

Welcome!

Room Enough for Both:

Planning for Affordable Housing and Conservation *Together*

May 22, 2025



Room Enough for Both: Planning for Affordable Housing and Conservation Together



Organizing Principle

Healthy communities need abundant, affordable housing **and** protected land for clean water, food production, and climate resilience...

But, too often they're seen as mutually exclusive or opposed.



THE HUDSON VALLEY IS AN INCREASINGLY UNAFFORDABLE, FRAGMENTED AND VULNERABLE PLACE TO LIVE.



Skyrocketing housing costs



Scattered development fragmenting landscape



Climate change

SILOED PLANNING AND FUNDING, AND PARCEL-BY-PARCEL APPROACHES IMPEDE MULTI-SECTOR OUTCOMES



**Siloed Planning
and Funding**



**Parcel-by-parcel
approaches**

HUDSON VALLEY ALLIANCE FOR HOUSING AND CONSERVATION



Conveners

- Rebecca Gillman Crimmins, affordable housing
- Steve Rosenberg, land conservation

Facilitators

- Consensus Building Institute

Fiscal Sponsor

- Hudson Valley Pattern for Progress



Community
Preservation
Corporation



Habitat
for Humanity®
of Greater Newburgh

Hudson River
Housing, Inc.



Ulster County
Habitat
for Humanity®



TRILLIUM
COMMUNITY
LAND TRUST



HUDSON
HIGHLANDS
LAND TRUST



KINGSTON
LAND TRUST
Land for All, All for Land

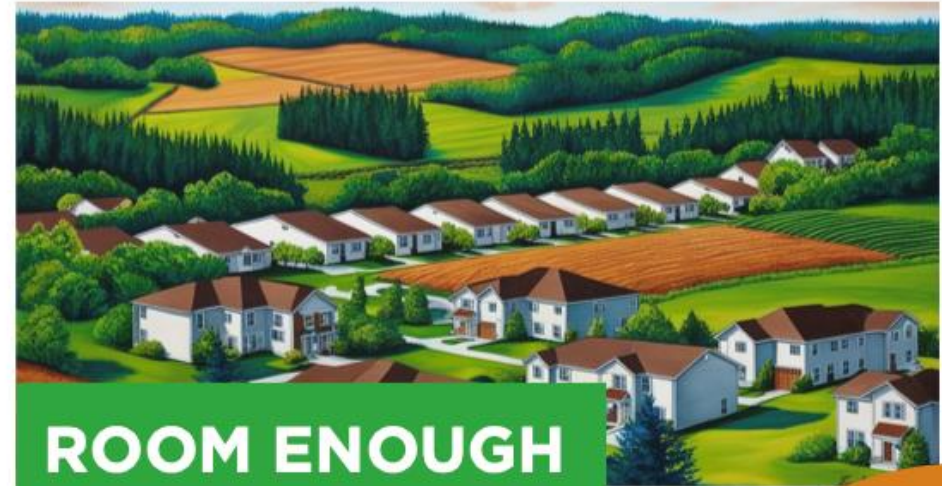


The Nature
Conservancy



Our Priorities

- Collaborative Projects
- Municipal Engagement
- Policy Solutions
- Communicating Differently



ROOM ENOUGH FOR BOTH

A community conversation about housing and conservation in New Lebanon

The Town of New Lebanon is participating in a pilot project to integrate its planning for housing and conservation. Healthy communities need both an ample supply of affordable housing across all income levels, and conserved land that supports clean water, agriculture, climate resilience and outdoor recreation.

How can we support homes for our grandparents and our children? Which open spaces and unique habitats should we preserve to keep our rural town healthy and vibrant? Where do we have room enough for both?

Join us for a community conversation about our needs in New Lebanon, and how we can pursue strategies to balance housing and conservation.

THURSDAY
MAY 22, 2025
6 - 8 P.M.



**New Lebanon
Community Center
523 Route 20**

**Snacks and light
refreshments will be
served.**



REGISTER NOW

About the project

- Why New Lebanon?
- Scope and timeline
 - Establish a project committee and kick-off – **DONE!**
 - Review existing documents – **DONE!**
 - Create a housing profile and review natural resource data – **DONE!**
 - **Community Conversation No. 1 – TONIGHT!**
 - Strategy development and site-specific analysis for housing and conservation – June / July / August
 - Community Conversation No. 2 – Fall
 - Write and deliver final report to committee – November
 - Present findings to the town – By the end of 2025
- Meetings with the project committee throughout
- Excellent transition into New Lebanon's next comprehensive plan update
- Entire process will be driven by the community to self-determine the future of its housing and conservation strategies



