“Westchester’s long and short-term economic viability is predicated upon our housing inventory meeting the demands of our workforce. The County Executive’s report demonstrates our dereliction in delivering adequate, accessible and affordable housing. It’s a call to action. If we don’t address the miscarriage of our policies and perspectives, we fail our families and workers. The problem may be intractable, but it isn’t insurmountable.”

William V. Cuddy, Jr.
Executive Board Member
Westchester County Association
Executive Vice President - CBRE

Last Housing Needs Assessment completed in 2004
THERE ARE 345,885 HOUSING UNITS IN WESTCHESTER

81% (302,277) WERE BUILT BEFORE 1979

YONKERS HAS THE MOST HOUSING UNITS 82,562
BUCHANAN HAS THE FEWEST 864

HASTINGS-ON-HUDSON has 3,095
(2,914 were occupied)

Only 2.6% of HASTING’S housing stock (80 units) has been built since 2000
62% of County Units are Ownership – Below National Average of 63%

73.8% of Hasting’s housing stock is Ownership (2,151 units)

38% are Rental Units – Above National Average of 37%

26.2% of Hasting’s housing stock is Rental (763 units)
We don’t have enough housing that is affordable

172,595 Live & Work in Westchester

206,736 Commute out of Westchester to Work

199,328 People Commute in to Westchester to Work
89,829 People Living in Poverty
Grew 13.8% between 2000-2017

308 People Living in Poverty in Hastings in 2017
Grew 15.8% between 2000-2017
4,523 Severely Overcrowded Units - 1.3% of HHs
30 Severely Overcrowded Units in Hastings (1%)
   More than 1.5 persons per room in unit

2,556 Substandard Units (.7%)
10 Substandard Units in Hastings (.3%)

72,327 Severely Cost-burdened Households (21.2%)
   Pay more than 50% of income toward housing costs
534 Severely Cost-burdened Households in Hastings (18.2%)
275 Owners/259 Renters
8,168 Units Have Been Foreclosed Upon 2008-2018

Peak in 2015 (1,177) and 2016 (1,172)

Highest - Yonkers 1,753 total (2.18%)

Most Affected (as percentage of total housing units):
  Peekskill 4.79%     Mount Vernon 4.14%
  Yorktown 3.08%     Cortlandt 3.03%*
  Lewisboro 3.01%    North Salem 2.79%
Ownership Affordability

Median House - $650,000
$71,500 Needed to Close (5% down & closing costs)
Requires Annual Income of $235,000

80% AMI ($93,650) gap = $395,000
100% AMI ($117,100) gap = $327,000

Hastings Median Price House: $893,000 = -$655,000 @80% and -$593,000 gap @100% AMI

Annual Income Needed in Hastings= $340,000
Median Owner Household income= $149,152
Renter Affordability

Median Renter’s income = $36,690

2BR FMR = $1,687

@30%/12 months = $917 available to pay rent

= $770/month gap in rental income

Only in 3 municipalities can renters afford rents:

New Castle, Bronxville and Pelham Manor

Hastings Median Renter income
$66,698/$1,333 available = -$354 gap
Jobs follow the Housing

Link between housing & jobs

Housing has slowed since recession – but stronger in NJ than in Hudson Valley

NYC ahead in job growth - outpacing all other areas of the region in job growth.

Aging workforce outside NYC

Strain on transit system -

* NYC Geography of Jobs Report - 2018
Housing Permits Issued Between 2010 and 2017

New York City 164,000+
North NJ 151,000+
**Hudson Valley** 25,000+
Connecticut 23,000+
Long Island 16,000+

*NYC Geography of Jobs Report - 2018*
TOTAL GROSS NEED FOR AFFORDABLE HOUSING: 82,451

GREATEST NEED IS FOR RENTAL ASSISTANCE

NEED FOR HOUSING REHABILITATION ASSISTANCE

NEED FOR FORECLOSURE COUNSELING/ASSISTANCE

NEED IS ALL OVER WESTCHESTER
Estimated demand for NEW construction: 11,703 units

4,523 Severely Overcrowded Households

846 Homeless families

6,334 HOMESEEKERs
New Initiatives for 2020

Education & Training
- $35,000 Housing Training
- $50,000 Homeownership Counseling

Housing Services
- $300,000 Housing Stabilization Fund
- $500,000 Employer Assisted Housing
New Initiatives for 2020

Brick & Mortar
$10M  New Homes Land Acquisition
$10M  Housing Implementation Fund
$500,000  Pre-development & Feasibility

Land & Zoning Initiatives
Affordable Housing Inventory & Tracking
Model Ordinances Provisions
Accessory Apartments        AFFH Units
Senior Housing       Parking Requirements
Office Parks & Adaptive Reuse