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Analysis of the

ORANGE COUNTY, NEW YORK HOUSING MARKET

as of August 1, 1972

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411

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Housing Market Analysis

Orange County, New York, as of August 1, 1972

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 Economic and Market Analysis Division 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
Economic and Market Analysis Division
Washington, D. C.

HUD HOUSING MARKET ANALYSIS - ORANGE COUNTY, NEW YORK
AS OF AUGUST 1, 1972

For the purposes of this analysis, the Orange County, New York Housing Market Area is defined as including all of Orange County. The HMA is located on the west bank of the Hudson River, north of Rockland County, New York. Orange County is linked to the New York SMSA by Route 17 and the New York Thruway. The Newburgh-Beacon Bridge links the HMA to Dutchess County on the eastern side of the Hudson River. As of August 1, 1972, the population of the HMA was estimated to be 234,800.

Persons commuting to jobs outside the county have been the primary source of growth in the HMA in the last several years, and in-migration has been increasing at an increasing rate. Reflecting differing employment sources, commutation patterns, and growth rates, the HMA has been split into two submarket areas for most of the analysis.

The northeastern submarket area includes the city of Newburgh, the villages of Walden, Montgomery, Maybrook, Washingtonville, Cornwall, and Highland Falls, and the towns of Newburgh, Maybrook, New Windsor, Blooming Grove, Cornwall, and Highlands. This submarket area contains both the United States Military Academy at West Point and Stewart Air Base. Stewart closed as an Air Force base in 1969 (resulting in loss of about 1,000 civilian jobs); currently the site is used for an Army Air Defense Command Operation and has been proposed as the location for a fourth New York area jetport. Current nonmilitary operation of the field is limited to air freight and charter flights.

The balance of the county contains the cities of Middletown and Port Jervis, the villages of Chester, Florida, Goshen, Greenwood Lake, Harriman, Otisville, Pine Brush, Tuxedo Park, Unionville and Warwick, and the towns of Chester, Crawford, Deerpark, Goshen, Greenville, Hamptonburgh, Minisink, Monroe, Mount Hope, Tuxedo, Wallkill, Warwick, Wayawanda, and Woodbury. This area accounted for almost 70 percent of the growth in the HMA in the last several years. Growth has resulted from increased numbers of commuters, primarily concentrated in areas most accessible

to the New York SMSA and northern New Jersey. Some independent growth has occurred as a result of developments along Route 17, most recently in the town of Wallkill, and the New York Thruway. Increased residential construction occurred first in the southernmost towns and more recently has occurred in Middletown and surrounding area (primarily the town of Wallkill).

Anticipated Housing Demand

The anticipated demand for new unsubsidized housing in the Orange County, New York, HMA from August 1, 1972 to August 1, 1974 is based upon projected increases in employment and annual increases in the number of households in the area. Other factors influencing demand for new housing include current construction levels, current demand-supply relationships, and anticipated losses of existing units as a result of demolitions and other causes. During the two-year forecast period there will be an annual demand for about 2,175 housing units, consisting of 1,740 new sales units, 260 units in multifamily structures, and 175 mobile homes.

The estimated demand for sales units includes townhouse sales units as well as traditional single-family homes. It would be reasonable to assume that about 15 percent of these sales units would be townhouses. Continuing the trend established during the last several years, it is anticipated that about one-third of the demand (580 units annually) will be for units in the northeastern submarket area, and the remainder (1,160 units annually) in the balance of the HMA.

Projected annual demand for 260 multifamily units has been adjusted for the approximately 1,200 units already under construction which are concentrated in the Middletown-Goshen area (including the town of Wallkill). Absorption of the limited number of projected multifamily units would be enhanced if near-future starts are concentrated in the northeastern submarket area--deferring further starts in the remainder of the HMA until late in the forecast period, by which time the marketing of projects now under construction can have been observed.

The estimates of demand discussed above are not intended to be predictions of short-term residential construction activity, but rather suggested levels of construction that are likely to maintain a balanced relationship between supply and demand during the forecast period. Since much of the current and future demand is generated by increased commuting to New York City and to Northern New Jersey, care should be exercised to avoid market surpluses. New starts should be paced to the rate of effective absorption of completions.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families has been authorized through a number of different

programs administered by HUD: monthly rent supplements in rental projects financed 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 could be served under the program and (2) the proportion of these households that could reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 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. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support.

