



# Housing Zoning Updates: *Creating Homes for All in Harmony with the Environment*

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**PRESENTED BY: Town of Woodstock's Housing Committee**

**May 30, 2023**



# Goals of Today's Meeting

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- 1) To share parts of the proposed zoning revisions and options they bring that we believe will make more housing possible.
- 2) To hear from you what questions these revisions raise and what you see as opportunities.
- 3) To have an open, constructive discussion and remember that the housing zoning updates are the work of volunteers, working with a professional Land Use Consultant. The Housing Committee and the Housing Oversight Task Force are here to guide the discussion.

# Agenda

## Introduction

## Presentation

- How to Think About Affordable Housing in Woodstock
- How Does the New Code Define Possible Housing Types?

## TABLE DISCUSSIONS

## Presentation

- Affordable Housing in Harmony with the Environment

## TABLE DISCUSSIONS

## Wrap-up

*Note-takers report back to the group*

## Summary

# Affordable Housing: What is it?

Source: Federal HUD definition/Ulster Co. definition

**Affordable Housing:** Housing in which the occupant is paying no more than 30 percent of their monthly income for housing costs (rent or mortgage payment), including utilities. Households paying over 30% of monthly income are considered cost burdened.

# How to Think About Affordability in Woodstock

## #1 Consideration

**Woodstock's rental vacancy rate is 0%.**

# What do workers in Woodstock earn?

Source: American Community Survey and UC Planning Department

Occupation	% of Woodstock Employees	Average pay per hour	Annual Income	Affordable % of Income	Maximum Affordable Rent
Private Education, Health Care, and Social Services	33%	\$29/hour	\$60,170	30%	\$1,500
Retail	10%	\$19/hour	\$39,584	30%	\$975
Arts, Entertainment, Recreation	9%	\$18/hour	\$37,513	30%	\$937
Accommodation, Food, Hospitality	9%	\$14/hour	\$29,624	30%	\$740
Construction	3.7%	\$30/hour	\$63,617	30%	\$1,590

***And we're losing families...***

**There are people in Woodstock who no longer work -- or who work part-time—**

- **40% of Woodstock's population is over 65**
- **Many are on fixed incomes**
- **16.5% are living at or below the poverty level**

# **Actual Current Rental Listings in Woodstock**

**(Some may be furnished and include utilities)**

- **One-bedroom (400 sq ft) – Route 212, Lake Hill - \$1,400/month**
- **One-bedroom (615 sq ft) – Glasco Turnpike - \$1,500 month**
- **One-bedroom (686 sq ft)– Yerry Hill Road - \$2,500/month**
- **Two-bedroom – Ohayo Mountain Road - \$1,995/month**
- **Two-bedroom -- Abbey Rd - \$4,500/month**
- **Two-bedroom (1850 sq ft) – Tinker Street, Bearsville - \$4,700/month**
- **Three-bedroom – Pine Grove Street - \$4,250/month**
- **Three-bedroom – Van Dale Road - \$5,500/month**



# Affordable Housing: Who is it for?

## Income Eligibility

**Renters** – The household's aggregate annual income shall not exceed 80% of Ulster Co. Area Median Income (up to \$76,800 in 2022)

**Home purchasers** – The household's aggregate annual income shall not exceed 120% of Ulster Co. Area Median Income (\$115,200 in 2022)

## Our neighbors

**Teachers, emergency volunteers, young families, seniors, artists, musicians, and the people who keep our Town running.**

# **Why are we changing the Zoning code now?**

- **The 2018 Comprehensive Plan sets policy and is the foundation for all zoning regulations. Its principal directives are to protect open space and provide affordable housing.**
- **Under New York State law, zoning must be consistent with a town's adopted Comprehensive Plan.**

# The Housing Oversight Task Force Process

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July 2021

## Formation

Woodstock Town Board formed Housing Oversight Task Force (HOTF).

Summer 2021

## Expert Hired

Nan Stolzenburg hired and HOTF got to work.

Summer 2021  
to  
Winter 2021

## Discovery & Analysis

HOTF analyzed existing laws, identified environmental assets & capacity with GIS analysis, gathered input from Community & local housing experts.

Early 2022

## Version 1 Developed

HOTF met with Town Committees and Boards. Developed Draft Version 1, released to the Town Board May 31st, 2022.

