



Housing Needs Studies & Plans

2024 Pace Land Use Law Center
Conference

December 6, 2024



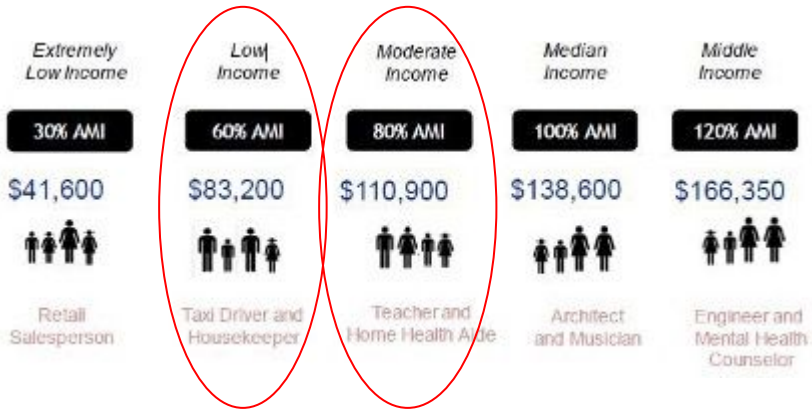
The Housing
Collective



Centers for
Housing
Opportunity

Why a plan for affordable housing?

Household areas median income for a family of 4 in Westchester



	County-Wide Market Rent for a 2BR	Annual Wage to Afford Market Rent 2BR	Hourly Wage to Afford Market Rate 2BR	Hourly Renter Wage Rate	Monthly Rent Affordable at Renter Wage Rate	Monthly Gap between Affordable Rent and Market Rent	# of Hours/week @ Renter Wage Rate for a 2BR at Market Rate
Westchester County	\$2,495	\$99,800	\$47.98	\$17.64	\$917	-\$1,578	108.8

Planning for Affordability

Planning for affordable housing positions communities to change the dynamic of affordable housing development

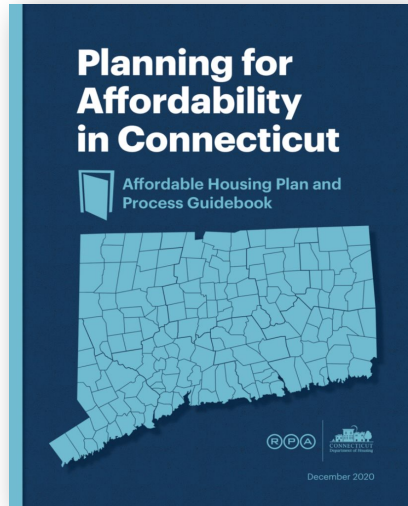
- Flipping the script- from reactive to proactive
- Spending the time up front to engage the community in planning for the future saves time and resources in the long run
- Creating a predictable environment for development is a win for residents and developers

CT Local Affordable Housing Plan Legislation

- Effective July 2017, CT state statute requires every municipality to prepare an affordable housing plan at least once every five years
- The plan must specify how the municipality intends to increase the number of affordable housing developments within the municipality
- The municipality may hold a public hearing on adoption of the plan and must make the plan available to the public for review prior to the hearing

Planning for Affordability in Connecticut

Balancing local control with meeting a statewide challenge



- Part 1: A toolkit for local communities
 - Building support for an affordable housing plan
 - What to include in an affordable housing plan
- Part 2: Planning \$ to get it done
- Part 3: Technical assistance for plan implementation

Building support for a plan

Engage your community

Create an affordable housing committee

Design an inclusive planning process

Create a communications strategy



What to include in the plan

Checklist

- Community values statement
- History of housing in your town
- Housing needs assessment
- Land use and zoning assessment
- Plan goals & actions
- Implementation strategy



WHEN HOTELS BECOME HOME

The growing quantity, heartache, and cost of families living in hotels in the Mid-Hudson



