

# Housing stress in the Hudson Valley

The Westchester Municipal Planning Federation

Adam Bosch  
President & CEO  
2025

HUDSON VALLEY  
**PATTERN**  
*for*  
**PROGRESS**



# About Pattern



- Pattern founded in 1965 by the region's academic, business and government leaders
- Independent research and planning organization to examine issues that affect the quality of life, and provide solutions to help communities
- Serve the nine-county region

## **Original articles of incorporation**

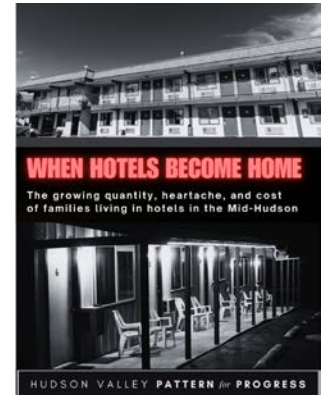
- a. To promote and preserve the health, education, safety, physical beauty, resources, economic vitality, and general welfare of the Hudson Valley region of the State of New York.
- b. Without any political aims or affiliations, to conduct factual studies of conditions in and affecting the region, to promote regional planning, research and development, and to sponsor plans and projects for the betterment of the Hudson Valley.
- c. To be of assistance to other organizations and groups who are concerned with the welfare and betterment of the Hudson Valley, and to encourage county, city, town and village planning within the region.



# Pattern's housing work

The Center for Housing Solutions is the regional resource center for independent housing research, education, planning and policy design.

- Housing action plans for Ulster, Rockland, Westchester and Columbia counties; City of Poughkeepsie, Village of Port Chester, etc.
- Designer of the Ulster County Housing Smart Communities Initiative
- Currently building the housing trust fund for Sullivan County
- Quarterly and annual reports on housing trends and key issues
  - When Hotels Become Home
  - Out of Reach
  - Local Zoning, Regional Needs
- Serving as the fiscal sponsor and partner for the Hudson Valley Alliance for Housing and Conservation



