

OUT OF REACH

2023



HUDSON VALLEY
PATTERN *for* PROGRESS



FOREWARD

Hudson Valley Pattern for Progress and its Center for Housing Solutions & Community Initiatives have analyzed rental housing and wage data for more than a decade. Our reports on housing trends help lawmakers, nonprofit agencies, developers, and other stakeholders in their efforts to provide housing that is affordable in the region.

Our annual Out of Reach (OOR) report examines the affordability of rental housing throughout the nine counties we serve: Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester. This report is largely based on data published annually by the National Low Income Housing Coalition (NLIHC), which compares fair-market rents (FMR) with average renter wages.

This year's report continues to underscore an irrefutable truth: even with long work hours or multiple jobs, most renters in our region struggle to pay for rent and modest living costs. Over the past five years, rents across our region have increased by anywhere between 25-45%. With inflation hitting a 40-year peak in 2022, the basic costs of living – food, transportation, healthcare, and more – are also out of reach.

Income data trends over the past decade indicate that labor is undervalued throughout the United States. Since 2010, members of the working class nationwide saw their wages rise at half the rate of the highest earners. This trend is generally worse in the Hudson Valley, where lower income workers have seen their earnings decline or stagnate while our highest earners have seen their income rise by up to 26 percent.

Wage stagnation in our lower income brackets paired with skyrocketing housing and living costs have created an affordability crisis with devastating consequences for our hardworking neighbors and our entire region. Earlier this year, Pattern released "The Great People Shortage and its Effects on the Hudson Valley," which found that our region has lost a net of more than 130,000 people to migration since 1996. More people have moved out of the Hudson Valley than into it for 24 of the last 25 years. A national survey by the U.S. Census Bureau found the top reasons cited for leaving New York State were housing-related: more affordable and higher quality housing, or the opportunity to buy a home elsewhere.

The solutions to our affordability crisis are not simple, and they cannot focus on one corner of our civic structure alone. State and federal governments must work to ensure that our hardworking neighbors are compensated fairly. To meet the demand for housing, state and local governments must adopt significant changes to land-use and housing policies that support the kind of development that is affordable for our residents. These efforts must include deeply affordable rentals as well as new opportunities for homeownership; many tenants are paying more in rent than they would on monthly mortgage payments, but traditional pathways to homeownership are unviable due to prices that have far outpaced incomes.

Amid these challenges, many local organizations, developers, and businesses are implementing new models that prioritize wellbeing and improve the quality of life for low- and moderate-income residents. We hope that Out of Reach compels others in the Hudson Valley to consider their neighbors who struggle through the stress of high rents and low wages. We also hope this report compels our civic leaders to act on policies that improve the quality of life in the Hudson Valley by making it more affordable and equitable for the 2.5 million people who call the region home.

METHODOLOGY & GLOSSARY OF TERMS

The National Low Income Housing Coalition (NLIHC) released its annual Out of Reach (OOR) report in July 2023. The nationwide OOR report demonstrates that renters across the country are not making enough to afford rent or the overall cost of living – a trend that has continued for many years. Pattern has synthesized NLIHC data to illustrate how these trends manifest uniquely in the Hudson Valley. We also analyzed regionwide median sale prices to demonstrate that homeownership, too, is out of reach for most Hudson Valley residents. Analysis in this report relies on the following data points:

Hourly Wage: This is the average hourly wage that renters make in each county. These estimated values are calculated by NLIHC based on data reported by the Bureau of Labor Statistics (BLS) in its Quarterly Census of Employment and Wages. For more information on how these values are calculated, [please view Appendix B of the 2023 NLIHC OOR Report](#).

Housing Wage: This is the hourly wage a renter would need to earn to afford Fair Market Rent while spending no more than 30% of their income on housing.

Rent Gap: The Rent Gap is the difference between fair market rental costs and rents that would be affordable to an average renter considering each county's Hourly Wage. We calculate affordable rents according to the industry-wide assumption that no individual should spend more than 30% of their monthly income on housing, and that the common standard for a full-time job is 40 hours per week.

Fair Market Rent: Fair Market Rent (FMR) is the average rent paid by the 40th percentile of renters who have moved within the past two years. This value is calculated annually by the Department of Housing and Urban Development (HUD) to guide the department's allocations for housing assistance. FMR is not the same as average rent, which would be the 50th percentile of all rental amounts. FMR values convey rent prices below average market rate.

Wage Gap: This is the gap between the annual salary needed to afford a minimum baseline standard of living and the average annual renter salary. While the Rent Gap relates solely to housing costs, the Wage Gap demonstrates what a minimum living wage would look like in each of the nine counties we serve.

Income Quintiles: Quintiles illustrate the distribution of income across the entire population by showing the average earnings for five groups with an equal number of earners in each group. We rely on quintiles to examine income changes over time among segments of our population, and to illustrate the growing divide between our lowest and highest income brackets.

Purchase Gap: The Purchase Gap indicates the level of affordability for middle-income households looking to buy a home. This calculation is the difference between estimated mortgages for which households at 100% AMI would qualify and the actual cost of a mortgage at median home sale prices.

HUDSON VALLEY WAGES DON'T PAY RENT

Looking strictly at average wages over the past five years, one might conclude that working renters are better off than they were a few years ago. Since 2019, the average hourly wage for renters has increased in every county across the region, even when adjusting for inflation. This increase ranges from \$0.63 per hour in Columbia County to \$4.09 per hour in Westchester, as shown in the table below.

A deeper look, however, reveals that the increase in average renter wages is not an indicator of improvement. Despite the increase, average wages continue to lag behind the cost of living, as shown in the table on the next page. The gap between wages and cost of living can be demonstrated by calculating the Housing Wage, which is the hourly wage needed to afford Fair Market Rents, assuming renters work 40 hours per week and spend 30% of their income on housing. In all nine counties, the average renter wage is lower than the Housing Wage, which is the wage needed to afford rent. For example, for a single earner in a one-bedroom rental, the hourly wage gap is as high as \$23.99 in Putnam County and \$25.82 in Rockland County.