HUDSON VALLEY **PATTERN for PROGRESS**



OUT OF REACH

2024

Center for HOUSING SOLUTIONS & COMMUNITY INITIATIVES

HUDSON VALLEY **PATTERN for PROGRESS**

ROCKLAND COUNTY HOUSING NEEDS ASSESSMENT

An Assessment of Housing: Needs, Challenges and Opportunities 2024

Prepared by
HUDSON VALLEY **PATTERN for PROGRESS**

October 2022

VILLAGE OF PORT CHESTER HOUSING NEEDS ASSESSMENT

Prepared by
HUDSON VALLEY **PATTERN for PROGRESS**

WESTCHESTER COUNTY HOUSING NEEDS ASSESSMENT

NOVEMBER 2019

RESEARCH
DATA
ANALYSIS
RECOMMENDATIONS

prepared by:
HUDSON VALLEY **PATTERN for PROGRESS**

MARCH 2022

CITY OF POUGHKEEPSIE HOUSING NEEDS ASSESSMENT

Prepared for the City of Poughkeepsie
by Hudson Valley Pattern for Progress

Ulster County
Housing Smart
Communities Initiative

Midtown Thriving



MIDTOWN THRIVING
A Community Vision to Revitalize Vacant Properties

SULLIVAN COUNTY HOUSING TRUST FUND

HUDSON VALLEY
PATTERN for PROGRESS

Ideas from the Ulster County Housing Smart Initiative

- Establish a community outreach campaign
- Create a municipal housing action plan
- Adopt short-term rental regulations
- Development of accessory dwelling units
- Adopt existing real property tax laws
- Establish rent stabilization regulations
- Upzoning and mandatory affordable housing
- Adopt an affordable housing overlay district
- Housing sites inventory and RFP/RFEI
- Streamline the development approval process
- Adopt a building energy code
- Establish a housing rehabilitation program
- Create innovative housing solutions

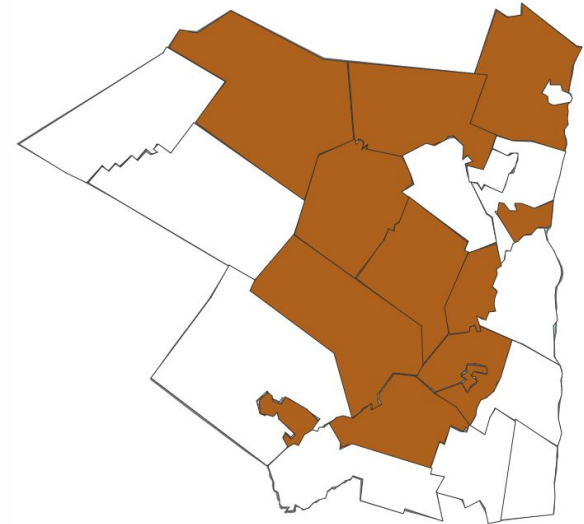
Each of these can be done at a scope / scale that is appropriate for the community.

Each has minimum achievement criteria.

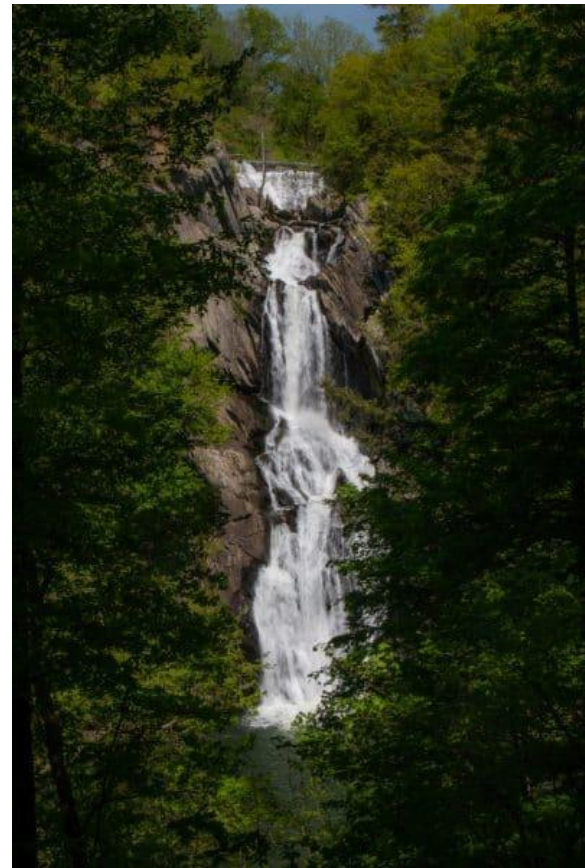
Ulster County Municipalities Certification Levels

Hover over a municipality to view certification level.

Click to visit that municipality's progress page.