**Hudson Valley Alliance  
for Housing and  
Conservation**

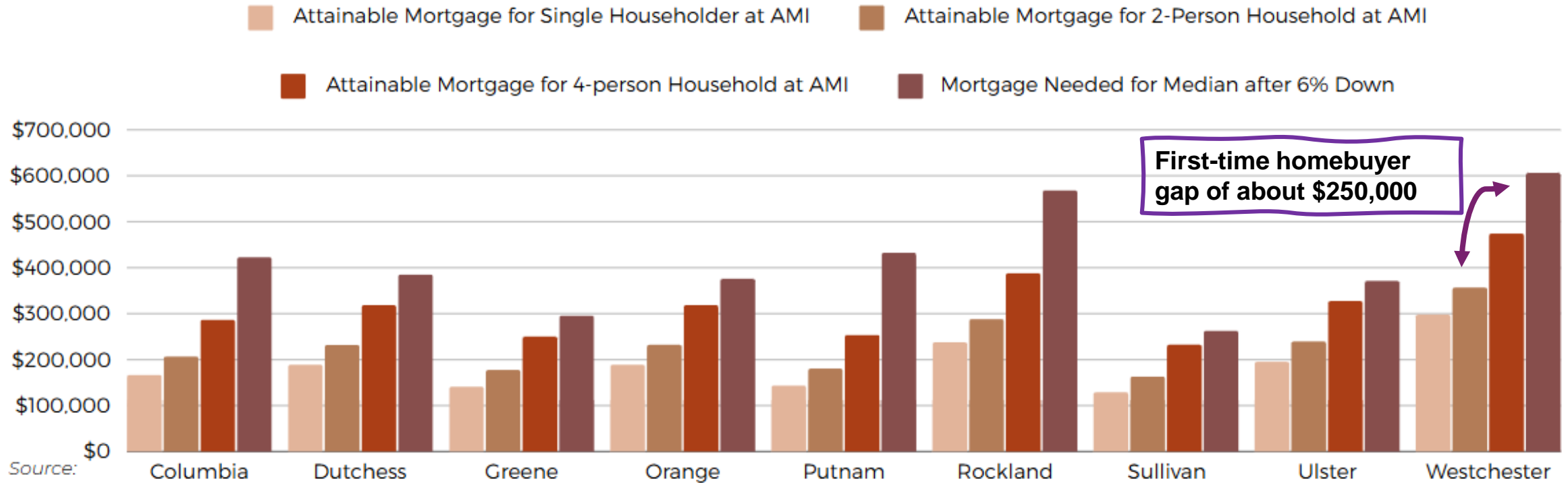
# Home prices

							2023-2024		2019-2024	
	2019	2020	2021	2022	2023	2024	\$ change	% change	\$ change	% change
Columbia	\$257,500	\$325,000	\$379,000	\$410,100	\$450,000	\$475,000	\$25,000	5.6%	\$217,500	84.5%
Dutchess	\$290,000	\$329,550	\$375,000	\$395,000	\$410,000	\$450,000	\$40,000	9.8%	\$160,000	55.2%
Greene	\$196,000	\$240,000	\$287,825	\$325,000	\$315,000	\$345,250	\$30,250	9.6%	\$149,250	76.1%
Orange	\$259,751	\$300,000	\$350,000	\$384,000	\$403,125	\$430,000	\$26,875	6.7%	\$170,249	65.5%
Putnam	\$340,450	\$360,000	\$411,250	\$450,000	\$457,000	\$515,000	\$58,000	12.7%	\$174,550	51.3%
Rockland	\$417,750	\$459,000	\$520,000	\$575,000	\$605,000	\$665,000	\$60,000	9.9%	\$247,250	59.2%
Sullivan	\$144,900	\$199,050	\$250,000	\$275,000	\$289,000	\$324,000	\$35,000	12.1%	\$179,100	123.6%
Ulster	\$248,000	\$285,000	\$339,000	\$370,000	\$400,000	\$440,000	\$40,000	10.0%	\$192,000	77.4%
Westchester	\$520,000	\$602,000	\$620,000	\$625,000	\$645,000	\$718,000	\$73,000	11.3%	\$198,000	38.1%

Source: NYS Association of Realtors

# Is homeownership possible?

## COMPARING MEDIAN SALES PRICES TO ATTAINABLE MORTGAGE



**FACT:** The median-earning family in the region falls short of qualifying for a mortgage on the median priced home by \$99,000 to \$280,000. New data to come out in July 2025.

# Rents and renter wages

	Hourly Renter Wage Rate	Housing Wage 1BR FMR	Wage Gap 1BR FMR	Housing Wage 2BR FMR	Wage Gap 2BR FMR
Columbia	\$13.10	\$20.04	-\$6.94	\$22.88	-\$9.78
Dutchess	\$18.22	\$27.29	-\$9.07	\$35.10	-\$16.88
Greene	\$13.77	\$18.56	-\$4.79	\$22.21	-\$8.44
Orange	\$15.53	\$27.29	-\$11.76	\$35.10	-\$19.57
Putnam	\$16.70	\$47.13	-\$30.44	\$52.92	-\$36.22
Rockland	\$15.47	\$47.13	-\$31.67	\$52.92	-\$37.45
Sullivan	\$15.13	\$17.63	-\$2.50	\$20.73	-\$5.60
Ulster	\$14.58	\$25.15	-\$10.58	\$32.73	-\$18.15
Westchester	\$24.25	\$37.19	-\$12.94	\$45.23	-\$20.98

According to HUD, two-bedroom FMRs in Westchester range from:

\$2,340 in Cortlandt Manor / Shrub Oak (\$93,600)

TO

\$4,170 in Bedford, Elmsford, Rye and Somers (\$166,800)

Based on the standard that people should not pay more than 30% of their gross income toward housing

