



Ulster County Housing Smart Communities Initiative

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Ulster County Planning Department



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?

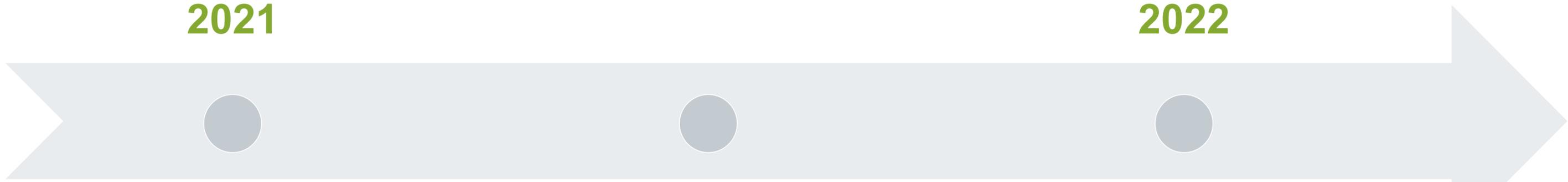
- Municipalities receive **Housing Smart Community Certification** after completion of a certain number of weighted policy **Housing Smart Actions**
- In return, communities receive **technical support, consultant services, and access to funding**
- **Program website** used as central hub for the program



Ulster County Housing Smart Communities Initiative

Ulster County
Housing Action Plan
2021

Housing Smart
Communities Initiative
2022



County Housing
Advisory Committee
Ongoing



Ulster County
Housing Smart
Communities Initiative



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?

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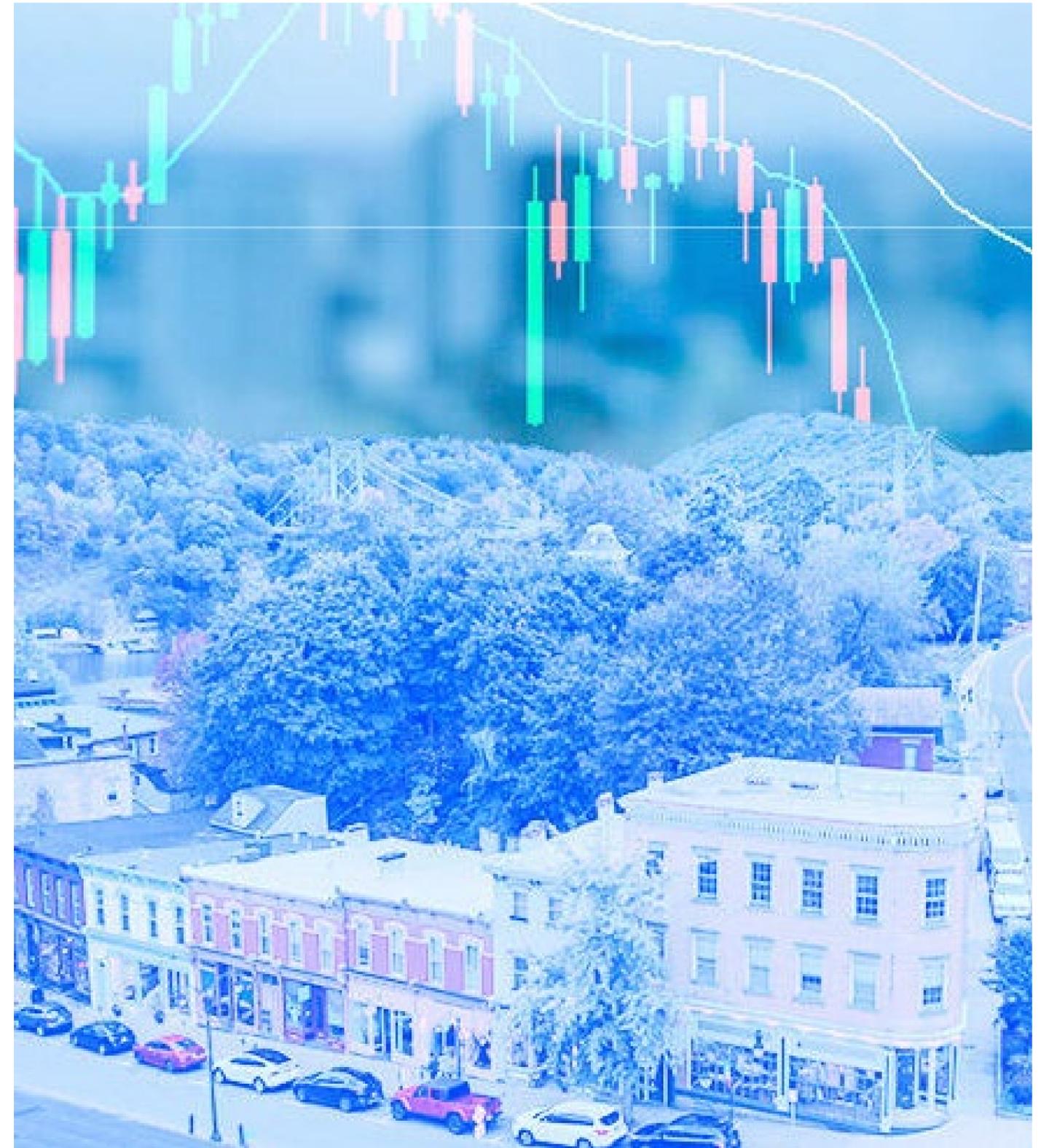
Increasing demand for housing

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?

