



Newburgh Brownfield Opportunity Area (BOA) Nomination Study



Steering Committee Meeting 2: November 13, 2023

Agenda

Welcome & Introductions

Initial Findings:

- Market Analysis
- Land Use
- Immersion Tour

Vision and Goals Discussion

Public Participation Plan

Public Outreach

Next Steps

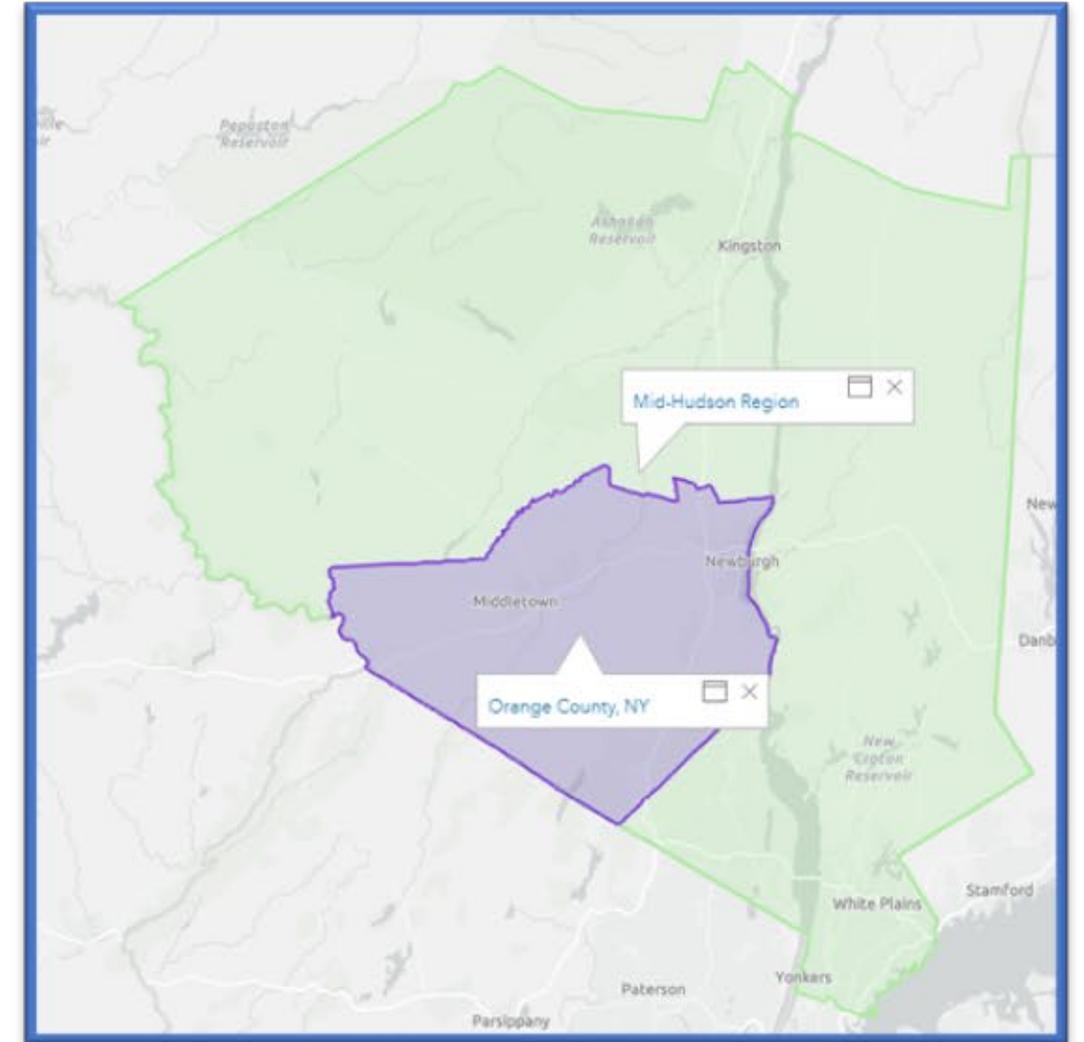
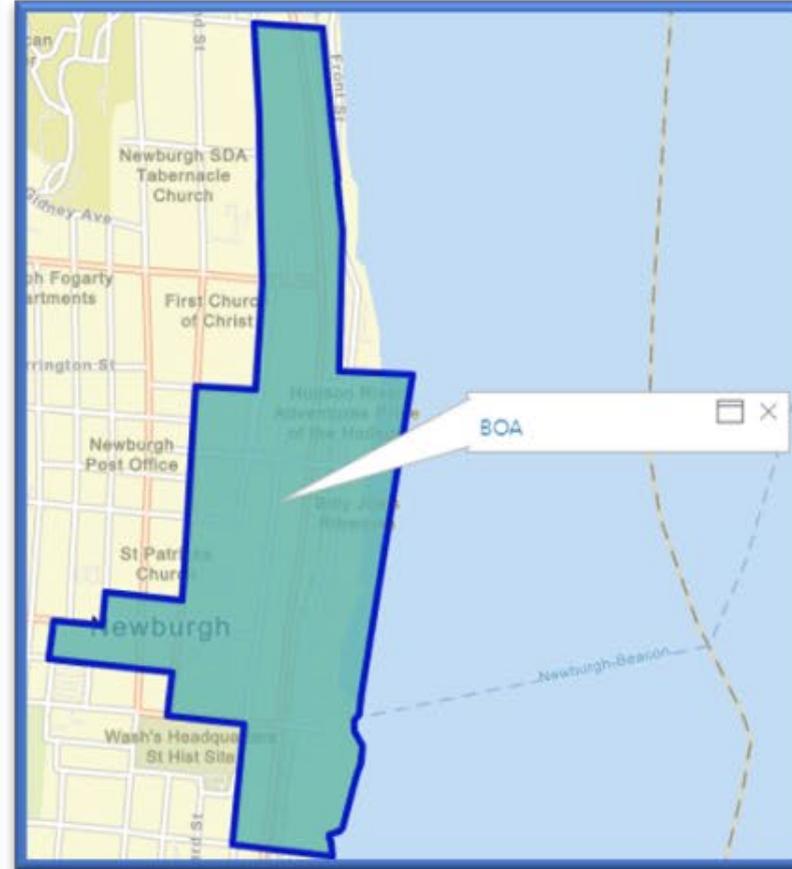
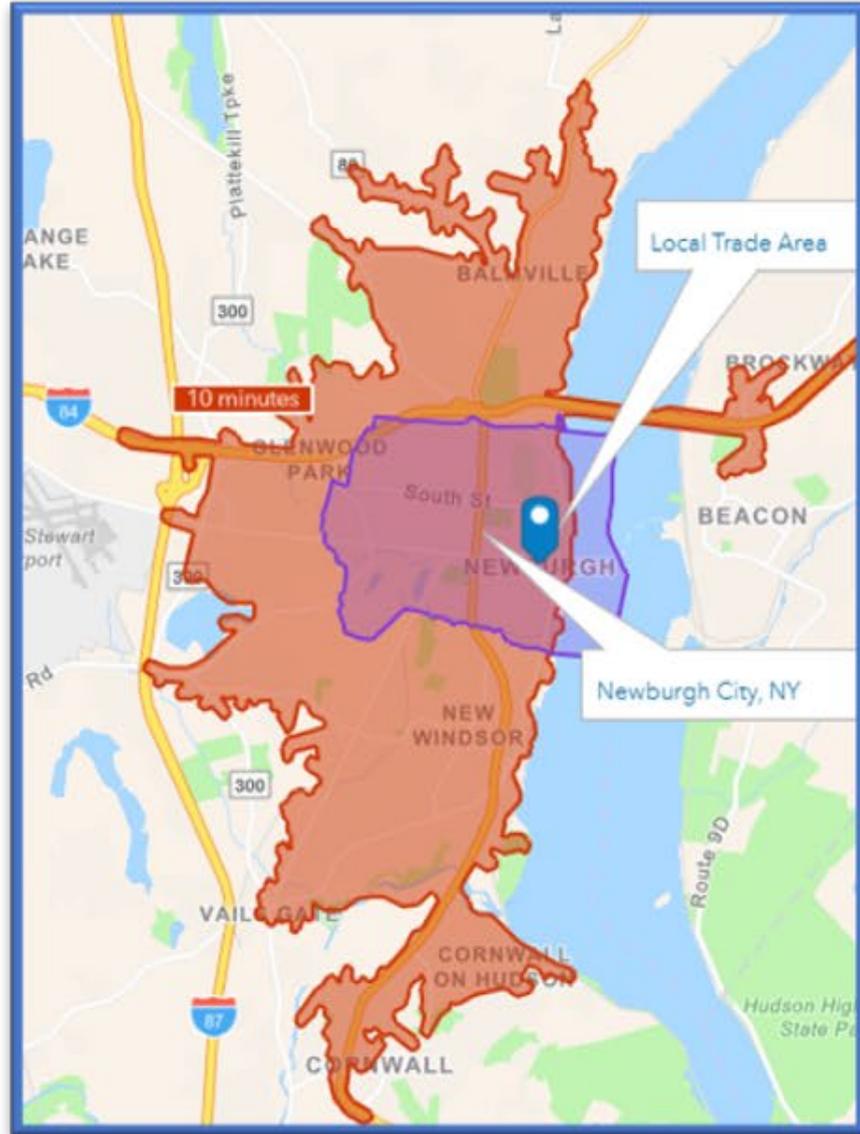