More than 30% = Cost burdened

More than 50% = Severely cost burdened

# Rents and renter wages

## Rate of Change Comparison

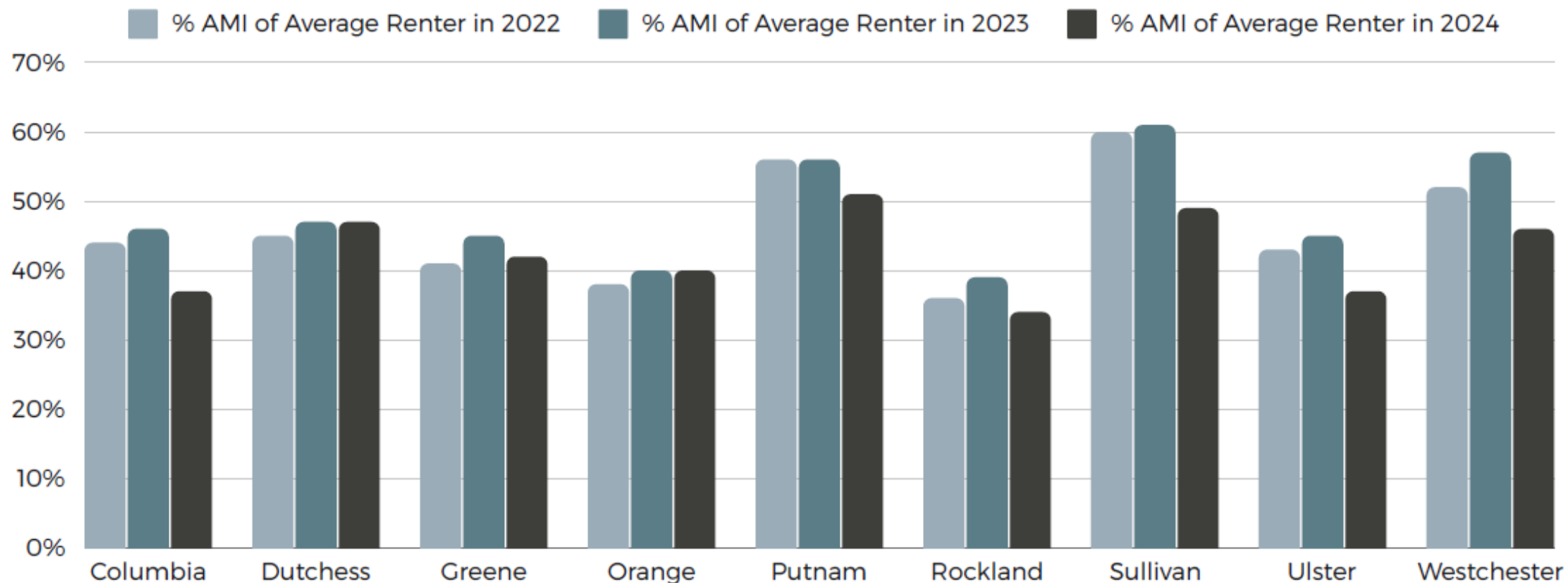
	Wage Increase 2022-2023	Rent Increase 2022-2023
Columbia	4%	9%
Dutchess	5%	12%
Greene	11%	9%
Orange	6%	12%
Putnam	0%	5%
Rockland	8%	5%
Sullivan	1%	2%
Ulster	5%	10%
Westchester	9%	8%

Source: NLIHC, 2023

## RATE OF CHANGE COMPARISON

	Wage Change 2023-2024	Rent Increase 2023-2024
Columbia	-5%	7%
Dutchess	-1%	15%
Greene	14%	3%
Orange	-1%	15%
Putnam	-6%	12%
Rockland	-3%	12%
Sullivan	-2%	7%
Ulster	1%	14%
Westchester	-9%	16%

# Rent as a percentage of AMI



Source: NLIHC and HUD



# Rent as a percentage of AMI

## HUD AREA MEDIAN INCOMES 2018-2025

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FOR MORE INFORMATION:  
[WWW.HUDUSER.GOV/PORTAL/DATASETS/IL.HTML](http://WWW.HUDUSER.GOV/PORTAL/DATASETS/IL.HTML)

COUNTY	2018	2025	%CHANGE 2018-2025
COLUMBIA	\$76,100	\$113,100	49%
DUTCHESS	\$94,600	\$123,000	30%
GREENE	\$67,500	\$104,300	55%
ORANGE	\$94,600	\$123,000	30%
PUTNAM	\$70,300	\$103,000	47%
ROCKLAND	\$105,000	\$128,700	23%
SULLIVAN	\$71,300	\$105,700	48%
ULSTER	\$79,200	\$119,800	51%
WESTCHESTER	\$117,100	\$170,000	45%

Westchester County	AMI	Affordable rent
100%	\$170,000	\$4,250
80%	\$136,000	\$3,400
60%	\$102,000	\$2,550
50%	\$85,000	\$2,125
30%	\$51,000	\$1,275

# Gross income migration

AGI	2016-17			AGI	2020-21			5-year difference
County	Inflow	Outflow	Net Gain/Loss in AGI	County	Inflow	Outflow	Net Gain/Loss in AGI	
Columbia	124,744	102,459	22,285	Columbia	313,942	111,750	202,192	179,907
Dutchess	568,954	530,692	38,262	Dutchess	824,416	633,216	191,200	152,938
Greene	91,229	73,764	17,465	Greene	158,271	75,541	82,730	65,265
Orange	682,220	732,462	- 50,242	Orange	791,997	793,361	-1,364	48,878
Putnam	282,408	331,376	- 48,968	Putnam	357,684	297,928	59,756	108,724
Rockland	468,362	674,996	- 206,634	Rockland	506,017	731,399	-225,382	-18,748
Sullivan	107,520	102,482	5,038	Sullivan	240,676	144,619	96,057	91,019
Ulster	291,288	264,155	27,133	Ulster	640,988	337,424	303,564	276,431
Westchester	3,140,086	3,439,456	-299,370	Westchester	3,390,886	4,575,633	-1,184,747	-885,377

Adjusted Gross Income is in thousands; data from U.S. Internal Revenue Service

## What does this mean?

- The pandemic caused a substantial amount of gross income to migrate northward, especially to counties north of Interstate 84
- It also exacerbated the loss of gross income from Rockland and Westchester Counties.
- The biggest effects have been seen in Columbia and Ulster counties – Columbia incoming AGI \$166K; outgoing AGI \$68K
- This movement coincides with other trends – house renovations, private school enrollments, and likely business starts as well.
- Region lost \$1.2 billion in AGI in most recent report; NYS lost \$14.2 billion

