village of WAPPINGERS FALLS
COMMUNITY OVERVIEW MAP

Legend
- Municipal Boundaries
- Parks
- National Historic Districts
- Property Boundaries

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

Schools
- Elementary
- Middle

Scale: 0 0.25 0.5 1 Miles
village of WAPPINGERS FALLS

Population & Demographics

Population Basics

5,429 Population (2016)
10.1% Population Change since 2000
2,064 Households (2016)
4.2% Households Change since 2000
1.2 Square Miles
4,524 Population Density (people per sq. mile)

Population by Race and Ethnicity

White 54% 74%
Black 6% 6%
Hispanic or Latino 15% 27%
Asian 3% 12%
Other 2% 0%

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

20% Population under age 20
64% Population ages 20-64
16% Population 65 and older
37 Median Age

Source: 2016 American Community Survey

Population & Demographics Analysis

Since 2000, the Village of Wappingers Falls has experienced relatively strong population growth, increasing from 4,929 in 2000 to 5,429 in 2016. This change in population represents a 10.1% increase over 16 years.

At 1.2 square miles in size, with a population density of 4,524 people per square mile, Wappingers Falls is among the smallest and densest UAA communities.

There have been significant shifts in the racial and ethnic makeup of Wappingers Falls since 2000. The White population in the village has decreased by 758 people since 2000, dropping from 74% to 54% of the total, while the Hispanic population grew by 741 people and Hispanics now make up 27% of the village’s population up from 15% in 2000. Wappingers Falls has also seen major growth in the Asian population, which increased from 3% to 12% of the village’s total; Asians are now a larger share of the population in Wappingers Falls than in any other UAA community.

Share of Population by Age and Sex

Source: 2016 American Community Survey; 2000 Decennial Census
village of WAPPINGERS FALLS
Housing Characteristics

Analysis
The majority of the housing stock in Wappingers Falls (59%) is multifamily housing. There is no public housing in the Village, but 13% of the housing units are subsidized affordable housing. Most of the housing units in the village (60%) are renter occupied while 32% are owner occupied. This is in contrast to Dutchess County where only 29% of households are rented and 64% are owner occupied.

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
- **41%** Single Family Housing
- **59%** Multifamily Housing
- **57%** Housing built before 1970
- **0%** Public Housing
- **13%** Other subsidized affordable housing
- **87%** Market-rate housing

Units in Structure
- **10 to 19 Units**: 2%
- **3 to 4 Units**: 13%
- **5 to 9 Units**: 16%
- **2 Units**: 14%
- **1 Unit, Detached**: 30%
- **1 Unit, Attached**: 11%
- **20+ Units**: 14%

Age of Housing Stock
- **Built 2010 or Later**: 1%
- **Built 2000 to 2009**: 11%
- **Built 1990 to 1999**: 6%
- **Built 1980 to 1989**: 7%
- **Built 1970 to 1979**: 18%
- **Built 1960 to 1969**: 7%
- **Built 1950 to 1959**: 16%
- **Built 1940 to 1949**: 5%
- **Built 1939 or Earlier**: 28%

Housing Bedroom Count

<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>347</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>417</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>756</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>543</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>127</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>77</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
### Year Moved to Current Home

<table>
<thead>
<tr>
<th>Year Moved to Current Home</th>
<th>Dutchess County</th>
<th>Wappingers Falls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>8%</td>
<td>17%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>33%</td>
<td>27%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>49%</td>
<td>29%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

### Average Household Size

- Owners: 2.7
- Renters: 2.5

Source: 2016 American Community Survey

### Median Household Income

#### Analysis

Median income in Wappingers Falls decreased from $54,910 in 2000 (adjusted for inflation) to $46,962 in 2016. This represents a 14% decrease in median household income. Similarly, the median household income in Dutchess County dropped slightly from $74,508 in 2000 (adjusted for inflation) to $72,706 in 2016, a 2% decrease.

Almost half of the residents in Wappingers Falls moved into their current home since 2010. While some of these residents may have moved from a home within the village, this statistic indicates that a significant number of Wappingers Falls residents moved into the village relatively recently.

#### Data Notes


### Median Income by Tenure

#### Wappingers Falls

- Owners with a mortgage: $91,326
- Owners without a mortgage: $65,395
- Renters: $40,777

#### Dutchess County

- Owners with a mortgage: $103,143
- Owners without a mortgage: $62,466
- Renters: $39,889

Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)
Analysis
Median rent in Wappingers Falls increased from $963 in 2000 (adjusted for inflation) to $1,295 in 2016, a 35% increase. This increase in median rent from 2000 to 2016 is the largest increase experienced by any of the UAA communities. As of 2016, only 15% of apartments in the village had a monthly rent below $1,000. Unfortunately, while median rent increased significantly, median household income dropped by 14%.

Median household value in Wappingers Falls increased from $179,000 in 2000 to $211,000 in 2016, an 18% increase. Dutchess County experienced a more significant increase in median household value, increasing from $217,000 in 2000 to $274,000 in 2016, a 27% increase.

