the COA approval process
- Improve guidance on the COA approval process
- Provide informational sessions on the short EAF and historic district guidelines

### Streamlining Project Review and Approval Process

- Create a central permit information desk with one-stop permitting
- Provide guidelines to help applicants through approval process
- Provide online services that expedite approvals process
- Create and distribute road maps that delineate all process maps
- Expand pre-application workshops to get parties on the same page early in process
- Review all permit and approval application forms and remove unnecessary requirements
- Consolidate permit and approval applications into one form
- Certify that each approvals board member has undergone training

## HOUSING STUDIES

### Analysis of Impediments to Fair Housing Choice (2012), Newburgh Department of Planning and Development

The purpose of this analysis was to evaluate the impact of the City's public and private programs on the availability of fair housing. The analysis identified four major impediments to fair housing:

- (1) The absence of a clear human rights violation complaint process,
- (2) The combined effects of unaffordable housing with high unemployment and underemployment,
- (3) Language barriers, and
- (4) Poor building code compliance.

To promote fair housing, the study suggested that the City should:

- Advocate for an increase in the minimum wage,
- Adopt a process for handling fair housing complaints,

- Create a separate housing court,
- Review and revise policies (like the Architectural Review process) that inhibit housing efforts,
- Revise the zoning code to allow for multi-family housing, introduce inclusionary zoning, up-zone residential areas, and enable conversion of industrial zones to residential, and
- Offer services and programs in Spanish.

Additionally, the analysis suggests that a tenants' organization advocate on behalf of tenants in landlord-tenant disputes.

### **A Three County Regional Housing Needs Assessment: Dutchess, Orange, and Ulster Counties from 2006 to 2020 (2009), Planning Departments of Dutchess County, Orange and Ulster Counties of New York**

This study uses housing price data in relationship with income levels to conclude that there is a shortage of affordable housing in the study area. The study was completed in 2009 amidst major transformations in the housing market and while property values were plummeting in many parts of the Hudson Valley.

While the obvious intent of the document is to quantify the shortage of affordable housing, the document is limited to assessment and does not present any recommendations for incentivizing or enabling the construction of affordable housing.

## **TRANSPORTATION PLANS & STUDIES**

### **Newburgh Area Transportation and Land Use Study (2012), City Of Newburgh/Broadway Conceptual Design Study, AKRF**

This study focused on applying complete streets concepts for the Broadway corridor, including the various Broadway segments within the City of Newburgh, as well as the full length of Route 17. Transit enhancements are considered in this study. However, the study mainly focuses on generating ideas for designing Broadway as a multi-modal corridor rather than offering detailed transit-operational guidance. A separate study (summarized below) focused on transit improvements in the Newburgh area.

#### **Project Goals**

The project team presented the five following goals at a public design workshop:

1. Make Broadway a more attractive and pedestrian-friendly environment.
2. Improve safety and mobility for all travel modes.
3. Provide an appropriate amount of parking to meet community needs.
4. Provide adequate road capacity.
5. Incorporate green elements into the streetscape.

#### **Recommendations**

##### **Parking**

- Instead of providing only angled parking along the entire length of Broadway, alternate between parallel and angled parking. The substitution of angled parking with parallel

parking will allow more of the right-of-way to be allocated to alternative transportation modes.

- Improve the municipal parking lots on the side streets around the Broadway corridor.

#### Streetscape Improvements

- Foster pedestrian activity along Broadway by providing small-scale streetscape improvements, including shade trees, landscaping, special paving treatments, lighting, benches, and planting boxes, etc.

#### Pedestrian Improvements

- Improve pedestrian safety by shortening crossing distances and installing curb extensions.
- Explore opportunities for making use of excess right-of-way in the four-lane section of Broadway by installing a median that potentially could serve as a transitway as well.

#### Bicycle Access

- Install new bicycle infrastructure (dedicated bicycle lanes) in order to facilitate and encourage usage especially with the City's large student population (from St. Mary's College and SUNY Orange).
- Provide bicycle racks on buses and at civic buildings, institutions, and commercial centers.
- Include bicycle racks on buses serving the Broadway corridor.

#### Short-term Transit Improvements

- Provide more frequent service on existing routes. Instead of the Northside and Southside routes operating with only two vehicles, add a third vehicle to increase headways from 120 minutes to 45 minutes.
- Add a new vehicle that would serve the Mid-Valley/Vails Gate route on 90 minute headways.
- Increase the service span to provide service on weekdays from 6:00 AM to 9:00 PM and on weekends from 7:00 AM to 7:00 PM.
- Develop and implement a marketing, branding, and information initiative to help potential and existing users better understand routes and schedules.
- Coordinate improvements with the proposal for the "Mid-Broadway Transit Node" for the triangular area between Broadway, Washington Terrace, and Lake Street.
- Provide improved transit infrastructure, including new bus shelters and signage.

#### Newburgh Beacon Shuttle

- Improve operations of the shuttle through coordinated discussions between regional stakeholders, Orange County, the service operator, the Port Authority of New York and New Jersey, and the New York State Department of Transportation.
- Coordinate shuttle improvements to accommodate changing traffic patterns at Stewart Airport, new employment centers around Stewart Airport, and rising usage of the Beacon Metro North Station.

#### Long-term Transit Improvements

- As ridership grows, improve transit service further west along Route 17K.
- With greater ridership and secured necessary funding, turn Broadway into a bus rapid transit (BRT) corridor that supports a dedicated bus line, signal prioritization for buses, and platform fare collection.

### **Newburgh – Stewart International Airport Transit Options Study (2001), Edwards and Kelcey**

Prepared in tandem with the Economic Adjustment Strategy, this study contemplated a variety of transit options for the Newburgh area. The core objectives of the study were to identify transit options that could encourage economic development, improve access to employment opportunities, and provide safe travel options for residents and visitors.

Options included ferry service, bus trolley service, bus rapid transit service, light rail transit, and heliport service. These options were developed only very generally, including potential alignments but not a formal operating plan. The study inventoried the key trip generators within the City of Newburgh and the surrounding area. However, a formal demand estimation model was not created. No figures for approximate ridership for any of the options were generated.

The study concluded with a description of the transit planning process as a means of identifying the steps that the City of Newburgh would need to take in order to formalize a specific transit proposal.

### **Newburgh Area Transportation and Land Use Study (2010), Short Term Transit Improvement Program, Recommended Plan, Gannett Fleming**

This study evaluated the City's public transit needs and recommended new bus routes to serve the City of Newburgh, as well as the surrounding areas including the Town of Newburgh, Town of New Windsor, Town of Cornwall, and Village of Cornwall. Also, the study addresses linkages between the City of Beacon Metro-North Railroad Station and Stewart Airport. Recommended short term improvements are presented below:

#### **Restructure Route Network**

- Replacement of two routes with three routes
- Redesign of current Northside and Southside routes to be less circuitous and focused more on areas with high ridership potential
- Provision of a new route that operates between Mid-Valley Mall and St. Luke's Cornwall facility
- Modification of the Newburgh to Beacon Shuttle with service extended to Stewart Airport but with the sequence of bus stops varying depending on time of day

#### **Improve Frequency of Transit Service**

- Northside and Southside routes given 60 minute frequencies

#### **Expand Coverage of Service**

- Extension of service to Saturdays from 7AM to 7PM

#### **Improve transit infrastructure**

- Provision of better bus stops, bus shelters, and signage

## APPENDIX D—LAND USE CHARACTERISTICS

Appendix D begins by listing land use characteristics relevant to redevelopment potential for properties along seven streets in the City of Newburgh’s North Broadway Neighborhood. Following this, the appendix provides a Land Use Inventory Data Dictionary that describes the data used to prepare the preceding land use characteristics tables. Finally, the Appendix D presents aerial images that identify vacant and City-owned properties within the North Broadway Neighborhood.

### LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD

This section of the appendix catalogs detailed information on the properties falling within Newburgh’s North Broadway Neighborhood, the highly distressed area bounded by Broadway on the south, First Street on the north, Dubois Street on the west, and Chambers Street on the east. Information below is presented by street segments for those streets located within the North Broadway Neighborhood, including:

- Broadway (North Side)
- First Street (South Side)
- First Street (North Side)
- Dubois (West Side)
- Dubois (East Side)
- South Miller (West Side)
- South Miller (East Side)
- Johnston (West Side)
- Johnston (East Side)
- Lander (West Side)
- Lander (East Side)
- Chambers (West Side)
- Chambers (East Side)

Data for eighteen variables were collected for each of the parcels falling within the boundaries of the Downtown Core. These variables were chosen mainly because they serve as common inputs in an economic analysis of a property’s redevelopment potential.

