



Ulster County Housing Smart Communities Initiative

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Ulster County
Housing Smart
Communities Initiative





Ulster County Housing Smart Communities Initiative

What is the Housing Smart Communities Initiative?

A **certification and capacity-building program** that provides **guidance, technical support, and incentives** for Ulster County communities working to help solve the housing crisis.

How does it work?

- Municipalities receive **Housing Smart Community Certification** after completion of a certain number of weighted policy **Housing Smart Actions**
- In return, communities receive **technical support, consultant services, and access to funding**
- **Program website** used as central hub for the program



Ulster County Housing Smart Communities Initiative

Ulster County
Housing Action Plan
2021

Housing Smart
Communities Initiative
2022



County Housing
Advisory Committee
Ongoing



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Ulster County Housing Smart Communities Initiative

Housing Advisory Committee Members

- **Kathy Germain**, Vice President of Housing Services, RUPCO
- **Rick Alfandre**, CEO, Alfandre Architecture
- **Hayes Clement**, Real Estate Broker, Berkshire Hathaway
- **Tom Smiley**, CEO, Mohonk Mountain House
- **Richard Parete**, Supervisor, Town of Marbletown
- **Laura Petit**, Ulster County Legislator
- **Deb DeWan**, Woodstock Housing Committee
- **Erica Brown**, Community Outreach Coordinator, Radio Kingston
- **Debbie Briggs**, VP, Human Resources and Community Relations, Ellenville Regional Hospital
- **Susan Denton**, Director of Transitional Housing, Grace Smith House

How did we get here?

.01

Increasing demand for housing

20-year trend of demand for homes and second homes

.02

Limited New Housing Supply

Limited development of new affordable, workforce, and middle-income housing



How did we get here?

.03

Construction Costs

Construction demand, inflation, pandemic-related restrictions, supply chain disruptions, labor shortages

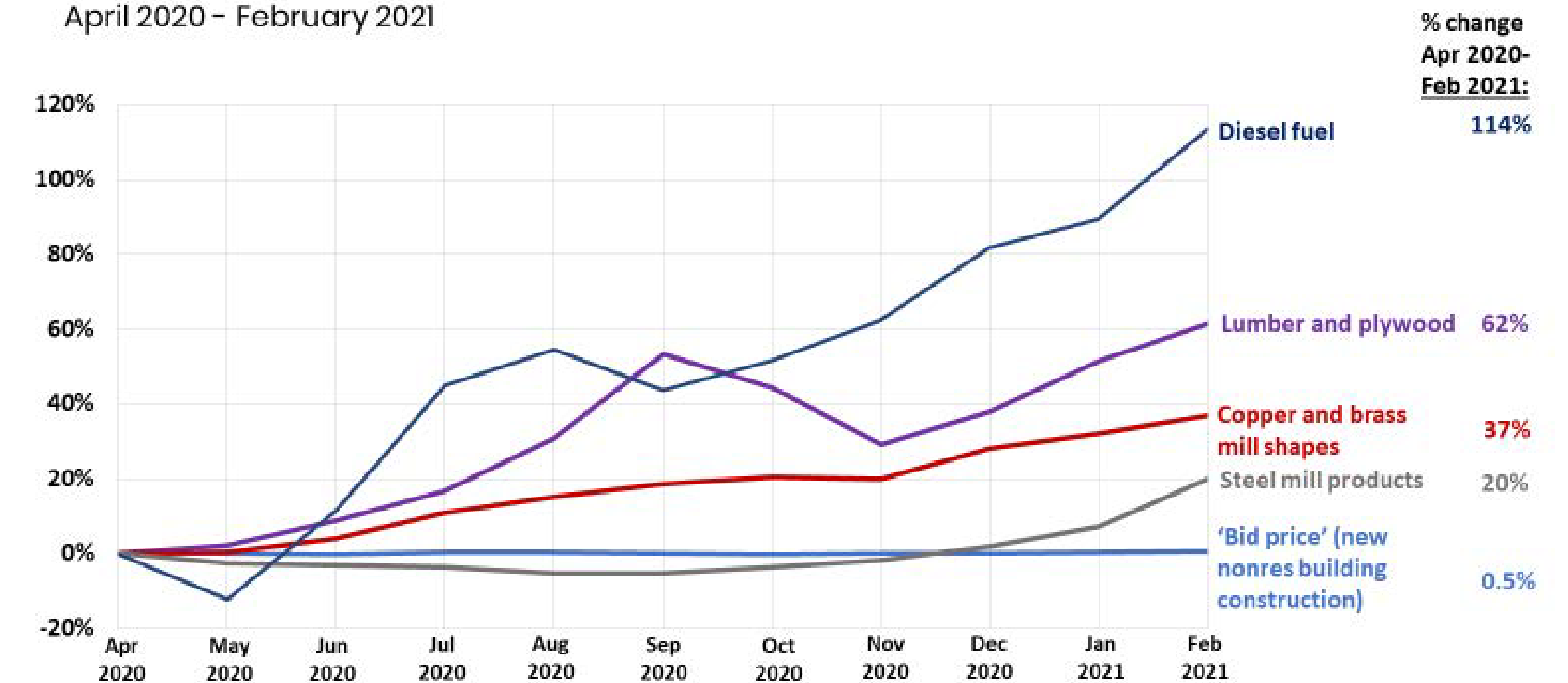
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Short-Term Rentals + Vacation Homes

Reducing already limited supply of permanent housing for rent or sale

Price changes for construction and selected materials

April 2020 – February 2021



Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices), diesel fuel, wood, and metal products, not seasonally adjusted

How did we get here?

