



# Marbletown Housing Committee

March 21, 2023



## Results from the Housing Survey

- 474 respondents (5,800 est. population)
- Mostly 35+ / Largest % 65+
- 45% F/T / 15% P/T / 40% Retired
- 24% <\$50K / 28% \$50-\$100K / 23% \$100-\$150K / 25% \$150K +
- 23% 1 - 5 yrs / 20% 6-10 yrs / 13% 11-20 yrs / 44% 20 + yrs



## Results from the Housing Survey

- 90% Homeowners / 5% Renters / 5% other
- 80% said “Not enough adequate, affordable housing in MT”
- 35% Somewhat Stable to Insecure in current housing
- 35% “Housing Stressed” (>30% of HHI spent on housing costs)
- 55% would be open to new types of well designed, energy efficient and affordable housing



## Multipronged Approach to Recommendations

1. Increase overall housing stock - market rate and affordable
2. Diversify housing stock - to meet many price points and needs - missing middle
3. Facilitate development of affordable housing

Long-term housing solutions for all residents



## Goals of Recommendations



**Housing Diversity & Affordability**

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**Preserve rural / Low Impact Character**

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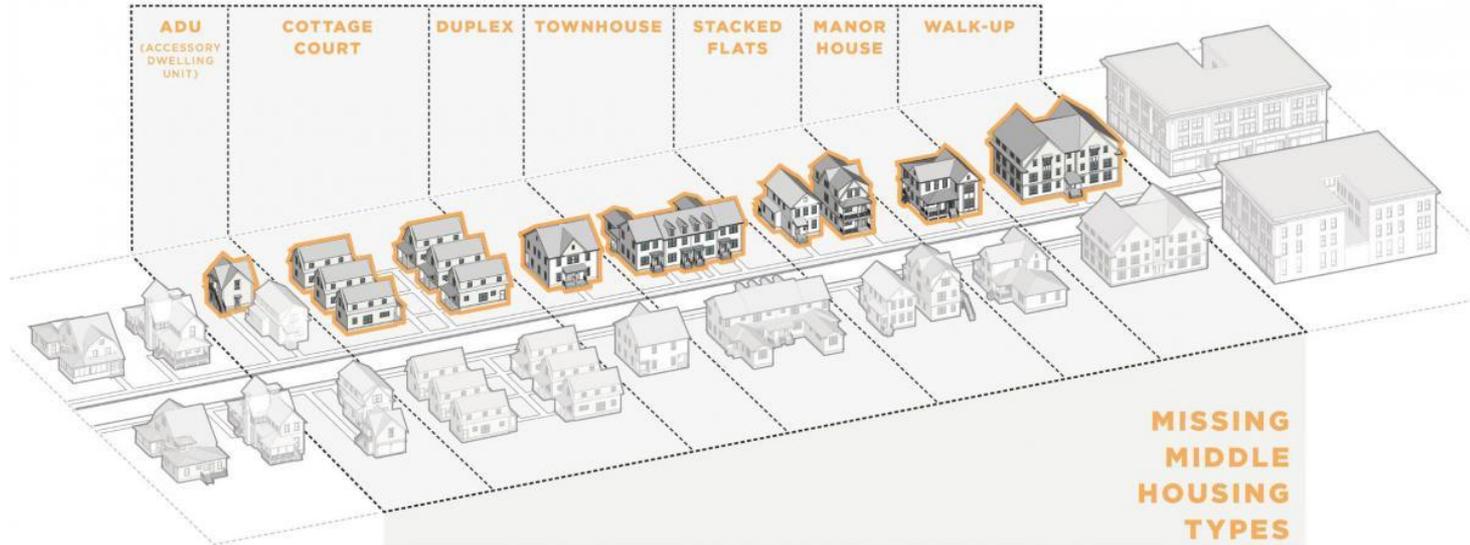
**Long Term Managed Growth**

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**Sustainability**

# Missing Middle Definition



# Diversity in Housing



# Diversity in Housing





## How We Developed **Recommendations**

- Researched best practices in encouraging housing
- Joined Ulster County Housing Smart Communities and reviewed their recommended actions
- Selected most appropriate recommendations to our community
- Reviewed recommendations with Ted Fink

