URBAN ACTION AGENDA

Housing Profiles

Village of Ossining

September 2018
village of OSSINING

COMMUNITY OVERVIEW MAP

Legend
- Municipal Boundaries
- Parks
- Old Croton Aqueduct Trail
- Natl. Historic Districts
- Property Boundaries

Points of Interest
- Village Hall
- Other Govt. Buildings
- Community Amenities
- Public Library
- Post Office

Public Schools
- Elementary
- Middle
- High
- Colleges/Universities

Hudson River
Ossining Station
Ossining HS
Caputo Community Ctr.
**Population Basics**

- **Population (2016):** 25,299
- **Population Change since 2000:** 5.4%
- **Households (2016):** 7,766
- **Households Change since 2000:** -5.6%
- **Square Miles:** 3.2
- **Population Density (people per sq. mile):** 7,906

**Population & Demographics Analysis**

Since 2000, Ossining has experienced a modest 5.4% growth in population, rising from 24,010 in 2000 to 25,299 in 2016. The number of households fell by 5.6% during that time.

There have been significant shifts in the racial and ethnic makeup of Ossining since 2000. The White population in the village has decreased by 3,478 people since 2000, falling from 47% to 31% of the total. In contrast, the Hispanic population grew significantly, adding 5,576 people since 2000 and rising from 28% to 48% of the village. This trend of a shrinking White population and growing Hispanic population is reflected in each of the other 5 UAA communities in Westchester County. In Ossining the Black population also decreased from 19% to 15%.

65% of the village’s population is aged 20 to 64. Relative to the other UAA communities, this is a high percentage of the population to fall into this age group.

**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.

**Population Stats**

- **Population under age 20:** 25%
- **Population ages 20-64:** 65%
- **Population 65 and older:** 11%
- **Median Age:** 37

Source: 2016 American Community Survey; 2000 Decennial Census

**Share of Population by Age and Sex**

Source: 2016 American Community Survey
Analysis

The majority of housing stock in Ossining (61%) is multi family housing and only 7% of the housing stock is public housing or subsidized affordable housing. The housing stock is split relatively evenly between renters (48%) and homeowners (45%). The village’s housing stock is a mix of older units (41% built before 1950) and newer construction (19% built since 1980).

Data Notes

Housing Statistics – Figures on public and subsidized housing come from 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 Statistics

- **39%** Single Family Housing
- **61%** Multifamily Housing
- **68%** Housing built Before 1970
- **0%** Public Housing
- **7%** Other subsidized affordable housing
- **93%** Market-rate housing

Units in Structure

- **10 to 19 Units**: 5%
- **5 to 9 Units**: 8%
- **3 to 4 Units**: 16%
- **1 Unit, Detached**: 31%
- **2 Units**: 15%
- **1 Unit, Attached**: 9%
- **20+ Units**: 16%

Age of Housing Stock

- **Built 2010 or Later**: 1%
- **Built 2000 to 2009**: 3%
- **Built 1990 to 1999**: 4%
- **Built 1980 to 1989**: 11%
- **Built 1970 to 1979**: 12%
- **Built 1960 to 1969**: 14%
- **Built 1950 to 1959**: 14%
- **Built 1940 to 1949**: 6%
- **Built 1939 or Earlier**: 35%

Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>397</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>1,796</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>2,604</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>2,602</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>809</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>262</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
Analysis
Median income in Ossining has decreased from $73,243 in 2000 to $62,917 in 2016 when accounting for inflation, a 14% decrease in median household income. The median household income in Westchester County dropped slightly from $89,239 in 2000 (adjusted for inflation) to $86,226 in 2016, a 3% decrease.

Homeowners with a mortgage in Ossining earn a median income that is more than double the median income earned by renters in the village. Homeowners with a mortgage earn a median income of $108,109, while renters earn a median income of $42,164.

Average household size in Ossining is among the highest of any UAA community.

Data Notes

Year Moved to Current Home

<table>
<thead>
<tr>
<th>Year Moved to Current Home</th>
<th>Westchester County</th>
<th>Ossining</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>11%</td>
<td>8%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>9%</td>
<td>7%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>17%</td>
<td>13%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>33%</td>
<td>35%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>30%</td>
<td>37%</td>
</tr>
</tbody>
</table>

Sources: 2016 American Community Survey

Average Household Size

Owners: 3
Renters: 3.1

Source: 2016 American Community Survey

Median Income by Tenure

Ossining
- Owners with a mortgage: $108,109
- Owners without a mortgage: $86,339
- Renters: $42,164

Westchester County
- Owners with a mortgage: $142,052
- Owners without a mortgage: $84,796
- Renters: $46,702

Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Analysis
Since 2000, the median rent in Ossining has increased by 22% when accounting for inflation. The median rent in Ossining is $1,450, which is higher than the median rent in Westchester County and the highest of all the UAA communities.

The impact of high rents in Ossining is reflected in the significant number of households that are cost-burdened by housing costs. 57% of renter households are spending at least 30% of their income on housing costs, and 34% of renters are spending more than half of their income on housing costs. The lowest-income residents are the most impacted by high housing costs. Among renters earning less than 30% of area median income, 80% of households are spending more than half of their income on housing costs.