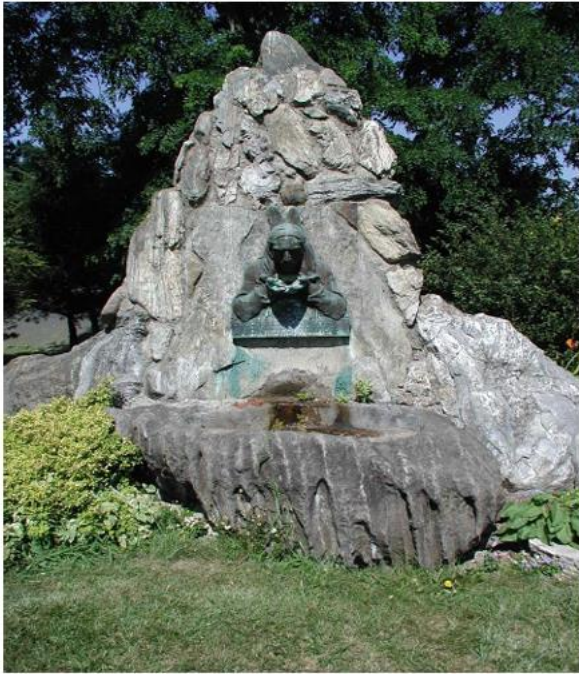
Agenda for tonight

- Review of current comprehensive plan and zoning efforts
- Open space, conservation, and critical habitats
- Housing data, trends and needs

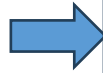


- Introduction to breakout group exercise
- Breakout group discussions and brainstorming
- Reporting and comments

New Lebanon Comprehensive Plan

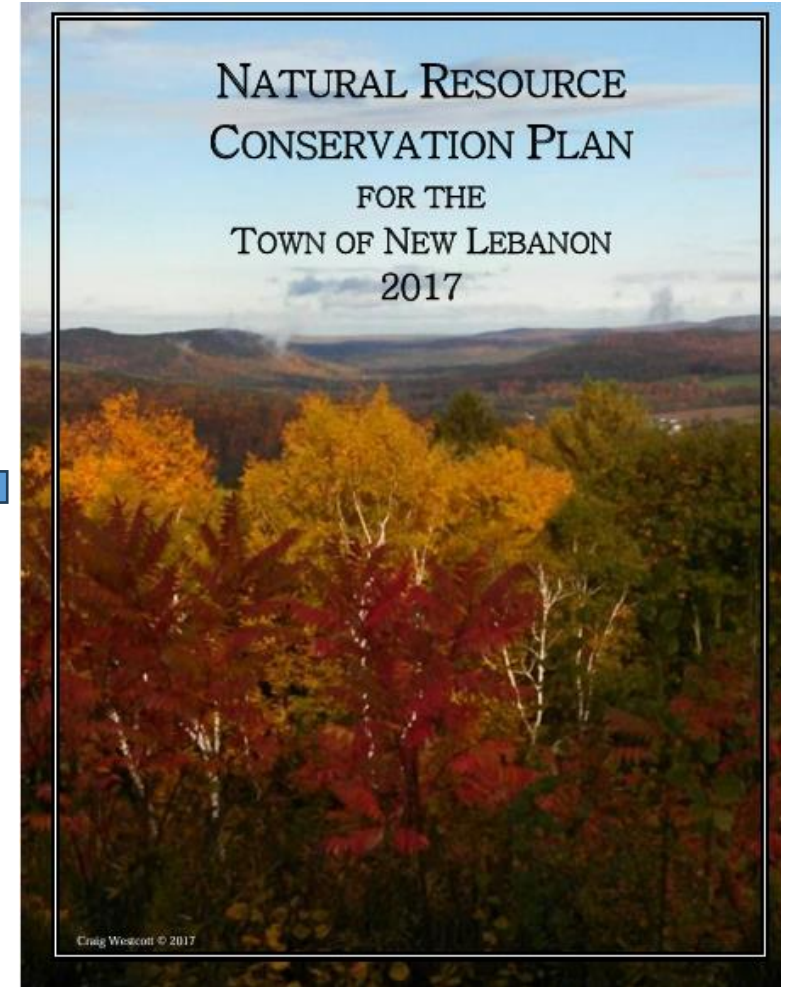


2005
Town of New Lebanon
Comprehensive Plan



TOWN OF NEW LEBANON

COMPREHENSIVE PLAN UPDATE 2021



Housing Goals within New Lebanon's Comp Plan

- “Housing opportunities will be **available for all** economic levels and age groups.”
- “The Town is more open to **exploring** such **alternatives** as multi-family structures and ‘tiny homes.’”
- “**location and density** of homes matches the ability of the land to support them and the community’s desire to **preserve** the Town’s rural, small-town character”

Types of Housing Permitted in New Lebanon

Single Family

Mobile Home
Parks

Manufactured
Homes/Compact
Homes

Short Term
Rentals

Boarding House

Multi-Family

Accessory
Dwelling Units

Conservation Goals in New Lebanon's Comp Plan

“The important natural resources that occur throughout New Lebanon will be **responsibly and sensibly managed and protected.**”

“The Town will work to **protect its environment** and safeguard it for current and future generations.”

“Encourage the creation of **new**, sustainable and economically viable **farms** as well as the **preservation** of existing farms and open farmlands.”

“Protect and enhance the Town’s natural **scenic** vistas and the publicly visible aspects of the **man-made environment.**”

“The Natural Resource Conservation Plan should be viewed as an integral part of this Plan Update and is incorporated to it by reference”

“They must **balance** the public’s overarching desire to maintain New Lebanon’s **rural**, small Town character with economic development, increased **housing options**, and environmental sustainability.”

