

HOUSING

EXHIBIT IX. A.4

The study area for the Housing analysis includes those municipalities generally within a 30-minute drive of the proposed project site, with 30 minutes representing an average commuting travel time for the area.

As described in **Exhibit VIII. B.3.b.** Local and Regional Economic Impact Study, total unemployment in 2012 in the study area was more than 37,000 people or 8.4 percent of the civilian labor force. Subsequently, it is anticipated that the majority of new jobs generated by the proposed project would be filled by people already living within a 30-minute drive of the proposed project site. However, some new employees would likely move to areas within an approximately 30-minute drive of the proposed project site to make commuting to their place of employment shorter. An increase in demand for housing has the potential to affect market conditions within the study area.

Housing unit totals for study area of the top 20 municipalities within the 30 minute drive time are presented in Table IX. 4.A-1. In 2012, there were approximately 298,000 housing units in the study area. Of this, approximately 30,800 were vacant. Vacant units may include those that have been rented or sold but are not yet occupied, for migrant workers, or for seasonal/occasional use. There are 3,300 housing units in the study area that would be available for rent or purchase by new residents. The greatest number of available units are in Middletown, Monroe, and Wallkill.

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**Table IX. A.4-1. Housing Units and Available Units for Rent or Sale
in Top 20 Study Area Municipalities**

Municipality	Housing Units			Vacant Housing Units*		
	Total Units	Occupied (%)	Vacant (%)	Total Units	# of Units for Rent	# of Units for Sale
Monroe Town	9,996	92.5%	7.5%	747	46	118
Newburgh Town	11,066	93.5%	6.5%	724	34	0
East Fishkill Town	9,464	93.5%	6.5%	618	0	0
Newburgh City	9,273	79.8%	20.2%	1,875	47	86
Middletown City	9,472	86.1%	13.9%	1,313	116	420
Wallkill Town	9,894	93.3%	6.7%	665	0	213
Wappinger Town	10,142	92.9%	7.1%	723	52	74
New Windsor Town	9,534	93.8%	6.2%	593	0	59
Montgomery Town	7,926	93.5%	6.5%	517	34	35
Fishkill Town	8,545	94.7%	5.3%	450	3	0
Blooming Grove Town	6,149	82.1%	17.9%	1,100	0	136
Poughkeepsie Town	15,400	95.5%	4.5%	688	52	0
Beacon City	5,661	95.7%	4.3%	242	12	0
Shawangunk Town	3,922	92.3%	7.7%	302	0	41
New Paltz Town	4,680	90.9%	9.1%	428	53	25
Goshen Town	4,525	94.4%	5.6%	255	0	109
Cornwall Town	4,551	92.7%	7.3%	334	39	24
Highlands Town	2,766	86.9%	13.1%	362	25	47
Woodbury Town	3,765	91.2%	8.8%	330	0	24
Lloyd Town	4,426	91.5%	8.5%	377	49	0

Source: Tables B25002 and B25004. 2008-2012 American Community Survey, U.S. Census Bureau, 2012.

Note: *Other vacant units may be rented or sold but not occupied, for seasonal/occasional use, or migrant workers. These housing unit types are not included in the analysis of vacant housing units and therefore the number of available units for rent or sale does not equal the total number of vacant units.

The housing analysis assumes that between 10 percent and 20 percent of estimated 3,917 employees retained by the proposed project would move to the study area. This would introduce between an estimated 392 and 784 employees and their families to the study area. Based on the number of housing units in the study area that are currently available for rent or sale, it is anticipated that the existing housing stock would be able to accommodate the increase in demand as a result of employees moving to the area to work at the proposed project.