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Construction Costs

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

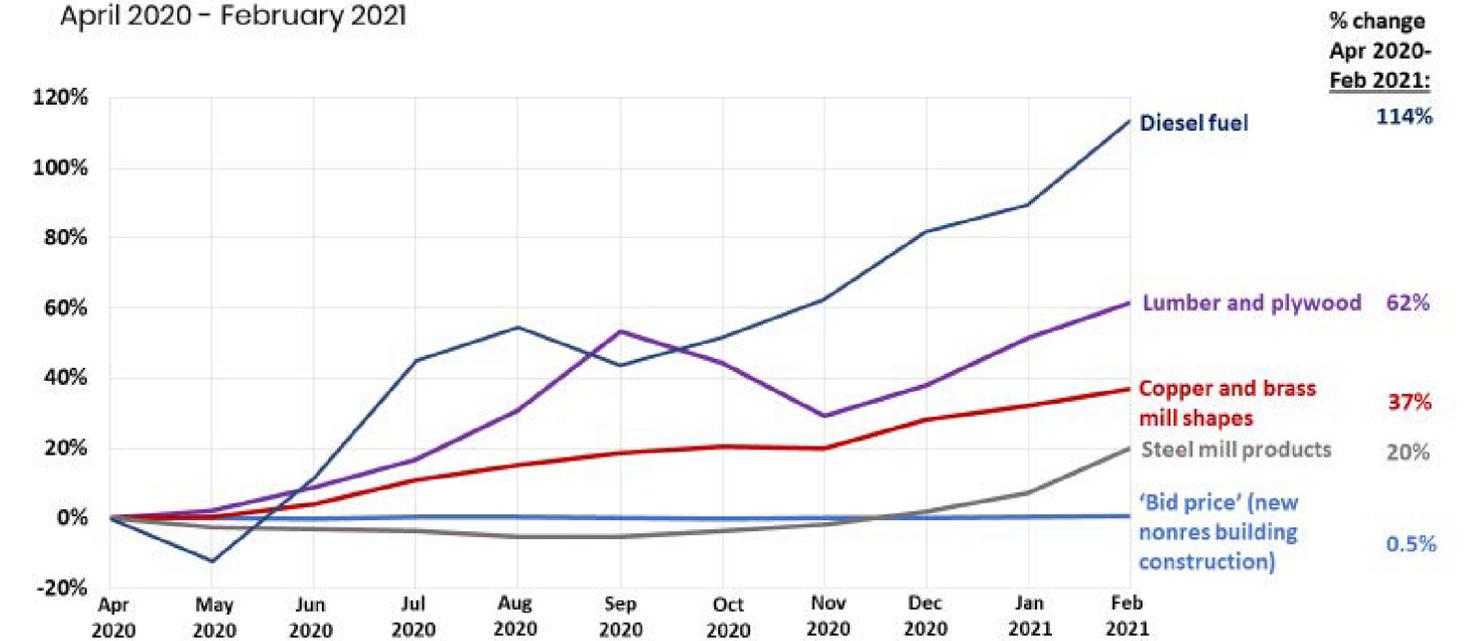
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Short-Term Rentals + Vacation Homes

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?

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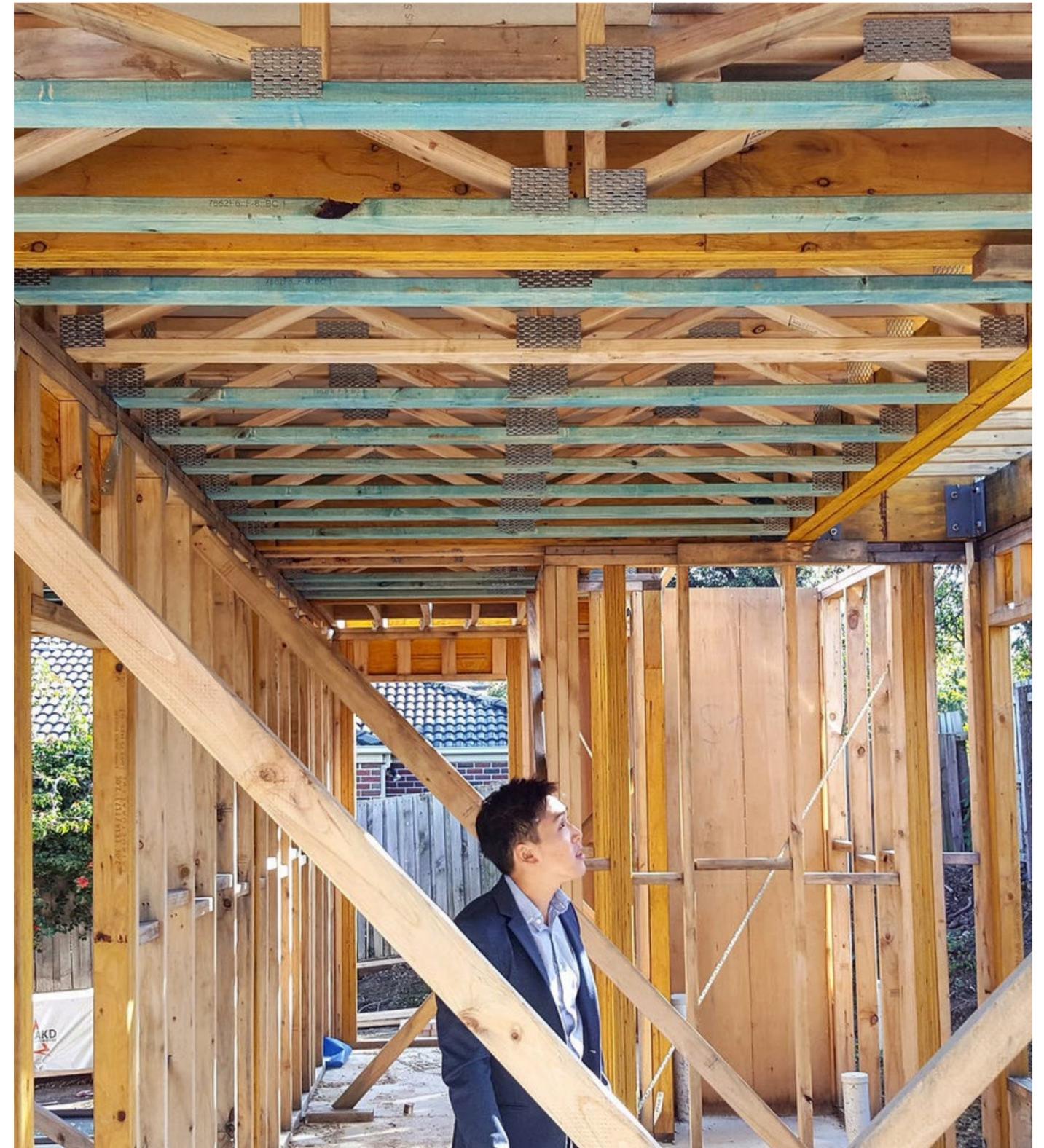
Limited Community Support for New Housing

Lack of community support blocking new housing, when proposed

.06

Development Uncertainty

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



Why Housing Matters?

Sustainable Economy

Housing costs and availability in line with income allows business to attract and retain workers

Community Costs and Support

Supportive housing saves money in mental health costs and the other costs to a community associated with homelessness

Housing Stability

Housing stability for families of low and moderate-income creates better social and educational outcomes for children

Community Diversity

Community diversity is built on a foundation of housing equity and diversity of class, race, gender, and ability drives creativity and innovation

Town of New Paltz Housing Snapshot

Rental Costs

Average rents increased by approximately 40% over the past 10 years while wages have remained stagnant

Increasing Home Prices

TONP home sale prices have increased 69% over the past 9 years

Median Home Sale Price

2014: \$277,000

2023: \$467,000

More Income Going to Housing Costs

Approximately 15% of owners and 29% of renters in Town of New Paltz 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

Benefits of Certification

Technical Planning Support

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

Training and Education

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

Templates and Planning Resources

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

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...

