

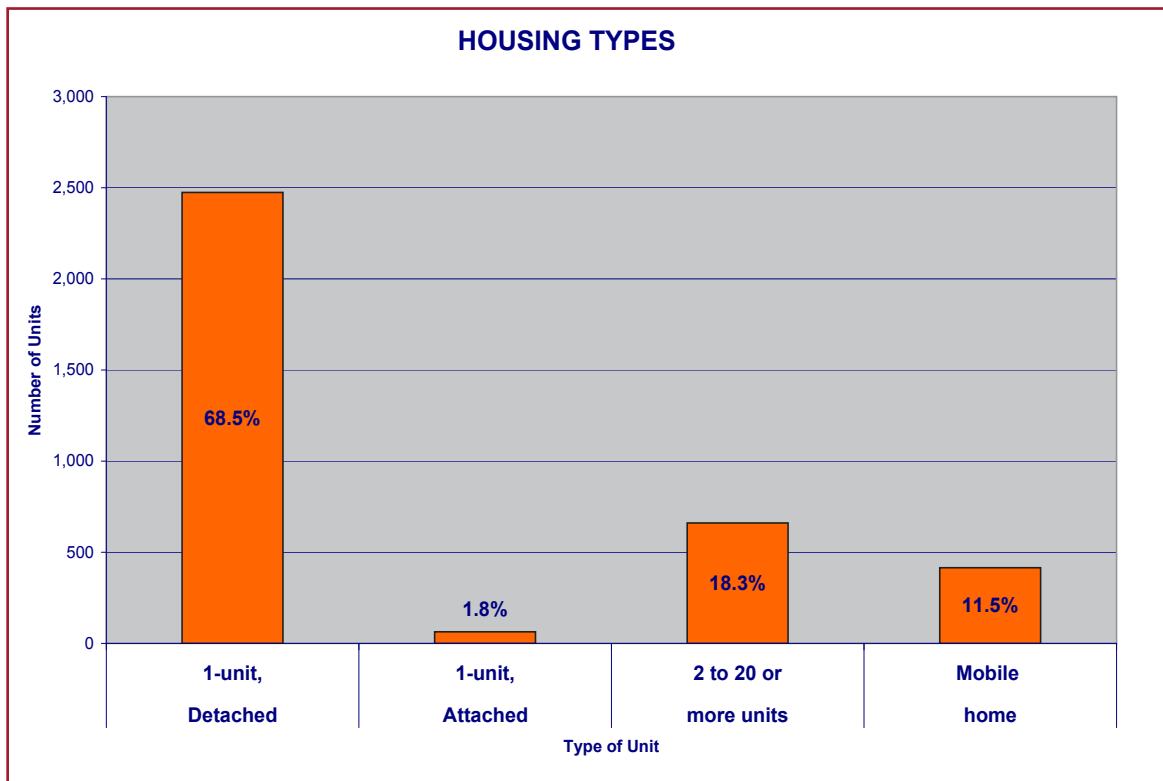
The number of new housing units has been slowing down in the past decade. The number of new units built increased by 23.8 percent in the 1980s and by 13.4 percent in the 1990s. This steady decrease in growth could be due to several factors, the most prominent of which are the concentration of growth in southern communities closest to commuter routes and the consumption of lands most conducive to development in the previous decades. As the progression of development moves northward and the development of environmentally sensitive lands becomes the only choice, it is unlikely that pressures for conversion of rural land for residential purposes will subside. Much higher housing prices in the counties to the south will continue to drive the housing market in Dutchess County.



These hamlet-scale homes are within walking distance to shops, services, and Town parks