#### Broadway (North Side)

	Ownership	Vacant	City Owned	Land Bank Owned	Bank Sales 2009-2012	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building’s Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
City Terrace to Dubois														
188	Ace Broadway						1900	Multi-family	TC-1	MU-1	4965	2178	\$222,200	

NEWBURGH VACANT PROPERTY REUSE PLAN

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	Plaza LLC													
Dubois to South Miller Street														
184	Broadway Dubois LLC					1910	Multi-family	TC-1	MU-1	2840	2178	\$131,400		
182	Chhabra, Devender Nath					1900	Multi-family	TC-1	MU-1	1848	1624	\$103,300	Subject to a federal tax lien of \$27,159.57 (10/24/2012)	
180	Allen, Alfred					1910	Multi-family	TC-1	MU-1	4431	n/a	\$169,100		
178	North Plank Development					1910	Multi-family	TC-1	MU-1	4900	1742	\$192,900		
174	Arias, Sonia					1910	Multi-family	TC-1	MU-1	4240	1742	\$199,300		
172	170 Broadway Realty Corp					1890	Multi-family	TC-1	MU-1	6016	2614	\$251,500		
168	168 Broadway Assoc LLC					1890	Multi-family	TC-1	MU-1	4218	n/a	\$168,800		
South Miller to Johnston Street														
166	Boubaris, John					1900	Multi-family	TC-1	MU-1	3372	1307	\$97,700	Owner has multiple foreclosure and civil actions against him but not at this address.	
164	164 Broadway LLC					1880	Multi-family	TC-1	MU-1	3333	1307	\$165,200		
162	City of Newburgh		✓			1900	Multi-family	TC-1	MU-1	3840/1032	1742	\$189,100	The reason for two different figures for the total square footage are not clear – perhaps there is an accessory unit.	
160	129 Meserole Street LLC					1890	Multi-family	TC-1	MU-1	3594	2178	\$133,000		
158	158 Broadway Newburgh LLC					1900	Multi-family	TC-1	MU-1	2235/1140	1742	\$154,000	The reason for two different figures for the total square footage are not clear – perhaps there is an accessory unit.	
156	155 Broadway LLC / Polonia Ventures (Jerry Sanchez)	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-1	n/a	2693	\$4,200	City gave Sanchez 150, 152, and 156 as compensation for his work on city hall (or was it the Armory?); Under Polonia Ventures; buildings are up for sale and may be possible for Land Bank to acquire.	
152	155 Broadway LLC / Polonia Ventures (Jerry Sanchez)	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-1	n/a	4626	\$2,600		
150	155 Broadway LLC /Polonia Ventures (Jerry Sanchez)	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-1	n/a	2970	\$5,500		
Johnston Street to Lander														
148	City of Newburgh	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-2	n/a	1742	\$2,100	Part of the Mid-Broadway project, approved but lacking funding.	
146	City of Newburgh	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-2	n/a	2464	\$1,500	Part of the Mid-Broadway project, approved but lacking funding.	
144	City of Newburgh	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-2		2178	\$1,300	Part of the Mid-Broadway project, approved but lacking funding.	
142A	City of Newburgh	✓	✓			n/a	Vacant Land – Commercial Area	TC-1	MU-2		871	\$1,300	Part of the Mid-Broadway project, approved but lacking funding.	

**NEWBURGH VACANT PROPERTY REUSE PLAN**

**APPENDIX D –LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD**

140	City of Newburgh	✓	✓				n/a	Vacant Land – Commercial Area	TC-1	MU-2		2178	\$1,300	Part of the Mid-Broadway project, approved but lacking funding.
138	City of Newburgh	✓	✓				n/a	Vacant Land – Commercial Area	TC-1	MU-2		2728	\$1,600	Part of the Mid-Broadway project, approved but lacking funding.
136	City of Newburgh	✓	✓				n/a	Vacant Land – Commercial Area	TC-1	MU-2		1742	\$2,100	Part of the Mid-Broadway project, approved but lacking funding.
132	City of Newburgh	✓	✓				n/a	Vacant Land – Commercial Area	TC-1	MU-2		3510	\$2,100	Part of the Mid-Broadway project, approved but lacking funding.
<b>Lander to Chambers</b>														
128	RAC Development of Newburgh LL						1960	Office Building	TC-1	MU-2		14375	14560	Site of the Orange County DMV
126	Peterson, Richard F Sr	✓					1900	Multi-use	TC-1	MU-2		2178	2,100	Appears vacant unless liquor store operates during evening; Notice of Pendency Foreclosure action by Bank of Mellon (5/14/2012) – no further action taken.
120	120-124 Broadway Newb Inc						1890	Downtown Row Type Commercial	TC-1	MU-2		4792	n/a	120 and 124 appear to be jointly and legally joined; fully occupied with Hudson Valley Market and Juarez Restaurant
118	Herasme, Reynaldo	✓					1900	Downtown Row Type Commercial	TC-1	MU-2		1742	n/a	Ground floor commercial space vacant
116	129 Meserole Street LLC	✓					1900	Downtown Row Type Commercial (detached)	TC-1	MU-2		2178	n/a	Ground floor vacancy in former Caribbean Heat space; possible residential vacancies upstairs
114	Liu, Jin Yong						1895	Downtown Row Type Commercial	TC-1	MU-2		2178	n/a	Chinese restaurant is operational
<b>Chambers to Liberty</b>														
110-112	Francis, Fritzroy	✓				3842.05	1900	Residential Land w/Small Improvement (Garage)	TC-1	MU-2		2178	n/a	Boarded up

**First Street (South Side)**

Address	Ownership	Vacant	Land Bank Owned	For Sale	Bank Sales 2009-2012	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
Dubois to Miller														
197	Petty, Alexander	✓			2		1888	One-Family Residence	R-2	R-High	3,312	4792	\$56,100	Vacant for years; Hospital may have interest
195	Step Of New	✓					1900	One-Family	R-2	R-High	2,104	6098	\$42,600	Vacant for years; Hospital may have interest



**NEWBURGH VACANT PROPERTY REUSE PLAN**

**APPENDIX D –LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD**

							Residence								
Miller to Johnston	York Ltd														
193	Herring, Geraldine					1910	Three-Family Residence	R-2	R-High	3600	2614	\$116,800	Property held to secure 250K appearance bond in USA v. Geraldine Herring (7/14/2009)		
191	Acevedo, Michael				2	1900	Three-Family Residence	R-2	R-High	2142	2614	\$62,000	Bank of NY Mellon Notice of Pendency (6/7/2010) – no further action; Deutsche Notice of Pendency (1/19/2011) – no further action; HSBC Notice of Pendency (12/17/2012) – no further action		
187	Newburgh Community Land Bank	✓	✓	✓		n/a	Residential Vacant Land	R-2	R-High		3485	\$2,100	Land Bank Owned		
185	Newburgh Community Land Bank	✓	✓	✓		1900	Three Family Residential	R-2	R-High	4320	5663	\$91,200	Land Bank Owned		
183	Newburgh Community Land Bank	✓	✓	✓		1900	One Family Residential	R-2	R-High	1100	3049	\$30,900	Land Bank owned		
181	173 First St Associates					1900	Two Family Residential	R-2	R-High	1232	3049	\$60,700			
171	Bacon, Kevin					n/a	Residential Land including Small Improvement	R-2	R-High		3049	\$11,300	Action to recover \$23,119.24 lien (2/15/2008)		
Johnston to Lander															
161	Central Hudson					n/a	873	R-2	MU-2		871	\$2,400	Land Use Unclear – what is 873?		
Lander to Chambers															
149	Life Restoration Church, Inc						Residential Vacant Land	R-2	MU-2		1307	\$800			

**First Street (North Side)**

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales 2009-2012	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
Johnston to Lander															
170	Labrador Associates LP							n/a	Multi-Use (Downtown Detached Row)	R-2	MU-2	n/a	2814	\$108,500	
166	Labrador Associates LP							n/a	Residential Vacant Land	R-2	MU-2	n/a	4356	\$2,600	
164	Lugo, Edgar	✓						1890	Three Family Residential	R-2	MU-2	2190	2178	\$98,600	Foreclosure action by Federal Home Loan Mortgage Corp (7/31/2013); Seterus Inc. action to quiet title (8/22/2012); Notice of Pendency Foreclosure action by Citi Mortgage, Inc. (11/5/2009)
162	Mendoza, Olga	✓				1		1900	Three Family Residential	R-2	MU-2	1839	2178	\$97,000	Several small actions against her plus a warrant from NY State Department of Taxation and Finance for \$995.60 for unpaid taxes.
160	Neighbors							n/a	Two Family	R-2	MU-2	n/a	5227	\$108,800	

