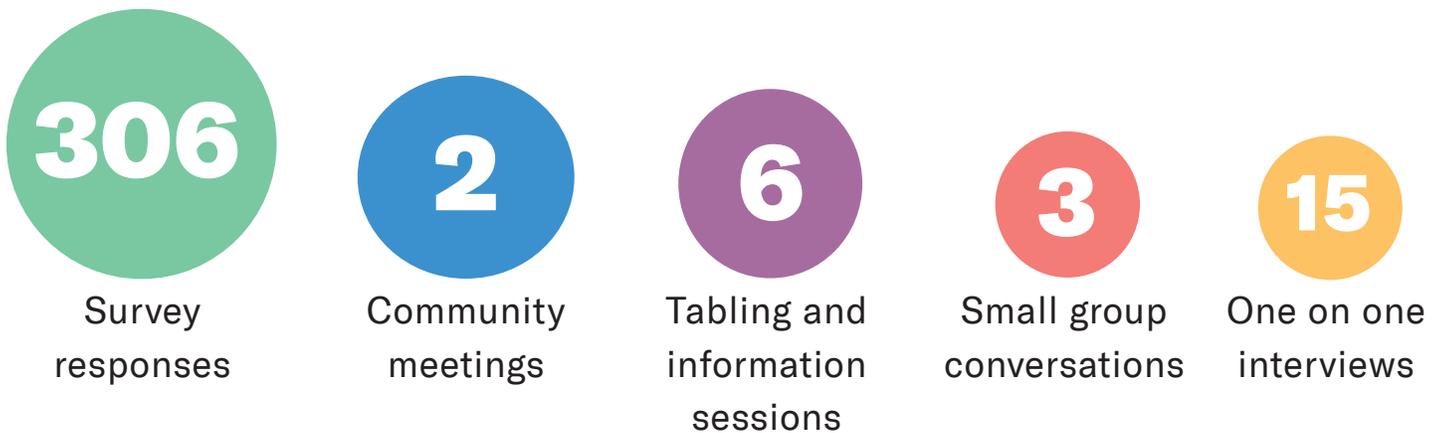


HOUSING + NEW DEVELOPMENT IN NEWBURGH

From November 2017 to May 2018, Hester Street worked with Community Voices Heard, New York Civic Engagement Table and Latinos Unidos to understand the housing and new development needs and priorities of Newburgh residents. We held a wide variety of meetings and events –from interviews and focus groups to large public meetings– in a variety of settings– from City Council to the Armory to the Cornerstone Residence. We focused specifically on the rehabilitation and redevelopment of the Dutch Reform Church, the City Club and the vacant site at 2 Montgomery Street.

Engagement by the numbers

Circle size indicates the volume of people reached by type

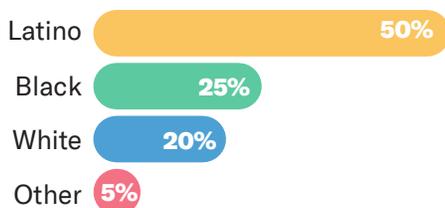


INCLUSIVE AND ACCESSIBLE

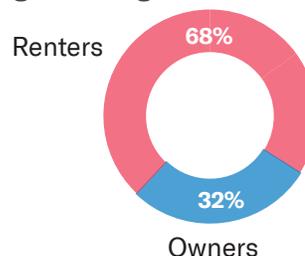
In order to ensure that our process was inclusive of and accessible to all Newburgh residents, we held a variety of events in a range of locations throughout the city. We also made a targeted effort to gather feedback from sectors of the Newburgh population who weren't likely to attend traditional public meetings.

We held information sessions and focus groups with community organizations; we tabled and flyered at local businesses and community spaces. We also conducted surveys and spoke with pedestrians on Newburgh's main thoroughfares, outside businesses, at housing developments, and at community centers like the Armory and the Boys and Girls Club. Given that 40% of Newburgh households are Spanish speaking, all project materials were available in English and Spanish, and meetings were conducted with English and Spanish as needed

Newburgh population by race and ethnicity



Newburgh housing tenure



WHAT WE HEARD

DURING MEETINGS AND CONVERSATIONS



HOUSING

1. Renovate existing distressed and vacant housing to revitalize neighborhoods
2. Address high housing costs that are not affordable to current Newburgh residents:
 - high tax burden of homeowners, which leads to disrepair and vacancy
 - high rental costs that burden 75% of renters and can lead to overcrowding
3. Ensure that landlords repair delayed or ignored code violations that jeopardize the health and safety of tenants
4. Increase the housing options available for tenants seeking quality affordable housing



COMMUNITY FACILITIES AND SERVICES

1. Increase access to fresh, healthy food options
2. Create inclusive recreational programming for currently underserved communities (homeless, seniors, Spanish speakers)
3. Offer affordable childcare and increase after-school activities for youth that can help keep them out of trouble
4. Increase the offer of quality mental health services
5. Improve transit services to ensure affordable connections to jobs and services