Conservation Tools

Conservation Advisory Council

Residential-Agricultural/Conservation Zoning

Incentive Zoning

Natural Resource Conservation Plan

- Identification of Critical Environmental Areas

Conservation Subdivision

New Lebanon Natural Resources & Open Space

New Lebanon Conservation Planning and Policy Initiatives:

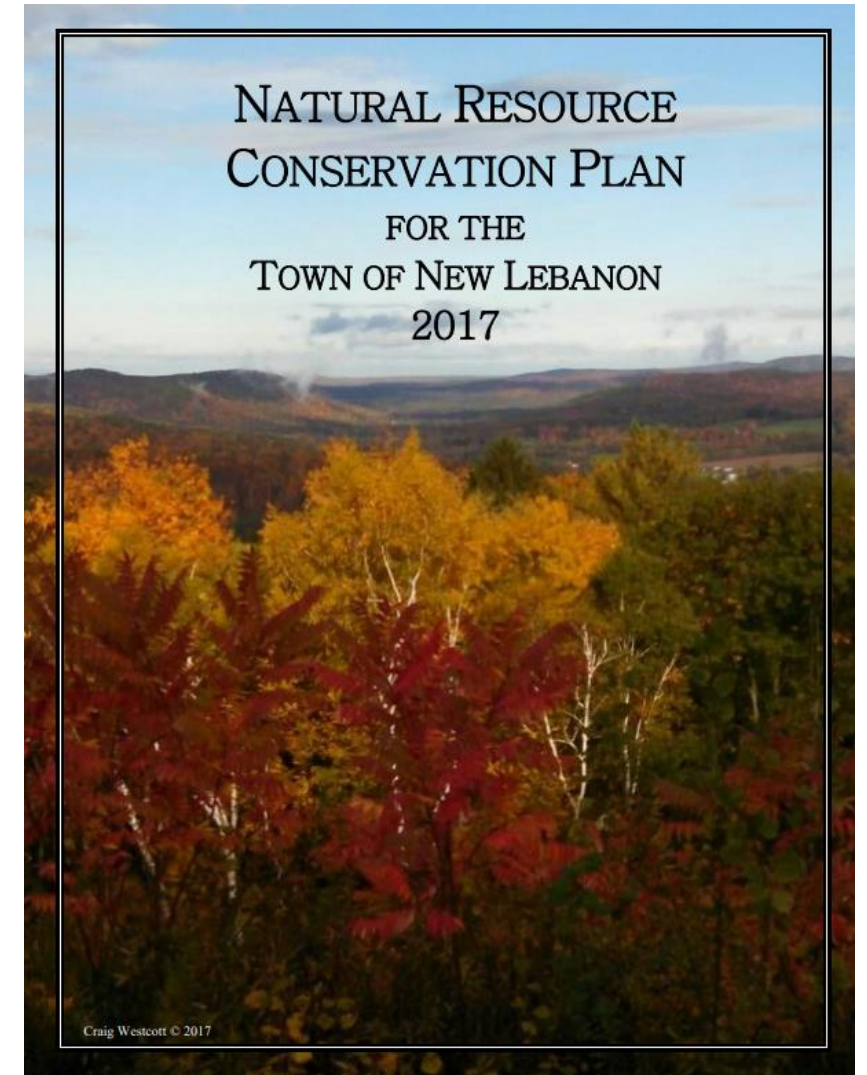
Open Space Inventory (2014) – prepared by the town’s Conservation Advisory Council

Natural Resource Conservation Plan (2017) – prepared by Hudsonia through a NYSDEC Estuary Grant to the town



Critical Environmental Areas: Two CEAS (“Warm Spring” and “Cool Ravines”) adopted in 2022 and took effect in 2023, implementing a recommendation in the town’s Natural Resource Conservation Plan.

Drinking Water Source Protection Program Plan (2024) – prepared by NY Rural Water Association