Initial Findings

Market Analysis



Geographies Analyzed



Demographics and Income

Income Comparison, 2023

	City of Newburgh	Local Trade Area	Orange County	Mid-Hudson Region
Median Household Income	\$50,120	\$69,551	\$92,846	\$99,998
Average Household Income	\$72,631	\$93,018	\$120,854	\$147,789
Per Capita Income	\$25,130	\$34,433	\$41,583	\$53,472

Source: ESRI

Demographic Fundamentals

	Population			
	2010	2023	Change	% Change
City of Newburgh	28,866	28,965	99	0.34%
Local Trade Area	53,312	54,413	1,101	2.07%
Orange County	372,813	407,959	35,146	9.43%
Mid-Hudson Region	2,290,851	2,408,019	117,168	5.11%
	Households			
	2010	2023	Change	% Change
City of Newburgh	9,030	9,982	952	10.54%
Local Trade Area	18,515	20,054	1,539	8.31%
Orange County	125,925	139,320	13,395	10.64%
Mid-Hudson Region	816,593	868,762	52,169	6.39%
	Average Household Size			
	2010	2023	Change	% Change
City of Newburgh	3.09	2.89	-0.2	-6.47%
Local Trade Area	2.82	2.66	-0.16	-5.67%
Orange County	2.86	2.83	-0.03	-1.05%
Mid-Hudson Region	2.7	2.68	-0.02	-0.74%
	Median Age			
	2010	2023	Change	% Change
City of Newburgh	28.2	30.4	2.2	7.8%
Local Trade Area	33.6	35.8	2.2	6.5%
Orange County	36.5	37.7	1.2	3.3%
Mid-Hudson Region	39.4	41	1.6	4.1%

Source: ESRI

Jobs and Industry Sector Trends

County Industry Table, 2022

	2012 Jobs	2022 Jobs	2012-2022 Change (#)	2012-2022 Change (%)
11 - Agriculture, Forestry, Fishing and Hunting	1,505	1,929	424	28.2%
21 - Mining, Quarrying, and Oil and Gas Extraction	52	72	20	38.5%
22 - Utilities	539	611	72	13.4%
23 - Construction	5,971	8,753	2,782	46.6%
31 - Manufacturing	7,608	9,079	1,471	19.3%
42 - Wholesale Trade	7,248	8,115	867	12.0%
44 - Retail Trade	24,548	21,091	(3,457)	(14.1%)
48 - Transportation and Warehousing	5,585	9,757	4,172	74.7%
51 - Information	2,377	2,266	(111)	(4.7%)
52 - Finance and Insurance	3,399	3,418	19	0.6%
53 - Real Estate and Rental and Leasing	1,714	2,066	352	20.5%
54 - Professional, Scientific, and Technical Services	6,234	7,457	1,223	19.6%

	2012 Jobs	2022 Jobs	2012-2022 Change (#)	2012-2022 Change (%)
55 - Management of Companies and Enterprises	786	816	30	3.8%
56 - Administrative and Support and Waste Management and Remediation Services	6,529	9,195	2,666	40.8%
61 - Educational Services	2,418	3,692	1,274	52.7%
62 - Health Care and Social Assistance	20,754	24,494	3,740	18.0%
71 - Arts, Entertainment, and Recreation	2,392	3,051	659	27.6%
72 - Accommodation and Food Services	9,258	11,567	2,309	24.9%
81 - Other Services (except Public Administration)	6,788	7,537	749	11.0%
90 - Government	32,798	32,463	(335)	(1.0%)
99 - Unclassified Industry	409	886	477	116.6%
Totals	148,912	168,313	19,401	13.0%

Source: ESRI

Housing

Housing Tenure, 2022

	City of Newburgh	Orange County
Owner-Occupied	27.4%	61.7%
Renter-Occupied	60.4%	30.6%
Vacant Units, Rate	12.2%	7.8%
Total Housing Units	11,372	151,053

Housing Units By Year Structure Built, 2023

	City of Newburgh	Orange County
Built 2020 or later	0.0%	0.0%
Built 2010 to 2019	0.6%	5.7%
Built 2000 to 2009	2.3%	11.9%
Built 1990 to 1999	3.3%	11.0%
Built 1980 to 1989	5.9%	12.6%
Built 1970 to 1979	6.4%	12.6%
Built 1960 to 1969	6.1%	10.1%
Built 1950 to 1959	9.9%	10.0%
Built 1940 to 1949	7.1%	4.5%
Built 1939 or earlier	58.5%	21.5%

Source: Esri

Housing Units By Units In Structure

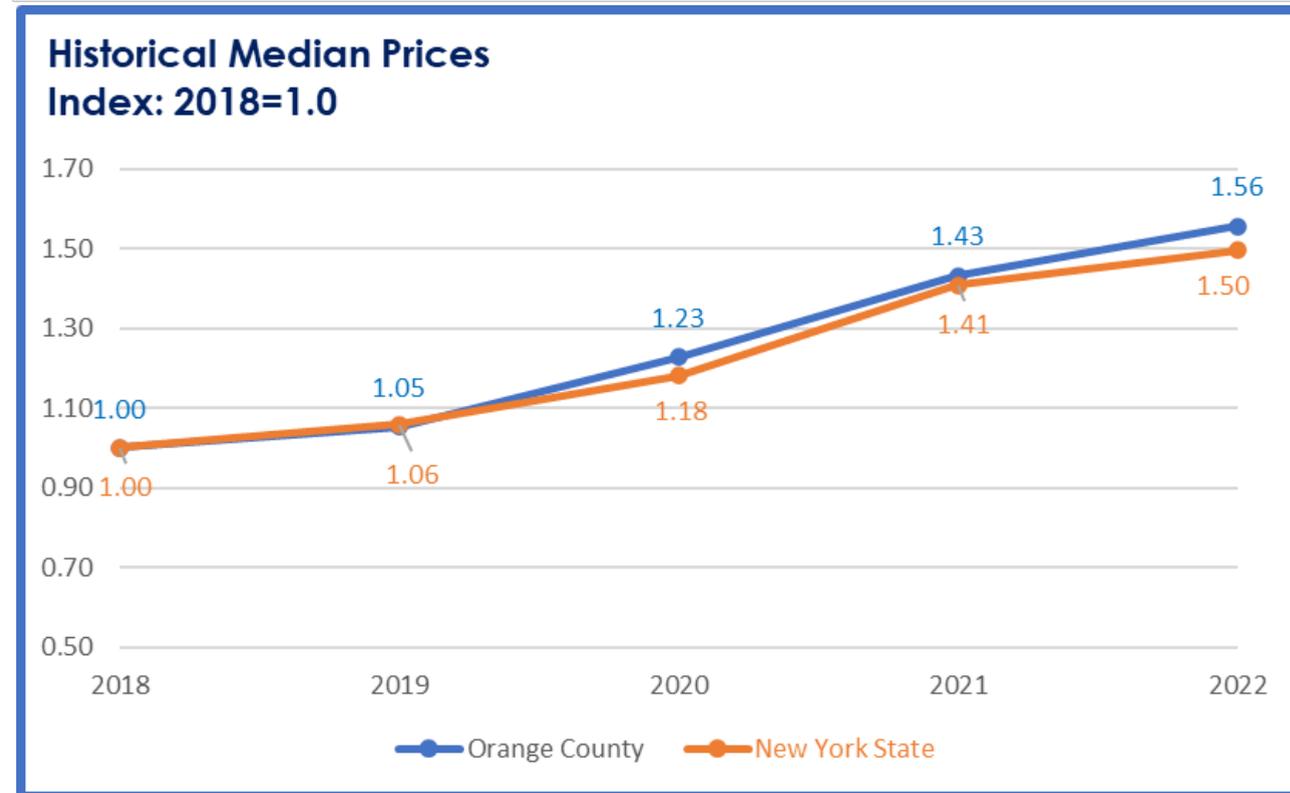
	City of Newburgh	Orange County
Total	11,700	145,947
1, detached	27.1%	63.3%
1, attached	7.3%	6.7%
2	21.5%	5.6%
3 or 4	20.3%	6.2%
5 to 9	4.7%	6.4%
10 to 19	2.9%	3.9%
20 to 49	3.4%	2.6%
50 or more	12.4%	3.3%
Mobile home	0.4%	1.9%
Boat, RV, van, etc.	0.0%	0.0%
Total	100%	100%

Source: Esri

Housing Market

	Home Value			
	Orange County		Mid-Hudson Region	
	2023	2028	2023	2028
Median Home Value	\$355,908	\$407,541	\$465,511	\$549,397
Average Home Value	\$397,085	\$463,552	\$556,621	\$637,525

Source: Esri



Housing Affordability - Renter - Occupied Housing, 2022			
	City of Newburgh	Orange County	Mid-Hudson Region
Median Contract Rent	\$994	\$1,194	\$1,359
Household Income Threshold	\$39,760	\$47,760	\$54,360

