

ECONOMIC REPORT  
of the  
HUDSON VALLEY

First Quarter 2013

MARIST COLLEGE

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While every effort has been made to ensure that the information in this report is accurate, Marist College cannot be held responsible for any remaining errors.

## Hudson Valley First Quarter 2013 Summary

Since the end of the Great Recession in June of 2009, GDP has grown slightly less than 2.00 percent per year: high enough to maintain the current level of joblessness, but not of sufficient magnitude to provide full employment. Continued contraction in public-sector spending and employment is adding to this weakness as is the household sector's unwillingness to forego saving and/or incur debt to support current consumption. There are pockets of growth in both the national and regional economies and the housing sector has begun to build a sustainable bottom. However, overall economic activity will not fully recover until the average household witnesses sustained income growth.

The Great Recession exposed many flaws in the U.S. economy, starting with the persistent shift away from wage, salary, and benefit income (earned income) in favor of profits and ending with the use of debt as a substitute for earned income growth. Over the past 20 years, earned income as a percent of national income has fallen at an annualized rate of -.29 percent while profits have grown .56 percent per annum. This trend accelerated during the most recent 10-year period, with earned income as a share of national income falling -.43 percent per annum while profits grew .64 percent per annum. As of 2011, wages, salaries, and benefits accounted for 55.20 percent of national income, and profits accounted for 25.20 percent, compared to 57.40 percent and 23.60 percent in 2002 and 58.30 percent and 22.30 percent in 1992. Over the same time periods, employment and job growth have stagnated and unemployment has risen. During the 20-year period ending in 2011, the regional labor force grew .55 percent per annum compared to a .50 percent per annum growth in employment. Over the more recent 10-year period, both the labor force and employment witnessed negative rates of growth at -.06 percent and -.31 percent, respectively. Because employment declined at a faster pace than the contraction in the labor force, the number of unemployed workers grew 4.38 percent per year. Coincident with the weak regional labor market was a contraction in public-sector employment and a private sector that grew at an annual rate of .14 percent.

The long-term weaknesses outlined above continue to impact the regional economy. Over the most recent 12-month period, labor-force participation and employment was essentially unchanged, and while the private sector added 7,100 jobs, the job count in the public sector continued to decline (-2,800). Overall, labor-force participation increased (667) from 1,114,567 participants in the first quarter of 2012 to 1,115,233 in the first quarter of 2013, employment increased (1,133) from 1,026,633 to 1,027,767, and the regional job count advanced (4,300) from 883,533 to 887,833.

As noted in previous reports, employment and labor-force participation peaked in July of 2008—seven months after the start of the Great Recession—at 1,128,600 and 1,189,600, respectively. Employment reached a post-recession low in February of 2012 at 1,024,400 while the labor force bottomed out a year later (March of 2013) at 1,109,100.<sup>1</sup> From peak to trough, employment contracted 9.23 percent (104,200) and labor-force participation fell 6.77 percent (80,500). Similarly, the private-sector job count peaked in the second quarter of 2008 at 756,433 and reached a post-recession low in the first quarter of 2012 at 697,233. From peak to trough, the private-sector job count fell 7.83 percent (59,200).

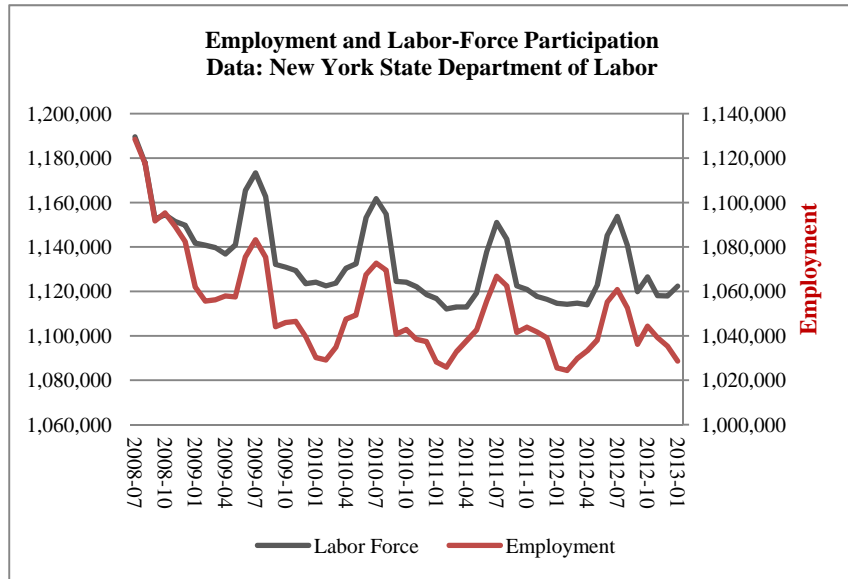
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<sup>1</sup> Revised numbers

As of April 2013, the region has recaptured 3.73 percent (3,000) of the labor force lost to the recession, 14.88 percent (15,500) of the employment lost, and 55.00 percent (33,067) of the private-sector jobs lost. Overall, the regional economy remains weak.

## Hudson Valley Labor Force

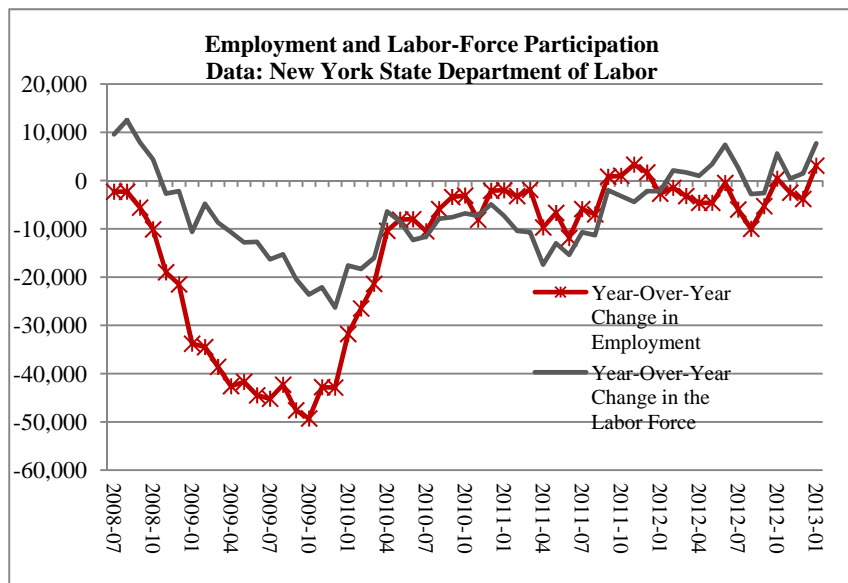
Year over year, labor-force participation in the Hudson Valley Region was little changed (667), increasing from 1,114,567 participants in the first quarter of 2012 to 1,115,233 in the first quarter of 2013. In the upper Hudson Valley—Dutchess, Orange, Sullivan and Ulster counties—labor-force participation advanced (467) from 436,900 to 437,367 while in the lower Hudson Valley—Putnam, Rockland and Westchester—labor-force participation advanced (267) from 677,600 to 677,867. Over the same period, labor-force



