

Housing the Hudson Valley

A bi-monthly E-Bulletin provided by
PATTERN FOR PROGRESS
on how the region is addressing the affordable & workforce housing crisis.

July 2008

ANNUAL HOUSING THE HUDSON VALLEY CONFERENCE Draws Nearly 300 Planners, Officials and Business Leaders

Hosted by the Pattern for Progress Regional Housing Committee –
A snapshot of the June 11th proceedings follows.



Keynote speaker Bob Yaro, President of Regional Plan Association, estimated home values have dropped 10% in the region and have another 10% to go before the market turns around. "We've got 12-18 months (while development pressure is low)" to rethink housing strategies in terms of higher densities supported by existing and new infrastructure.

The Hudson Valley Housing Market is changing on a daily basis. This bulletin is to help municipal and housing officials keep up to date with regional news.

SUGGESTIONS FOR FUTURE CONTENT OR ISSUES OF CONCERN?

Please E-mail Charlie Murphy at cmurphy@pfprogress.org

INNOVATIONS

Settlement patterns that worked for 200 years faded in the 50's with sprawl inducing zoning. Panelists from Pattern's conference called for reversing the trend with "housing friendly zoning," priority investment areas, transit oriented hamlets, and densities of "six units or more per acre." Smart Growth discussions must address developed spaces as well as open space.

The Preliminary Report of the Commission on Property Tax Relief has championed a 4% cap on school property tax with a 55% vote to override. ([More](#))

CALL TO ACTION

"In order to insure the vitality of the Hudson Valley, we must solve the issue of the housing gap." Dutchess County Executive William Steinhaus opened the conference noting that we spend billions on education creating a valuable asset of our young people but without a place for them to live in the future, "we will export these kids to Texas and the Carolinas."

Elmore Alexander, Dean of Marist's School of Management, reported that housing data in a new Bureau of Economic Research report demonstrates the critical link of affordability to regional economic health. A recent search to hire six PhDs revealed out-of-state candidates were put off by the high cost of housing. ([More](#))

Lessons from the Current Crisis - Ed Murphy of Hudson River Housing called the credit, fuel and foreclosure crisis a "perfect storm" to get financing back on track and to encourage first time homebuyer education. Of 500 households seeking help of HRH due to foreclosure, none had sought advice prior to purchase. ([More](#))

For an overview of government agency programs and funding sources, check Arlo Chase's nyhomes [presentation](#).

Assessing the Need - County Planners from Dutchess, Ulster and Orange reviewed the Tri-County Regional Housing Needs Assessment. Among the findings, a decline in household size has resulted in a 20,000 unit gap between existing housing supply and the demand from households making less than 120% of the county median income. The study estimates that Dutchess currently needs 7,165 additional units while Orange needs 7,846 and Ulster 5,568. Next steps will be to estimate future demand and determine how to allocate the total demand fairly among some 66 towns and cities. ([More](#))

SPEAKING OUT

[Housing Vital in Keeping Workforce](#)

Opinion by Jonathan Drapkin
Poughkeepsie Journal, June 5, 2008

[Affordable Housing Called Essential, Elusive](#)

Poughkeepsie Journal, June 12, 2008

[Experts Believe Housing Crisis has Silver Lining](#)

Times Herald-Record, June 12, 2008

[Forecast says affordable housing plans have about 18 months](#)

Journal News, June 12, 2008

[Valley's Middle Class Priced Out of Town](#) 

WAMC/Northeast Public Radio, June 11, 2008

[Region needs to be more 'family friendly' when it comes to housing ...](#)

Mid-Hudson News, June 11, 2008

["Housing the Hudson Valley" Event, Defines "Affordability Gap"](#)

Putnam County News & Recorder, June 18, 2008

<http://activerain.com/blogsview/575281/Highlights-From-The-Affordable-Housing-Conference>

Mid Hudson NY Real Estate Blog

[Battling NIMBY- A Fight in Woodstock](#)

Affordable Housing Finance, July 2008

THANK YOU

Pattern extends special thanks to Marist College for providing a superb conference venue, and to the Regional Housing Committee for their expertise.

THANKS TO OUR SPONSORS FOR THEIR ENTHUSIASTIC SUPPORT:

CITI, JACOBOWITZ & GUBITS, TD BANKNORTH, WESTCHESTER MEDICAL CENTER
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Cannon Heyman & Weiss, First Sterling Financial, KOW Building Consultants, Leyland Alliance, Local 17 LECET, Mohonk Preserve, Regan Development, Rhinebeck Savings, The Poughkeepsie Journal, Times Herald-Record