

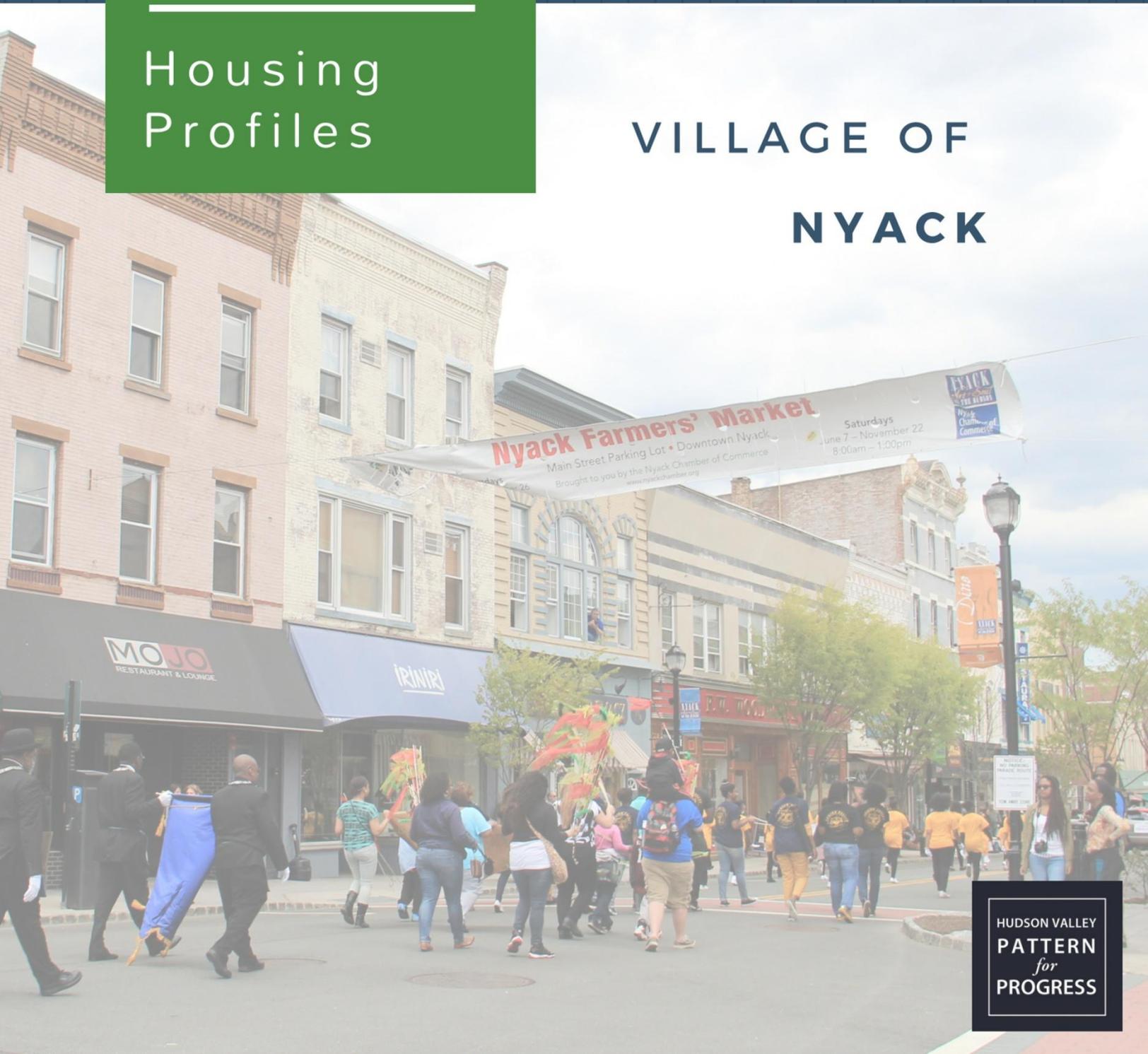
URBAN ACTION AGENDA

Housing Profiles



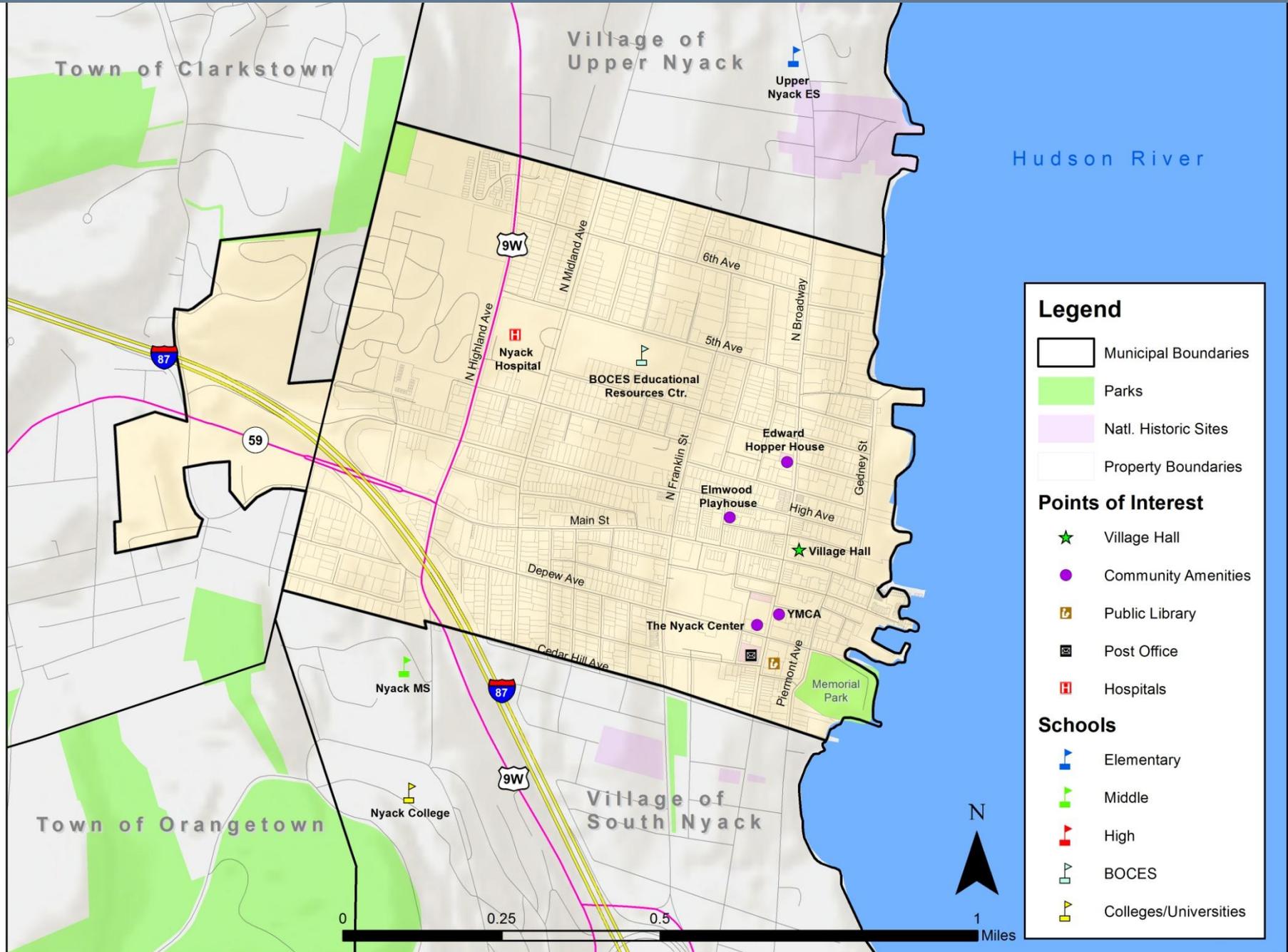
September 2018

VILLAGE OF NYACK



HUDSON VALLEY
PATTERN
for
PROGRESS

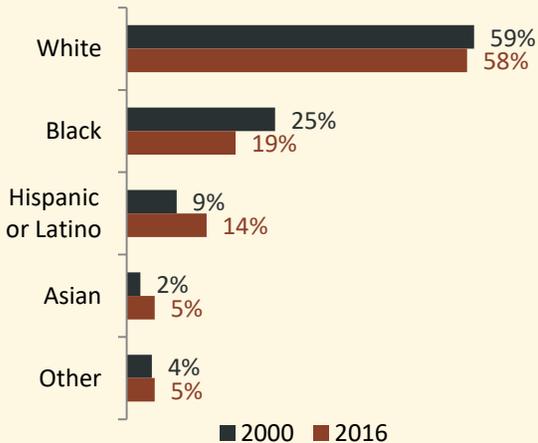
COMMUNITY OVERVIEW MAP



Population Basics

- 6,788** Population (2016)
- 0.8%** Population Change since 2000
- 3,170** Households (2016)
- 0.6%** Households Change since 2000
- 0.8** Square Miles
- 8,485** Population Density (people per sq. mile)

Population by Race and Ethnicity



Source: 2016 American Community Survey; 2000 Decennial Census

Population Stats

- 24%** Population under age 20
- 60%** Population ages 20-64
- 16%** Population 65 and older
- 38** Median Age