participation in New York State increased (5,500) from 9,542,767 to 9,548,267, while participation in the national (civilian) labor force posted a moderate year-over-year increase of 0.49% (770,000), rising from 154.63 million to 155.40 million.

Regional employment showed little improvement, increasing less than two tenths of one percent (1,133) from 1,026,633 jobs in the first quarter of 2012 to 1,027,767 in the current quarter. Employment advanced in the lower Hudson Valley (367) from 627,900 to 628,267 while in the upper Hudson Valley employment increased (900) from 398,633 to 399,533<sup>1</sup>.

Over the same 12-month period, employment in New York State advanced (29,000) from 8,685,033 in the first quarter of 2012 to 8,714,033 in the first quarter of 2013. Nationwide, employment rose 1.05 percent (1.50 million) from 141.9 million to 143.4 million.



<sup>1</sup> Numbers do not add to total labor force and total employment due to rounding.

Because employment increased at a faster rate than the labor force, the regional unemployment rate posted a year-over-year decrease of 0.04 percentage points, from 7.88 percent in the first quarter of 2012 to 7.84 percent in the first quarter of 2013. The unemployment rate in the Lower Hudson Valley was unchanged at 7.33 percent while in the Upper Hudson Valley the unemployment rate decreased 0.11 percentage points from 8.76 percent to 8.65 percent. Statewide, the unemployment rate fell from 8.99 percent to 8.74 percent; nationwide, the unemployment rate fell from 8.24 percent to 7.74 percent.

Region-wide, employment and labor-force participation peaked in July of 2008—seven months after the start of the Great Recession—at 1,128,600 and 1,189,600, respectively. Employment reached a post-recession low in February of 2012 at 1,024,400 while the labor force bottomed out a year later (March of 2013) at 1,109,100.<sup>2</sup> From peak to trough, employment contracted 9.23 percent (104,200) and labor-force participation fell 6.77 percent (80,500). As of April 2013, the region has recaptured 3.73 percent (3,000) of the labor force lost to the recession and 14.88 percent (15,500) of the employment. Within the region, the Lower Hudson Valley has recaptured 4.41 percent (2,300) of its labor force and 16.74 percent (11,000) of all jobs lost, while the Upper Hudson Valley has recaptured 2.46 percent (700) and 13.49 percent (5,300), respectively.

*Over the 20-year period ending in April of 2013, the regional labor force and employment grew at an annualized rate of .55 percent and .50 percent, respectively.*

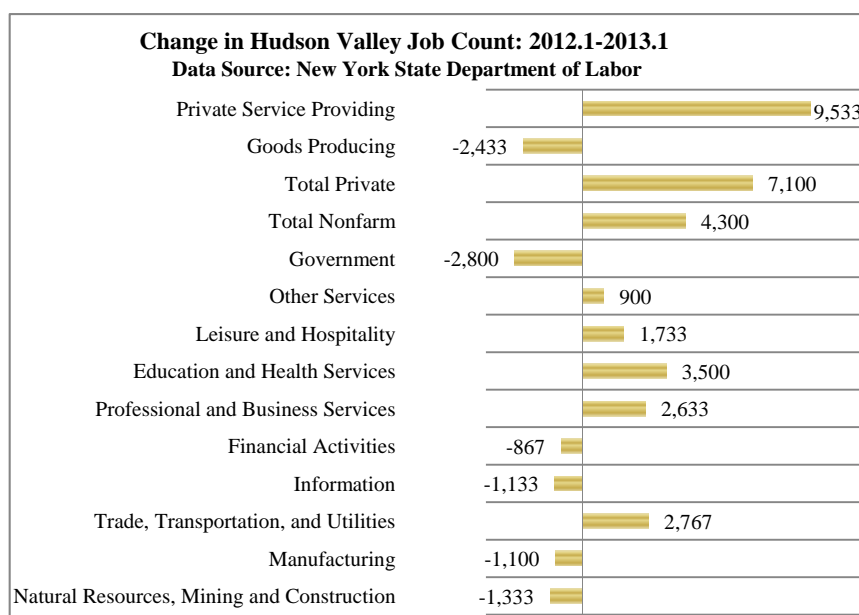
	Recession Labor-Force Loss	Recession Employment Loss	Labor Force Recovered	Employment Recovered	Labor-Force Recapture Rate	Employment Recapture Rate
<b>Hudson Valley(a)</b>	80,500	104,200	3,000	15,500	3.73%	14.88%
<i>Lower Hudson Valley</i>	52,100	65,700	2,300	11,000	4.41%	16.74%
<i>Upper Hudson Valley</i>	28,400	39,300	700	5,300	2.46%	13.49%
Dutchess County	6,400	9,800	700	2,300	10.94%	23.47%
Orange County	12,200	16,300	100	2,100	0.82%	12.88%
Putnam County	4,600	5,600	300	900	6.52%	16.07%
Rockland County	10,000	12,300	4,400	5,900	44.00%	47.97%
Sullivan County	5,000	6,100	0	300	0%	4.92%
Ulster County	5,600	8,900	200	1,600	3.57%	17.98%
Westchester County	41,300	51,200	1,400	7,600	3.39%	14.84%
<b>Capital Region</b>	41,100	55,500	0	6,700	0%	12.07%
<b>Long Island Region</b>	88,100	123,500	28,100	52,200	31.90%	42.27%
<b>New York City Region</b>	(b)	172,900	(b)	108,200	(b)	62.58%
<b>(a) Peaks and Troughs are not consistent across counties or regions.</b>						
<b>(b)The labor force in New York City continued to grow during the Great Recession.</b>						
<b>Data Source: New York State Department of Labor; author calculations</b>						

