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Analysis of the
**ORANGE COUNTY, NEW YORK
HOUSING MARKET**

as of January 1, 1970

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

AUG 4 1970

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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AND URBAN DEVELOPMENT

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FHA Housing Market Analysis
Orange County, New York, as of January 1, 1970

LINDSEY
WASHINGTON, D.C.

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS-ORANGE COUNTY, NEW YORK
AS OF JANUARY 1, 1970

For purposes of this analysis, the Orange County, New York, Housing Market Area (HMA) is defined as including all of Orange County, located on the west bank of the Hudson River, just north of Sussex County, New Jersey and Rockland County, New York.

On October 29, 1969, the Department of Defense announced that 2,464 military and 1,011 civilian positions at Stewart Air Force Base in northeastern Orange County were to be eliminated, leaving only a small U.S. Army detachment at the base. It is estimated that by January 1, 1970, this cutback had resulted in the loss of about 900 civilian jobs and 2,200 military jobs. About 6,450 persons (approximately 700 unmarried military personnel and 5,750 persons in 1,900 households) had left the HMA by January 1, 1970.

Since the closing of Stewart Air Force Base was a major factor in the housing market as of January 1, 1970, the area surrounding Stewart will be considered as a separate submarket area, hereafter to be referred to as the northeastern submarket area. This area includes the city of Newburgh, the villages of Walden, Montgomery, Maybrook, Washingtonville, and Cornwall, and the towns of Newburgh, Montgomery, New Windsor, Blooming Grove, and Cornwall. The submarket area here defined will absorb nearly all of the direct impact of the closing of Stewart Air Force Base. Another large military reservation, the United States Military Academy at West Point, is located in the Orange County HMA along the Hudson River, generally south of the town of Cornwall.

Nonmanufacturing industries, especially trade and government, have been the primary sources of employment in the HMA in recent years, and except for the disruption caused by the closing of Stewart Air Force Base, the economy of the HMA has been growing steadily. More important, there has been a steady increase in commutation to jobs outside the HMA.

Prior to the closing of the base, there was a shortage of both sales and rental housing throughout the HMA. The northeastern submarket area now has a surplus of rental housing, but housing remains scarce in the remainder of the HMA.

Anticipated Housing Demand

It is estimated that the annual demand for new nonassisted housing units in the Orange County HMA during the two-year forecast period ending January 1, 1972 will be approximately 820 units, including 570 single-family units, 170 units in multifamily structures, and about 80 mobile homes.

Only about 100 units of the total 570-unit demand for new single-family homes will be for houses within the northeastern submarket area. Because of the present surplus of rental units in the northeastern submarket area, there should be no demand for new rental accommodations in this area during the next two years. Since military personnel at Stewart AFB comprised a large part of the market for mobile homes in the northeastern submarket, almost all of the demand for new mobile home spaces in the HMA during the next two years will be outside the northeastern submarket area.

The above estimates are not intended to be predictions of construction volume. They are estimates of the level of construction which will provide stability in the housing market based on estimates of new household formation, anticipated demolitions, and vacancies.

At the time of the field work for this analysis, the U.S. Army had not yet defined its housing requirements for the Army mission that was to remain at Stewart. A substantial increase in the size of the Army Air Defense Command (ARADCOM) mission now at Stewart could cause an absorption of some of the surplus rental units in the northeastern submarket area. Distributions of the annual demand for new single-family homes by price class and for rental units in multifamily structures by gross monthly rent and unit size are shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA--below-market-interest rate financing for projects under Section 221(d)(3); monthly rent-supplements in rental projects financed with market-interest-rate mortgages under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent-public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under these programs and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the two-year forecast period. Household eligibility for the Section 235, Section 221(d)(3) BMIR, and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. For public housing and rent supplement, all families and

individuals with incomes below the income limits are assumed to be eligible. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally-assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Orange County HMA, the total occupancy potential is estimated to be 600 units annually (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1969 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on January 1, 1970, and on available market experience.^{2/}

As of January 1, 1970, the only HUD-assisted subsidized housing in the HMA was a 65-unit low-rent-public housing project for the elderly in Newburgh. Seventy units of public housing for families were under construction in Newburgh. A commitment had been issued by FHA for a 375-unit Section 236 project to be built in Newburgh, sponsored by the New York State Urban Development Corporation and scheduled for occupancy by the spring of 1971. A commitment was subsequently issued for a 78-unit Section 221(d)(3) market-interest-rate project which will involve the rehabilitation of the Queen Anne Homes project in Newburgh. It is expected that the rehabilitated project will be occupied by families eligible for rent supplements.

