

# Housing the Hudson Valley

A bi-monthly newsletter provided by

**PATTERN FOR PROGRESS**

on how the region is addressing the affordable & workforce housing crisis.

SEPTEMBER 2008

## Defining Our Region: Update

### Median Home Sale Price for the Hudson Valley

County	July 2001	July 2006	July 2008	% Change July 06-08	% Change 2001-2008
Columbia	138,375	237,000	210,000	-11.4%	51.8%
Dutchess	205,328	367,950	317,250	-13.8%	54.5%
Greene	78,313	174,500	213,000	22.1%	172.0%
Orange	160,978	342,500	288,500	-15.8%	79.2%
Putnam	250,938	435,000	394,000	-9.4%	57.0%
Rockland	270,500	520,000	480,000	-7.7%	77.4%
Sullivan	76,213	175,000	160,000	-8.6%	109.9%
Ulster	130,338	269,000	267,500	-0.6%	105.2%
Westchester	445,938	750,000	730,000	-2.7%	63.7%
<b>NY State</b>	<b>147,369</b>	<b>265,000</b>	<b>229,000</b>	<b>-13.6%</b>	<b>55.4%</b>

Source: NYSAR Monthly Housing Survey. 2001 data compiled by Bureau of Economic Research, Marist College "2007 Economic Report on the Hudson Valley."

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)

## SAVE THE DATE

**Thinking Outside the Box: Finding Opportunities for Affordable Housing in the Mortgage Crisis** Conference Sept. 23 in White Plains. Contact Urban Land Institute. [More](#)

**Governor's Property Tax Relief Hearing** Oct. 22 in Yonkers. Statewide hearings will help close gap between Senate and Assembly bills. Westchester, Rockland are in nation's top 10 for tax as % of income. [More](#)

## LOCAL ACTION

**Appellate Court affirms Montgomery's zoning has excluded affordable housing options.** The ruling puts onus on municipalities to zone for housing mix where people of all incomes can live. \$463,000 in attorney's fees also awarded to plaintiffs. [More](#)

**Ulster County Housing Consortium launches online survey.** Gaining residents' opinions on costs and availability of housing is first step in the County's effort to make sure their workforce can find safe, decent homes.

**Remake of old Harlem Valley Psychiatric Center back on track.** The Dover Town Board in Dutchess County is reviewing a proposal for 1,376 housing units on the 850-acre site. Straddling Route 22 with a train station nearby, the project is termed a Transit-Oriented Development. [More](#)

## SPEAKING OUT

**NIMBYism on Rise.** Not in my backyard opposition to local development is up 5%, resistance to multifamily housing is up 10%, from last year. [Affordable Housing Finance Magazine, July 2008](#)

**"Foreclosures an Ugly Trend: Eyesores popping up all over"** Blooming Grove in Orange County is among hardest hit by lack of upkeep of foreclosed homes. [Times Herald-Record, 8/16/08](#)

**"Public Gets Final Say on Landing."** Public hearings just wrapped up in Ulster County for a 1,682-unit housing proposal with 10% workforce housing. Pattern's Jonathan Drapkin testified in favor of much needed housing and potential for tax revenue. [Daily Freeman 9/12/08](#)

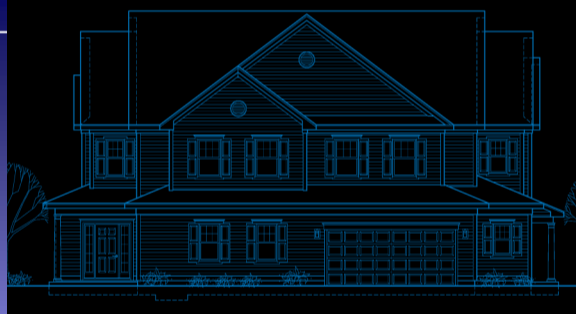


Image courtesy of Wilder Balter Partners, Inc.

## INNOVATIONS

**"Below market" housing offered in lottery.** Qualified Putnam County buyers can win a chance to acquire one of 10 affordable townhouses built by Wilder Balter Partners and made available by nonprofit Community Housing Innovations. [More](#)

**TD Banknorth's Charitable Foundation** assists housing nonprofits with capacity building and operational funding. 501(c)3 housing related services for low and moderate income families should watch for future funding rounds. [More](#)

**Community Housing Trust Initiative,** a new program of the State of NY Mortgage Agency (SONYMA), will enable land trusts to offer below-market mortgages to working families who buy homes that are part of local land trusts. [More](#)

**NY State promotes affordable housing via PSAs.** The ads are part of a larger campaign with filmmaker Ed Norton and sports greats Tiki Barber and Mo Vaughn as spokesmen. [More](#)

**FRONT-PAGE NATIONAL NEWS: Uncle Sam bails out Freddie Mac and Fannie Mae to the tune of \$200 billion in taxpayer dollars.** Now managed by their regulator, the Federal Housing Finance Agency, the companies finance almost half the mortgages in the US. [More](#)