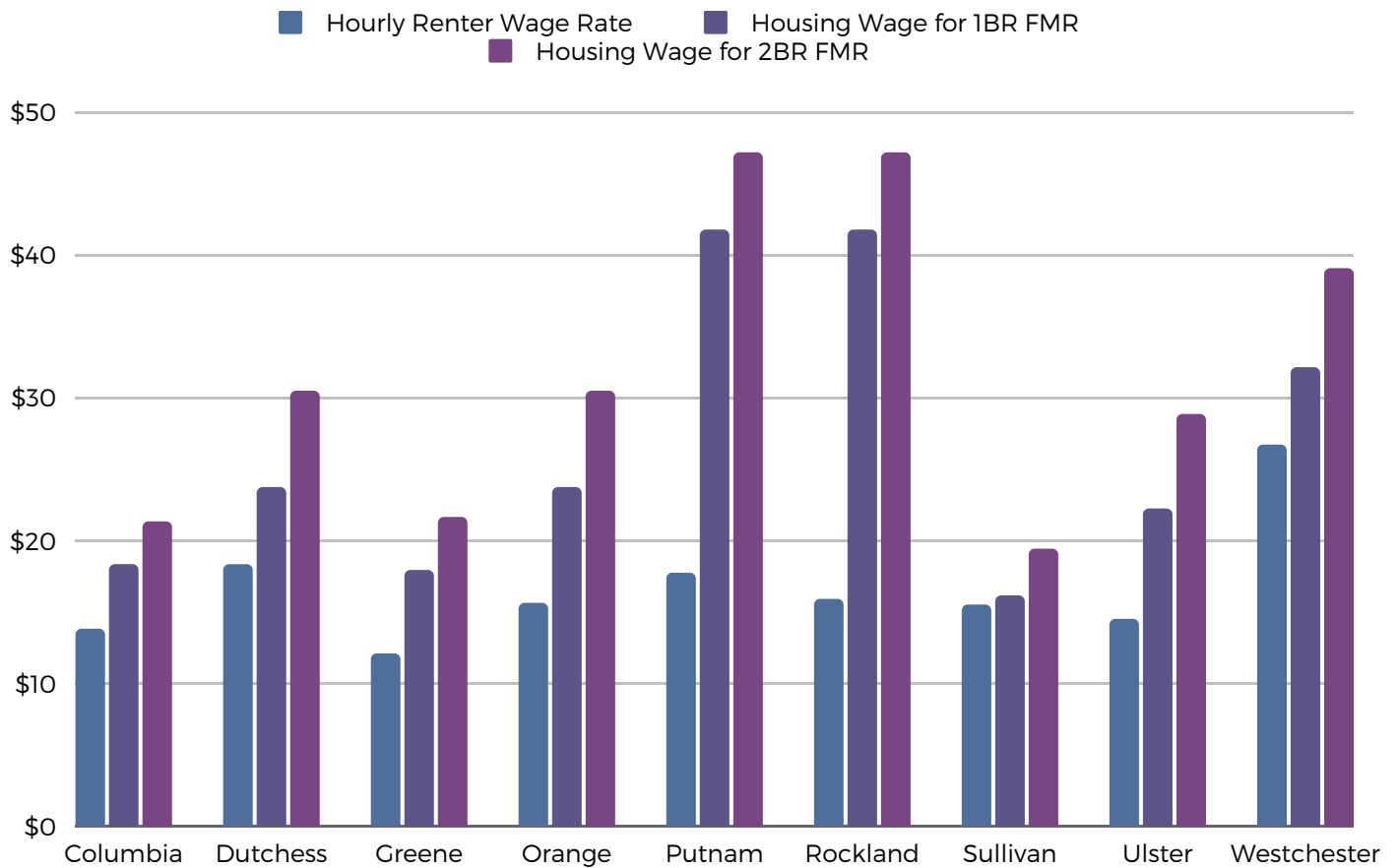
Wage Trends: 2019-2023

	2019	2020	2021	2022	2023	2019 (in 2023 \$)	\$ Change 2019-2023 (inflation adj.)	% Change 2019-2023 (inflation adj.)
Columbia	\$11.08	\$10.68	\$11.35	\$13.22	\$13.80	\$13.17	\$0.63	5%
Dutchess	\$13.72	\$13.64	\$13.79	\$17.47	\$18.32	\$16.31	\$2.01	12%
Greene	\$8.70	\$8.66	\$9.01	\$10.89	\$12.08	\$10.34	\$1.74	17%
Orange	\$11.10	\$11.58	\$11.99	\$14.70	\$15.62	\$13.19	\$2.43	18%
Putnam	\$12.37	\$12.45	\$13.79	\$17.73	\$17.74	\$14.70	\$3.04	21%
Rockland	\$10.98	\$11.53	\$12.14	\$14.76	\$15.91	\$13.05	\$2.86	22%
Sullivan	\$11.30	\$11.61	\$11.56	\$15.26	\$15.48	\$13.43	\$2.05	15%
Ulster	\$10.35	\$10.81	\$11.41	\$13.78	\$14.50	\$12.30	\$2.20	18%
Westchester	\$19.01	\$19.27	\$19.45	\$24.42	\$26.69	\$22.59	\$4.09	18%

2023 Wage Gaps by County

	Hourly Renter Wage Rate	Housing Wage 1BR FMR	Housing Wage 2BR FMR	Wage Gap 1BR FMR	Wage Gap 2BR FMR
Columbia	\$13.80	\$18.31	\$21.29	-\$4.51	-\$7.49
Dutchess	\$18.32	\$23.71	\$30.44	-\$5.40	-\$12.13
Greene	\$12.08	\$17.90	\$21.60	-\$5.83	-\$9.52
Orange	\$15.62	\$23.71	\$30.44	-\$8.09	-\$14.82
Putnam	\$17.74	\$41.73	\$47.13	-\$23.99	-\$29.40
Rockland	\$15.91	\$41.73	\$47.13	-\$25.82	-\$31.23
Sullivan	\$15.48	\$16.12	\$19.38	-\$0.64	-\$3.91
Ulster	\$14.50	\$22.21	\$28.81	-\$7.71	-\$14.30
Westchester	\$26.69	\$32.10	\$39.02	-\$5.41	-\$12.33