Section 235, Sales Housing. Under Section 235, utilizing exception income limits, there is an annual occupancy potential for about 250 sales housing units for low- and moderate-income families; using regular income limits, the potential would be reduced to about 125 units. The families identified as being potentially in the market for Section 235 housing are also those considered to be in the market for Section 236 housing. Assuming the successful marketing of the 375-unit Section 236 project approved for the area, there would appear to be little potential for Section 235 housing in the HMA during the second year of the forecast period. However, the opportunity for home ownership in the eligible income group would suggest that some number of Section 235 units could be marketed successfully in any case.

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

Rental Housing Under the Public Housing and Rent Supplement Programs.

These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Orange County HMA, the annual occupancy potential for public housing is estimated at 160 units for families and 175 units for the elderly. The annual occupancy potential for rent supplements is about 80 units for families and about 175 units for the elderly.

About 70 units of the first year's potential for public housing for families will be satisfied, however, by the public housing under construction, leaving a potential for about 90 units for families. In the second year, part of the potential for public housing for families will be absorbed by the units supplied in the rehabilitated Queen Anne Homes project, leaving a potential for about 120 units.

Rental Housing under Section 236^{1/} and Section 221(d)(3) BMIR. If exception limits are used, there is an annual occupancy potential in the HMA for about 250 units for families and 80 units for elderly couples and individuals under Section 236. Using regular income limits, the potential for families is reduced to about 125 units, and the potential for the elderly is reduced to approximately 40 units. None of the families eligible under this section are eligible for public housing, but about 80 percent of the elderly would qualify for public housing. Since the 375-unit Section 236 project sponsored by the New York State Urban Development Corporation will not be marketed until 1971, the first year's potential for Section 236 housing in the HMA will not be affected by this project, but the project will totally absorb the second year's potential. It should be noted that, in terms of eligibility, the Section 236 potential for families and the Section 235 sales housing potential draw from essentially the same population and are, therefore, not additive.

If federal funds are available,^{2/} it is estimated that about 260 units of Section 221(d)(3) BMIR housing could be absorbed annually during the next two years. However, most of the families eligible under Section 221(d)(3) BMIR are also eligible for Section 236 housing, so the above-mentioned 375-unit Section 236 project will absorb much of the second year's potential for Section 221(d)(3) housing in the HMA, leaving a potential for about 60 units. The first year's potential will not be affected.

Sales Market

Outside of the northeastern submarket area, the market for new single-family houses in the Orange County HMA is firm. The vacancy rate in single-family units is estimated to be less than one percent, and local

^{1/} Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

^{2/} At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

sources report rapid absorption of new, speculatively-built units. The most popular price range for new single-family units throughout most of the HMA in the past year has been \$25,000-\$30,000. In the Port Jervis area, typical sales prices of new units have been somewhat lower. Single-family construction activity has been heavy in New Windsor and Newburgh Towns, where the largest concentration of population in the HMA is now located, but there is evidence that the focal point of single-family construction activity has been shifting to the less densely populated towns along the New York Thruway and route 17. These include the towns of Chester, Blooming Grove, Monroe, and Warwick. Sterling Forest, an industrial-residential development in the southeastern part of the HMA has stimulated this activity.

Within the northeastern submarket area, however, the sales market is being disrupted by the closing of Stewart Air Force Base. A survey by the Army Corps of Engineers revealed that 37 military personnel affected by the closing of the base owned homes in the area and that 32 of those individuals would sell their homes. The major impact on the sales market will come not from the military, however, but from the civilian personnel at the base who own homes. It is estimated that about 300 single-family homes in the northeastern submarket area are owned by civilians formerly employed at Stewart AFB. About 200 of those units should come on the market by June 1970; many households are delaying their departure from the area until the end of the current school year.