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)

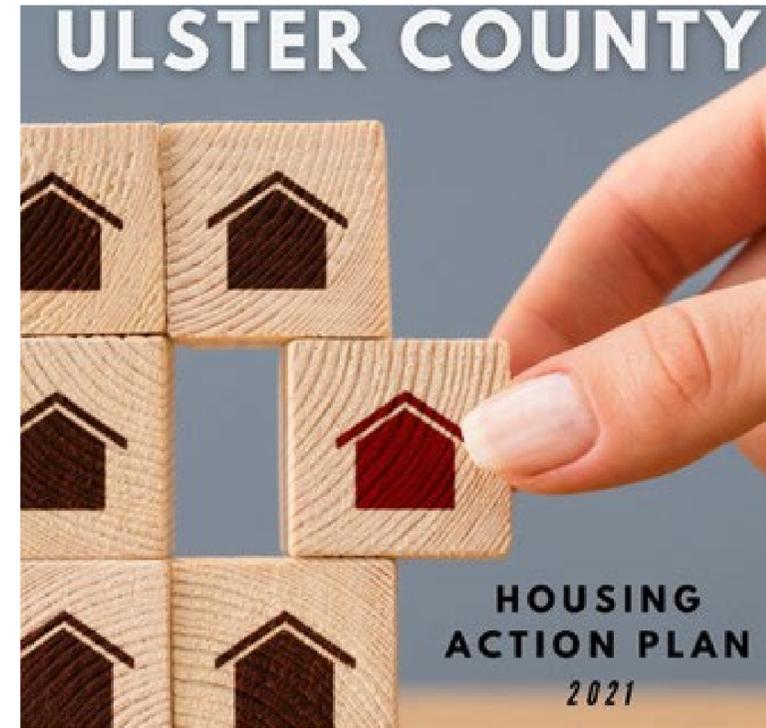
A community outreach campaign that ensures key stakeholders and the general public help inform housing policy and are educated on the importance preserving and developing affordable housing options.



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.



Detached Single-Family Homes

MISSING MIDDLE HOUSING
Duplex • Triplex • Fourplex • Townhouse

Mid-Rise

HOUSING ACTION PLAN
Housing in University Place

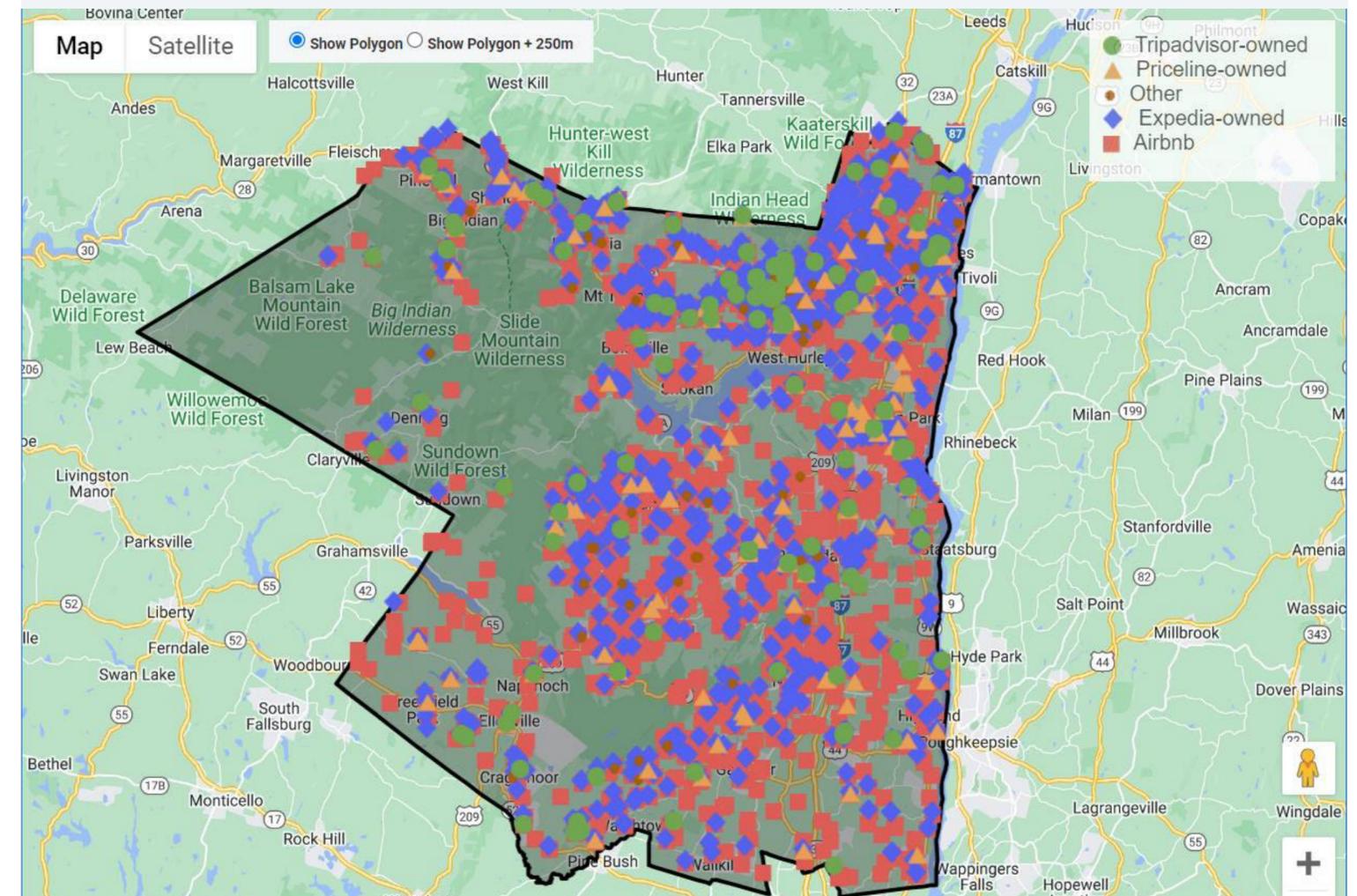
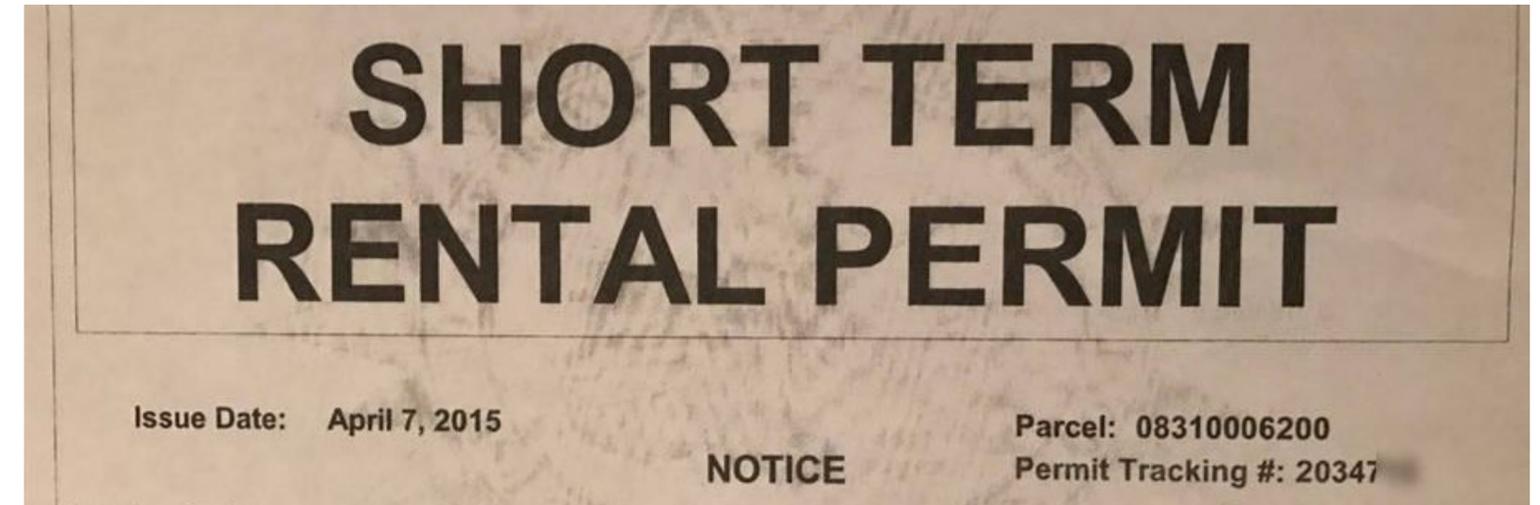
Want to have a voice in future housing choices in U.P.?