.05

Limited Community Support for New Housing

Lack of community support blocking new housing, when proposed

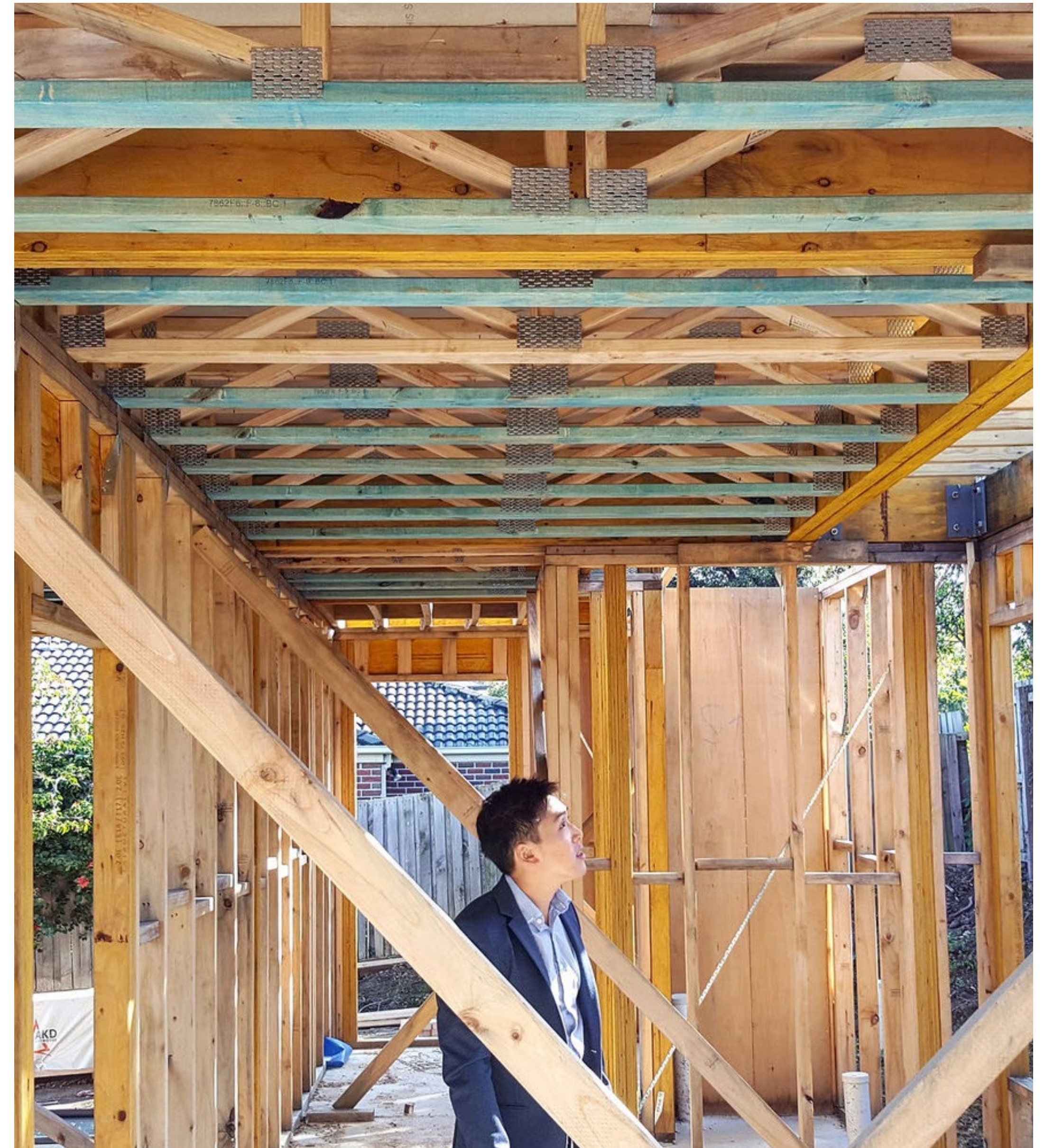
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Development Uncertainty

Confusing and delayed local development reviews and approvals adds to the cost of building housing



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Woodstock Housing Snapshot

Rental Costs

Average rent has increased slightly over the past 10 years while wages are stagnant

2020 Average Rent: \$1,180

2018 Average Renter Income: \$34,886

Increasing Home Prices

Woodstock home sale prices have increased 125% over the past 9 years

County Average Home Sale Price

2012: \$300,780

2021: \$677,587

More Income Going to Housing Costs

Approximately 17% of owners and 45% of renters in Woodstock spend more than half of their monthly income on housing costs

Wrong Type of Housing

There is a mismatch between the housing needed and the housing being built.

From 2015 to 2020, the average new home size was 2,245 square feet with a median sales price of \$425,000.



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Program Process and Benefits

Joining the Program + Certification

Step 1: Pass a Resolution

Make a formal commitment to the process via municipal resolution.

Step 3: Form or Assign a Housing Task Force

Task Force will help prioritize and implement Housing Smart Actions and build community support for the actions

Step 2: Designate a Housing Smart Community Coordinator

Serves as liaison between the municipality and Ulster County and manage the certification process

Step 4: Register your Community

Use the “Community Submission” portal on the program website to register and submit your request for Certification

Benefits of Certification

Technical Planning Support

Technical planning support from the Ulster County Planning Department for participating communities

Templates and Planning Resources

Model regulations, housing policies, and planning tools provided for participating communities

Training and Education

Training and educational events on how to implement smart housing policies and key housing issues

Consultant Support

Consultant support for developing and implementing housing policies, regulations, and local Housing Action Plans

More incentives will be available soon based on community feedback and needs...

Woodstock's Housing Strategies

Zoning Code Update

Updates to enhance housing and environmental conservation

HomeShare Program

Room and home matching program focused on providing affordable rentals

Woodstock Housing Alliance

New community land trust focused on creating rental and ownership homes for year-round residents

Woodstock Housing Plan

A unified plan for implementing and monitoring Woodstock's housing strategies (In Progress)

Woodstock's Housing Strategies

Short Term Rental Regulations

Striking a balance between protecting long-term rental housing and supporting visitors

2018 Comprehensive Plan

The Town's long-term planning document for community development

Community Outreach

Woodstock Community Homes
conducting outreach Facebook, Surveys,
and Newsletters

Housing Smart Community
Initiatives

Housing Smart Actions

12 Housing Smart Actions

Action Categories

1. Community Planning
2. Leverage Existing Housing Stock
3. Land Use Changes
4. Development and Approval Process
5. Clean Energy and Energy Costs
6. Innovative Solutions



Community Planning

Housing-Focused Community Outreach and Education Campaign (Required)

