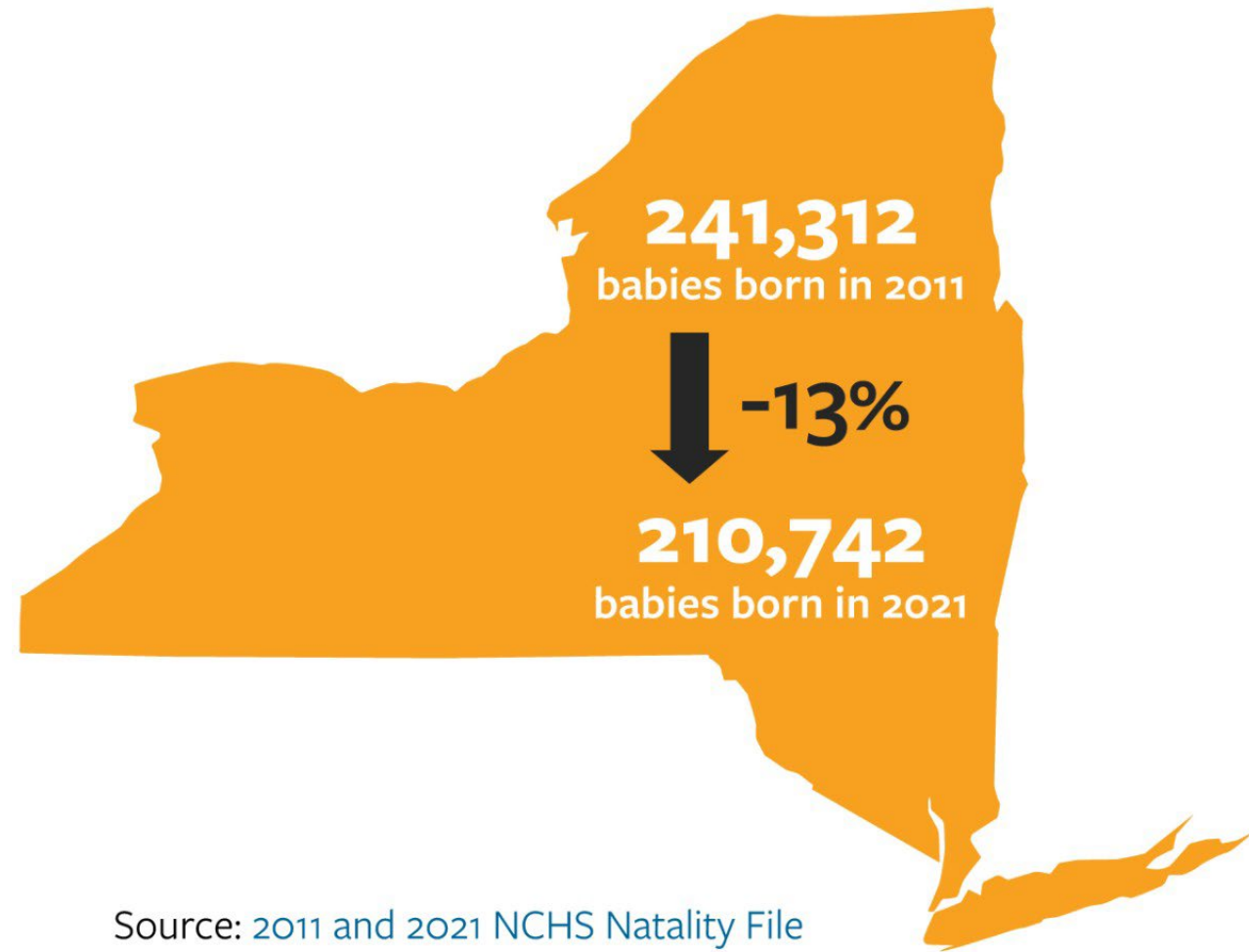# The Hudson Valley People Shortage and Housing