The annual occupancy potentials^{1/} for subsidized housing are based primarily on the following factors: 1972 incomes, the proportion of households occupying substandard housing, estimates of the elderly population, income limits in effect as of August 1, 1972, and on recent market experience. 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, New York, HMA, the total occupancy potential is estimated to be 730 units annually.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible

^{1/} The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs. These estimates are not affected by the January 1973 "hold" on additional commitments for these programs; they will be applicable if funding is resumed or as a guide to local decisions with regard to the use of special revenue sharing or other alternatives for housing subsidies.

families is provided for under Section 235. Subsidized rental housing^{1/} for the same families is alternatively provided for under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Orange County, New York, HMA, it is estimated (based on regular income limits) that, for the period August 1, 1972 - August 1, 1974, there is an occupancy potential for an annual total of 250 subsidized family units utilizing either Section 235 or Section 236; or a combination of the two programs. In addition, there is an annual potential for about 145 units of Section 236 rental housing for elderly couples and individuals.

As of August 1, 1972, there are 249 completed units of Section 236 (uninsured) housing in the HMA developed by the New York State Urban Development Corporation (UDC) in the city of Newburgh. Eighty-six of the units are designed for the elderly and were occupied (with a waiting list) within a month of completion; 143 of the 163 units completed for general occupancy are currently occupied; and the remaining 125 general occupancy units are under construction and scheduled for completion in stages by December 1972. The UDC also had a 74-unit project under construction in Middletown. In addition, there was a 121-unit Section 221(d)(3) BMIR project under construction in Newburgh scheduled for completion in October 1972.

Units currently under construction in the HMA are approximately equal to half the occupancy potential for family units during the two-year forecast period. Since most units under construction are in the city of Newburgh, pending observation of absorption of these units, it is recommended that additional general occupancy units be in towns surrounding Newburgh and in the city of Middletown and surrounding areas.

Low-Rent Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income group. The principal differences are in the eligibility requirements and in the manner in which net income is computed. In the Orange County, New York, HMA, there is an estimated annual potential for 220 low-rent public housing units for families; about 40 percent of the potential (85 units annually) could be met by the alternative of rent supplement housing. In addition, there is an estimated annual occupancy potential for 210 subsidized units for the elderly utilizing either public housing or rent supplements or a combination of the two programs. About 45 percent (or 95 units annually) of the elderly public housing and rent supplement potential could be met by the alternative of Section 236 housing for the elderly.

^{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.

As of August 1, 1972, there are 553 units of low-rent public housing under management in the HMA. The Newburgh Housing Authority manages 340 units of which 135 units are federally subsidized including 65 units designed for the elderly, and 205 units are State-aided. Currently, the authority has a waiting list of 106 eligible applicants of whom 26 are elderly. The Middletown Housing Authority currently manages 213 units of which 13 units are under the federal Section 23 leasing program and the remainder are State-aided (50 units are occupied by the elderly). The authority's current waiting list includes 75 elderly and 129 nonelderly households. The Port Jervis Housing Authority has a program reservation for 85 units including 50 for the elderly.

There are currently about 150 units in the HMA receiving rent supplement payments. All are in Newburgh. The total includes a 78-unit project which is entirely rent supplement and approximately 30 percent of the completed units in the UDC Section 236 uninsured project.

Sales Market

The sales market for new single-family homes in the HMA is firm, and most new construction is on a contract basis. Recent activity has been concentrated outside the northeastern submarket area, primarily in the town of Wallkill and the towns of Goshen, Monroe, and Warwick. Within the northeastern submarket area major developments have occurred in the towns of Blooming Grove, Newburgh and more recently in New Windsor. The price of most new single-family homes varies from \$27,500 to \$40,000. Prices are highest in the Monroe area and parts of the town of Warwick, and lowest in the Port Jervis area. Currently, there are about 900 single-family homes under construction in the HMA.

Currently, most of the sales market is in single-family homes. Within the last two years townhouses, primarily in the \$20,000 to \$25,000 range, have been added to the sales housing inventory. Permits for approximately 300 to 350 townhouses have been issued in the Middletown-Wallkill area of which about half are completed; market experience has been excellent. Currently two developments are under construction in the town of Wallkill and two additional developments in the recently annexed area of Middletown. Proposals for an additional 1,700 town house units are before the Planning Board in the town of Wallkill.

Rental Market

The rental market in the HMA still retains some slack as a result of serious overbuilding during the mid-1960's and the closing of Stewart Air Force Base in 1969. Most vacancies in units completed within the last seven years are in the northeastern submarket area with rentals of \$160 to \$180 for one-bedroom units and \$190 to \$220 for two-bedroom units. Local sources indicate that these are concentrated in poorly designed or managed projects.

