

# Housing Needs Assessment

## Public Community Engagement Sessions



# Other opportunities for community input

- **October 18<sup>th</sup>** – Spanish Language Interpretation Available

5:30 pm – 7:00 pm

LOCATION TO BE DECIDED – WILL BE POSTED ON THE CITY WEBSITE

- **October 21<sup>st</sup>** 2:00 pm – 5:00 pm

85 Smith Street, Poughkeepsie 12601

**Outdoor event** – please stop by our table

# Housing Needs Assessment Advisory Committee

- **Lorraine Johnson**, Poughkeepsie Common Council
- **Sarah Salem**, Poughkeepsie Common Council (Alternate)
- **Maureen Lashlee**, Habitat for Humanity
- **Gabriela Vega-Matthews**, Community Organizer, Advocate and Liaison for the Latino Community
- **Darren Scott**, NYS Homes and Community Renewal
- **Mario Johnston**, Director of Marist Upward Bound Program, Marist College
- **Anne Saylor**, County Deputy of Housing, Dutchess County
- **Christa Hines**, Executive Director, Hudson River Housing
- **Sandra Booth**, Executive Director, Poughkeepsie Housing Authority
- **Alana Daly**, Public Relations, Central Hudson Gas and Electric
- **Sue Gerry**, Senior Vice President for Strategic Alliances and Partnerships, Westchester Medical Center
- **Stacy Bottoms**, Assistant to the Mayor, City of Poughkeepsie; Pastor, Beulah Baptist Church
- **Eli Berkowitz**, Base-Building Organizer, Community Voices Heard

