

Overview of Findings To-Date



Housing Strategies Study

Ulster County Housing Consortium

Ulster County Planning Board

Consulting Team:

Economic & Policy Resources, Inc.

Crane and Associates, LLC

Cope and Associates, Inc.

Outline of Presentation

- Study Background
- Review of Housing Situation and Recent Trends
- Dimension Scale of Affordability Issues
- Inventory of “Best Practices Options”
- What We Would Like from You
 - Advice and Counsel!

Study Background

● Objectives-Desired Outcomes

- “Educated” public discourse for expanding a full range of housing options (e.g. work force housing, moderate- and low-income housing, etc.)
- Build consensus on what to do across the price spectrum regarding policy-funding constraints
- Solid and “objective” basis (factual, data-driven) from which to proceed
- Inclusive public process to build public support
- Identify strategic “partnering opportunities” for the Ulster County Housing Consortium

The Housing Situation...

- Data are “striking” even if they just confirm what many have been “feeling”
- Most conservative case...housing prices have “doubled” last 6 years (1998-2004)
- Median Price SF Home--\$190,000 in county—up at double-digit rates (+12.1%/yr)
- Risen at double-digit rates 4 of last 6 years
 - Highest year +17.3% (2003)
 - Lowest year +7.3% (1999)

The Housing Situation

- The Good...
 - **Ellenville** (+8.7% per year; SF Home Price in 2004=\$115,750)
 - **Olive** (+10.6% per year; SF Home Price in 2004=\$185,000)
 - **Wawarsing** (less Ellenville +11.2% per year, \$123,000 2004 SF Selling Price)
 - **Ulster** (+11.7% per year; Still affordable at \$159,950 2004 SF Selling Price)
- The Bad...
 - **Hurley** (+14.8% per year; double-digit increases in 5 of last 6 years)
 - **City of Kingston** (+14.7% per year; \$155,000 in 2004; Double-digit increases in all years since 1998—only one; +21.1% in 2004)
 - **Rosendale** (+13.9% per year) and **Plattekill** (+13.9% per year) also here...
- And the Ugly...
 - **Shandaken** (almost tripled since 1998 to \$210,000 or +19.5% per year)
 - **Gardiner** (from \$129,000-\$309,000 since 1998, +39.5% in 2004)

The Housing Situation

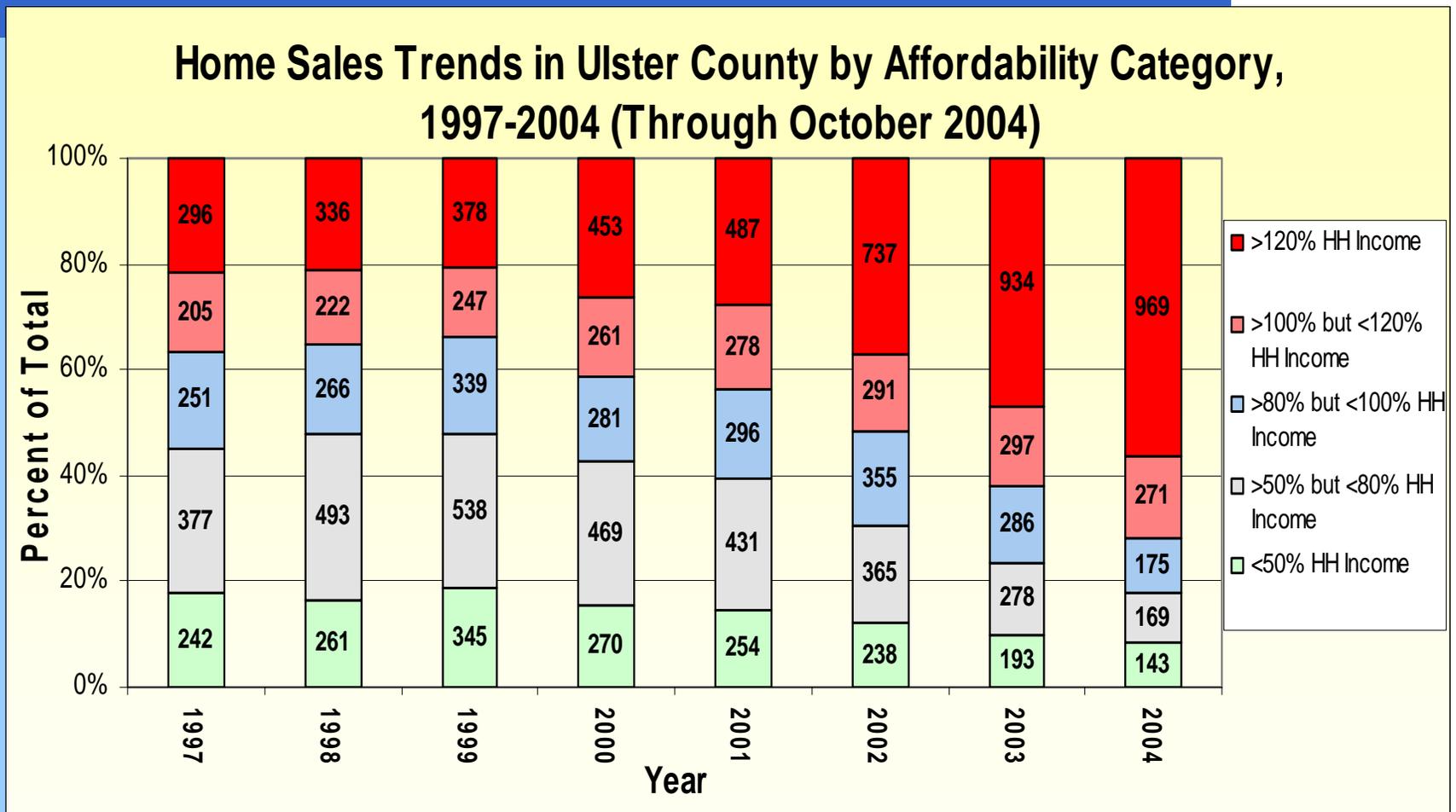
Comparing Changes in Housing Prices to HH Income Growth (1993-2004)