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.

Rental Housing Affordability

<table>
<thead>
<tr>
<th>Range</th>
<th>Ossining</th>
<th>Westchester</th>
</tr>
</thead>
<tbody>
<tr>
<td>HAMFI &lt;=30%</td>
<td>13%</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>80%</td>
<td>90%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td>7%</td>
<td>66%</td>
</tr>
<tr>
<td></td>
<td>26%</td>
<td>38%</td>
</tr>
<tr>
<td>51% to 80%</td>
<td>62%</td>
<td>38%</td>
</tr>
<tr>
<td></td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>81% to 100%</td>
<td>90%</td>
<td>91%</td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td>9%</td>
<td>9%</td>
</tr>
</tbody>
</table>


Rental Statistics

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in median rent since 2000</td>
<td>22%</td>
</tr>
<tr>
<td>Cost-burdened renter households</td>
<td>950 (23%)</td>
</tr>
<tr>
<td>Severely cost-burdened renter households</td>
<td>1,410 (34%)</td>
</tr>
<tr>
<td>Apartments with monthly rent below $1,000</td>
<td>16%</td>
</tr>
</tbody>
</table>

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

Distribution of Rents

<table>
<thead>
<tr>
<th>Range</th>
<th>Ossining</th>
<th>Westchester</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2500 or more</td>
<td>3%</td>
<td>8%</td>
</tr>
<tr>
<td>$2000 to $2499</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>29%</td>
<td>36%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>39%</td>
<td>36%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>3%</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Median Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Ossining</th>
<th>Westchester</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$1,193</td>
<td>$1,450</td>
</tr>
<tr>
<td>2016</td>
<td>$1,178</td>
<td>$1,394</td>
</tr>
</tbody>
</table>

Sources: 2000 Census (Inflation Adj.); 2016 ACS
### Distribution of Owner Costs

**With Mortgage**
- $3,000 or more: 45% in Ossining, 58% in Westchester
- $2,500 to $2,999: 17% in Ossining, 12% in Westchester
- $2,000 to $2,499: 17% in Ossining, 10% in Westchester
- $1,500 to $1,999: 10% in Ossining, 8% in Westchester
- $1,000 to $1,499: 5% in Ossining, 6% in Westchester
- Less Than $1,000: 5% in Ossining, 6% in Westchester

**Without Mortgage**
- $1,000 or more: 69% in Ossining, 68% in Westchester
- $800 to $999: 11% in Ossining, 9% in Westchester
- $600 to $799: 9% in Ossining, 7% in Westchester
- $400 to $599: 4% in Ossining, 5% in Westchester
- $250 to $399: 4% in Ossining, 3% in Westchester
- Less than $250: 3% in Ossining, 7% in Westchester

Source: 2016 American Community Survey

### Housing Affordability

- HAMFI: $3,294 Westchester County (Mortgage), $1,372 Westchester County (No Mortgage), $2,855 Ossining (Mortgage), $1,274 Ossining (No Mortgage)


### Median Monthly Owner Costs

- Westchester County (Mortgage): $3,294
- Westchester County (No Mortgage): $1,372
- Ossining (Mortgage): $2,855
- Ossining (No Mortgage): $1,274

Source: 2016 American Community Survey

### Median Home Value

- 2000: Ossining $291K, Westchester County $457K
- 2016: Ossining $371K, Westchester County $507K

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

### Home Values

- $1,000,000 or More: 1%
- $500,000 to $999,999: 14%
- $300,000 to $499,999: 60%
- $200,000 to $299,999: 15%
- $100,000 to $199,999: 5%
- $0 to $99,999: 6%

Source: 2016 American Community Survey
The Village of Ossining sits along the Hudson River near the widest part of the river on Haverstraw Bay. The village was incorporated in 1813 as the Village of Sing Sing and soon became a thriving port town, shipping farm produce and other goods down the Hudson River into New York City.

The Sing Sing Correctional Facility was constructed in 1825 and quickly became a major employer in the village. Over the years the prison became known for its use of the electric chair to execute prisoners sentenced to death. In 1901 The village changed its name from Sing Sing to Ossining in an effort to distance itself from the negative reputation of the prison.

Today, Ossining is a densely populated village with a large number of multifamily housing units. The village contains a number of tight knit communities with families that can trace their history in Ossining back for several generations.

Among the 6 UAA communities in Westchester County, Ossining has the highest median rent, with a median rent of $1,450. High rents have caused a significant number of Ossining residents to be severely cost-burdened, particularly renters in the lowest income brackets. Increasing rents, increasing home values, and a recent influx of luxury housing units has created a concern that gentrification may displace some of Ossining’s residents.

Another housing issue in Ossining is the prevalence of substandard living conditions. Factors contributing to poor living conditions include an aging housing stock, and the haphazard and often illegal subdivision of single family homes that has led to overcrowded households. The village government is in the early stages of addressing this issue with an increased commitment to code enforcement. The government also recently voted to implement rent control measures in an effort to curb increasing rents.

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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.
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.