Summer 2022  
to  
Winter 2022

## Community Review

Invited community review and analyzed comments. Revised Draft Version 1.

Winter 2022  
to  
Spring 2023

## Revise Version 1

HOTF review & edit Version 1. Legal review. Ulster County Planning Staff review. 4/18 Draft Law submitted to Town Board.

## **Affordable Housing**

**How does the new code define  
possible housing types?**



# Policy Outcomes - Zoning Code

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Creates Expanded Housing Types  
**Clustered Cottages, Co-housing, Continuing Care, Tiny Houses**





# Policy Outcomes - Zoning Code

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## Allows 3- and 4-unit



Requires approval of the Planning Board.

Short Term Rentals are prohibited in all multifamily housing.

**At least one deed-restricted affordable unit required.**

# Policy Outcomes - Zoning Code

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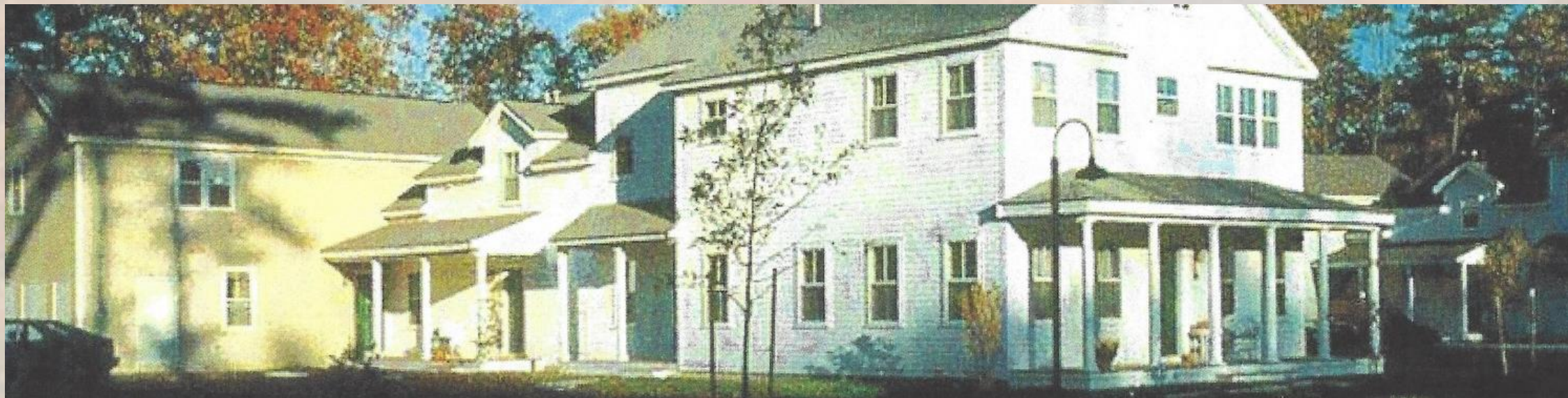
## Simplifies Development of Accessory Dwelling Units (ADU)

- Increases the available housing stock while applying strict environmental siting criteria.
- Promotes additional Long-term Rentals (LTRs) by allowing second ADUs with Special Use Permit and Planning Board approval.
- **Second ADU must be designated affordable.**
- Short-term rentals prohibited in second ADU.





**The updated code allows for a variety of housing types  
that will fit in with Woodstock's existing homes.**





# You will not see this in Woodstock!



Source: Jamboree Housing Corporation



Image: The NRP Group

Source: The NPR Group



## ***Questions we are hearing:***



### ***How does the new code create opportunities for new housing?***

- The proposed code defines Affordable and makes it required in 3- and 4-plex dwelling units and second ADUs, all with deed restrictions, environmental siting criteria, and Planning Board review and approval.
- The proposed code allows Floating Residential Districts, which require that 60% of dwelling units be affordable.
- Short-term Rentals are prohibited in 2<sup>nd</sup> ADU, Co-housing, and all multi-family housing.
- Affordable units will remain affordable whether for sale or for rent, for a period of 50 years to qualifying income-eligible households.