Source: Esri; MRB Group

Housing Affordability - Owner-Occupied Housing, 2022			
	City of Newburgh	Orange County	Mid-Hudson Region
Median Home Value - 2022	\$205,126	\$355,908	\$465,511
10% Down Payment	\$20,513	\$35,591	\$46,551
Remaining Balance	\$184,613	\$320,317	\$418,960
Average Mortgage @7% for 30 Years	\$1,228	\$2,131	\$2,787
Estimated Additional Costs*	\$375	\$592	\$810
Estimated Monthly Mortgage Costs	\$1,603	\$2,723	\$3,597
Household Income Threshold	\$64,120	\$108,920	\$143,880

* Include zillow estimated insurance, PMI, and taxes

Source: Esri; Zillow Mortgage Calculator; MRB Group

Multi-Family Housing Real Estate Market – Orange County

INVENTORY UNITS

19,577 +1.5%

Prior Period 19,291

UNDER CONSTRUCTION UNITS

373 -29.8%

Prior Period 531

12 MO ABSORPTION UNITS

46 -68.3%

Prior Period 144

VACANCY RATE

2.5% +1.3%

Prior Period 1.2%

MARKET RENT/UNIT

\$1,585 +3.3%

Prior Period \$1,534

MARKET SALE PRICE/UNIT

\$214K -8.5%

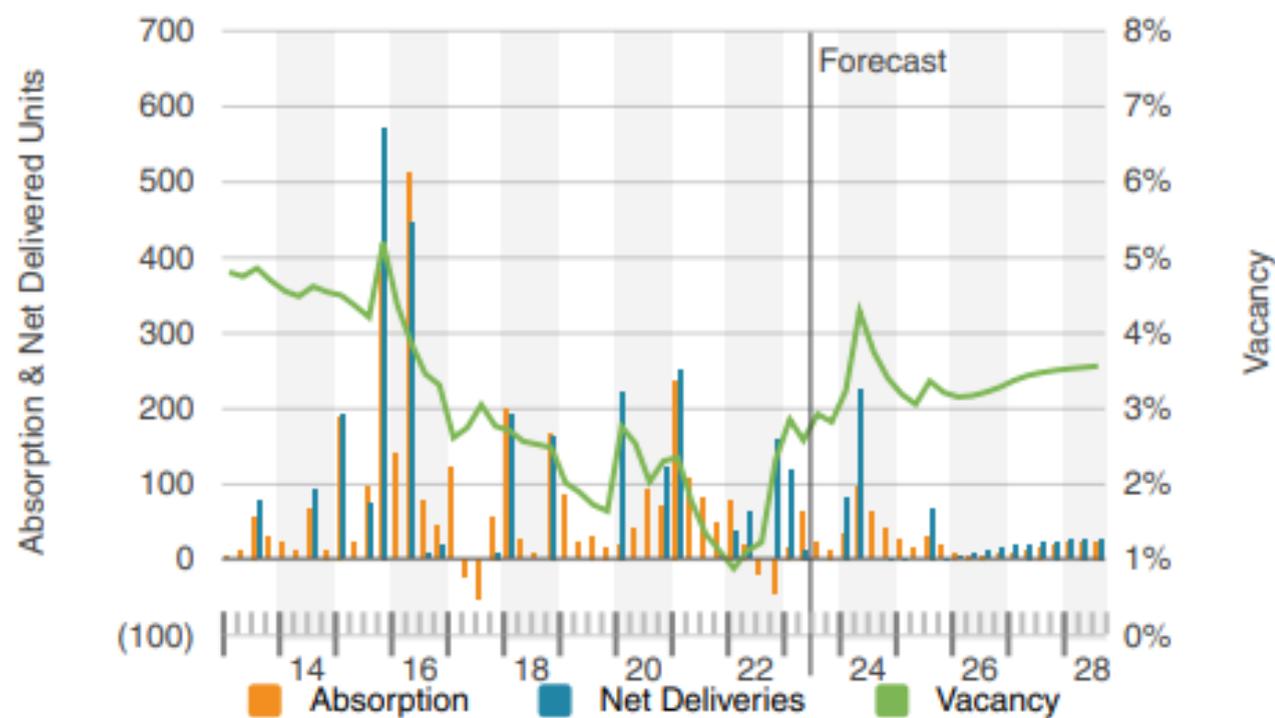
Prior Period \$234K

MARKET CAP RATE

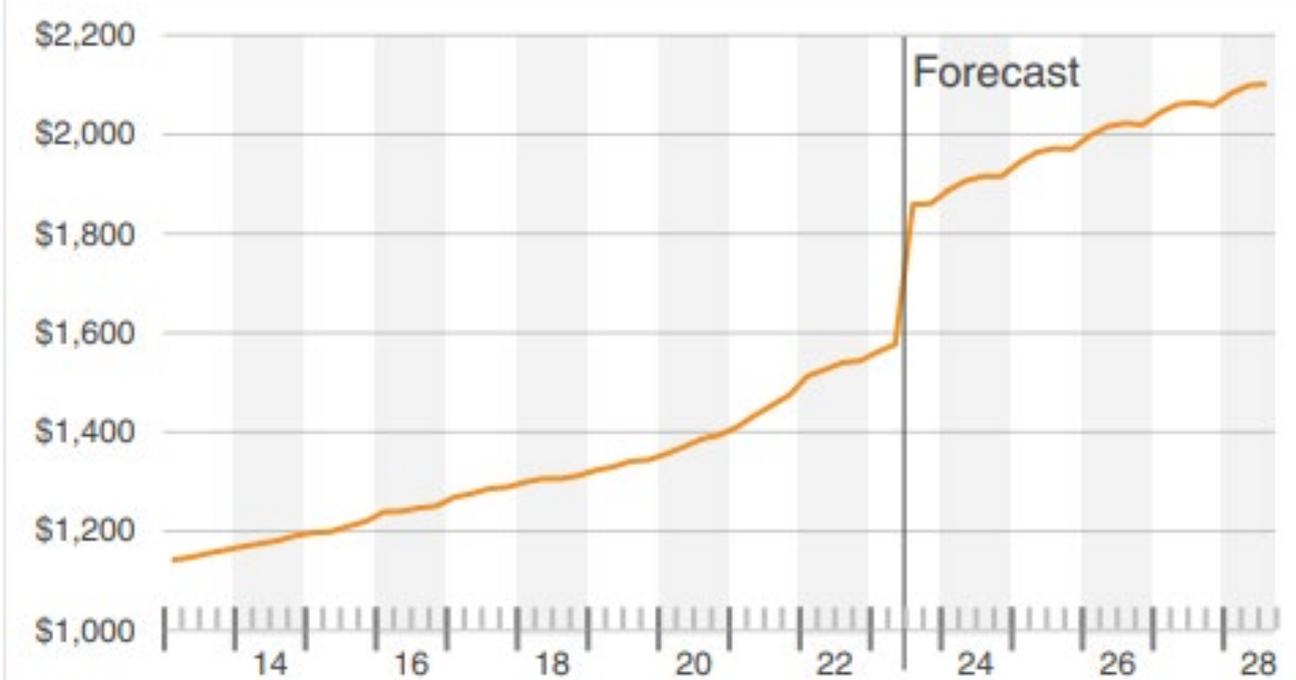
5.1% +0.5%

Prior Period 4.6%

Absorption, Net Deliveries & Vacancy



Market Asking Rent Per Unit



Multi-Family Housing Real Estate Market – City of Newburgh

INVENTORY UNITS

3,499 +0%

Prior Period 3,499

UNDER CONSTRUCTION UNITS

0 -

Prior Period 0

12 MO ABSORPTION UNITS

(13) -133.4%

Prior Period 40

VACANCY RATE

1.8% +0.3%

Prior Period 1.5%

MARKET RENT/UNIT

\$1,649 +4.8%

Prior Period \$1,573

MARKET SALE PRICE/UNIT

\$186K -7.7%

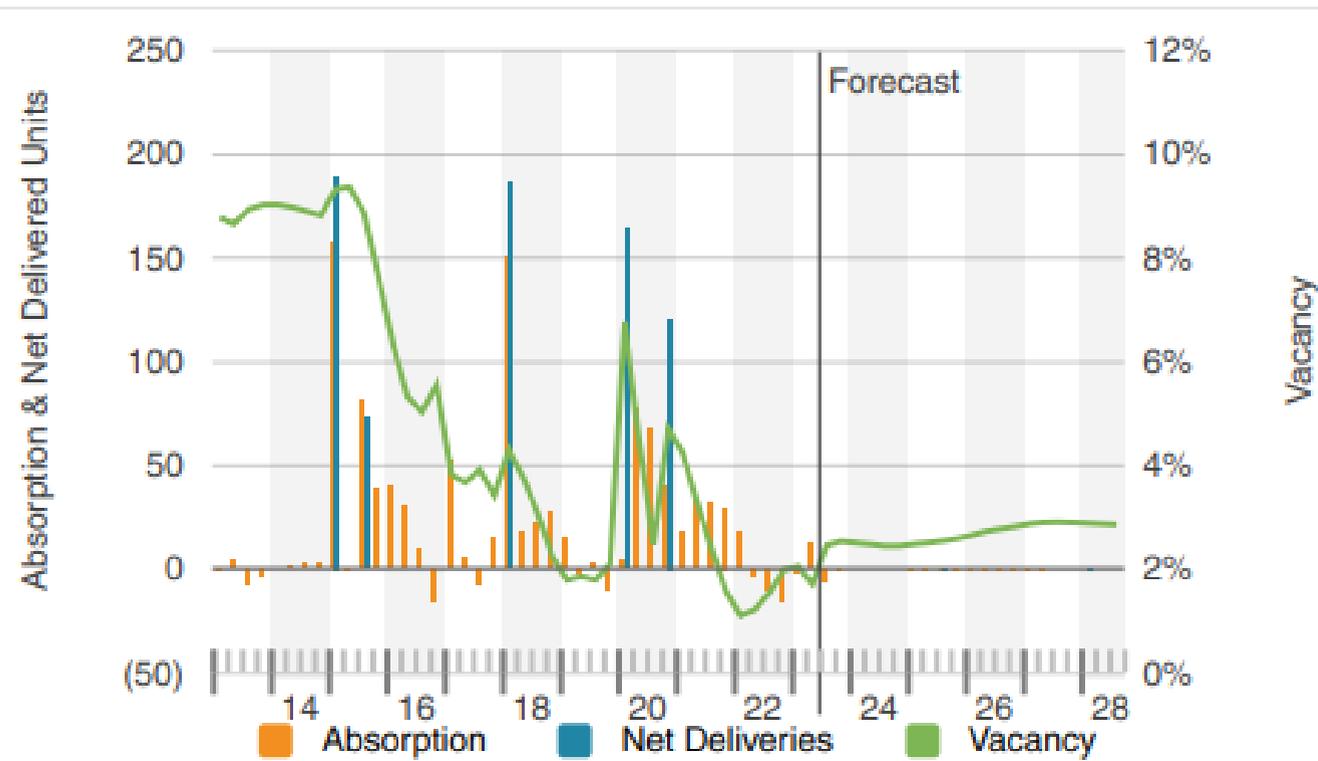
Prior Period \$202K

