

Housing the Hudson Valley

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

JANUARY 2009

Region's Housing Awards 2000 to 2007

Dutchess, Orange, Putnam, Sullivan and Ulster Counties

State Agency	Total
DHCR	\$103,161,591
Neighborhood/Rural Preservation Companies	\$5,180,127
Access to Home	\$2,000,000
New York Main Street	\$2,600,000
Rural Rental Assistance Program	\$2,339,190
Low-Income Housing Credit	\$28,117,850
NY State Low-Income Housing Tax Credit	\$1,426,751
Low-Income Housing Credit (4% as-of-right)	\$2,983,784
Housing Trust Fund	\$38,931,564
HOME	\$15,876,075
RESTORE	\$581,250
Homes for Working Families	\$1,475,000
Urban Initiative**	\$100,000
Rural Area Revitalization Program	\$50,000
Senior Housing Demonstration Program^	\$1,500,000
NYHOMES	\$107,467,374
HFA	\$100,829,021
AHC	\$6,638,353
Office for Small cities	\$6,822,956
TOTAL	\$428,080,886

** Ulster County Only. ^ Putnam County Only.

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:
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TAKE NOTE

Mid-Hudson Housing Needs Report, issued by NYS Division of Housing and Community Renewal, describes affordable housing and community development issues in Dutchess, Orange, Putnam, Sullivan and Ulster Counties. Pattern participated in all four focus groups contributing to the report. [More.](#)

Housing Alive listserv is welcoming new subscribers. To receive information about affordable housing in Westchester, send an email to LDK2@westchestergov.com

LOCAL ACTION

Housing Action Council provides technical assistance to expand the capacity of community based organizations to sponsor affordable housing developments in Westchester. Their Community Housing Resource Center helps train and assist community leaders to advocate for housing in their communities. [More.](#)

Greenburgh Town Board Holds Hearing on Workforce and Affordable Housing. An \$11 million housing project has sparked debates over zoning amendments and new laws defining workforce housing. [More.](#)

Latest Analysis of housing trends discussed at Orange County Citizens Foundation forum. County Planning Commissioner highlighted portions of the newly released Tri-County Workforce Housing Needs Assessment. [More.](#)

SPEAKING OUT

The Housing Crisis and its Impact on NYS Local Government. New research from the State Comptroller on the subprime problem and fiscal implications of the housing decline. [Report.](#)

City of Poughkeepsie expected to sell 8-acre property for affordable senior apartments. Kearney Realty Group proposes an \$8 million, 50 unit project. Residents could move in by 2011. [Poughkeepsie Journal, January 21, 2009](#)

State Steps in to fill funding gaps for projects in Peekskill and Yonkers. As tax credits worth 92 cents last year fell to 71 cents to the dollar, financing for more than 300 units of rental units for low income seniors and families faltered. New partnership with State may rescue these developments. [The Journal News, January 19, 2009](#)

INNOVATIONS

HUD Designee. Shawn Donovan, NYC Dept. of Housing Preservation and Dev., is new Secretary of US Dept of Housing and Urban Dev. He's expected to be "effective player in the government's efforts to fix the ailing housing industry." [More.](#)

The Affordable Equity Project is an innovative company created to help New Yorkers secure affordable housing. They work with landlords and property owners to lower costs, reduce overhead and offer certain select rentals at deferred rental prices and avoid broker's fees. [More.](#)

The Federal Home Loan Bank of New York helps community lenders advance housing and community growth. HLB increases availability of mortgages to families of all income levels. [More.](#)

Affordable Housing can be component of Main Street revitalization. Hudson Valley Community Preservation Corporation has posted presentation on Downtown Re-development in New Rochelle [here.](#)

Plans advance for Woodstock Commons. Working with a Town-appointed Affordable Housing Committee, Rural Ulster Preservation Company (RUPCO) will develop an innovative, mixed income and intergenerational housing campus. 52 units of housing include senior, family and possibly artists' rental housing. Public Hearing Feb. 5, 2009. Details [here](#) and [here.](#)

Help for elderly homeowners: Rural Sullivan Housing Corp. will get \$75,000 and Shandaken Revitalization Rural Preservation Council \$125,000 from DHCR. The "RESTORE" grants pay for repairs on senior citizens' homes. [More.](#)