Rental Market

As is the case with the sales market, the rental market in the Orange County HMA is firm, outside the northeastern submarket area. Vacancies in modern apartments are minimal; available vacancies are concentrated in older structures that were originally single-family homes.

Gross rents in modern garden apartments in the HMA range from about \$120 a month for a modest one-bedroom apartment to \$150-\$175 for a two-bedroom unit.

In the northeastern submarket area, the closing of Stewart Air Force Base has resulted in about 700 vacant rental units, and available evidence indicates that vacancies are increasing. It is interesting to note that it has been less than three years since the market recovered from serious over-building of garden apartments in 1964 and 1965. Vacancies were reportedly very high for at least two years after that. The announcement of the closing of Stewart came relatively soon after the garden apartments had become profitable operations for the first time. Most of the over-building was in Newburgh Town and New Windsor Town, which are the areas being affected the most by the closing.

Furthermore, in December 1969, there were about 370 households attached to the United States Military Academy at West Point, but living off-base, that were considered eligible for housing at Stewart. Since about 500 of the 595 units of family housing available at Stewart were to be vacated as a result of the base closing, many of those families may now be able to obtain housing at Stewart. The number of households which might be provided with accommodations at Stewart AFB was not known as of the date of this report, because requirements for the ARADCOM mission which was to remain at Stewart had not yet been established.

In summary, the rental market in the northeastern submarket area is being dealt a double blow by the closing of Stewart Air Force Base and the potential movement of families attached to West Point into housing at Stewart. There is little chance that the strong demand for rental units outside the northeastern submarket area can be met by the surplus of rental units in that area because of the additional time required to commute from the northeastern submarket area to jobs in Northern New Jersey and New York City.

In December 1969, there were three major multifamily projects under construction in the HMA. Seventy units of low-rent public housing were under construction in Newburgh, 200 units of on-base family housing were under construction at West Point, and a privately-financed 104-unit apartment project was being built near Middletown.

Economic, Demographic, and Housing Factors

The housing demand forecasts in this report are based on the following analysis of the economic, demographic, and housing factors of the Orange County HMA.

Employment. The most dynamic element in the economy of the Orange County HMA is the steady increase in commutation to jobs outside the area. In April 1960, about 3,000 people commuted into the HMA and about 6,000 people commuted to jobs outside the HMA, resulting in net out-commutation of approximately 3,000 people. It is estimated that, since that time, in-commutation has remained about the same, while out-commutation has increased to about 12,000, so that net out-commutation has increased to about 9,000. Most commutation is to jobs in the area of New York City. The Ford Motor Company plant in Mahwah, New Jersey, and the IBM plant near Fishkill, New York, also are major employers of Orange County residents. Commutation to the IBM plant is greatly facilitated by the Newburgh-Beacon Bridge, which was completed in 1963. The plant employs a large number of Orange County residents, and it typifies the expansion of employment opportunities available to Orange County residents as a result of highway improvements, since most commutation is by car. From the southern and central portions of the Orange County HMA, commuting time to New York City is about 1½ hours via route 17 and the New York Thruway. This is less than the amount of time required to commute to Manhattan from many parts of Long Island.

Within the HMA itself, employment by manufacturers of textiles and apparel, traditionally major employers in the HMA, has declined somewhat. This has been offset to some extent by the movement of several small research-oriented firms or minor branches of large firms into the area, especially along route 17 and the New York Thruway in the south-central part of the HMA.

Data provided by the New York State Department of Labor reflect the growing importance of nonmanufacturing industries to the economy of the HMA, stimulated by population growth resulting from growing numbers of commuters living in the area (see table III). While employment in manufacturing industries increased by 1,200 jobs between 1963 and 1968, employment in the nonmanufacturing sector increased by 8,900 jobs during the same period, an average increase of 1,775 jobs (4.8 percent) a year. The greatest increase in employment in the nonmanufacturing sector occurred in government, which grew by 2,700 jobs between 1965 and 1968, mainly as a result of rapid growth in school systems throughout the HMA. Between 1963 and 1968, unemployment declined from 6.8 percent to 4.1 percent of the labor force. Total nonagricultural wage and salary employment increased from 52,900 to 63,100, an increase of 10,200 or 2,040 (3.8 percent) a year.