<sup>2</sup> Revised numbers

## Nonfarm Employment by Place of Work<sup>3</sup>

**Quarter over Quarter, the Private Sector Added 7,100 Jobs.  
Public-Sector Employment Continued to Contract (-2,800).**

Over the 12- month period ending in the first quarter of 2013, the regional job count increased less than five tenths of one percent (4,300), increasing from 883,533 in the first quarter of 2012 to 887,833 in the first quarter of 2013. Year over year, the job count in the private sector increased 0.98 percent (7,100) from 723,200 to 730,300 while the job count in the public sector fell 1.74 percent (-2,800) from 160,333 to 157,533. As of the first quarter 2013, one out of every 5.64 jobs in the Hudson Valley was in the public sector compared to one out of every 5.51 in the fourth quarter of 2012.



Year over year, the count advanced in education and health (3,500), professional and business services (2,633), leisure and hospitality (1,733), trade, transportation, and utilities (2,767), and other services (900). The job count continued to decline in natural resources, mining and construction (1,333), manufacturing (1,100), financial activities (867), and the information sector (1,133). Public-sector employment fell (2,800).

Within the Hudson Valley, the total job count advanced (2,067) in the Poughkeepsie-Newburgh-Middletown, NY, MSA (Dutchess and Orange counties), (1,800) in the Rockland-Westchester-Putnam, NY, MSA and (600) in the Kingston, NY, MSA (Ulster County). The total job count in Sullivan County fell (167).

In the **Rockland-Westchester-Putnam, NY, MSA**, the overall job count advanced (1,800) from 552,533 in the first quarter of 2012 to 554,333 in the first quarter of 2013. For the period, the private-sector job count advanced 2,533 from 462,800 to 465,333 while the job count in the public sector declined 733 from 89,733 to 89,000. The private-sector job count increased in the professional and business services sector (2,433), the trade, transportation, and utilities sector (2000), the health and educational services sector (1,800), and the other services (667). Over the same period, the private-sector job count declined in the leisure and hospitality sector (1,333), the information sector (933), the financial activities sector (733), the natural resources, mining, and construction sector (700) and the manufacturing sector (667).

<sup>3</sup> Current Employment Statistics (CES): survey of sample employers *excludes* self-employed, agricultural, domestic workers, and the military. Place of Work Series. The employment figures in this section are three-month averages.

The job count declined (667) in the local government sector; however, local education added (267). In the **Poughkeepsie-Newburgh-Middletown, NY, MSA (Dutchess and Orange counties)**, the overall job count advanced (2,067) from 247,100 in the first quarter of 2012 to 249,167 in the first quarter of 2013. For the period, the private-sector job count advanced (3,700) to 201,400 in the first quarter of 2013 from 197,700 in the first quarter of 2012; public-sector employment posted a net decline of 1,633. Job gains were recorded in the leisure and hospitality sector (2,267), the education and health services sector (1,567), the trade, transportation, and utilities sector (567), the professional and business services sector (367), and the other services sector (100). The job count declined in the natural resources, mining, and construction sector (600), the manufacturing sector (200), the financial activities sector (200), and the information sector (167). Employment in the local government sector fell (800); local government education fell (1,067). In the **Kingston, NY, MSA (Ulster County)**, the overall job count increased (600) to 59,967 in the first quarter of 2013 from 59,367 in the first quarter of 2012. For the period, the private-sector job count advanced (1,100); the public-sector job count retreated (500). Job gains were recorded in the leisure and hospitality sector (900), the trade, transportation, and utilities sector (400), and the education and health services sector (133). The job count fell in the manufacturing sector (133), the financial activities sector (33), the information sector (33), and the natural resources, mining, and construction sector (133). The job count was unchanged in both the professional and business services sector and the other services sector. Employment increased in the federal government sector (33) and the state government sector (67), but decreased in the local government sector (600). Local education declined (467). In **Sullivan County** the overall job count declined (167). Of this total, the public-sector job count rose (67) while the number of private-sector jobs decreased (233).

Since the inter-recession peak, private-sector job growth has been sporadic and uneven. On the one hand, the job count in the education and health services sector has shown consistent growth—up 13,733, from 177,333 jobs in the second quarter of 2008 to 191,067 as of the first quarter of 2013. On the other hand, the job count in both the manufacturing sector and the information sector continues to contract—relative to the trough, the job count in the manufacturing sector and information sector is down 2,800 and 1,633, respectively. Further, there has been and continues to be a significant disconnect between the sectors that shed jobs during the recession and the sectors that have created jobs post-recession.

Overall, the Hudson Valley Region has recaptured 55.00 percent (33,067) of the 59,200 private-sector jobs lost to the recession compared to a recapture rate of 54.00 percent of all private-sector jobs in the Capital Region, 82.00 percent of all private-sector jobs in the Long Island Region, and 152.00 percent of all private-sector jobs in the New York City Region.

As of the first quarter of 2013, the trade, transportation, and utilities sector has recaptured 83.64 percent (10,733 jobs) of the 12,833 jobs lost to the recession, the professional and business services sector has recaptured 80.80 percent (8,700 jobs) of the 10,767 jobs lost to the recession, and the leisure and hospitality sector has recaptured 83.39 percent (7,533) of the 9,033 jobs lost. Collectively these three sectors accounted for 55.13 percent of all jobs lost and as of the first quarter, 81.55 percent of all jobs recovered. The relatively insignificant sector—other services—is the only sector that has created more jobs (3,200) since the trough than were lost to the recession (2,033).

Region-wide, the job count in the private sector reached an inter-recession peak in the second quarter of 2008 at 756,433 and a post-recession low in the first quarter of 2010 at 697,233. From peak to trough, the private-sector job count fell 59,200 (7.83 percent).