Leverage Existing
Housing Stock

Adopt Short-Term Rental Regulations

(3 Points)

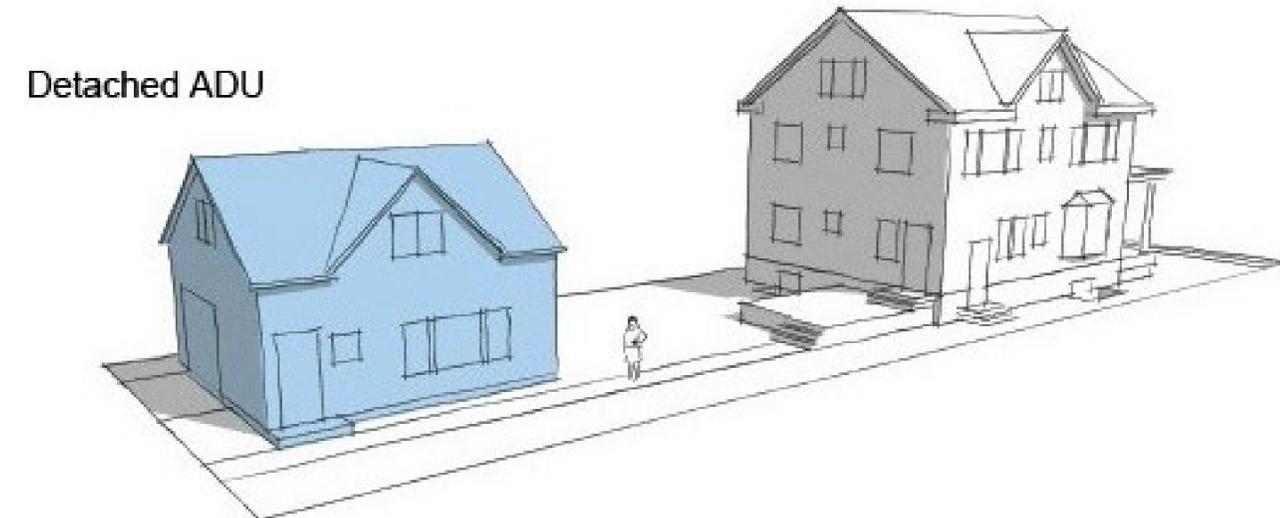
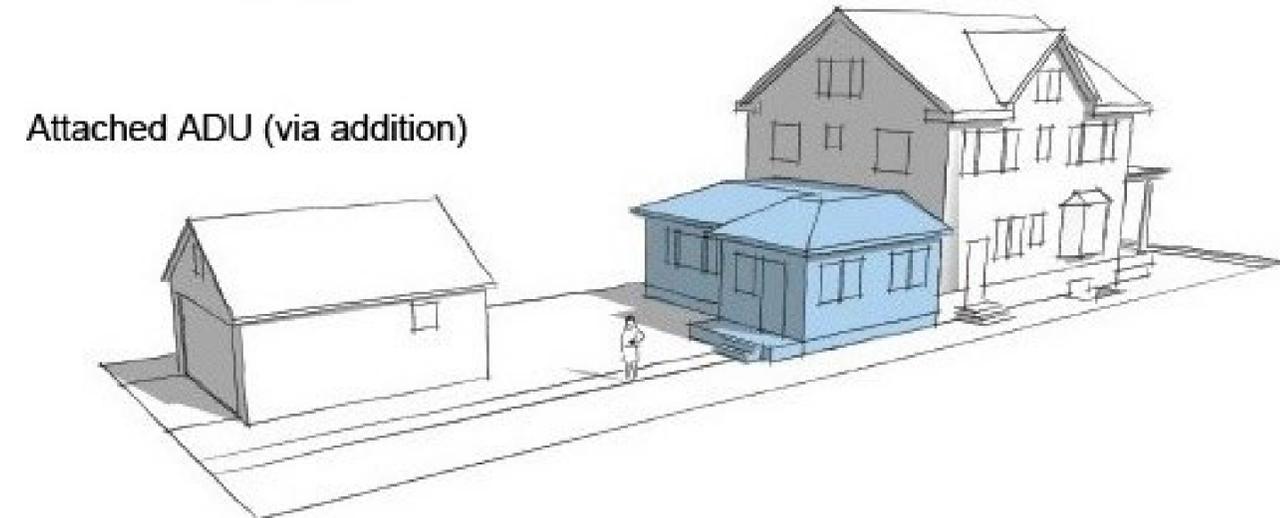
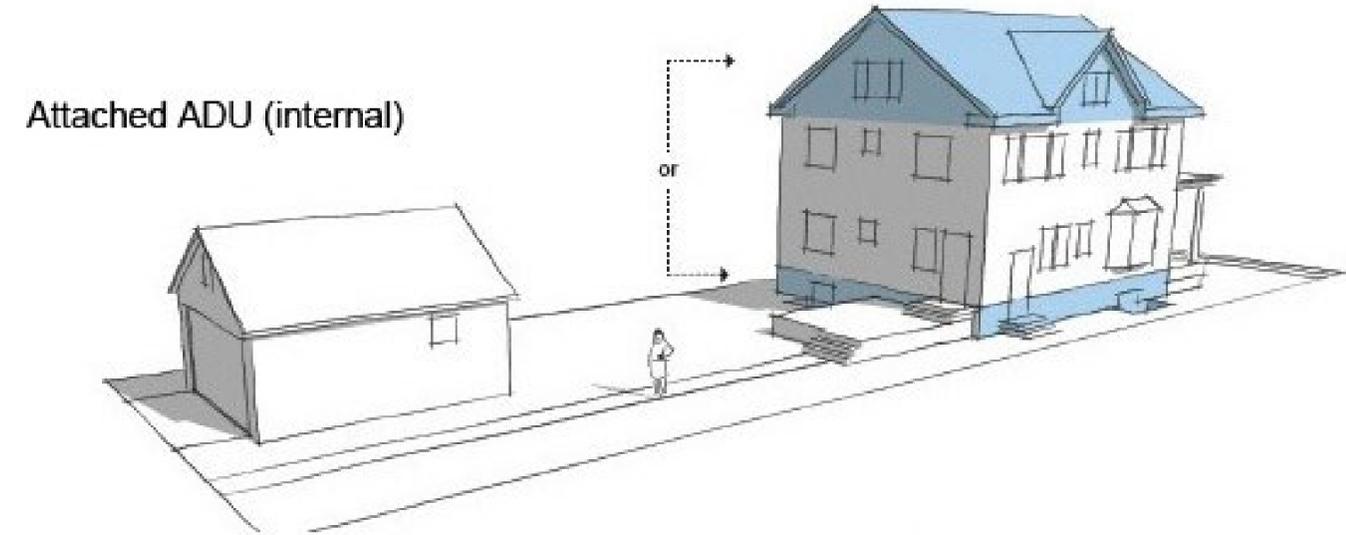
Adopting regulations that effectively limit the number of short-term rentals (STRs) and preserve stock of the long-term rentals in the community.