The Housing Situation

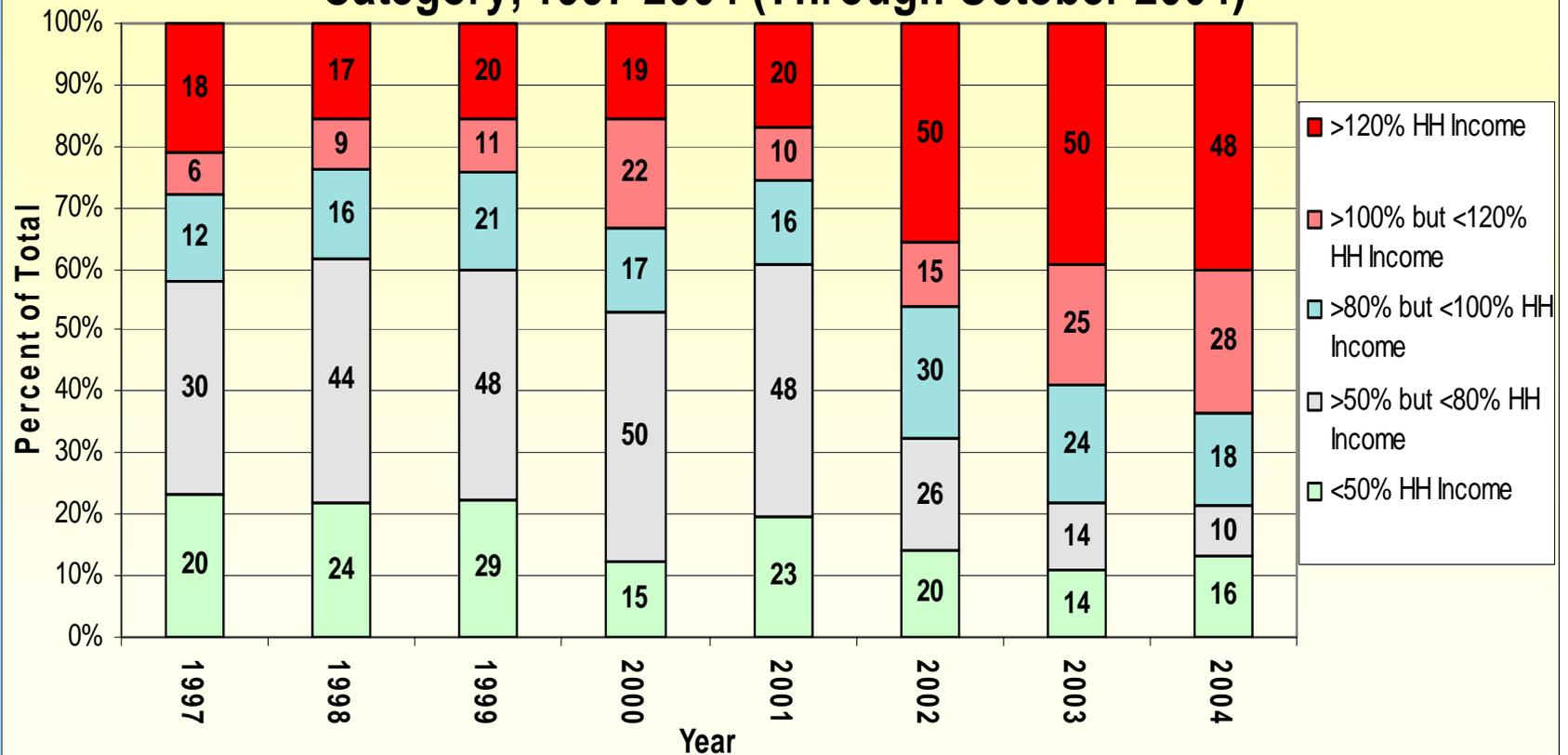
- Has resulted in a decline in affordability...
 - In 2004, only 143 of 1,727 sales (8.3%) were affordable to HH at or below @50% median HH income
 - In 2004, only 312 sales (18.1%) were affordable to HH with incomes @80% median or less
 - In 2004, only 487 sales (28.2%) were affordable to HH with incomes @100% median or less
 - In 2004, only 758 sales (43.9%) were affordable to HH with incomes @120% median or less
- In 1998, those numbers were 17.7%, 45.1%, 63.5%, and 78.4%, respectively