Source: 2016 American Community Survey

Population & Demographics Analysis

With 6,788 people living in less than one square mile, Nyack is one of the denser communities in the UAA. Since 2000, the village’s population has increased by less than 1% and the number of households has decreased by 0.6%. Several housing developments have been approved, suggesting that the village’s population is likely to grow more rapidly in the years to come.

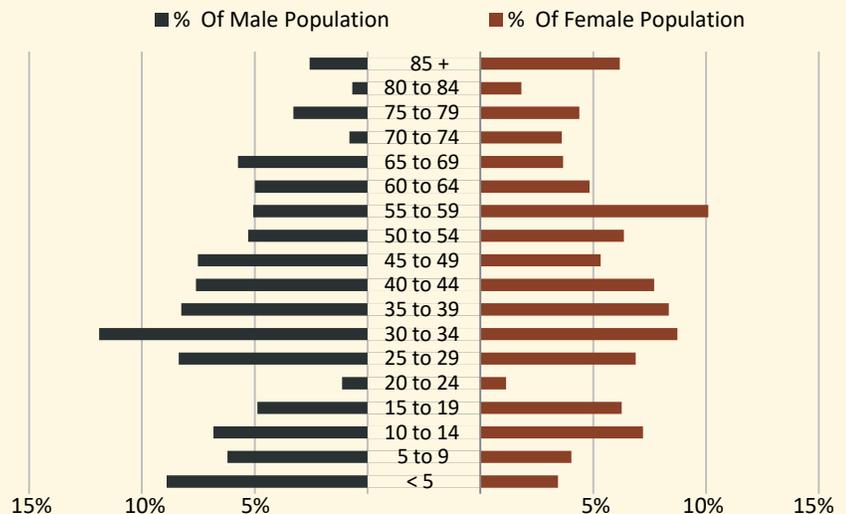
Since 2000, Nyack has seen a demographic shift, with the Black population declining from 25% to 19% of the village total while the Hispanic population grew from 9% to 14% and the Asian population from 2% to 5%. The White population dipped slightly, from 59% to 58%.