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).



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.



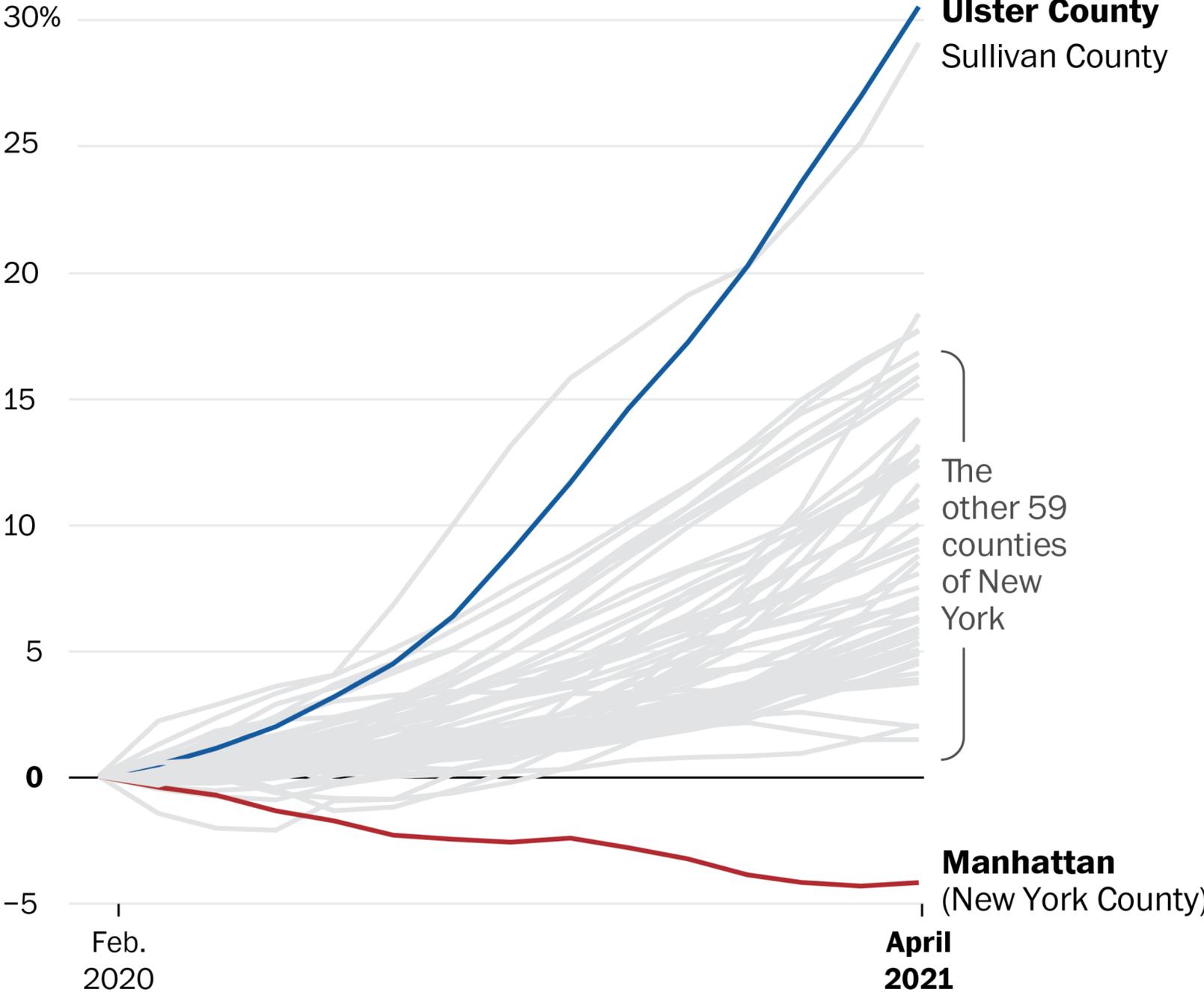
- Residential-Commercial Urban Exemption Program– Conversion of a Non-Residential Property into a Mix of Residential and Commercial Uses
- First-Time Homebuyers of Newly Constructed Homes
- Alternative Veterans' Exemption
- Capital Improvements to a One-or Two-Family Residential Property

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)