September 13, 2023

Adam Bosch
President & CEO
Hudson Valley Pattern for Progress
2023

HUDSON VALLEY PATTERN for PROGRESS

Center for HOUSING SOLUTIONS & COMMUNITY INITIATIVES

241,312 babies born in 2011

-13%

210,742 babies born in 2021

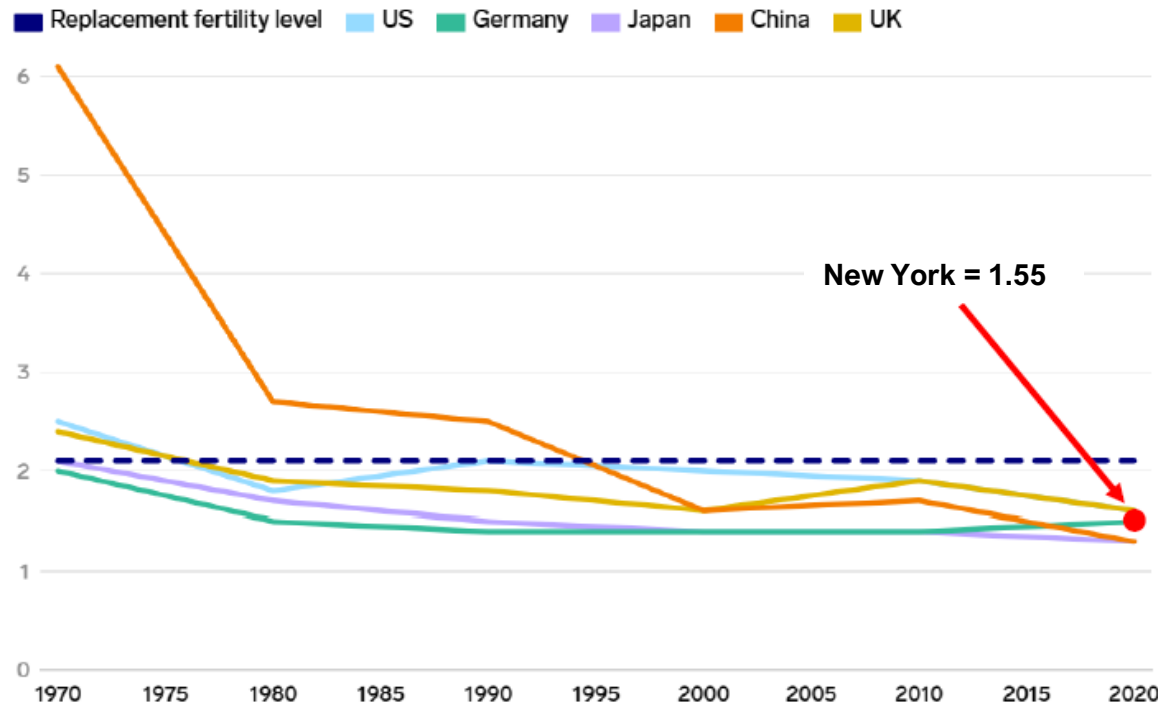Source: 2011 and 2021 NCHS Natality File

The Great People Shortage and its Effects on the Hudson Valley

A research brief by Hudson Valley Pattern for Progress
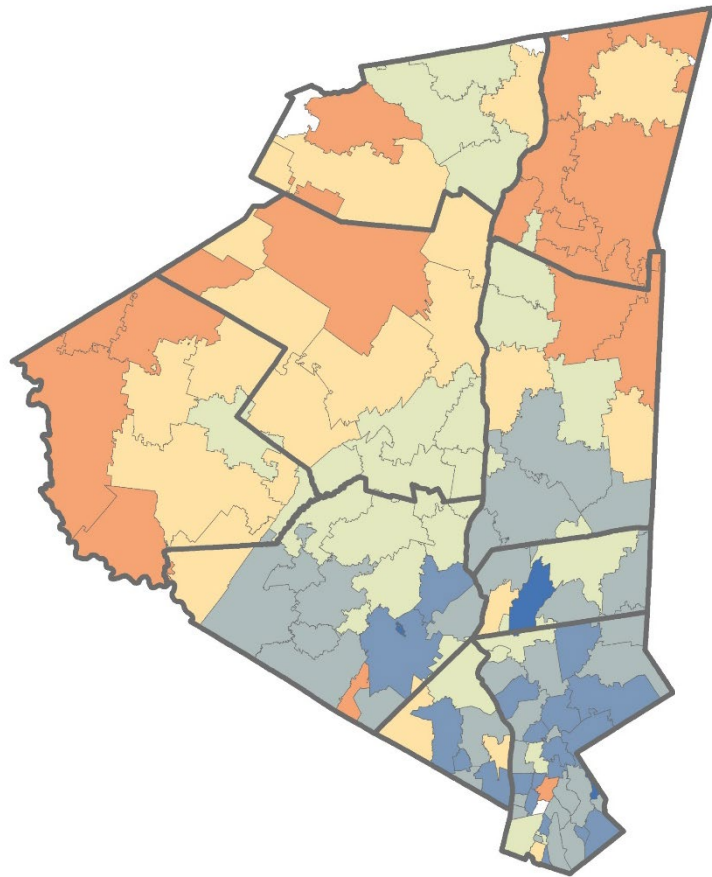
April 2023