2023 Hourly Vs. Housing Wages by County



Annual Wage Gap

	Renter Annual Wage	To afford 1 BR FMR	To afford 2 BR FMR	1 BR FMR Gap	2 BR FMR Gap
Columbia	\$28,698	\$38,080	\$44,280	-\$9,382	-\$15,582
Dutchess	\$38,096	\$49,320	\$63,320	-\$11,224	-\$25,224
Greene	\$25,121	\$37,240	\$44,920	-\$12,119	-\$19,799
Orange	\$32,490	\$49,320	\$63,320	-\$16,830	-\$30,830
Putnam	\$36,896	\$86,800	\$98,040	-\$49,904	-\$61,144
Rockland	\$33,086	\$86,800	\$98,040	-\$53,714	-\$64,954
Sullivan	\$32,190	\$33,520	\$40,320	-\$1,330	-\$8,130
Ulster	\$30,167	\$46,200	\$59,920	-\$16,033	-\$29,753
Westchester	\$55,507	\$66,760	\$81,160	-\$11,253	-\$25,653

The Housing Wage indicates not only the affordability of rental housing, but also a worker's ability to afford essentials such as transportation, groceries, and other bills. To calculate the Annual Wage Gap, we multiply the hourly Housing Wage by the annual number of hours that constitute a full-time job (2080 hours). In doing so, we gain a broader sense of the gap between wages and the overall cost of living. While the Rent Gap focuses strictly on housing, the Annual Wage Gap shows more broad impacts of high living costs and low wages. The Wage Gap becomes even more severe when considering the cost of children or other dependents, the need for savings, or funds for unexpected expenses like fixing a car or a trip to the emergency room.

In most cases, renters navigate low wages by working significantly more than what our society considers to be normal or healthy. While working "full-time" is commonly known to mean 40 hours per week, the U.S. Department of Labor does not define full-time work (Fair Labor Standards Act, U.S. DOL). This means there is no legal limit on the number of hours per week a person can work. The table below shows how many hours and full-time jobs the average renter would need to afford rent. In all nine counties, more than 40 hours of work per week are necessary to afford FMR for the average worker.

Hours and Jobs needed at average renter wage

	To Afford 1BR FMR		To Afford 2BR FMR	
	Hours per week	Jobs Needed	Hours per week	Jobs Needed
Dutchess	52	1.3	66	1.7
Greene	59	1.5	72	1.8
Orange	61	1.5	78	1.9
Putnam	94	2.4	106	2.7
Rockland	105	2.6	119	3.0
Sullivan	42	1.0	50	1.3
Ulster	61	1.5	79	2.0
Westchester	48	1.2	58	1.5

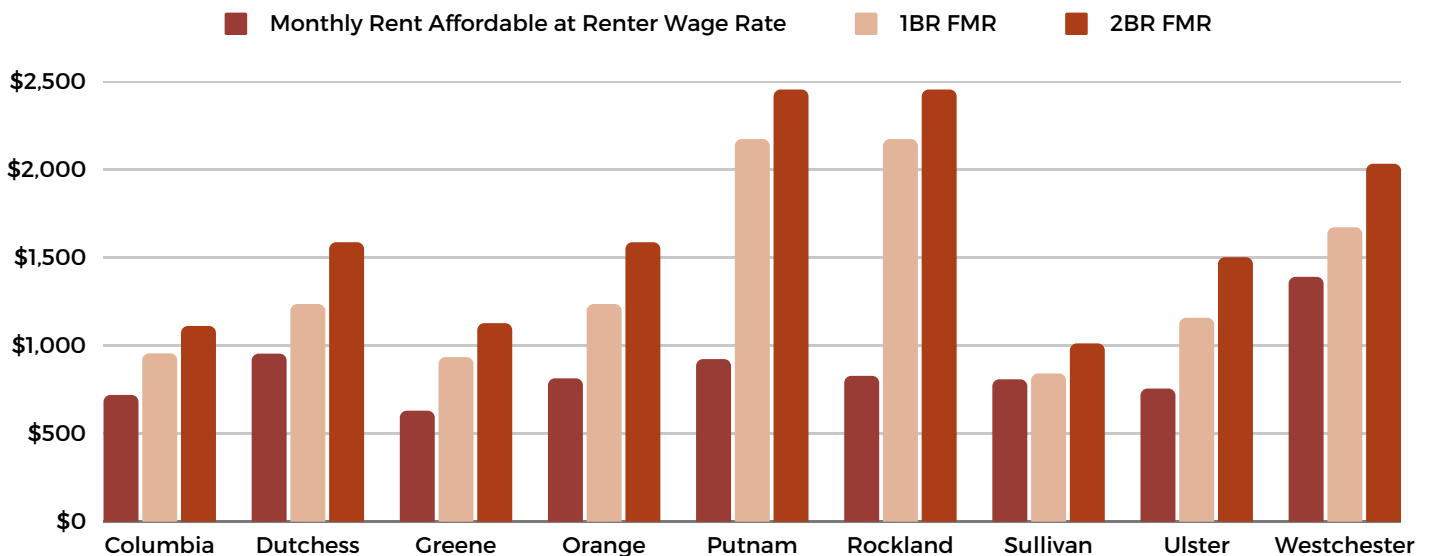
THE RENT GAP

The Rent Gap is the difference between Fair Market Rents and the monthly rent that working renters can afford with average wages. This indicator illustrates the portion of housing costs that are beyond affordability for average working renters. The table below includes the Monthly Rent Gap for single working renters living in one-bedroom or two-bedroom homes. Rents are considered affordable if they are no more than 30% of monthly income. The chart below then shows a comparison of rents that working adults can afford and the actual FMR values. In all counties, FMR values for one- and two-bedroom homes exceed the amount of rent the average working renter can afford.