# Distribution of wealth in the Hudson Valley

COUNTY	2016-17	2017-18	2018-19	2019-20	2020-21
COLUMBIA INFLOW	\$66,995	\$79,987	\$73,579	\$137,699	\$166,107
COLUMBIA OUTFLOW	\$57,400	\$62,039	\$71,741	\$70,173	\$68,812
DUTCHESS INFLOW	\$70,809	\$70,188	\$72,341	\$119,862	\$107,993
DUTCHESS OUTFLOW	\$67,432	\$64,850	\$71,178	\$74,846	\$90,369
GREENE INFLOW	\$59,355	\$62,201	\$56,821	\$89,949	\$96,507
GREENE OUTFLOW	\$53,221	\$48,979	\$58,386	\$52,454	\$57,141
ORANGE INFLOW	\$64,788	\$63,822	\$61,978	\$72,631	\$81,230
ORANGE OUTFLOW	\$61,712	\$62,744	\$70,419	\$67,009	\$77,643

Latest data from 2021-2022

Average inflow income: \$169,980

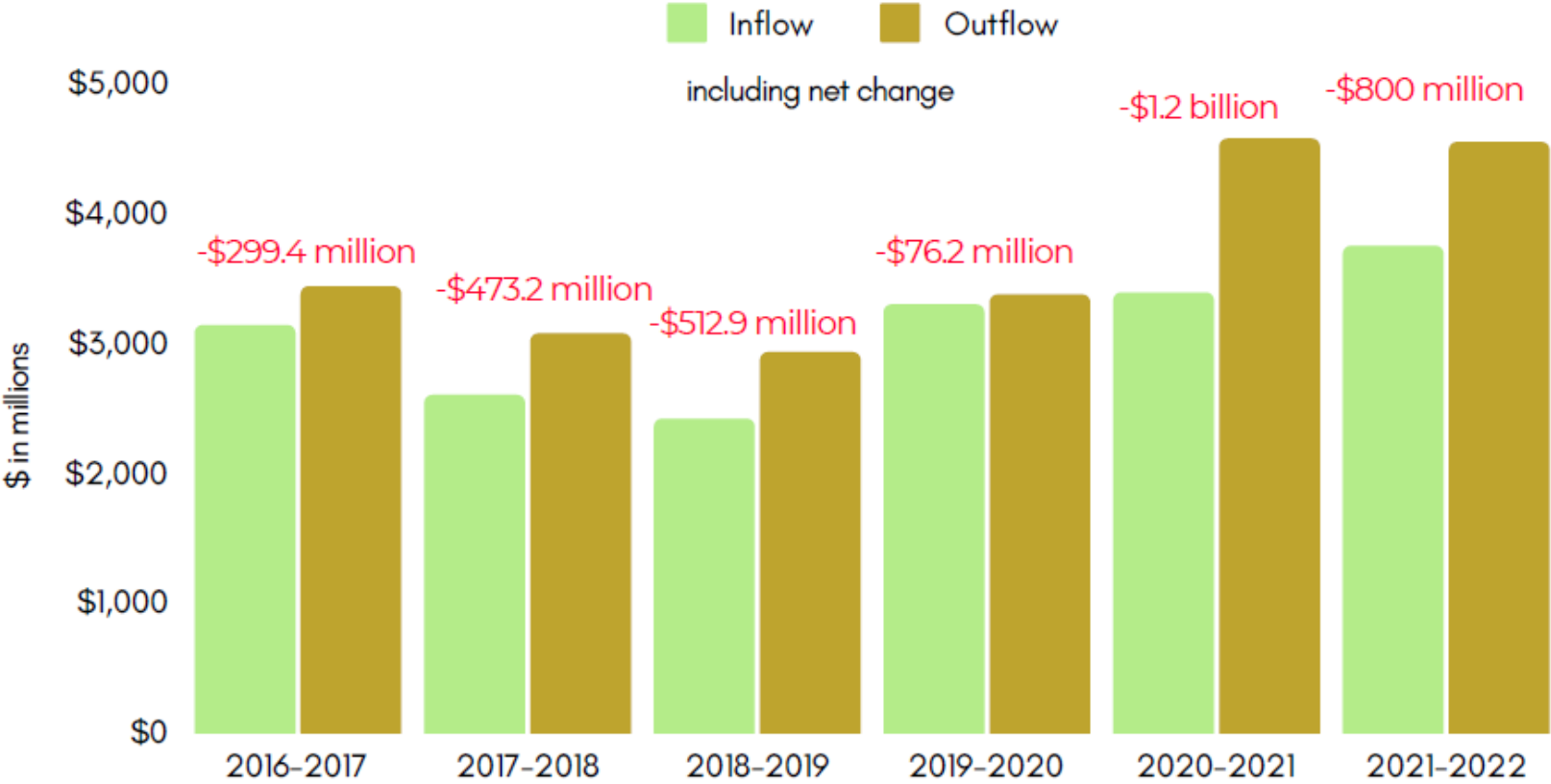
Average outflow income: \$166,993

Net AGI change: -\$800 million

PUTNAM INFLOW	\$79,574	\$81,500	\$95,668	\$97,751	\$110,670
PUTNAM OUTFLOW	\$92,615	\$81,202	\$86,355	\$90,554	\$93,777
ROCKLAND INFLOW	\$80,158	\$73,784	\$81,559	\$88,360	\$91,240
ROCKLAND OUTFLOW	\$87,776	\$88,425	\$92,675	\$105,443	\$101,569
SULLIVAN INFLOW	\$48,718	\$52,581	\$69,879	\$82,509	\$98,195
SULLIVAN OUTFLOW	\$48,964	\$54,229	\$53,377	\$55,857	\$71,066
ULSTER INFLOW	\$58,870	\$65,993	\$65,819	\$111,847	\$126,104
ULSTER OUTFLOW	\$53,033	\$58,709	\$61,297	\$69,852	\$76,844
WESTCHESTER INFLOW	\$127,325	\$125,494	\$121,508	\$146,361	\$147,655
WESTCHESTER OUTFLOW	\$125,244	\$136,625	\$133,389	\$138,515	\$172,691

# Distribution of wealth in the Hudson Valley

## WESTCHESTER COUNTY





# Biggest issues connected to housing now...

- The Four L's – Land, labor, lumber and lending