	United For Justice								Residential						
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Dubois Street (West Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009 - 2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage	Total Lot Size	Assessed Value (Year of Assessment)	Notes
Broadway to Van Ness															
7	Dubois Street							1890	One Family Residential	R-2	R-High	1701	1742	\$79,700	
11	Sabillon, Gilma							1890	Three Family Residential	R-2	R-High	2376	2614	\$96,100	Notice of Indebtedness filed by Household Finance Realty Corporation for \$15,043.38 (2/25/2013); Execution of Notice to Garnishee addressed to Sheriff or Marshall (2/10/2012)
13	Cuesta, Edwin							1880	Three Family Residential	R-2	R-High	2150	2614	\$104,900	
15	Boubaris, John						8440.27	1866	Apartments	R-2	R-High	1785	2178	\$79,900	
17	Leblon Development LLC	✓					7992.12	1880	Three Family Residential	R-2	R-High	2500	2178	\$99,300	Not showing up on map as vacant but it is vacant; owned by attorney; blue colored house; owned by Orange Equities;
Van Ness to 1 <sup>st</sup> Street															
23	Sartori, Ennio								Apartments	R-2	R-High	4261	2614	\$139,000	Developed by the now defunct non-profit, Hogar; city will be filing for foreclosure on them; county put in HOMES funding which is why county is resisting foreclosure; four HOGAR properties on this block are vacant (20,36,43,48); two more properties are Hogar but occupied; distinct facades; Key Bank has no claim because they have not been paying taxes; there are county mortgages on 3 Hogar properties
25	Boubaris, John	✓				1			Two Family Residential	R-2	R-High	1870	2178	\$39,400	
27	Dubois, Street								One Family Residential	R-2	R-High	1870	2178	\$49,000	
29	Dorsett, Masud K								Apartments	R-2	R-High	1360	2178	\$124,100	Mortgage Consolidation Agreement by Wells Fargo (7/2/2013); Consent to Discontinue action by Deutsche (5/6/2011); Notice of Pendency Foreclosure by Deutsche Bank (12/6/2010)
31	GKC, Associates								Three Family Residential	R-2	R-High	4158	2178	\$125,400	
33	Pacheco, Oscar	✓					2479.2		One Family Residential	R-2	R-High	1552	3920	\$95,600	Messy but calls for service dropped because of hospital's cleanup; Foreclosure action by US National Trust (8/10/2011); Transfer of Deed (6/17/2013)
35	Rayford, Hillary								One Family Residential	R-2	R-High	1320	3049	\$66,400	
37	City Of Newburgh	✓	✓						Residential Vacant Land	R-2	R-High		3049	\$1,800	Messy but calls for service dropped because of hospital's cleanup
39	City of Newburgh	✓	✓			1			One Family Residential	R-2	R-High	1587	3049	\$63,600	Messy but calls for service dropped because of hospital's cleanup
41	HOGAR 1								Two Family Residential	R-2	R-High	2671	3049	\$103,000	
43	HOGAR 1	✓					6724.44		Two Family Residential	R-2	R-High	2759	3485	\$105,100	Hogar
45	Boubaris,						6578.39		Inns,	R-2	R-High	2364	3920	\$85,100	

	Rose									Lodging, and Boarding						
47	Boubaris, Rose									One Family Residential	R-2	R-High	1280	4356	\$43,300	
49	City of Newburgh									One Family Residential	R-2	R-High	1200	2178	\$57,100	
51	Turiak Russell C									Two Family Residential	R-2	R-High	1616	2614	\$100,100	Consolidation agreement by JP Morgan Chase (5/25/2011)
53	Dorsett, Masud K									Three Family Residential	R-2	R-High	1808	4356	\$92,700	
55	Petty Properties LLC									Three Family Residential	R-2	R-High	1896	2178	\$82,500	In rem property with an escrow account (2009)
57	First Dubois Inc									Three Family Residential	R-2	R-High	2772	2178	\$115,900	

Dubois Street (East Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009-2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
6	Dubois Street							1895	Three Family Residential	R-2	R-High	2841	2614	\$79,700	
10	City Of Newburgh	✓	✓	✓					Residential Vacant Land	R-2	R-High		2178	\$9,400	Knocked down; land bank has approval to acquire
14	Somac Enterprises Inc							1906	Three Family Residential	R-2	R-High	3105	7405	\$104,500	
18	Sukan Enterprise Inc							1890	Apartments	R-2	R-High	2244	2614	\$137,500	
20	HOGAR 1	✓					7149.89	1900	Two Family Residential	R-2	R-High	1960	2614	\$99,900	
22	Dubois Street							1900	One Family Residential	R-2	R-High	1320	2614	\$42,100	
24	A & M Construction Inc							1907	Apartments	R-2	R-High	3168	2614	\$137,500	
26	Pelella, Lillian							1906	Apartments	R-2	R-High	3168	2614	\$139,900	
30	Garrigues, Kermit							1900	Two Family Residential	R-2	R-High	1380	5227	\$87,100	Federal National Mortgage Association files foreclosure and transfer of deed (1/24/2011)
36	HOGAR 1	✓					7579.61	1890	Two Family Residential	R-2	R-High	2081	4792	\$87,500	
38	Pacifica Loan Pool LLC	✓				1	13146.52	1900	Inns, Lodging, and Boarding	R-2	R-High	2700	6098	\$129,800	Problematic, boarded up, was operating as an illegal SRO, owned by an LLC (like Orange Equity).
40	Dubois, Street							1865	One Family Residential	R-2	R-High	1773	2178	\$49,000	
42	Dubois Street							1900	Two Family Residential	R-2	R-High	2196	2178	\$81,100	

NEWBURGH VACANT PROPERTY REUSE PLAN

APPENDIX D –LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD

46	HOGAR 1						7992.12	1890	Two Family Residential	R-2	R-High	2125	6970	\$109,200	
48	HOGAR 1	✓						1886	Two Family Residential	R-2	R-High	3430	5227	\$122,100	Hogar
50	Dubois Street							1900	Two Family Residential	R-2	R-High	2724	5227	\$80,100	Hogar
52	Moodie, Dean							1895	Three Family Residential	R-2	R-High	3013	2614	\$122,100	Notice of Pendency (Foreclosure Action) by Bank of NY Mellon (7/11/2013) – no further action; Notice of Pendency by One West Bank (9/30/2009) – no further action
54	City of Newburgh	✓	✓	✓				1900	Three Family Residential	R-2	R-High	3900	2614	\$104,000	LB as approval to acquire
56	Afonso, Joseph							1870	Apartments	R-2	R-High	5279	5227	\$194,100	
Just north of First															
60	n/a									PO-1	PO				Church does not own it anymore; vacant for 8 years but some community activity recently observed

South Miller Street (West Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009-2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
9	City of Newburgh	✓	✓	✓				1900	Three Family Residential	R-2	R-High	2910	2178	\$25,700	Land Bank has option to acquire from city
11	Clark, Samuel F III							1900	One Family Residential	R-2	R-High	1665	2178	\$95,100	Notice of Pendency of Foreclosure Action by US National Bank Association (5/24/2011)
13	Clark, Samuel F III							1900	One Family Residential	R-2	R-High	1708	2178	\$95,900	
15	McArthur, Horace					1		1900	Two Family Residential	R-2	R-High	1540	2178	\$96,900	Notice of Pendency of Foreclosure Action by Deutsche National Bank (11/29/2011)
17	House of God Hebrew	✓						1900	One Family Residential	R-2	R-High	2310	3049	\$117,300	
19	Turnier, Jean E	✓							Apartments	R-2	R-High		3049	\$153,500	
21	City of Newburgh	✓	✓	✓				1910	Apartments	R-2	R-High	2526	3049	\$48,900	
23	Thruway Builders Inc							1910	Two Family Residential	R-2	R-High	2699	3049	\$117,000	
25	Thruway Builders Inc	✓					2073.45	1900	One Family Residential	R-2	R-High	2880	3049	\$45,300	
27	Martin, Petchula D							1898	One Family Residential	R-2	R-High	1636	3049	\$96,600	
29	Culbreth, Edna							1900	One Family Residential	R-2	R-High	1762	3049	\$96,200	
31	SMS, Associates II LP							1900	Two Family Residential	R-2	R-High	2379	3485	\$99,500	
33	SMS, Associate II LP							1900	Two Family Residential	R-2	R-High	2394	2614	\$99,000	
35	Julian, Elsworth							1910	Three Family Residential	R-2	R-High	1996	2178	\$93,900	Notice of Pendency of Foreclosure Action by US Bank (6/2/2010)