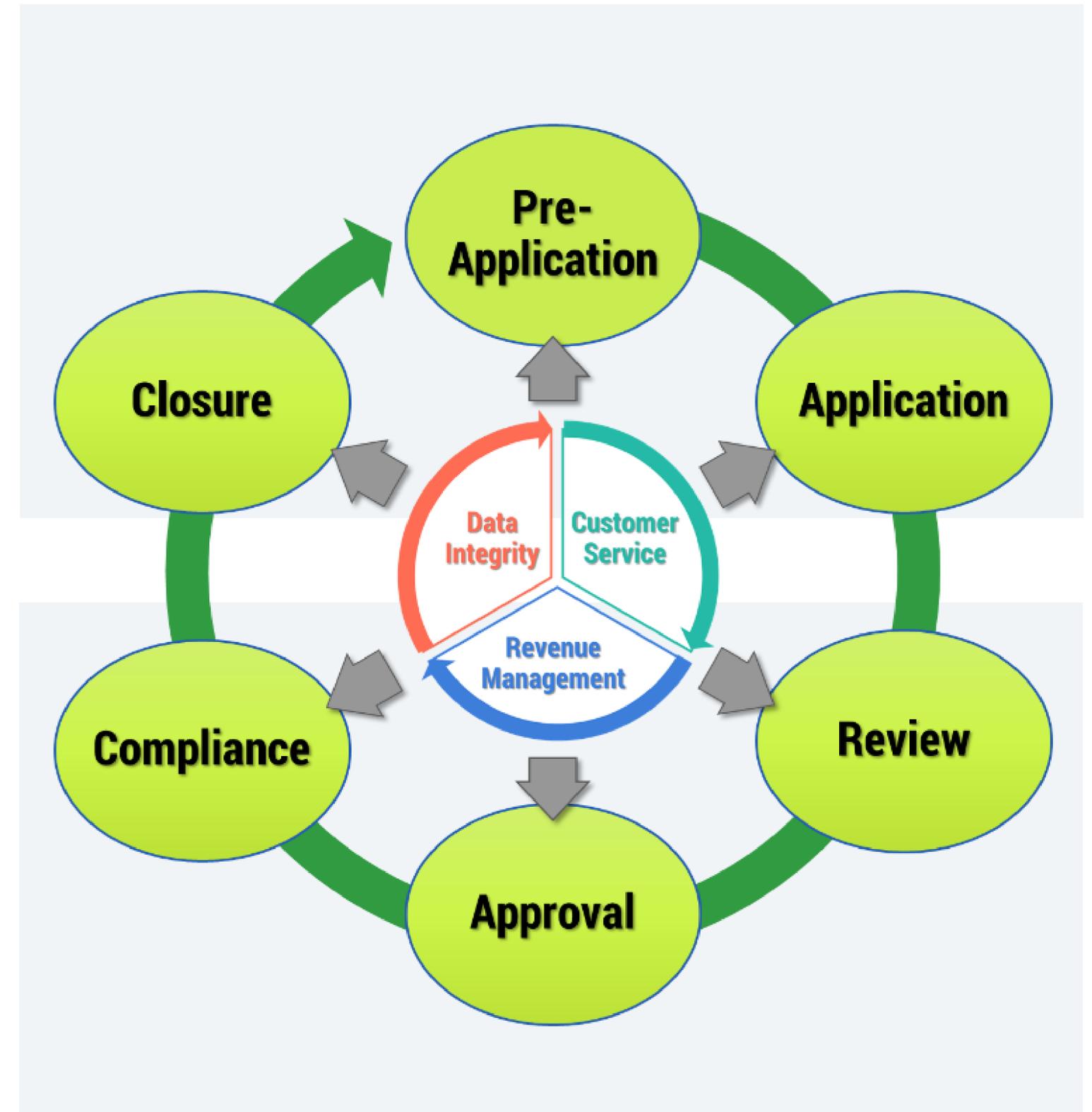
Identifying a location in the municipality to place an affordable housing overlay (AHO) district and adopting a regulation instituting the AHO district.



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.



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.



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>
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Program Progress