About a quarter of residents are under age 20, while 16% are seniors. The median age in the village is 38. The ratio of men to women is higher in Nyack than average, with 55 men for every 45 women in the village.

Data Notes

Population by Race & Ethnicity – The “Other” category includes Native Americans, Pacific Islanders, those who checked “Other” on the Census, and individuals with two or more races.

Share of Population by Age and Sex



Source: 2016 American Community Survey

Analysis

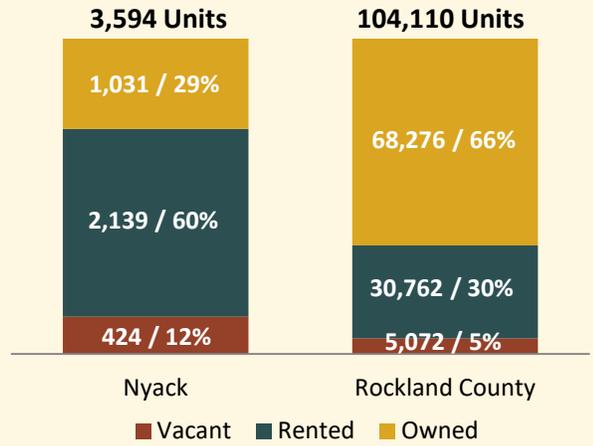
Nyack's housing stock is dominated by multifamily housing (70%) and rentals (60%). Nearly a quarter of rental units are subsidized affordable housing, including 8% which are public housing managed by the Nyack Housing Authority. 27% of units are in larger buildings with 20 or more units, while only 25% of units are detached single family homes. More than 10% of units are studios, and only 28% have more than two bedrooms.

Data Notes

Housing Statistics – Figures on public and subsidized housing come from each local, state, and federal housing databases. Detailed data on these categories is on page 11 of this profile.

Housing Occupancy – Vacant units do not include seasonally occupied units but do include both vacant homes and unrented apartments.

Housing Occupancy

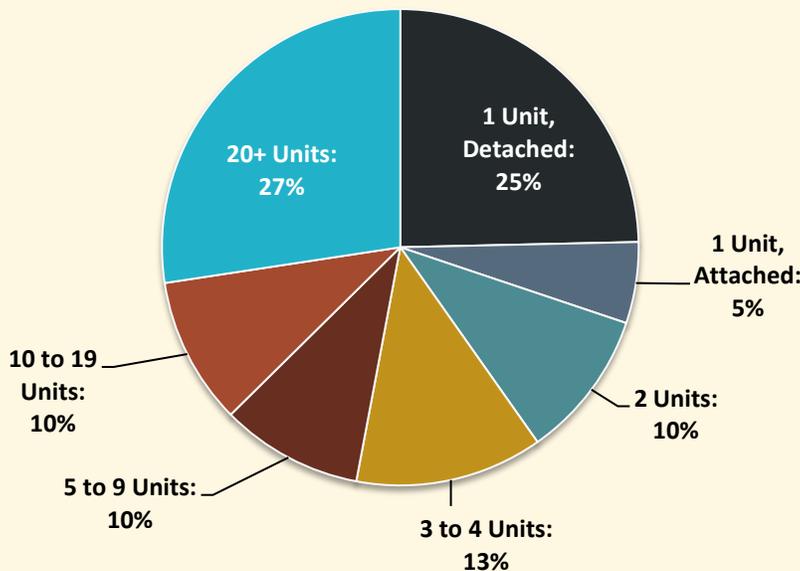


Source: 2016 American Community Survey

Housing Statistics

- 30%** Single Family Housing
- 70%** Multifamily Housing
- 67%** Housing built before 1970
- 8%** Public Housing
- 15%** Other subsidized affordable housing
- 77%** Market-rate housing

Units in Structure



Source: 2016 American Community Survey

Age of Housing Stock



Source: 2016 American Community Survey

Housing Bedroom Count

	# of Units	% of Units
No Bedroom	414	11%
1 Bedroom	1,173	32%
2 Bedrooms	1,003	28%
3 Bedrooms	847	23%
4 Bedrooms	154	4%
5+ Bedrooms	40	1%

Source: 2016 American Community Survey

Year Moved to Current Home



Source: 2016 American Community Survey

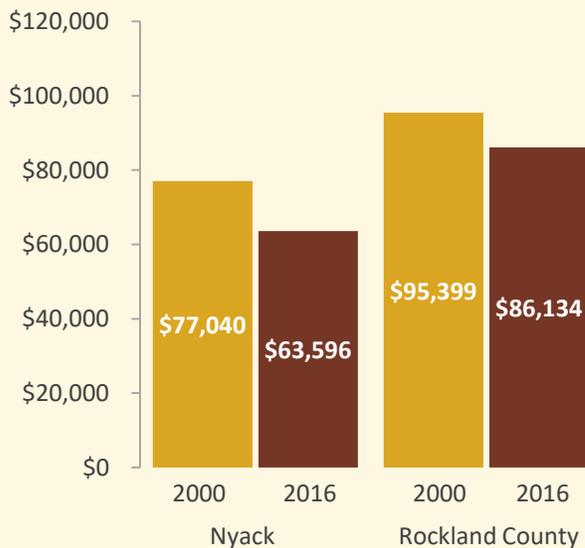
Average Household Size

Owners: 2.0

Renters: 2.2

Source: 2016 American Community Survey

Median Household Income



Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Analysis

Nyack's average household size is relatively low compared to other UAA communities, with just 2 people per owner-occupied household and 2.2 people per renter household. Unsurprisingly, given the high number of rental units, nearly 40% of residents moved to their current home since 2010.