NEWBURGH VACANT PROPERTY REUSE PLAN

APPENDIX D –LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD

37	Betancourt, Jessica					1459.06	1900	Two Family Residential	R-2	R-High	2063	2614	\$92,200	Notice of Mortgage Paid in Full by Citibank (3/18/2013); Notice of Action to Recover Payment by Alliance Realty (10/9/2012)
39	Polcaro, Eva						1900	One Family Residential	R-2	R-High	1440	2614	\$91,800	Notice of Pendency of Foreclosure Action by Chase (9/9/2010)
41	Butwell Marianne						1900	One Family Residential	R-2	R-High	1425	2614	\$81,000	Notice of Pendency of Foreclosure by PHH Mortgage Corp (9/8/2011)
43	Smith, Esther L						1895	One Family Residential	R-2	R-High	1386	1742	\$80,600	Notice of Pendency of Foreclosure by HSBC (4/1/2010)
45	Leonor, Maria L						1900	One Family Residential	R-2	R-High	1956	1307	\$98,200	
47	Bancroft, Yonetta						1900	Two Family Residential	R-2	R-High	1182	2614	\$73,300	Mortgage consolidation agreement by PNC (9/20/2012)
49	Harris, Loretta B						1900	One Family Residential	R-2	R-High	1317	1307	\$80,800	Notice of Pendency Foreclosure Action by HSBC (9/23/2009)
51	Arline, James L						1900	One Family Residential	R-2	R-High	1317	1307	\$81,300	

South Miller Street (East Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales 2009-2012	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
8	South Miller Housing LLC					2		1890	Apartments	R-2	R-High	5520	3049	\$120,000	
12	City of Newburgh	✓	✓	✓				1900	One Family Residential	R-2	R-High	1706	1742	\$22,600	Land bank has approval from city to acquire
14	McArthur, Horace							1881	Two Family Residential	R-2	R-High	1752	2178	\$92,500	
16	Canigan, Patricia							1895	One Family Residential	R-2	R-High	1586	2178	\$80,100	
18	Emma, Marin							1890	One Family Residential	R-2	R-High	1456	2614	\$99,400	
20	Cesar, Stanley D	✓						1895	One Family Residential	R-2	R-High	1428	2614	\$36,100	Notice of Pendency of Foreclosure Action by Wells Fargo (6/7/2010)
22	Vesely, Edward Jr	✓						1890	One Family Residential	R-2	R-High	1509	2614	\$88,100	
24	Ferguson, Richard					1982.68		1900	One Family Residential	R-2	R-High	1462	2614	\$86,400	Owner called to donate property to land bank but land bank did not yet have non-profit status to give him a tax benefit; non-profit status would also facilitate acquisition of 91.
26	Sypek, Tadeusz M	✓						1890	One Family Residential	R-2	R-High	1838	2614	\$100,900	Notice of Pendency of Foreclosure Action by Deutsche Bank (9/1/2011)
28	Rodriguez, Juan							1890	Two Family Residential	R-2	R-High	1674	2614	\$82,800	Notice of Pendency of Foreclosure Action by JP Morgan Chase (4/30/2013)
30	Brady, James					4056.06		1900	Two Family Residential	R-2	R-High	2049	2614	\$72,000	
32	Sanchez, Jose	✓						1900	One Family Residential	R-2	R-High	1927	2614	\$115,500	Loan Modification Agreement by Wells Fargo (7/13/2011)
34	Senior, Honeel A							1900	Two Family Residential	R-2	R-High	1500	2644	\$85,400	
36	Briar Partners Inc					5441.1		1903	One Family Residential	R-2	R-High	1540	2614	\$97,900	
38	Hackett, Roy S							1890	Two Family Residential	R-2	R-High	1525	2614	\$87,800	Notice of Pendency of Foreclosure Action by Wells Fargo (11/26/2012)
40	White, Kevin D	✓						1910	Two Family Residential	R-2	R-High	1386	1742	\$29,900	
42	Reilly, Barbara					184.79			Residential	R-2	R-High		1742	\$1,000	Warrant for unpaid taxes of \$8,317.34 (7/11/2012)

NEWBURGH VACANT PROPERTY REUSE PLAN

APPENDIX D –LAND USE CHARACTERISTICS IN THE NORTH BROADWAY NEIGHBORHOOD

									Vacant Land						
44	Co-Tyrone Development Corp.	✓						1900	One Family Residential	R-2	R-High	2310	871	\$34,000	
46	Nam II LLC						1967.12	1900	Three Family Residential	R-2	R-High	2321	1307	\$36,200	
48	City of Newburgh	✓	✓	✓				1900	Three Family Residential	R-2	R-High	2310	1742	\$38,700	Land Bank has approval from city to acquire
50	Torres-Orta, Minerva	✓						1880	Apartments	R-2	R-High	2310	1742	\$121,500	Owned by Minerva Tomez Orta, Antonio Orta
52	Gilbert, Jeffrey							1900	Three Family Residential	R-2	R-High	2310	1742	\$99,200	

Johnston Street (West Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009-2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
9	The, Newburgh Ministry Inc					1		1910	Religious	R-2	R-High	9320	11130	\$359,500	Homeless shelter; just fixed up, m
9A	The Newburgh Ministry Inc							1910	Benevolent and Moral Association	R-2	R-High	9320		\$365,100	Possible that 9 and 9A are same property and that the combined square footage of the built form on both parcels is 9230.
13	The, Newburgh Ministry In								Residential Vacant Land	R-2	R-High		2614	\$9,300	
17	Deutsche Bank National Trust	✓						1900	Two Family Residential	R-2	R-High	2376	2614	\$104,900	
19	Solis Larry	✓						1891	Apartments	R-2	R-High	2310	2614	\$120,300	
21	City of Newburgh	✓	✓					1900	Apartments	R-2	R-High	2520	2614	\$25,000	
23	City of Newburgh	✓	✓					1900	Apartments	R-2	R-High	2520	2614	\$25,000	Falling down, missing roof; needs to be demolished
25	Toliver, James						5136.08	1910	One Family Residential	R-2	R-High	1581	2614	\$98,000	
27	Rosebud Properties I LLC	✓						1906	Three Family Residential	R-2	R-High	1680	2614	\$69,700	
31	Medina, Zenon							1895	Two Family Residential	R-2	R-High	2817	5227	\$119,900	Loan consolidation agreement by Hudson Valley Federal Credit Union (1/14/2010)
33	Newburgh Property	✓						1900	Three Family Residential	R-2	R-High	1908	2614	\$82,200	
35	Reilly, Brian						205.71		Residential Vacant Land	R-2	R-High		2614	\$1,600	
39	Reilly, Barbara						14000.37	1900	Converted Residence	R-2	R-High	3780	10890	\$219,000	Popular "hangout"; for sale on Zillow; comprised of at least two buildings including a rooming house and warehouse
39A	Reilly, Barbara							1956	Converted Residence	R-2	R-High	5922	10890	\$219,000	
39B	Reilly, Barbara							1910	Converted Residence	R-2	R-High	4224	10890	\$219,000	

43	Rosebud Properties II LLC	✓						1900	Three Family Residential	R-2	R-High	2322	2614	\$65,400	
45	45 Johnston Street Newburgh	✓						1900	Two Family Residential	R-2	R-High	3141	2178	\$119,900	Opportunity for creating a cluster
47	North Plank Development							1900	Three Family Residential	R-2	R-High	2913	1742	\$87,700	