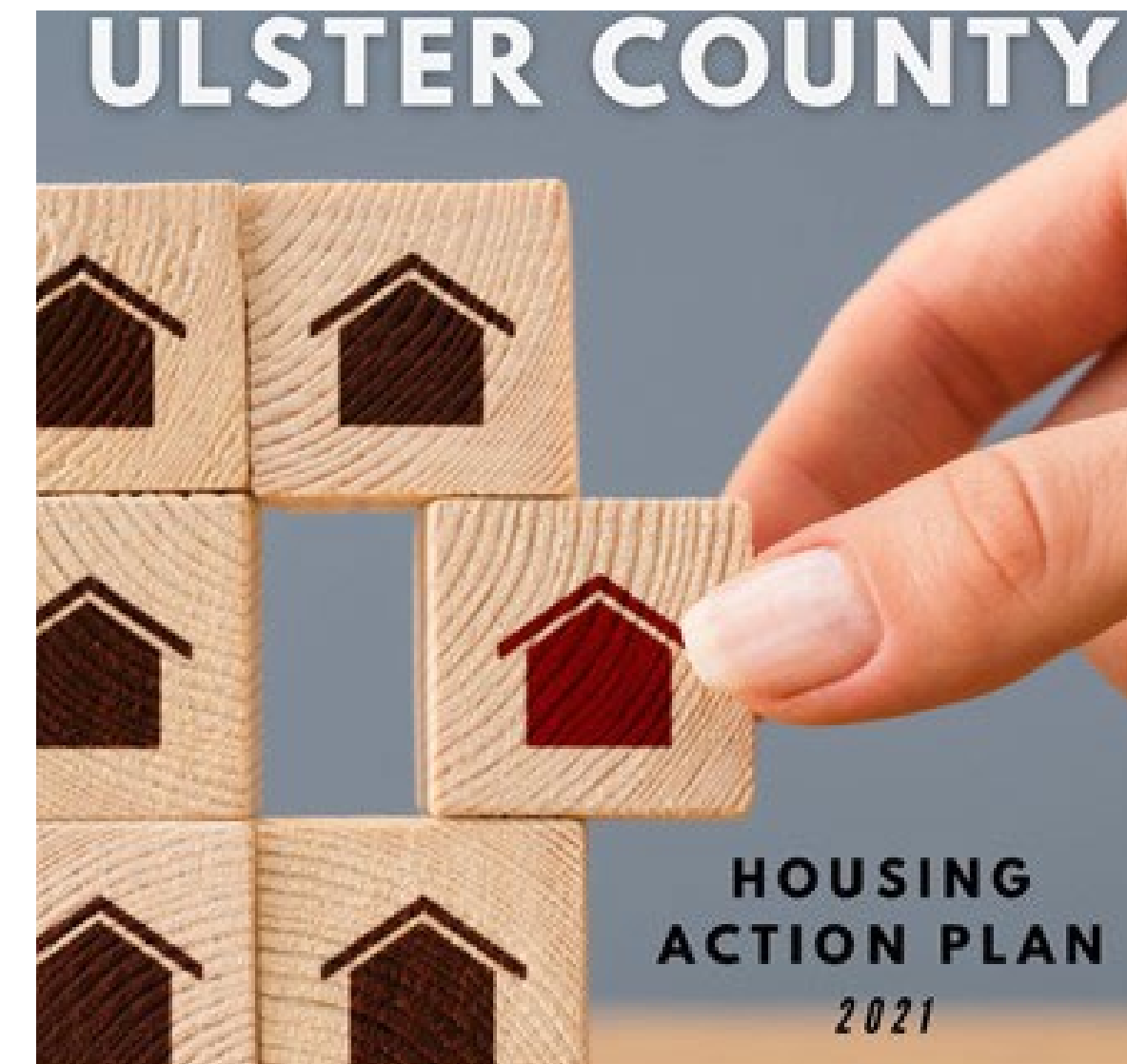
A community outreach campaign that ensures key stakeholders and the general public help inform housing policy and are educated on the importance preserving and developing affordable housing options.



Community Planning

Create a Housing Action Plan (10 Points)

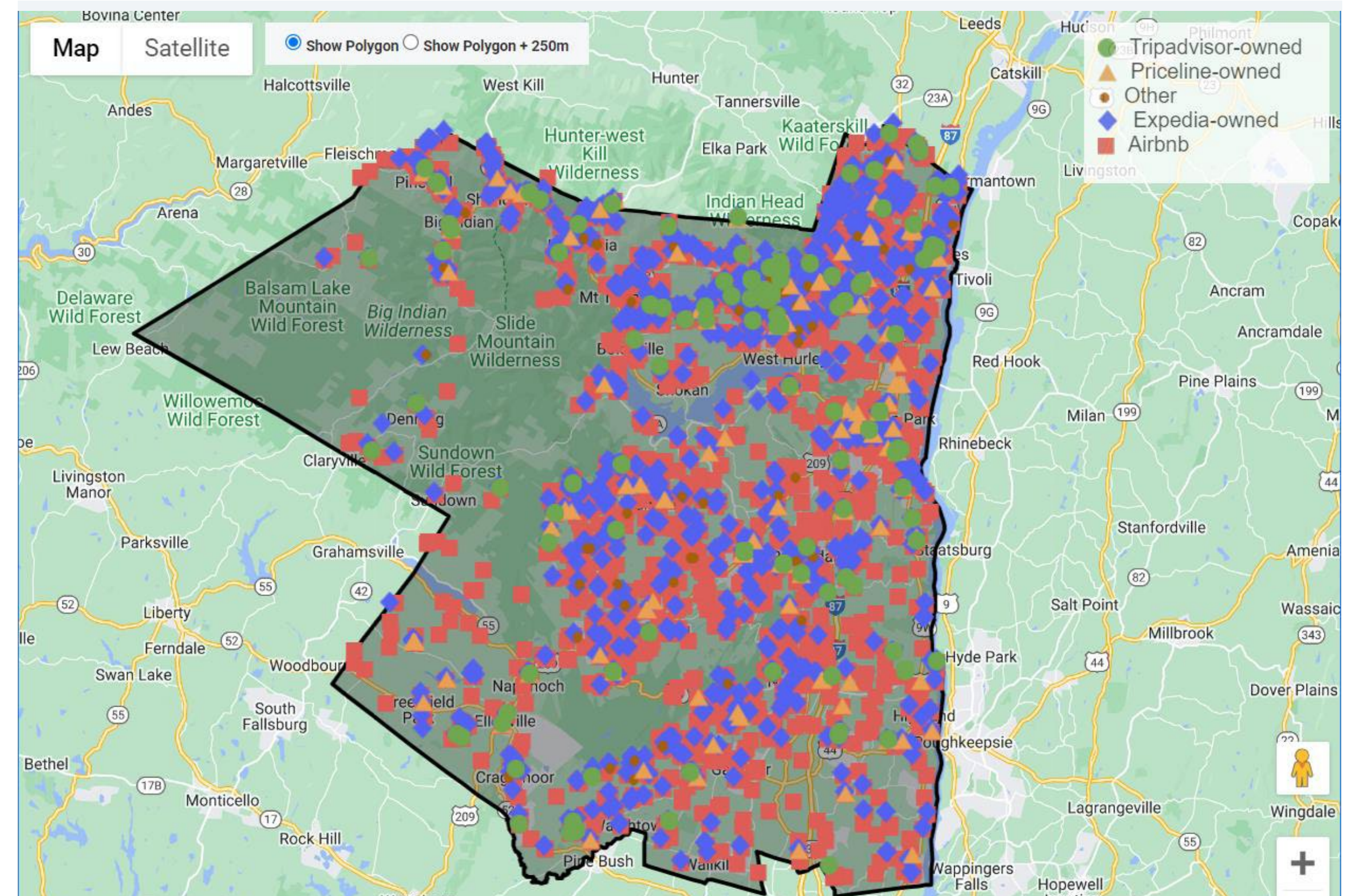
A municipal housing action plan is a strategic planning and assessment document that creates the foundation for implementing housing-related policies and actions.