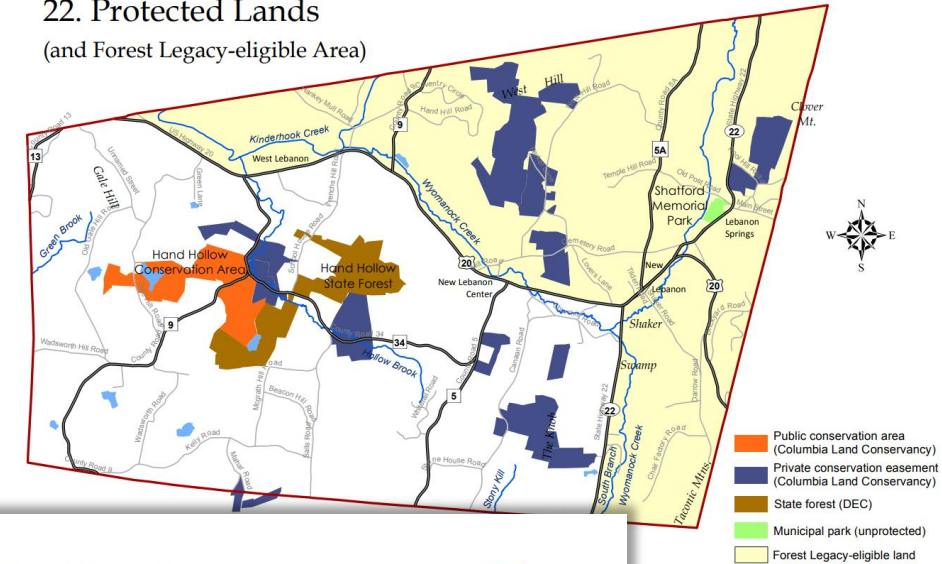


New Lebanon Natural Resources & Open Space

Open Space, Recreation, and Agricultural Features

- **Protected Land:** 2,170 acres of land preserved in easement or fee in New Lebanon across 17 parcels/conservation areas
 - Seven of them have been preserved since 2010
- **Agricultural Land:** Priority agricultural areas support active farming of beef, sheep, pigs, hay, silage, and vegetables; plus honey and maple syrup
- **Recreational Resources:** Include Corkscrew Rail Trail, Hand Hollow Public Conservation Area and State Forest, Shatford Memorial Park, Shaker Swamp
 - fishing, hunting, motor sports, walking, biking

22. Protected Lands
(and Forest Legacy-eligible Area)



18. Priority Agricultural Lands

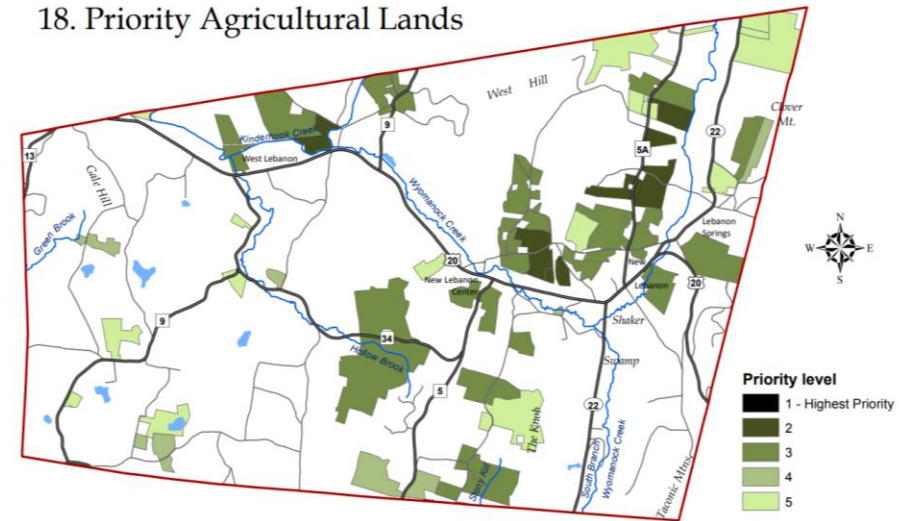


Figure 18. Priority agricultural lands in the Town of New Lebanon, Columbia County, New York. Lands identified through a Land Evaluation and Site Assessment System (LESA). No level-1 priority lands occur in New Lebanon. New Lebanon Natural Resource Conservation Plan, 2017.

0 0.5 1 2 Miles

DATA SOURCES

Priority agricultural lands from a Land Evaluation and Site Assessment (LESA) adapted for Columbia County by the County Agricultural and Farmland Protection Board and mapped by Don Media Planning and GIS (APFB 2013). Original LESA created by USDA Natural Resource Conservation Service. See Figure 2 for roads, streams, and waterbodies. Map created by Hudsonia Ltd., Amsterdam, NY.

DATA SOURCES

Areas eligible for Forest Legacy Program, public conservation area, and private conservation easements from the Columbia Land Conservancy. State forest and municipal park from the NYS GIS Clearinghouse. See Figure 2 for roads, streams, and waterbodies. Map created by Hudsonia Ltd., Amsterdam, NY.

New Lebanon Natural Resources & Open Space

Significant Habitats and Natural Features

Green Mountain to Hudson Highlands Linkage:
2.4 million acres spanning MA, VT, NY and CT

- Staying Connected Initiative linkage priority

Taconic Ridge Significant Biodiversity Area

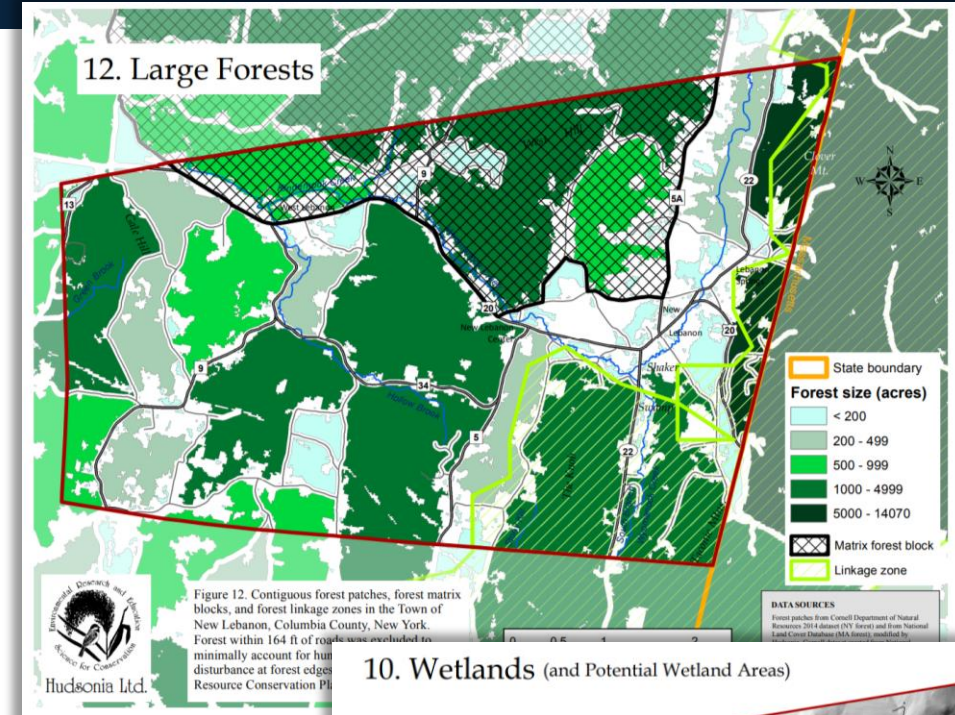
Large Forests: “The Knob” is part of a 2,658-acre patch that scored in the top 5% of Hudson Valley forests due to size and interior core area