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>Percentage</th>
<th>Wappingers Falls</th>
<th>Dutchess</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;=30% HAMFI</td>
<td>21%</td>
<td>3%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td>3%</td>
<td>5%</td>
</tr>
<tr>
<td>51% to 80%</td>
<td>61%</td>
<td>67%</td>
</tr>
<tr>
<td>81% to 100%</td>
<td>100%</td>
<td>97%</td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td>3%</td>
<td>3%</td>
</tr>
</tbody>
</table>


Rental Statistics

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in median rent since 2000</td>
<td>35%</td>
<td></td>
</tr>
<tr>
<td>Cost-burdened renter households</td>
<td>295</td>
<td>(22%)</td>
</tr>
<tr>
<td>Severely cost-burdened renter households</td>
<td>435</td>
<td>(32%)</td>
</tr>
<tr>
<td>Apartments with monthly rent below $1,000</td>
<td>15%</td>
<td></td>
</tr>
</tbody>
</table>

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

Distribution of Rents

<table>
<thead>
<tr>
<th>Rent Range</th>
<th>Wappingers Falls</th>
<th>Dutchess</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$250 or more</td>
<td>0%</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>$200 to $2499</td>
<td>14%</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>17%</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>42%</td>
<td>54%</td>
<td></td>
</tr>
<tr>
<td>$500 to $999</td>
<td>29%</td>
<td>11%</td>
<td></td>
</tr>
<tr>
<td>Less than $500</td>
<td>4%</td>
<td>7%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Median Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Wappingers Falls</th>
<th>Dutchess</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$963</td>
<td>$1,295</td>
</tr>
<tr>
<td>2016</td>
<td>$992</td>
<td>$1,141</td>
</tr>
</tbody>
</table>

Sources: 2000 Census (Inflation Adj.); 2016 ACS
**City of BEACON**

**ECONOMY**

**OWNED OCCUPIED HOUSING**

**Distribution of Owner Costs**

**With Mortgage**

- $3000 or more: 5% Wappingers Falls, 20% Dutchess
- $2500 to $2999: 18% Wappingers Falls, 28% Dutchess
- $2000 to $2499: 20% Wappingers Falls, 22% Dutchess
- $1500 to $1999: 23% Wappingers Falls, 33% Dutchess
- $1000 to $1499: 11% Wappingers Falls, 13% Dutchess
- Less Than $1,000: 2% Wappingers Falls, 5% Dutchess

**Without Mortgage**

- $1000 or more: 18% Wappingers Falls, 33% Dutchess
- $800 to $999: 6% Wappingers Falls, 22% Dutchess
- $600 to $799: 24% Wappingers Falls, 39% Dutchess
- $400 to $599: 15% Wappingers Falls, 35% Dutchess
- $250 to $399: 5% Wappingers Falls, 1% Dutchess
- Less than $250: 3% Wappingers Falls, 1% Dutchess

**Housing Affordability**

- <=30% HAMFI: 40% Wappingers Falls, 60% Dutchess
- 31% to 50%: 67% Wappingers Falls, 33% Dutchess
- 51% to 80%: 49% Wappingers Falls, 39% Dutchess, 12% Dutchess
- 81% to 100%: 79% Wappingers Falls, 21% Dutchess
- >100% HAMFI: 71% Wappingers Falls, 29% Dutchess

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

**Median Monthly Owner Costs**

- $2,225 Dutchess County (Mortgage)
- $842 Dutchess County (No Mortgage)
- $2,082 Wappingers Falls (Mortgage)
- $693 Wappingers Falls (No Mortgage)

**Median Home Value**

- 2000 Wappingers Falls: $179K
- 2016 Wappingers Falls: $211K
- 2000 Dutchess County: $216K
- 2016 Dutchess County: $274K

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

**Home Values**

- $1,000,000 or More: 0%
- $500,000 to $999,999: 4%
- $300,000 to $499,999: 11%
- $200,000 to $299,999: 42%
- $100,000 to $199,999: 34%
- $0 to $99,999: 9%

**Source:** 2016 American Community Survey
Wappingers Falls is a small 1.2 square mile village in Dutchess County situated along Wappinger Creek. Incorporated in 1871, Wappingers Falls gets its namesake from a waterfall from the creek that flows through the village. The creek and the waterfall played an important role in the village's early development, facilitating manufacturing and the construction of a cotton mill in 1819.

Today the village is primarily characterized by suburban residential development. The Village contains a short section of NYS Route 9 and its accompanying commercial development. Wappingers Falls also has a small but active main street primarily comprised of restaurants and cafes, as well as a popular theater company. In 2017 Wappingers Falls suffered from a major fire along East Main Street that displaced several residents and temporarily shut down a number of Main Street businesses.

Like many of the UAA communities, Wappingers Falls has simultaneously experienced a decrease in median household income and an increase in median rent since 2000. Median household income decreased by 14% falling from $54,910 in 2000 (adjusted for inflation) to $46,962 in 2016. Median rent increased by 34%, rising from $963 in 2000 to $1,295 in 2016.

Perhaps due in part to rising rents and declining household income, many renters in Wappingers Falls are significantly cost burdened. 54% of renters in the village are spending at least 30% of their income towards housing costs, and 32% are spending more than half of their income towards housing costs. In contrast, 40% of home owners in Wappingers Falls are spending at least 30% of their income towards housing costs, and only 8% are spending more than half of their income towards housing costs.

Currently, despite rising rents, there is little concern about gentrification in the village.

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