AGENDA
MARBLETOWN HOUSING COMMISSION

Meeting 2: Tuesday, February 22 @ 7PM Via Zoom (all recorded for website)

1. **Commission's Communications Platform – Miriam to present**

2. **How to Define, Frame and Organize the Project and Workflow – including an Overall Goals Statement**

   - **A go around to hear everyone's suggested Goals Statement**

   - **Vin and Marian to each briefly present their suggested outline and work process, followed by group discussion, questions and answers, etc.**

3. **New Business (if any)**

CLOSE – THANK YOU!

Next Meeting Date: Tuesday, March 8 @ 7 PM via Zoom (link to be emailed to everyone)

Marbletown Housing Commission: How to Organize the Project and Work

A. Vin's Suggested Framework/Organizational Scheme:

Overall Mission and Goal

To modify zoning and create and facilitate projects that will help meet the diverse housing needs of Marbletown residents (and others who may wish to move here), with an affordable median household income between _____ and _____ . This is not low- income housing or high- income housing, rather it addresses a sweet spot in the middle, where seniors, young adults and working families reside.

How to Accomplish/11 Suggested Steps (not in order of priority):

1. **Task**: we need to examine existing zoning and subdivision regulations that inform the type of high-end building that is currently occurring in Marbletown. As it stands now, Marbletown major subdivision (5 or more units on a parcel) only require that 10% of the units be affordable. At a minimum, this could be doubled to 20%, with zoning incentives and flexibility that also make it worthwhile for builders and developers to invest and execute.

2. **Task:** because Marbletown does not exist in a bubble, and is part of a larger region, and because there is so little housing being built within the affordable range, the need is virtually infinite and will outstrip the supply

for the foreseeable future. Therefor, we should spend less time and resources on assessing the need, and much more on how to meet it, in Marbletown.

3. **Task:** because, as the Supervisor pointed out, Marbletown does not own property on which to develop projects, we must identify parcels and landowners who might be willing to enter a collaborative partnership with the Town and prospective buyers to create and develop projects that are win for owners, prospective residents, developers and investors and the Town. This includes meeting Marbletown's high environmental, energy efficiency, design, and rural characteristic standards.

4. **Task:** since most development projects are initiated by developers, in accordance with a Town's zoning requirements, and not the community itself, projects often collapse due to resistance, legal battles and long delays that investors cannot withstand. We need to create a new model that is driven by community needs and desires and that will also create a win-win scenario for all parties involved.

5. **Task:** per Task #4 above, perhaps we should consider creating a Floating or Overlay Zoning District (different from Spot Zoning that is customized for one parcel only) that essentially embodies as many of the criteria as possible; are important to the community; meets the diverse housing needs of the community, and that make it legally and financially feasible. Some of these criteria could include preservation of critical natural resources on site, bicycle and pedestrian friendly infrastructure, high energy efficiency standards, design standards in accordance with natural surroundings and rural character, sourcing local materials and labor to the maximum extent possible, and others. A Floating Zoning District can land on any appropriate parcel and if the developer meets criteria thresholds they obtain as "as of right" use and expedited review process. We can also include density

incentives and multi-unit structure flexibility (duplexes, triplexes, etc.) to up the number of allowable units, *if all are affordable*.

What makes this option attractive is that it shifts the paradigm to projects that the community wants and can support, versus the other way around. This will go a long way in preempting opposition. The first projects that we develop must be exceptional, and work for all parties, because they will set the stage for all subsequent proposals.

6. **Task:** once we create a desirable project model and criteria, and embed them into a special Floating Zoning District, we connect to a willing property owner and issue RFPs to the development community to see who wants to participate and have them present to us and run the numbers to demonstrate feasibility and profitability.

7. **Task:** We research legal mechanisms for how to keep projects (ownership and rentals) "affordable" over time to build on our inventory of sustainable housing options and to discourage speculation

8. **Task:** concurrent with the above, we research similar projects in communities around the country who have already created successful projects and we invite them to share their experiences and lessons learned with us.

9. **Task:** concurrent with all the above, we research municipal infrastructure assets and needs, and potential new funding sources, wherever they may exist.

10. **Task:** as we are discussing ideas and proposals for recommendation, we should consult with all available legal, planning, engineering, and financial professionals to ascertain feasibility, before we recommend to the Town Board. It's one thing to have ideas, it's another to know if they are doable. We want to be creative and imaginative in developing ideas because we need to leverage limited resources and collaborative partnerships, however we also need to know where potential minefields may lie that can cause problems down the road.

11. **Task:** after we have thoroughly researched, discussed, and vetted our ideas and findings, we write into a Strategic Plan of Action for consideration by the Town Board.

B. Marian's Suggested Framework/Organizational Scheme:

	Why?
Situation analysis	
Need	This has been done by others, we just need to summarize so we have a baseline
Establish Goal - number and type of units by a certain time we are working towards	By having a rough number in mind, we set some limits. Also, we need to get agreement on types of units: studio apartments, senior housing, student housing, middle income, etc.
Physical- what do we got- what is Marbletown's framework?	Need to establish the transit routes, open spaces, important community assets, walkable areas, utility infra etc. so we are grounded in what we have
Alternatives	
Explore housing types	Granny flat, duplex, multiunit, senior housing needs
Look at specific sites	Where is this physically possible
Research funding & financing opportunities	Who are the affordable housing developers, what are the state grants and what are the parameters, can we partner with Ulster County or other nearby towns and apply for funding together?
Develop 5 recommendations to test	If there were no limits, what would we like to see?

Test	
Against zoning, legal, environmental, traffic	by testing what we would ideally envision vs what actual policy allows, we can see what we need to modify. We need to answer - what needs to happen so that these recommendations can materialize
Develop recommendations	Recommendations can include changes to zoning, town-led development opportunities, infrastructure projects