- Many other contiguous forest areas in town benefit from efforts to minimize fragmentation

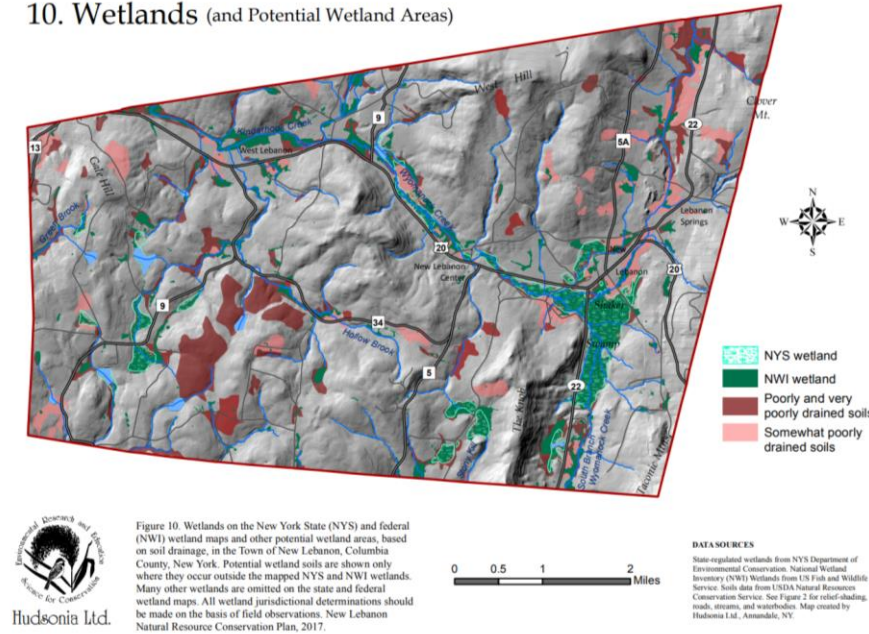
Streams and Wetlands: Kinderhook Creek watershed; Wyomanock Creek, Hollow Brook, Stony Kill; Shaker Swamp

- Broad buffers to protect habitat, water quality, natural floodplains, significant wetland complexes

Geology: Extensive areas of calcareous soils and bedrock are somewhat unusual in the Hudson Valley, supporting unique plants and ecological communities