### ***Who implements the code?***

- The Building Department can implement basic parts of the code when a project complies with all aspects of building and zoning code (“as of right”) and does not require any additional review and approvals.
- The Planning Board reviews and approves residential and commercial development.
- The Zoning Board of Appeals reviews special cases that are outside the code and can issue variances.
- The Town Board reviews and approves any Floating Residential District.



*Questions we are hearing:*



***What are the benefits of the proposed code?***

- Provides clear criteria and approval requirements to help the Planning Board and other Town authorities make decisions implementing the code.
- Better positions the Town to attract developers who are committed to creating affordable housing options, and to discourage developers who are not.

# Table Discussions

*20 minutes*

**Affordable Housing**

**In Harmony with the**

**Environment**

# Policy Outcomes - Zoning Code

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## Conservation and Environmental Criteria



### Required throughout the Zoning Law

Strict conservation subdivision and environmental standards.

Varied lot sizes permitted - average of all lots meets zoning.

Net Density based on buildable land in all zones.

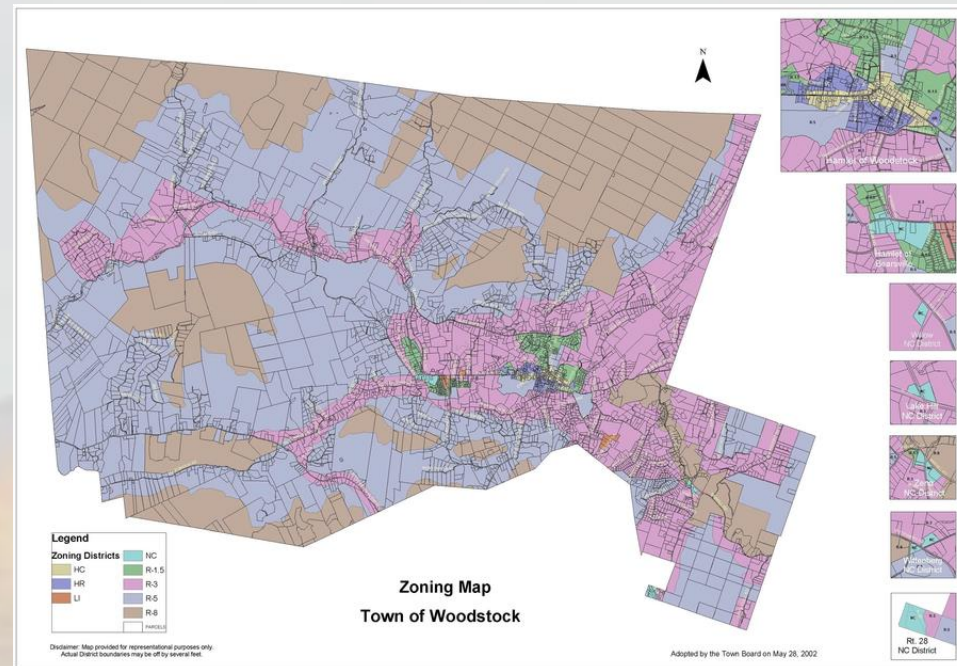
Density bonuses for green energy and renewable energy in developments with affordable units.

Other performance standards related to each housing type.



# Policy Outcomes

## Zoning Code



Zoning Code defines what, how and how much can be put on the land.