Leverage Existing
Housing Stock

Adopt Short-Term Rental Regulations (3 Points)

Adopting regulations that effectively limit the number of short-term rentals (STRs) and preserve stock of the long-term rentals in the community.

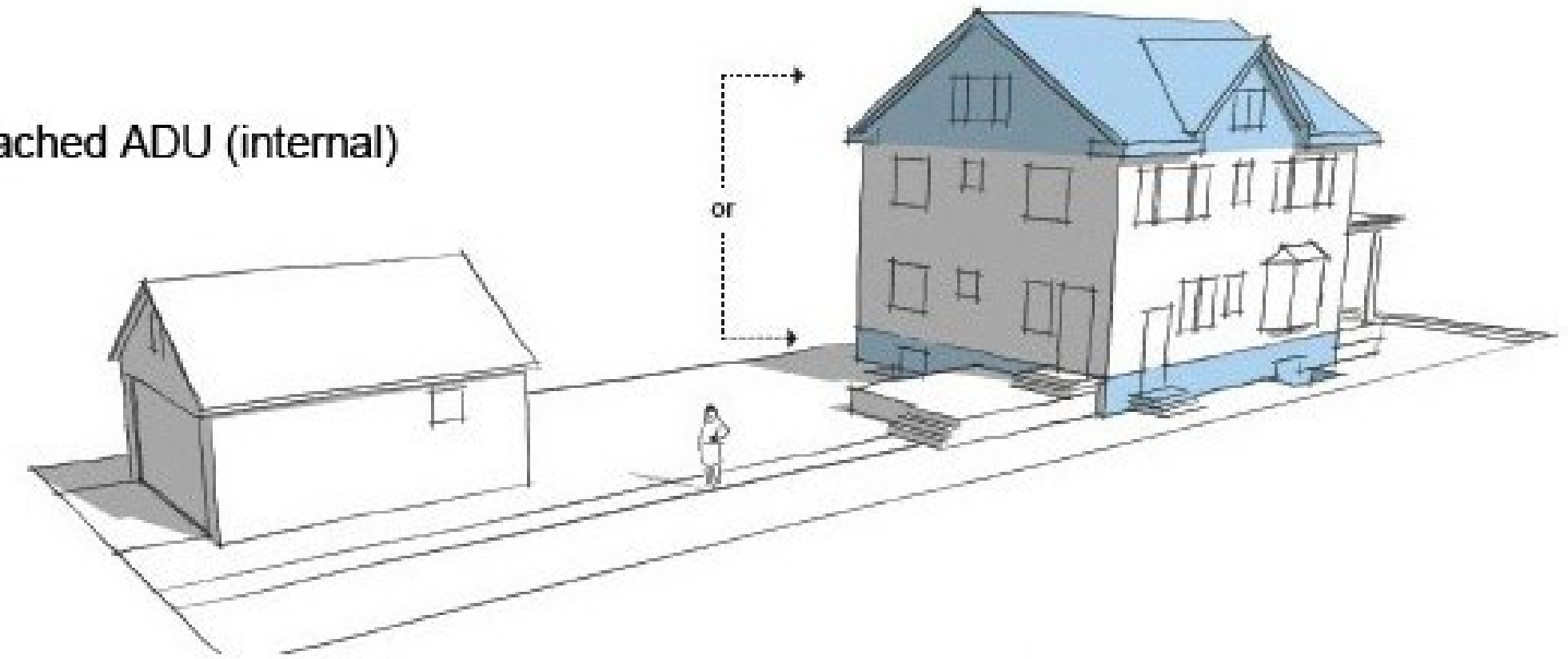


Leverage Existing
Housing Stock

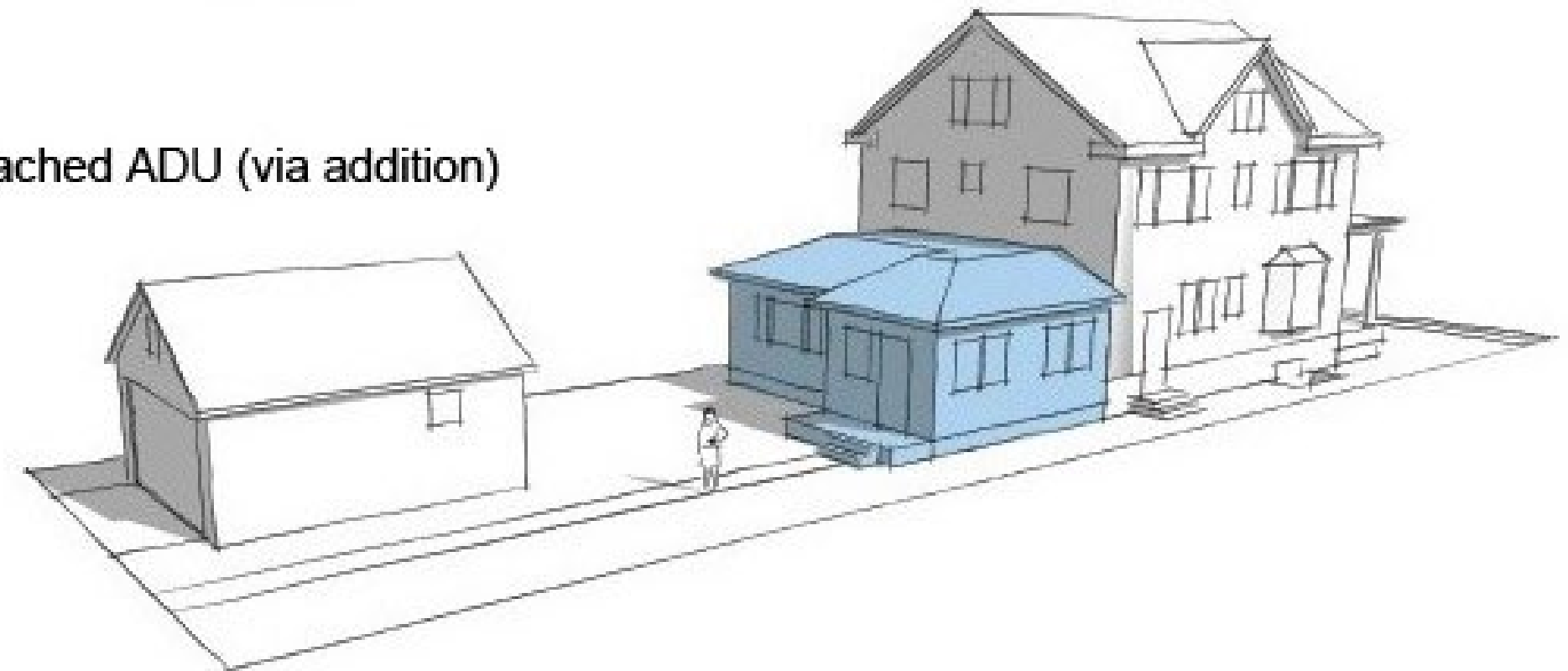
Support Development of Accessory Dwelling Units (3 Points)

Updating the municipalities land use
and/or zoning code to reduce
restrictions on the rehabilitation or
development of new Accessory
Dwelling Units (ADUs).