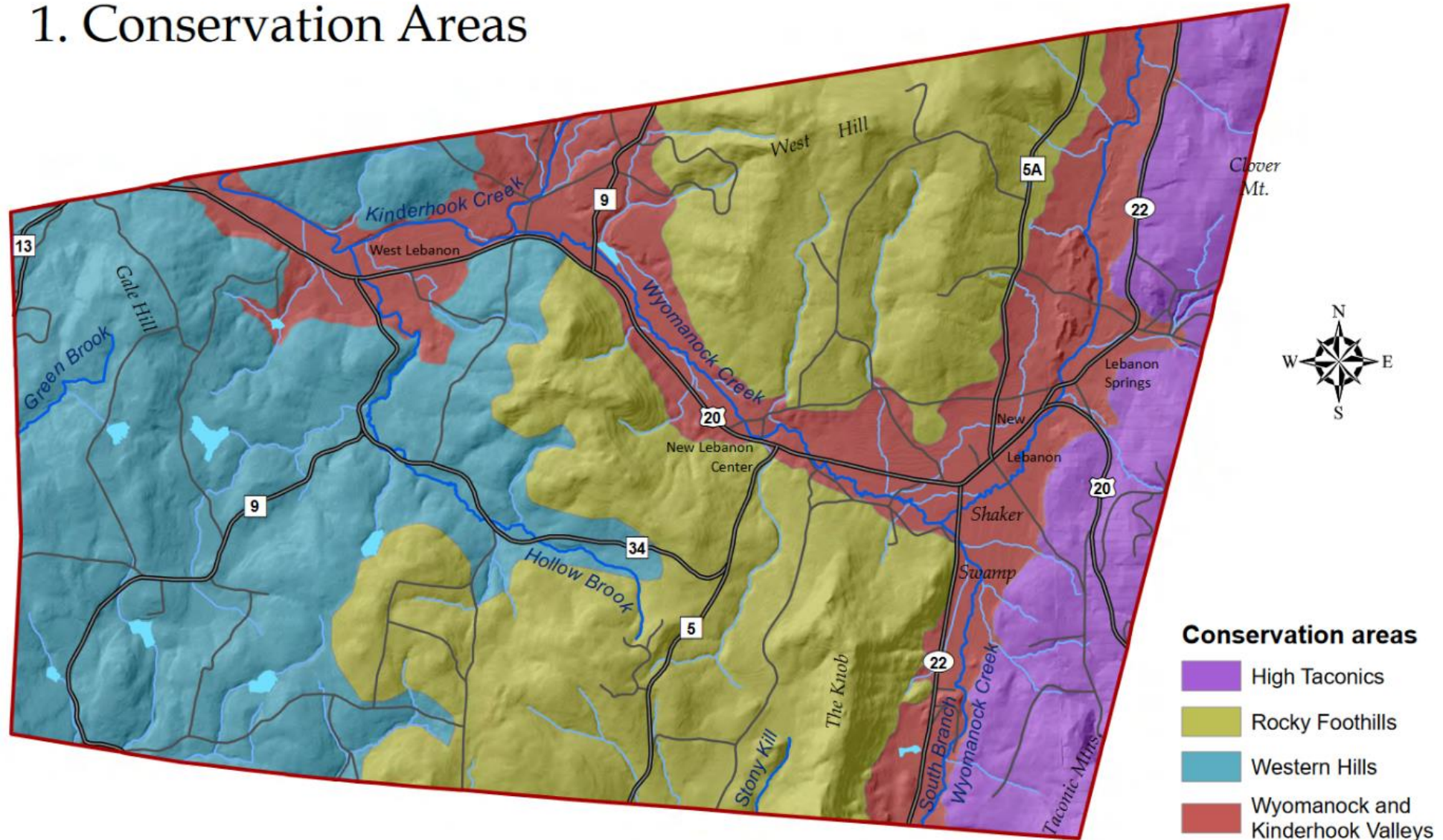


10. Wetlands (and Potential Wetland Areas)



New Lebanon Natural Resources & Open Space

1. Conservation Areas



Home prices

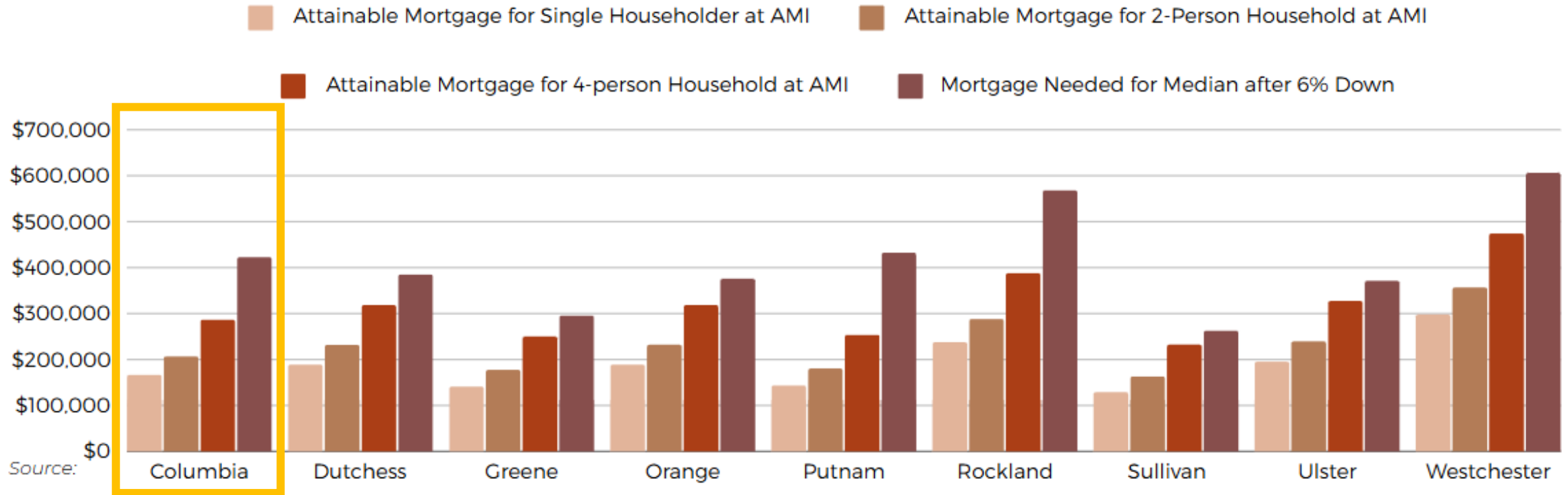
A long view of median home prices in the Hudson Valley