Housing Diversity

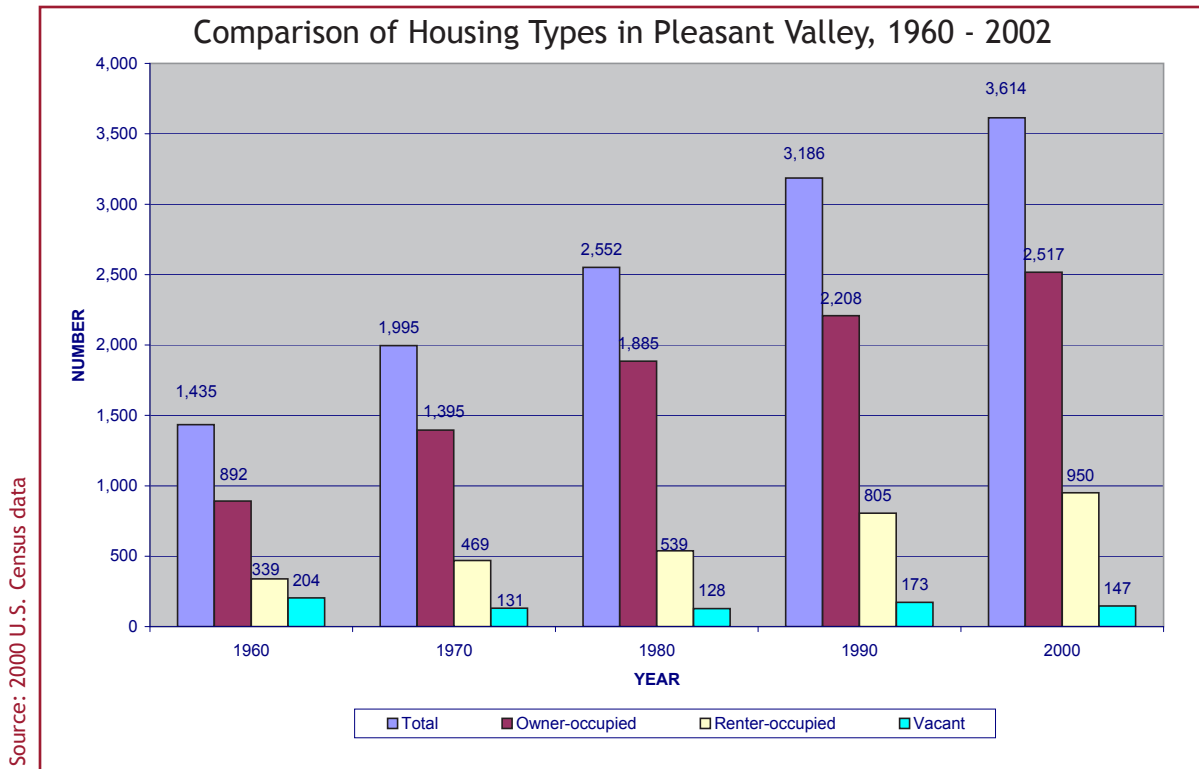
Perhaps of more concern than absolute numbers is the mix of housing types and cost factors. Almost 69 percent of Pleasant Valley's housing units are detached, single family homes, with multi-family housing at 20.1 percent, which is still well below the County's 31 percent average of multi-family units. Pleasant Valley also has a relatively high percentage of mobile homes (11.5 percent of total housing units in the Town) compared to the countywide average (4.0 percent) and the surrounding towns.



Source: 2000 U.S Census data

Respondents to the 2006 Community Survey indicated more support for moderately-priced single-family housing as well as senior residences, and were less supportive of other housing types including mobile homes, high-priced single-family homes, and multi-family options

Smaller units and more flexible housing arrangements are increasingly necessary as the Town's average household size continues to drop (down to 2.61 from 2.65 in 1990). Singles now constitute 22.7 percent of all households in Pleasant Valley, up from 21.9 percent. The percentage of elderly persons has also increased over the long-term, presenting particular housing needs that are difficult to address in the predominant single family pattern.



The final key factor in determining housing choices is affordability – the relationship between prices and income. The median sales price for a single-family home in Pleasant Valley in 2007 was \$334,000, according to Dutchess County Real Property Tax data. Rent for a 1-bedroom apartment was \$957, as compared to the County average of \$934². Although housing costs have moderated in the last year, the majority of Pleasant Valley residents may not be able to afford to purchase a home in Town. The Dutchess County Department of Planning and Development affordability formula indicates that an income of \$98,800 would be needed to afford the \$334,000 median home price.

Housing Availability

Local zoning strategies, private incentives, and government programs should promote the development of housing appropriate in size, location, accessibility, and cost for all types of households. Accessory apartments within existing structures, or accessory buildings that meet standards of compatibility with the existing structure and the surrounding neighborhood should be permitted in appropriate areas throughout the Town. This type of development allows for affordable care of the elderly, disabled, or family members.

Hamlet Housing

Areas in and around the existing hamlet centers should be the focus for hamlet-scale units and housing for seniors to alleviate dependency on the automobile and reinforce the traditional hamlet center land use pattern. The historic pattern of apartments above commercial storefronts in the hamlet areas should also be encouraged.

The Town should encourage cluster or conservation development with preservation of greenspaces, and consider incentives in exchange for a designated percentage of affordable units. To achieve a desirable amount of affordable units, the Town should determine a goal for percentage of affordable units and estimate an appropriate price range so that they are achievable to those in the local workforce.

² Source: 2004 and 2005 Dutchess County Rental Housing Survey

Implementation Strategies: Housing

Short-term:

- 4.1 Adopt zoning regulations that allow for mixed-use development within hamlet centers to encourage housing opportunities, especially for senior and singles.
- 4.2 Work with Dutchess County to develop workforce housing regulations.
- 4.3 Adopt zoning regulations that allow accessory apartments in all appropriate areas of the Town.
- 4.4 Adopt zoning regulations that provide incentives to developers to create a mix of housing types and prices.
- 4.5 Use conservation subdivision regulations to preserve important greenspaces.
- 4.6 Adopt subdivision regulations that ensure the protection of the Town's natural assets.
- 4.7 Use the 2007 Municipal Aquifer Report, in conjunction with other planning tools, to determine minimum zoning requirements.

Long-term:

- 4.8 Review development trends to determine if a variety of housing needs are being met.