2023 Rent Gaps By County

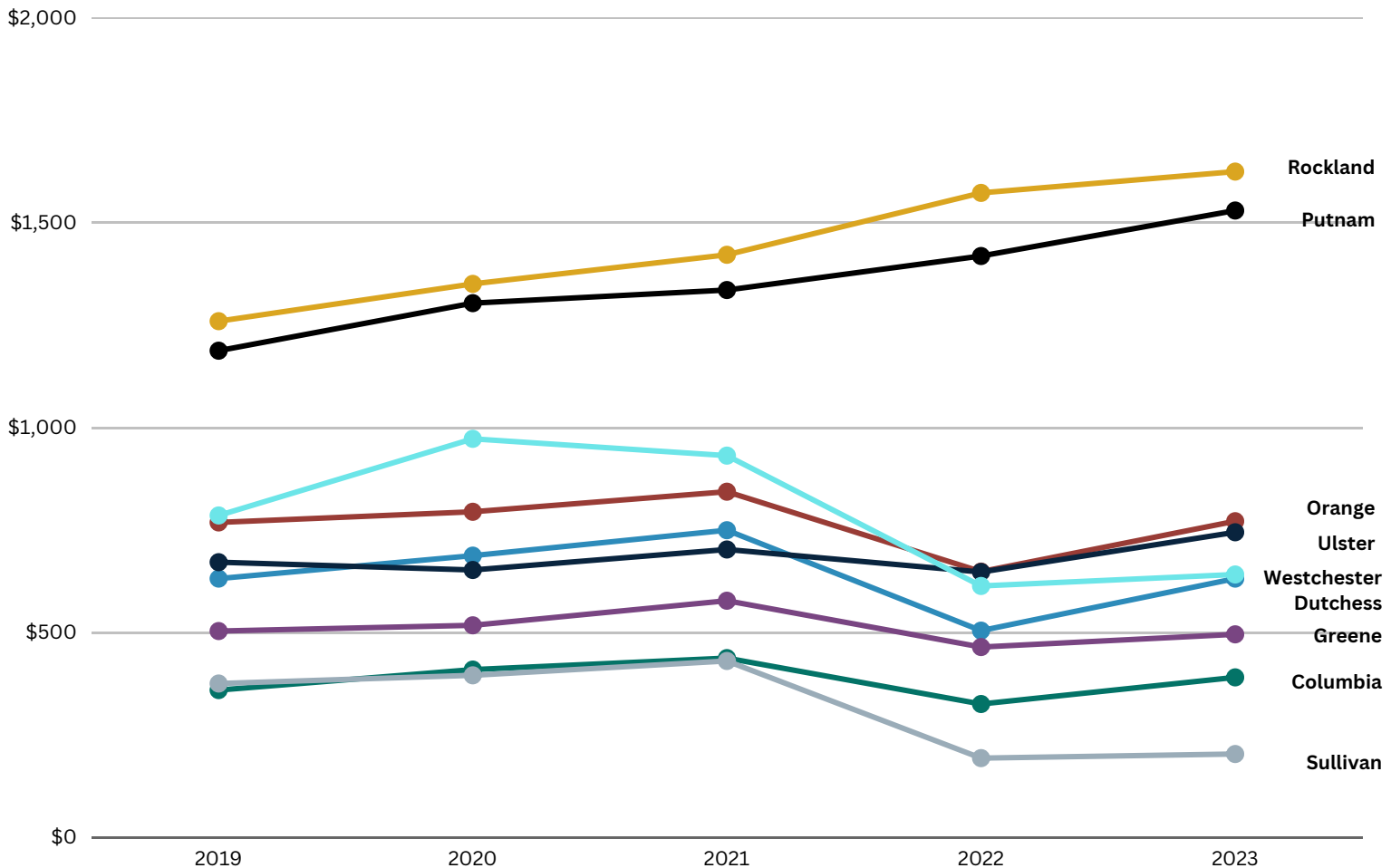
	Monthly Rent Affordable at Avg Renter Wage	1BR FMR	2BR FMR	Monthly Rent Gap 1BR FMR	Monthly Rent Gap 2BR FMR
Columbia	\$717	\$952	\$1,107	-\$235	-\$390
Dutchess	\$952	\$1,233	\$1,583	-\$281	-\$631
Greene	\$628	\$931	\$1,123	-\$303	-\$495
Orange	\$812	\$1,233	\$1,583	-\$421	-\$771
Putnam	\$922	\$2,170	\$2,451	-\$1,248	-\$1,529
Rockland	\$827	\$2,170	\$2,451	-\$1,343	-\$1,624
Sullivan	\$805	\$838	\$1,008	-\$33	-\$203
Ulster	\$754	\$1,155	\$1,498	-\$401	-\$744
Westchester	\$1,388	\$1,669	\$2,029	-\$281	-\$641