Johnston Street (East Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009-20112)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
6	City of Newburgh	✓	✓						Residential Vacant Land	R-2	MU-2	1742	2614	\$1,000	
10	City of Newburgh	✓	✓						Residential Vacant Land	R-2	MU-2	2614	2614	\$1,600	
12	City of Newburgh	✓	✓						Residential Vacant Land	R-2	MU-2	2614	2614	\$1,600	
14	Newburgh Commercial	✓						1900	Multi-Use (Downtown Detached Row)	R-2	MU-2	2057	2614	\$35,000	Empty House; owned by Vince Capelleti
16	City of Newburgh	✓	✓						Vacant Land - Commercial Areas	R-2	MU-2	3485	3485	\$4,300	
18	City Of Newburgh	✓	✓						Parking Lot	R-2	MU-2	34848	34848	\$154,100	
48	Works, Associates III							1898	Two Family Residential	R-2	MU-2	1744	2178	\$56,600	Rehabbed tonwhouses in decent condition; developed by Drew Cartignar
50	Works, Associates III							1900	Two Family Residential	R-2	MU-2	1744	2178	\$63,600	Rehabbed tonwhouses in decent condition; developed by Drew Cartignar
52	Works, Associates III							1900	Two Family Residential	R-2	MU-2	1930	2178	\$73,600	Rehabbed tonwhouses in decent condition; developed by Drew Cartignar
54	Newburgh Ventures Inc							1855	Apartments	R-2	MU-2	2272	2614	\$95,300	Rehabbed tonwhouses in decent condition; developed by Drew Cartignar
56	56 Johnston Street Newburgh					2	4787.43	1886	Two Family Residential	R-2	MU-2	1930	2614	\$102,300	Not in bad shape
58	58 Johnston Street (Owned by Bank)					2	5147.63	1886	Two Family Residential	R-2	MU-2	1930	2614	\$98,200	Not in bad shape
60	Merino, Carla P	✓						1900	Multi-use - Downtown Attached Rowhouse	R-2	MU-2	2625	2614	\$113,200	Bad shape; offers good opportunity to acquire a stretch of Lander

## Lander Street (West Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009 - 2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
6	City of Newburgh	✓	✓					n/a	Residential Vacant Land	R-2	MU-2	n/a	3049	\$1,800	
8	City of Newburgh	✓	✓					n/a	Residential Vacant Land	R-2	MU-2	n/a	9583	\$5,800	
14	City of Newburgh	✓	✓					n/a	Residential Vacant Land	R-2	MU-2	n/a	3920	\$2,400	
18	Ortiz, Jerry	✓					5075.35	1957	Auto Body Tire Shops	R-2	MU-2	400	5227	\$59,800	Building is in poor condition; former office of Community Voices Heard; Kids play on this undeveloped surface parking site; Notice of Pendency of Foreclosure Action by HSBC (8/21/2012)
18A	Ortiz, Jerry							1957	Auto Body Tire Shops	R-2	MU-2	900	n/a	\$59,800	
22	Ortiz, Jerry							1910	Two Family Residential	R-2	MU-2	1242	2614	\$68,600	
24	Movimiento Misonero							1920	Religious	R-2	MU-2	2160	5227	\$155,100	
24A	Movimiento Misonero							1950	Religious	R-2	MU-2	360	5227	\$155,100	
28-30	Sachs Stuart							1930	331	R-2	MU-2	7800	5000	\$78,600 /\$77,500	Artists space; Stewart Sachs (Professor at Pratt); Building Type Code does not appear in Assessor's Manual
28-30	Sachs, Stuart J							1930	Multi-Use (Downtown Detached Row)	R-2	MU-2	3564	5000	\$77,500 /\$54,100	
34	City of Newburgh		✓			1		1940	Three Family Residential	R-2	MU-2	2578	2614	\$80,100	Run down, vacant? Or occupied?
36	Bernabe, Belius	✓				1		1896	One Family Residential	R-2	MU-2	1156	3485	\$79,600	
38	City of Newburgh	✓	✓					1895	One Family Residential	R-2	MU-2	1000	1307	\$49,500	Bad condition; Assignment of Deed by Deutsche Bank (4/25/2012); Notice of Pendency of Foreclosure Action by HSBC Bank (11/16/2009) – no further action.
40	Gilbert, Jeffrey	✓						1900	Apartments	R-2	MU-2	1800	2178	\$102,100	Owner occupied, maybe; bad condition
42	Newburgh Community Land Bank	✓		✓					Residential Vacant Land	R-2	MU-2		2178	\$1,300	Bad condition, Empty Lot?
44	Hargrave Randy	✓							Residential Vacant Land	R-2	MU-2		2178	\$1,300	
46	Hargrave Randy	✓						1900	Two Family Residential	R-2	MU-2	1266	1742	\$73,900	Notice of Pendency of Foreclosure Action by Federal National Mortgage Association (8/16/2012)
48	City of Newburgh	✓	✓					1900	One Family Residential	R-2	MU-2	1248	1742	\$79,400	Bad condition
50	50 Lander Street LLC	✓					2031.94	1896	Two Family Residential	R-2	MU-2	2,206	2614	\$63,100	
52	Fiumara, Daniela	✓	✓					1889	One Family Residential	R-2	MU-2	2436	2614	\$97,600	City owned
54	Ford, Kelvin	✓	✓			2		1850	Two Family Residential	R-2	MU-2	1840	2614	\$60,200	Boarded Up, city owned; warrant for unpaid taxes to NY State is satisfied (5/6/2009).
56	Rivera, Rafael							1860	Multi-use - Downtown	R-2	MU-2	4475	1742	\$127,400	Corner Grocery Store



									Attached Rowhouse							
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**Lander Street (East Side)**

Address	Ownership	Vacant	City Owned	Land Bank Owned	For Sale	Bank Sales (2009 – 2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
25	WHG Of New York Inc							1890	Three Family Residential	R-2	MU-2	2520	2178	\$70,500	Owned by Newburgh Code Enforcement officer Bill Meadow = Bill Giacometti??
27	W H G Inc							1886	Apartments	R-2	MU-2	3360	2100	\$101,000	Owned by Newburgh Code Enforcement officer Bill Meadow= Bill Giacometti??
29	Newburgh Community Land Bank	✓		✓				1910	Two Family Residential	R-2	MU-2	2520	2178	\$42,800	Land Bank Owned
31	Humley Inc					1		1900	Three Family Residential	R-2	MU-2	2520	2178	\$72,700	
33	City of Newburgh	✓	✓	✓		1		1900	One Family Residential	R-2	MU-2	2142	3049	\$26,400	Collapsing building; Land bank has approval to acquire
37	Holy, Deliverance								Residential Vacant Land	R-2	MU-2		n/a	\$5,700	Through-block owned by church; they would sell if replacement site offered to them; Habitat used it as a staging area and th Church warmed up a bit..
39	Holy Del Apostolic							1930	Residential Land including Small Improvement	R-2	MU-2	11926	n/a	\$7,500	
41	41 Landers St LLC	✓							Residential Vacant Land	R-2	MU-2		3049	\$1,800	Vacant lot for sale and listed
43	41 Landers Street LLC	✓							Residential Vacant Land	R-2	MU-2		2178	\$800	Vacant lot for sale and listed, Double lot ?
45	Newburgh Community Land Bank	✓		✓		1		1910	Three Family Residential	R-2	MU-2	1710	871	\$78,100	Land Bank owned
451/2	Boubaris John	✓						1900	One Family Residential	R-2	MU-2	1176	2178	\$32,700	The building says "45" but its really 45 1/2
45A	Palmer, Dwayne	✓						1908	Three Family Residential	R-2	MU-2	1896	871	\$93,700	Notice of Pendency Foreclosure Action by Bank of NY Mellon (9/8/2011)
47	Paten of Orange County (or City of Newburg?)					1		1900	Multi-Use (Downtown Detached Row)	R-2	MU-2	3515	2178	\$103,200	Owned by Patrick Nevis; not vacant, currently occupied;

Chambers Street (West Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	Bank Sales (2009-2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Size	Assessed Value	Notes
9	K-C Newburgh						1900	Other Store, Warehouse District	R-2	MU-2	17848	5227	159000	
13	Land Bank			✓			1880	Downtown Row (common wall)	R-2	MU-2	4552	2614	139700	Future site of the Newburgh Community Land Bank's office, three floor-through 2 BR apartments, and an artist work space.
15	Land Bank			✓			1992	Funeral Homes	R-2	MU-2	968	5227	62800	
25	City of Newburgh		✓					Parking Lot	R-2	MU-2	0	28750	134000	Parking lot – owned by city
29	City of Newburgh	✓	✓				1930	Downtown Row (Detached)	R-2	MU-2	2277	2178	45800	Formerly used as a dog pound.
31	Lloyd Sandiford	✓						Residential Vacant Land	R-2	MU-2	0	3049	1800	
33	Lloyd Sandiford						1910	One Family Year Round Residence	R-2	MU-2	1320	3049	88800	
35	Lloyd Sandiford	✓						Residential Vacant Land	R-2	MU-2	0	3049	1800	
37	Holy Deliverance						1880	Religious	R-2	MU-2	3000	18731	241400	Church lot
43	Jose Sanchez					2382.34	1910	Two Family Year Round Residence	R-2	MU-2	2148	2614	86400	
45	Moises Santiago						2012	One Family Year Round Residence	R-2	MU-2	1480	2614	140800	
47	Habitat for Humanity						2012	One Family Year Round Residence	R-2	MU-2	1480	2178	140800	
49	Rita Schneider							Residential Vacant Land	R-2	MU-2	0	1742	1000	
51	Pueblo Apartments						1900	Two Family Year Round Residence	R-2	MU-2	1292	1742	75600	
53	John Schmidt					3878.51	1900	Three Family Year Round Residence	R-2	MU-2	1960	1742	99000	
55	Land Bank	✓		✓			1910	Two Family Year Round Residence	R-2	MU-2	1584	1742	17900	To be rehabbed by Habitat for Humanity as rentals.
57	Simon Jacas	✓				196.76		Residential Vacant Land	R-2	MU-2	0	1742	1000	

