

# Housing the Hudson Valley

A bi-monthly newsletter provided by  
**PATTERN FOR PROGRESS**  
on how the region is addressing the housing crisis.

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## Moving Forward: Camp LaGuardia

The Orange County Legislature voted 18-2 in favor of Scarsdale-based Mountco Construction and Development's proposal for a \$300 million mixed-use project at the storied Camp LaGuardia site. The vote allows negotiations to begin on the approximate \$12 million sale. [More](#)



This bulletin is to help municipal and housing officials keep up to date regionally in the fast-changing Hudson Valley housing market.

**SUGGESTIONS FOR FUTURE CONTENT?** EMAIL: [cmurphy@pfprogress.org](mailto:cmurphy@pfprogress.org)

## TAKE NOTE

**Online Course on Land-Use Trends and Topics offered through Rutgers.** 5-week course starts Dec. 3, and is eligible for continuing education credits for planners and attorneys. [More](#).

**New organization fights home foreclosures.** Hudson Valley Foreclosure Services was created to help Ulster, Dutchess, Orange and Sullivan County homeowners. [More](#)

## LOCAL ACTION

**Yonkers Mayor and City Council work toward compromise as court imposed Affordable Housing Ordinance is set to expire.** Proposals offer new thoughts including giving preference to city's not-for-profit workers, veterans and grandparents raising grandkids and flexibility incentives for developing more affordable units. [More](#).

**"If you work in Columbia County, you should be able to buy a house here."** That's the position of the County's Chamber of Commerce. Actively supporting a proposal for 103 affordable units, the Chamber also supports payments in lieu of taxes programs to help keep rents lower. [More](#).

**White Plains breaks ground on Affordable Housing Project with GeoExchange** for heating and cooling. The fourteen \$265,000 condos exceed NY Energy Smart Performance guidelines and help fill workforce housing need. [More](#).

**Hudson Landing development in Kingston nears end of environmental review process.** Sited on 500 acres of formerly industrial riverfront, plans for 1650 units in a 'smart growth' mix that includes affordable and workforce housing [More](#).

## SPEAKING OUT

**U.S. Launches new mortgage aid program to speed up Fannie Mae and Freddie Mac conversions.** Borrowers would get reduced interest rate or longer terms. [MSNBC.com](http://MSNBC.com), Nov. 11, 2008.

**Prices for homes keep dropping.** One study says home values in Dutchess, Ulster and Orange fell by 4% in past year but still up 33-40% from 2003. [Times Herald Record November 26, 2008](#)

**Editorial presses Treasury Secretary** to include permanent modifications to troubled mortgages. [NY Times, November 11, 2008](#)

## INNOVATIONS

**"What does Workforce housing really take to Succeed?"** Nyack-based developer of apartments for firefighters is featured in report about experiments and collaborations nationwide, including employer-assisted housing efforts. [More](#).

**Model Workforce Housing Law for Long Island takes effect January 1.** When developers apply for 5 or more units, they get a density bonus of 10% or other incentives in exchange for local government requirements such as "affordable workforce housing." Law text [here](#).

**New NYS Green Residential Building Grant Program** extended to 2013 with incentives for creating more energy efficient housing: \$11,250 for buildings with three to six dwelling units; \$15,000 for more than six units. New law [here](#).

**"As the economy goes, so goes demand for affordable housing."** In spite of falling median home prices, housing is still out of reach for most in lower Hudson Valley. Westchester County is assisting a developer to build 50 affordable units in Ossining and partially funded 64 rental units in Sleepy Hollow. In Rockland, Spring Valley adopted legislation requiring developers of 10 units or more to set aside 10% as affordable. Regional editorials suggest other ideas for increasing stock such as allowing accessory apartments in existing single family homes. [More](#).

**Homeowner Relief Law proposed in Rockland.** With 385 properties in the foreclosure process due to tax delinquency, proposal would allow homeowners to make a 5% down payment and have three years to get out of arrears. [More](#).