

Housing the Hudson Valley

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Photo by Linda Engler, Ad Essentials

The conference's luncheon keynote speaker, **Dr. Robert Burchell of the Center for Urban Policy** at Rutgers University, compared Hudson Valley housing issues to those nationally. One positive trend: inner cities in the northeast can be revitalized by aging Baby Boomers wanting to "retire in place" in "walkable communities". [Click here](#) for his presentation charts.

SPECIAL ISSUE: **Highlights of 3rd Annual Housing the Hudson Valley Conference June 12**

This e-bulletin is to update municipal and housing officials on trends in the regional housing market.

SUGGESTIONS FOR FUTURE CONTENT?
Email cmurphy@pfprogress.org

CONGRATULATIONS to the first recipients of Pattern's Hudson Valley Regional Housing Leadership Awards:



Anne Saylor
Dutchess County
Housing Coordinator



Ken Kearney
Developer of workforce
housing and affordable
housing for seniors

INNOVATIONS

Morning keynote speaker, Commissioner Deborah VanAmerongen of the NYS Division of Housing and Community Renewal, described findings from the statewide tours DHCR officials are taking in order to better match state programs with local needs. (See Hudson Valley report [here](#))

The impact of the American Recovery and Reinvestment Act of 2009 was summarized by Judith Calogero, CEO of the New York Housing Conference; a total of \$1.23 billion of ARRA money is earmarked for New York State. ([More](#))

The Community Land Trust: Applying an old tool to a new purpose. Chris Wood of the Ob-long Land Conservancy presented the CLT as a way to keep housing affordable through long-term leases on land. ([More](#))

Educating the First Home Buyer ... RJ Smith of RJ Smith Realty described a program that reaches out to young professionals with "lunch and learn" sessions at local employers' sites. ([More here](#) on the first-time buyer market.)

SPEAKING OUT

Recession has altered affordable housing challenges. [Poughkeepsie Journal 6/13/09](#)

The Future of Housing: Remade cities could be the key. [HV Biz 6/22/09](#)

Dutchess development is subject of Poughkeepsie Journal Opinion. See separate editorials on planning in [Rhinebeck](#), [Wappinger](#), [Washington](#), and [Dover's](#) Harlem Valley Psychiatric Center site, which includes responses from the [developer](#) and the [community](#) (also [here](#)).

LOCAL ACTION

"The ones who make omelets out of broken eggs" is how Sadie McKeown of Community Preservation Corporation introduced the local experts on her conference panel. Ulster's Kevin O'Connor (RUPCO), Orange's Alice Dickinson (RDAC), Rockland's Gerri Levy (RHAC) and Dutchess' Gail Webster (Hudson River Housing) discussed solutions such as foreclosure prevention education and creating opportunities for first-time home buyers.

NeighborWorks® is one of the nationally-funded financial planning and assessment programs administered collaboratively by the nonprofits on the local panel, with multiple strategies aimed at "sustainable homeownership" ([more](#)).

A stable rental market and sustained demand for multi-family housing was the theme of panelist Stephen McCullough of Houlihan Parnes in Westchester, who said that though rents are flat, demand remains high in the mid-Hudson market. He said "we're bullish on multi-family housing in the outer markets because this is where the workforce is for Westchester and NYC," and their need for affordable housing will continue to push them north; he thinks business relocation will follow. ([More](#))

The widening affordability gap in the Hudson Valley is tracked in the newly released *Three-County Regional Housing Needs Assessment*, produced by planners in Dutchess, Orange and Ulster. The report was first previewed at Pattern's 2008 housing conference. ([More here](#) and [here](#)).

THANKS TO OUR HOUSING CONFERENCE SPONSORS FOR THEIR ENTHUSIASTIC SUPPORT:

GOLD: JACOBOWITZ & GUBITS and TD BANKNORTH

SILVER: Construction Contractors Association/ Fabricators, Erectors & Reinforcing Contractors Assoc., Federal Home Loan Bank of New York, Laborers Local 17 LECET, Ulster Savings Bank, Westchester Medical Center

BRONZE: Birchez Associates, Cannon Heyman & Weiss, Community Preservation Corp., Enterprise Community Partners, Hudson Landing/An AVR Development, Mohonk Preserve, Nixon Peabody, Poughkeepsie Journal, Regan Development, Rhinebeck Savings Bank

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