# Agenda

I. Introductions

II. The Housing Needs Assessment and the Comprehensive Plan Update

III. Summary of Findings

IV. Community Input

# PK Keeps

A Comprehensive Plan for  
Poughkeepsie



# Summary of Data Findings

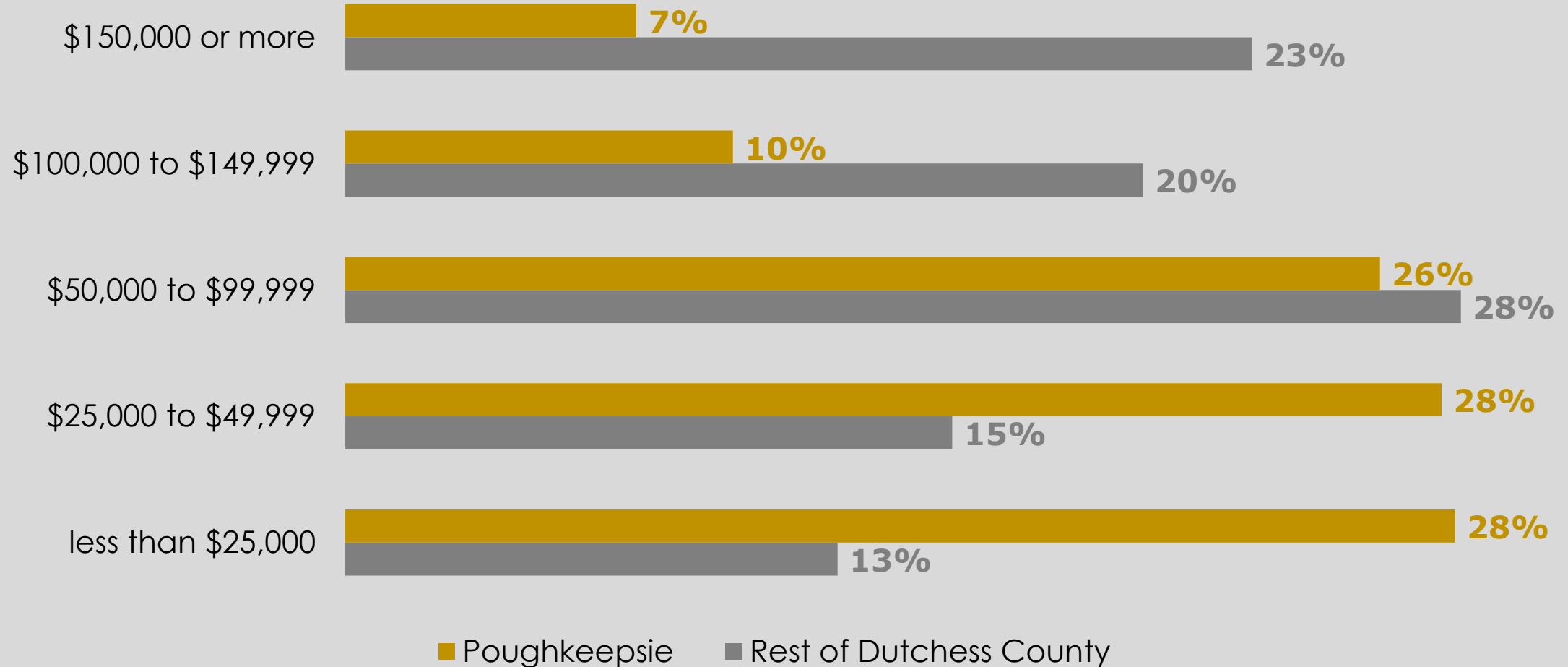
CITY OF POUGHKEEPSIE

Housing Needs Assessment

Community Engagement Meeting

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# Household Income Range – Poughkeepsie & Dutchess County



Source: 2019 American Community Survey 5-year Estimates

# Median Household Income – Poughkeepsie and Dutchess County

## Change in Median Annual Household Income

	<b>2010</b>	<b>2019</b>	<b>Change</b>	<b>Percent Change</b>
Poughkeepsie	\$38,406	\$43,794	\$5,388	14%
Dutchess County	\$69,838	\$81,219	\$11,381	16%



# Median Household Income – Poughkeepsie and Dutchess County

## Change in Median Annual Household Income

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Poughkeepsie	\$38,406	\$43,794	\$5,388	14%
Dutchess County	\$69,838	\$81,219	\$11,381	16%

## Change in Median Inflation Adjusted Annual Household Income

	2010 (in 2019 dollars)	2019	Change	Percent Change
Poughkeepsie	\$44,614	\$43,794	-\$820	-2%
Dutchess County	\$81,127	\$81,219	\$92	0%