MARKET CAP RATE

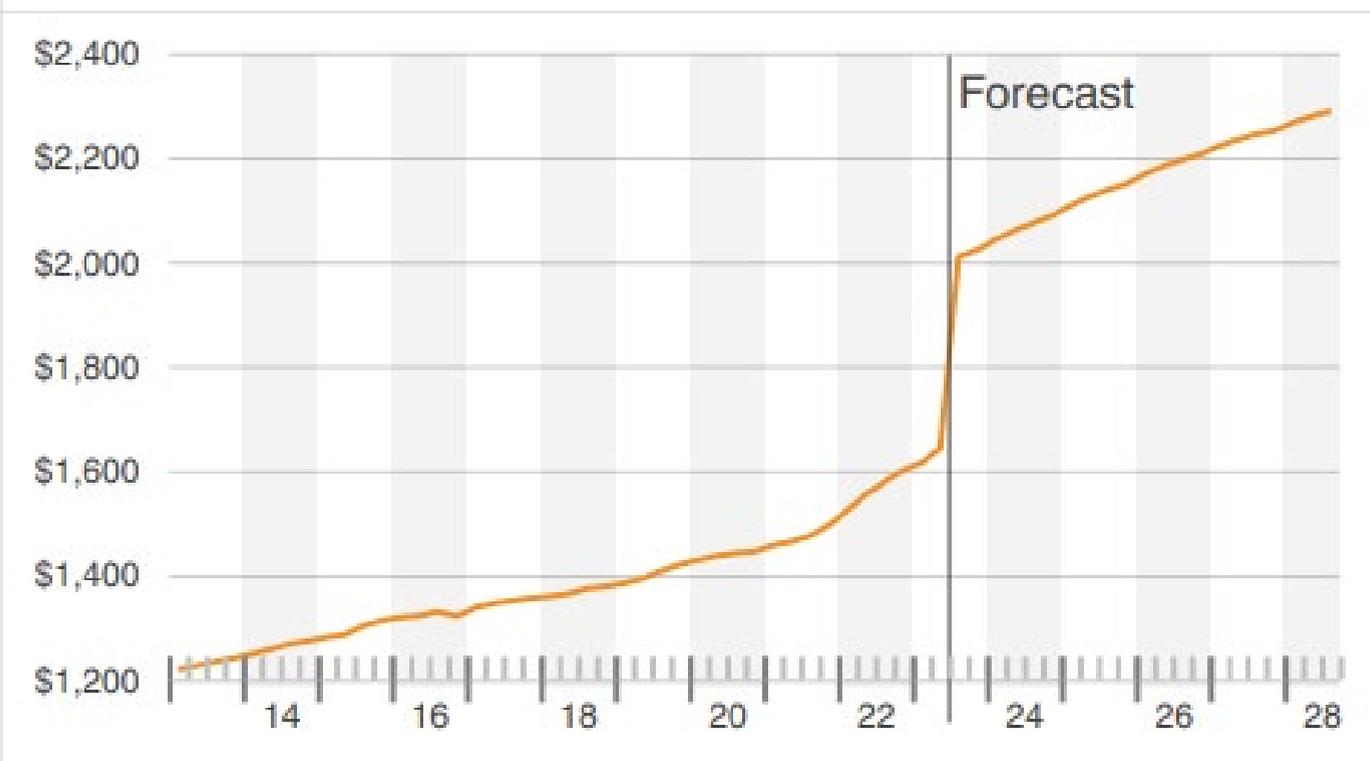
5.1% +0.5%

Prior Period 4.6%

Absorption, Net Deliveries & Vacancy



Market Asking Rent Per Unit



Industrial Space – City and County

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
36.1M +2.4% Prior Period 35.3M	3.1M +4.6% Prior Period 3M	707K +206.0% Prior Period (667K)	6.1% +0.2% Prior Period 5.9%	\$11.40 +6.4% Prior Period \$10.72	\$113 +2.5% Prior Period \$111	6.6% +0.4% Prior Period 6.2%

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
7.4M +3.0% Prior Period 7.2M	1.1M +0.6% Prior Period 1.1M	(124K) +83.0% Prior Period (725K)	15.1% +4.3% Prior Period 10.8%	\$11.06 +6.1% Prior Period \$10.42	\$104 +1.3% Prior Period \$103	6.6% +0.5% Prior Period 6.1%

Office Space – County and City

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
9.3M +0% Prior Period 9.3M	40K +26.4% Prior Period 31.6K	(139K) -144.5% Prior Period 311K	8.0% +1.5% Prior Period 6.5%	\$28.56 +1.3% Prior Period \$28.19	\$182 -7.7% Prior Period \$197	7.3% +0.6% Prior Period 6.7%

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
1.6M +0% Prior Period 1.6M	0 - Prior Period 0	14.4K -13.8% Prior Period 16.7K	7.4% -0.9% Prior Period 8.3%	\$28.78 +1.4% Prior Period \$28.38	\$179 -7.9% Prior Period \$194	7.4% +0.6% Prior Period 6.8%

Retail Real Estate Market – Orange County

INVENTORY SF
22.7M +0.3%
 Prior Period 22.6M

UNDER CONSTRUCTION SF
174K +26.6%
 Prior Period 137K

12 MO NET ABSORPTION SF
(61.5K) -148.6%
 Prior Period 127K

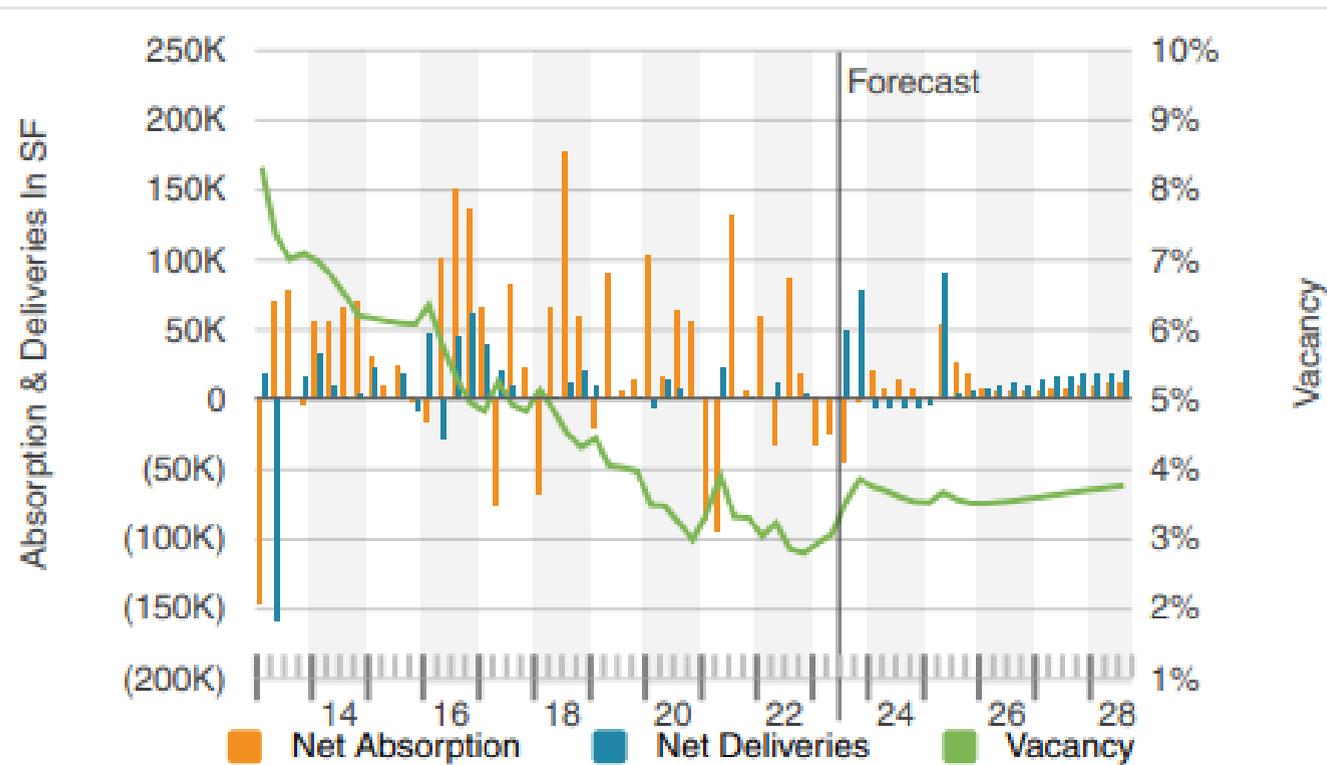
VACANCY RATE
3.5% +0.6%
 Prior Period 2.9%