Chambers Street (East Side)

Address	Ownership	Vacant	City Owned	Land Bank Owned	Bank Sales (2009-2012)	Tax Delinquent Past Redemption 2011 (Amount)	Year of Building's Construction	Land Use by Building Type	Current Zoning	Proposed Land Use/Zoning	Total Square Footage of Current Built Area	Total Lot Coverage of Current Built Area	Assessed Value	Notes
10	Newburgh Institute for the Arts	✓						Parking Lot	R-2	MU-2	0	9148	46500	
20	Newburgh Institute for the Arts	✓					1930	Other Store, Warehouse	R-2	MU-2	3198	3049	57800	
22	Newburgh Institute for the Arts	✓						Vacant Land Commercial Areas	R-2	MU-2	0	2178	2500	
24	Newburgh Institute for the Arts	✓						Vacant Land Commercial Areas	R-2	MU-2	0	2178	2500	
26	30 Chambers LLC	✓						Vacant Land Commercial Areas	R-2	MU-2	0	5227	6700	
30	30 Chambers LLC	✓					1880	Downtown Row (Residential)	R-2	MU-2	4725	2614	50000	
32	Ryan ROA						1870	Other Store, Warehouse	R-2	MU-2	3813	3049	102500	
34	John Sylvester						1880	One Family Year Round Residence	R-2	MU-2	1408	3050	73600	
36-38	36-38 Chamber Street						1900	Downtown Row (Detached)	R-2	MU-2	17793	6098	326700	
42	Holy Trinity Church of Unity						1880/1900	Religious	R-2	MU-2	5805	4792	295500	
46	46 Chamber Street LLC						1880	Other Store, Warehouse	R-2	MU-2	7425	2614	118400	
50	Newburgh Community Land Bank	✓		✓			n/a	Residential Vacant Lot	R-2	MU-2	0	1932	1200	Building demolished; vacant site targeted for Clean and Green program but did not happen.
52	Rose Boubaris	✓					1899	One Family Year Round Residence	R-2	MU-2	1500	1742	22200	
54	Rose Boubaris	✓					1860	Downtown Row (Detached)	R-2	MU-2	2745	1307	71600	
56	Raul Javier	✓					1850	Downtown Row (Detached)	R-2	MU-2	n/a	n/a	n/a	

## LAND USE INVENTORY DATA DICTIONARY

This dictionary provides a comprehensive description of the data that were used to prepare the above tables.

Attribute	Definition	SOURCE
Address	The location of the property by street address.	All addresses derived from data obtained from the Newburgh City Assessor’s office on July 12, 2013. The addresses were compared against the addresses in the City of Newburgh GIS Department’s map of vacant properties. In most cases, there was no discrepancy between the two sources. However, the presence of multiple buildings on the same site is sometimes represented differently. In these cases, the Assessor’s approach to cataloging the property and identifying the address takes precedent and is so reflected in the data tables.
Ownership	The identity of the owner of the property	All ownership data was obtained from the Newburgh City Assessor’s office on July 12, 2013. For properties that are city-owned, the “City of Newburgh” is identified as the owner.
Vacant	Whether or not the building has any occupants	The vacancy status is based on the most updated version (April 2013) of the vacant property survey. The data tables identify a property as vacant under any of the criteria used in the survey, including (1) zero water usage; (2) inclusion in the Vacant Building Registry; (3) codification of the property as vacant or vacant property with improvement on the 2012 tax roll; (4) notation as vacant through direct field observation; or (5) documentation as vacant in the community -identification process.
City Owned	Whether or not the city owns the property.	All ownership data was obtained from the Newburgh City Assessor’s office on July 12, 2013. For properties that are city-owned, the “City of Newburgh” is identified as the owner.
Land Bank Owned	Whether or not the Newburgh Community Land Bank owns the property or has the option to acquire the property.	The Land Bank furnished the most updated list of properties under its ownership.
Bank Sales	Whether or not a private bank sold the property during the years between 2009 and 2012	This information was obtained from Newburgh’s Tax Assessor office.
Tax Delinquent Past	The amount of tax owed for tax delinquent properties	This information was obtained from the City Clerk office.

Redemption 2011 (Amount)	beyond redemption and therefore subject to city tax foreclosure.	
Year of Building's Construction	The date that the building's construction was completed	This information was collected from the Newburgh City Assessor's office.
Building Type	Single-family home, multi-family home, mixed use, etc..	This information was collected from the Newburgh City Assessor's office. The data tables identify building types based upon the classifications presented in the City Assessor's manual.
Current Zoning	The zoning classification currently in effect for the property	This information was derived from the City's current land use map.
Proposed Land Use/Zoning	The future land use classification of the property, as well its specific zoning designation.	Future zoning designations were derived from the City's <i>Future Land Use Plan</i> . Eventually, the City will adopt a new zoning code that is in conformance with this plan. Thus, the <i>Future Land Use Plan</i> zoning recommendations are the best source of future land use classifications in the interim.
Total Square Footage	The total amount of built space on all floors of a building	This information was collected from the Newburgh City Assessor's office.
Total Lot Size	The total area of the lot in square feet	This information was collected from the Newburgh City Assessor's office.
Assessed Value (Year of Assessment)	The value assessed for the building for tax purposes for 2012	This information was collected from the Newburgh City Assessor's office.
Notes	Physical observations of building condition, as well as information about any legal actions taken against owners of parcels.	Foreclosure action status information was collected by Land Use Law Center staff through a review of court records.

### AERIAL IMAGES OF STREETS IN THE DOWNTOWN CORE

This section of Appendix D presents aerial images from the six corridors within the North Broadway Neighborhood: Broadway, First, Dubois, South Miller, Johnston, Lander, and Chambers. Parcels outlined in yellow indicate that the building is vacant. Parcels outlined in red represent City-owned properties. The vacant and City-owned building designations in these aerial images are less current than the most recent vacant property survey and City-maintained list of City-owned properties, which information is available at the City of Newburgh’s Vacant Property Revitalization Program website at <http://vpmap.cityofnewburgh-ny.gov>.

Figure 1: Broadway between Dubois and Lander



Figure 2: First between Dubois and Lander



Figure 3: Dubois between Broadway and First





Figure 4: Miller between Broadway and First



Figure 5: Johnston between Broadway and First



Figure 6: Lander between Broadway and First



Figure 7: Chambers between Broadway and First



## APPENDIX E: FUNDING SOURCES

Appendix E presents several resources the City of Newburgh can access to help implement the citywide and neighborhood specific strategies described in Section VI of the *Reuse Plan*. These include available tax exemptions, Payments in lieu of taxes (PILOT), and financing and grant opportunities.

Program	Description	Web Link
City of Newburgh Community Development Block Grant Program	<ul style="list-style-type: none"> <li>Funds improvements to community development projects, such as building facades, sidewalk improvements, and building rehabilitation projects.</li> </ul>	<a href="http://www.cityofnewburgh-ny.gov/community-development/">http://www.cityofnewburgh-ny.gov/community-development/</a>
Multiple dwelling outside NYC financed by NYS Housing Finance Agency  Tax Exemption  RPTL §421-d	<ul style="list-style-type: none"> <li>New or rehabilitated housing developments outside New York City that contain five or more residential units and are subject to a mortgage financed by the NYS Housing Finance Agency can be partially exempt from taxation, but liable for special ad valorem levies and special assessments, provided that: <ul style="list-style-type: none"> <li>Property is owned by a private individual or organization and is subject to a mortgage financed by the NYS Housing Finance Agency.</li> <li>Property is located outside New York City.</li> <li>Project contains at least five residential units. Certain auxiliary uses also eligible.</li> <li>The property is not exempt from taxation under any other law.</li> </ul> </li> <li>The scheduled expiration date for this exemption has been extended until July 23, 2015.</li> <li>Each city, town, and village in which the property is located may choose whether or not to allow the exemption. The option must be exercised through adoption of a local law.</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_07/sec421_d.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_07/sec421_d.htm</a>
Low-or Moderate- Income Housing Developed through Housing Trust Fund or Affordable Housing Development Program  Tax Exemption  RPTL §421-e	<ul style="list-style-type: none"> <li>The following types of real property can be wholly or partially exempt from taxation: <ul style="list-style-type: none"> <li>Housing Developed under Housing Trust Fund Program: Property must be rehabilitated, converted, or new housing for persons of low income. The following types of property are eligible for exemption: (a) cooperatives and condominiums, (b) homesteads, defined as buildings that contain less than five dwelling units, have at least one owner occupant, and are not owned as cooperatives or condominiums, and (c) rental buildings. (See Chart ID, RPTL §421-e &amp; PHFL Article 18, for the definition of low income.)</li> <li>Housing Developed under Affordable Housing Development Program: Property must be newly constructed housing for persons of low or moderate income. The following types of property are eligible for exemption: (a) cooperatives and condominiums and (b) one- to four-family dwellings.</li> </ul> </li> <li>In the case of a cooperative, condominium, or homestead developed under the Housing Trust Fund Program, the property must be owned by a person of low income. Rental</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_07/sec421_e.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_07/sec421_e.htm</a>