Outside the northeastern submarket area, apartment construction was modest from 1966 to 1970. The number of multifamily units now under construction is more than double the number of units actually absorbed in this area of the HMA in the last three years. Although absorption of recently completed units renting for \$190 to \$210 monthly for one-bedroom units and \$225 to \$250 for two-bedroom units has been satisfactory, market experience has been extremely limited. In view of the large number of units currently under construction, it is probable that excessive vacancies of at least short-term duration will appear within the next year.

Currently, there are approximately 1,200 units under construction in the HMA of which about 300 are within the northeastern submarket area, about 500 in the town of Wallkill, and 400 in other areas outside the northeastern submarket. The following tables present (a) partial listing of major projects in the HMA by location and (b) status of projects permitted in the town of Wallkill during the three years ending July 22, 1972, and additional units proposed.

Table A

Major Unsubsidized Projects in HMA^{a/}

<u>Location</u>	<u>Permitted not completed</u>	<u>Planning Board approval</u>
<u>Northeastern</u>		
New Windsor	112 units	419 units
Newburgh	120 units	1,000 units (246 1st stage)
<u>Balance</u>		
Middletown	128 units	175 units ^{b/}
Goshen	140 units	
Chester	90 units ^{c/}	
Wallkill	662 units	218 units
Total	1,252	1,058 ^{d/}

a/ The total number of units permitted in the HMA is about 250 units more than indicated in major projects.

b/ Excludes 100 unit project proposed as urban renewal re-use.

c/ Units permitted in 1969 and only 90 percent complete.

d/ Includes first stage only of 1,000 unit project in Newburgh.

Table B

Town of Wallkill

<u>Status as of July 22, 1972</u>	<u>Number of units</u>
Completed	122 units
Permitted	662 units ^{a/}
Planning Board approval	218 units ^{b/}
Proposed	3,962 units

a/ Units also included in table A. The total includes five projects; about 500 units are actually under construction; each project has at least some units under construction.

b/ Includes two projects; both are part of larger developments which have some units under construction already.

Economic, Demographic, and Housing Factors

The estimated housing requirements in the Orange County, New York, HMA are based on the current conditions and trends discussed in the economic, demographic, and housing sections which follow.

Economy. The primary source of growth in the HMA has been the increase in commutation to jobs outside the area; net out-commutation from Orange County is estimated to have increased by almost 3,000 persons since April 1970. Commutation is extensive to neighboring Dutchess County (primarily to the IBM plant at Fishkill), northern New Jersey (Ford Motor Company at Mahwah), and south to Rockland County and other parts of the New York SMSA. No basic changes in the economy have occurred since the closing of Stewart Air Force Base in 1969 which resulted in a direct loss of 1,000 civilian government jobs. Although possible conversion of Stewart Air Base to a major commercial facility would significantly alter the growth prospects for the area, the direct employment impact is expected to be insignificant during the two-year forecast period.

Employment. Nonagricultural wage and salary employment in the HMA averaged 67,000 jobs for the twelve month period ending July 31, 1972, an increase of only 700 jobs above the average level attained during the comparable period ending July 31, 1971. This is comparable to the 1969 to 1971 average increase of 750 jobs annually, and substantially below the average annual increase of 2,000 jobs recorded between 1963 and 1969.

Employment in manufacturing industries averaged 15,600 jobs during the twelve-month period ending July 31, 1972, about 400 jobs below the average level attained during the comparable period ending July 31, 1971. Manufacturing employment reached a peak of 18,200 jobs in 1966, an increase of 2,500 jobs over the average level attained in 1960 and 1963. Since then manufacturing employment has declined reflecting (a) long-term decline in employment in textile, apparel, and leather industries and (b) cyclical fluctuations in industries producing durable goods. Both forces have accelerated since 1969 and have more than offset the new jobs created by the establishment of minor branches of large firms in Orange County along Route 17 and the New York Thruway, most recently in the town of Wallkill.

