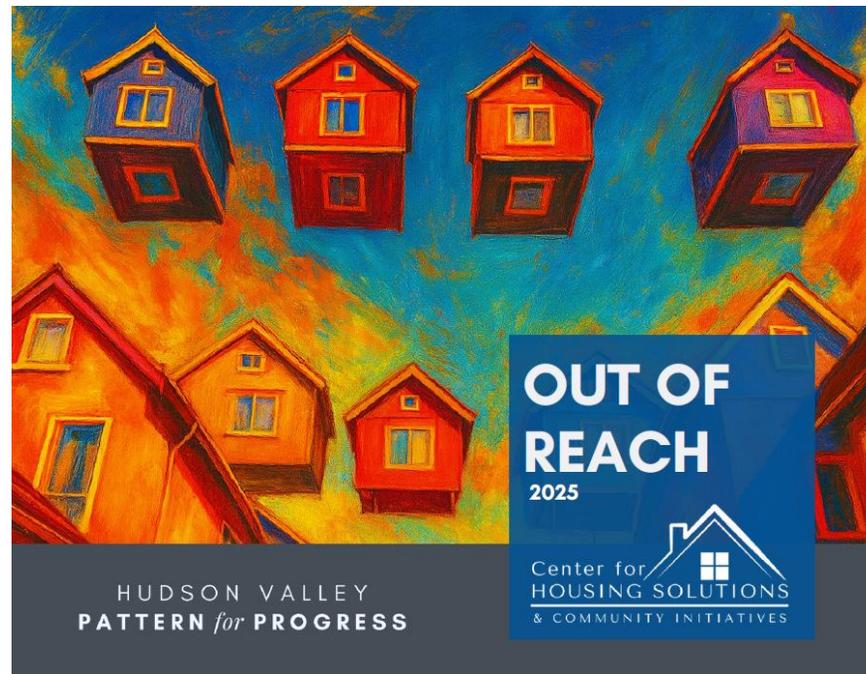


Columbia County Housing Forum

A review of trends, stressors and
tactics related to housing

Adam Bosch
President & CEO
2025

HUDSON VALLEY
PATTERN
for
PROGRESS

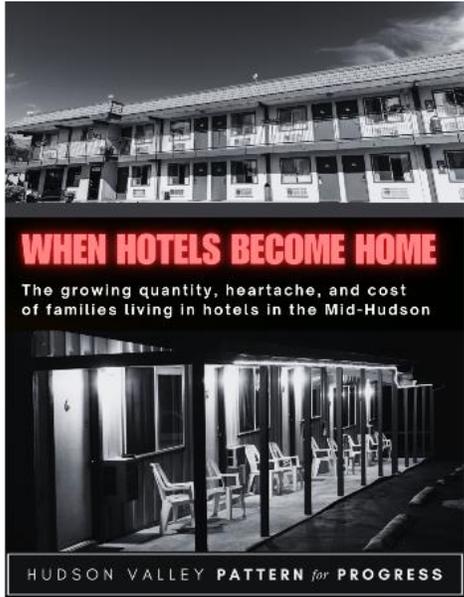


Hudson Valley
Regional Housing
Market Report
Q3 2025 Data

HUDSON VALLEY
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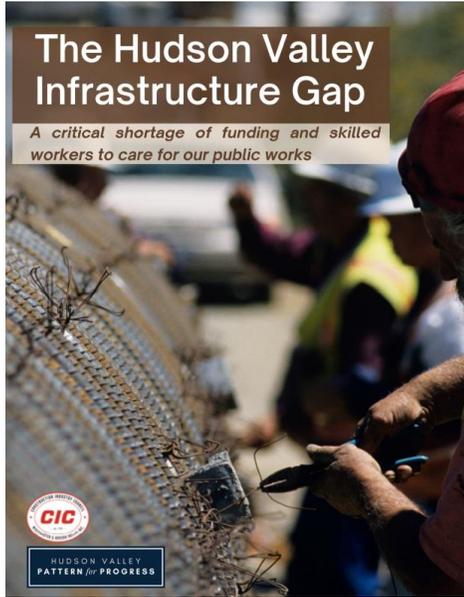
So much to talk about...



WHEN HOTELS BECOME HOME

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

HUDSON VALLEY PATTERN for PROGRESS



The Hudson Valley Infrastructure Gap

A critical shortage of funding and skilled workers to care for our public works

CIC

HUDSON VALLEY PATTERN for PROGRESS



CAPACITY TO COMPETE

A ROADMAP FOR MUNICIPAL GRANTS IN THE HUDSON VALLEY

MAY 2025

HUDSON VALLEY PATTERN for PROGRESS

NYU

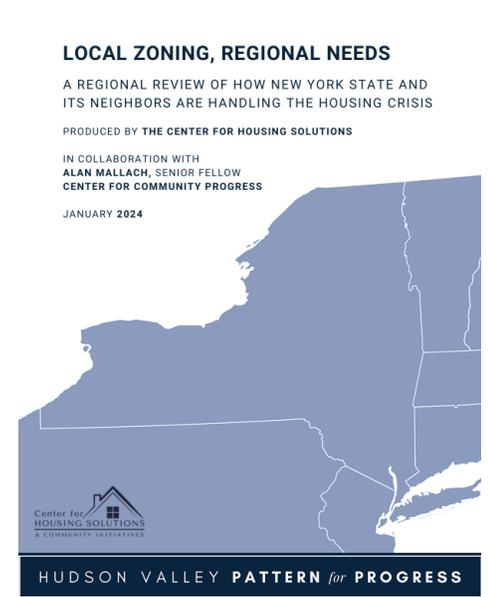
ROBERT F. WAGNER DEANSHIP SCHOOL OF PUBLIC SERVICE



Closed Schools, Open Minds

Hudson Valley's school enrollment shrinkage, school closures, and opportunities for adaptive reuse.