As stated above, commutation to jobs outside the HMA is a very important element in the economy of the HMA, and the evidence indicates that commutation is growing and will continue to grow. As the counties on the northern edge of New York City become more congested, the semi-rural character of most of Orange County should continue to attract households seeking to avoid congestion and high costs. This in-migration will stimulate nonmanufacturing employment.

On the other hand, the closing of Stewart Air Force Base will have resulted eventually in the loss of about 1,000 civilian jobs and a population decline of about 7,000 persons. This will strongly counteract the growth in nonmanufacturing industries stimulated by commutation. On balance, it is estimated that nonagricultural employment will not grow at all during the first year of the forecast period, but will increase by about 1,000 jobs during the year ending December 31, 1971.

Income. The median annual income of all families in the HMA, after deduction of federal income tax, is estimated at \$8,550 as of January 1, 1970, and the median income of renter households of two or more persons is estimated at \$7,250. As of January 1, 1964, the median income of all families was estimated at \$6,175, and the median income of renter households was about \$5,250. Detailed distributions of all families and renter households by annual income after tax are presented in table IV.

Population and Households. The population of the Orange County HMA is estimated at about 221,900 persons as of January 1, 1970,^{1/} representing average annual increases of about 3,925 persons (2.0 percent) annually since April 1, 1960. The closing of Stewart Air Force Base was announced on October 29, 1969, and it is estimated that between that date and early January 1970, about 6,450 persons left the area as a direct result of the closing of the base. Nearly all of these people had lived in the northeastern submarket area.

As of January 1, 1970, there were about 69,600 households in the HMA, representing average annual increases of about 1,600 households (2.6 percent) annually since April 1, 1960. The more rapid increase in the number of households than in the size of the population reflects rapidly declining household size. Average household size in 1960 was slightly less than 3.2 persons per household; it is estimated that, as of January 1, 1970, average household size is slightly more than 3.0 persons per household.

By January 1, 1972, it is estimated that the population of the Orange County HMA will increase to about 227,400 persons, an increase of about 5,500 persons over the population as of January 1, 1970. Reflecting the impact of the base closing, most of this increase should take place in the second year of the forecast period.

Housing Inventory. There are about 81,800 housing units in the HMA as of January 1, 1970, a net gain of approximately 14,700 since April 1, 1960 (see table VI). The increase resulted from the construction of about 14,750 units, the demolition of about 1,050 units, and the movement of about 1,000 mobile homes into the HMA.

During the early 1960's, residential construction activity, as reflected by building permit issuance, averaged about 980 units a year until 1964, when the surge in apartment construction began (see table VII). Almost all of the residential construction in the HMA is covered by building permits.

The location and type of residential construction activity changed significantly during the 1960's. In the early years of the decade, new residential construction was concentrated in the northeastern submarket area, and construction of multifamily units accounted for a growing proportion of total residential construction. Since 1966, residential construction has shifted to the south-central and central part of the HMA, and single-family houses have accounted for the predominant and expanding share of residential construction. This trend is expected to continue.

Most of the demolition activity in the HMA since 1960 has been in the urban renewal areas of Middletown and Newburgh. Placement of mobile homes has been about evenly divided between the northeastern submarket area and the remainder of the HMA.

^{1/} A special census of Orange County indicated that the population was 209,141 as of March 15, 1967.

Vacancy. Prior to the announcement of the closing of Stewart Air Force Base, vacancies in both sales and rental housing were very low throughout the HMA. Low vacancy is still the rule outside the northeastern submarket area.

For the HMA as a whole, the homeowner vacancy rate was estimated to be 0.8 percent as of January 1, 1970, and the renter vacancy rate was about 4.1 percent. For the northeastern submarket area, however, the homeowner vacancy rate was estimated at 1.2 percent, and the renter vacancy rate was nearly six percent and was expected to increase.