At \$63,596, Nyack's median household income is higher than most UAA communities, but it has fallen 17% since 2000, when accounting for inflation (Rockland's median income has declined 10% over the same period). Though the village's overall median income is \$22,538 below the countywide figure, the median income of renters in Nyack is \$16,374 higher than renters countywide, perhaps reflecting the presence of several high end rental buildings along the waterfront.

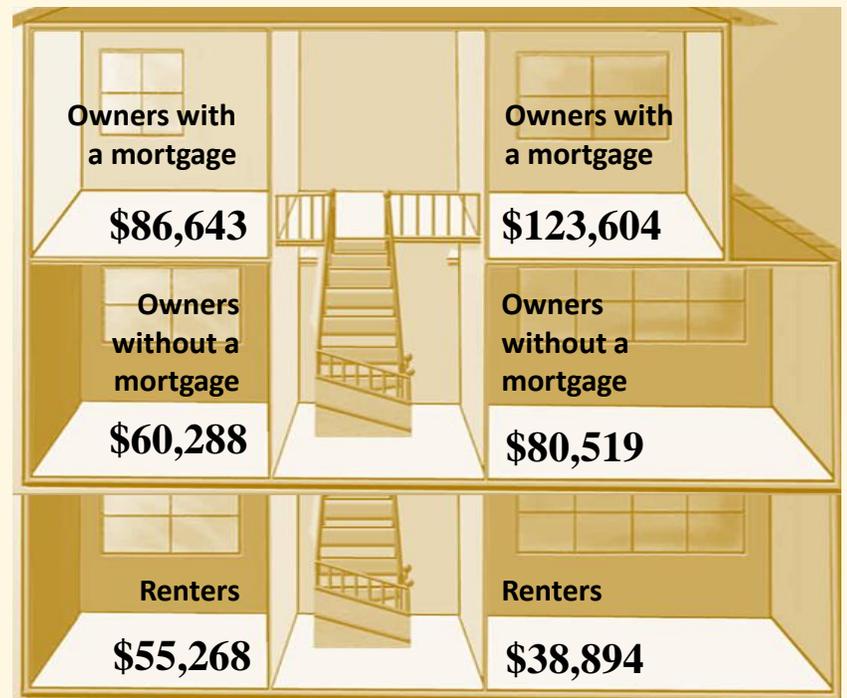
Data Notes

Median Household Income – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Median Income by Tenure

Nyack

Rockland County



Source: 2016 American Community Survey

village of NYACK

RENTAL HOUSING

Analysis

At \$1,440, the median rent in Nyack is among the highest in the UAA, and just 23% of units have a monthly rent below \$1,000. Since 2000, however, median rents have increased only 10% when accounting for inflation, exactly the same as in Rockland County as a whole. Perhaps because the median income of Nyack renters is relatively high, the village is one of the few UAA communities where rental costs are affordable for a majority (57%) of renters.

Home values in the village have risen 29% since 2000 when accounting for inflation, compared to 24% in Rockland County, and more than a third of home are valued at \$500,000 or more. Monthly housing costs for homeowners with a mortgage are nearly \$2,900.

Data Notes

Rental Statistics – Cost-burdened renter households do not include the category of severely cost-burdened households.

Median Rent – 2000 figures are adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Housing Affordability – HAMFI stands for HUD Area Median Family Income, which is the median family income calculated by HUD for each jurisdiction.

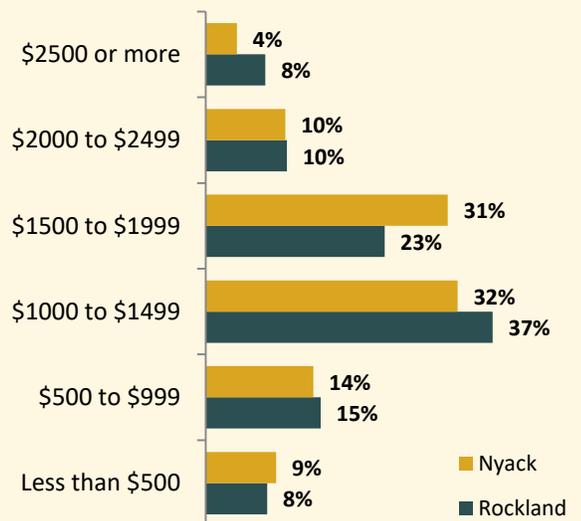
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Rental Statistics

- 10%** Increase in median rent since 2000
- 425 (20%)** Cost-burdened renter households
- 490 (23%)** Severely cost-burdened renter households
- 23%** Apartments with monthly rent below \$1,000

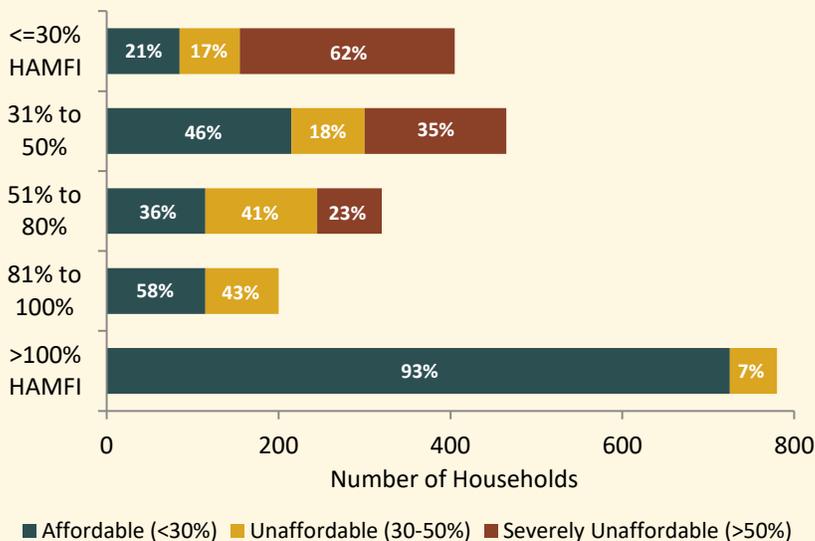
Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents



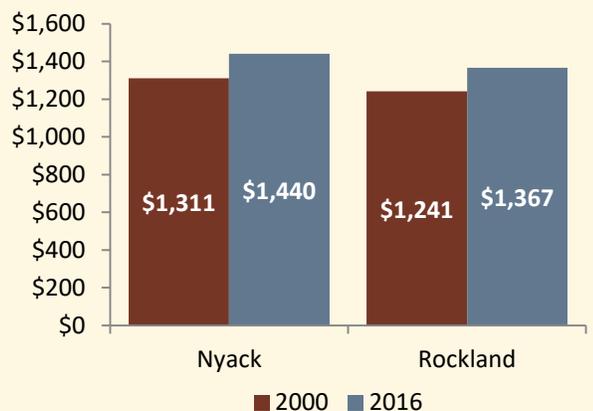
Source: 2016 American Community Survey

Rental Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

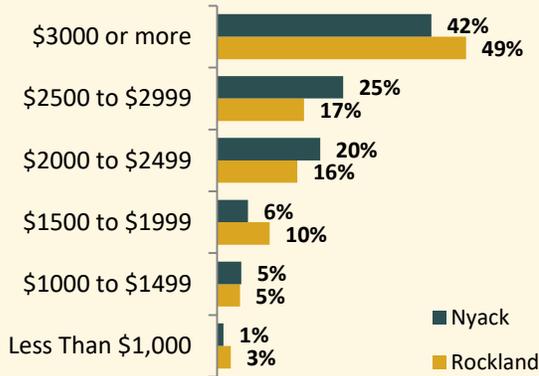
Median Rent



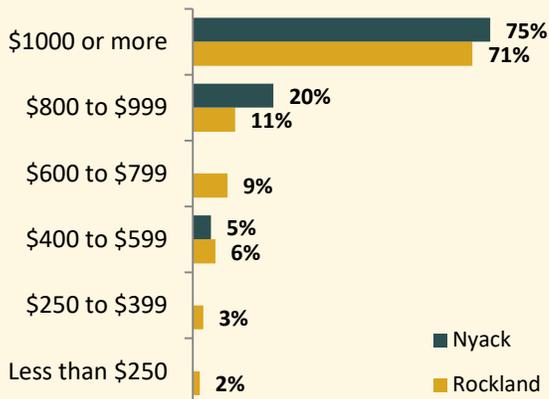
Sources: 2000 Census (Inflation Adj.); 2016 ACS

Distribution of Owner Costs

With Mortgage

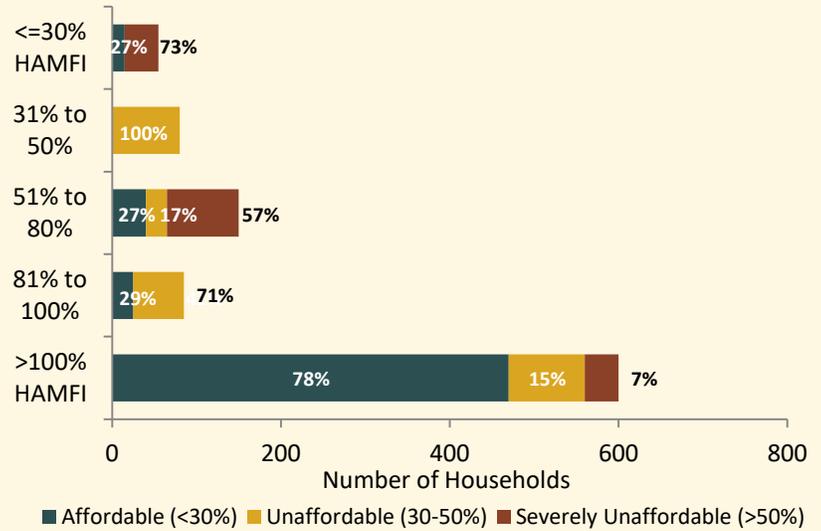


Without Mortgage



Source: 2016 American Community Survey

Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

Median Monthly Owner Costs

\$2,977 Rockland County (Mortgage)

\$1,253 Rockland County (No Mortgage)

\$2,847 Nyack (Mortgage)

\$1,386 Nyack (No Mortgage)