	<p>property under this program must serve low income individuals.</p> <ul style="list-style-type: none"> <li>• Property must be located in an area that is blighted, deteriorated, or deteriorating, or has a blighting effect on the surrounding area, or is in danger of becoming a slum or blighted area.</li> <li>• Must adopt local law.</li> <li>• Property is liable for special ad valorem levies and special assessments. The exemption is limited in duration to 20 years.</li> </ul>	
<p>Home Improvements Tax Exemption RPTL §421-f</p>	<ul style="list-style-type: none"> <li>• Outside New York City, one- and two-family residential buildings that are reconstructed, altered, or improved under certain conditions can be exempt from taxation and special ad valorem levies to the extent of an annually declining percentage of at least some of the increase in the property's assessed value attributable to the reconstruction, alteration, or improvement. No exemption is allowed for special assessments. Local taxing jurisdictions may limit the types of construction projects eligible for exemption and the percentages of exemption.</li> <li>• 100% of the increase in assessed value attributable to the construction is exempt during the first year, then declines by 12.5% each year following.</li> <li>• Construction project must exceed \$3000.</li> <li>• Not for ordinary maintenance or repairs.</li> <li>• Majority of property must be at least 5 years old.</li> <li>• The maximum exemption is \$80 thousand.</li> <li>• Must adopt local law.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_f.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_f.htm</a></p>
<p>Multiple Dwellings Converted to Owner-Occupied Residences in Certain Cities (including Newburgh) Tax Exemption RPTL §421-k</p>	<ul style="list-style-type: none"> <li>• To the extent allowed by local option, multiple dwellings that are located in certain cities and improved under certain conditions are partially exempt from city taxes but are liable for county and school district taxes, county special ad valorem levies, and special assessments. The amount of the exemption is limited to a percentage of the increase in assessed value attributable to the reconstruction, alteration, or improvement. The duration of the exemption is limited to 8 years.</li> <li>• 100% of assessed value attributed to new construction is exempt during the first year; declines by 12.5% each year following.</li> <li>• Construction must cost more than \$5000.</li> <li>• Ordinary maintenance or repairs not eligible.</li> <li>• Majority of property must be at least 5 years old.</li> <li>• Property that was not previously owner-occupied must be used as an owner-occupied single-family residence. However, property that was previously owner-occupied must be used as an owner-occupied residence for not more than two families.</li> <li>• State law limits the exemption to a maximum of \$100,000 in increased market value.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_h.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_h.htm</a></p>

<p>STAR exemption – school tax exemption for owner-occupied residences</p> <p>RPTL §425</p>	<ul style="list-style-type: none"> <li>• School Tax Relief Program.</li> <li>• Owner-occupied property that is a one, two, or three-family residence, a residential condominium, or cooperative apartment (among others) and that serves as the primary residence of the owner or that portion of any other type of property which is partially used by the owner as a primary residence, is partially exempt from school district taxes, but liable for general municipal and county taxes, as well as for special ad valorem levies and special assessments.</li> <li>• All primary-residence homeowners are eligible for the "Basic" STAR exemption, regardless of age.</li> <li>• Homeowner income may not exceed \$500,000 a year.</li> <li>• The amount of the basic exemption is \$30,000, subject to equalization and other adjustments.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec425.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec425.htm</a></p>
<p>STAR exemption – enhanced school tax exemption for seniors</p> <p>RPTL §425</p>	<ul style="list-style-type: none"> <li>• Must meet basic STAR exemption requirements listed above.</li> <li>• Primary-residence owners that meet additional requirements are eligible to receive the "Enhanced" STAR exemption.</li> <li>• All property owners must be 65 years of age or older.</li> <li>• Incomes may not exceed \$60,000 a year as amended annually according to a cost-of-living adjustment (COLA) used by the Social Security Administration.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec425.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec425.htm</a></p>
<p>Historic building rehabilitation tax exemption for contributing properties</p> <p>RPTL §444-a</p>	<ul style="list-style-type: none"> <li>• Historic property that is altered or rehabilitated in accordance with local historic preservation laws is exempt from taxation to the extent of any increase in value attributable to the alteration or rehabilitation. Such improvements are exempt from special ad valorem levies as well as from general municipal and school taxes, but are liable for special assessments.</li> <li>• 100% of the increase in assessed value attributable to the construction work is totally exempt during the first 5 years, declining by 20% per year for next 5 years.</li> <li>• Local government must adopt.</li> <li>• Both City of Newburgh and School District have adopted this exemption.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec444_a.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec444_a.htm</a></p>
<p>First-time homebuyers of newly constructed homes</p> <p>Tax Exemption</p> <p>RPTL §457</p>	<ul style="list-style-type: none"> <li>• Owner-occupied, primary residential property that is newly constructed or reconstructed under certain other conditions is exempt from taxation and special ad valorem levies to the extent of an annually declining percentage for at least some portion of the assessed value of the property. No exemption is allowed for special assessments.</li> <li>• 100% of the increase in assessed value attributable to the construction work is totally exempt during the first 5 years.</li> <li>• Owner must not have owned primary residence property for 3 years prior.</li> <li>• Some income limits may exist.</li> <li>• Must be newly constructed and cost more than \$3000.</li> <li>• Local law required. NYS just reauthorized RPTL §457, so Newburgh must adopt new local law.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec457.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec457.htm</a></p>

<p>Physically disabled</p> <p>Tax Exemption</p> <p>RPTL §459</p>	<ul style="list-style-type: none"> <li>• If allowed by local option, residential real property including improvements that serve to facilitate the use and accessibility of such property by physically disabled residents is exempt from taxation to the extent of any increase in value attributable to such improvements, but is liable for special ad valorem levies and special assessments.</li> <li>• Property must be owned either by a physically disabled person or by a person having a physically disabled member in the household.</li> <li>• A physically disabled resident of the property must occupy property.</li> <li>• Local option required.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459.htm</a></p>
<p>Improvements to property pursuant to The American Disabilities Act of 1990</p> <p>Tax Exemption</p> <p>RPTL §459-a(1)</p>	<ul style="list-style-type: none"> <li>• Real property altered, installed, or improved to remove architectural barriers in existing property for persons with disabilities subsequent to the Americans with Disabilities Act of 1990 is exempt from taxation to the extent of any increase in value attributable to these improvements. These improvements are exempt for up to ten years from special ad valorem levies as well as from general municipal and school taxes, but are liable for special assessments.</li> <li>• Exemption for 50% of the value of improvements made to increase accessibility for persons with disabilities during first year; decline by 5% each year following.</li> <li>• Local option required.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec459_a.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec459_a.htm</a></p>
<p>Disabled crime victims or those disabled as a result of a Good Samaritan act</p> <p>Tax Exemption</p> <p>RPTL §459-b</p>	<ul style="list-style-type: none"> <li>• Improvements to one-, two-, or three-family residences that serve to facilitate the use and accessibility of such property by residents who are physically disabled as a result of a crime or as a result of a Good Samaritan act are exempt from taxation to the extent of any increase in assessed value attributable to these improvements. No exemption is allowed from special ad valorem levies or special assessments.</li> <li>• Exemption for 100% of improvement that facilitates the use and accessibility of physically disabled crime victims/Good Samaritans; no limit on duration.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459_b.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459_b.htm</a></p>
<p>Persons with disabilities and limited incomes</p> <p>Tax Exemption</p> <p>RPTL §459-c</p>	<ul style="list-style-type: none"> <li>• Property is partially exempt from general municipal taxes if it: (1) is owned by one or more persons with disabilities; by spouses or by siblings, at least one of whom has a disability and whose income, as defined under Ownership Requirements below, is limited by reason of such disability, and (2) is used exclusively for residential purposes.</li> <li>• Unless allowed by local option, no exemption may be granted by a school district to property where a resident child attends a public elementary or secondary school. This exemption may not be granted to property currently receiving an exemption pursuant to RPTL §467 for the same municipal tax purpose. No exemption is allowed from special ad valorem levies or special assessments.</li> <li>• Adoption of local law required.</li> </ul>	<p><a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459_c.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec459_c.htm</a></p>