12 Bronzed-Certified Communities

Town of Saugerties

Town of Rochester

Town of Woodstock

Town of New Paltz

Town of Shandaken

Town of Gardiner

Town of Olive

Village of Ellenville

Town of Marbletown

Village of New Paltz

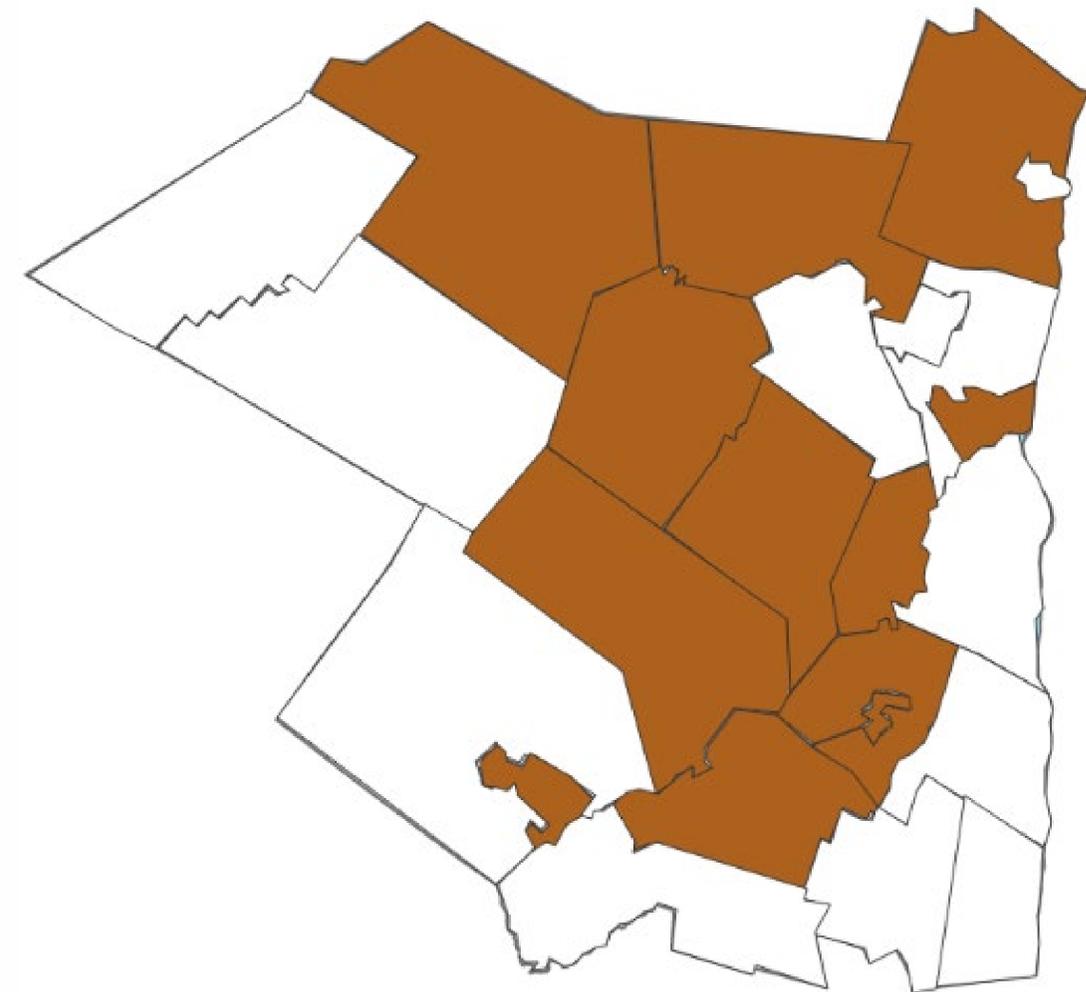
Town of Rosendale

City of Kingston

9 Housing Smart Communities Coordinators

9 Housing Smart Task Forces/Committees

Certified Housing Smart Communities



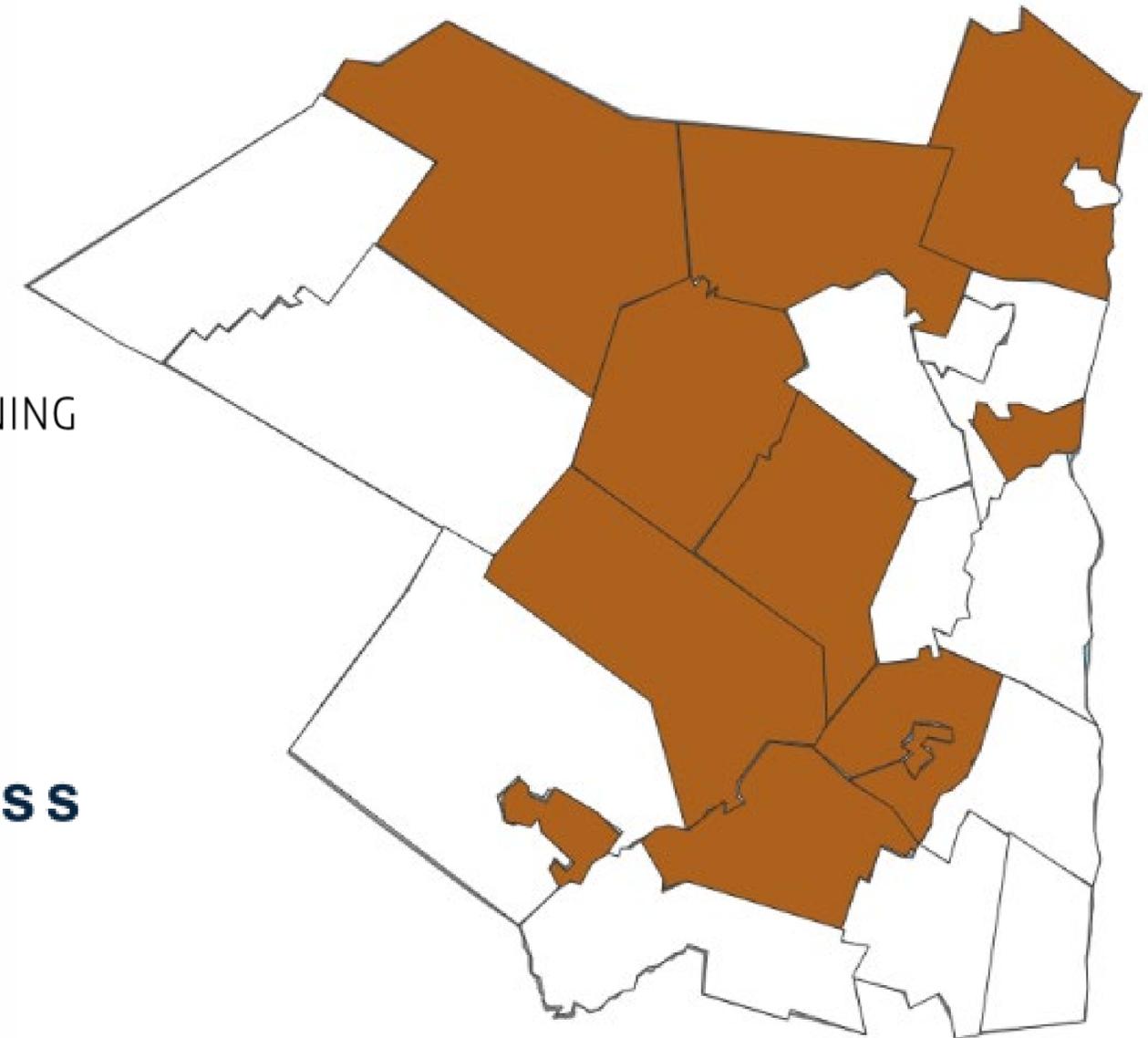
Program Progress

Certified Housing Smart Communities

Housing Consultant Support Services



HUDSON VALLEY
PATTERN *for* PROGRESS



Program Progress

Housing Consultant Support Services

Town of Woodstock

Housing Education Playbook and Sites Inventory

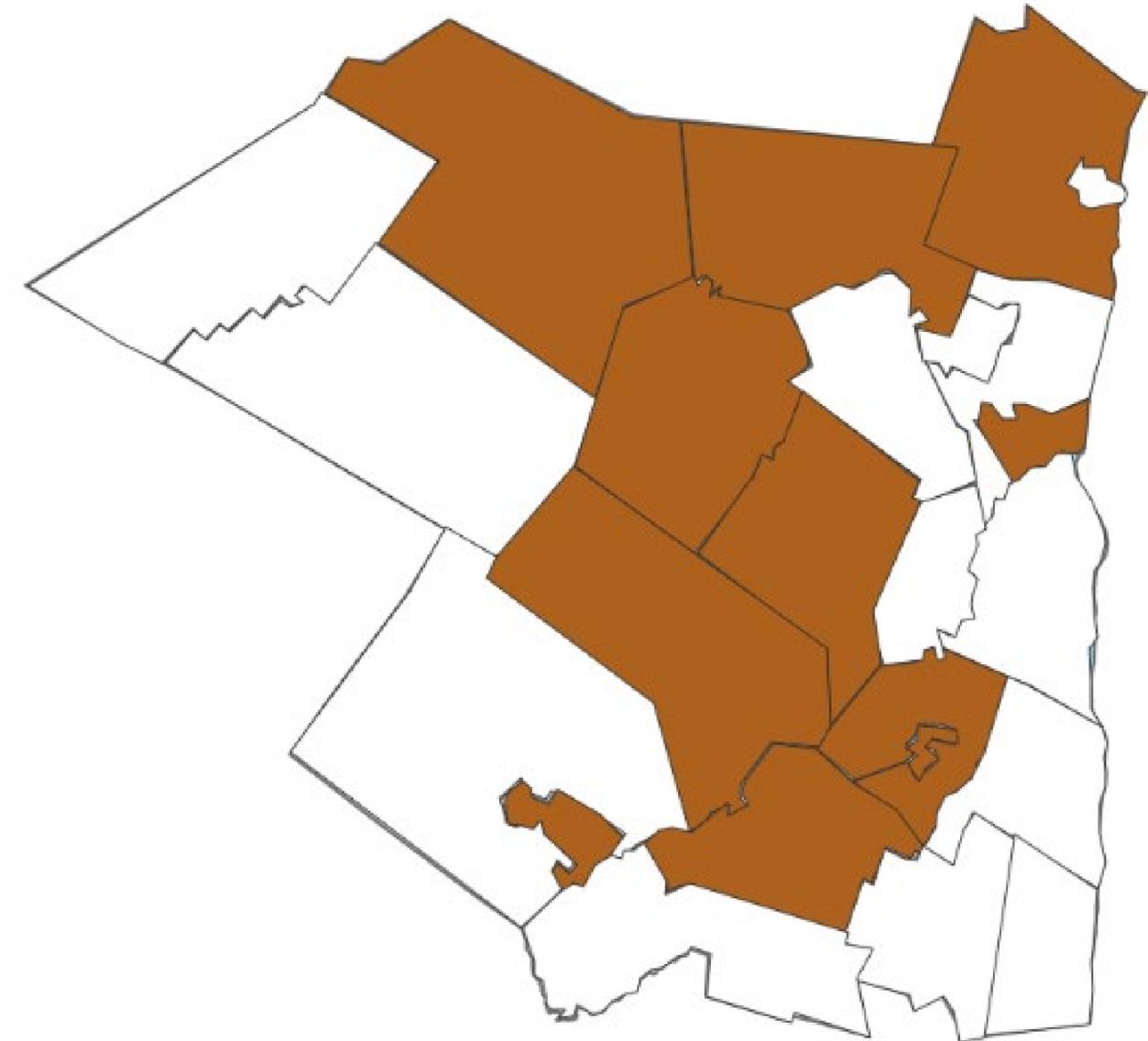