2023 Affordable Rent vs. Fair Market Rents



Monthly Rent Gap Trends (2 BR FMR): 2019-2023

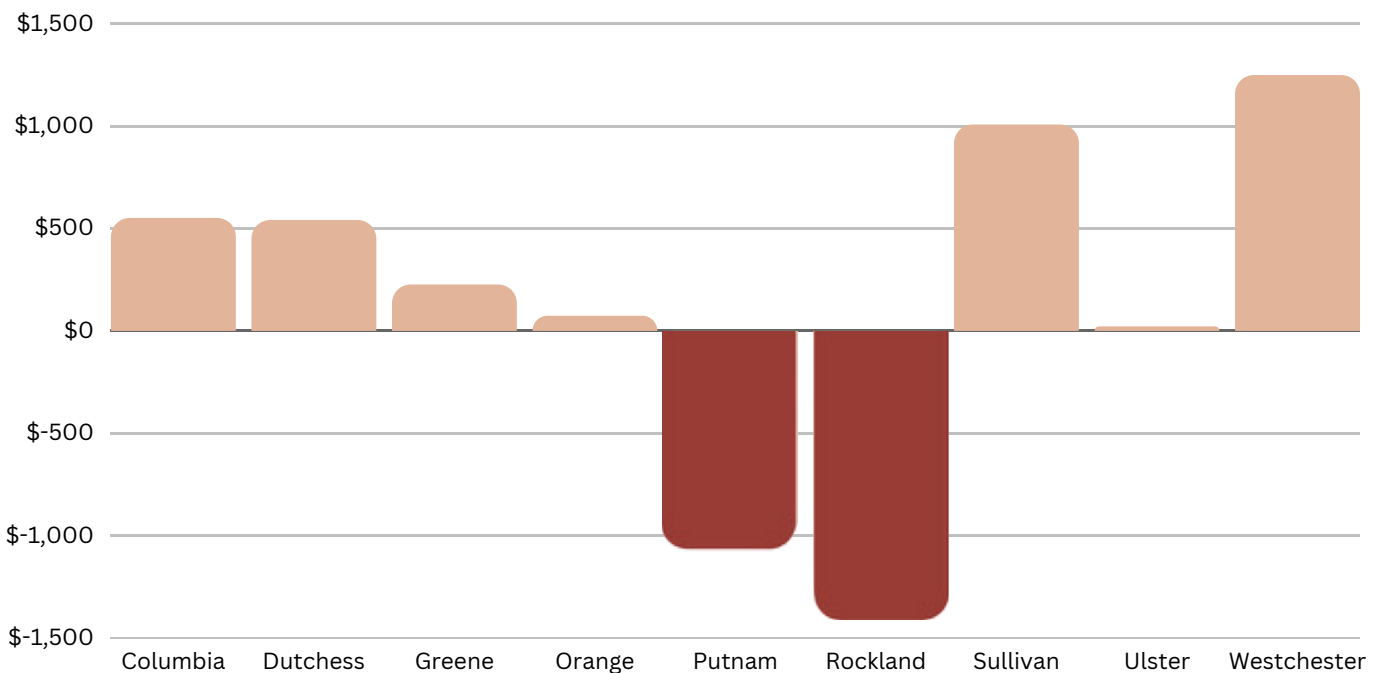
	2019	2020	2021	2022	2023	\$ Change 2022-2023	%Change 2022-2023	\$ Change 2019-2023	% Change 2019-2023
Columbia	\$360	\$410	\$438	\$326	\$391	\$65	20%	\$30.54	8%
Dutchess	\$632	\$688	\$750	\$505	\$632	\$127	25%	-\$0.41	0%
Greene	\$504	\$518	\$578	\$465	\$496	\$31	7%	-\$8.02	-2%
Orange	\$769	\$795	\$844	\$649	\$772	\$123	19%	\$2.76	0%
Putnam	\$1,188	\$1,304	\$1,336	\$1,419	\$1,530	\$111	8%	\$341.60	29%
Rockland	\$1,260	\$1,351	\$1,422	\$1,573	\$1,625	\$51	3%	\$364.84	29%
Sullivan	\$376	\$396	\$431	\$194	\$204	\$10	5%	-\$171.75	-46%
Ulster	\$672	\$653	\$703	\$648	\$745	\$96	15%	\$72.83	11%
Westchester	\$786	\$973	\$932	\$614	\$642	\$28	5%	-\$143.68	-18%



2023 Rent Gap for 2 Working Adults in 2 BR FMR

	Annual Renter Wage for 2 Renters Based on 40 Hour Workweek	Annual Wage to Afford 2BR FMR	Annual Wage Gap (per person)	Monthly Wage Gap
Columbia	\$57,397	\$44,280	\$6,558	\$547
Dutchess	\$76,193	\$63,320	\$6,436	\$536
Greene	\$50,242	\$44,920	\$2,661	\$222
Orange	\$64,979	\$63,320	\$830	\$69
Putnam	\$73,792	\$98,040	-\$12,124	-\$1,010
Rockland	\$66,173	\$98,040	-\$15,934	-\$1,328
Sullivan	\$64,380	\$40,320	\$12,030	\$1,002
Ulster	\$60,334	\$59,920	\$207	\$17
Westchester	\$111,015	\$81,160	\$14,927	\$1,244

The table above and the chart below illustrate the Rent Gap for two working adults sharing a 2-Bedroom unit (amount shown is per person). In Putnam and Rockland, roommates and couples still cannot afford a two-bedroom rental at FMR. In other counties, even when both tenants work full time, the Rent Gap does not leave much of a buffer for unexpected expenditures or long-term savings, such as in Ulster County. These gaps also do not account for expenses associated with dependents; a two-bedroom rental at FMR might be affordable to a working couple, but would be unaffordable if that couple had children or an elderly parent living with them.



RENTS ARE OUTPACING WAGES

Housing Wages and Rent Gaps are two strong indicators of housing affordability. Another way to demonstrate the degree of affordability is by looking at the rates of change for housing costs compared to wages from year to year. Through this lens, we can see that rent increases have outpaced wage increases since last year. In six of nine counties throughout the Hudson Valley, the rate of increase of Fair Market Rents surpassed the rate of increase of average tenant wages. For example, in Dutchess County, rents increased by 12% while average tenant wages increased by 5% since last year.

In the remaining three counties, tenants would still need a sizeable wage increase to afford rent and the overall cost of living, because previous-year wages were already low. For example, in Rockland County, wages increased by 8% while rents only increased by 5%; however, wages would still need to increase by 62% for a single earner to afford a 1-BR home.

Monthly Renter Wages

	2022	2023	\$ change 2022-2023
Columbia	\$2,291	\$2,392	\$100
Dutchess	\$3,028	\$3,175	\$147
Greene	\$1,888	\$2,093	\$206
Orange	\$2,548	\$2,707	\$159
Putnam	\$3,073	\$3,075	\$ 1
Rockland	\$2,558	\$2,757	\$199
Sullivan	\$2,645	\$2,682	\$ 37
Ulster	\$2,389	\$59,920	\$125
Westchester	\$4,233	\$4,626	\$393

Monthly Rents- 2 BR FMR

	2022	2023	\$ change
	\$1,012	\$1,107	\$ 95
	\$1,412	\$1,583	\$171
	\$1,030	\$1,123	\$111
	\$1,412	\$1,583	\$171
	\$2,340	\$2,451	\$111
	\$2,340	\$2,451	\$111
	\$987	\$1,008	\$ 21
	\$1,364	\$1,498	\$134
	\$1,883	\$2,029	\$146