	2019-2024						2023-2024		2019-2024	
	2019	2020	2021	2022	2023	2024	\$ change	% change	\$ change	% change
Columbia	\$257,500	\$325,000	\$379,000	\$410,100	\$450,000	\$475,000	\$25,000	5.6%	\$217,500	84.5%
Dutchess	\$290,000	\$329,550	\$375,000	\$395,000	\$410,000	\$450,000	\$40,000	9.8%	\$160,000	55.2%
Greene	\$196,000	\$240,000	\$287,825	\$325,000	\$315,000	\$345,250	\$30,250	9.6%	\$149,250	76.1%
Orange	\$259,751	\$300,000	\$350,000	\$384,000	\$403,125	\$430,000	\$26,875	6.7%	\$170,249	65.5%
Putnam	\$340,450	\$360,000	\$411,250	\$450,000	\$457,000	\$515,000	\$58,000	12.7%	\$174,550	51.3%
Rockland	\$417,750	\$459,000	\$520,000	\$575,000	\$605,000	\$665,000	\$60,000	9.9%	\$247,250	59.2%
Sullivan	\$144,900	\$199,050	\$250,000	\$275,000	\$289,000	\$324,000	\$35,000	12.1%	\$179,100	123.6%
Ulster	\$248,000	\$285,000	\$339,000	\$370,000	\$400,000	\$440,000	\$40,000	10.0%	\$192,000	77.4%
Westchester	\$520,000	\$602,000	\$620,000	\$625,000	\$645,000	\$718,000	\$73,000	11.3%	\$198,000	38.1%

Source: NYS Association of Realtors

Is homeownership possible?

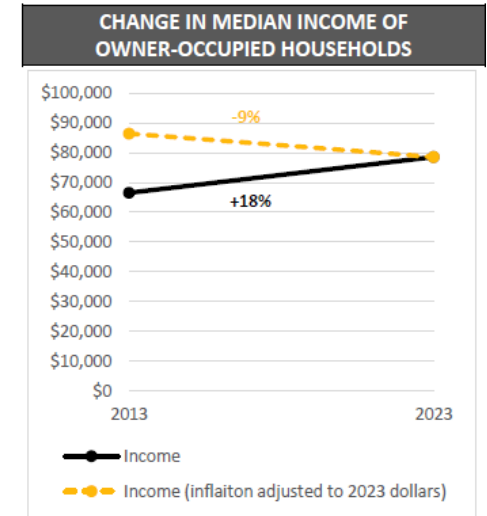
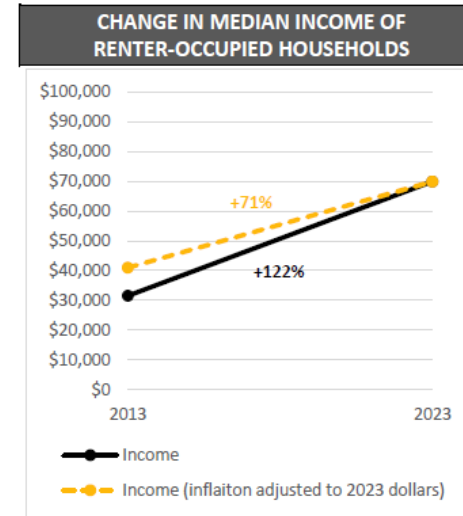
COMPARING MEDIAN SALES PRICES TO ATTAINABLE MORTGAGE



A two-person household making median wages in Columbia County would qualify for a maximum mortgage of \$207,000. The mortgage needed to buy the typically priced home is \$423,000.

New Lebanon Housing Profile

- 2,341 residents
- 1,291 housing units
 - 23% of them are listed as seasonal, recreational or occasional use
 - Up from 11% in the 2009 Laberge study
- 85% of home are owned
- 15% of homes are rented
- Wage growth among renters has outperformed homeowners
- 2009 New Lebanon housing study called for affordable housing for young people and seniors → cluster housing on smaller lots → inviting developers to town → plan for water / sewer
- 15 homes currently for sale in New Lebanon - \$329K to \$2.5 million



MEDIAN MONTHLY RENT

	2013	2023	Change 2013 - 2023	Percent Change 2013 - 2023
Town of New Lebanon	\$854	\$1,143	\$289	34%
Columbia County	\$851	\$1,199	\$348	41%

MEDIAN HOUSING COSTS FOR HOMEOWNERS

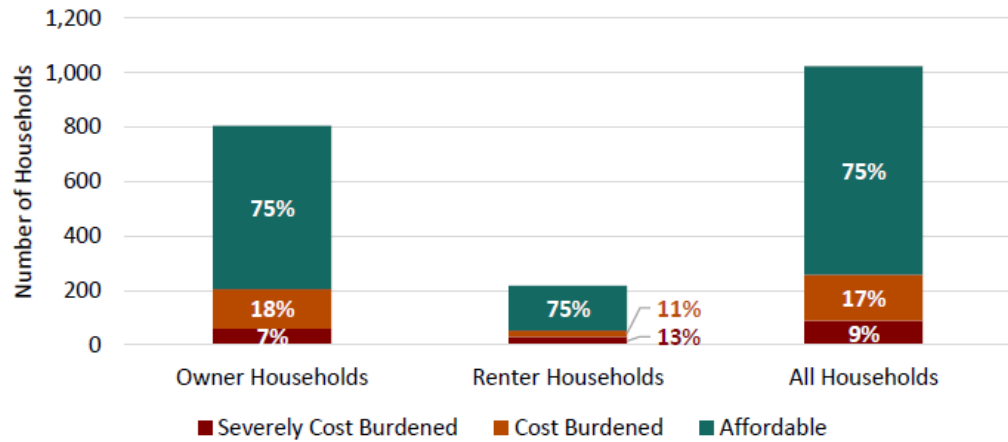
	2013	2023	Change 2013 - 2023	Percent Change 2013 - 2023
Town of New Lebanon	\$1,206	\$1,435	\$229	19%
Columbia County	\$1,200	\$1,354	\$154	13%