Employment in nonmanufacturing activities averaged 51,400 jobs during the twelve month period ending July 31, 1972, an increase of 1,100 jobs above the average level for the previous comparable period. Between 1963 and 1969 employment increases averaged 1,800 jobs annually and dropped to 1,400 additional jobs between 1969 and 1971. The primary reason for the slower expansion of nonmanufacturing employment since 1969 was contraction of government employment in two areas: (1) the loss of 1,000 civilian government jobs when Stewart Air Force Base closed in 1969 which was reflected primarily in 1970 employment statistics; and (2) loss of 400 to 600 state government jobs at the state

mental hospital and state training schools beginning in 1971. Contraction of government employment combined with declining manufacturing employment contributed to the relatively slow growth of employment in trade. State government (state mental hospital in Middletown and state training schools in surrounding towns) is the major employer in the southern portion of the HMA; the United States Military Academy at West Point is the major employer in the northeastern submarket area. Nonmilitary operation of Stewart Air Base is currently limited to planning, air freight, and charter flights; fewer than 100 persons are currently employed in these operations by the Metropolitan Transit Authority.

Nonagricultural wage and salary employment in the HMA is expected to increase by about 1,600 jobs annually during the two-year forecast period, stimulated primarily by increased in-migration. Manufacturing employment is expected to stabilize or show a slight decline, with increased employment in other industries almost compensating for continued job losses in leather, apparel and textile industries. It is anticipated that state government employment will show some increase as additional employees laid off during the previous 12 to 18 months are rehired. Other new jobs will be primarily in local government, services, and trade.

Income. In 1972 median family incomes before taxes in the Orange County HMA was \$13,600 for all families and \$11,400 for renter households of two or more persons. Since 1969, income has increased by almost eight percent annually, somewhat above the average annual rate for the 1959 to 1969 period. Percentage distributions of all families and renter households by income classes for 1969 and 1972 are presented in table IV.

Population and Households. The population of the Orange County HMA as of August 1, 1972 was estimated at 234,800, indicating an annual increase of about 5,650 persons since April 1, 1970 or a yearly rate of 2.6 percent. During the decade between 1960 and 1970, the population increased by about 37,900 persons, or an annual rate of 1.9 percent. A special census conducted in Orange County in March 1967 indicates that 33 percent of the intercensal population increase occurred in the last three years of the decade.

Population in the northeastern submarket area was approximately 115,700 as of August 1, 1972, representing an annual increase of about 1,750 persons, or a yearly rate of 1.6 percent since April 1, 1970. Population growth during the intercensal period was greatest between 1963 and 1969 (between the completion of the Newburgh-Beacon Bridge and the closing of Stewart Air Force Base) and probably exceeded the 2.2 percent annual rate recorded for the 1960 to 1967 period. Between November 1969 and April 1970, an estimated 6,000 to 6,500 persons left the HMA as a direct result of the base closing. The rate of population growth estimated since the April 1970 Census reflects the indirect effects of the base closure and a generally stagnant economy in this area of the county.

Population in the balance of the county was approximately 119,100 as of August 1, 1972, representing a yearly increase of about 3,900 persons, or an annual rate of 3.5 percent since April 1970. Population growth was slow in this area between 1960 and 1967; the Special Census indicated an annual increase of only 1,450 persons or a yearly rate of 1.5 percent during this period. During the latter years of the decade, population increased by about 3,300 persons annually, or a yearly rate of 3.2 percent, reflecting (a) significant in-migration of commuters, (b) the establishment of a number of small firms along Route 17 and the New York Thruway, and (c) development of industry in the Sterling Forest area. Estimated increases for the most recent period reflect continuation of this trend at a somewhat higher rate.

During the two-year forecast period, the population of the Orange County, New York, HMA is expected to increase by 7,200 persons annually, or a rate of 3.0 percent as a result primarily of increased in-migration of commuters. Approximately 70 percent of the population increase will occur outside the northeastern submarket area.

As of August 1, 1972, the number of households in the HMA was estimated to be 69,800, representing an annual increase of about 1,800 households or a yearly rate of 2.8 percent since April 1970. During the intercensal period the number of households increased by about 11,700 or an annual rate of 2.0 percent. During the most recent period, only 29 percent of the increase in households in the HMA was within the northeastern submarket area, compared with 43 percent of the increase for the ten year period. Average household size in the HMA remained almost constant at slightly below 3.2 persons per household from 1960 to 1970. It is currently estimated at slightly below 3.2 persons per household.

Housing Factors. As of August 1, 1972 there were about 80,700 housing units in the HMA, a net gain of about 3,950 units since April 1, 1970. The increase resulted from construction of about 4,400 units (200 subsidized), demolition of about 750 units, and the movement of about 300 mobile homes into the HMA. Census data indicate that the HMA gained about 9,600 housing units during the intercensal period. Housing inventory data, including owner-occupied and renter-occupied units are presented in table VI.