# Median Rents– Poughkeepsie and Dutchess County

## Change in Median Rents

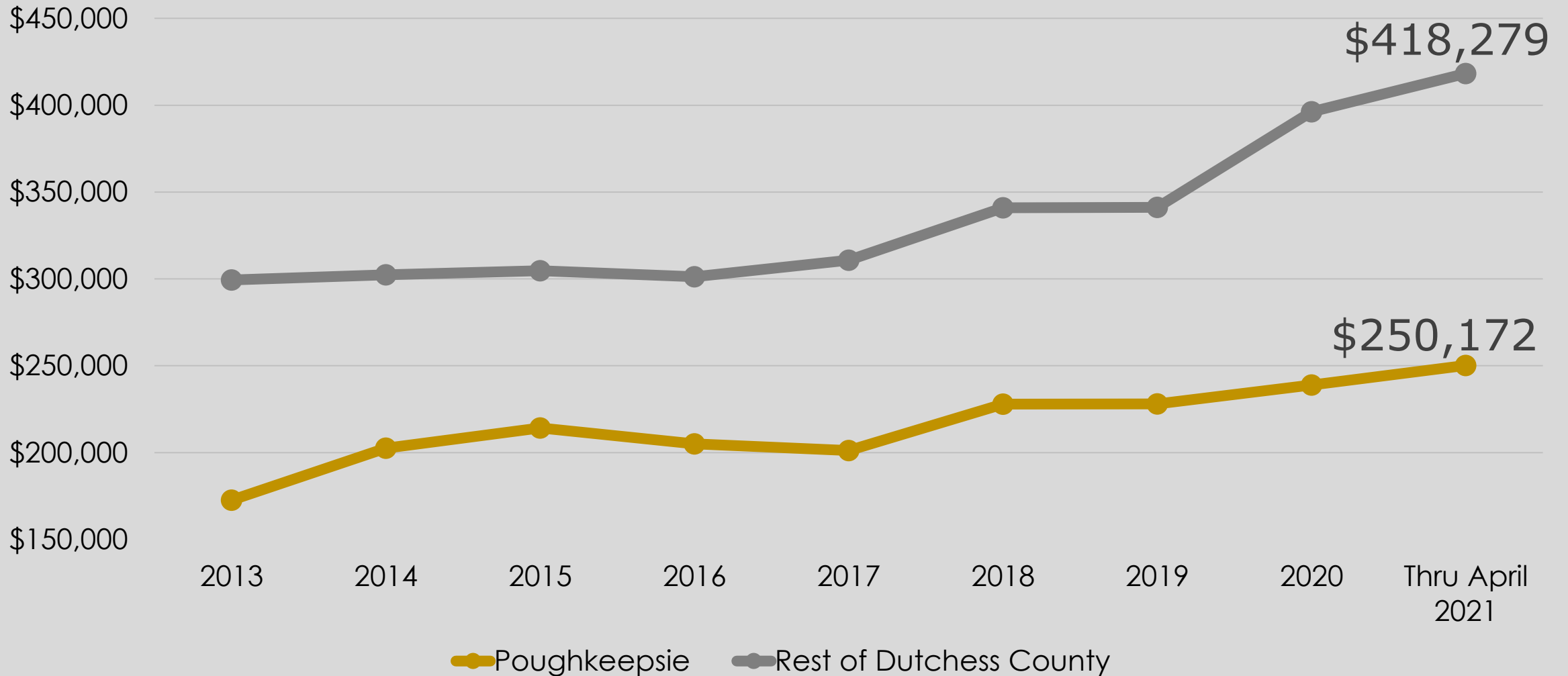
	<b>2010</b>	<b>2019</b>	<b>Change</b>	<b>Percent Change</b>
Poughkeepsie	\$940	\$1,113	\$173	18%
Dutchess County	\$1,038	\$1,220	\$182	18%

## Change in Inflation Adjusted Median Rents

	<b>2010 (in 2019 dollars)</b>	<b>2019</b>	<b>Change</b>	<b>Percent Change</b>
Poughkeepsie	\$1,091	\$1,113	\$22	2%
Dutchess County	\$1,206	\$1,220	\$14	1%

Source: 2010 & 2019 American Community Survey 5-year Estimates

# Average Sale Price of a Single-Family Home



Source: NYS Office of Real Property Tax Services

# Cost of Home Ownership – Income Required for Median Priced Home

Mortgage Underwriting Calculations/Assumption	City of Poughkeepsie	Dutchess County
<b>Income Required to Afford an Average Priced Home</b>	<b><u>\$89,000</u></b>	\$138,000
Average Priced Home (NYS ORPS)	\$250,172	\$418,279
5% Down Payment	\$12,509	\$20,914
Proposed Mortgage Amount	\$237,663	\$397,365
Estimated Principle & Interest - 30-year loan @ 3%	\$1,002	\$1,675
Estimated Real Estate Taxes	\$783	\$1,077
Proposed Homeowners Insurance AND PMI	\$274	\$391
Estimated Principal, Interest, Taxes, Insurances (PITI)	\$2,059	\$3,143
Total Other fixed Monthly Debt - typical averages (car, student, installment, personal loans)	\$825	\$825

## City of Poughkeepsie Purchase:

- **\$89,000 = \$42.80/hour for a single wage earner; \$21.40 each for two wage earners**
- **Assumes 5% down \$12,510 + \$15,010 cash to close = \$27,520 needed to purchase**