Rate of Change Comparison

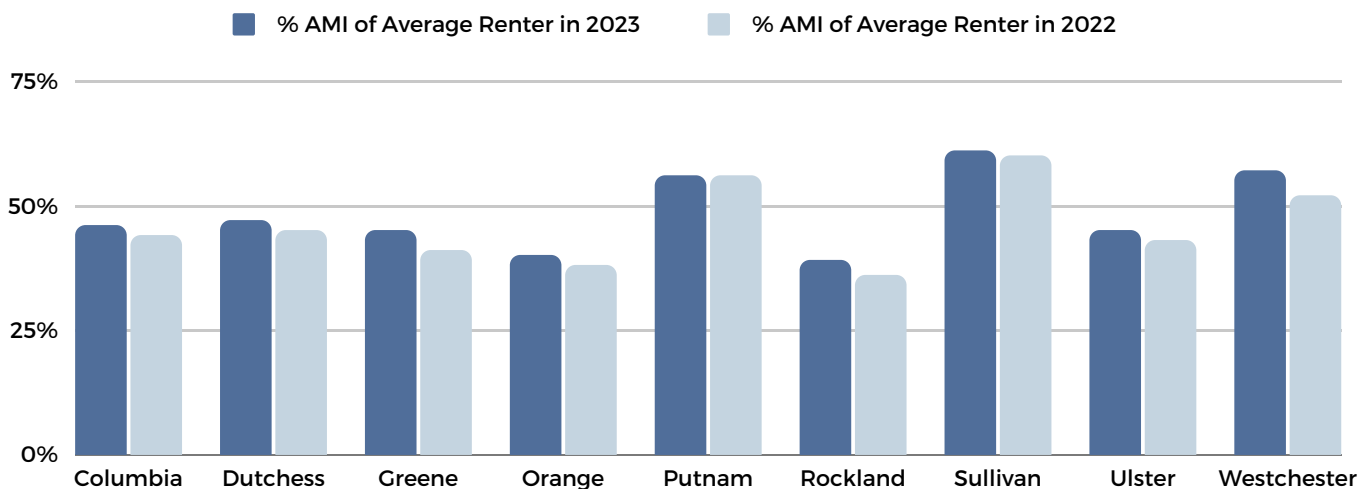
	Wage Increase 2022-2023	Rent Increase 2022-2023	Additional Wage Increase Needed to afford 1BR	Additional Wage Increase Needed to afford 2BR
Columbia	4%	9%	25%	54%
Dutchess	5%	12%	23%	66%
Greene	11%	9%	33%	79%
Orange	6%	12%	34%	95%
Putnam	0%	5%	57%	166%
Rockland	8%	5%	62%	196%
Sullivan	1%	2%	4%	25%
Ulster	5%	10%	35%	99%
Westchester	9%	8%	17%	46%

Source: NLIHC, 2023

AREA MEDIAN INCOME (AMI) MISSES THE MARK ON AFFORDABILITY

The affordable housing industry relies on the Area Median Income (AMI) to determine housing assistance allocations for different income levels. Often, subsidized affordable housing projects will target households making 60% or 80% of AMI. These thresholds fail to provide housing for the majority of working renters.

The chart below shows the average income of renters in each county as a percentage of countywide median income in 2022 and 2023. Across the region, average renter income ranges from 39%-61% of the AMI. While AMI is calculated according to an aggregate of renter and owner incomes, renters have significantly lower income levels than owners. Accordingly, to better reflect the economic standing of renting households, policymakers who focus on subsidized affordable rental housing should consider calculating AMI based on renter households, exclusive of householders who already own their homes.



Source: NLIHC, 2023 and HUD 2023

Since last year, there has been a slight increase in the average income levels for renters in most counties. As with the increase in average wages described earlier in this report, the increase in income levels does not indicate an overall improvement in quality of life for renters. Instead, it can likely be explained by a growing number of renters with higher income levels. With fewer middle-class renters able to purchase starter homes, our renting population is growing.

Since 2010, according to the U.S. Census, there has been an 8% increase in the number of renting households versus a 2% increase in the number of owner-occupied households regionwide. This trend is not even across the region. For example, in Greene and Sullivan counties, there was a decrease in the total number of households, with a greater decrease in renter households than owner-occupied households.

	2010	2021	# Change	% Change
Total Households	854,191	888,468	34,277	4%
Owner-Occupied Households	581,407	592,631	11,224	2%
Renter-Occupied Households	272,784	295,837	23,053	8%

Source: U.S. Census, 2010,2021

THE RENTER-OWNER RATIO BY COUNTY

TOTAL HOUSEHOLDS

	2010	2021	# Change	% Change
Columbia	25,686	25,167	-519	-2%
Dutchess	106,952	111,735	4,783	4%
Greene	18,502	17,451	-1,051	-6%
Orange	124,379	132,880	8,501	7%
Putnam	34,907	34,651	-256	-1%
Rockland	97,557	102,161	4,604	5%
Sullivan	29,722	28,816	-906	-3%
Ulster	70,691	71,194	503	1%
Westchester	345,795	364,413	18,618	5%

OWNER OCCUPIED

	2010	2021	# Change	% Change
Columbia	18,804	18,332	-472	-3%
Dutchess	75,478	76,956	1,478	2%
Greene	13,620	13,438	-182	-1%
Orange	88,633	91,534	2,901	3%
Putnam	29,543	28,854	689	-2%
Rockland	69,300	69,559	259	0%
Sullivan	20,073	19,948	-125	-1%
Ulster	49,203	49,479	276	1%
Westchester	216,753	224,531	7,778	4%

RENTER OCCUPIED

	2010	2021	# Change	% Change
Columbia	6,882	6,835	-47	-1%
Dutchess	31,474	34,779	3,305	11%
Greene	4,882	4,013	-869	-18%
Orange	35,746	41,346	5,600	16%
Putnam	5,364	5,797	433	8%
Rockland	28,257	32,602	4,345	15%
Sullivan	9,649	8,868	-781	-8%
Ulster	21,488	21,715	227	1%
Westchester	129,042	139,882	10,840	8%

