

# The Boulevards

## Hudson, New York Planning Board Sub-Committee Findings and Recommendations

### Findings

- **Affordability**
  - According to the Data Analysis & Existing Conditions preceding Hudson's 2025 Comprehensive Plan - housing affordability is a stand out issue.
    - 24.6% of buildings are vacant, of which 6% are rental units.
    - Hudson has twice as many one bedroom units compared to Columbia County and 11.2% more two bedroom units.
    - Market-Rate units in Hudson have a median asking rent of \$2,450.
    - In Hudson, 57% of rents are cost burdened compared to 29% of homeowners.
    - 16.5% of Hudson's housing units are subsidized or supportive housing, while 64.2% of households in Hudson are considered low income and 28% are considered extremely low income.
- **Parking and Traffic**
  - There are multiple sources that informed our recommendations regarding parking and traffic, which include the 2022 American Community Survey, the Crawford & Associates Parking and Traffic Study provided in May, 2024, neighborhood anecdotes, Klein, N. J., Basu, R., & Smart, M. J. (2023). Transitions into and out of Car Ownership among Low-Income Households in the United States, and the New York State Department of Environmental Conservation.
    - 88.2% of Hudson residents own at least one car.
    - 84% of households with annual incomes below \$50,000 own a car, and these households make 80% of their trips by car.
    - Table 1 in the Short EAF for the NY DEC lists an apartment building with 150 residential dwelling units with 100 or more peak hour trips to be a significant increase - this is a 3:2 ratio. The average amount of trips during the peak hour cited in the Crawford & Associates study is 32.5 trips. 30 residential dwelling units to 32.5 peak trips exceeds the 3:2 ratio.
    - The closest grocery store is 1,320 feet from the site of the development with only 211 feet of sidewalk.

## Recommendations

- Building Size
  - A reduction to 15 market-rate apartments with a strong preference for at least 5 (1/3) of the apartments being 3 bedrooms.
    - This is supported by the large quantity of 1-2 bedroom units that already exist in Hudson.
    - This is also supported by the character of the neighborhood, existing zoning, and for the health and safety of the current and future occupants. Please refer to Section 312-18 of the code that supports this is within the Planning Board's jurisdiction.
- Parking And Traffic
  - Maintain 26 off-street parking spaces with one assigned per unit (15), 6 assigned to workers of the commercial space, and 5 for visitors. The applicant will also work with the community to provide additional ADA-compliant sidewalks and crosswalks to Oakwood, Parkwood, and Paddock as well as on Fairview to reach Aldi's.
    - This is supported by car ownership rates in Hudson and among the target population for the development.
    - This is also supported by the distance the development is from basic amenities.
- Affordability
  - The Planning Board will demonstrate amenability to a building of up to 20 units, if the last 5 are all affordable to 80% AMI or below and there is a reallocation of 2 of the visitor spots to these units.
    - This is supported by the demographic makeup of Hudson and the clear demonstrated need for more affordable units.
    - Parking is not the sole issue of the development - therefore while adding units detract from parking, it adds to the supply of **affordable** units in town, which still positively contributes to the public welfare of residents.

## Additional Resources

- <https://cms3.revize.com/revize/hudsonnynew/Hudson-Strategic-Housing-Plan-2018.pdf>
- <https://cms3.revize.com/revize/hudsonnynew/Hudson%20Draft%20Report%20FINAL%20November%202021.pdf>