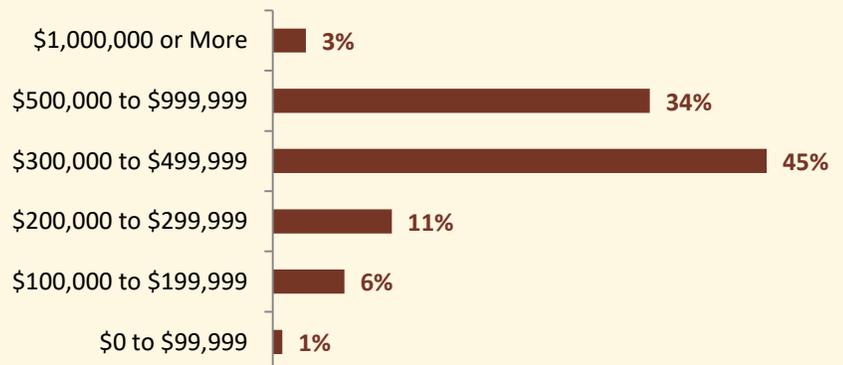
Source: 2016 American Community Survey

Median Home Value



Source: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Home Values



Source: 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

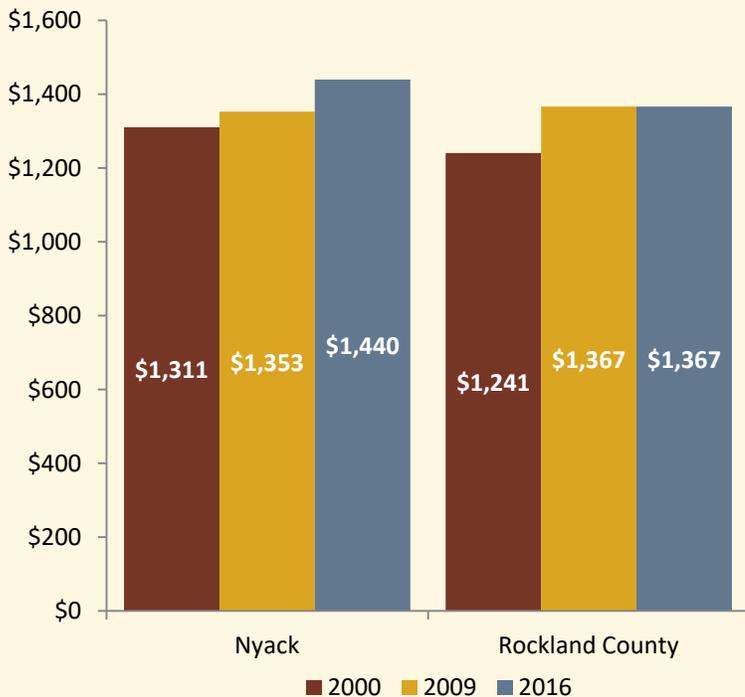
Nyack was one of the first urban areas in Rockland, growing prosperous as a waterfront manufacturing center with a bustling downtown. Affluent residential areas north and south of downtown split off in the late 19th century as the villages of Upper Nyack and South Nyack, leaving Nyack predominantly composed of denser neighborhoods closer to downtown. 40% of Nyack’s housing stock dates from before 1950.

The opening of the Tappan Zee Bridge and New York State Thruway in 1955 turned Rockland into a suburban county and had a major impact on Nyack. The village was largely spared the devastation in South Nyack (where over 200 homes were lost to the Thruway) suburban strip malls took business from downtown. The village turned to urban renewal in the 1970s, clearing a large area of the downtown, for parking, new shopping, and around 300 units of public and subsidized housing. Around the same time, the north end of the waterfront was transformed with more than 200 new apartments

and condos in large buildings. 41% of housing units in Nyack were built between 1960 and 1989.

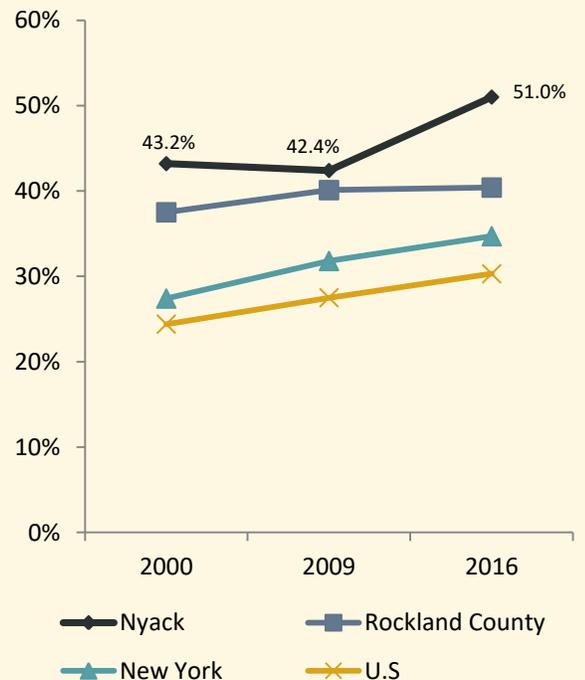
In the past 30 years, as Nyack has become known as a center for antiques, crafts, and nightlife, the village appears to be leaving its working class roots behind. Inflation-adjusted home values are up 29% since 2000 (but down 18% from the peak of the housing bubble), while median rents rose 6% since 2009, even as they stayed flat in Rockland County. Nyack has a much higher share of college educated residents than the county; 51% of people aged 25 and older have at least a bachelor’s degree, up from 43% in 2000. Within the next decade, around 400 new housing units are likely to be constructed, adding a range of housing options for new and old residents. Nyack has a sustained commitment to creating subsidized affordable housing (new multifamily housing must include 10% affordable units or pay a fee), which now accounts for 23% of all housing units, higher than most UAA communities.

Median Rent



Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

% of Residents Age 25 and up with Bachelor’s Degree or Higher



Sources: 2000 Census, 2009 and 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

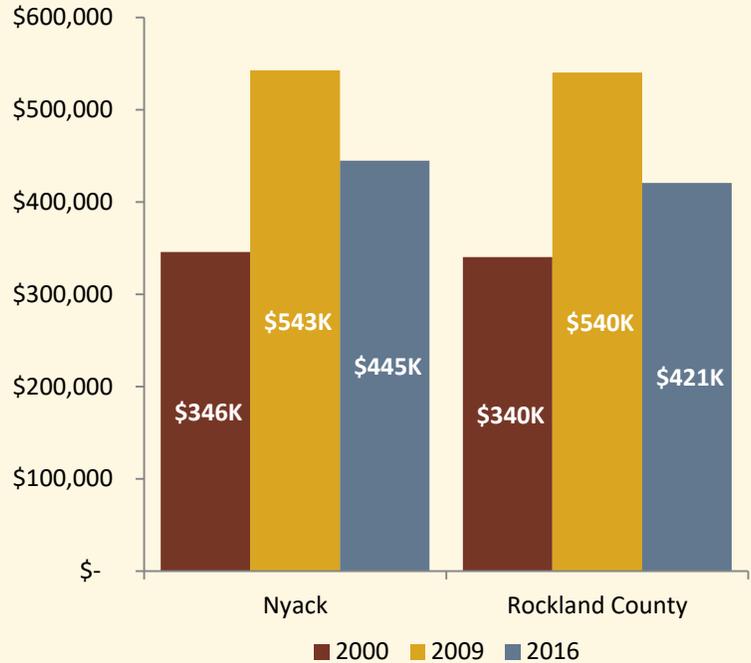
A Toolkit for Housing Policy Top 10 “Best Practices”