- NIMBY-ism and outdated zoning
- The “missing rung”
  - Lack of homeownership opportunities in the \$150K - \$350K range
- **Lack of understanding about how housing connects to workforce, volunteerism**
  - **The goods and services we need and want → people who provide them**
- Lack of state-level policy on housing
- People staying in place due to lack of options, high interest rates → tariffs
- 15+ years of under-building
- **“Losing” stock to dilapidation, second homes, short-term rentals, and the emerging effects of remote work**
- **Murkey role of corporate homeowners → there are no data**
- **The regional demand for housing is NOT driven by population growth**
- What is our mindset?

## LOCAL ZONING, REGIONAL NEEDS

A REGIONAL REVIEW OF HOW NEW YORK STATE AND ITS NEIGHBORS ARE HANDLING THE HOUSING CRISIS

PRODUCED BY THE CENTER FOR HOUSING SOLUTIONS

IN COLLABORATION WITH  
**ALAN MALLACH**, SENIOR FELLOW  
CENTER FOR COMMUNITY PROGRESS

JANUARY 2024

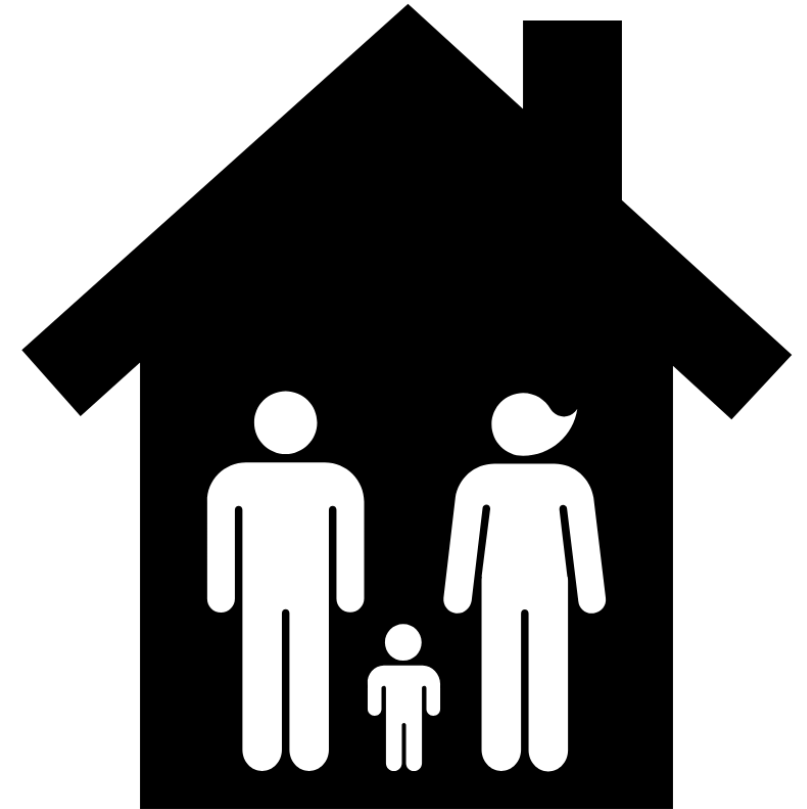


# Flat population and shrinking families

## Household formation in the Town of Rochester

	2013	2023	Change
Population	956,283	996,888	40,605 (4%)
Average household size	2.71	2.62	-.09
Computed households	352,871	380,491	27,674
Census households	343,561	370,256	26,695

This should  
be 15,291



Even without population growth, Westchester would still need 12,000 additional housing units just to account for the shrinking side of the average household.