HUDSON VALLEY PATTERN for PROGRESS



LOCAL ZONING, REGIONAL NEEDS

A REGIONAL REVIEW OF HOW NEW YORK STATE AND ITS NEIGHBORS ARE HANDLING THE HOUSING CRISIS

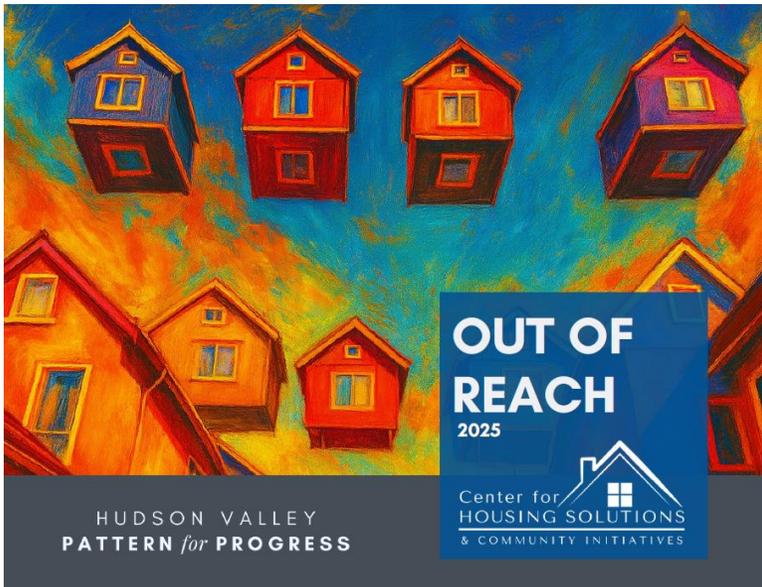
PRODUCED BY THE CENTER FOR HOUSING SOLUTIONS

IN COLLABORATION WITH ALAN MALLACH, SENIOR FELLOW CENTER FOR COMMUNITY PROGRESS

JANUARY 2024

Center for HOUSING SOLUTIONS & COMMUNITY INITIATIVES

HUDSON VALLEY PATTERN for PROGRESS



OUT OF REACH

2025

Center for HOUSING SOLUTIONS & COMMUNITY INITIATIVES

HUDSON VALLEY PATTERN for PROGRESS



Old Malls, New Uses

A playbook for the adaptive reuse of mall properties in the Hudson Valley

HUDSON VALLEY PATTERN for PROGRESS

2024



Hudson Valley Regional Housing Market Report

Q2 2025 Data

HUDSON VALLEY PATTERN for PROGRESS

Center for HOUSING SOLUTIONS & COMMUNITY INITIATIVES

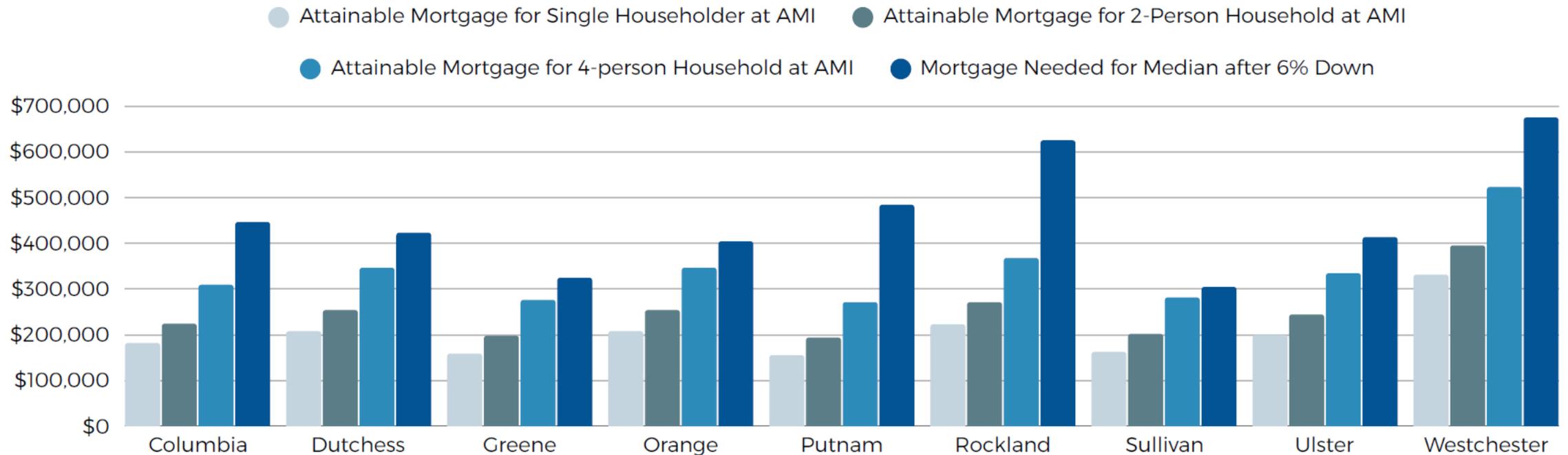
Home prices

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								\$ change	% change	\$ change	% change
Columbia	\$255,500	\$355,000	\$359,900	\$413,000	\$472,000	\$488,250	\$525,000	\$36,750	7.5%	\$269,500	105.5%
Dutchess	\$305,900	\$342,000	\$395,100	\$415,000	\$428,000	\$471,750	\$465,000	(\$6,750)	-1.4%	\$159,100	52.0%
Greene	\$185,000	\$242,000	\$288,000	\$332,500	\$314,150	\$349,000	\$365,000	\$16,000	4.6%	\$180,000	97.3%
Orange	\$272,950	\$311,000	\$365,000	\$402,000	\$430,000	\$448,000	\$459,000	\$11,000	2.5%	\$186,050	68.2%
Putnam	\$360,000	\$380,000	\$435,000	\$468,000	\$487,500	\$560,000	\$583,500	\$23,500	4.2%	\$223,500	62.1%
Rockland	\$435,000	\$469,900	\$530,000	\$618,500	\$620,000	\$675,000	\$750,000	\$75,000	11.1%	\$315,000	72.4%
Sullivan	\$148,450	\$199,300	\$258,500	\$278,000	\$299,000	\$330,000	\$365,000	\$35,000	10.6%	\$216,550	145.9%