Hudson Valley: Change in the Private-Sector Job Count Since the Recession Low					
Data Source: New York State Department of Labor: CES Series, Author Calculations					
	Recession Jobs Lost	Recovery Jobs Gained	Share Recovered	Share of All Jobs Lost	Share of All Jobs Recovered
Natural Resources, Mining, and Construction	-16,500	833	5.05%	27.87%	2.52%
Manufacturing	-7,133	-2,800	-39.25%	12.05%	-8.47%
Trade, Transportation, and Utilities	-12,833	10,733	83.64%	21.68%	32.46%
Information	-2,333	-1,633	-70.00%	3.94%	-4.94%
Financial Activities	-5,067	-733	-14.47%	8.56%	-2.22%
Professional and Business Services	-10,767	8,700	80.80%	18.19%	26.31%
Education and Health Services *	6,500	7,233	-111.28%	-10.98%	21.88%
Leisure and Hospitality	-9,033	7,533	83.39%	15.26%	22.78%
Other Services	-2,033	3,200	157.38%	3.43%	9.68%
Total Private	-59,200	33,067	55.86%	100.00%	100.00%
* No cyclical job loss ** Not Meaningful					

In the Rockland-Westchester-Putnam, NY, MSA (Lower Hudson Valley Region), the private-sector job count peaked in the second quarter of 2008 at 485,767 and reached a post-recession low in the first quarter of 2010 at 445,500. As of the first quarter of 2013, 49.00 percent (19,833) of the 40,267 jobs lost to the recession have been recaptured.

Rockland-Westchester-Putnam, NY, MSA: Change in the Private-Sector Job Count Since the Recession Low					
Data Source: New York State Department of Labor: CES Series, Author Calculations					
	Recession Jobs Lost	Recovery Jobs Gained	Share Recovered	Share of All Jobs Lost	Share of All Jobs Recovered
Natural Resources, Mining, and Construction	-11,867	1,333	11.24%	29.47%	6.72%
Manufacturing	-3,300	-2,567	-77.78%	8.20%	-12.94%
Trade, Transportation, and Utilities	-8,467	6,400	75.59%	21.03%	32.27%
Information	-1,700	-1,233	-72.55%	4.22%	-6.22%
Financial Activities	-4,033	0	0.00%	10.02%	0.00%
Professional and Business Services	-8,933	7,033	78.73%	22.19%	35.46%
Education and Health Services *	3,633	3,833	-105.50%	-9.02%	19.33%
Leisure and Hospitality	-4,433	2,967	66.92%	11.01%	14.96%
Other Services	-1,167	2,067	177.14%	2.90%	10.42%
Total Private	-40,267	19,833	49.25%	100.00%	100.00%
* No cyclical job loss ** Not Meaningful					

The largest recapture rate occurred in the other services sector at 177.14 percent (2,067 jobs recovered), followed by the professional and business services sector at 78.73 percent (7,033 jobs recovered), the trade,



transportation, and utilities sector at 75.59 percent (6,400 jobs recovered), and the leisure and hospitality sector at 66.92 percent (2,967 jobs recovered). The job count in both the manufacturing sector and the information sector continues to decline. As of the first quarter, the job count in the manufacturing sector was down 5,867 jobs relative to peak and 2,567 jobs relative to the trough while in the information sector, the job count was down 2,933 relative to peak and 1,233 relative to the trough. As is the case throughout the region, the job count in the education and health services sector continues to expand, rising from 112,933 in the second quarter of 2008 to 120,400 in the current quarter, an overall gain of 7,467 jobs.

In the Poughkeepsie-Newburgh-Middletown MSA (Dutchess and Orange counties) the private-sector job count peaked in the third quarter of 2008 at 202,833 and reached a post-recession trough in the first quarter of 2010 at 189,800. As of the first quarter of 2013, the MSA has recaptured 89.00

**Poughkeepsie-Newburgh-Middletown MSA:  
Change in the Private-Sector Job Count  
Since the Recession Low**

Data Source: New York State Department of Labor: CES Series, Author Calculations

	Recession Job Loss	Recovery Job Gain	Share Recovered	Share of All Jobs Lost	Share of All Jobs Recovered
Natural Resources, Mining and Construction	-3,633	-333	-9.17%	27.88%	-2.87%
Manufacturing	-3,067	-33	-1.09%	23.53%	-0.29%
Trade, Transportation and Utilities	-3,067	4,167	135.87%	23.53%	35.92%
Information	-567	-400	-70.59%	4.35%	-3.45%
Financial Activities	-700	-367	-52.38%	5.37%	-3.16%
Professional and Business Services	-1,000	1,433	143.33%	7.67%	12.36%
Education and Health Services *	3,300	2,867	NM**	-25.32%	24.71%
Leisure and Hospitality	-3,733	3,433	91.96%	28.64%	29.60%
Other Services	-567	833	147.06%	4.35%	7.18%
Total Private	-13,033	11,600	89.00%	100.00%	100.00%
* No cyclical job loss ** Not Meaningful					

percent (11,600) of the 13,033 jobs lost to the recession. Overall, the other services sector, the professional and business services sector, and the trade, transportation, and utilities sector have created more jobs (6,433) since the trough than were lost to the recession (4,634). The leisure and hospitality sector has recovered 91.96 percent (3,433) of the 3,733 jobs lost, while the job count in both the information and the financial activities sectors continues to contract, falling below the inter-recession trough. As is the case throughout the region, the job count in the education and health services sector continues to expand, rising from 47,367 in the second quarter of 2008 to 53,533 in the current quarter.

In Ulster and Sullivan counties the private-sector job count peaked in the third quarter of 2008 at 69,100 and reached a post-recession trough in the first quarter of 2010 at 61,933. As of the first quarter of 2013, 22.79 percent of all private-sector jobs lost (7,167) to the recession had been recovered (1,633): the lowest recovery rate in the region. The job count has risen above the trough in leisure and hospitality, professional and business services, trade, transportation and utilities, and other services and has fallen below the trough in natural resources, mining, and construction, manufacturing, and financial activities. The job count in the information sector is unchanged relative to the trough while the job count in the education and health services sector continues to advance.