MARKET RENT/SF
\$20.61 +2.0%
 Prior Period \$20.21

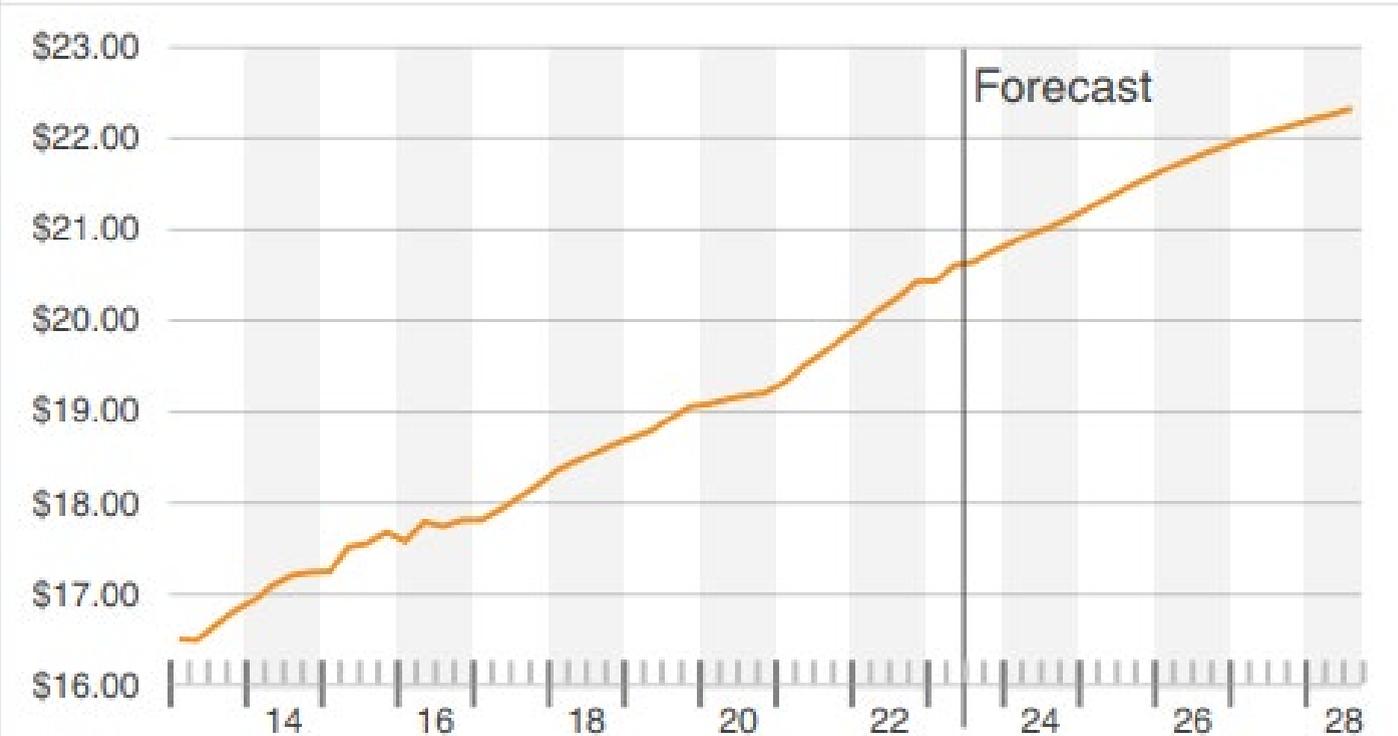
MARKET SALE PRICE/SF
\$152 +0.8%
 Prior Period \$151

MARKET CAP RATE
6.9% +0.1%
 Prior Period 6.8%

Net Absorption, Net Deliveries & Vacancy



Market Rent Per SF



Hospitality – City and County

INVENTORY ROOMS

3,868 -1.0%

Prior Period 3,906

UNDER CONSTRUCTION ROOMS

0 -

Prior Period 0

12 MO OCC RATE

57.7% +0%

Prior Period 57.7%

12 MO ADR

\$155 +7.6%

Prior Period \$144

12 MO REVPAR

\$90 +7.6%

Prior Period \$83

MARKET SALE PRICE/ROOM

\$117K +10.1%

Prior Period \$106K

MARKET CAP RATE

8.8% +0.2%

Prior Period 8.6%

INVENTORY ROOMS

944 +0%

Prior Period 944

UNDER CONSTRUCTION ROOMS

0 -

Prior Period 0

12 MO OCC RATE

61.5% +1.3%

Prior Period 60.7%

12 MO ADR

\$117 +2.1%

Prior Period \$114

12 MO REVPAR

\$72 +3.4%

Prior Period \$69

MARKET SALE PRICE/ROOM

\$79.8K +9.7%

Prior Period \$72.7K

MARKET CAP RATE

9.2% +0.3%

Prior Period 8.9%

Interviews

- **Nick Citera**

- **Keith Libolt**

- **Joe Bonura**

- **Sean Kearney**

Themes

- Very strong apartment demand
- Even stronger affordable housing demand
- City needs a cohesive housing plan
- Need mixed-income developments
- Small scale retail only, in mixed-use buildings
- Restaurants
- Parking is an issue for development
- Possibly a hotel
- Amenities: demolish incinerator, walkway, Broadway improvements, park
- Needs: infrastructure, form-based code, GEIS work, DOT, economic justice

Initial Findings

Land Use



FERRY, BUS, + HUDSON WATERWAY LINE
TERMINALS IN DOWNTOWN NEW YORK
City of New York



Newburgh BOA Study Area

KEY:

-  BOA BOUNDARY
-  PARCEL BOUNDARY

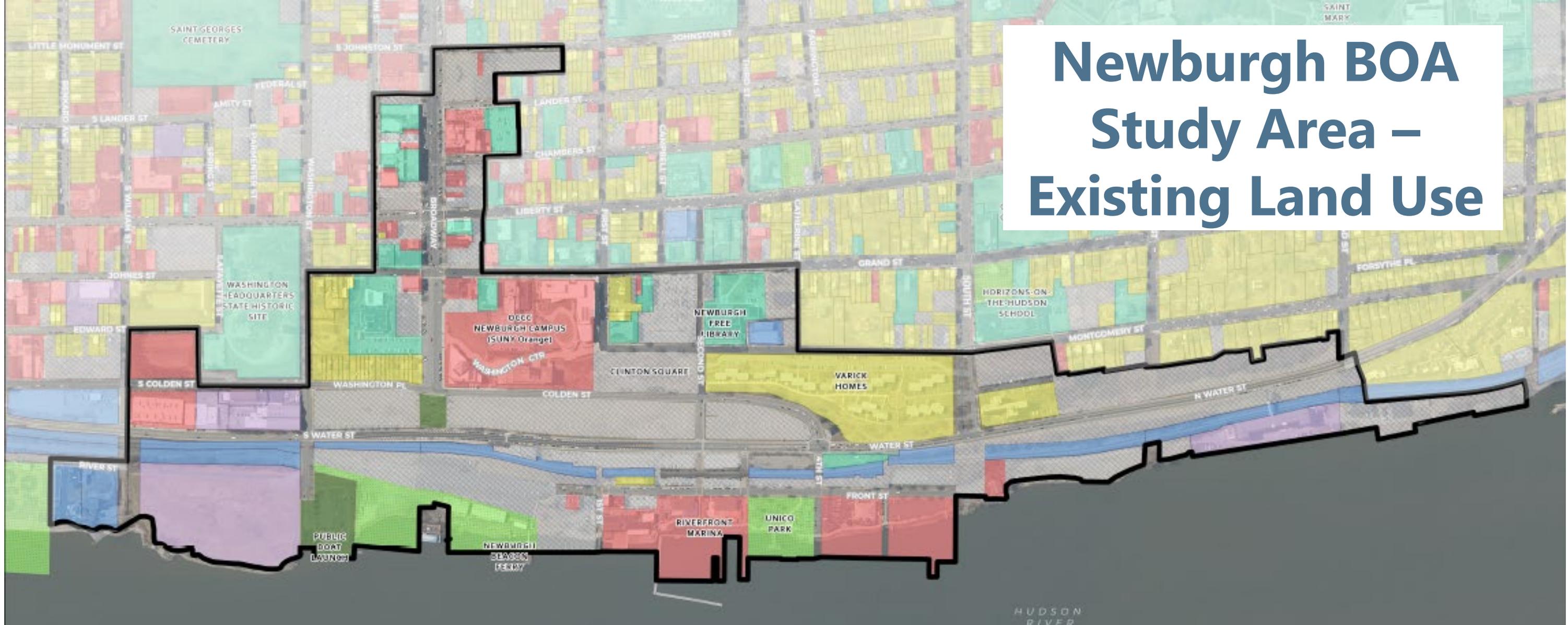
NYS ITS Geospatial Services, Westchester County GIS
SOURCE: ORANGE COUNTY PLANNING, 2023; NYS GIS CLEARINGHOUSE 2023; ESRI 2023.