Table I

Estimated Annual Demand for New Privately Financed Housing
Orange County, New York, Housing Market Area
January 1, 1970 to January 1, 1972

(A) Single-Family

<u>Price class</u>	<u>Number of units</u>
Under \$17,500	45
\$17,500 - 19,999	75
20,000 - 22,499	75
22,500 - 24,999	75
25,000 - 29,999	110
30,000 - 34,999	80
35,000 and over	<u>110</u>
Total	570

(B) Multifamily

<u>Gross monthly rents^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$150	10	-	-	-
\$150 - 169	-	30	-	-
170 - 189	-	10	30	-
190 - 209	-	10	30	-
210 - 229	-	-	10	-
230 - 249	-	-	5	10
250 and over	-	-	<u>15</u>	<u>10</u>
Total	<u>10</u>	<u>50</u>	<u>90</u>	<u>20</u>

^{a/} Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Orange County, New York, Housing Market Area
January 1, 1970 to January 1, 1972

A. Families

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing^{c/}</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
One bedroom	30	-	20	50
Two bedrooms	110	-	65	175
Three bedrooms	85	-	45	130
Four bedrooms or more	<u>25</u>	<u>-</u>	<u>30</u>	<u>55</u>
Total	250	-	160	410

B. Elderly

Efficiency	10	50	90	150
One bedroom	<u>5</u>	<u>15</u>	<u>20</u>	<u>40</u>
Total	<u>15^{b/}</u>	<u>65</u>	<u>110</u>	<u>190</u>

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About half of the families and all of the elderly couples and individuals eligible for public housing are eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Nonagricultural Wage and Salary Employment^{a/} by
Type of Industry
Orange County, New York, Housing Market Area, 1963-1969
(annual averages in thousands)^{b/}

<u>Components</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>12 months ending</u>	
							<u>October 31, 1968</u>	<u>October 31, 1969^{c/}</u>
Total nonag. wage & salary employ.	<u>52.9</u>	<u>55.9</u>	<u>58.4</u>	<u>61.1</u>	<u>61.4</u>	<u>63.1</u>	<u>62.8</u>	<u>65.2</u>
Manufacturing	<u>15.7</u>	<u>16.7</u>	<u>17.7</u>	<u>18.2</u>	<u>17.2</u>	<u>16.9</u>	<u>16.9</u>	<u>17.0</u>
Durable goods	NA	NA	4.8	5.1	4.8	4.6	4.5	4.7
Nondurable goods	NA	NA	12.8	13.1	12.4	12.3	12.3	12.3
Nonmanufacturing	<u>37.3</u>	<u>39.2</u>	<u>40.7</u>	<u>43.0</u>	<u>44.2</u>	<u>46.2</u>	<u>46.0</u>	<u>48.2</u>
Contract construction	NA	NA	2.8	3.0	3.1	3.2	3.2	3.4
Trans., comm., & pub. util.	NA	NA	3.9	3.9	4.0	4.1	4.1	4.1
Wholesale & retail trade	NA	NA	10.9	11.5	11.8	12.2	12.1	12.6
Fin., ins., & real estate	NA	NA	2.2	2.2	2.2	2.4	2.4	2.5
Service & miscellaneous	NA	NA	8.9	9.1	9.4	9.5	9.5	9.7
Government	NA	NA	12.1	13.1	13.8	14.8	14.8	15.8

^{a/} Data exclude private household, self-employed, and unpaid family workers.

^{b/} Data may not add to totals due to rounding.

^{c/} Based on incomplete data; estimates not available for January and March 1969.

Source: New York State Department of Labor, Division of Employment.