The level and type of residential construction as reflected by building permits issued have changed significantly three times since 1960. Prior to 1964 virtually all construction was single-family homes with the exception of one apartment project in Middletown. During this period construction of single-family homes averaged about 900 units a year.

Substantial speculative apartment construction occurred between 1964 and 1967, following completion of the Newburgh-Beacon Bridge, concentrated primarily in the town of New Windsor and secondarily in the towns of Newburgh and Wallkill. During this period 3,000

to 3,500 apartment units were completed (70 percent in the northeastern submarket area). Construction of single-family homes increased to over 1,200 units a year; as was true during the previous period, slightly more than half of these units were built outside the northeastern submarket area.

By 1968 construction activity had shifted to the southern portion of the county as a result of (1) serious overbuilding in the northeastern submarket area (particularly apartments) and, (2) increased in-migration of commuters into the southern part of the county. Between 1968 and 1970 single-family construction averaged less than 350 units a year in the northeastern submarket area, compared with over 800 units annually in the balance of the county with major activity centered in the towns of Chester, Monroe, Warwick, and Wallkill.

The number of permits issued for single-family homes in 1971 exceeded the 1970 total by 40 percent; permits issued for unsubsidized multifamily units more than doubled. Continuing the trend previously established for single-family construction, more than 70 percent of the multifamily units were permitted outside the northeastern submarket area, predominantly in the town of Wallkill.

Based upon permits issued, residential construction activity for the first half of 1972 is significantly greater than the comparable period in 1971. Permits for single-family homes increased by 22 percent; permits issued for unsubsidized multifamily units increased by 72 percent.

Vacancy. As of August 1, 1972 there were an estimated 10,900 vacant housing units in the Orange County, New York, HMA; 500 units were for sale, 1,500 were for rent, and 8,900 were unsuitable or unavailable for rent or sale. The available units for sale or rent represented homeowner and renter vacancy rates of 1.1 percent and 6.0 percent, respectively. Both rates have declined since April 1970 when the census recorded homeowner and renter vacancy rates of 1.3 percent and 6.8 percent, respectively, reflecting absorption of some of the units in the northeastern submarket area which were vacated when Stewart Air Force Base closed. However, both the homeowner and renter vacancy rates remain higher in the northeastern submarket area than in the balance of the HMA.

Table I

Estimated Annual Demand for Unsubsidized Housing
Orange County, New York Housing Market Area
August 1972 - August 1974

(A) Sales Housing a/

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$25,000	190	11
\$25,000 - 27,499	140	8
27,500 - 29,999	225	13
30,000 - 32,499	260	15
	210	12
32,500 - 34,999		
35,000 - 39,999	315	18
40,000 - 44,999	155	9
45,000 and above	245	14
Total	1,740	100%

(B) Multifamily units

<u>Monthly gross rent</u> ^{b/}	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$200	15	--	--	--
\$200 - 219	--	60	--	--
220 - 239	--	25	--	--
240 - 259	--	10	50	--
260 - 279	--	10	25	--
280 - 299	--	--	20	10
300 and over	--	--	20	15
Total	15	105	115	25

a/ Includes condominiums and cooperatives as well as single-family houses.

b/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Orange County, New York, Housing Market Area
August 1972 to August 1974

	<u>Section 235 & 236 a/</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public Housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	35	0	35	70
2 bedrooms	105	0	100	205
3 bedrooms	70	0	55	125
4+ bedrooms	<u>40</u>	<u>0</u>	<u>30</u>	<u>70</u>
Total	250	0	220 <u>b/</u>	470
B. <u>Elderly</u>				
Efficiency	25	75	85	185
1 bedroom	<u>25</u>	<u>20</u>	<u>30</u>	<u>75</u>
Total	50 <u>c/</u>	95	115 <u>d/</u>	260

a/ Estimates are based on regular income limits.

b/ About 40 percent of these families are eligible for the rent-supplement program.

c/ Elderly persons are eligible only for Section 236.

d/ All of these elderly individuals and couples are eligible for rent supplements.