Out Of Reach: Homeownership

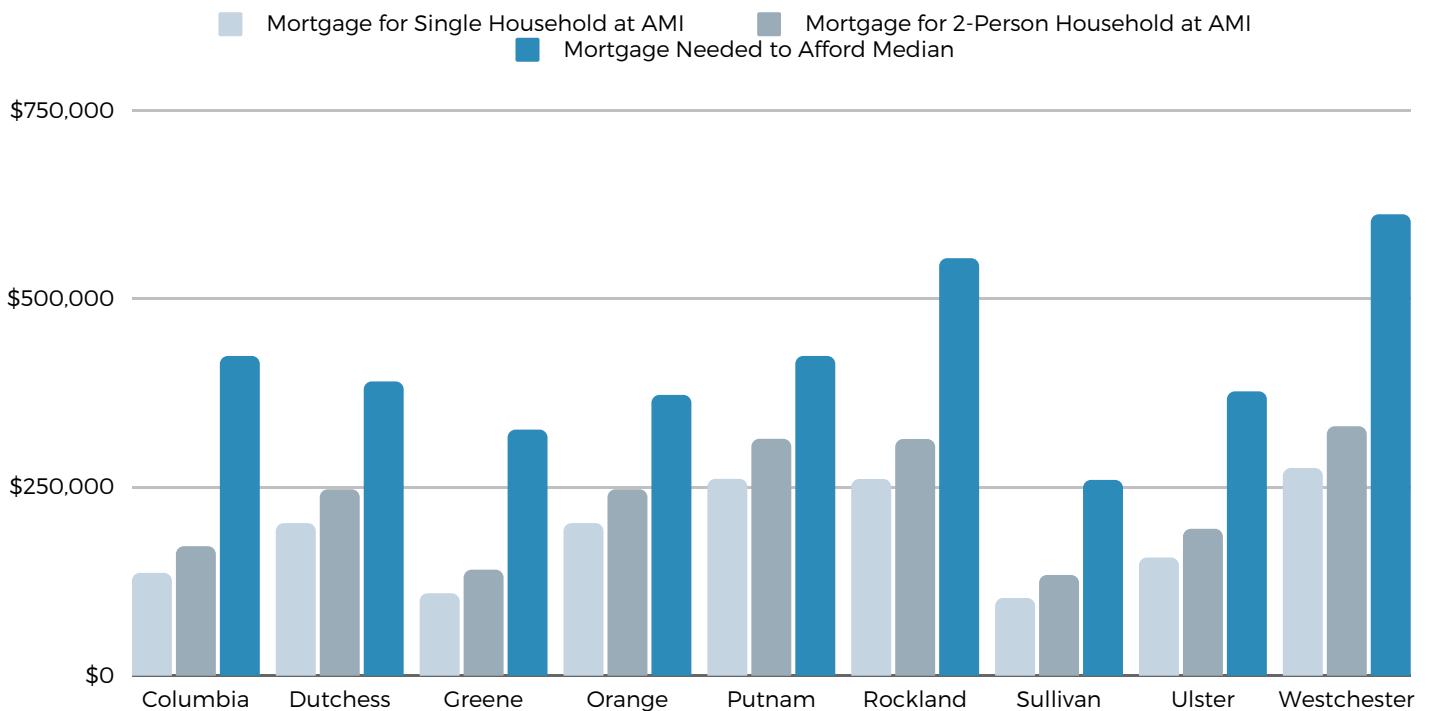
The disproportionate regionwide increase in renter-occupied homes can be attributed to a variety of factors. Most subsidies, PILOTs (payments in lieu of taxes), and other incentives are designated for multifamily rental developments. Furthermore, according to a recent study, one in four single-family homes are now being acquired by investors as assets to rent. While the housing market has historically been a vehicle for personal and generational wealth, fewer and fewer householders are able to purchase homes. The ownership of more homes by investors and corporations instead concentrates those equity gains into the hands of fewer people over time.

To demonstrate the degree to which homeownership is out of reach, we calculated the Homeownership Gap based on the estimated mortgage for which households earning Area Median Income (AMI) in each county would qualify. To perform this analysis, we used the HUD-adjusted income levels for one-person and two-person households.[1] The mortgage estimate is based on:

- an escrow payment for property taxes of \$650 per month,
- insurance payment of \$90 per month,
- a 7% interest rate on a 30-year loan term.

The chart below and the tables on the next page demonstrate that the majority of households in the Hudson Valley would be unable to afford to purchase a home in 2023. With this large of a gap between earnings and the cost of a home, it is no wonder that more of our neighbors are persisting in rentals without moving into homeownership.

Comparing Median Sales Prices to Attainable Mortgages



[1] Common AMI levels are for median 4-person households. We used HUD adjustments for 1- and 2-person households to better reflect the average renting household as a prospective homebuyer.

Calculating the Homeownership Purchase Gap

	1-HH AMI	Mortgage for Single Household at AMI	2-HH AMI	Mortgage for 2-Person Household at AMI
Columbia	\$65,800	\$136,028	\$75,200	\$171,351
Dutchess	\$83,300	\$201,788	\$95,200	\$246,504
Greene	\$58,600	\$108,973	\$66,900	\$140,1612
Orange	\$83,300	\$201,788	\$95,200	\$246,504
Putnam	\$98,900	\$260,408	\$113,000	\$313,391
Rockland	\$98,900	\$260,408	\$113,000	\$313,391
Sullivan	\$56,900	\$102,585	\$65,000	\$133,022
Ulster	\$71,200	\$156,320	\$81,300	\$194,273
Westchester	\$102,800	\$275,063	\$117,500	\$330,301

	Q2 2023 Median Sale Price (NYSAR)	6% Down Payment for Median	Mortgage Needed to Afford Median	Mortgage Gap for Median	
				Single Householder	2 Person Household
Columbia	\$450,000	\$27,000	\$423,000	-\$286,972	-\$251,649
Dutchess	\$414,000	\$24,840	\$389,160	-\$187,372	-\$142,656
Greene	\$346,000	\$20,760	\$325,240	-\$216,267	-\$185,078
Orange	\$395,000	\$23,700	\$371,300	-\$169,512	-\$124,796
Putnam	\$450,000	\$27,000	\$423,000	-\$162,592	-\$109,609
Rockland	\$588,000	\$35,280	\$552,720	-\$292,312	-\$239,329
Sullivan	\$275,000	\$16,500	\$258,500	-\$155,915	-\$125,478
Ulster	\$400,000	\$24,000	\$376,000	-\$219,680	-\$181,727
Westchester	\$650,000	\$39,000	\$611,000	-\$335,937	-\$280,699

QUINTILES ILLUSTRATE GROWING DISPARITIES

Considering the extent of the Homeownership Purchase Gap, the pathway to homeownership is shut down for too many of our neighbors. The rift between owners and renters is expanding. We use income quintiles to demonstrate that the word on the street is true: the rich are getting richer, and the poor are getting poorer. The numbers validate that it is becoming increasingly difficult for low-, moderate-, and middle-income earners to afford life in the Hudson Valley. The highest earners, by contrast, are seeing greater increases in wealth. As rents have increased, the fact that renter wages have not increased relative to all earners means that their financial stress is especially high.