## Dutchess County Purchase:

- **\$138,000 = \$66/hour for a single wage earner; \$33 each for two wage earners**
- **Assumes 5% down \$20,915 + \$25,135 cash to close = \$46,050 needed to purchase**

# Household Income – Renters vs. Owners

## Median Household Income by Tenure

	<b>Renter</b> Households	<b>Owner</b> Households	<b>All</b> Households
Poughkeepsie	\$31,977	\$73,603	\$43,794
Dutchess County	\$42,654	\$103,527	\$81,219

# Housing Cost Burden Definitions

**Affordable**

**$\leq 30\%$**

of Household income spent on housing costs

**Cost  
Burdened**

**$>30\%$  to  $\leq 50\%$**

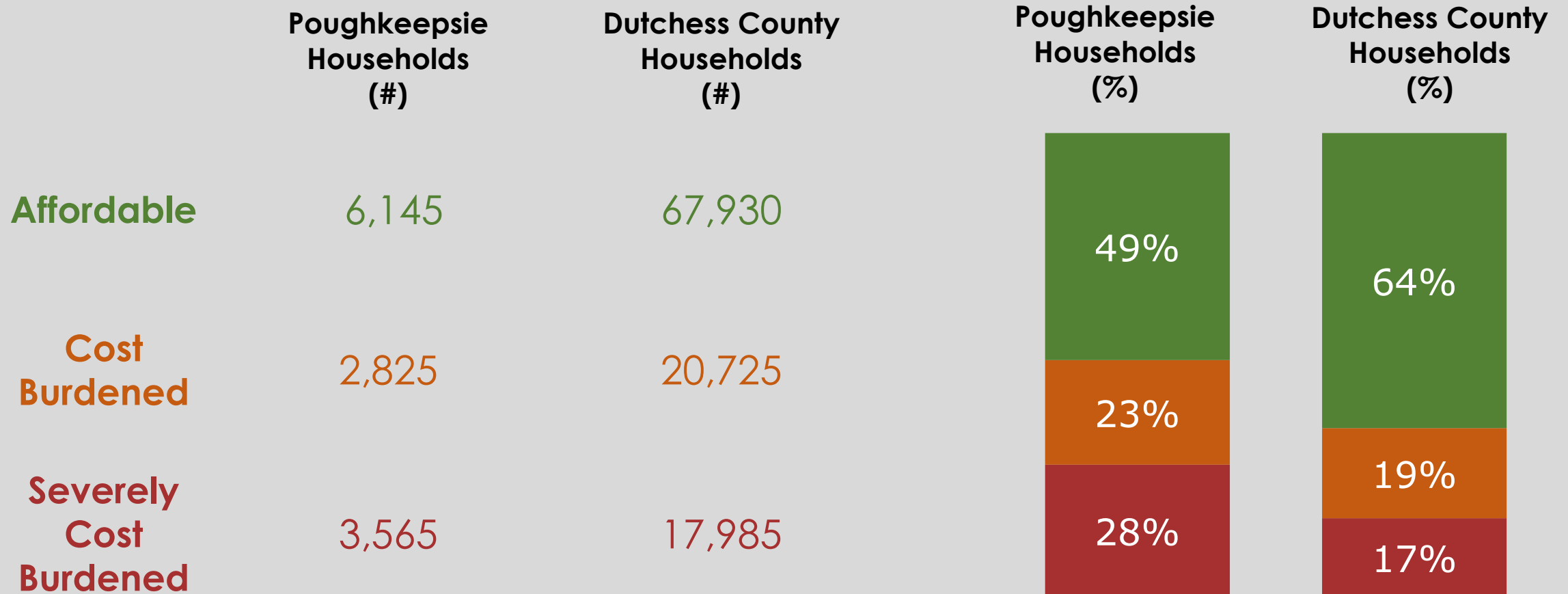
of Household income spent on housing costs