Philmont, NY



Philmont's Mill History | a “Company Town”



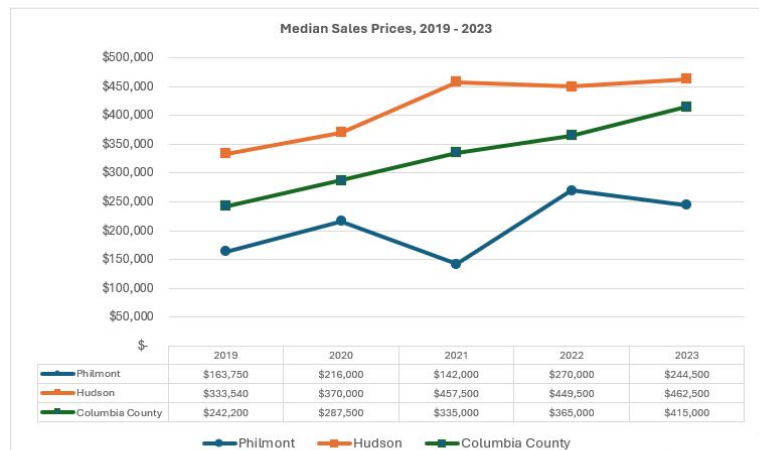
In addition to being one of Columbia County’s most densely populated municipalities (approximately 1,200 people within 1 square mile), Philmont has a historic Main Street, vistas, scenic beauty—including High Falls, Columbia County’s tallest waterfall and the Land Conservancy’s most frequently visited sites—and a long history of housing New Yorkers at a wide range of income levels.



Growth of the mill industry led to the creation of tenements and boarding houses for local factory workers, and most of the labour force lived within the Village.

Median Sales Prices

Between 2019 and 2023, the median sales price for single-family homes in Philmont increased 49% compared to a 39% increase in Hudson and a 71% increase in Columbia County.



Source: New York [State](#) of Office of Real Property & Tax Services

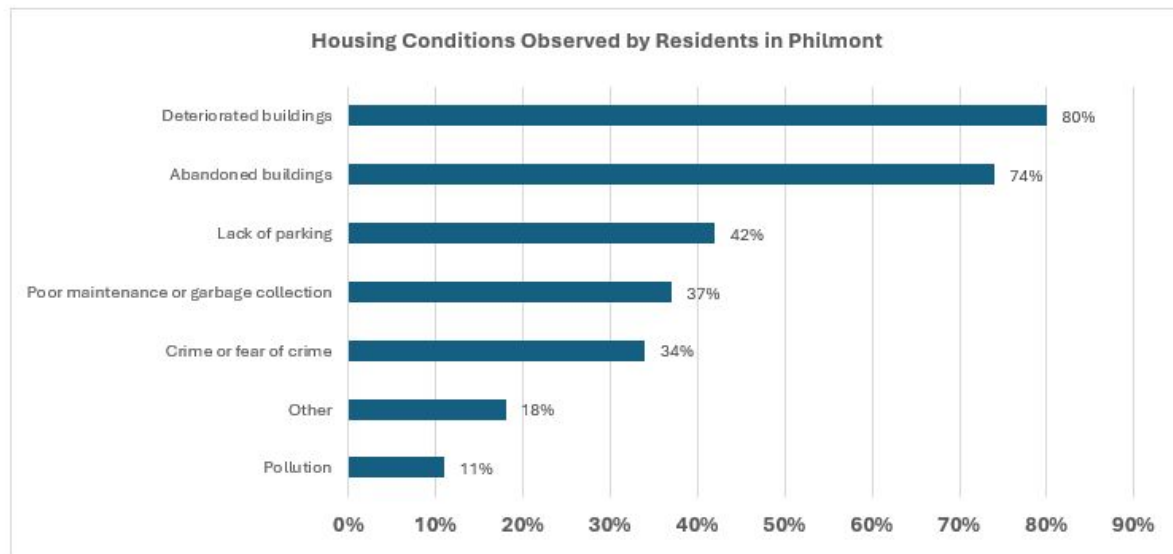
Biggest concern among residents.

Deteriorated and Abandoned Buildings



Single-family Home Median Sale Prices Increased 49% (2019 - 2023)

10% higher increase than Hudson.



FROM EXISTING CONDITIONS TO HOUSING NEEDS TO POLICY FRAMEWORK AND ACTION PLAN



Proposed Housing Policies and Actions for the Village of Philmont

Policy 1: Preserve Philmont's Residential Neighborhoods, View Corridors, and Open Spaces

1A. Maintain low-density zoning in neighborhoods

1B. Maximize protection of open space

1C. Encourage historic preservation of existing buildings

1D. Adopt design guidelines that protect Main Street's architectural heritage

Policy 2: Preserve and Expand Affordable Housing Supply for Renters

2A. Revise zoning regulations to encourage housing production in appropriate parts of the Village

2B. Promote Accessory Dwelling Units through financial incentives & streamlined approvals

2C. Pursue funding programs that would help non-profit housing developers to build affordable rental housing in Philmont

2D. Regulate short-term rentals

2E. Consider adoption of good faith eviction law

Policy 3: Expand Opportunities for Affordable Homeownership

3A. Encourage production of alternative forms of home ownership through tax incentives, grant assistance, and partnerships with non-profit housing organizations