Ulster	\$260,000	\$305,000	\$355,000	\$390,500	\$415,000	\$452,500	\$475,000	\$22,500	5.0%	\$215,000	82.7%
Westchester	\$565,000	\$689,500	\$680,000	\$680,000	\$725,000	\$799,000	\$810,000	\$11,000	1.4%	\$245,000	43.4%

Source: Pattern analysis of NYS Association of Realtors

Is homeownership possible?

COMPARING MEDIAN SALES PRICES TO ATTAINABLE MORTGAGE



FACT: The median-earning family in the region falls short of qualifying for a mortgage on the median priced home by \$102K to \$353K → an increase from 2024 gap of \$99K to \$280K. Even four-person households cannot afford homeownership in the Hudson Valley in the current market.

Rents and renter wages

Rate of Change Comparison

	Wage Increase 2022-2023	Rent Increase 2022-2023
Columbia	4%	9%
Dutchess	5%	12%
Greene	11%	9%
Orange	6%	12%
Putnam	0%	5%
Rockland	8%	5%
Sullivan	1%	2%
Ulster	5%	10%
Westchester	9%	8%

Source: NLIHC, 2023

RATE OF CHANGE COMPARISON

	Wage Change 2023-2024	Rent Increase 2023-2024
Columbia	-5%	7%
Dutchess	-1%	15%
Greene	14%	3%
Orange	-1%	15%
Putnam	-6%	12%
Rockland	-3%	12%
Sullivan	-2%	7%
Ulster	1%	14%
Westchester	-9%	16%

RATE OF CHANGE COMPARISON

	Wage Change 2024-2025	Rent Increase 2024-2025
Columbia	5%	13%
Dutchess	7%	4%
Greene	1%	9%
Orange	2%	4%
Putnam	1%	1%
Rockland	1%	1%
Sullivan	1%	13%
Ulster	0%	6%
Westchester	7%	18%

Reminder: FMR is the 40th percentile of all units newly rented in the past two years. Depending on the shape of the distribution curve, median rent and average rent could be much higher.

AMI

HUD AREA MEDIAN INCOMES 2018-2025

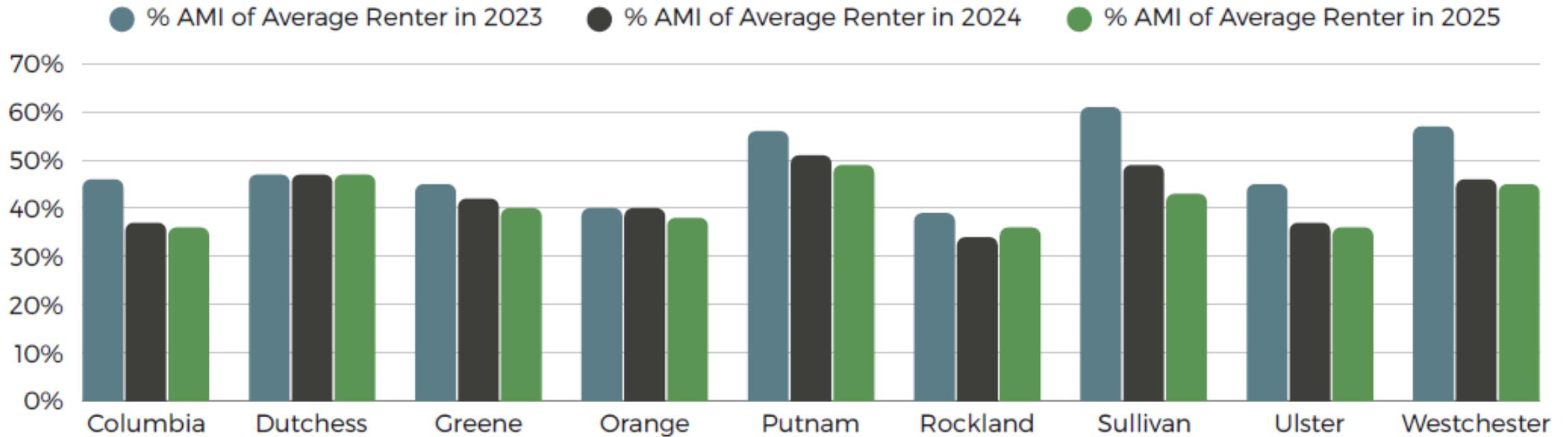
HUDSON VALLEY
PATTERN *for* PROGRESS

FOR MORE INFORMATION:

WWW.HUDUSER.GOV/PORTAL/DATASETS/IL.HTML

COUNTY	2018	2025	%CHANGE 2018-2025
COLUMBIA	\$76,100	\$113,100	49%
DUTCHESS	\$94,600	\$123,000	30%
GREENE	\$67,500	\$104,300	55%
ORANGE	\$94,600	\$123,000	30%
PUTNAM	\$70,300	\$103,000	47%
ROCKLAND	\$105,000	\$128,700	23%
SULLIVAN	\$71,300	\$105,700	48%
ULSTER	\$79,200	\$119,800	51%
WESTCHESTER	\$117,100	\$170,000	45%

AMI



Data notes: More wealth has moved into the region, and those in the upper 40th percentile of earnings have seen increases. But renter wages are stagnant. The denominator is increasing faster than the numerator, causing a large drop in the AMI targets needed to meet demand among working people. *Hudson example*

Flat population and shrinking families: Columbia County

The shrinking size of the average family is the biggest driver of housing demand in the Hudson Valley.

How? Let's look at the math...

	2013	2023
Columbia County population	62,674	61,245
Average household size	2.42	2.31
Total households	25,898	26,512

Therefore, Columbia County needs at least 600-700 units of additional housing just to keep up with household formation, even for a shrinking full-time population.

Mathematically, the county needs even more housing units when you consider the unmet housing demands of our **homeless population**, and housing that is taken out of circulation by:

- **Second homes**
- **Short-term rentals**
- **Dilapidation and disrepair**

Work from Home

County	2016 - 5 YR ACS			2023 - 5 YR ACS			2016 to 2023 Changes	
	Total Work Population	% WFH	Est # WFH	Total Work Population	% WFH	Est # WFH	Change in WFH	Change in Total Work Population
Columbia	29,416	7%	1,912	28,689	16%	4,504	2,592	-727
Dutchess	140,507	6%	8,009	146,372	14%	20,346	12,337	5,865
Greene	19,234	5%	866	21,292	12%	2,449	1,583	2,058
Orange	171,898	5%	8,423	183,509	12%	21,104	12,681	11,611
Putnam	49,848	5%	2,592	49,322	14%	6,757	4,165	-526
Rockland	144,060	5%	6,915	145,331	13%	18,602	11,687	1,271
Sullivan	31,731	5%	1,523	34,286	12%	4,046	2,523	2,555
Ulster	83,526	6%	5,346	83,363	15%	12,838	7,492	-163
Westchester	459,790	5%	23,449	485,809	17%	84,045	60,596	26,019
Hudson Valley Total	1,130,010	Total:	59,034	1,177,973	Total:	174,690	115,656	47,963

FACT: The number of people working from home in the Hudson Valley has nearly tripled since 2016. A total of 174,690 people now work from home.

Births

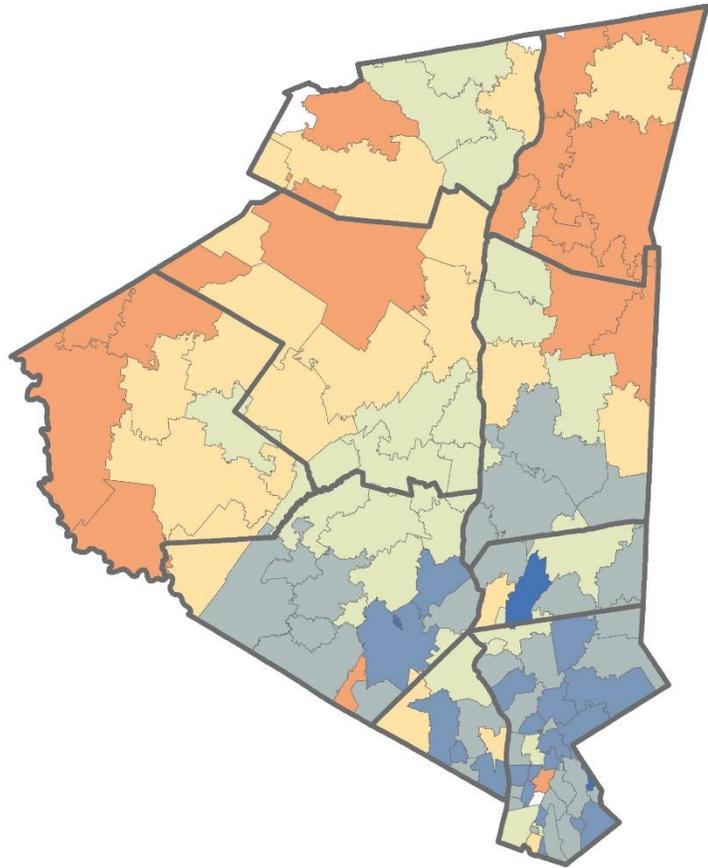
County	2000	2007	2014	2020	2021	2022	2023
Columbia	661	587	492	466	476	N/A	N/A
Dutchess	3,340	3,078	2,680	2,563	2,641	2,628	2,531
Greene	479	458	398	398	390	N/A	N/A
Orange	4,910	5,333	4,856	5,234	5,617	5,468	5,730
Putnam	1,192	1,036	825	831	915	N/A	N/A
Rockland	4,563	4,793	5,170	5,708	6,386	6,412	6,612
Sullivan	829	948	785	867	975	N/A	N/A
Ulster	1,798	1,860	1,525	1,473	1,575	1,524	1,368
Westchester	13,300	11,857	10,641	9,634	10,059	9,905	9,702
Hudson Valley Total	31,072	29,950	27,372	27,174	29,034	N/A	N/A