Table III
Work Force, Unemployment and Employment by Industry
Orange County, New York Housing Market Area
1960 - 1972
Annual Averages (thousands) a/

													12 month average ending	
	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	July 31, 1971	July 31, 1972
Work force components														
Civilian work force	<u>69.2</u>	<u>70.3</u>	<u>70.9</u>	<u>70.3</u>	<u>72.9</u>	<u>74.9</u>	<u>77.0</u>	<u>76.8</u>	<u>77.2</u>	<u>79.8</u>	<u>80.8</u>	<u>82.8</u>	<u>82.1</u>	<u>83.2</u>
Unemployment	5.0	4.8	4.4	4.5	4.0	3.8	3.6	3.6	3.2	3.2	3.8	4.7	4.3	4.8
Pct. of work force	7.2	6.8	6.2	6.5	5.5	5.1	4.7	4.7	4.2	4.1	4.8	5.6	5.2	5.7
Total employment	<u>64.2</u>	<u>65.5</u>	<u>66.6</u>	<u>65.7</u>	<u>68.9</u>	<u>71.1</u>	<u>73.4</u>	<u>73.2</u>	<u>74.0</u>	<u>76.5</u>	<u>76.9</u>	<u>78.1</u>	<u>77.8</u>	<u>78.4</u>
Wage & salary employ.	<u>50.8</u>	<u>51.7</u>	<u>53.0</u>	<u>52.9</u>	<u>55.9</u>	<u>58.4</u>	<u>61.1</u>	<u>61.4</u>	<u>62.7</u>	<u>65.1</u>	<u>65.6</u>	<u>66.6</u>	<u>66.3</u>	<u>67.0</u>
Manufacturing	<u>15.7</u>	<u>15.5</u>	<u>16.1</u>	<u>15.7</u>	<u>16.7</u>	<u>17.7</u>	<u>18.2</u>	<u>17.2</u>	<u>17.1</u>	<u>17.1</u>	<u>16.4</u>	<u>15.8</u>	<u>16.0</u>	<u>15.6</u>
Durable goods	3.7	3.8	4.2	4.1	4.6	4.8	5.1	4.8	4.6	5.0	4.8	4.6	4.5	4.6
Nondurable goods	<u>11.9</u>	<u>11.7</u>	<u>11.9</u>	<u>11.5</u>	<u>12.2</u>	<u>12.8</u>	<u>13.1</u>	<u>12.4</u>	<u>12.5</u>	<u>12.1</u>	<u>11.6</u>	<u>11.2</u>	<u>11.5</u>	<u>10.9</u>
Food	1.0	1.0	1.0	1.0	1.1	1.2	1.1	1.1	1.1	1.1	1.3	1.3	1.4	1.3
Textile, apparel	6.2	5.6	5.4	5.1	5.4	5.5	5.7	5.1	5.2	5.1	4.6	4.4	4.4	4.2
Leather	2.2	2.3	2.5	2.3	2.4	2.3	2.2	2.0	2.0	1.7	1.7	1.7	1.7	1.6
Other	2.5	2.8	3.0	3.1	3.3	3.8	4.0	4.2	4.2	4.2	4.0	3.9	3.9	3.8
Nonmanufacturing	<u>35.1</u>	<u>36.2</u>	<u>37.0</u>	<u>37.3</u>	<u>39.2</u>	<u>40.7</u>	<u>43.0</u>	<u>44.2</u>	<u>45.6</u>	<u>48.0</u>	<u>49.2</u>	<u>50.8</u>	<u>50.3</u>	<u>51.4</u>
Contract constr.	2.2	2.4	2.7	2.3	2.5	2.8	3.0	3.1	2.9	2.7	3.1	3.7	3.5	3.8
Trans., comm., & public utilities	4.3	4.2	4.1	3.9	3.9	3.9	3.9	4.0	4.2	4.3	4.4	4.4	4.4	4.5
Trade	9.1	9.2	9.6	9.8	10.6	10.9	11.5	11.8	12.1	13.0	13.7	13.7	13.7	13.8
Fin., ins., & real est.	1.7	1.8	1.8	1.9	2.0	2.2	2.2	2.2	2.4	2.5	2.7	2.8	2.7	2.9
Services & misc.	7.0	7.3	7.4	7.8	8.5	8.9	9.3	9.4	9.0	9.1	9.6	10.1	9.8	10.4
Government	10.8	11.3	11.4	11.5	11.8	12.1	13.1	13.8	15.0	16.3	15.7	16.2	16.2	16.1
All other nonag.	9.9	10.3	10.2	9.7	10.1	10.1	9.9	9.4	9.1	9.2	9.2	9.4	9.4	9.4
Agriculture.	3.5	3.4	3.3	3.1	2.8	2.6	2.4	2.3	2.2	2.1	2.1	2.1	2.1	2.0

a/ Totals may not add due to rounding.