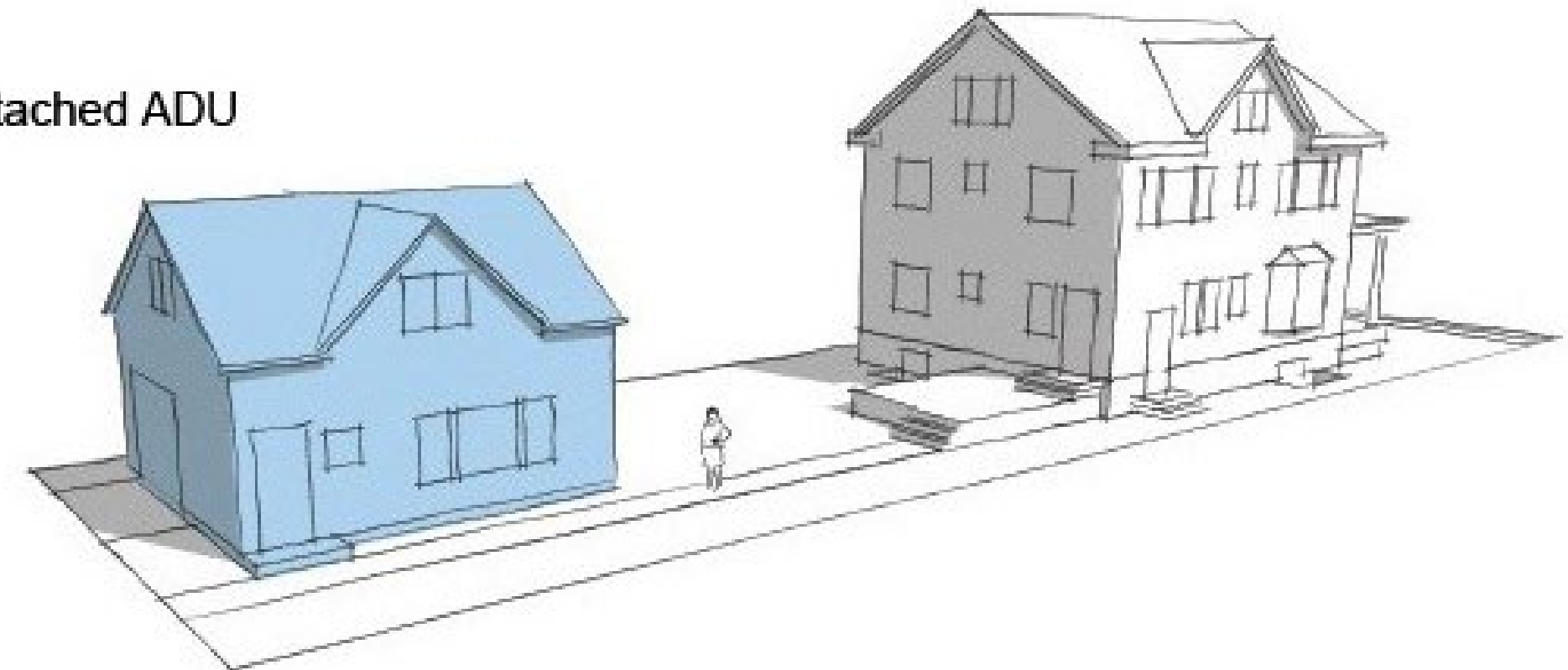
Attached ADU (internal)



Attached ADU (via addition)



Detached ADU



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Leverage Existing
Housing Stock

Adopt Existing Real Property Tax Laws (2 Points)

Passing laws at the municipal level to allow local property tax exemptions that provide housing-related benefits to specific types of properties and demographic groups.



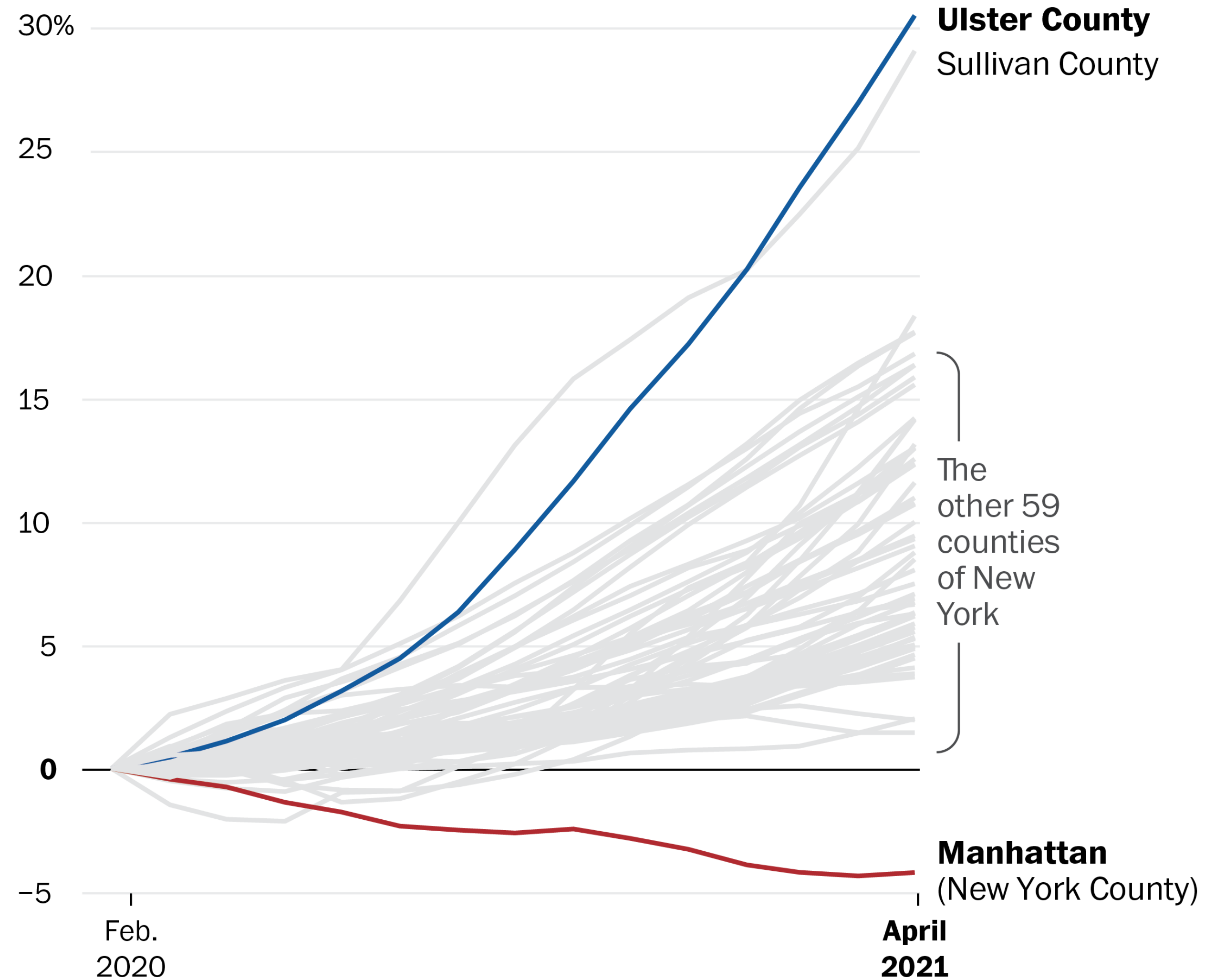
- Residential-Commercial Urban Exemption Program– Conversion of a Non-Residential Property into a Mix of Residential and Commercial Uses
- First-Time Homebuyers of Newly Constructed Homes
- Alternative Veterans' Exemption
- Capital Improvements to a One-or Two-Family Residential Property

