

## **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. Municipalities within western portions of Westchester County and northern portions of Passaic County, NJ were not included in the assessment as the extent of the 30-minute drive time from the site is very limited. While the 30-minute drive time from the site extends further into Bergen County are within the 30-minute drive time, potentially affected municipalities in Bergen County were excluded from the assessment so as to create a reasonable worst-case analysis of the effects of Sterling Forest Resort on potentially affected municipalities in Orange and Rockland counties.

The potential for secondary development attributed to the proposed Interchange 15B component of the project was considered for this analysis. The interchange has limited potential to influence development in the area, with the exception of Sterling Forest Resort due to the following factors: marginal change in transportation accessibility, limited land available for development in the area served by the interchange, and land use controls established through a comprehensive planning process. Therefore, the assessment of the project's overall effect on the demand for housing is focused on that attributed to Sterling Forest Resort, rather than the interchange.

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 21,000 people or 7.3 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 municipalities are presented in Table IX. A.4-1. In 2012, there were approximately 205,500 housing units in the study area. Of this, approximately 14,000 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 4,850 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 Newburgh, Orangetown, and Ramapo.

## HOUSING

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

Municipality	Housing Units			Vacant Housing Units*		
	Total Units	Occupied (%)	Vacant (%)	Total Units	# of Units for Rent	# of Units for Sale
Blooming Grove, New York	7,249	84.8%	15.2%	1,100	106	92
Chester, New York	4,483	95.9%	4.1%	186	0	55
Clarkstown, New York	30,162	96.4%	3.6%	1,088	190	194
Cornwall, New York	4,885	93.2%	6.8%	334	11	57
Goshen, New York	4,780	94.7%	5.3%	255	20	29
Haverstraw, New York	12,587	94.0%	6.0%	758	254	172
Highlands, New York	3,128	88.4%	11.6%	362	0	60
Monroe, New York	10,743	93.0%	7.0%	747	120	45
New Windsor, New York	10,127	94.1%	5.9%	593	92	98
Newburgh, New York	11,148	83.2%	16.8%	1,875	403	145
Newburgh, New York	11,790	93.9%	6.1%	724	110	137
Orangetown, New York	18,952	93.3%	6.7%	1,272	488	183
Philipstown, New York	4,153	89.9%	10.1%	420	25	0
Ramapo, New York	36,824	94.4%	5.6%	2,044	707	371
Stony Point, New York	5,291	95.2%	4.8%	253	40	36
Tuxedo, New York	1,768	89.7%	10.3%	182	60	9
Walkill, New York	10,559	93.7%	6.3%	665	145	100
Warwick, New York	12,781	92.5%	7.5%	961	76	143
Woodbury, New York	4,095	91.9%	8.1%	330	52	25
<b>TOTAL</b>	<b>205,505</b>			<b>14,149</b>	<b>2,899</b>	<b>1,951</b>

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 3,000 employees retained by the proposed project would move to the study area. This would introduce between an estimated 300 and 600 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.