Total birth rates

Legend: Replacement fertility level, US, Germany, Japan, China, UK

New York = 1.55

Sources: United Nations, NYS DOH

Change in Annual Live Births   1997-2019

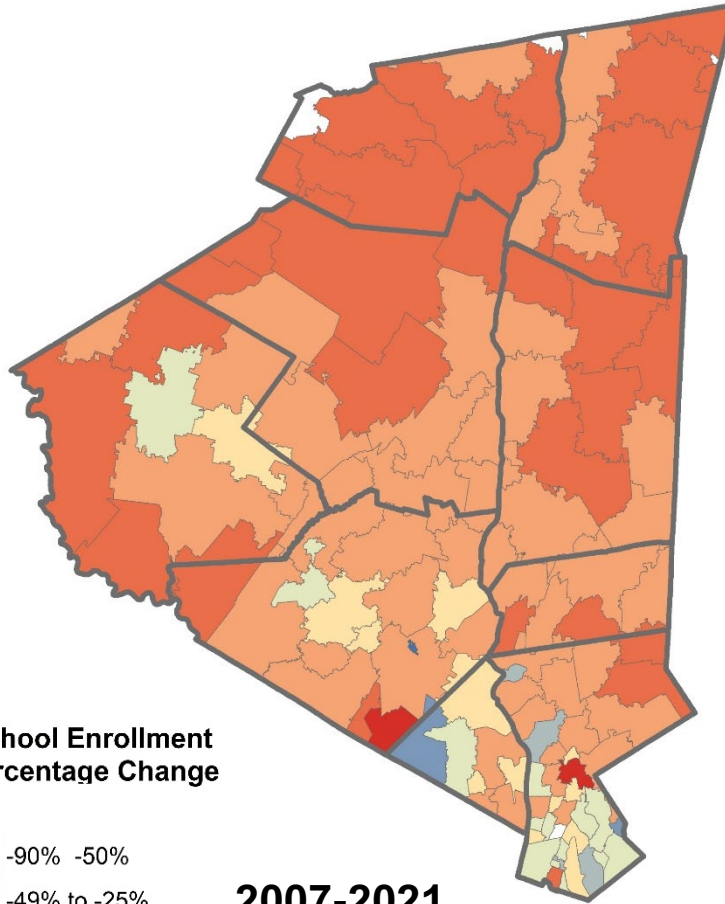| County	1997	2019	Difference	Percent change
Columbia	664	479	-185	-27.8%
Dutchess	3,399	2,699	-700	-20.5%
Greene	491	360	-131	-26.6%
Orange	4,869	5,192	323	+6.6%
Putnam	1,227	797	-430	-35.0%
Rockland	4,341	5,721	1,380	+31.7%
Sullivan	839	877	38	+4.5%
Ulster	1,922	1,520	-402	-20.9%
Westchester	12,655	9,906	-2,749	-21.7%