Leverage Existing
Housing Stock

Establish Rent Stabilization Regulations (3 Points)

Determining whether the municipality is eligible for establishing rent stabilization regulations and, if so, passing regulations to stabilize rents for qualifying housing units.

Pandemic-era price growth in New York counties



Source: Zillow

THE WASHINGTON POST

Land Use Changes

Upzoning and Mandatory Affordable Housing (4 Points)

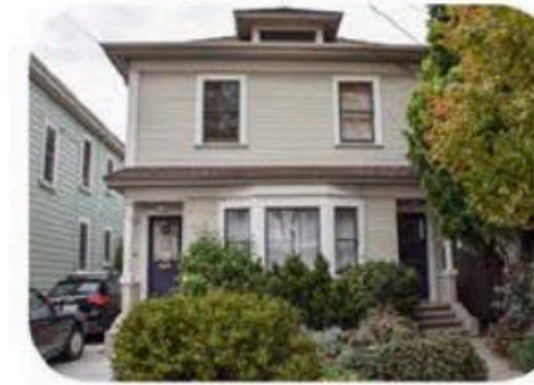
Updating the municipalities land use and/or zoning code to increase the number of units that can be built in residential zones while ensuring bigger projects include affordable housing minimums.

Examples of Low-scale Residential Housing Types

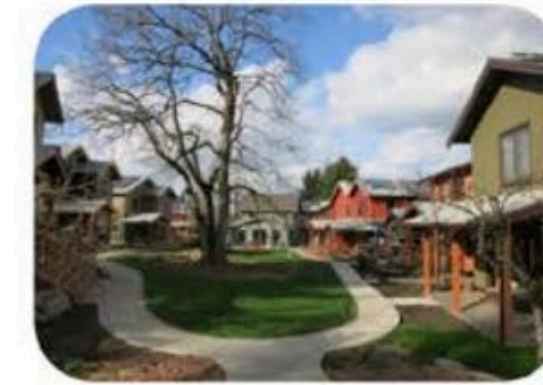
House & ADU



Duplex, triplex



Cottage housing



Fourplex



Small lot house



Tiny/mobile house



Townhouses



Small multifamily

Illustration of Mid-scale Residential Housing and Transition to Low-scale Residential



Land Use Changes

Adopt an Affordable Housing Overlay District (4 Points)

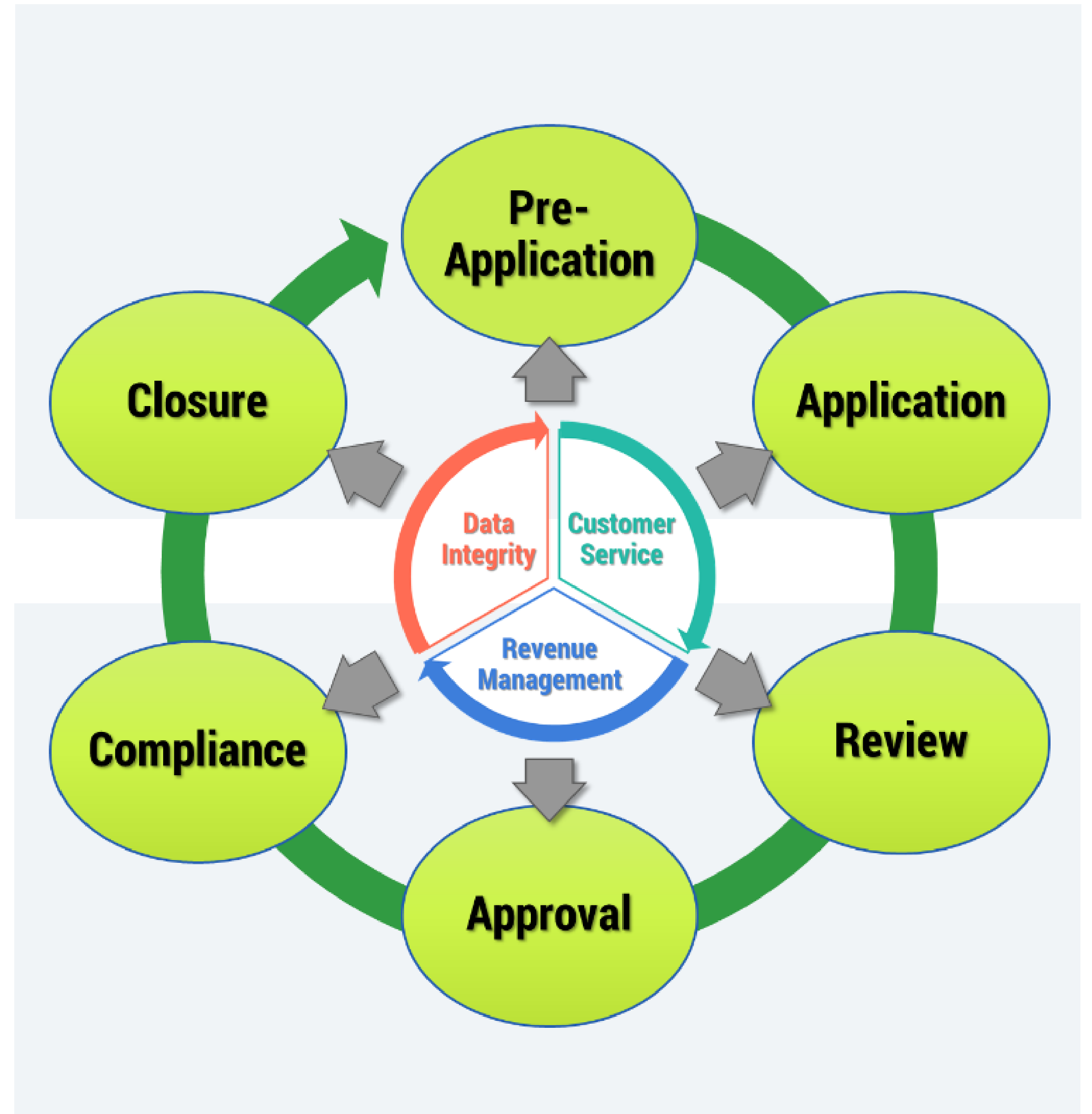
Identifying a location in the municipality to place an affordable housing overlay (AHO) district and adopting a regulation instituting the AHO district.



