

AGENDA

MARBLETOWN HOUSING COMMISSION

Meeting 1: Tuesday, February 8 @ 7PM Via Zoom (all recorded for website)

- 1. Welcome and Introductions**
- 2. Establish Ongoing Meeting Schedule**
- 3. Review Goals and Timeline**
- 4. An overview of the components, questions and answers we need to ask, define and answer:**
 - ⇒ Define the market/need/demographics (including research studies from various entities)**
 - ⇒ Who and which external entities do we need to bring to the table to provide expertise and technical assistance (planning, legal, engineering, environmental, financial, infrastructure etc.)?**
 - ⇒ Identify and recruit internal and external community stakeholders to build support for sustainable housing options.**
 - ⇒ Examine and review the Town Plan, Current Zoning/Subdivision Regs (how do the support or hinder the goal of meeting the diverse housing needs of the residents of our community - and beyond).**
 - ⇒ What can we do in the near term to tweak Marbletown's zoning regulations to address the current pattern of high end and very expensive single home construction (this can include a stronger affordability requirement and incentive zoning to create a win-win scenario for builders, prospective buyers, and residents)?**

⇒ Identify possible pieces of property that would be suitable for moderate priced housing, and that property owners may be willing to sell or enter a collaborative development/ project.

⇒ How does the town build? Is this about a partnership with private developers and if so, what does that look like? What is legally possible? Will there be other partners involved (county, nonprofits, others). Will it be accomplished by issuing a Request for Proposal to multiple development organizations, one trusted development partner, a public/private partnership, or others?

⇒ Define characteristics and criteria that would make for a great, community driven project that addresses the need for affordable housing, while at the same time achieving the highest standards of design, energy, and environmental integrity possible, and that works financially for all parties involved.

- What does this look like – duplexes, town houses, single family homes, a mixture of all?
- What kind of density are we looking at? What is now possible? And what zoning laws are currently an impediment?
- Do we want to recommend spot zoning or a floating zoning district (a special sustainable housing zoning district that overlays a specific parcel and that embodies the criteria and characteristics that we define)?

Ex: we create a floating zoning district, assign the desirable criteria and thresholds to it, send out a Request for Proposals and if a developer meets or exceeds the thresholds, they obtain “as of right” status and an expedited review process (subject to other state and federal regulations)

⇒ What do we have to consider and do to ensure that an affordable and sustainable project remains that way over time (in another words, eliminating speculative buying and selling and making sure that the housing created is insulated from skyrocketing market prices)?

Our overall goal will be to recommend options for consideration by the Town Board. Deciding upon and executing chosen options will be initiated by them (and others), with advice from legal and other technical advisors and partners.

CLOSE – THANK YOU!

Next Meeting Date: Tuesday, February 22 @ 7 PM via Zoom (link to be emailed to everyone)