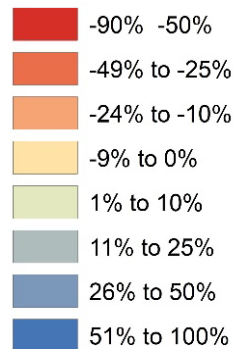## Total Live Births in the Hudson Valley   1997-2019
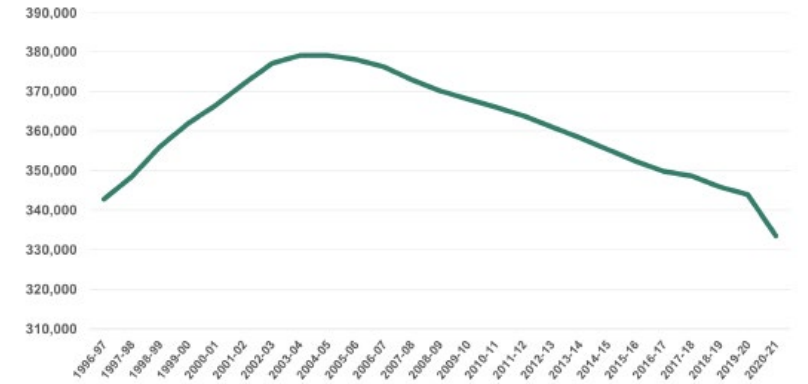
School populations

1997-2007

2007-2021

School Enrollment Percentage Change

- -90% -50%
- -49% to -25%
- -24% to -10%
- -9% to 0%
- 1% to 10%
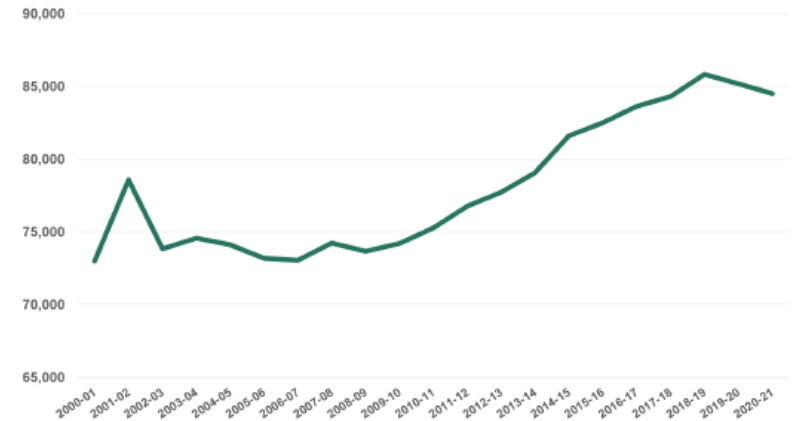- 11% to 25%
- 26% to 50%
- 51% to 100%

Source: NYS DOE

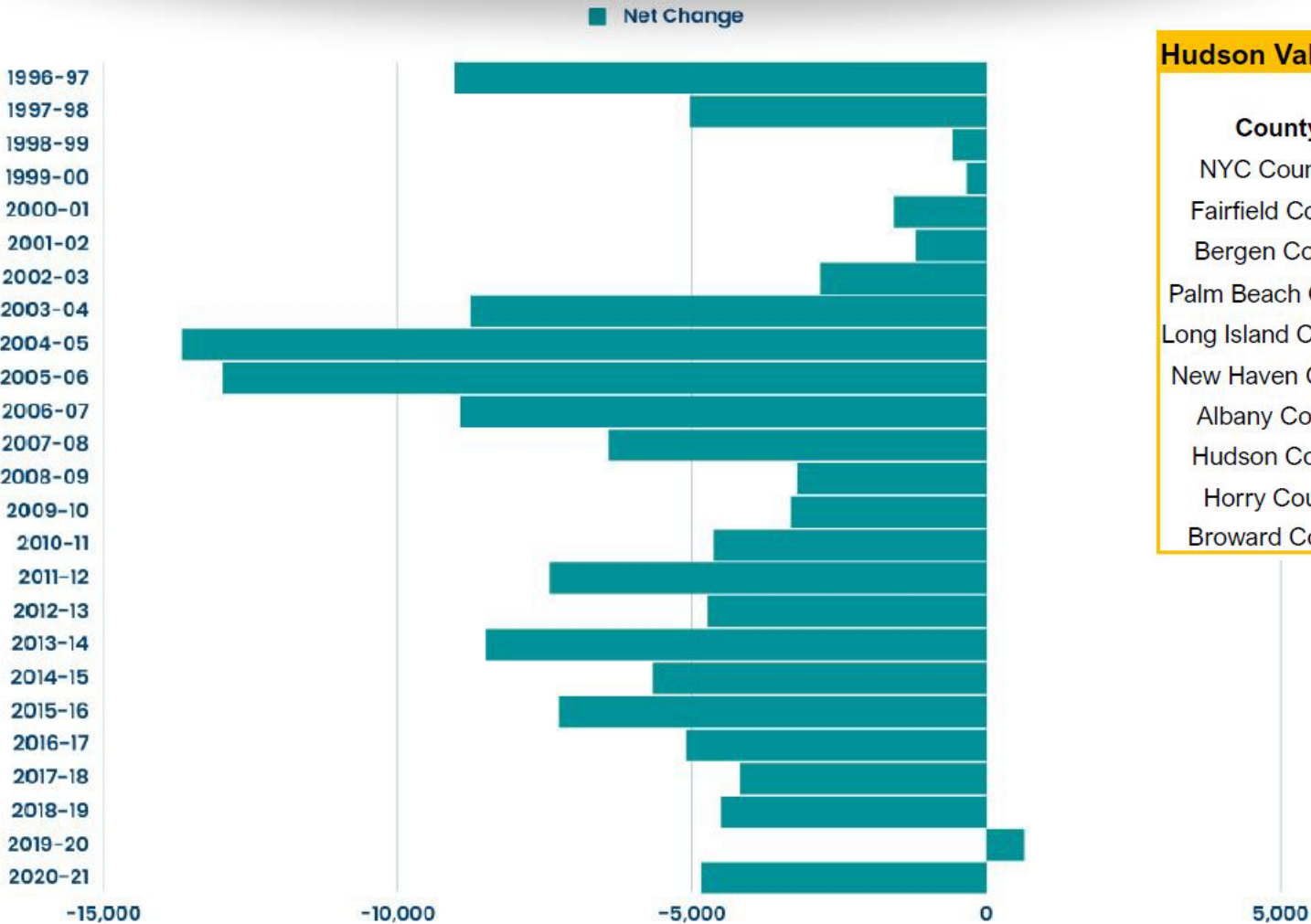**Pre-K Through 12th Grade Total Public Enrollment in the Hudson Valley**