Development and
Approval Process

Streamline Development Approval Process (2 Points)

Working to streamline the development approval process for residential properties to provide certainty and clarity for developers or individuals planning residential projects.



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Development and
Approval Process

Housing Sites Inventory and Request for Concepts (3 Points)

Develop an inventory of land
suitable for residential development
and solicit conceptual development
proposals for specific sites for new
housing development.



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Clean Energy and
Energy Costs

Adopt a Building Energy Code (2 Points)

Adopting an energy efficiency
standard related to new building
construction and major renovations.



Leverage Existing
Housing Stock

Establish or Join a Housing Rehabilitation Program (3 Points)

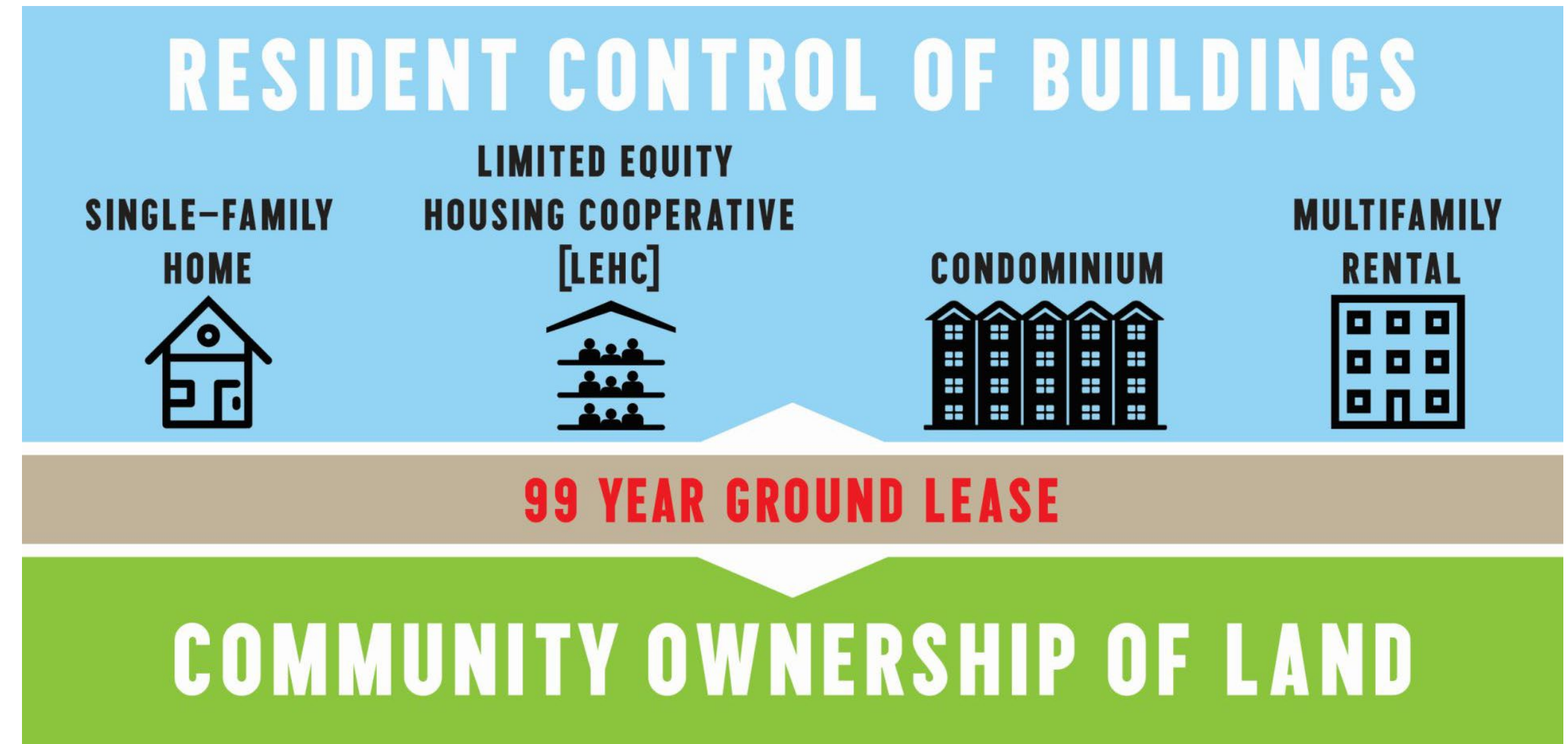
Establish or join a housing rehabilitation program that provides homeowners with access to grants, loans, and technical assistance for home rehabilitations and retrofits.



Innovative Housing
Solutions

Create Innovative Housing Solutions (2-5 Points)

Encourage municipalities to develop unique and innovative solutions to promote the preservation and development of affordable and workforce housing.