**Ulster and Sullivan Counties:  
Change in the Private-Sector Job Count  
Since the Recession Low**

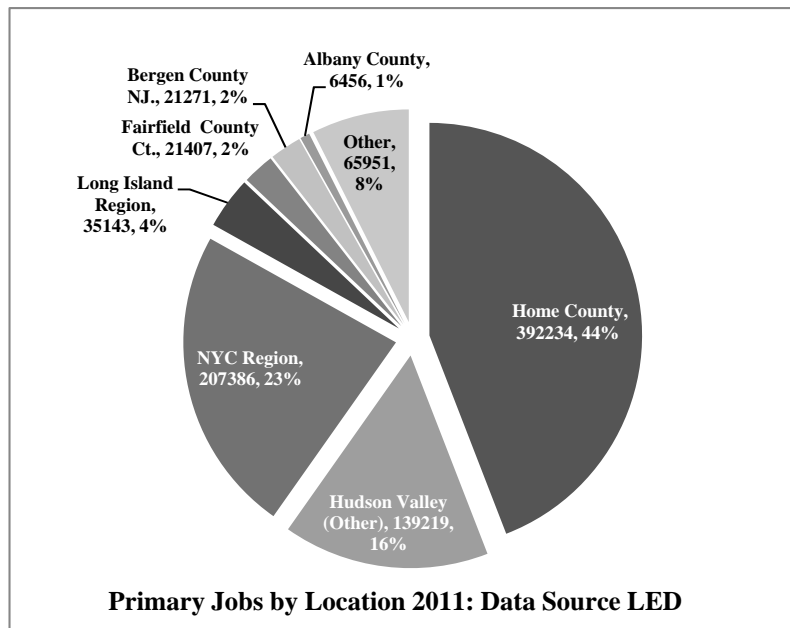
**Data Source: New York State Department of Labor: CES Series, Author Calculations**

	Recession Job Loss	Recovery Job Gain	Share Recovered	Share of All Jobs Lost	Share of All Jobs Recovered
Natural Resources, Mining, and Construction	-1,267	-167	-13.16%	17.67%	-10.20%
Manufacturing	-600	-200	-33.33%	8.37%	-12.24%
Trade, Transportation, and Utilities	-933	167	17.86%	13.02%	10.20%
Information	-67	0	0.00%	0.93%	0.00%
Financial Activities	-467	-367	-78.57%	6.51%	-22.45%
Professional and Business Services	-367	233	63.64%	5.12%	14.29%
Education and Health Services*	467	533	NM**	-6.51%	32.65%
Leisure and Hospitality	-3,467	1,133	32.69%	48.37%	69.39%
Other Services	-467	300	64.29%	6.51%	18.37%
<b>Total Private</b>	<b>-7,167</b>	<b>1,633</b>	<b>22.79%</b>	<b>100.00%</b>	<b>100.00%</b>

\* No cyclical job loss \*\* Not Meaningful

**Where Hudson Valley Residents are Employed (2011)**

Of the 889,067 primary jobs held by Hudson Valley residents in 2011 ( most current data available), 44.12 percent (392,234) of these jobs were in their county of residence, 15.66 percent (139,219) were inter-regional, and 40.22 percent (357,614) were intra-regional—outside the Hudson Valley region. The most important source of intra-regional employment was New York City (NYC) at 23.33 percent (207,386) of all primary jobs. Within the region, Dutchess and Westchester counties are the least dependent on employment outside their home counties at 52.70 percent and 53.60 percent, respectively, of all primary jobs. Putnam County is the most dependent at 79.90 percent of all primary jobs. Westchester and Rockland counties are the most dependent on employment in NYC at 34.10 percent and 22.30 percent



of all primary jobs, respectively. Since 2010, the number of Hudson Valley residents who work in NYC has increased 1.48 percent (3,027).

Primary Jobs Held by Hudson Valley Residents (2011) by Place of Employment								
Data Source: LED; Author Calculations								
	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester	Hudson Valley
<b>Home County</b>	47.30%	44.80%	20.10%	42.00%	45.30%	43.30%	46.40%	44.12%
<b>Hudson Valley</b>	26.00%	20.40%	42.30%	13.00%	28.50%	30.80%	4.40%	15.66%
<b>New York City Region</b>	11.50%	16.20%	21.50%	22.30%	8.70%	10.00%	34.10%	23.33%
<b>Manhattan</b>	7.20%	10.00%	13.50%	13.70%	4.90%	5.90%	21.80%	14.71%
<b>Long Island Region</b>	3.70%	3.30%	4.30%	3.70%	2.50%	3.50%	4.60%	3.95%
<b>Fairfield, CT</b>	1.90%	0.00%	6.10%	0.00%	0.00%	0.00%	4.50%	2.41%
<b>Bergen County, NJ</b>	0.00%	4.00%	0.00%	9.00%	0.00%	0.00%	1.20%	2.39%
<b>Albany</b>	1.70%	1.40%	0.70%	0.00%	2.20%	2.20%	0.00%	0.73%
<b>All Other</b>	7.30%	9.60%	4.60%	9.70%	12.50%	10.40%	4.30%	7.42%

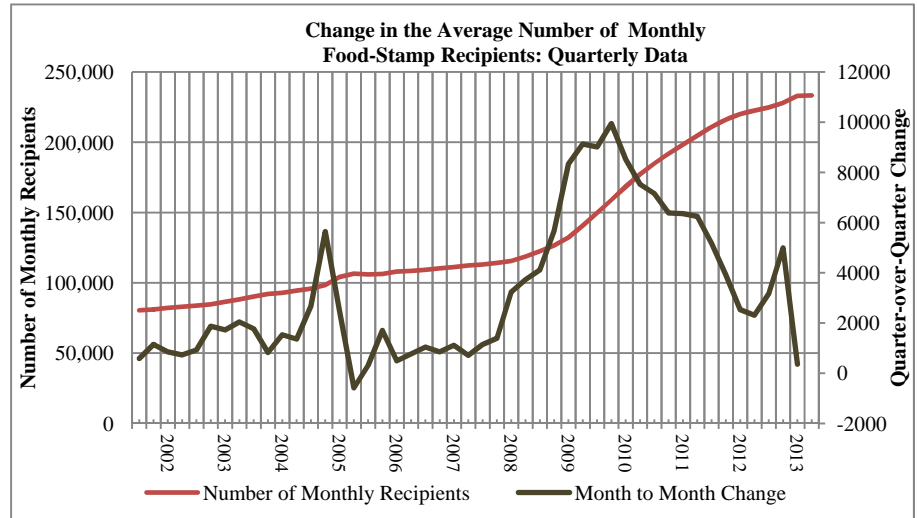
Primary Jobs Held by Hudson Valley Residents (2011) by Place of Employment Data								
Source: LED; Author Calculations								
	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester	Hudson Valley
<b>Home County</b>	48.50%	45.60%	20.50%	42.10%	48.30%	43.70%	47.50%	45.05%
<b>Hudson Valley</b>	25.60%	19.90%	41.60%	12.70%	27.40%	31.40%	4.50%	15.46%
<b>New York City Region</b>	11.70%	16.30%	21.90%	22.60%	8.60%	10.40%	33.60%	23.29%
<b>Manhattan</b>	7.30%	10.10%	13.70%	13.90%	4.80%	6.00%	21.60%	14.71%
<b>Long Island Region</b>	3.60%	3.10%	4.10%	3.70%	2.40%	3.60%	4.40%	3.85%
<b>Fairfield, CT</b>	1.90%	0.00%	5.90%	0.00%	0.00%	0.00%	4.40%	2.37%
<b>Bergen County, NJ</b>	0.00%	4.20%	0.00%	9.10%	0.00%	0.00%	1.20%	2.44%
<b>Albany</b>	1.40%	1.20%	0.60%	0.00%	1.70%	1.80%	0.00%	0.60%
<b>All Other</b>	6.90%	9.40%	5.00%	9.60%	11.60%	9.00%	4.10%	6.95%