The Housing Situation



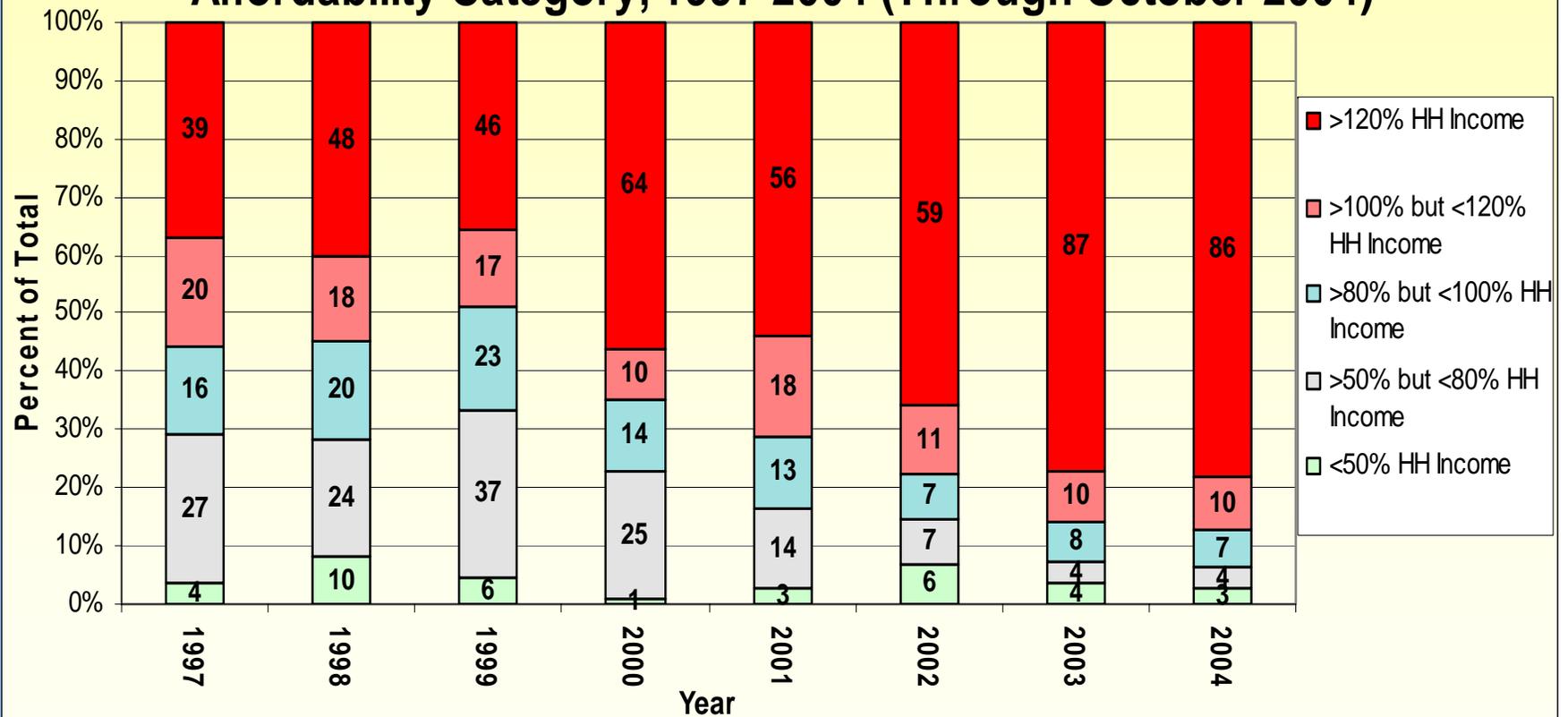
The Housing Situation

Home Sales Trends in the Town of Ulster by Affordability Category, 1997-2004 (Through October 2004)