Columbia -28%

Greene -19%

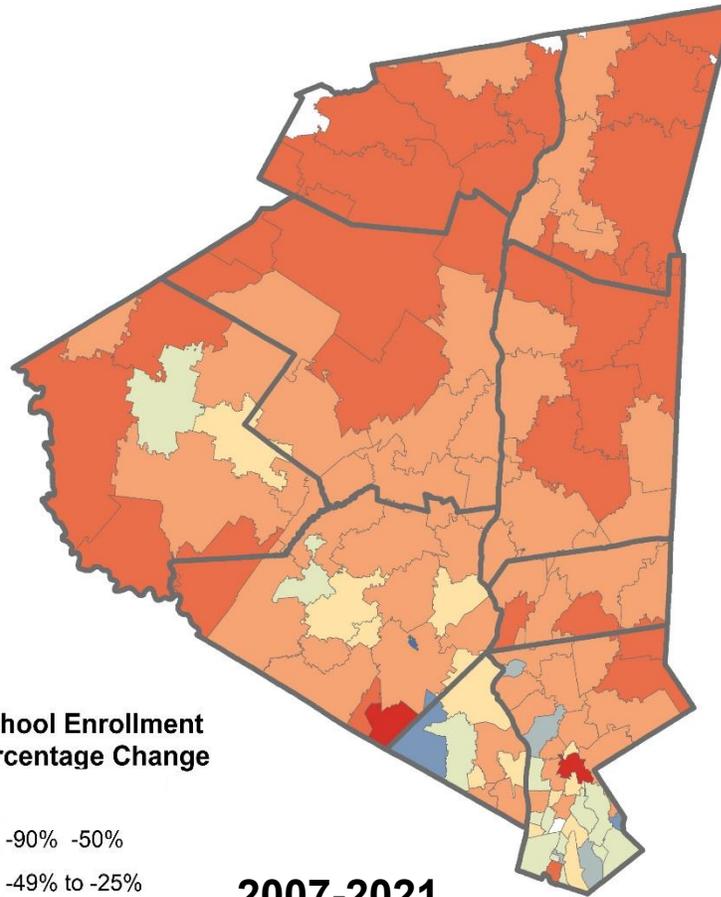
FACT: The pandemic baby boom did not affect Columbia-Greene the same way it did other counties in the region, all of which have seen their births drop again.

School populations



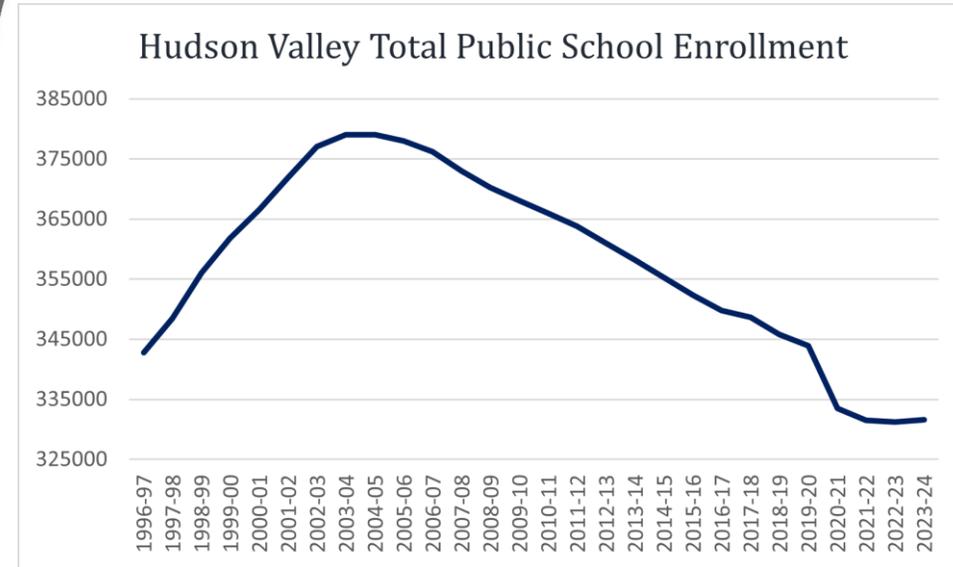
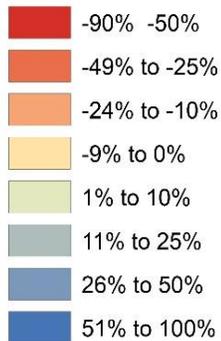
1997-2007

Columbia down 36% - 6,061



2007-2021

School Enrollment Percentage Change



- **Peak enrollment (2003) = 379,068**
- **1996 enrollment = 342,745**
- **2023 enrollment = 331,621**
- **Net loss of 47,447 students**
- **97 of 120 school districts have shrinking enrollments**

Do we have enough workers and customers?