Persons of 65 years of age or older  Tax Exemption  RPTL §467	<ul style="list-style-type: none"> <li>• Property eligible if (1) owned by persons 65 years of age or older, or by certain other persons described under Ownership Requirements below, whose income does not exceed the maximum established by local option, (2) used exclusively for residential purposes, and (3) has been owned by at least one of its owners for a minimum of 12 consecutive months prior to application for exemption or for a period of time considered to be the equivalent of 12 consecutive months.</li> <li>• Partial exemption (50%) from general municipal taxes.</li> <li>• An owner receiving this exemption is automatically qualified to receive the STAR exemption provided by RPTL §425.</li> <li>• Local option required.</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec467.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec467.htm</a>
Living quarters for parent or grandparent  Tax Exemption  RPTL §469	<ul style="list-style-type: none"> <li>• If allowed by local option, residential property that is constructed or reconstructed as an auxiliary dwelling unit for a parent or grandparent 62 years of age or older is exempt from taxation. Such improvements are exempt, for general municipal and school district taxes, and special ad valorem levies, but are liable for special assessments.</li> <li>• Property must be principal place of residence for owner.</li> <li>• Exemption for 100% of increase in assessed value attributable to the construction (not to exceed 20% of total assessed value, or 20% of median property sale price) while living quarters are occupied by 62+ parent or grandparent.</li> <li>• Local option required.</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec469.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec469.htm</a>
Mixed-use Properties outside New York City  Tax Exemption  RPTL §485-a	<ul style="list-style-type: none"> <li>• Partial tax exemption for properties on which a combination of residential and commercial construction work is performed to create a building used for mixed residential and commercial purposes and which are located in certain municipalities outside New York City.</li> <li>• For such properties, 100% of the base amount attributable to the construction work is exempt during the first 8 years of the exemption, 80% is exempt in the 9th year, 60% is exempt in the 10th year, 40% is exempt in the 11th year, and 20% is exempt in the 12th year. Property receiving this exemption may not concurrently receive any other exemption, except under certain conditions.</li> <li>• Cities with population of less than 1 million eligible.</li> <li>• Local option required.</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec485_a.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec485_a.htm</a>
Business Investment Property outside New York City  Tax Exemption  RPTL §485-b	<ul style="list-style-type: none"> <li>• Partial tax exemption for commercial and industrial facilities that are constructed, altered, installed or improved at a cost exceeding at least \$10,000.</li> <li>• Construction or improvement project must be complete.</li> <li>• Exemption for 50% of the increase in assessed value attributable to the construction during the first year, then declines by 5% each year thereafter for 10 years.</li> <li>• Local option required.</li> </ul>	<a href="http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec485_b.htm">http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec485_b.htm</a>
Discretionary PILOTS by city council	<ul style="list-style-type: none"> <li>• Under the NYS Public Housing Finance Law, the council may provide a Payment in lieu of taxes (PILOT) for an affordable housing project.</li> </ul>	

<p>Discretionary PILOTS by IDA (Industrial Development Agency)</p>	<ul style="list-style-type: none"> <li>• The IDA may provide a PILOT for industrial, manufacturing, warehousing, research, tourist-related retail, dormitories, continuing care facilities.</li> </ul>	
	<ul style="list-style-type: none"> <li>•</li> </ul>	
<p>NYSERDA Multifamily Performance Program for Existing Buildings (MPP-EB)</p>	<ul style="list-style-type: none"> <li>• Participation includes conducting a whole-building assessment to identify energy-saving potential and creating an Energy Reduction Plan that sets performance targets for existing building, as well as specific recommendations to achieve them.</li> <li>• Eligible for NYSERDA incentives when Energy Reduction Plan implemented.</li> <li>• Building must have more than 5 units, be at least 4 stories (there are exceptions), and be at least 50% residential.</li> <li>• Both market-rate and affordable rent are eligible.</li> <li>• Incentives range from \$800-1000 per unit for affordable units, \$500-700 for market-rate units.</li> <li>• Additional incentives (up to \$300/unit) available for above 20% energy reduction.</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/Multifamily-Performance-Program/Existing-Buildings.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/Multifamily-Performance-Program/Existing-Buildings.aspx</a></p>
<p>NYSERDA Multifamily Performance Program for New Construction (MPP-NC)</p>	<ul style="list-style-type: none"> <li>• To be eligible, must incorporate potential energy efficiency options into a building’s initial design, and building must meet energy-savings goals.</li> <li>• Building must be new construction or gut rehab.</li> <li>• Building must have more than 5 units, be at least 4 stories (there are exceptions), and be at least 50% residential.</li> <li>• Incentives range from \$900-1200 per unit for affordable units, and \$675-900 for market-rate units.</li> <li>• Incentives per unit exist for achieving 15%, 20% energy reduction.</li> <li>• Both market-rate and affordable rent are eligible.</li> <li>• Must receive electricity through one of the following utilities: Central Hudson Gas &amp; Electric., Consolidated Edison Company of NY (ConEd), New York State Electric and Gas (NYSEG), National Grid, Orange and Rockland Utilities or Rochester Gas and Electric</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/Multifamily-Performance-Program/New-Construction.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/Multifamily-Performance-Program/New-Construction.aspx</a></p>
<p>NYSERDA Green Jobs-Green NY Financing Borrower program</p>	<ul style="list-style-type: none"> <li>• Low-interest financing on energy-saving building and renovation projects through private commercial lenders is available through Green Jobs - Green NY (GJGNY).</li> <li>• GJGNY provides New Yorkers with access to energy assessments, installation services, low-cost financing (currently for residential customers only), and pathways to training for various green-collar careers.</li> <li>• NYSERDA provides lenders up to 50 percent of the principal borrowed, to a maximum of \$5,000 per unit or \$500,000 per energy-saving project, at a 0% interest rate.</li> </ul>	<p><a href="https://www.nyseda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/GJGNY-Borrower.aspx">https://www.nyseda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/GJGNY-Borrower.aspx</a></p>

<p>NYSERDA Assisted Home Performance with ENERGY STAR</p>	<ul style="list-style-type: none"> <li>• New York State households with a total income equal to or lower than 80% of the Uniformity with State or Area Median Income, whichever is greater, may receive additional financial incentives to improve the energy efficiency of their home through Assisted Home Performance with ENERGY STAR.</li> <li>• Income-eligible households can receive a subsidy (Assisted Subsidy) representing up to 50% of an approved energy efficiency project.</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Existing-Home-Renovations/Assisted-Home-Performance-with-ENERGY-STAR.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Existing-Home-Renovations/Assisted-Home-Performance-with-ENERGY-STAR.aspx</a></p>
<p>NYSERDA Assisted Home Performance with ENERGY STAR</p>	<ul style="list-style-type: none"> <li>• New York State households with a total income equal to or lower than 80% of the Uniformity with State or Area Median Income, whichever is greater, may receive additional financial incentives to improve the energy efficiency of their home through Assisted Home Performance with ENERGY STAR.</li> <li>• Income-eligible households can receive a subsidy (Assisted Subsidy) representing up to 50% of an approved energy efficiency project.</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance.aspx</a></p>
<p>NYSERDA Assisted New York ENERGY STAR Homes</p>	<p>Receive \$500 cash incentive if household income is below a certain amount.</p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance.aspx</a></p>
<p>NYSERDA EmPower New York</p>	<ul style="list-style-type: none"> <li>• Provides no-cost energy efficiency solutions for income-eligible New Yorkers, including energy assessments and upgrades.</li> <li>• To qualify, residents must live in building with 100 units or less and either participate in a utility payment assistance program OR have a household income of less than 60% of the state median income.</li> <li>• Landlords can apply for tenants if they meet these guidelines.</li> </ul>	<p><a href="http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance/EmPower-for-Residents.aspx">http://www.nyseda.ny.gov/BusinessAreas/Energy-Efficiency-and-Renewable-Programs/Residential/Programs/Low-Income-Assistance/EmPower-for-Residents.aspx</a></p>