Certification Levels

Bronze	Foundational steps required	<ul style="list-style-type: none"> • Join the Program and Engage the Community • Establish a Community Outreach and Educational Campaign
Silver	10 points	<p>Required Actions:</p> <ul style="list-style-type: none"> • Adopt Short Term Rental Regulations (2 Points) <p>Additional Actions: Any combination of additional actions totaling 8 points (most actions are worth 2-4 points)</p>
Gold	20 points	<p>Required Actions:</p> <ul style="list-style-type: none"> • Promote the Development of Accessory Dwelling Units (ADUs) (2 Points) • Implement Upzoning and Mandatory Affordability (2 Points) <p>Additional Actions: Any combination of additional actions totaling 6 points (most actions are worth 2-4 points)</p>
Platinum	30 points	Must have completed a Municipal Housing Action Plan (10 points) in addition to 20 points from other actions.



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Website Tour

Housing Smart Community
Initiatives

Thank You!



Website:

<https://hsci.ulstercountyny.gov/>



housingsmart@co.ulster.ny.us



845-340-3469



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General Questions and Discussion

1.General Questions

2.What do see as the biggest barriers to adopting and implementing innovative housing policy? How can this program help remove those barriers?

3.Which Housing Smart Action(s) do you see most important or working best for your community?

Community Planning

Housing-Focused Community Outreach and Education Campaign Minimum Criteria

- Two virtual or in-person community meetings focused on housing and housing policy
- A dedicated page for housing on the municipal website that includes educational materials on smart housing policy

Community Planning

Create a Housing Action Plan (10 Points)

No Minimum Criteria

- Strongly encouraged to include HSCI actions as implementable strategies in their housing action plan.
- Strongly encouraged to include quantitative goals and metrics for achieving more affordable housing.

Leverage Existing
Housing Stock

Adopt Short-Term Rental Regulations

No Minimum Criteria

- Limit short-term rentals to owner-occupied units OR Limit the total number of short-term rentals to 2 percent of the total housing stock.
- Require STR operators to register the STR unit through a municipal registry process.
- Optional: Require STR operators to pay a fee to cover the cost of administration of the STR registration program.
- Optional: Require that STR units are inspected for safety.

Leverage Existing
Housing Stock

Support Development of Accessory Dwelling Units Minimum Criteria

- Allow ADUs in all residential zones
- Update to the municipalities zoning code clearly detail the requirements that need to be met to build an ADU
- Allow for the development of **“attached ADUs”** that are attached to existing housing units as well as **“detached ADUs”** in garages and other existing free-standing structures
- Actively promote the creation of ADUs by providing educational materials and/or technical assistance to residents who are interested in creating an ADU

Leverage Existing
Housing Stock

Adopt Existing Real Property Tax Laws Minimum Criteria

- Adoption of all four RPTLs identified above
- OR -
- Adoption of one or more of the RPTLs identified above. For any RPTLs not adopted, a description of why this decision was made.

Leverage Existing
Housing Stock

Establish Rent Stabilization Regulations

Minimum Criteria

- Complete a Rental Vacancy Rate Survey for non-rent-controlled apartments in buildings of six or more units built before January 1, 1974.
- Determine that the vacancy rate for applicable rental units is at or below 5%.
- Adopt a local resolution declaring a housing emergency and enact a local law adopting the Emergency Tenant Protection Act regulations.

Land Use Changes

Upzoning and Mandatory Affordable Housing Minimum Criteria

- Upzoning changes undertaken by the municipality increase the total number of potential housing units to be built in the community by a factor of 3 or more
- Include a mandatory affordable housing provision in which new developments with six units or more:
 - a minimum of ten percent of units as affordable for households with incomes for rental units at or below 80 percent of the county area median income (AMI)
 - 100% for units being sold for homeownership

Land Use Changes

Upzoning and Mandatory Affordable Housing Minimum Criteria

- A registry for newly built affordable units where building owners must update contact and unit information on an annual basis or face penalties
- Include a process to designate the responsibility of tracking, monitoring, and enforcing compliance for applicable housing units to a municipal staff member, department, or partnering agency

Land Use Changes

Adopt an Affordable Housing Overlay District Minimum Criteria

- Include an effort to locate the AHO in (1) an area with a wide variety of household incomes, (2) an area with existing housing-related infrastructure (e.g., roads, sewer and water infrastructure), (3) near public transit services, and (4) near other essential services for residents (e.g., grocery stores, health care facilities)
- Include a definition that establishes affordable housing as 30% of a households monthly income including utilities

Land Use Changes

Adopt an Affordable Housing Overlay District Minimum Criteria

- A minimum of 20% of new units for rent and for sale are affordable
 - Units available for rent shall be affordable to households at 80% AMI
 - Units available for sale shall be affordable to owner-occupied households at or below 100% AMI (monthly housing payment includes debt service at prevailing mortgage loan interest rates, utilities, condominium or related fees, insurance, real estate taxes, and parking fees, if any)
- AHO policy includes a process to expedite the development approval process
- Include a density bonus that is offered for developments that include a percentage of affordable units beyond the mandatory 20%

Development and
Approval Process

Streamline Development Approval Process Minimum Criteria

- Identify any discretionary items in the approval process that could become ministerial approvals and make necessary updates to change to ministerial approvals
- Establish a pre-application meeting process to provide clarity and guidance for applicants
- Create a development cheat sheet for the development review and approval process

Development and
Approval Process

Housing Sites Inventory and Request for Concepts Minimum Criteria

- Complete a housing sites inventory that includes vacant sites and sites having the potential for redevelopment (i.e., low-density land uses)
- Develop an Request for Concepts (RFC) and Request for Proposals (RFP) for soliciting housing development proposals

Clean Energy and
Energy Costs

Adopt a Building Energy Code

Minimum Criteria

- Review and adopt the NYStretch-2020 with no modifications OR
- Review and adopt the NYStretch-2020 and included a description of the modifications and the reasons for them OR
- Develop and adopt a building energy code (reach code) that substantially improves energy efficiency standards above and beyond the minimum requirements of the State Energy Code

Leverage Existing
Housing Stock

Establish or Join a Housing Rehabilitation Program

Minimum Criteria

- Pass a resolution to create a Housing Rehabilitation Program
- Designate a municipal staff member to administer the program
- Establish written guidelines for the program on eligibility, application procedures, property eligibility, priorities and selection criteria, and types of assistance available

Leverage Existing
Housing Stock

Establish or Join a Housing Rehabilitation Program

Minimum Criteria

- Developed and implement an outreach strategy to ensure the program serves those most in need
- Work in conjunction with local banks to market existing loan programs
- Publish an annual program report

Innovative Housing Solutions

Create Innovative Housing Solutions

Minimum Criteria

- Provide summary (1-3 paragraphs) of the innovative housing solution your municipality has developed and implemented or is in the process of developing.
 - How you believe the solution will work to support the preservation or development of affordable housing in the community
 - Any evidence/case studies from other communities where this solution has been effectively employed
 - A suggested number of points you think should be awarded for this action.