A healthy community needs an array of housing options that are affordable to individuals at all income levels. Currently, the growing demand for housing is apparent across all 25 of the UAA communities. Establishing a comprehensive housing strategy is the first step for communities to understand the local needs and state of the housing market and to proactively facilitate the development of housing. The recommendations that follow are offered as strategies to equip local communities with tools to create local policy to help meet the demand for housing.

1. Provide zoning incentives such as a density bonus for developments that set aside a percentage of units as affordable housing.
2. Streamline the permit process to reduce fees for developers of affordable housing and establish a single point of contact to facilitate the approvals.
3. Establish a local Housing Trust Fund for the creation or preservation of affordable housing.
4. Update local comprehensive plans to prioritize affordable housing and establish a framework to support new construction and adaptive reuse of vacant and blighted buildings for housing.
5. Establish strong support from elected officials, school, planning and other local boards, community organizations and economic development agencies.
6. Consider using publically owned buildings and property to develop affordable housing.
7. Establish tax incentives, phase-ins and PILOTS for developers of affordable housing.
8. Conduct vigorous code enforcement to improve poorly maintained housing.
9. Support workforce training and education to facilitate employment and higher wages.
10. Support and require energy efficiency and green building techniques to reduce housing costs for owners and renters.

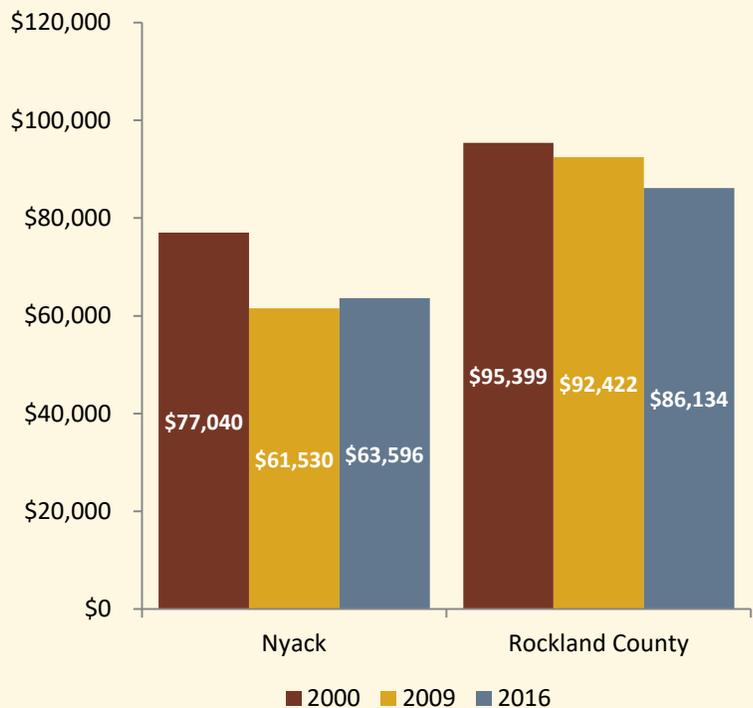
Some of the strategies in this toolkit may not apply to every community.