Table IV

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual Income After Deducting Federal Income Tax
Orange County, New York, Housing Market Area
January 1, 1964 and January 1, 1970

<u>Annual income</u>	<u>1964</u>		<u>1970</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$ 3,000	12	17	8	10
\$ 3,000 - 3,999	9	12	4	7
4,000 - 4,999	11	15	6	9
5,000 - 5,999	14	16	8	10
6,000 - 7,999	24	21	19	21
8,000 - 9,999	14	11	17	18
10,000 - 11,999	8	4	13	11
12,000 and over	<u>8</u>	<u>4</u>	<u>25</u>	<u>14</u>
Total	100	100	100	100
Median	\$6,175	\$5,250	\$8,550	\$7,250

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Orange County, New York, Housing Market Area
April 1960 to January 1972^{a/}

<u>Components</u>	April 1, 1960	January 1, 1970	January 1, 1972	<u>Average annual change</u>			
				<u>1960-1970</u>		<u>1970-1972</u>	
				<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
<u>Population^{c/}</u>							
HMA Total	<u>183,734</u>	<u>221,900</u>	<u>227,400</u>	<u>3,925</u>	1.9	<u>2,750</u>	1.2
Northeastern submarket area	<u>81,977</u>	<u>98,200</u>	<u>99,200</u>	<u>1,675</u>	1.9	<u>500</u>	0.5
Newburgh	30,979	26,100	25,200	-500	-1.7	-450	-1.7
Remainder of HMA	<u>101,757</u>	<u>123,700</u>	<u>128,200</u>	<u>2,250</u>	2.0	<u>2,250</u>	1.8
Middletown	23,475	21,000	20,550	-250	-1.1	-225	-1.1
Port Jervis	9,268	8,325	8,150	- 95	-1.1	- 90	-1.1
<u>Households</u>							
HMA Total	<u>53,919</u>	<u>69,600</u>	<u>71,400</u>	<u>1,600</u>	2.6	<u>900</u>	1.2
Northeastern submarket area	<u>25,301</u>	<u>32,300</u>	<u>32,650</u>	<u>720</u>	2.5	<u>175</u>	0.5
Newburgh	10,327	10,275	9,925	-5	-	-175	-1.7
Remainder of HMA	<u>28,618</u>	<u>37,300</u>	<u>38,750</u>	<u>890</u>	2.7	<u>725</u>	1.8
Middletown	6,624	6,675	6,500	5	0.1	-90	-1.3
Port Jervis	3,127	3,300	3,225	20	0.6	-40	-1.2

^{a/} Estimates are rounded and may not add to totals.

^{b/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

^{c/} A special census of Orange County indicated that the population of the County was 209,141 as of March 15, 1967.

Source: 1960 Censuses of Population and Housing; 1970 and 1972 estimated by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits
Orange County, New York, Housing Market Area
1960-1969

<u>Year</u>	<u>Northeastern Submarket Area</u>	<u>Remainder of HMA</u>	<u>Total</u>
1960	NA	NA	917
1961	NA	NA	956
1962	380	638	1,018
1963	420	612	1,032
1964	935	624	1,559
1965	2,701	1,763	4,464
1966	646	781	1,427
1967	548	635	1,183
1968	515	983	1,498
1969 (Jan.-Oct.)	386	801	1,187

Source: Orange County Planning Department; New York State
 Division of Housing and Community Renewal.

Table VII

Components of the Housing Supply
Orange County, New York, Housing Market Area
April 1960 and January 1970

<u>Components</u>	<u>April 1960</u>	<u>January 1970</u>
Total housing supply	67,133	81,800
Occupied housing units	53,919	69,600
Owner-occupied	33,889	41,350
Percent	62.9	59.4
Renter-occupied	20,030	28,250
Percent	37.1	40.6
Vacant housing units	13,214	12,200
Available vacant	2,303	1,525
For sale	724	325
Homeowner vacancy rate	2.1%	0.8%
For rent	1,579	1,200
Renter vacancy rate	7.3%	4.1%
Other vacant ^{a/}	10,911	10,675

^{a/} Includes seasonal units vacant, dilapidated units, units rented or sold awaiting occupancy and units held off the market for absentee owners or for other reasons.

Source: 1960 Census of Housing.
1970 estimated by Housing Market Analyst.

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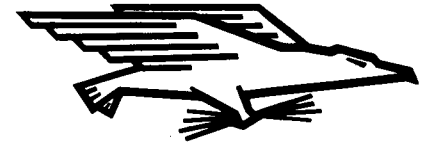
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