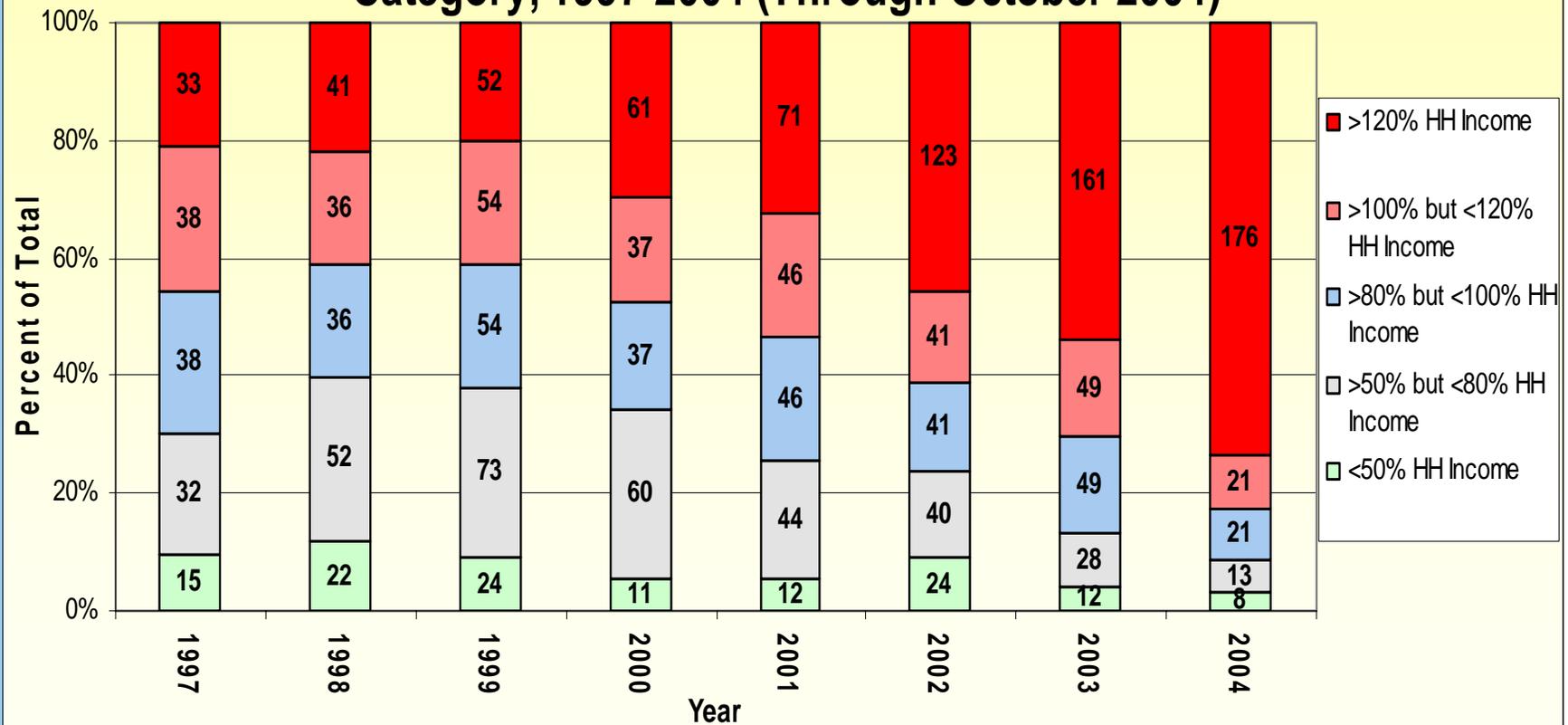
The Housing Situation

Home Sales Trends in the Town of Woodstock by Affordability Category, 1997-2004 (Through October 2004)



The Housing Situation

Home Sales Trends in the City of Kingston by Affordability Category, 1997-2004 (Through October 2004)



The Housing Situation

- The situation is getting worse...
 - To afford a median priced home in Ulster County in 2004, need \$63,995 HH income
 - To afford median rent of \$740, nearly \$29,000 in HH income needed
- Owners—need equivalent income of \$30.77 per hour from all sources
- Renters—need equivalent income of \$13.94 per hour from all sources

The Housing Situation

- SF home selling prices in the county are demonstrating speculative behavior
- Ulster County is a lower housing cost region with good transportation access, so working families elsewhere in the HV region are looking to the county for their housing needs
- Prices appear to be moderating, but only 3 of 19 municipalities in the county have had a lower 2004 price increase than the 1998-2004 average

Why Be Concerned...

- Problem is not “self-correcting”
- Market alone is will not be sufficient to deal with the problem
- Requires a coordinated policy response
- NIMBY is still pervasive in the county
- Economic future-future of livable communities requires action

Why Be Concerned...

- Economic performance issue...
 - Key work force retention/attraction issue...
- Important for “livable communities”
 - Engaged residents, patronizing vital local businesses...
- Tough on younger families