Town of Olive

Housing-Supportive Zoning and Subdivision Update

Town of Rochester

Housing Sites Inventory and Design Charette

Certified Housing Smart Communities



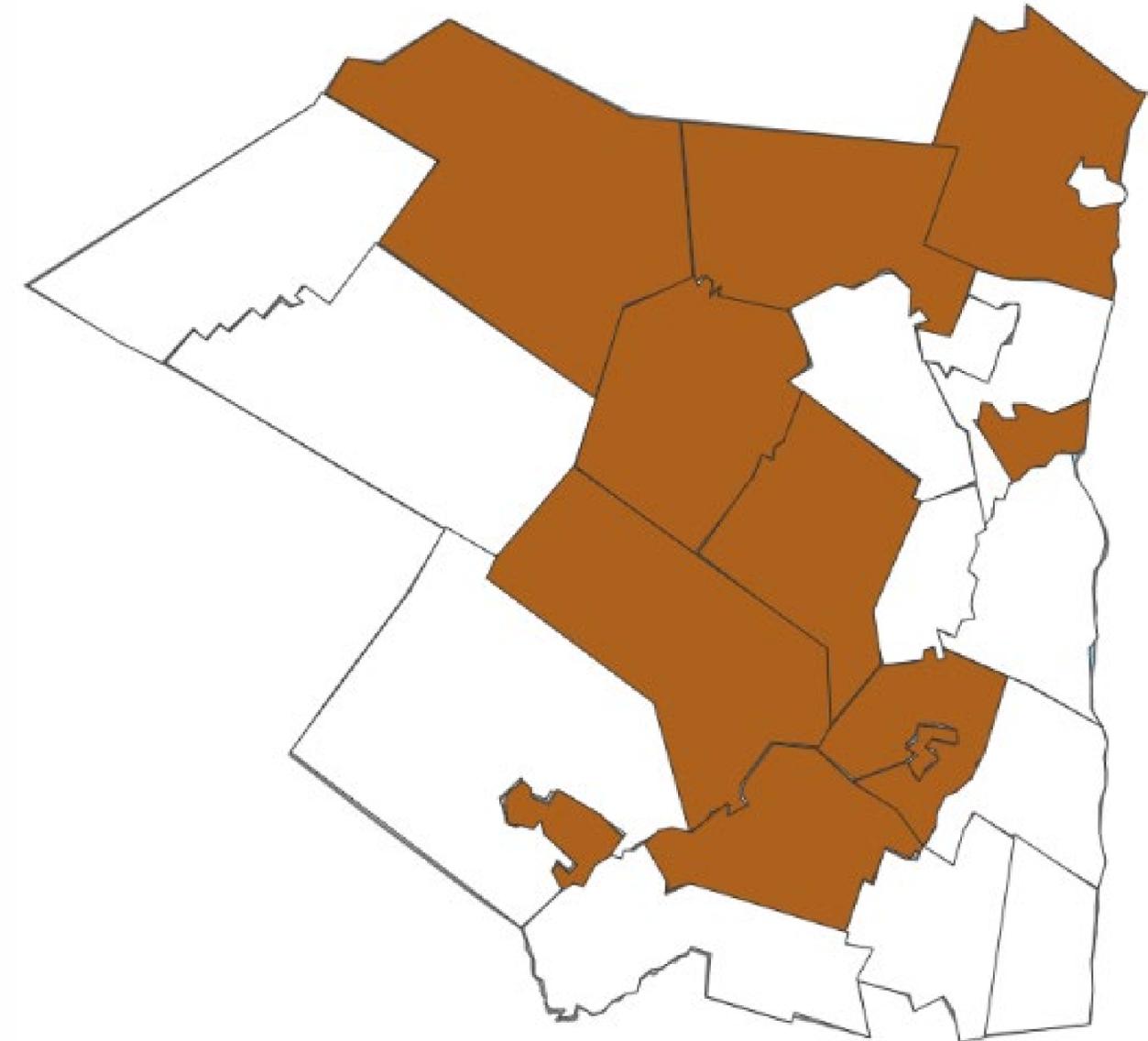
Program Progress

Governor Hochul's Pro-Housing Community Program

is a new certification process that is based on a community's commitment to identifying impediments to and promoting housing growth.

- “Pro-Housing Communities” receive priority in funding applications
- Tool for tracking housing growth and statistics

Certified Housing Smart Communities



Housing Smart Community
Initiatives

Thank You! Questions?



Website:

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



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