**This is happening on a massive regional scale.**

# Current and emerging tools in New York

- Standard state and federal programs (LIHTC, HCR, ESD, etc.)
- County-level housing trust funds and revolving loan funds
  - Ulster County – Housing Action Fund
  - Dutchess County – Housing Trust Fund
  - Westchester County – Housing Flex Fund; New Lands Fund
  - Tompkins County – Community Housing Development Fund
  - Onondaga County – Housing Initiative Program
  - Rockland County – Housing Revolving Loan Fund
  - Sullivan County – (Coming in 2025)
- 421-p and 421-pp → phasing in local taxes for new housing development
- More HCR / ESD programs
- Proposal to have statewide CHF enabling legislation
- Discussions among many IDAs throughout New York about incentives for housing as a necessary compliment or precursor to job attraction and retention → Where are we going to find 150 workers?
- Common goals → bridge the capital gap and reduce tax burdens to spur rehabilitation and development projects

## What are these county-level funds doing?

- Rehabilitation of existing units
- Development of new units
- Deeper affordability
- Infrastructure that will create housing
- First-time homebuyers
- “Local match”

# Latest birth data

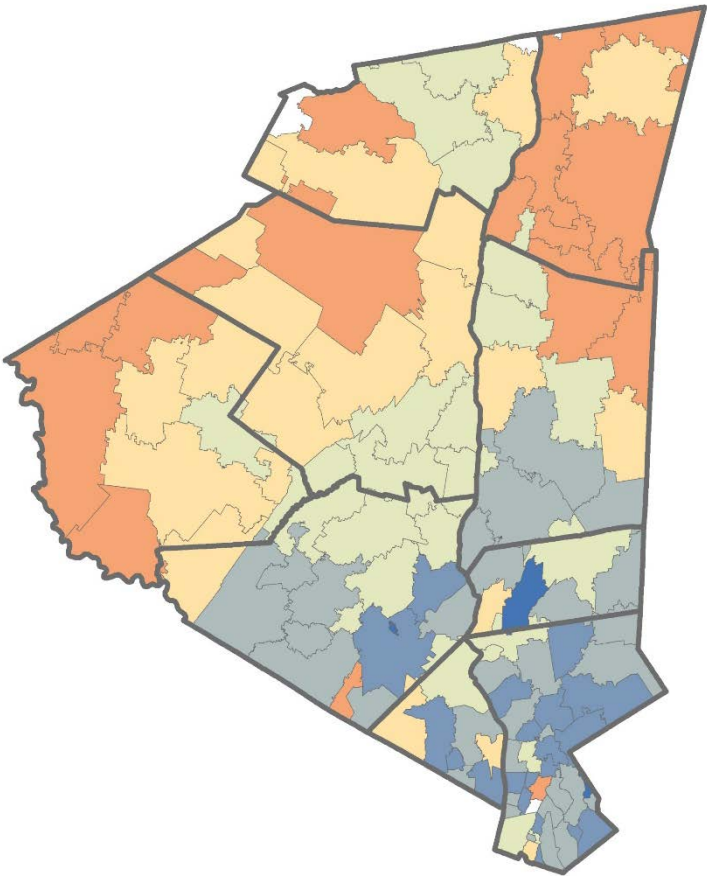
## TOTAL BIRTHS IN THE HUDSON VALLEY

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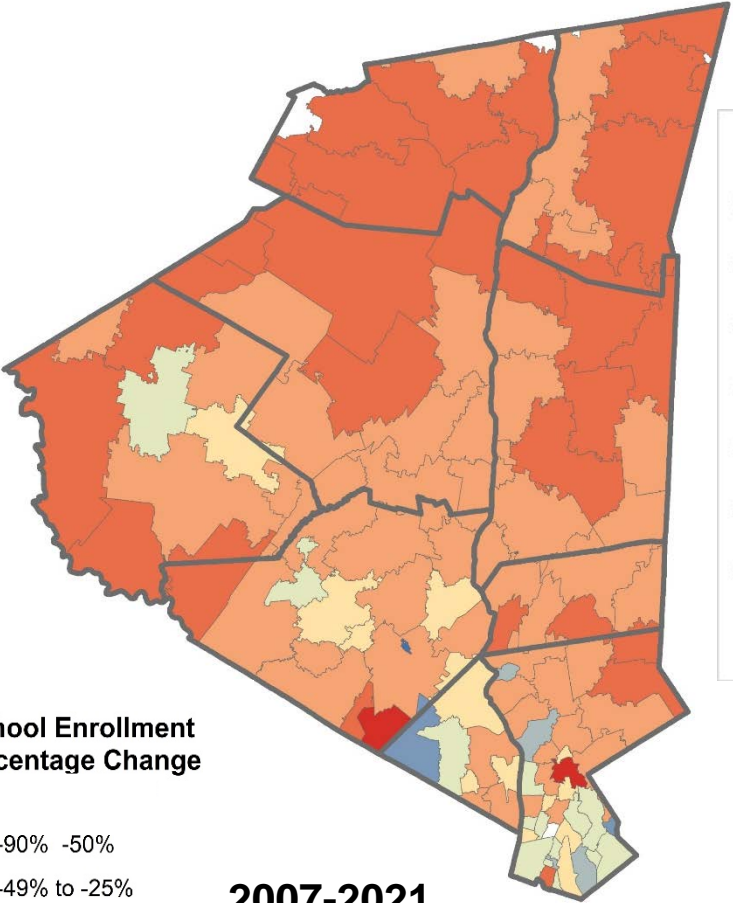
County	2000	2007	2014	2020	2021	2022	2023
Columbia	661	587	492	466	476	N/A	N/A
Dutchess	3,340	3,078	2,680	2,563	2,641	2,628	2,531
Greene	479	458	398	398	390	N/A	N/A
Orange	4,910	5,333	4,856	5,234	5,617	5,468	5,730
Putnam	1,192	1,036	825	831	915	N/A	N/A
Rockland	4,563	4,793	5,170	5,708	6,386	6,412	6,612
Sullivan	829	948	785	867	975	N/A	N/A
Ulster	1,798	1,860	1,525	1,473	1,575	1,524	1,368
Westchester	13,300	11,857	10,641	9,634	10,059	9,905	9,702
<b>Hudson Valley Totals</b>	<b>31,072</b>	<b>29,950</b>	<b>27,372</b>	<b>27,174</b>	<b>29,034</b>	<b>N/A</b>	<b>N/A</b>



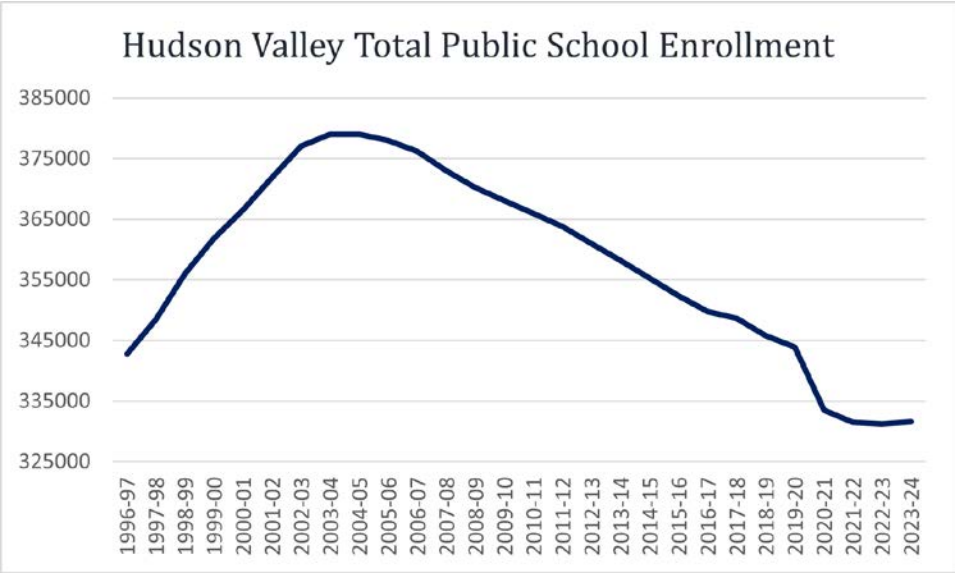
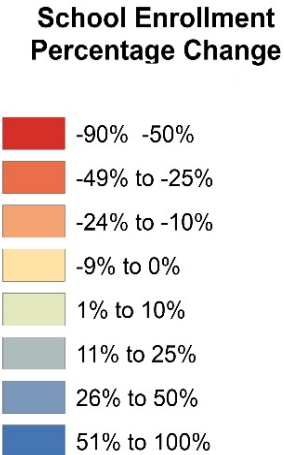
# School populations



1997-2007



2007-2021



- **Peak enrollment (2003) = 379,068**
- **1996 enrollment = 342,745**
- **2023 enrollment = 331,621**
- **Net loss of 47,447 students**
- **97 of 120 school districts have shrinking enrollments**