Change in Primary Jobs Held by Hudson Valley Residents (2010-2011) by Place of Employment								
Data Source: LED; Author Calculations								
	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester	Hudson Valley
<b>Home County</b>	-1.20%	-0.80%	-0.40%	-0.10%	-3.00%	-0.40%	-1.10%	-0.93%
<b>Hudson Valley</b>	0.40%	0.50%	0.70%	0.30%	1.10%	-0.60%	-0.10%	0.20%
<b>New York City Region</b>	-0.20%	-0.10%	-0.40%	-0.30%	0.10%	-0.40%	0.50%	0.03%
<b>Manhattan</b>	-0.10%	-0.10%	-0.20%	-0.20%	0.10%	-0.10%	0.20%	-0.01%
<b>Long Island Region</b>	0.10%	0.20%	0.20%	0.00%	0.10%	-0.10%	0.20%	0.10%
<b>Fairfield, CT</b>	0.00%	0.00%	0.20%	0.00%	0.00%	0.00%	0.10%	0.04%
<b>Bergen County, NJ</b>	0.00%	-0.20%	0.00%	-0.10%	0.00%	0.00%	0.00%	-0.05%
<b>Albany</b>	0.30%	0.20%	0.10%	0.00%	0.50%	0.40%	0.00%	0.13%
<b>All Other</b>	0.40%	0.20%	-0.40%	0.10%	0.90%	1.40%	0.20%	0.47%

## Monthly Income Maintenance Benefits (Social Assistance)

Quarter over quarter, the number of Hudson Valley residents who received monthly food stamps was little changed, advancing (357) from 233,017 in the fourth quarter of 2012 to 233,374 in the first quarter of 2013. Every

county in the region, with the exception of Westchester County, experienced an increase in the number of food-stamp recipients, with Rockland County experiencing the largest- level increase at 643 followed by Orange (593), Sullivan (397), Dutchess (244), Ulster (165), and Putnam (52). The number of food-stamp recipients in Westchester



County fell (1,736). The largest percentage change occurred in Sullivan County at 3.01 percent, followed by Putnam at 2.03 percent. In New York State, the number of food-stamp recipients posted a 0.50 percent (15,689) quarter-over-quarter increase. Food-stamp expenditures decreased 13.50 percent from \$38.00 million per month in the fourth quarter of 2012 to \$32.83 million per month in the first quarter of 2013. The average monthly benefit decreased from \$162.90 per recipient in the fourth quarter of 2012 to \$140.69 per recipient in the first quarter of 2013.

Sullivan was the most dependent on food-stamp benefits at one out of every 5.65 persons, followed by Rockland, Orange, and Ulster counties at one out of every 7.00 per persons, one out of every 8.20 per persons, and one out of every 8.51 persons, respectively. Putnam County was the least dependent at one out of every 38.30 persons, followed by Dutchess County at one out of every 12.12 persons and Westchester County at one out of every 11.98 persons. In New York State, one out of every 6.18 persons received food-stamp benefits in the first quarter of 2013.

Food-Stamp Recipients: Data Source OTDA NY				
	Change 2013.1 over 2012.4		Change 2013.1 over 2012.1	
<b>Dutchess</b>	244	1.00%	1,326	5.71%
<b>Orange</b>	593	1.32%	890	1.99%
<b>Putnam</b>	52	2.03%	282	12.16%
<b>Rockland</b>	643	1.44%	2,701	6.33%
<b>Sullivan</b>	397	3.01%	1,127	9.05%
<b>Ulster</b>	165	0.78%	830	4.04%
<b>Westchester</b>	-1,736	-2.12%	3,676	4.80%
<b>Hudson Valley</b>	357	0.15%	10,833	4.87%
<b>New York City</b>	-1,694	-0.09%	49,587	2.73%
<b>New York State</b>	15,689	0.50%	98,428	3.21%

Year over year, food-stamp recipients increased 4.87 percent from 222,541 persons per month in the first quarter of 2012 to 233,374 persons in the first quarter of 2013. Over the same one-year period, the monthly expenditure for food stamps increased \$1.36 million from \$31.47 million per month to \$32.83 million per month.

Across the Hudson Valley, the number of residents who received monthly Temporary Assistance (TA) benefits—which includes Family Assistance (FA)<sup>4</sup> and Safety Net Assistance (SNA)<sup>5</sup>—increased 227 from 33,244 in the fourth quarter of 2012 to 33,471 in the first quarter of 2013. The number of TA recipients increased in four of the seven counties.

Recipients increased in Ulster (163), Westchester (113), Sullivan (52), and Putnam (23); fell in Dutchess (-109) and Rockland (-16); and were unchanged in Orange. The largest percentage change occurred in Putnam County with a gain of 15.98 percent, followed by Ulster at 4.15 percent. Over the same three-month period, total TA expenditures rose 4.51 percent from \$13.38 million per month to \$13.99 million per month.

As of the first quarter of 2013, one out of 9.90 persons in the Hudson Valley received food-stamp benefits; one out of every 69 received Temporary Assistance benefits.