Pre-K Through 12th Grade Total Non-Public Enrollment in the Hudson Valley

- **Net loss of 34,088 students**
- **97 of 120 school districts have shrinking enrollments**

Migration

Net Change

Hudson Valley Outflow 2020-2021*		
County	**State**	**Number of People**
NYC Counties	NY	14,632
Fairfield County	CT	7,252
Bergen County	NJ	2,635
Palm Beach County	FL	1,870
Long Island Counties	NY	1,661
New Haven County	CT	1,154
Albany County	NY	1,059
Hudson County	NJ	651
Horry County	SC	621
Broward County	FL	616

Hudson Valley Inflow 2020-2021*		
County	**State**	**Number of People**
NYC Counties	NY	45,890
Long Island Counties	NY	3,040
Fairfield County	CT	2,237
Bergen County	NJ	1,563
Hudson County	NJ	1,182
Los Angeles County	CA	609
Albany County	NY	558
Palm Beach County	FL	426
Essex County	NJ	352
Passaic County	NJ	295

- The region has lost people to migration for 24 of the last 25 years

- Only positive year was the very start of the pandemic

- Total net loss is 134,505 people

- Most people going to NYC, bordering states/counties, Florida and Carolinas

- U.S. Census Bureau found housing was the No. 1 reason for people leaving the Northeast, followed by family-related reasons and job-related

Source: Internal Revenue Service annual reports on migration

Workforce and population

- People age 25-44 = 592,156

- People age 45-64 = 691,926

- Difference = 99,770

- Every group below the age of 19 is getting significantly smaller over time

  - Net difference now is 26,335 fewer children and teens

- As these groups "age up," the number of people in our prime working-age cohorts becomes less and less over time

Mid-Hudson Valley Population by Age Group : 2010-2021

YEARS	2010 #	2010 % of Total	2021 #	2021 % of Total
Under 5	148,160	6%	143,163	6%
5 to 9	160,378	7%	148,685	6%
10 to 14	170,138	7%	165,694	7%
15 to 19	177,397	7%	172,196	7%
20 to 24	142,988	6%	159,997	6%
25 to 34	260,489	11%	288,800	12%
35 to 44	345,733	15%	303,356	12%
45 to 54	374,377	16%	341,828	14%
55 to 59	157,052	7%	180,153	7%
60 to 64	126,217	5%	169,945	7%
65 to 74	165,098	7%	243,891	10%
75 to 84	109,229	5%	121,526	5%
85 +	46,567	2%	58,928	2%