**Severely  
Cost  
Burdened**

**$> 50\%$**

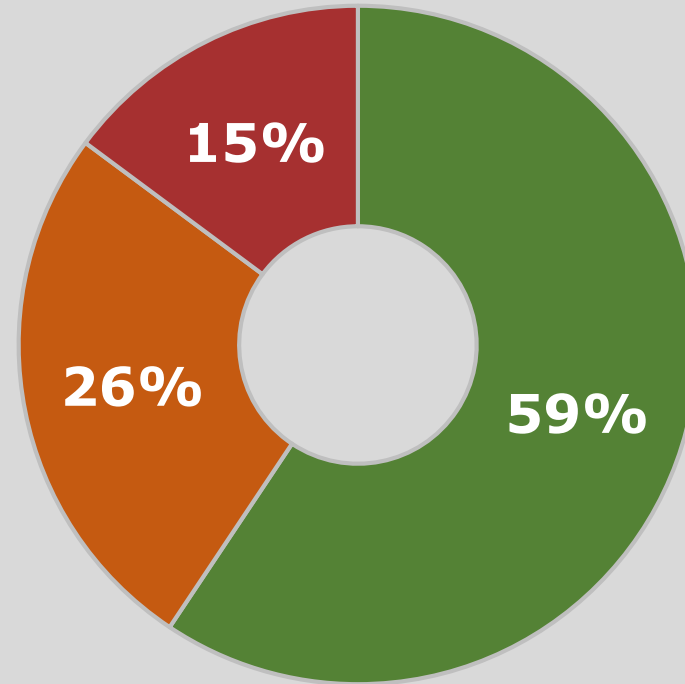
of Household income spent on housing costs