Columbia County	2010	2023	Change	%Change
Under 5 years	3082	2400	-682	-22%
5 to 9 years	3145	2291	-854	-27%
10 to 14 years	3679	3055	-624	-17%
15 to 19 years	5029	3168	-1861	-37%
20 to 24 years	3217	2946	-271	-8%
25 to 34 years	5918	6723	805	14%
35 to 44 years	8263	7027	-1236	-15%
45 to 54 years	10561	7830	-2731	-26%
55 to 59 years	4908	5370	462	9%
60 to 64 years	4567	4867	300	7%
65 to 74 years	5743	9251	3508	61%
75 to 84 years	3183	4469	1286	40%
85 years and over	1946	1848	-98	-5%

Greene County	2010	2023	Change	%Change
Under 5 years	2344	2030	-314	-13%
5 to 9 years	2471	1586	-885	-36%
10 to 14 years	3093	2754	-339	-11%
15 to 19 years	3613	2139	-1474	-41%
20 to 24 years	3268	2784	-484	-15%
25 to 34 years	4695	5691	996	21%
35 to 44 years	6798	5650	-1148	-17%
45 to 54 years	7969	5962	-2007	-25%
55 to 59 years	3774	3485	-289	-8%
60 to 64 years	3108	4324	1216	39%
65 to 74 years	4564	6542	1978	43%
75 to 84 years	2773	3029	256	9%
85 years and over	940	1578	638	68%

- **Decrease of 7,033 infants, children and teens**
- **Increase of 9,084 senior citizens**
- **Loss of 7,122 mid-career professionals (35-55)**
- **Where does the future labor force come from?**
- **What about a year-round customer base? → People are the fuel of a consumer economy**

Industry sector strength

	Columbia County, New York		
Industry Sector	Median wage	Number of jobs	Median wage %AMI
Management occupations	\$80,087.00	3721	71%
Office and administrative support occupations	\$43,017.00	2696	38%
Educational instruction, and library occupations	\$48,807.00	2322	43%
Sales and related occupations	\$38,750.00	2322	34%
Construction and extraction occupations	\$54,543.00	1576	48%
Health diagnosing and treating practitioners and other technical occupations	\$91,328.00	1449	81%
Business and financial operations occupations	\$88,015.00	1409	78%
Production occupations	\$38,009.00	1300	34%
Food preparation and serving related occupations	\$17,207.00	1298	15%
Transportation occupations	\$41,623.00	1199	37%

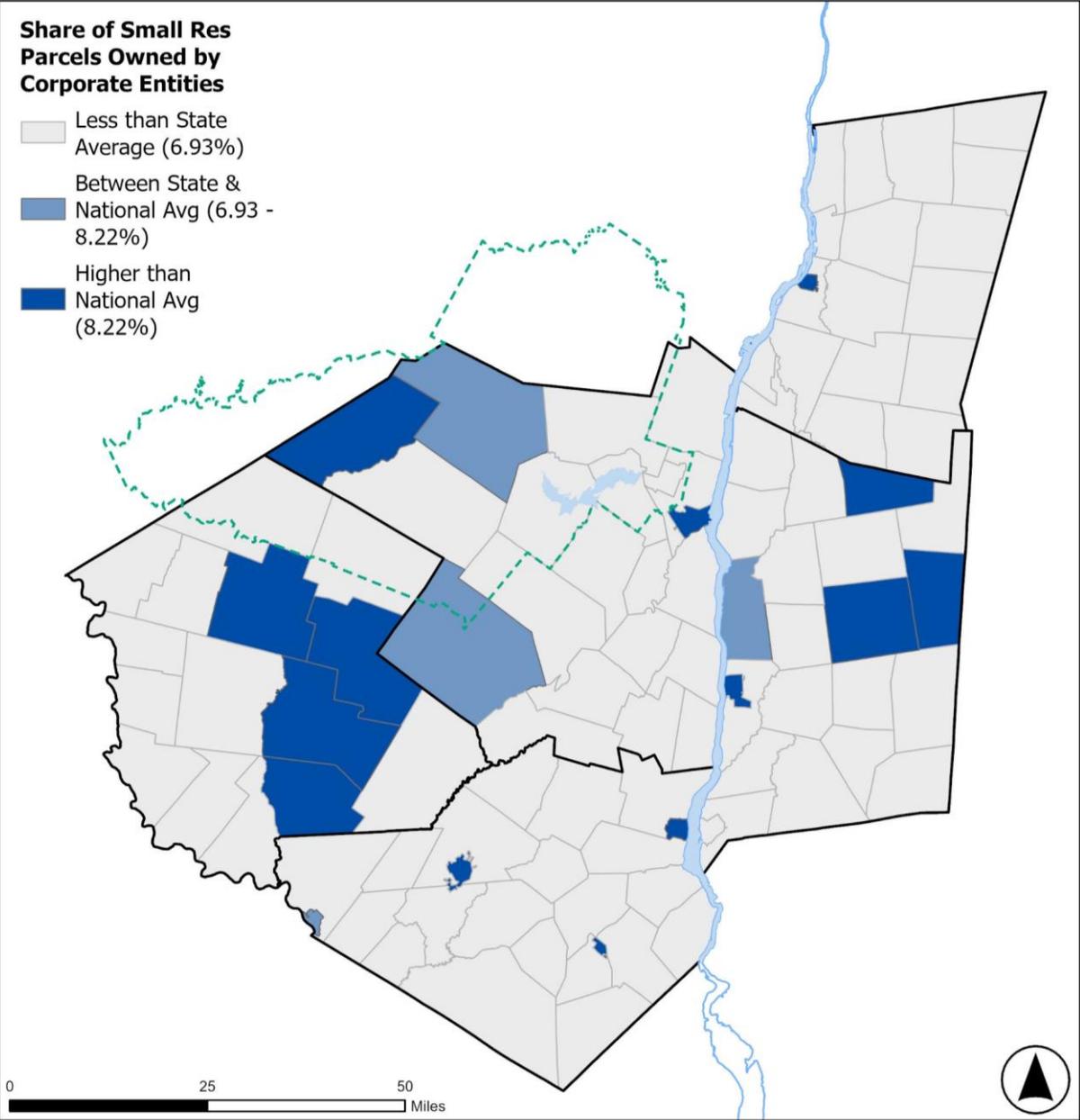
	Greene County, New York		
Industry Sector	Median wage	Number of jobs	Median wage %AMI
Office and administrative support occupations	\$36,675.00	2590	35%
Management occupations	\$75,428.00	2305	72%
Sales and related occupations	\$46,923.00	1645	45%
Construction and extraction occupations	\$50,725.00	1221	49%
Building and grounds cleaning and maintenance occupations	\$30,530.00	1168	29%
Educational instruction, and library occupations	\$60,254.00	1132	58%
Food preparation and serving related occupations	\$15,326.00	1060	15%
Transportation occupations	\$49,953.00	962	48%
Production occupations	\$37,957.00	935	36%
Health diagnosing and treating practitioners and other technical occupations	\$90,680.00	885	87%