ECONOMIC DEVELOPMENT

1. Use development sites to grow the tax base and attract businesses that can provide well-paying employment for residents
2. Limit the tax exemptions available for new development and businesses
3. Ensure that any Payment in Lieu of Taxes (PILOT) agreement is favorable for the City in the long-term
4. Explore whether a sale or lease of development sites offers the best terms for the city
5. Generate opportunities for youth and adult job training, as well as for



DRC, CITY CLUB AND 2 MONTGOMERY REDEVELOPMENT

1. Include a mix of different uses and residents of different incomes
2. Prioritize existing Newburgh residents for affordable housing
3. Provide a path to affordable homeownership
4. Employ local workforce and businesses during construction of the project
5. Consider the maintenance costs of the historic properties in long-term planning

WHAT WE HEARD

SURVEY RESULTS



HOUSING SATISFACTION

59% of respondents are *unsatisfied* or *very unsatisfied* with their current housing

67% are *unsatisfied* or *very unsatisfied* with the available housing options in Newburgh

Respondents identified the following barriers to quality affordable housing:



high costs and limited stock of quality affordable housing



poor housing conditions that threaten tenant health and quality of life



lack of well paying job opportunities



RESIDENTS VALUE AND WANT MORE:



74% want more job opportunities and workforce training



33% want more medical and mental health services



33% want more childcare and afterschool programs



DOWNTOWN SHOULD HAVE:



23% want more retail; **11%** would like a supermarket



22% want youth programming and sports facilities



19% want clean and safe open spaces



21% want entertainment options; **13%** would like to see a movie theater



51% want more and better transit

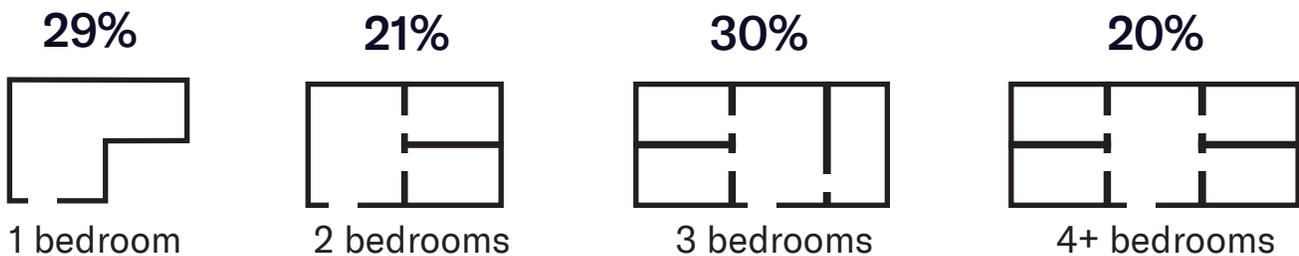
WHAT WE HEARD

SURVEY RESULTS

HOUSING TYPES

What type of housing does your family need?

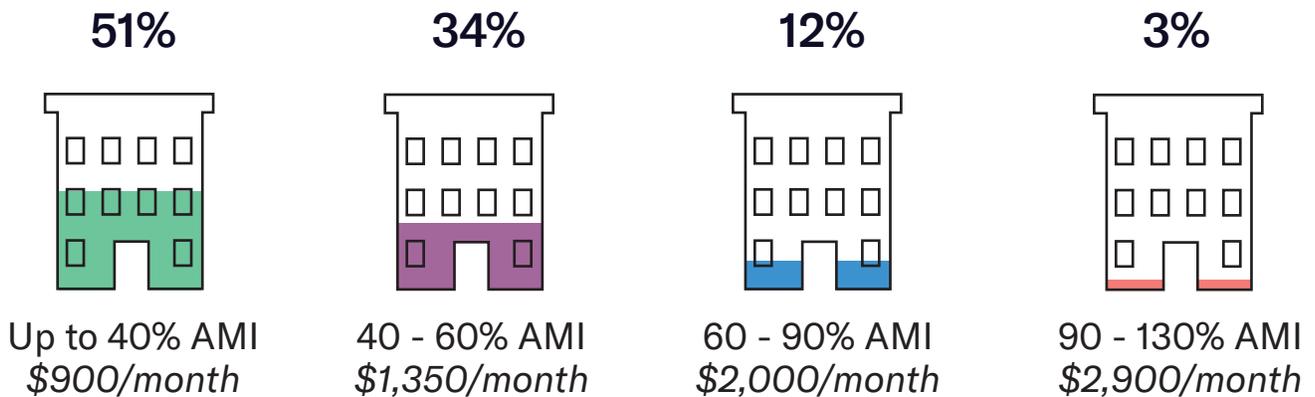
Responses showed a need for a variety of apartments and housing types. Half of respondents indicated the need for larger, 3 or 4 bedroom apartments:



HOUSING COSTS

What rent level is affordable for your family? *

85% of respondents indicated that they can afford rents considered low-income, or up to 60% of the Area Median Income (AMI) for Orange County.



Rents shown reflect costs for a family of 4 at each AMI level.

* Methodology: Respondents were asked to provide a monthly housing rent in dollars that their family could afford, as well as the size of their family. AMI levels were calculated from these two data points. Rents shown here reflect costs for a family of 4 at each AMI level and are only shown as an example of a potential rent for comparison. Families of different sizes within the same AMI might be able to afford slightly lower or higher rents than shown.