# Housing Cost Burden – Poughkeepsie & Dutchess County

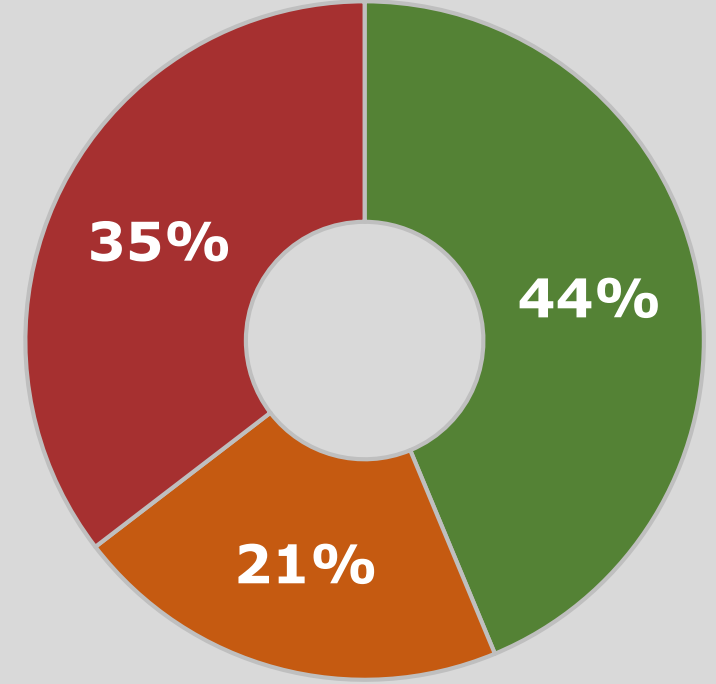


# Housing Cost Burden – Poughkeepsie Owners & Renters

## Owner Households

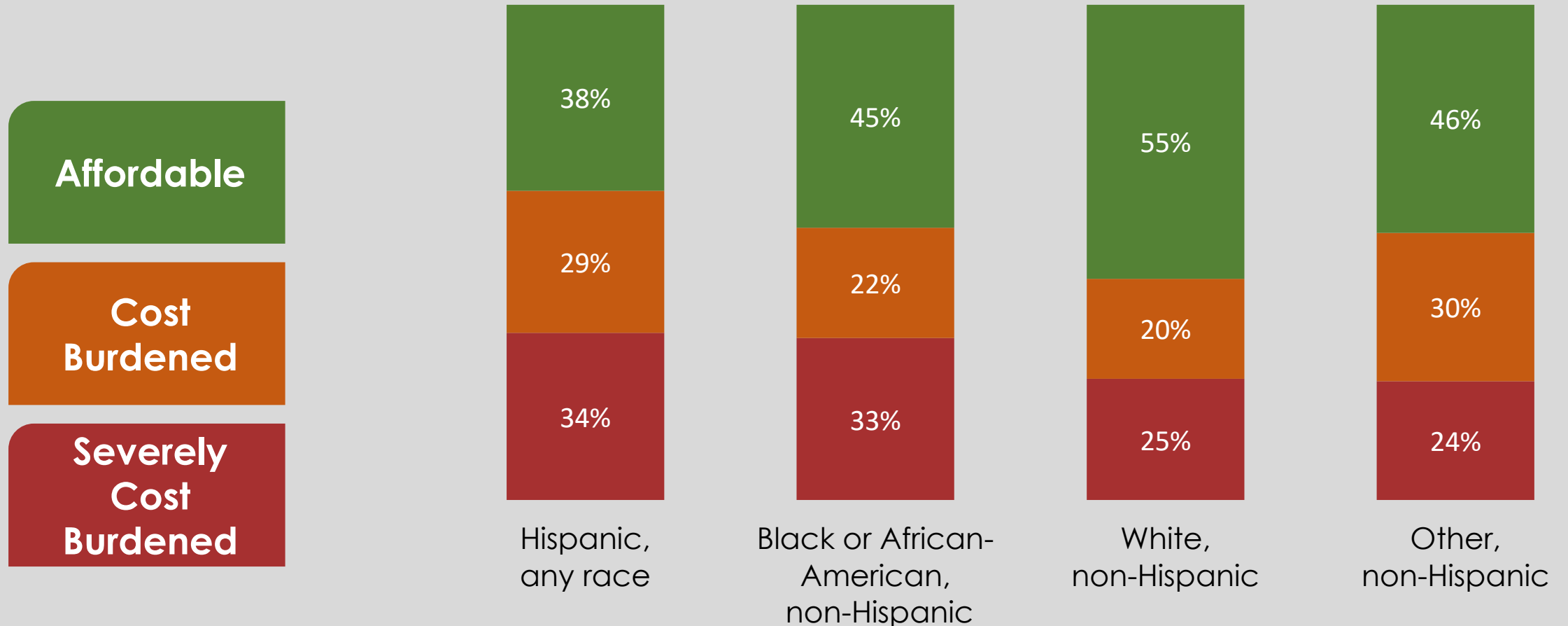


## Renter Households





# Housing Cost Burden – By Race & Ethnicity



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018

**Now we want to hear from you.**

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# How this works

- Community input will be summarized and incorporated into the report
- Be respectful and courteous
- Constructively criticize ideas and offer alternatives but do not criticize people

# Community Input Questions

- You took time out to join us today, tell us why it is important for you to be here?
- Why did you decide to live in Poughkeepsie? What neighborhood do you live in and why?
- What are the housing challenges you have experienced or seen in the City of Poughkeepsie?
- What do you think causes these challenges?
- What should be done about housing in the City of Poughkeepsie?

# Community Input | Question 1

You took time out to join us today, tell us why it is important for you to be here?

# Community Input | Question 2

Why did you decide to live in Poughkeepsie?

What neighborhood do you live in and why?

# Community Input | Question 3

What are the housing challenges you have experienced or seen in the City of Poughkeepsie?

# Community Input | Question 4

What do you think causes these challenges?



# Community Input | Question 5

What should be done about housing in Poughkeepsie?

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# Thank you for your participation!

If you would like to submit a written comment please visit:

<https://www.surveymonkey.com/r/PKHNA21>



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