Active government role

- Zoning that allows for modern patterns of development
 - Focusing on “form” instead of “use”
 - Room Enough for Both
- Create a countywide census of municipally owned property that could be utilized through the RFEI process
- Provide technical assistance to towns
- Local-option credits for first-time buyers, phasing in taxes, etc.
 - Have staff create a list and distribute it for local adoption
- Greyfields and brownfields → BOA designations
- Stepped-up building inspection of dilapidated properties
- HCR and ESD funds need to be pursued
- Citizen philanthropy – property purchases, donations, community led development projects in rural areas
- Infrastructure → including community septic systems in your thinking
- **What is our mindset in the Hudson Valley and in Columbia-Greene?**

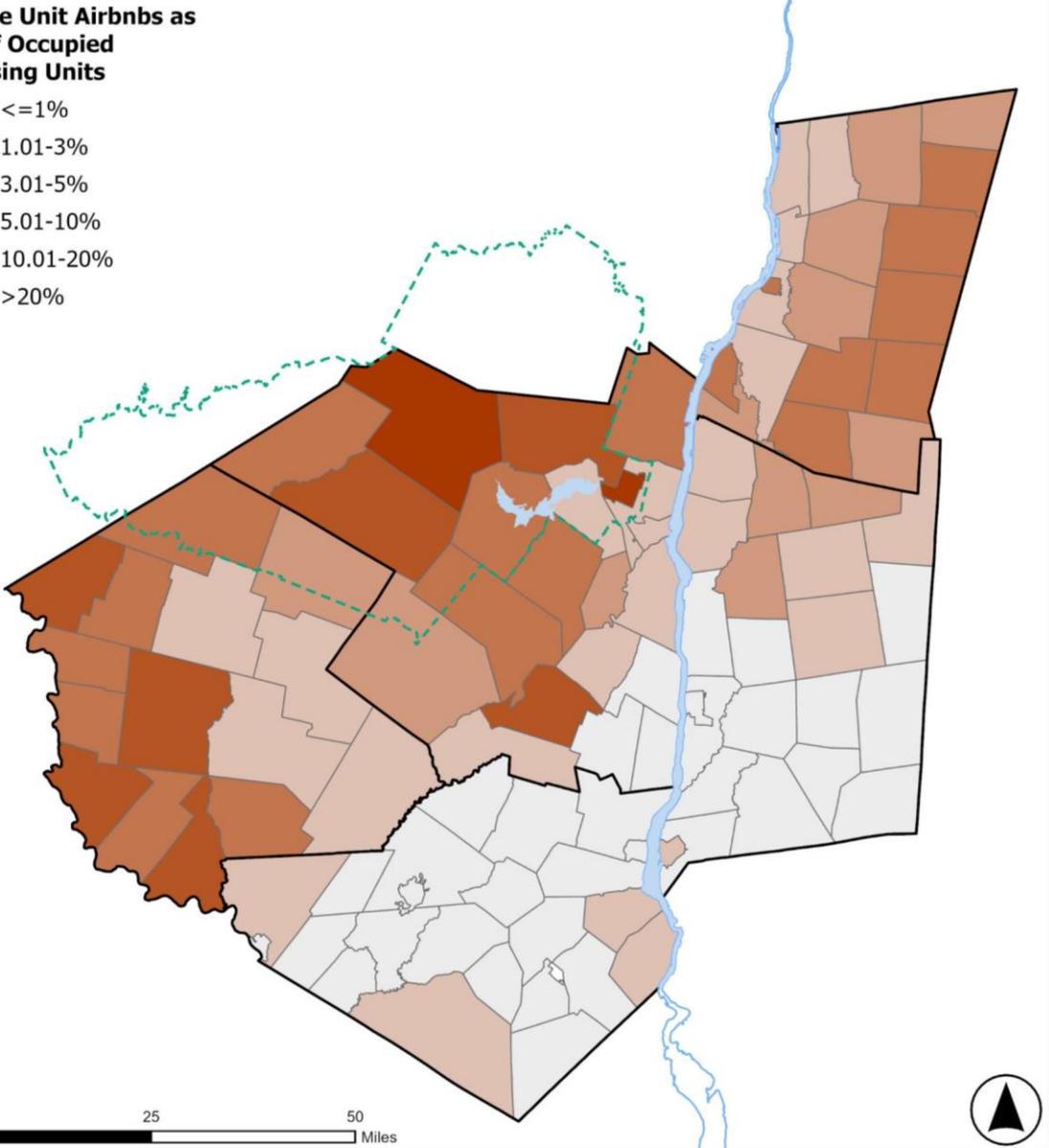
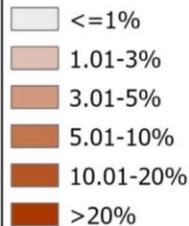