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

Table IV

Percentage Distribution of All Families and Renter Households
By Gross Annual Income
Orange County, New York, Housing Market Area, 1969 and 1972

<u>Income Class</u>	<u>1969</u>		<u>a/</u>	<u>1972</u>	
	<u>All Families</u>	<u>Renter Households</u>		<u>All Families</u>	<u>Renter Households</u>
Under \$4,000	11.6	15.4		7.5	10.0
\$4,000 - 5,999	9.6	13.5		6.0	8.3
6,000 - 7,999	12.6	16.8		7.5	10.2
8,000 - 9,999	15.2	18.3		9.2	12.9
10,000 - 12,499	17.7	15.6		13.9	15.7
12,500 - 14,999	13.1	5.6		13.7	14.2
15,000 - 17,499	4.3	5.2		11.7	9.3
17,500 - 19,999	4.1	4.9		8.1	4.4
20,000 - 22,499	4.1	1.8		4.8	3.8
22,500 - 24,999	4.0	1.6		3.3	3.6
25,000 and over	<u>3.7</u>	<u>1.3</u>		<u>14.3</u>	<u>7.6</u>
Total	100.0	100.0		100.0	100.0
Median	\$10,100	\$8,500		\$13,600	\$11,000

a/ Renter households of two or more persons.

Source: 1970 Census of Population and estimates by Housing Market Analyst.

Table V

Population Trends
Orange County, New York, Housing Market Area
April 1960 to August 1972

<u>Components</u>	<u>April 1960</u>	<u>March 1967</u>	<u>April 1970</u>	<u>August 1972</u>	<u>Average annual change</u>					
					<u>1960-1967</u>		<u>1967-1970</u>		<u>1970-1972</u>	
					<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>
HMA total	<u>183,734</u>	<u>209,141</u>	<u>221,657</u>	<u>234,800</u>	<u>3,650</u>	1.8	<u>4,050</u>	1.9	<u>5,650</u>	2.6
Northeastern submarket	93,967	109,309	111,603	115,700	2,200	2.2	750	0.7	1,750	1.6
Newburgh	30,979	27,171	26,219	25,600	- 550	-1.9	- 300	-1.1	- 250	-1.0
Remainder	62,988	82,138	85,384	90,100	2,750	3.8	1,050	1.3	2,000	2.4
Balance of county	<u>89,767</u>	<u>99,834</u>	<u>110,054</u>	<u>119,100</u>	<u>1,450</u>	1.5	<u>3,300</u>	3.2	<u>3,900</u>	3.5
Middletown	23,475	22,116	22,607	22,900	- 200	-0.8	150	0.7	150	0.6
Port Jervis	9,268	8,601	8,852	8,750	- 100	-1.0	100	1.0	- 50	-0.5
Remainder	57,024	69,117	78,595	87,450	1,750	2.7	3,050	4.3	3,800	4.7

Sources: 1960 and 1970 Censuses of Population, 1967 Special Census of Orange County, and estimates by Housing Market Analyst.

Table VA
Household Trends
Orange County, New York, Housing Market Area
April 1960 to August 1972

	April 1960	April 1970	August 1972	Average annual change			
				1960-1970		1970-1972	
				Number	Percent	Number	Percent
HMA total	53,919	65,607	69,800	1,150	2.0	1,800	2.8
Northeastern submarket	27,842	32,866	34,100	500	1.7	550	1.6
Newburgh	10,327	8,881	8,700	- 150	-1.5	- 100	-0.9
Remainder	17,515	23,985	25,400	650	3.1	600	2.5
Balance of county	26,077	32,741	35,700	650	2.3	1,250	3.8
Middletown	6,624	6,730	6,900	-	0.2	50	1.1
Port Jervis	3,127	3,155	3,150	-	-	-	-
Remainder	16,326	22,856	25,650	650	3.4	1,200	5.1

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table VI

Components of the Housing Supply
Orange County, New York, Housing Market Area
April 1960 to August 1972

<u>Components</u>	<u>April 1960</u>	<u>April 1970</u>	<u>August 1972</u>
Total housing supply	<u>67,133</u>	<u>76,753</u>	<u>80,700</u>
Occupied housing units	<u>53,919</u>	<u>65,607</u>	<u>69,800</u>
Owner-occupied	<u>33,889</u>	<u>43,065</u>	<u>46,300</u>
Percent	62.9	65.6	66.3
Renter-occupied	<u>20,030</u>	<u>22,542</u>	<u>23,500</u>
Percent	37.1	34.4	33.7
Vacant housing units	<u>13,214</u>	<u>11,146</u>	<u>10,900</u>
Available vacant	<u>2,303</u>	<u>2,197</u>	<u>2,000</u>
For sale	<u>724</u>	<u>547</u>	<u>500</u>
Homeowner vacancy rate	2.1%	1.3%	1.1%
For rent	<u>1,579</u>	<u>1,650</u>	<u>1,500</u>
Renter vacancy rate	7.3%	6.8%	6.0%
Other vacant ^{a/}	10,911	8,949	8,900