## Subdivision Code

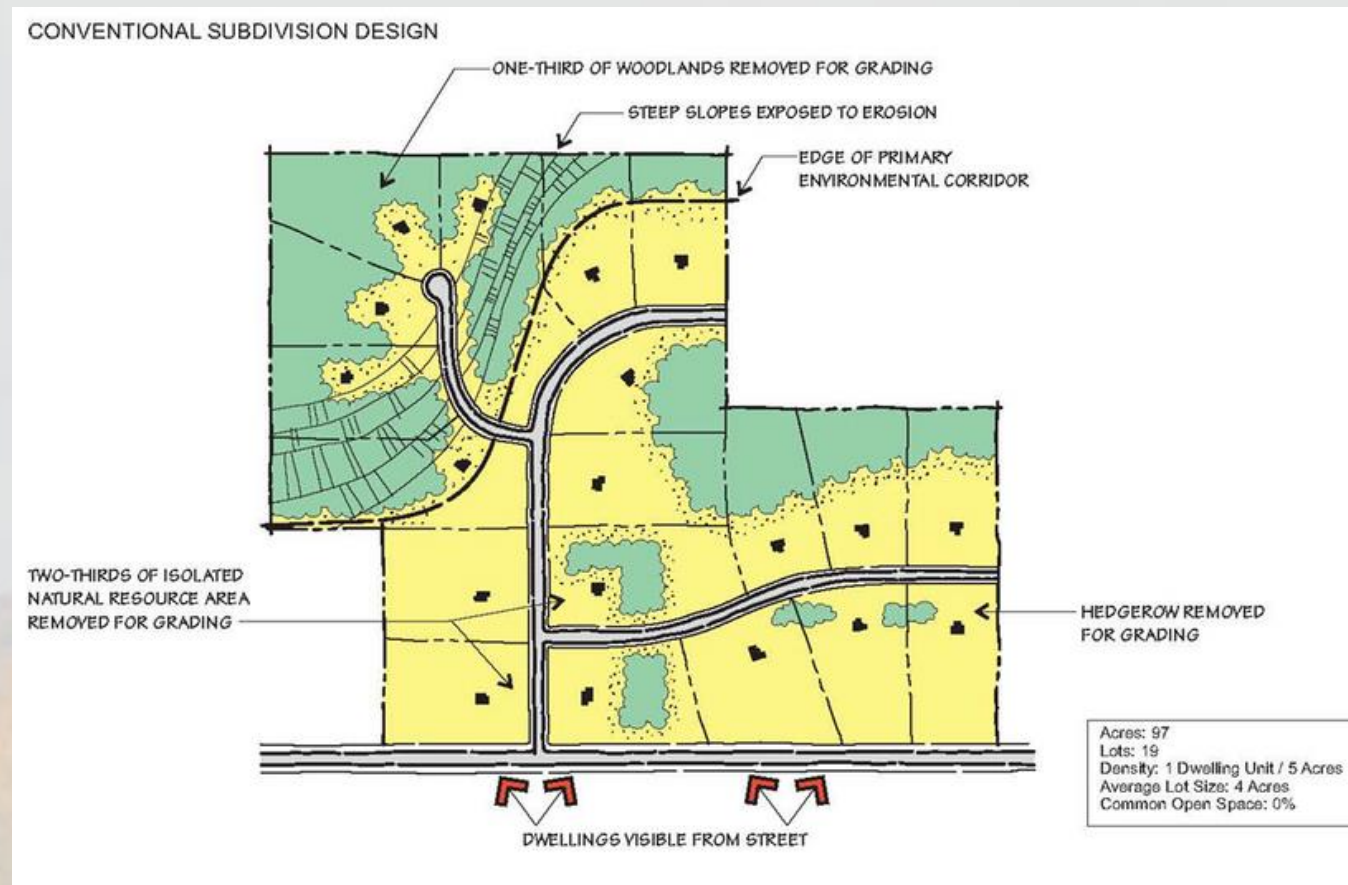


Subdivision Code defines how the land can be divided.

**In order to satisfy the Mission, both sets of code must be addressed.**



# Policy Outcomes - Subdivision Code



## Current Code: Conventional Development

- Fragmented - no land conserved
- Entire parcel developed due to required minimum lot size
- Few development restrictions
- Building location may be inappropriate



## Proposed: Conservation-Based Development

- 50% of parcel conserved
- Net acreage reduces disturbance
- Restricts development in environmentally sensitive areas
- Building envelopes specified



# Policy Outcomes - Zoning Code

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## Allows Floating Residential Districts

Requires Town Board approval.

