

LOCAL HOUSING NEEDS

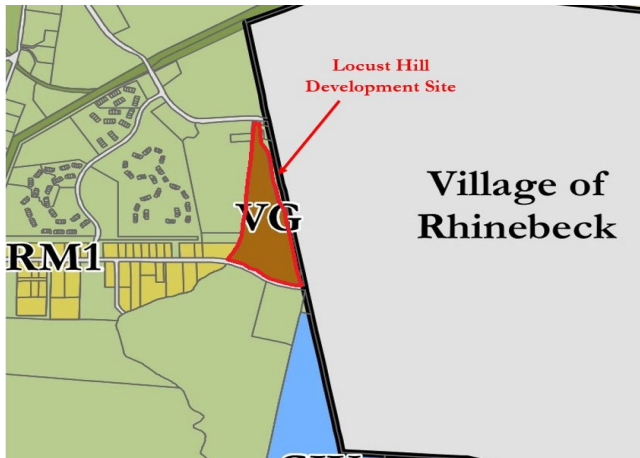
The Dutchess County Department of Planning & Development released the “Dutchess County Housing Needs Assessment” in March 2022.

The Housing Needs Assessment quantified the number of affordable housing units municipalities need to develop to reach adequate levels of affordable housing availability for households earning less than \$50,000 per year.

Rhinebeck & Red Hook were found to need 152 affordable housing units

As this affordable housing development goal was targeted only to households earning less than \$50,000 per year, this does not encapsulate the entirety of Dutchess County’s housing crisis.

When coupled with the need for Workforce Housing, Rhinebeck and Red Hook’s affordable housing development goal is even greater than 152 units.



Town of Rhinebeck Workforce Housing Committee

In 2006, the Town of Rhinebeck established the Workforce Housing Committee (WHC). The WHC was tasked with the objective of promoting housing that is affordable for Rhinebeck’s moderate-income workers.

As a result of the efforts of the WHC, the Workforce Housing Floating District was established in 2019. This progressive achievement laid the foundation for Locust Hill.

While the Workforce Housing Floating District was adopted into Local Law in 2019, the WHC must be recognized for their tireless efforts spanning over a decade to make Workforce Housing in Rhinebeck a reality.



Rhinebeck Workforce Housing

WHAT IS WORKFORCE HOUSING?

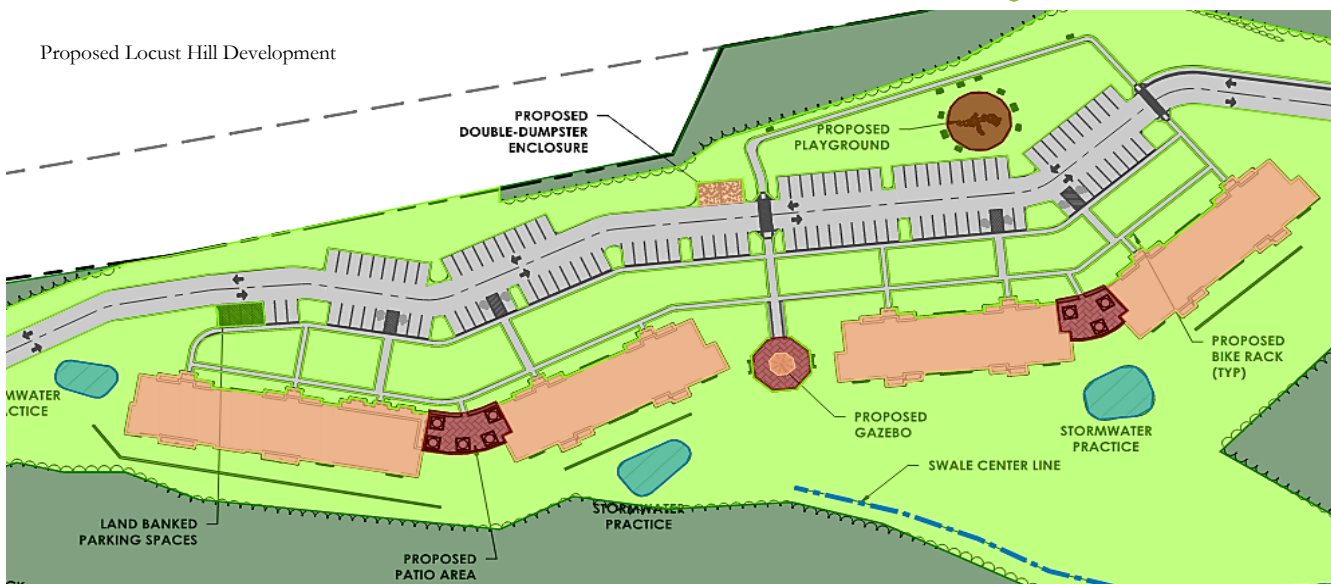
The term “Workforce Housing” is utilized often when discussing affordable housing, but what exactly does it mean?

Workforce Housing is a type of affordable housing which typically serves the local workforce including healthcare workers, retail clerks, craftsmen, teachers, etc.

Workforce Housing is primarily funded through a combination of tax credits and government grants. Tax credits are syndicated through investors with the general partner (developer) maintaining responsibility for the day-to-day operations.

In the Hudson Valley, the greatest demand for Workforce Housing units is between 60% and 80% of the local area median income (AMI).

Proposed Locust Hill Development



LOCUST HILL

Locust Hill is a proposed 80-unit workforce housing development in the Town of Rhinebeck.

Locust Hill will provide housing for households earning up to 90% of Dutchess County’s AMI. The development is currently under review by the Town of Rhinebeck.

Locust Hill will feature onsite amenities such as a large patio area with picnic benches, gazebo, playground, interior bike storage, fitness room, laundry facilities, and common rooms for social events. In addition, Locust Hill will be connected via sidewalk to the Village of Rhinebeck.



DUTCHESS COUNTY AMI

The below table depicts the 2022 maximum incomes and rents for 60%, 80%, and 90% of Dutchess County’s AMI.

AMI	Max Income	Rent
60% (1-bedroom)	\$54,000	\$1,265
60% (2-bedroom)	\$60,720	\$1,518
60% (3-bedroom)	\$72,840	\$1,753
80% (1-bedroom)	\$72,000	\$1,687
80% (2-bedroom)	\$80,960	\$2,024
80% (3-bedroom)	\$97,120	\$2,338
90% (1-bedroom)	\$70,830	\$1,897
90% (2-bedroom)	\$91,080	\$2,277
90% (3-bedroom)	\$109,260	\$2,630