Residential Sales Trends

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Median Sale Price	\$170,000	\$191,000	\$197,950	\$270,750	\$222,500	\$249,500	\$215,000	\$287,000	\$270,000
Number of Sales	17	10	18	12	26	16	25	23	14

New Lebanon Housing Profile

	Owner Households		Renter Households		All Households	
	count	percent	count	percent	count	percent
Affordable	600	75%	164	75%	764	75%
Cost Burdened	145	18%	25	11%	170	17%
Severely Cost Burdened	60	7%	29	13%	89	9%
Total	805	-	218	-	1,023	-



HOMEOWNERSHIP AFFORDABILITY MATRIX

Underwriting Scenario Single Family Homes	2023 HUD County Area Median Income (AMI)		New Lebanon Median Income (2023 ACS)
	80%	100%	
Annual Household Income	\$75,100	\$103,000	\$77,000
Monthly Household Income	\$6,258	\$8,583	\$6,417
Affordable Housing Payment (28% of Income)	\$1,752	\$2,403	\$1,797
Affordable Home Price based on Income	\$181,000	\$275,000	\$202,000
Estimated Insurance and Private Mortgage Insurance	\$226	\$292	\$241
Estimated Average Real Estate Taxes per Month	\$263	\$263	\$294
Affordable Mortgage Payment (30 yrs @ 6.87%)	\$1,129	\$1,715	\$1,260
5% Down Payment	\$9,050	\$13,750	\$10,100
Affordable Home Mortgage	\$171,950	\$261,250	\$191,900
Median Home Price in Municipality	\$270,000	\$270,000	\$270,000
Gap Between Median Sale Price and Affordable Price	-\$89,000	\$5,000	-\$68,000

Source: NYS Department of Real Property Tax Services; American Community Survey 5-year Estimates, 2023; Freddie Mac; NYS Department of Taxation and Finance

Owners
25%
of owner households are cost burdened or severely cost burdened

Renters
25%
of renter households are cost burdened or severely cost burdened

All Households
25%
of all households are cost burdened or severely cost burdened

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2017-2021

Who might move in? Remote workers...

Work From Home	2023 - 5 YR ACS			2016 - 5 YR ACS			Change in WFH	Change in Total Work Population
	Total Population	% WFH	Est # WFH	Total Population	% WFH	Est # WFH		
Columbia	28689	15.7	4504	29416	6.5	1912	2592	-727
Dutchess	146372	13.9	20346	140507	5.7	8009	12337	5865
Greene	21292	11.5	2449	19234	4.5	866	1583	2058
Orange	183509	11.5	21104	171898	4.9	8423	12681	11611
Putnam	49322	13.7	6757	49848	5.2	2592	4165	-526
Rockland	145331	12.8	18602	144060	4.8	6915	11687	1271
Sullivan	34286	11.8	4046	31731	4.8	1523	2523	2555
Ulster	83363	15.4	12838	83526	6.4	5346	7492	-163
Westchester	485809	17.3	84045	459790	5.1	23449	60596	26019
		Total:	174690		Total:	59034	115656	59034

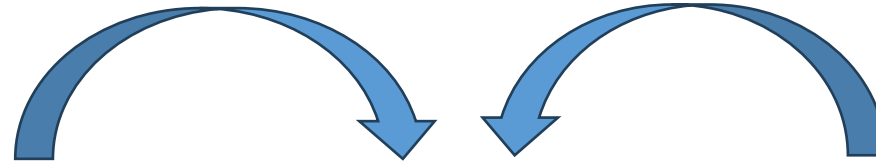
FACT: The number of people working from home in the Hudson Valley has nearly tripled since 2016. A total of 174,690 people now work from home.

Columbia County has the second highest proportion of work-from-home adults of any county in the Hudson Valley.

Planning for both: Priorities, strategies and sites

A broad view to support housing...

- Unused space on religious properties
- Unused space at hospitals, schools or nonprofit owners
- Excess land in office or industrial parks
- Tax foreclosed properties
- Privately owned land that could be purchased for land trust conservation and affordable housing
- Unused buildings
- Underutilized buildings
- Brownfields and greyfields
- Small infill sites in hamlets and downtowns
- Conversion of space over street-front stores
- Small parcels of vacant land suitable for two-family or small multifamily
- Accessory apartments



A broad view of conservation...

- Farmland protection
- Trail projects that connect conserved areas to residential areas
- Riparian easements to protect streamside areas
- Watershed protection acquisitions
- Fee or easement conservation of key parcels to connect forests and existing conservation areas, or to preserve other sensitive habitats and scenic lands
- Pocket parks that provide open space in hamlets and can be used for pavilions, farm markets, and more.
- Municipal parks

How can we integrate plans for both in New Lebanon?

Are there potentially sites where both could be done together?

What are the opportunities and strategies that are more appropriate for New Lebanon?

Who are the stakeholders and property owners?

Discuss!

Breakout Group Discussions and Brainstorming





WELCOME TO
HISTORIC

NEW
LEBANON

NEW YORK

Est. 1818

Thank you!