3B. Adopt tax incentives that reduce the costs of homeownership

Policy 4: Improve Housing Conditions

4A. Adopt tax incentives for home improvements

4B. Provide financial support for home improvements and façade improvements

4C. Optimize code enforcement process

4D. Improve administration of rental registry and expand its scope of functions to improve access to information on building code compliance and enhance tenant – landlord relations

4E. Improve administration of vacant property registry

Policy 5: Incentivize Wider Variety of Housing Units

5A. Adopt building & zoning regulations that encourage development of smaller units

Matrix 1 How Long It Takes ➔

Proposed Housing Policies and Actions	Implementation Horizon		
	Short-term (Within 1 Year)	Medium Term (Within 2-4 Years)	Long Term (Five Years or Ongoing)
Policy 3: Expand Opportunities for Affordable Homeownership			
3A. Encourage production of alternative forms of home ownership through tax incentives, grant assistance, and partnerships with non-profit housing organizations			✓
3B. Adopt tax incentives that reduce the costs of homeownership	✓		

Matrix 2 Priority ➔

Proposed Implementation Strategy	High Priority	Medium Priority	Low Priority
POLICY 3: EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP			
3A. Encourage production of alternative forms of home ownership through tax incentives, grant assistance, and partnerships with non-profit housing organizations			
<ul style="list-style-type: none"> Adopt NYS Real Property Tax Exemption 485x 'Affordable Neighborhoods for New Yorkers' to incentivize construction of affordable homeownership units. 		✓	
<ul style="list-style-type: none"> Coordinate with Columbia County on funding opportunities for first-time homeownership programs and rehabilitation assistance for existing homeowners. 		✓	
<ul style="list-style-type: none"> Apply to New York State's DRI/NYF program to fund an affordable homeownership program. 	✓		
<ul style="list-style-type: none"> Identify more properties for acquisition and redevelopment as homeownership units by affordable housing development organizations including Columbia County, Habitat for Humanity, and Trillium Land Trust. 	✓		
3B. Adopt tax incentives that reduce the costs of homeownership			
<ul style="list-style-type: none"> Consider Village adoption of the property tax exemptions offered by the Town of Claverack for seniors, low-income residents with disabilities, veterans, and first responders. 		✓	
<ul style="list-style-type: none"> Opt into New York State Real Estate Tax Exemption 457 for first-time homebuyers of newly constructed homes. 		✓	
<ul style="list-style-type: none"> Consider adoption of New York State Real Estate Tax Exemption 421-E for new or converted condo, coop, or rental buildings. 		✓	

Welcome Home Westchester

Tell Your Local Leaders to Be Part of the Housing Solution!

Westchester County remains in a housing shortage which threatens the health of our economy, the vibrancy of our communities and the future of our county. But this is a problem that can be solved – and there are many different ways to solve it! Not every community needs to do the same things, but every community should advance meaningful solutions.

The biggest impediments to building the housing we need are always at the local level. That means YOUR VOICE can make a big difference! Write to the leaders of the city, town, or village in Westchester where you live or work and urge them to be part of the housing solution!

Reach out to your elected representatives and encourage them to adopt at least one initiative from our "5 in 25" Agenda!



Make your voice heard by signing our online petition today and help tackle the housing crisis!

www.welcomehomewestchester.org



Petition Text

Westchester County continues to grapple with a housing shortage, posing a threat to the health of our economy and the vibrancy of our communities – including our own! We all know someone who is struggling to find the housing they need at a price they can afford. Other communities in Westchester who have cut red tape and thoughtfully increased their housing supply are right now the beneficiaries of increased property taxes (NOT from current residents), additional infrastructure money from the State or County, and additional economic activity for their local businesses. We should do the same!

I believe that it's important for us to be part of the solution and not to sit on the sidelines. I urge you to look at "Five in 2025 Agenda: Options That Every Westchester City, Town, and Village Can Take to Address the Housing Crisis" which is available at www.welcomehomewestchester.org.

Let's find one policy on that agenda that will work for us and work on it this year. I believe by working together, we can create communities where everyone has the opportunity to thrive.

Enter Your Info

Your Information

First Name * Last Name *

Email *

Yes, sign me up to receive text alerts

By providing your mobile number, you agree to receive periodic call to action text messages from Building and Realty Institute. Message and data rates may apply. Reply HELP for help. Reply STOP to unsubscribe. Message frequency varies. [Privacy Policy](#).

Mobile Number

Home Information

Street Address *

Welcome Home Westchester



SIGN THE "5 IN 25" PETITION!