The average monthly per-person SNA and FA benefits were \$478.37 and \$365.55, respectively, up from \$450.49 and up from \$362.61 in the fourth quarter. Within the region, Sullivan County is the most dependent on monthly TA benefits at one out of every 33.69 persons, followed by Ulster and Orange counties at one out of every 44.36 persons and one out of every 53.19 persons, respectively. Putnam County is the least dependent at one out of every 588.23 persons, followed by Dutchess, Rockland, and Westchester counties at one out of every 106.25 persons, one out of every 92.78 persons, and one out of every 69.00 persons, respectively. Year over

Temporary Assistance Recipients: Data Source OTDA NY				
	Change 2013.1 over 2012.4		Change 2013.1 over 2012.1	
Dutchess	-109	-3.75%	-9	-0.31%
Orange	0	0.00%	-245	-3.36%
Putnam	23	15.98%	28	19.81%
Rockland	-16	-0.47%	-10	-0.30%
Sullivan	52	2.33%	-9	-0.38%
Ulster	163	4.15%	414	11.24%
Westchester	113	0.84%	-595	-4.17%
Hudson Valley	227	0.68%	-425	-1.25%
New York City	6,514	1.85%	11,779	3.40%
New York State	10,315	1.79%	16,853	2.96%

year, TA recipients decreased 1.25 percent from 33,896 persons per month in the first quarter of 2012 to 33,471 persons in the first quarter of 2013. Over the same one-year period, the monthly expenditure for TA decreased 3.36 percent from \$14.50 million per month to \$13.99 million per month.

Quarter over quarter, the number of Hudson Valley residents who received home-energy assistance<sup>6</sup> increased 30.94 percent from 80,302 persons per month in the fourth quarter of 2012 to 105,148 persons in the first quarter of 2013. The average benefit paid in the first quarter of 2013 was \$229.11 per recipient per month, up from \$183.84 per recipient per month in the fourth quarter of 2012. Within the region, the number of home-energy recipients increased in each county, including Putnam (1,556), Rockland (6,498), Sullivan (9,731), Dutchess (11,187), Westchester (14,554), Orange (14,593), and Ulster (16,418). The largest percentage increase occurred in Sullivan County at 67.28 percent. Over the same three-month period, home-energy expenditures increased 63.18 percent from \$14.76 million per month in the fourth quarter of 2012 to \$24.09 million per month in the first quarter of 2013.

<sup>4</sup> As of December 1996, Family Assistance is limited to 60 months per lifetime. To be eligible for Family Assistance, the household must include (care for) a minor child.

<sup>5</sup> Safety Net Assistance has a lifetime limit of two years.

<sup>6</sup> The Home Energy Assistance Program (HEAP) is a federally funded program that assists low-income households in paying for the cost of home heating and the repair and replacement of home heating equipment.

## Home Sales and Single and Multifamily Building Permits

Year over year, the median selling price of an existing single-family home advanced in four of the seven counties. The median selling price increased in Putnam, Ulster, and Westchester and fell in Dutchess, Orange, Rockland, and Sullivan. Sales volume rose across the region, with Sullivan County posting the only year-over-year decline. As of the first quarter of 2013, Putnam, Ulster, and Westchester were the only counties in the region to report median selling prices above their post-recession lows

Counties	2009Q1	2010Q1	2011Q1	2012Q1	2013Q1	% Change 2012.1 to 2013.1
<b>Dutchess</b>						
Total Closed Sales	262	289	294	294	334	13.61%
Median Selling Price	\$ 265,000	\$ 249,900	\$ 246,500	\$ 235,000	\$ 224,750	-4.36%
<b>Orange</b>						
Total Closed Sales	315	312	356	348	380	9.20%
Median Selling Price	\$260,000	\$250,000	\$240,000	\$240,500	\$225,000	-6.44%
<b>Putnam</b>						
Total Closed Sales	88	124	139	112	115	2.68%
Median Selling Price	\$342,450	\$310,000	\$349,000	\$277,500	\$281,900	1.59%
<b>Rockland</b>						
Total Closed Sales	190	211	233	230	255	10.87%
Median Selling Price	\$408,750	\$390,000	\$389,000	\$373,500	\$357,000	-4.42%
<b>Sullivan</b>						
Total Closed Sales	96	108	103	100	89	-11.00%
Median Selling Price	\$124,750	\$128,500	\$115,000	\$110,000	\$104,000	-5.45%
<b>Ulster</b>						
Total Closed Sales	128	193	171	202	209	3.47%
Median Selling Price	\$190,560	\$215,000	\$207,500	\$172,750	\$197,000	14.04%
<b>Westchester</b>						
Total Closed Sales	427	754	721	730	774	6.03%
Median Selling Price	\$530,000	\$600,000	\$552,500	\$505,500	\$515,000	1.88%

(trough). Ulster County reported the highest relative selling price at 14.04 percent above the trough, followed by Westchester County and Putnam County at 1.88 percent and 1.59 percent, respectively. Sullivan County witnessed the biggest relative decline at 5.45 percent below the trough, followed by Orange County at 3.85 percent, Rockland County at 3.51 percent, and Dutchess County at 2.28 percent.

Median Housing Values Peak/Trough/2013.1											
County	Year Quarter Peak Price	Peak Median Price	Year Quarter Trough Price	Trough Median Price	Dollar Change Peak and Trough	Percent Change Peak and Trough	Median Price 2013.1	Dollar Change 2013.1 and Peak	Percent Change 2013.1 and Peak	Dollar Change 2013.1 and Trough	Percent Change 2013.1 and Trough
<b>Dutchess</b>	2006.3	\$352,000	2011.4	\$230,000	(\$122,000)	-34.66%	\$224,750	(\$127,250)	-36.15%	(\$5,250)	-2.28%
<b>Orange</b>	2007.3	\$330,000	2012.4	\$234,000	(\$96,000)	-29.09%	\$225,000	(\$105,000)	-31.82%	(\$9,000)	-3.85%
<b>Putnam</b>	2006.2	\$437,140	2012.1	\$277,500	(\$159,640)	-36.52%	\$281,900	(\$155,240)	-35.51%	\$4,400	1.59%
<b>Rockland</b>	2007.3	\$517,000	2011.4	\$370,000	(\$147,000)	-28.43%	\$357,000	(\$160,000)	-30.95%	(\$13,000)	-3.51%
<b>Sullivan</b>	2007.2	\$202,500	2012.1	\$110,000	(\$92,500)	-45.68%	\$104,000	(\$98,500)	-48.64%	(\$6,000)	-5.45%
<b>Ulster</b>	2007.3	\$265,000	2012.1	\$172,750	(\$92,250)	-34.81%	\$197,000	(\$68,000)	-25.66%	\$24,250	14.04%
<b>Westchester</b>	2007.3	\$729,000	2012.1	\$505,500	(\$223,500)	-30.66%	\$515,000	(\$214,000)	-29.36%	\$9,500	1.88%

In all cases, the median selling price remains well below the peak evaluations witnessed during the housing boom.