Upcoming report on corporate homeownership

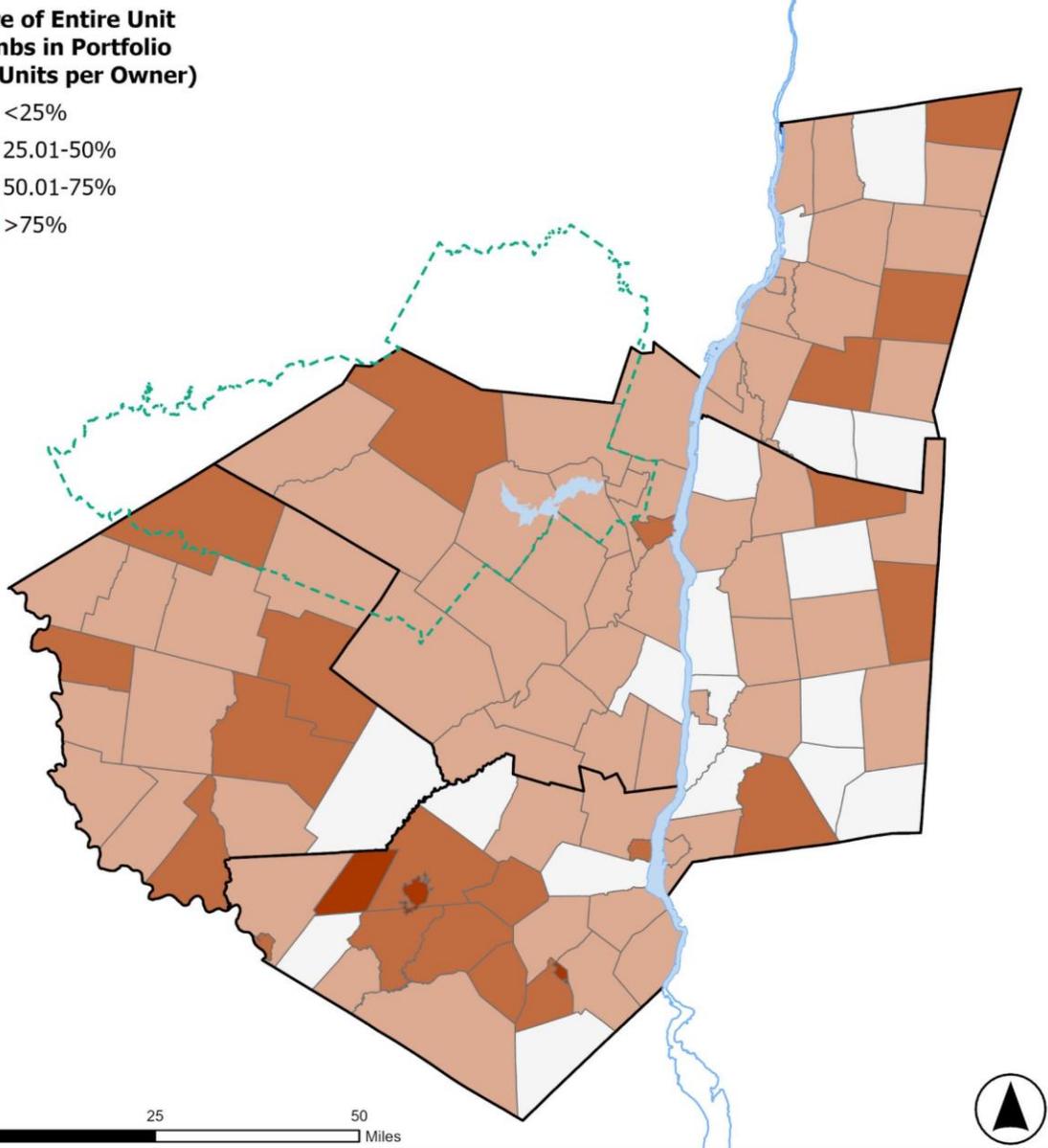
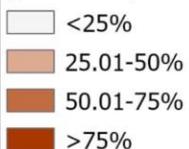


Upcoming report on corporate homeownership

Entire Unit Airbnbs as % of Occupied Housing Units



Share of Entire Unit Airbnbs in Portfolio (2+ Units per Owner)





HUDSON VALLEY PATTERN *for* PROGRESS

Hudson Valley Pattern for Progress is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

The Center for Housing Solutions & Community Initiatives was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

Contact us:
(845) 565-4900
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Questions and discussion

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