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## Recommendation:

### Establish Housing Fund / Trust or Join Ulster County Trust



An entity needs to manage affordable housing



Becomes holding fund for town-sponsored projects (subsidizing housing with vouchers, funding upgrades to existing housing, financing ADU conversions, down payment assistance)



**EASE OF IMPLEMENTATION: MEDIUM**

**EASE OF IMPLEMENTATION: MEDIUM**

## Recommendation:

# Increasing the Mandatory Percentage of Affordable Units in All Major Subdivisions



**Current:** from 10% of units in developments of 19 units or more

**Proposed:** 10% of units in developments of 5 or more or 20% of 5 units or more



As an alternative offer an “in lieu” option for smaller developments. Require an overall development plan (as mandated by segmentation plan in CEQR) that way you can bind them into a requirement and protects against incremental development to skirt the mandate.



***EASE OF IMPLEMENTATION: MEDIUM***



## **Recommendation:**

**Allow uses compatible with the scale, density and architectural character of the hamlets & in designated locations**

- Consider as of right housing options in rural areas, such as accessory dwellings in single-family or in an accessory building
- Permit mixed-uses in hamlets within existing buildings or in new mixed-use buildings
- Permit small lot single family homes in a clustered village setting
- Provide incentives for adaptive reuse of commercial buildings



## Recommendation:

**Allow uses compatible with the scale, density and architectural character of the hamlets & in designated locations**

- Ensure natural resource conservation
- Create Special College Zoning District
- Consider allowing small multifamily (3-4 units max) in low density district provided they resemble single family & are accessible to pedestrian/bicycle facilities or transit

***EASE OF IMPLEMENTATION: MEDIUM***

**EASE OF IMPLEMENTATION: MEDIUM**

## Recommendation:

# Adopt an Affordable Housing Overlay Zone District



- Identify locations that could “absorb” denser, mixed income housing where on-site conditions, community water & sewer, transportation infrastructure, and environmental conditions are available, planned, or can support additional development



- An overlay zoning district can be designed to permit increases in density, affordability and other factors in exchange for community benefits



- Incentives for revitalization and adaptive reuse of non-residential buildings for residential use can be included

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## Recommendation: Streamline the Development Process



- For projects that include affordability and meet established criteria about walkability, energy standards, open space, low impact, etc....



- Meets criteria - expedited process  
Does NOT meet criteria - go through EIS process, regular review



**EASE OF IMPLEMENTATION: MEDIUM**

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## Recommendation: Identify Soft Sites for Development



- Marletown / UC / state owned properties
- Abandoned / vacant structures (create land bank?)
- Tax delinquent - county takes over; unclear what happens after



**EASE OF IMPLEMENTATION: EASY**

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## Recommendation: Enact Vacant Structure Registry



- For abandoned subdivisions and vacant foreclosed homes



- Work with local land owners and developers to address stalled housing development sites and foreclosed homes.



**EASE OF IMPLEMENTATION: MEDIUM**

## Recommendation:

# Implement a Housing Rehabilitation Program



- The Town can create a program or join existing program that assists and incentivizes the rehabilitation of existing housing and that help lower income residents, including seniors, to maintain their homes or to renovate deteriorating homes so that they can be resold or reoccupied for other residents in need.



- Can be funded by general fund, nonprofits, in lieu fund that is DEDICATED to this



- From NYS: Landlord Ambassador Program to assist property owners with necessary repairs and upgrades in exchange for maintaining affordable units for tenants.

**EASE OF IMPLEMENTATION: MEDIUM**

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## Recommendation:

### Create a Home-Share program



Similar to Town of Woodstock - pairs older homeowners with younger residents, who need affordable accommodations, that allows the younger rentals to perform agreed upon routine maintenance in exchange for reduced rent.