Year over year, the demand for single-family construction permits rose 28.19 percent, from 149 construction permits with an average cost of \$257,714 per permit during the first quarter of 2012 to 191 construction permits with an average cost of \$320,700 per permit during the first quarter of the current year. Total construction costs for single-family homes advanced \$22.85 million from \$38.40 million in 2012 to \$61.25 million in 2013.

Quarter over Quarter, Single-Family Housing Permits: U.S. Census Bureau: *Preliminary Numbers						
Area	January-March 2013*			January-March 2012		
	Permits	Total Construction Costs	Average Construction Cost per permit	Permits	Total Construction Costs	Average Construction Cost per Permit
Dutchess	21	\$5,713,804	\$272,086	17	\$4,881,204	\$287,130
Orange	65	\$13,913,167	\$214,049	45	\$7,425,302	\$165,007
Putnam	12	\$3,706,163	\$308,847	11	\$3,184,392	\$289,490
Rockland	13	\$5,600,468	\$430,805	13	\$5,172,100	\$397,854
Sullivan	27	\$3,302,092	\$122,300	13	\$1,591,543	\$122,426
Ulster	9	\$1,794,639	\$199,404	23	\$3,858,098	\$167,743
Westchester	44	\$27,223,282	\$618,711	27	\$12,286,684	\$455,062
<b>Hudson Valley</b>	<b>191</b>	<b>\$61,253,615</b>	<b>\$320,700</b>	<b>149</b>	<b>\$38,399,323</b>	<b>\$257,714</b>

For the period, Orange County issued the largest number of single-family permits at 65, followed by Westchester and Sullivan counties at 44 and 27, respectively. Ulster County issued the least

Multifamily Construction Permits January—March 2013*					
Source: U.S. Census Bureau: Preliminary Numbers					
County	Town/Village	Number of Buildings	Number of Units	Value of Construction Permit	Average Construction Cost per Unit
Orange					
	Kiryas Joel village	5	68	\$7,490,834	\$110,159
	Montgomery village	4	20	\$1,020,832	\$51,042
	New Windsor town	4	56	\$5,684,773	\$101,514
County-Total		<b>13</b>	<b>144</b>	<b>\$14,196,439</b>	<b>\$98,586</b>
Putnam					
	Carmel town	5	35	\$5,537,582	\$158,217
County-Total		<b>5</b>	<b>35</b>	<b>\$5,537,582</b>	<b>\$158,217</b>
Rockland					
	Ramapo town	8	42	\$4,135,790	\$98,471
	Spring Valley village	1	2	\$310,000	\$155,000
County-Total		<b>9</b>	<b>44</b>	<b>\$4,445,790</b>	<b>\$101,041</b>
Westchester					
	Mount Vernon	1	2	\$143,574	\$71,787
	New Rochelle	3	63	\$10,343,284	\$164,179
	Yonkers	1	2	\$425,000	\$212,500
County-Total		<b>5</b>	<b>67</b>	<b>\$10,911,858</b>	<b>\$162,864</b>
<b>Hudson Valley Total</b>		<b>32</b>	<b>290</b>	<b>\$35,091,669</b>	<b>\$1,1643,576</b>

\*Counties not included posted no multifamily permits for January-March 2013

at 9. The largest year-over-year increase—number of permits—occurred in Orange County at 20 followed by Westchester County at 17.

The demand for multifamily permits increased from 17 multifamily permits with 96 units in 2012 to 32 permits with 290 units in 2013. The total budgeted construction cost in 2013 rose 341.00 percent



(\$27.13 million) from \$7.96 million in 2012 to \$35.09 million in 2013 while the average cost per unit increased 45.99 percent (\$38,118) from \$82,888 per unit in 2012 to \$121,006 in 2013.

## Sales-Tax Collection

An important indicator of retail sales activity and state and county revenue is sales-tax collection. Year over year, total sales-tax collection increased 3.56 percent, from \$301.28 million in the first quarter of 2012 to \$311.99 million in the first quarter of 2013. The largest year-over-year dollar increase occurred in Westchester County at \$5.91 million (5.08 percent), followed by Orange and Rockland counties at \$3.21 million (5.46 percent) and \$2.80 million (6.66 percent), respectively. Sales-tax collection declined -5.10 percent (\$381,720) in Sullivan County, -2.39 percent (\$950,518) in Dutchess County, and -1.51 percent (\$369,624) in Ulster County.

Sales-Tax Collection							
Data Source: New York State Department of Finance							
	2013.Q1	2012.Q1	2011.Q1	2010.Q1	2009.Q1	2008.Q1	2007.Q1
<b>Dutchess</b>	\$38,817,631	\$39,768,149	\$39,954,403	\$33,237,422	\$34,133,431	\$34,761,227	\$35,412,351
<b>Orange</b>	\$62,084,433	\$58,870,621	\$54,429,832	\$51,822,130	\$52,442,111	\$53,429,206	\$50,788,201
<b>Putnam</b>	\$12,705,584	\$12,214,802	\$11,261,667	\$10,639,164	\$10,740,232	\$12,212,491	\$9,776,773
<b>Rockland</b>	\$44,833,869	\$42,034,814	\$42,469,069	\$39,637,960	\$41,073,424	\$44,647,633	\$38,990,075
<b>Sullivan</b>	\$7,104,091	\$7,485,811	\$7,189,369	\$6,934,099	\$7,587,668	\$7,897,302	\$6,810,755
<b>Ulster</b>	\$24,073,332	\$24,442,956	\$23,216,744	\$22,423,983	\$22,305,160	\$23,751,832	\$23,285,987
<b>Westchester</b>	\$122,375,825	\$116,463,697	\$109,573,303	\$106,834,560	\$104,718,131	\$118,490,760	\$111,123,998
<b>Hudson Valley</b>	\$311,994,765	\$301,280,852	\$288,094,387	\$271,529,318	\$273,000,157	\$295,190,451	\$276,188,140