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

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table VII

Building Permits
Orange County, New York, Housing Market Area
1960 through 1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
HMA total*	932	956	910	1,042	1,564	4,464	1,436	1,183	1,491	1,366	2,019	2,586
Single-family*	903	912	890	906	1,106	1,646	1,130	1,048	1,269	1,144	1,058 ^{1/}	1,490 ^{2/}
Multifamily	29	44	20	136	458	2,818	306	135	222	222	961 ^{3/}	1,096 ^{4/}
Northeastern												
submarket total	440	395	396	465	1,008	2,814	679	576	529	457	992	666
Single-family	420	385	386	447	576	842	463	480	413	370	240	399
Multifamily	20	10	10	18	432	1,972	216	96	116	87	752	267
Newburgh total	25	4	16	119	134	127	6	69	72	4	497	67
Single-family	25	4	12	19	6	5	6	4	2	4	-	1
Multifamily	-	-	4	-	128	122	-	65	70	-	497 ^{3/}	66
Remainder total	415	391	380	446	874	2,687	673	507	457	453	495	599
Single-family	395	381	374	428	570	837	457	476	411	366	240	398
Multifamily	20	10	6	18	304	1,850	216	31	46	87	255	201
Balance of co. total	492	561	514	577	556	1,650	757	607	962	909	1,027	1,920
Single-family	483	527	504	459	530	804	667	568	856	774	818	1,091
Multifamily	9	34	10	118	26	846	90	39	106	135	209	829
Middletown	41	29	34	119	35	54	54	15	21	37	66	160
Single-family	41	29	34	24	31	20	29	15	21	37	64	58
Multifamily	-	-	-	95	4	34	25	-	-	-	2	102 ^{4/}
Port Jervis total	8	4	6	3	5	150	2	7	2	1	1	5
Single-family	8	4	6	3	5	8	2	7	2	1	1	5
Multifamily	-	-	-	-	-	142	-	-	-	-	-	-
Remainder total	443	528	474	455	516	1,446	701	585	939	871	960	1,755
Single-family	434	494	464	432	494	776	636	546	833	736	753	1,028
Multifamily	9	34	10	23	22	670	65	39	106	135	207	727

* Includes mobile homes.

^{1/} Includes 115 mobile homes.

^{2/} Includes 139 mobile homes.

^{3/} Includes 122 BMIR units in Wallkill and 375 Section 236 units (uninsured) in Newburgh.

^{4/} Includes 75 units (Section 236, uninsured) in Middletown.

Source: Orange County Planning Commission.

Table VIIA

Building Permits
Orange County, New York, Housing Market Area
January through June 1971 and 1972

	<u>1st six months 1971</u>	<u>1st six months 1972</u>
HMA total	<u>979</u>	<u>1,533</u>
Single-family	<u>654</u>	<u>802</u>
Multifamily	<u>425</u>	<u>731</u>
 Northeastern submarket total	 <u>346</u>	 <u>538</u>
Single-family	<u>200</u>	<u>233</u>
Multifamily	<u>246</u>	<u>305</u>
 Newburgh total	 <u>67</u>	 <u>40</u>
Single-family	<u>1</u>	<u>-</u>
Multifamily	<u>66</u>	<u>40</u>
 Remainder	 <u>279</u>	 <u>498</u>
Single-family	<u>199</u>	<u>233</u>
Multifamily	<u>180</u>	<u>265</u>
 Balance of county total	 <u>633</u>	 <u>995</u>
Single-family	<u>454</u>	<u>569</u>
Multifamily	<u>179</u>	<u>426</u>
 Middletown total	 <u>37</u>	 <u>37</u>
Single-family	<u>35</u>	<u>33</u>
Multifamily	<u>2</u>	<u>4</u>
 Port Jervis total	 <u>-</u>	 <u>4</u>
Single-family	<u>-</u>	<u>4</u>
Multifamily	<u>-</u>	<u>-</u>
 Remainder total	 <u>596</u>	 <u>954</u>
Single-family	<u>419</u>	<u>532</u>
Multifamily	<u>177</u>	<u>422</u>

Source: New York State Division of Housing and Community Renewal.

Covers 93 percent of county population; not strictly comparable with data in table VII.

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