Median Home Values



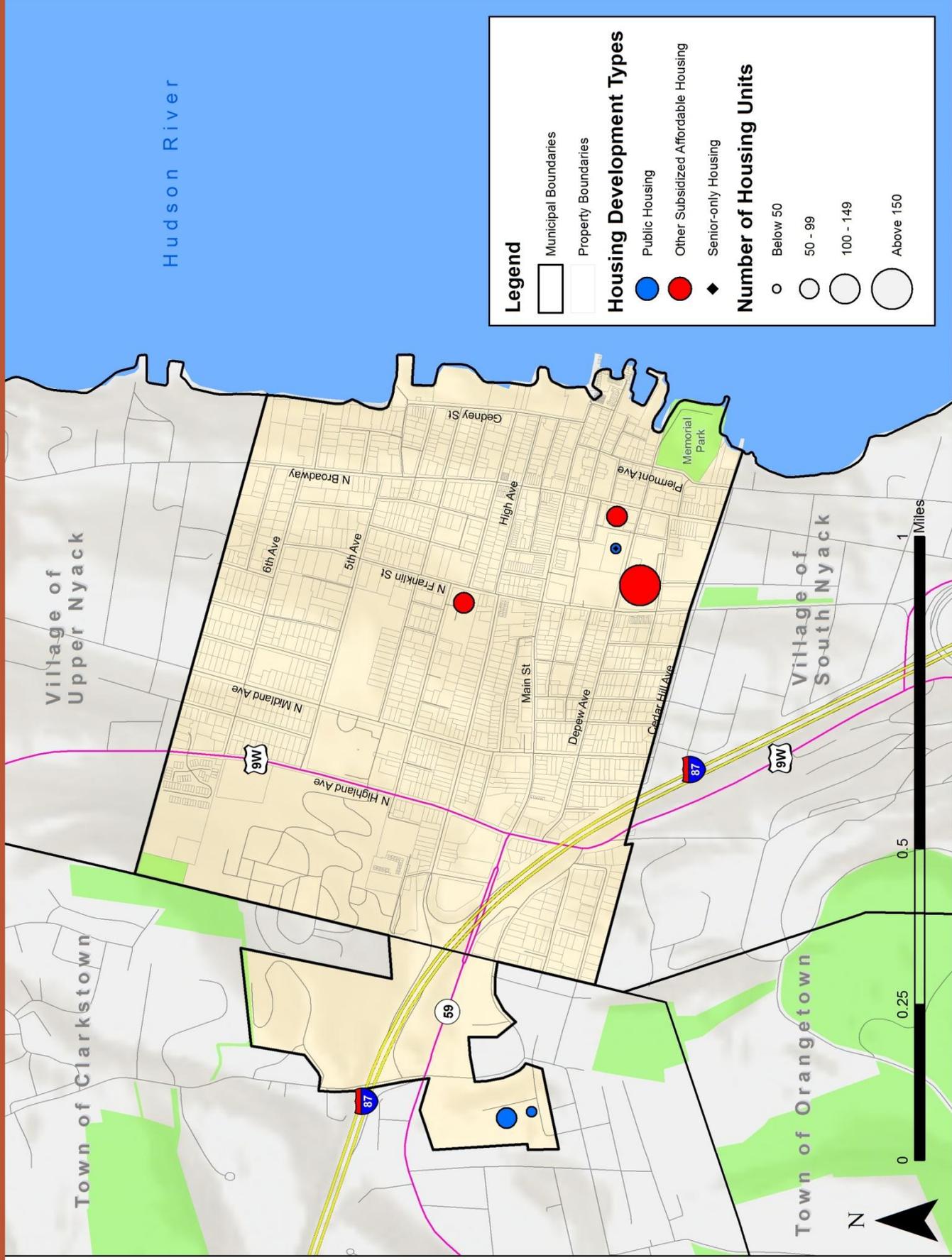
Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

Median Household Incomes



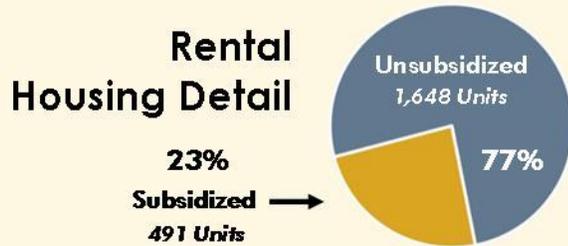
Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

village of NYACK
AFFORDABLE HOUSING



village of NYACK

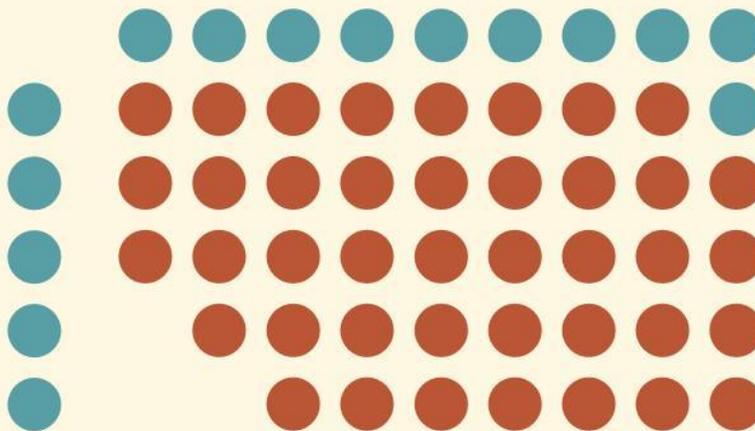
AFFORDABLE HOUSING



TOTAL NUMBER OF SUBSIDIZED HOUSING UNITS*

491

*The subsidized housing unit total only includes sites with 10 or more units. Actual totals are likely to be slightly higher.



164

PUBLIC HOUSING UNITS

327

OTHER SUBSIDIZED AFFORDABLE HOUSING UNITS

SENIOR ONLY RESIDENCES 48

FAMILY RESIDENCES 443

10 APPROXIMATELY 10 RESIDENTIAL UNITS

ABOUT THIS PROJECT

The Urban Action Agenda (UAA) is a major initiative led by Hudson Valley Pattern for Progress to promote growth and revitalization in urban centers throughout the Hudson Valley. The Valley contains a wide variety of urban centers located along the Hudson River and other historic transportation corridors. With their existing infrastructure, access to transit, and traditions of denser development, these communities are well positioned to accommodate the region's growth in the 21st Century. To keep the project's scale manageable, the UAA focuses on a group of 25 higher-need urban areas selected for reasons including changing demographics and poverty.

In addition to the creation of an expanded set of Community Profiles issued in March, 2018, Pattern has developed new Housing Profiles for all 25 UAA communities. The Housing Profiles take a deep dive into rental and owner-occupied

housing by providing analysis of affordability, existing conditions, and demographic changes. Shining a spotlight on housing in these 25 communities represent the next step in the UAA's efforts to provide useful data to policymakers, residents, and business and community groups. Funding for the housing profiles comes from Empire State Development and the NYS Department of State through the Mid-Hudson Regional Economic Development Council.

About Hudson Valley Pattern for Progress

Pattern is a half-century old not-for-profit policy, planning, advocacy, and research organization whose mission is to promote regional, balanced, and sustainable solutions that enhance the growth and vitality of the Hudson Valley. To learn more about Pattern and the UAA, visit our website: www.patternforprogress.com.

URBAN ACTION AGENDA COMMUNITIES

Housing
Profiles