Source: U.S. Census Bureau

Workforce and population

Mid-Hudson Valley Population by Age Group : 2010-2021

YEARS	2010		2021		
	#	% of Total	#	% of Total	
Under 5	148,160	6%	143,163	6%	→ Loss of 4,997
5 to 9	160,378	7%	148,685	6%	→ Loss of 11,693
10 to 14	170,138	7%	165,694	7%	→ Loss of 4,444
15 to 19	177,397	7%	172,196	7%	→ Loss of 5,201
20 to 24	142,988	6%	159,997	6%	
25 to 34	260,489	11%	288,800	12%	**Total loss of 26,335**
35 to 44	345,733	15%	303,356	12%	
45 to 54	374,377	16%	341,828	14%	• Schools
55 to 59	157,052	7%	180,153	7%	• Workforce
60 to 64	126,217	5%	169,945	7%	• Volunteer base
65 to 74	165,098	7%	243,891	10%	• Community vibrancy
75 to 84	109,229	5%	121,526	5%	
85 +	46,567	2%	58,928	2%	

Ramifications of our people shortage

Economic

- Labor shortages

- Upward wage pressure

- Business closures → locally owned

- Stressor for business attraction

- Fewer consumers

Schools

- More school closures

- Difficult school budgets

- Hiring and program offerings

Healthcare

- Hard to find employees just as demand increases

- Challenging finances due to payor mix

Society

- Where will we get volunteers?

- Longer working hours

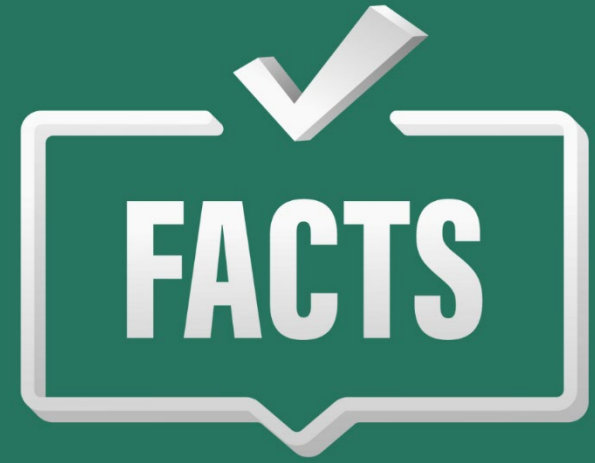**Taxing and municipal finance**

- Effect of aging on revenue

- Fickle nature of second homes and short-term rentals

Transportation

- Harder to fund public transport, but greater need

People shortage fact check

- "We cannot afford to have more people in the schools." → This is utter nonsense

    - Data do not support it

    - Too often used as a verbal weapon against development, especially housing

- "People just don't want to work anymore." → more nonsense

    - Employment-to-population ratio is 58.4 percent

    - Higher than most of the 1970s, 1980s, 1990s and 2010s

    - Recent data suggest shrinkage in the pool, not in the proportion of people who want to work

- People are leaving NY because the taxes are too high

    - This is likely true → connected to the overall cost of housing

    - Bordering states pay about 30-60 percent less in property tax on comparable homes

    - States to the south pay 60-85 percent less on property tax → some have no income tax

- If people are leaving NY, why do we have a housing shortage?

    - Growing proportion of homes locked up as second homes and short-term rentals

    - Smaller families

    - Boomer generation staying in homes longer

    - We did not build for the Millennials → Since 2010 only built 0.45 housing units for every job created

We are connected…are our policies?

- We are disappointed when the local diner closes

- We want the shelves stocked at our local grocery stores

- We are worried about shortages in childcare, eldercare, and emergency medical services

- We fume when school bus routes are cut for lack of drivers

- We love farm-fresh food and need people to harvest it

- We need people to operate our hotels, wastewater plants, local government offices, and distribution warehouses

We value these goods and services. They are things that we need and want.

So are we willing to encourage and allow the type of housing that is needed by our neighbors who provide these things that we deeply value?

Questions and discussion…