



COMMUNITY MEETING
JULY 13, 2020

UNDERSTANDING THE PROPOSED
SHORT TERM RENTAL
LEGISLATION

HUDSON LAST YEAR- 2019

A BRIEF ANALYSIS OF VISITORS SPENDING

The Hudson economy is heavily dependent on visitors. In 2019 visitors contributed significantly to our success, taxes and employment. Room and dining revenue alone exceeded \$16M in 2019. *And then the visitors went shopping!*

In 2019 visitors staying overnight in Hudson paid \$ 346,193 in lodging tax. Additionally, they paid \$ 692,386 in State sales tax.

Before they dined or shopped they paid over ONE MILLION DOLLARS in taxes.

	Lodging Charges	\$ 8,654,825	
	4% Lodging Tax	346,193	
	Restaurant Charges	5,135,550	
	Gratuities@ 15%	804,824	
	8% Sales Tax	1,121,626	
	TOTAL	\$ 16,063,018	

In 2019 there were 492 rooms available each night in Hudson. Each of those rooms brings a minimum of \$32,648 visitor spending to the city each year.

Every room contributes \$703.64 in lodging taxes.
 Every room contributes \$10,438 in restaurant charges.
 Every room contributes \$2,280 in sales taxes.

A BRIEF ANALYSIS OF VISITORS SPENDING, Continued

Let's assume for this discussion that the average reservation for lodging is two nights for two people. Given that basis for discussion, let's see what additional impact those visitors had on our economy.

LODGING

How much did those visitors spend in Hudson?

Room Charges amounted to **\$8,654,825** (not including taxes)

At an average room rate @ \$225/night, there were approximately 105 rooms occupied every night of the year. That works out to be 210 overnight visitors every night of the year.

DINING

Those visitors dined here. Let's look at that impact.

Lunch	\$	20.00
Dinner	\$	50.00
Sub-Total	\$	70.00
Sales Tax	\$	5.60
Gratuities	\$	10.50
Total	\$	86.10

Calculation 210 diners per day x \$70 = \$ 5,365,500 Food charges
210 diners per day x 10.50 = \$ 804,825 Gratuities
210 diners per day x 5.60 = \$ 429,240 State Sales Tax

TOTAL \$6,599,565 Revenue generated by visitors dining.

HUDSON TODAY: 2020
EFFECTS OF DEPRESSED LODGING OCCUPANCY

ECONOMIC IMPACT OF LODGING ON CITY BUDGET: 2017 - 2020

Lodging Tax		2,017	2,018	2,019	2,020	
	Budget			280,000	340,000	
	Actual	178,669	317,467	346,193	24,705	YTD
Lodging Tax Registration Fees						
	Budget			11,000	12,000	
	Actual	6,817	11,460	15,254	15,306	YTD
Sales Tax						
	Budget			1,700,000	1,900,000	
	Actual	1,602,488	1,737,750	1,791,922	419,099	YTD
Parking Tickets						
	Budget			315,000	350,000	
	Actual	232,039	314,144	346,864	94,829	YTD
Totals						
	Budget			2,306,000	2,602,000	
	Actual	2,020,013	2,380,821	2,500,233	553,938	

Source: City Treasurer's Office on July 9, 2020

LODGING FACT SHEET

The following is an analysis for properties registered with the City Treasurer to collect 4% Lodging Tax in 2019.

137 Total Properties Registered
492 Rooms in Registered Properties

6 Hotels

Wick	55 Rooms
St Charles	35 Rooms
Rivertown Lodge	27 Rooms
Barlow	16 Rooms
WmFarmer	14 Rooms
CaMea	11 Rooms
Hotel Rooms Total	158

8 Bed and Breakfast Properties

26 Warren	5 Rooms
34 Inn at 34	4 Rooms
Batterby House	5 Rooms
Croff House	5 Rooms
Hudson B&B	3 Rooms
Hudson City B&B	5 Rooms
Tiger House	5 Rooms
Westcott House	3 Rooms
B&B Rooms Total	35

123 Residential, AirBnB / VRBO Type Properties

Total Rooms	299 Rooms
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Owners with Multiple Property Locations

Registered Owners	10
Total Properties	23
Total Rooms	80

Distribution of properties by Ward

1 st Ward	57
2 nd Ward	10
3 rd Ward	31
4 th Ward	31
5 th Ward	8



MISSION

Hudson Development Corporation [HDC] is a nonprofit Local Development Corporation (LDC) established to sustain, promote and attract projects that improve economic opportunities for businesses and residents, create jobs and enhance the quality of life in the City of Hudson.

PURPOSE

The HDC is a special not-for-profit corporation – a Local Development Corporation. Local Development Corporations are created pursuant to Not-for-Profit Corporation Law, Section 1411 for the purposes of:

- **Relieving and reducing unemployment;**
- **Promoting and enhancing employment opportunities;**
- **Instructing or training individuals to improve or develop skills;**
- **Conducting scientific research to attract or retain industry; and**
- **Lessen the burdens of government and acting in the public interest.**

In general, LDCs are authorized under state law and are often used by municipalities to support particular public purposes. LDCs can construct, rehabilitate and improve properties and can take a range of other actions to aid business development, or meet other local needs.

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