

Town of Woodstock Town Board meeting held on March 1, 2019 at 8:30 am

Resolution 68-2019

Establish Housing Options Development Committee

Offered by Supervisor McKenna, seconded by Councilman Heppner.

Whereas, the Woodstock Comprehensive Plan of 2018 calls for the establishment of a Housing Options Development Committee to assist the Town Board in implementing the recommendations of this plan, therefore

Be It Resolved, the Woodstock Town Board establish the Woodstock Housing Options Committee, and

Be It Further Resolved, the Committee's goal will consist of the items on the attached sheet, and

Be It Further Resolved, that the Town Board make the following appointments to the Committee:

Susan Goldman

Robert Young

Kirk Ritchey

Mona Sherry

Adah Frank

Shana Altstaetter

Urana Kinlen

Deborah Dewan as alternate

Richard Heppner as liaison, and

Be It Further Resolved, the Committee shall appoint their Chair and Vice Chairpersons.

Supervisor appoints Councilman Richard Heppner as liaison to the Woodstock Housing Options Committee.

The Arts — pages 31-32

¥ Providing greater support for affordable housing for artists.

Housing — pages 38-39

¥ Establish a Housing Options Development Committee. The town should establish a housing options development committee to help implement some of the recommendations of this plan to expand the supply of housing that is affordable for different populations. The responsibilities of the housing committee should include:

¥ Identifying potential sites including public and private properties suitable for both large and small-scale housing development

¥ Overseeing the preparation of "shovel-ready" sites to help attract the types of development the town desires in the locations best suited for it
o Securing the participation of housing developers that have a track record of creating quality projects of a type that will help advance town goals
o Fostering a program of innovative housing initiatives such as home-sharing, co-housing, and rent-to-buy properties
o Participating in updating the zoning law to increase housing options
o Instituting a monitoring and enforcement plan to measure success and address needed improvements over time
o Exploring a variety of funding options for housing development

Aim for smaller, distributed projects. While larger projects attract a lot of attention (and controversy), Woodstock's strategy should also include providing many small housing projects which will more easily integrate into the community. The small scale of this approach matches well with Woodstock's identity.

Identify pre-Develop Sites. In addition to consideration of vacant lands, previously developed properties which are vacant or underutilized should be carefully considered as potential candidates for use/adaptive reuse for housing. The town should participate where appropriate to create a "shovel-ready site", ensuring the project is ready for housing development in terms of zoning, utilities, and environmental protection. The town should work with design professionals and the community to develop these sites designed for new projects. A project could be similar to Woodstock Commons or an adaptive reuse of an older building. It is recommended the town consult with RUPCO or similar knowledgeable developers as advisors. Including the community in the design discussion helps to identify obstacles and issues up front and creates a more welcome presence for potential developers who might want to work with the community.

¥ Continue efforts to enforce Short-Term Rental controls. The town is currently investigating ways to address the growing issue of how short-term rental housing can negatively affect the community. It is recommended that the town continue this effort by finalizing an adopted code to address the issue by establishing basic regulatory framework and reasonable limits, and implementing effective enforcement of these regulations.

All voted aye 4-0:

Supervisor McKenna
Councilman Heppner
Councilman Rose
Councilman Earls