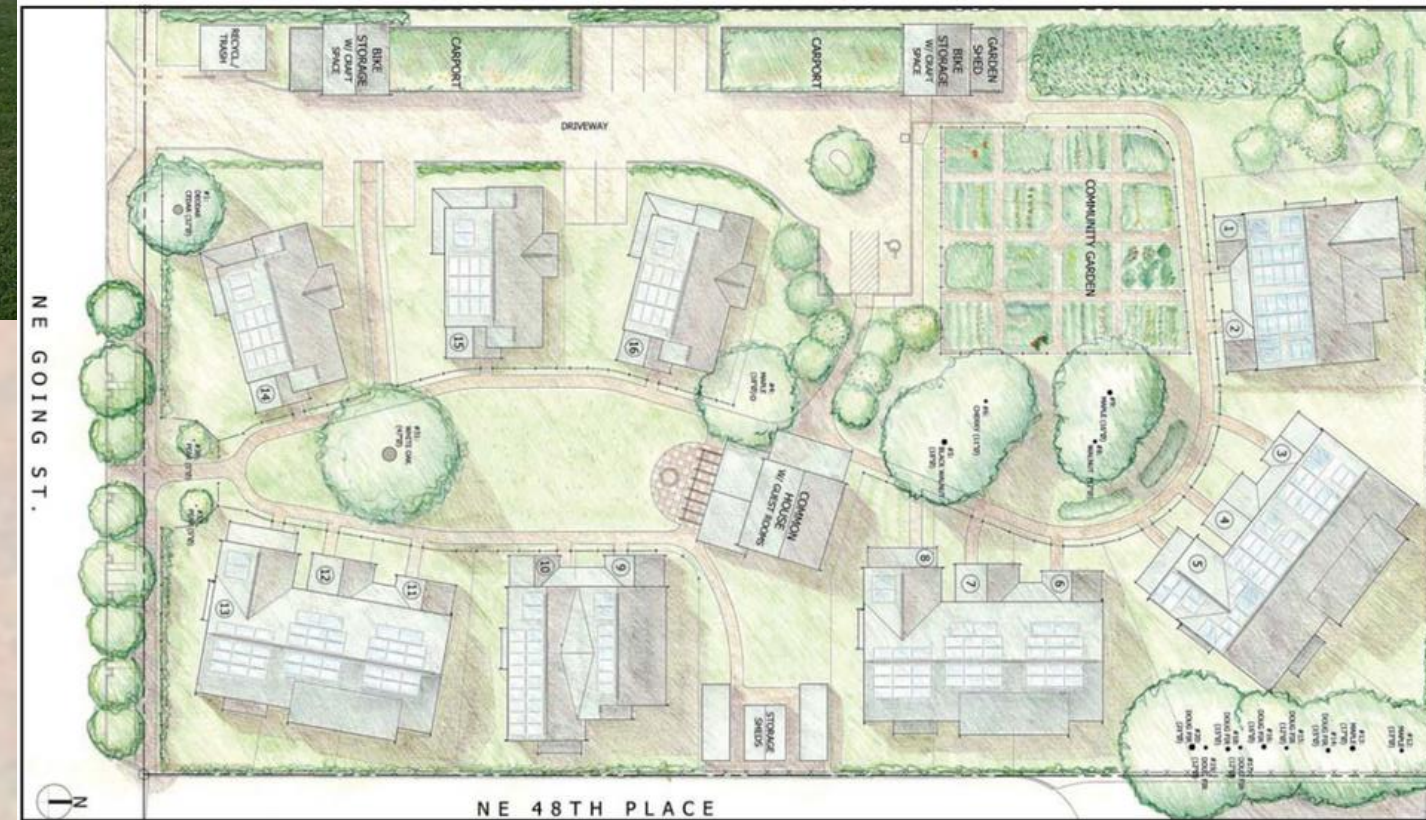
Appropriate location and site plan determined by Town Board and Planning Board.

Not permitted in Scenic Overlay District.

Must meet specific standards for size, scale and siting that reflect our town's character.

Promotes affordable housing and environmental protection through density bonuses.

**Requires 60% of affordable housing with conservation subdivision criteria.**





# Next Steps

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- Submission of draft Law to the Town Board (Completed 4/18/2023)
- Town Board initiates Local Law adoption process (Completed 4/18/2023)
  - Referred to Ulster County Planning Board as required
  - Referred to Town Planning Board as required
  - Conduct TWEQR (Town of Woodstock Environmental Quality Review)
- Public Hearing & public comment and review period
- Town Board votes on adoption of Local Law

# Table Discussions

*10 minutes*

# Wrap-Up

*Thank you for coming!*





# Thank you to the

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## Housing Oversight Task Force!

### Co-Chairs

*Deborah DeWan & Kirk Ritchey*

### Members

*Michael Castiglione*

*Jeff Collins*

*Richard Heppner*

*Judith Kerman*

*Laura Ricci*

### Consultant

*Nan Stolzenburg, FAICP*