# General population of children 2010-2022

**FACT: There are 27,189 fewer children ages 14 and under living in the Hudson Valley now than in 2010.**

2010 to 2022 Change in Population of Children										
Age	Columbia	Dutchess	Greene	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester	Hudson Valley
Under 5 yrs.	-730	-2,376	-262	-156	-943	4,752	-152	-1,353	-4,818	-6,038
5 to 9 yrs.	-701	-4,105	-949	-1,467	-2,045	2,126	-8	-1,636	-5,355	-14,140
10 to 14 yrs.	-604	-3,889	-359	1,006	-1,508	3,259	-567	-1,938	-2,411	-7,011
2010 to 2022 Percent Change in Number of Children										
Age	Columbia	Dutchess	Greene	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester	Hudson Valley
Under 5 yrs.	-24%	-15%	-11%	-1%	-18%	20%	-3%	-15%	-8%	-4%
5 to 9 yrs.	-22%	-23%	-38%	-5%	-30%	9%	0%	-16%	-8%	-9%
10 to 14 yrs.	-16%	-19%	-12%	3%	-20%	13%	-11%	-18%	-4%	-4%

# Work from Home

Work From Home	2023 - 5 YR ACS			2016 - 5 YR ACS				
	Total Population	% WFH	Est # WFH	Total Population	% WFH	Est # WFH	Change in WFH	Change in Total Work Population
Columbia	28689	15.7	4504	29416	6.5	1912	2592	-727
Dutchess	146372	13.9	20346	140507	5.7	8009	12337	5865
Greene	21292	11.5	2449	19234	4.5	866	1583	2058
Orange	183509	11.5	21104	171898	4.9	8423	12681	11611
Putnam	49322	13.7	6757	49848	5.2	2592	4165	-526
Rockland	145331	12.8	18602	144060	4.8	6915	11687	1271
Sullivan	34286	11.8	4046	31731	4.8	1523	2523	2555
Ulster	83363	15.4	12838	83526	6.4	5346	7492	-163
Westchester	485809	17.3	84045	459790	5.1	23449	60596	26019
		Total:	174690		Total:	59034	115656	59034

**FACT:** The number of people working from home in the Hudson Valley has nearly tripled since 2016. A total of 174,690 people now work from home.

**Westchester County's work-from-home population nearly quadrupled!**

**What does that mean for housing and for downtown zoning?**

# Do we have enough workers and customers?

Age Group	2010	2023	Change
Under 5 years	148,160	144,901	-3,259
5 to 9 years	160,378	149,885	-10,493
10 to 14 years	170,138	155,155	-14,983
15 to 19 years	177,397	170,240	-7,157
20 to 24 years	142,988	155,845	12,857
25 to 29 years	127,930	140,067	12,137
30 to 34 years	132,559	149,279	16,720
35 to 39 years	156,958	155,742	-1,216
40 to 44 years	188,775	160,838	-27,937
45 to 49 years	195,042	152,671	-42,371
50 to 54 years	179,335	164,606	-14,729
55 to 59 years	157,052	172,263	15,211
60 to 64 years	126,217	169,305	43,088
65 to 69 years	92,423	144,876	52,453
70 to 74 years	72,675	116,412	43,737
75 to 79 years	61,037	88,312	27,275
80 to 84 years	48,192	56,791	8,599
85 years and over	46,567	56,931	10,364

Loss of 35,892 kids and teens

25-44 = 605,926

45-64 = 658,845

Older workers outnumber younger by 52,919 ← This gap has gotten smaller because of shrinkage in 45-64

## Back to housing...

- Where do we put grandma?
- Is there a kids for the place to live nearby?
- What about all this deed-restricted senior housing?
- Is population shrinkage ahead? Probably yes.



# Parting thoughts and opportunities

- The Hudson Valley will continue to feel stress from the housing shortage, the worsening workforce gap, and a reduction in full-time residents
- The two H-words – housing and humans – will continue to be the challenges that shape the region for the next decade

## Other issues worth watching

- Food insecurity and access
- Generational transition in the workforce and potential liquidation of local business by Baby Boomer generation owners
- The steady disappearance of childcare
- Pressure to close more colleges
- Continuing wave of downtown revitalization
- Effects on tourism – staycations, pandemic travel – now what?
- A general hesitation on economic development projects driven by capital gaps, interest rates, workforce concerns, approval processes → and now tariffs





## HUDSON VALLEY PATTERN *for* PROGRESS

**Hudson Valley Pattern for Progress** is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

**The Center for Housing Solutions & Community Initiatives** was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

Contact us:  
(845) 565-4900  
[www.Pattern-for-Progress.org](http://www.Pattern-for-Progress.org)



# Questions and discussion

## Contact me:

## Adam Bosch

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## Phone: 845-565-4900