 - And this group represents the county’s future...
- Tough on elder population
 - What about our parents?

The Current Tool Kit

- Local-Regional Groups “on-the-ground” in Ulster County
 - Ulster County Housing Consortium
 - RUPCO
 - Shandaken Revitalization Plan Committee
 - Ulster County Department of Social Services
 - SCORE

S.W.O.T

- Strengths
 - Positive Examples
 - Construction Activity
 - Active Organizations
 - Land



S.W.O.T

- Weaknesses
 - Decision Making and Planning Processes
 - Housing Costs
 - Funding Resources



S.W.O.T

- Opportunities
 - County Involvement
 - County Leadership
 - State Government



S.W.O.T

- Threats
 - Decrease in HUD funding
 - Construction costs
 - School funding formula



Vacant Land Analysis

Municipality	Total Vacant Lots	W/Sewer	W/Water	W/Both	Zoning of W/Both
Ellenville	573	573	573	573	R-A; R-1; R-2; R3; R/O; B1; B2; B3; I1; I2;
Esopus	854	210	27	0	BC; R12; PUD; W; GC; R40; LI; NC; WR:(Sewer
Kingston City	750	750	750	750	All Zoning Districts
Lloyd	681	248	201	152	R-2, R-1,R-1/2, R-1/4, GB,
Marlborough	468	40	135	39	R, R-1, C, HD, IND
New Paltz Town	356	6	24	3	B-2, I-1
New Paltz Village	107	107	107	107	R-1; R-2;R-3; B-1; B-2
Rosendale	306	26	44	25	R-1, R-2, R-2a, R-3, B-1, B-2, A
Saugerties Town	1207	143	32	29	R-1, R-2, R-3, GB, I
Saugerties Village	126	126	126	126	A; R-1; R-2; R-3; B-1; B-2
Shawangunk	653	18	15	12	R-AG1, R-AG4, SB
Ulster	833	153	292	110	R-10, HC, RC, OM
Wawarsing	1269	47	67	19	R/V-15, B/R, I/L
Woodstock	949	376	41	23	R-1, R-3, H
Total	9132	2823	2434	1968	