0 0.1 0.2 Miles

0 500 1000 Feet

Newburgh BOA Study Area – Existing Land Use



KEY:

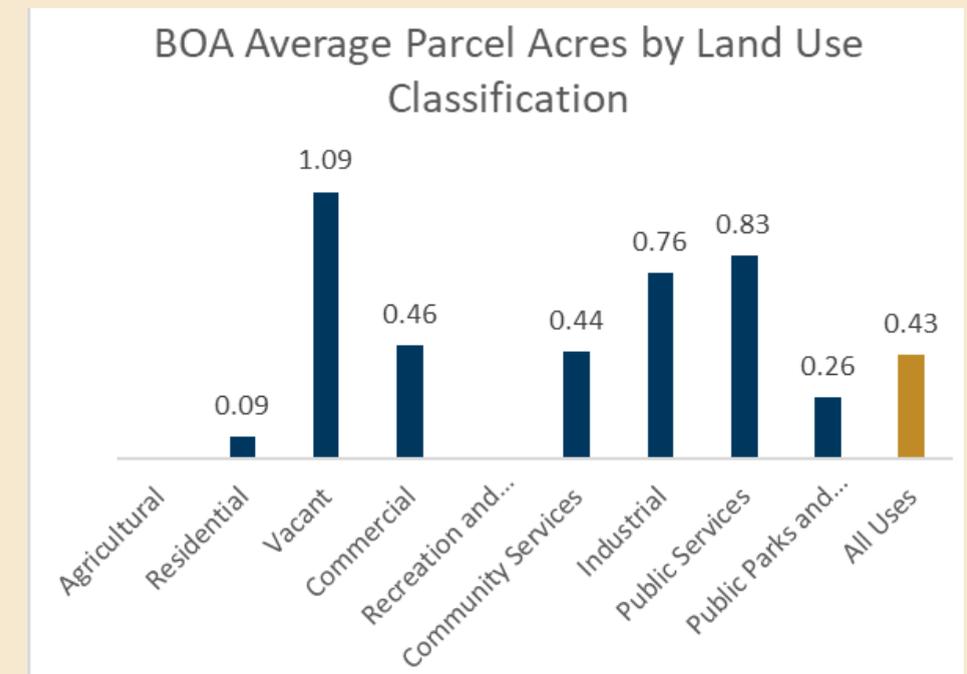
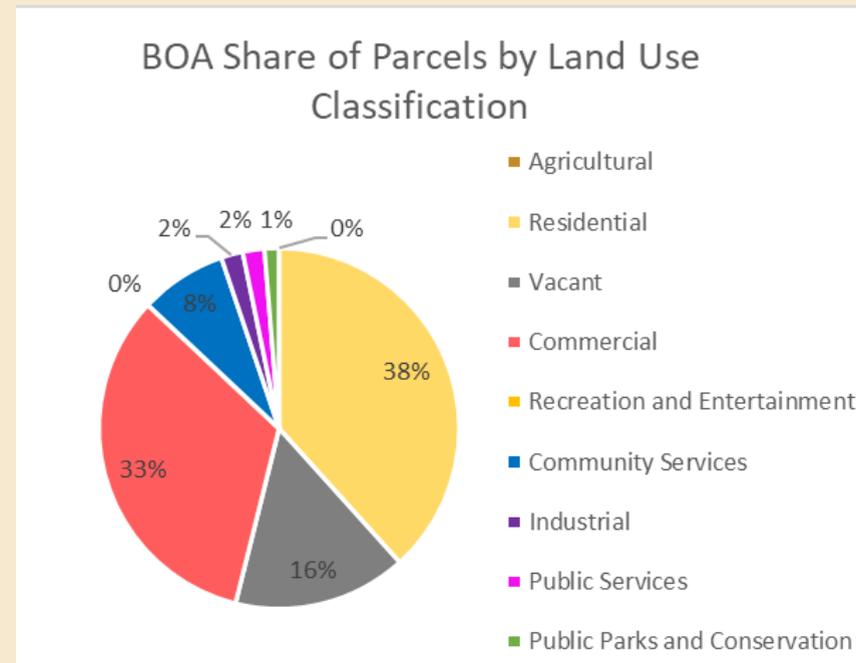
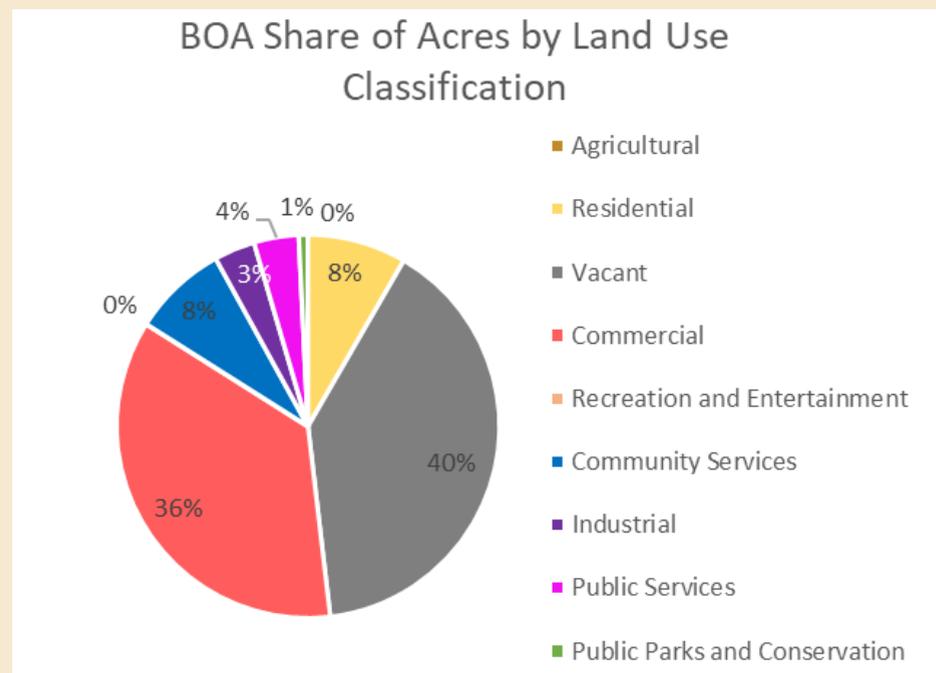
- BOA BOUNDARY
- EXISTING LAND USE: AGRICULTURAL
- COMMERCIAL
- COMMUNITY SERVICES
- INDUSTRIAL
- PUBLIC SERVICES
- RECREATION AND ENTERTAINMENT
- RESIDENTIAL
- VACANT LAND
- WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS

NYS ITS Geospatial Services, Westchester County GIS
SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023



