

Greene Planning



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Why Is A Balanced Housing Market Good for Greene County?

The Greene County Legislature, through the Department of Planning and Economic Development, encourages our communities to examine ways to provide for a healthy housing mix to address needs in the Greene County housing market.

Housing costs in Greene County have increased substantially in the past few years. The median selling price of homes in Greene County have increased 122.8% (\$78,313 to \$174,500) from 2000 to 2006, whereas the Median family income increased only 26% during the same period from \$42,200 in 2000 to \$53,200 in 2006.*

A balanced housing market provides a variety of housing at a price residents can afford. Creating a balanced housing market is necessary for healthy communities:

- ❖ **Mixed Income:** Housing needs to be affordable to all residents. A vibrant community needs people from all walks of life living and working in the community.
- ❖ **Workforce:** Housing choices allows workers to live closer to their jobs. A variety of housing options are important to meet the needs of workers in high, moderate and low wage jobs. A variety of housing options also helps businesses hire and retain employees. The availability of a range of quality and affordable housing is also a critical factor in successfully attracting new businesses to Greene County.
- ❖ **Land Use:** A balanced housing market promotes healthy and livable communities by encouraging responsible land use and the development of a variety of housing types.
- ❖ **Younger residents** bring an energetic vibrancy and help lead to the revitalization of housing and areas that need it.
- ❖ **Senior residents** in Greene County helps contribute to the sense of history of the community and also allows senior residents to age in place – keeping grandparents living near their children and grandchildren.
- ❖ **Customers:** New housing brings in additional residents that will in turn become new customers for local businesses.



* Source: Economic Report of the Hudson Valley Annual 2006 by Marist College

This is one in a periodic series of technical guides

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