Zoning Analysis

High Density areas
Incentives and Density bonuses
Inclusive requirements
Accessory Structures



Zoning Analysis

Table ____: Zoning districts with vacant parcels served by public sewer and water

Ellenville	R-1	4/ac	New PaltzVillage	R1	8/ac
	R-2	7/ac	senior	R2	16/ac
	R-3	4/ac	senior	R3	24/ac
	R-1A	1.3/ac	senior	B1	16/ac
Esopus	R40	1/AC		R3	6/ac
	R12	1/AC		B1	16/ac
Kingston	RR	4/1ac		B2	8/ac
	RR	5/1ac	Rosendale	A	1/1.5AC
	R1	8/1ac		R1	1/.5AC
	R2	8/1ac		R2	3/AC
	R-3	8/1ac		R3	5/AC
	Mixed Use	8/1ac		B1	8/AC
	R-4	8/1ac		B2	4/AC
	R-5	8/1ac	Saugerties Village	A	1/AC
	R-6	8/1ac		R1	5/AC
Lloyd	R2	2/ac		R2	7/AC
	R1	1/ac		R3	12/ac
	R1/2	1/2ac		B1	8/ac
	R1/4	1/4AC		B2	4/ac
Marlborough	R	4/1ac*	Saugerties Town	R1	1/2AC
	R1	1/1ac		R2	1/1ac
New PaltzTown				R3	4/ac
	B2	6/1ac		RH	4/ac
New PaltzVillage	R1	8/ac		GB	4/ac
senior	R2	16/ac	Shawangunk	R1	4/AC
senior	R3	24/ac		SB	8/AC
senior	B1	16/ac	Ulster	R10	4/AC
	R3	6/ac		LC	4/AC
	B1	16/ac		HC	4/AC
	B2	8/ac		RC	4/AC
Rosendale	A	1/1.5AC		OM	4/AC
	R1	1/.5AC	Warwarsing	RC5	1/6AC
	R2	3/AC		R/V	2.5/1AC
	R3	5/AC		BR	2.5/1AC
	B1	8/AC	Woodstock	R3	1/3AC
	B2	4/AC		HR	4/AC
				HC	4/AC

The Current Tool Kit

- Federal-State/State/Regional Programs
 - Fannie Mae
 - Homeless Housing and Assistance Program (HHAP)
 - Low-Income Housing Credit (LIHC)
 - HOME LPA
 - Low Income Housing Trust Fund (HTF)
 - RESTORE
 - SONYMA
 - NY State Affordable Housing Corporation
 - NY State Housing Finance Agency (NYHFA)
 - NY Main Street Program (NYMS)

The Current Tool Kit

- MDC local?



The Current Tool Kit

- A perceived lack of aggressiveness in pursuing funding...(SWOT Results)
- Supplement current tool kit in a strategic and thoughtful way
- A way to help meet “unmet needs” across the pricing spectrum...

Criteria for Solutions- Additional Tools

- Include private-public cooperation
- Cooperation between all levels of government
- Inter-municipal cooperation in the county
- Require cooperation county-county in the Hudson Valley region
- Use incentives approaches (carrot vs. stick)
- Recognize and respect intercommunity differences
- Need to educate the public on everything done

New Tools?

- Zoning Tools...

- Inclusive zoning
- Density bonuses
- Accessory units
- Zoning overlays
- Multi-family zoning
- Design standards
- Incentive-based zoning
- Leveraged public facilities expansion

- Land Planning

- Mixed use zoning
- Brownfields re-devel.
- Land Trusts
- Housing Cooperatives
- Development caps
- County land development RFPs
- Housing TIFs

New Tools?

- Education-Community Leadership
 - Workforce Housing Advocacy Groups
 - Fair Share-Targets Plans
 - Employer Tax Credit Assistance
 - Mandatory Inclusionary Zoning
 - NIMBY-reducing Education Program
- Others
 - Costs Analysis of Not Having Housing Choice
 - County Lands Development RFPs
 - Tax sales with covenants
 - Pursue grants

What We Need From You....

- A “reality check”—Do we have it right?
- Additions/deletions to what you saw
- Issues you think need emphasis
- Fill out your feedback form and return it to us this evening.
- Participate in table discussions and give us guidance for the final phase of the study.
- Come to and participate the final plan public forum.

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