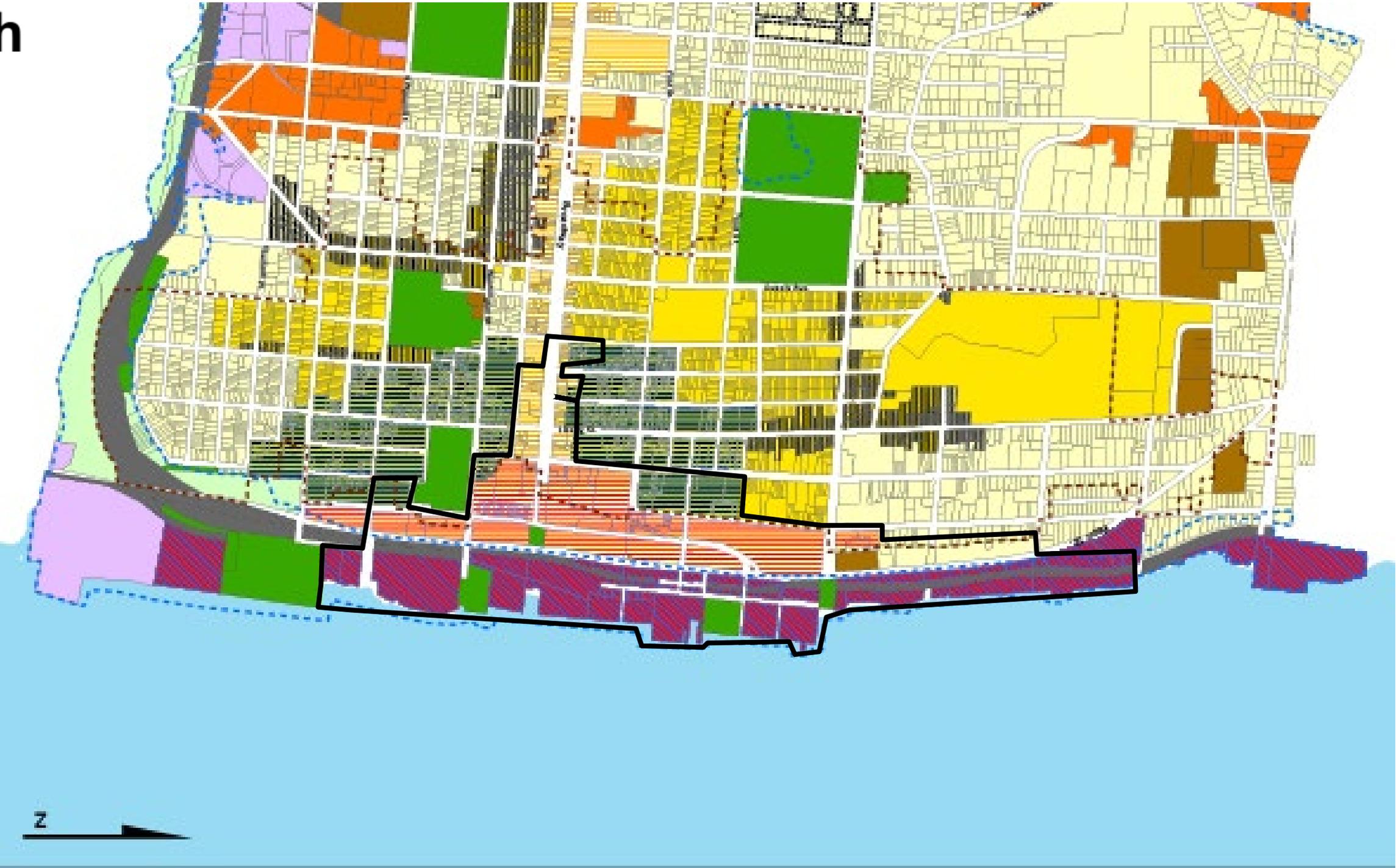
BOA Study Area Land Use Characteristics

- Total of 155 parcels in the BOA study area.
- The most prevalent land uses by acreage are vacant (40%) and commercial (31%).
- In contrast, the most prevalent land uses by the number of parcels are residential (36%), commercial (32%), and vacant (16%).
- Vacant parcels, on average tend, to be much larger than parcels of other land use types across the BOA study area.



City of Newburgh Zoning

-  Historic District
-  Waterfront Protection Overlay
-  Colonial Terrace Architectural Design District
-  Neighborhood Commercial Overlay
-  Downtown Neighborhood
-  Planned Waterfront District
-  Broadway Corridor
-  Waterfront Gateway
-  Commercial District
-  Conservation Development District
-  Industrial
-  Park
-  Residential Single Family
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Right of Way



BOA Study Area Zoning

Form Based Districts:

- **Broadway Corridor (BC)** – Focus commercial activity along the Broadway thoroughfare
- **Downtown Neighborhood (DN)** – Maintain the characteristics of the most urban neighborhoods adjacent to Broadway.
- **Waterfront Gateway (WG)** – Suited for the most dense and tallest development in the City
- **Planned Waterfront District (PWD)** – The historic heart of Newburgh. It has been and is expected to be the catalyst for the revitalization of the City.

Traditional Districts

- **Park** – Areas owned or used by the City, State, or other government entity for parkland
- **Residential Low Density** – Single family detached housing with allowances for two- and three-family dwellings, and other uses compatible with the character of the zone
- **Residential High Density** – Accommodate the largest number of residential dwelling units in limited space.

Overlay Districts

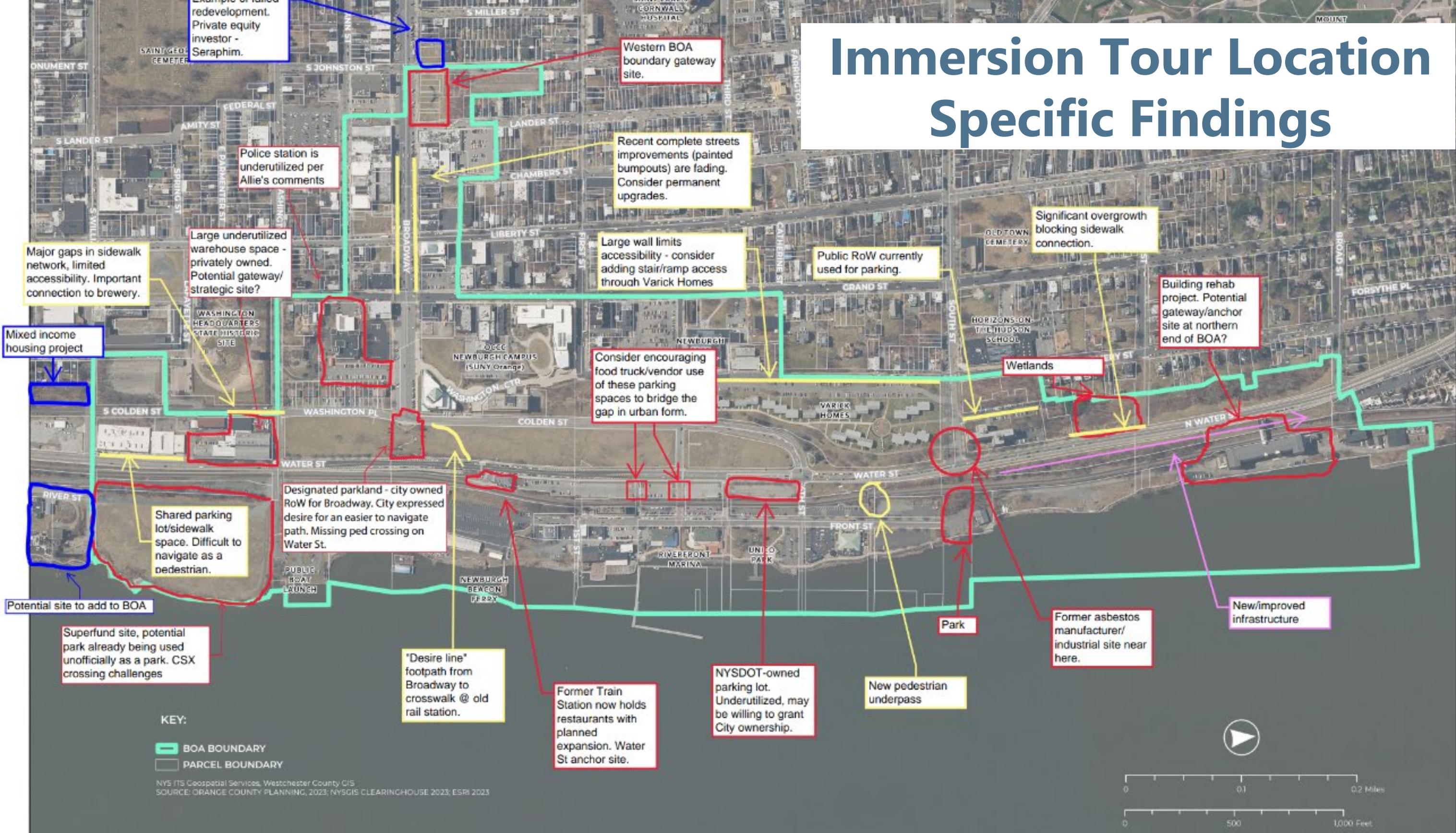
- **Historic District** - Development within this district is subject to approval of the historic preservation commission.
- **Waterfront Protection** – Established to provide protection to the City's waterbodies, responsible development of water-adjacent properties, enhance public access to water, and enhance aesthetic character among other things.

What We Saw and Heard

Oct. 26
Immersion Tour



Immersion Tour Location Specific Findings



Immersion Tour Takeaways

Public Trust

- Public engagement is needed to ensure the project represents the community's vision and builds trust between the public, the City, major institutions, and developers.

Equity:

- Redevelopment efforts must be intentional about preventing further displacement and providing opportunities for displaced community members and families to return.

Historic Role of the Neighborhood

- The neighborhood that existed on the hillside was a major community center that encouraged social interactions, supported small businesses, and was affordable. There's an interest to redevelop something in that fills that void.

Significant Infrastructure Investments:

- The City is making significant investments in infrastructure (water, sewer, electric) to prepare vacant sites for development.



Immersion Tour Takeaways

Connectivity

- The City has invested in improving connectivity to the waterfront with more pedestrian access routes. Connectivity is a priority for redevelopment efforts.