**EASE OF IMPLEMENTATION: MEDIUM**

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## Recommendation: Enact Density Transfer Program



- Allows landowners, especially farmers, to capitalize on their land without developing it



- Red Hook example - conservation fund / incentive zoning fund can be used to increase density where it can be accommodated (receiving district) in exchange for permanent protection of open space and farmland (sending district)



**EASE OF IMPLEMENTATION: HARD**

**EASE OF IMPLEMENTATION: HARD**

## Recommendation:

### Enact Countywide Future Development Plan



Growth should be managed in a way to limit suburban sprawl, retain rural character, preserve resources but allow for growth and development.



Benefits:

- Provides long term vision and guidance
- Will attract investors / developers that want stability
- Will coordinate efforts & shared resources among towns
- Establish processes to align water infrastructure investments with other public investments such as transportation, housing, and schools.
- Rewrite zoning districts to reflect the desired development patterns and restrict suburban style development.



## Recommendation:

# Revise ADU Program for Greater Flexibility and Ease



- Allow ADUs to be suitably located on property (appropriate new or existing structures, not just within existing homes)



- Allow ADUs in new subdivisions



- Create a turn-key/one stop shopping process (permitting, applications, financing options, plan templates, vetted contractors, etc.) to make it easy for homeowners to apply and implement



**EASE OF IMPLEMENTATION: EASY**

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## Recommendation:

# Consider Partnership with Entity to Facilitate ADU Construction (permitting, financing, etc) like UC Plus One



## Ulster County – Plus One Home Program



- Ulster County, in partnership with RUPCO and the City of Kingston, received \$1.75 million dollars to administer ADU Program



- The Plus One Home Program provides funding to create new code-compliant Accessory Dwelling Units (ADU) for homeowners earning 100% or less of Ulster County Area Median Income.



## Recommendation:

**Consider partnership with entity to facilitate ADU construction (permitting, financing, etc) like UC Plus One**



### Ulster County – Plus One Home Program



- Homeowners can apply to receive up to \$125,000 dollars for the construction or rehabilitation of an ADU in exchange for renting the ADU at an affordable rate (i.e., 30% on the monthly income of households earning to up to 80\$ of County AMI)
- Applications will be open in Summer 2023



## Recommendation:

# Encourage School District to Adopt Multigenerational Housing Tax Exemption



Marbletown has already adopted many of the allowable NYS Property Tax exemptions that help to ease the property tax burden on existing homeowners and that encourage multi-generational housing.



**EASE OF IMPLEMENTATION: EASY**

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## Recommendation: Strengthen Short Term Rental Enforcement



**EASE OF IMPLEMENTATION: EASY**



## UC Programs to Consider

### Ulster County Affordable Rental Upgrades Program (ARUP)

- In 2022, Ulster County Legislature allocated \$1.75 million dollars to administer the Ulster County Affordable Rental Upgrades Program (ARUP)
- Small landlords (owning up to 8 units) can apply for grants between \$5,000 and \$25,000 for health safety, energy efficiency, and accessibility upgrades to rental units.
- In exchange, landlords agree to rent the units at an affordable rate for between 3 to 7 years based on the amount of funding awarded
- Applications will be open in April or May of 2023



# State Funding Opportunities

## Governor Hochul's Housing Funding

- In February 2023, Governor Hochul announced the Mid-Hudson Momentum Fund. The fund includes \$150 million mixed-use housing and infrastructure projects. Funding is focused on helping individual housing projects and related expenses including construction, expansion, and rehabilitation of housing, equipment/machinery, infrastructure and site development and design/engineering related to construction
- Eligible applicants include not-for-profits, municipalities, public benefit corporations, including IDA and LDCs, and for-profit companies. Applications open Spring 2023



# State Funding Opportunities

## Governor Hochul's Housing Funding

- NYS Homes and Community Renewal have several other funding opportunities focused on funding shovel-ready affordable housing projects.
- The Ulster County Planning Department is happy to help apply for individual grants and funding for viable affordable and workforce housing projects in Ulster County municipalities.



## Next Steps

- Mapping exercise to ID soft sites & potential charrette
- Town Board consider some of the easy to implement recommendations
- Town and Ted Fink to review zoning - related recommendations
- Work with Ulster County Housing Smart Communities