Source: U.S. Census, 2010 (inflation adjusted), 2021

NEW YORK STATE

	2010	2021	\$ Change	% Change
Lowest	\$13,684	\$14,054	\$370	3%
Second	\$38,077	\$42,220	\$4,143	11%
Third	\$66,645	\$75,647	\$9,002	14%
Fourth	\$106,499	\$123,318	\$16,819	16%
Highest	\$252,736	\$302,676	\$49,940	20%
Top 5 %	\$474,998	\$574,063	\$99,065	21%

COLUMBIA COUNTY

	2010	2021	\$ Change	% Change
Lowest Quintile	\$17,283	\$17,037	-\$246	-1%
Second Quintile	\$40,929	\$43,325	\$2,396	6%
Third Quintile	\$66,476	\$73,879	\$7,403	11%
Fourth Quintile	\$103,201	\$116,005	\$12,804	12%
Highest Quintile	\$235,932	\$255,426	\$19,494	8%
Top 5 Percent	\$468,119	\$466,367	-\$1,752	0%

DUTCHESS COUNTY

	2010	2021	\$ Change	% Change
	\$19,957	\$18,690	-\$1,267	-6%
	\$51,290	\$51,246	-\$44	0%
	\$83,007	\$87,726	\$4,719	6%
	\$121,787	\$134,697	\$12,910	11%
	\$233,478	\$284,568	\$51,090	22%
	\$381,215	\$498,070	\$116,855	31%

GREENE COUNTY

	2010	2021	\$ Change	% Change
Lowest Quintile	\$14,810	\$14,356	-\$454	-3%
Second Quintile	\$34,696	\$36,127	\$1,431	4%
Third Quintile	\$55,003	\$62,663	\$7,660	14%
Fourth Quintile	\$81,045	\$97,386	\$16,341	20%
Highest Quintile	\$167,657	\$206,349	\$38,692	23%
Top 5 Percent	\$288,296	\$341,200	\$52,904	18%

ORANGE COUNTY

	2010	2021	\$ Change	% Change
	\$20,017	\$17,523	-\$2,494	-12%
	\$50,747	\$49,914	-\$833	-2%
	\$83,257	\$86,264	\$3,007	4%
	\$123,352	\$132,17	\$8,820	7%
	\$221,505	\$259,078	\$37,573	17%
	\$340,416	\$428,700	\$88,284	26%

PUTNAM COUNTY				
	2010	2021	\$ Change	% Change
Lowest Quintile	\$27,947	\$27,114	-\$833	-3%
Second Quintile	\$68,367	\$69,296	\$929	1%
Third Quintile	\$106,100	\$111,011	\$4,911	5%
Fourth Quintile	\$151,802	\$160,410	\$8,608	6%
Highest Quintile	\$289,766	\$315,931	\$26,165	9%
Top 5 Percent	\$482,952	\$534,592	\$51,640	11%

ROCKLAND COUNTY				
	2010	2021	\$ Change	% Change
	\$22,034	\$20,082	-\$1,952	-9%
	\$58,107	\$56,502	-\$1,605	-3%
	\$98,708	\$100,386	\$1,678	2%
	\$149,673	\$158,747	\$9,074	6%
	\$298,138	\$323,589	\$25,451	9%
	\$491,173	\$551,177	\$60,004	12%

SULLIVAN COUNTY				
	2010	2021	\$ Change	% Change
Lowest Quintile	\$12,902	\$13,670	\$768	6%
Second Quintile	\$33,655	\$36,888	\$3,233	10%
Third Quintile	\$57,366	\$62,972	\$5,606	10%
Fourth Quintile	\$87,275	\$98,874	\$11,599	13%
Highest Quintile	\$168,906	\$213,662	\$44,756	26%
Top 5 Percent	\$271,898	\$361,782	\$89,884	33%

ULSTER COUNTY				
	2010	2021	\$ Change	% Change
	\$17,166	\$14,930	-\$2,236	-13%
	\$42,326	\$41,599	-\$727	-2%
	\$68,856	\$71,757	\$2,901	4%
	\$103,348	\$114,479	\$11,131	11%
	\$204,540	\$239,458	\$34,918	17%
	\$340,592	\$406,653	\$66,061	19%

WESTCHESTER COUNTY				
	2010	2021	\$ Change	% Change
Lowest Quintile	\$20,501	\$19,613	-\$888	-4%
Second Quintile	\$54,864	\$59,295	\$4,431	8%
Third Quintile	\$95,008	\$105,873	\$10,865	11%
Fourth Quintile	\$156,013	\$176,798	\$20,785	13%
Highest Quintile	\$435,033	\$467,404	\$32,371	7%
Top 5 Percent	\$868,047	\$885,601	\$17,554	2%

UNITED STATES				
	2010	2021	\$ Change	% Change
	\$14,149	\$15,091	\$941	7%
	\$36,930	\$41,089	\$4,159	11%
	\$61,986	\$69,508	\$7,522	12%
	\$96,706	\$109,673	\$12,967	13%
	\$211,468	\$250,618	\$39,150	19%
	\$374,481	\$453,167	\$78,686	21%

Note: All income amounts in the charts above are inflation-adjusted to 2021 dollars.



HUDSON VALLEY PATTERN *for* PROGRESS

Hudson Valley Pattern for Progress is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

The Center for Housing Solutions & Community Initiatives was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

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