Underutilized sites

- There are several sites that are underutilized but not vacant. These sites may also be considered priority sites under the BOA program

Synergy with other development

- There are several development projects taking place immediately adjacent to the BOA that will complement redevelopment of BOA sites

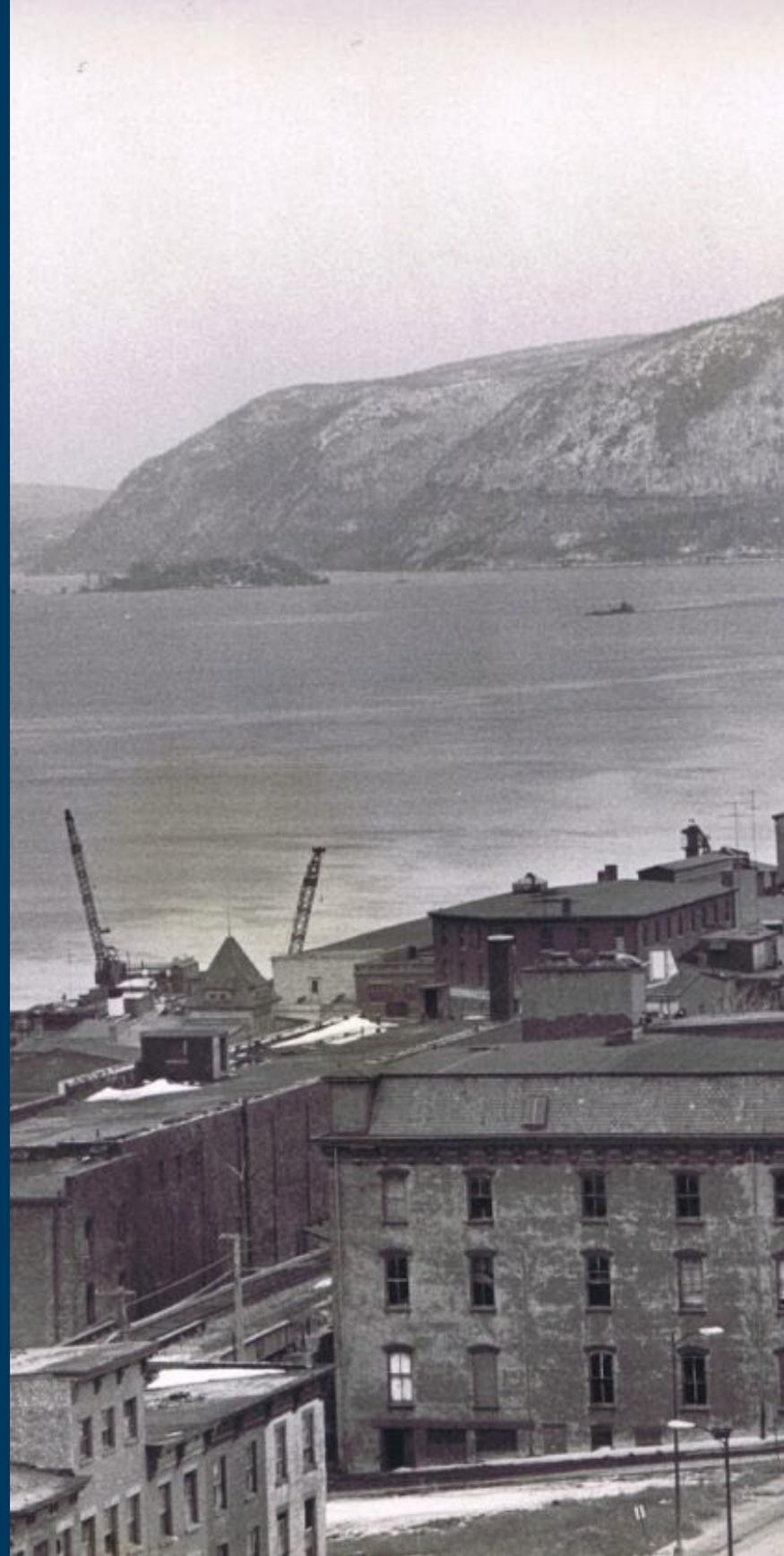
Leyland Charrette

- The Leyland Charrette was generally well received. It will provide a good starting point for the BOA Study.



Newburgh Hillside BOA

Vision & Goals Discussion



“Destroying the unique character of the neighborhood” for a parking lot or a supermarket would “ultimately cost the city money, not to mention the impoverishment to the spiritual and intellectual life of the community.”

---- George Tatum, president of The Society of Architectural Historians, in a letter to Newburgh’s urban renewal director in 1967



Outreach Day



Outreach Day

Public Open House:

We will be hosting a Public Open House at Safe Harbors of the Hudson the first week of December. Tentative dates are December 4th, 6th, or 8th.

Additional Engagement

We will use our time before the open house to meet with stakeholders and other community members in their neighborhoods, community centers, and shops. Please help us determine how to make the most of our time and reach the most people.

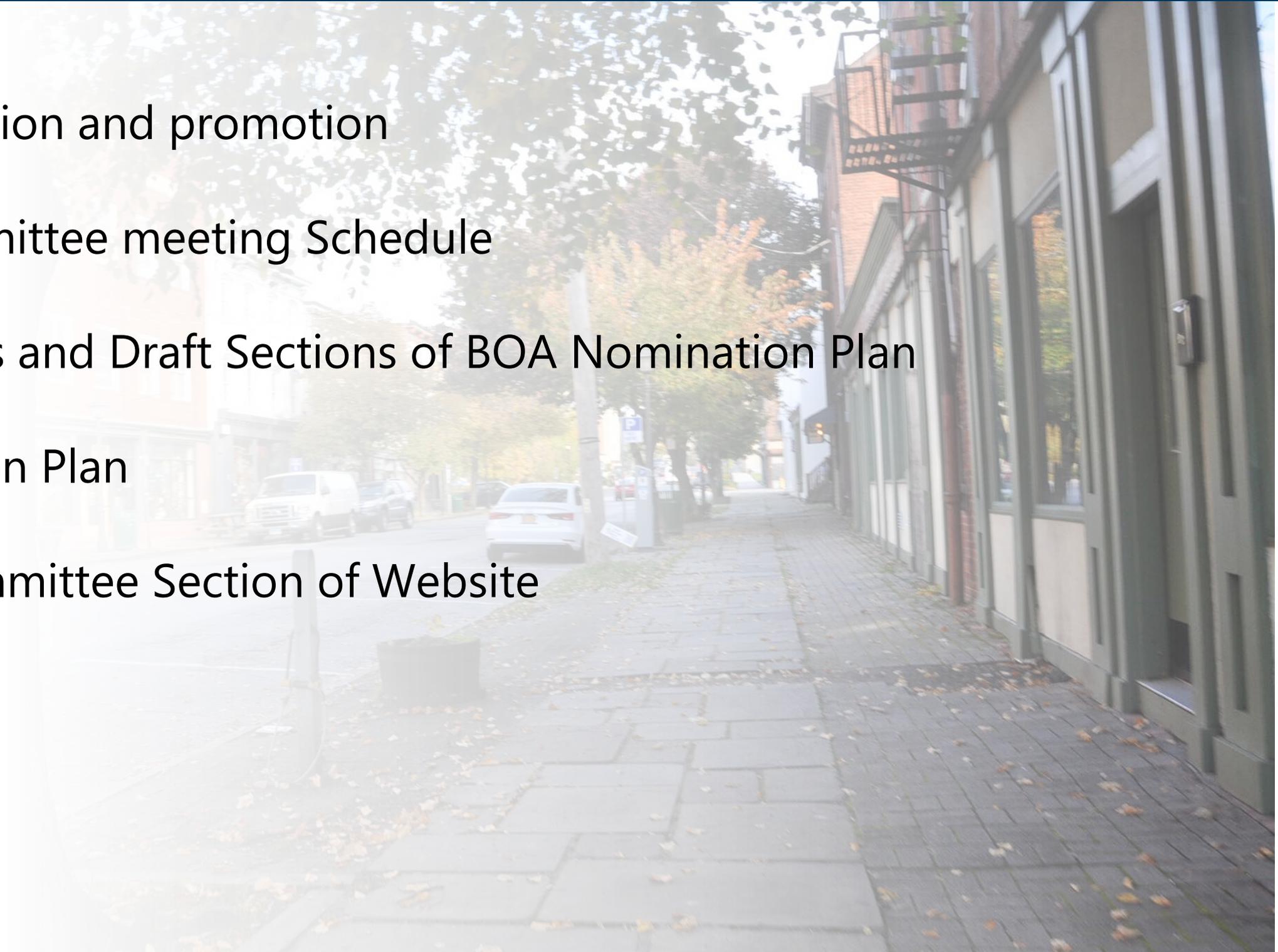


Next Steps



Upcoming Tasks & Next Steps

- Outreach Day Preparation and promotion
- Finalize Steering Committee meeting Schedule
- Continue Data Analysis and Draft Sections of BOA Nomination Plan
- Post Public Participation Plan
- Populate Steering Committee Section of Website



Thank you!



Steering Committee Meeting 2: November 13, 2023