

Shandaken Housing Smart Committee

August 28, 2023 @ 7pm

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Today's term:

Affordable Housing: Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

(HUD.gov)

https://ulstercountyny.gov/sites/default/files/documents/planning/2022-Rental_Housing_Survey_Report.pdf

<https://otsegoruralhousing.org/>

<https://www.rd.usda.gov/programs-services/single-family-housing-programs>

Woodstock HomeShare program

- Recently connected with Janice of [HomeShare Woodstock](#) (program of Family of Woodstock)
- Wednesday, October 18 @ 1:30pm there will be an info session at Phoenicia Library
 - Registration is required: call the library or email fstaff@phoenicialibrary.org
- The concept behind HomeShare is to pair homeowners with room in a house/garage/cottage with a renter looking for affordable options and who might also be able to offer task exchange (like transportation, house work, pet care).
- They're expanding their radius to 20 minutes drive out of Woodstock.
- Discussion.

Check in call with Kai from Ulster County -

- Shared our focus on Upzoning and ADU's - he agreed
- Shared our trouble completing the STR action due to the specificity of questions 1+2
 - He recommend we complete the action and provide notes/backup as to why we believe it does an adequate job limiting the number of STRs as it's intended to do
 - How are the rules enforced being one of them
 - He noted that currently STRs are 11% of our housing stock
- Invited Kai to the Housing Resource Meet Up
- Discussed how we can host an ADU information session in Shandaken
 - So far they've taken place in Kingston and Saugerties
 - May be an opportunity to bring in zoning board members, as well as residents
- Asked about the [PlusOne Home Program](#) (ADU grant) and why it was such a short timeline:
 - He encouraged anyone to apply at this point and they'd be on a short list of interested residents who would be the first to know about future opportunities

- You don't have to have already gone through all those steps as the application makes it seem
- The more interest the program gets the more likely it is to continue.
- Follow up questions regarding how it affects your tax assessment and tax bill.
- Discussion.

Housing Resource Meet Up at PHCC, 9/26 5-8pm

- With the theme of neighbors helping neighbors
- We want to be there to mostly *listen*...
- What are questions or prompts we can ask attendees?
 - What kind of housing do you need, but can't find?
 - Do you think there's an issue with affordable housing?
 - What kinds of problems do you see?
 - Where do you want to see housing 2043?
 -
- Community forum/discussion topics

Open Discussion: 2005 Comp Plan

- what stood out, what vision did it lay out for our town's housing, and how specific was it when describing how to achieve those goals.
 - many short term priorities put forward in the comp plan, would love to see what was accomplished
 - zoning code was not updated, str law was introduced
 - zoning seems key to increasing density and making what we have work
 - lots of environmental constraints – flooding, watershed, park etc
 - lots of focus on route 28, opportunities for accessible housing on public transit lines
 - current population in comparison to predictions?
 - maybe next “homework” is to collect some data about the status of housing in Shandaken
 - specifies that the town is not looking to increase density “at this time”
 - at what point should that be reassessed
- Do we think it did an adequate job outlining needs?
- What are any usable pieces that we think can still remain?
- How do we incorporate the housing smart community lens and language?

Other thoughts:

- how can people get in touch with us? we are on the website, but maybe we should create a gmail?
- What would it look like to pitch to people with STRs to turn them into long term rentals
- What would it look like to revitalize SHARP?

- its great timing that the town has a housing plan while the comprehensive plan is being written, hopefully this allows us to be far more specific with our recommendations
- How can we help provide upfront capital for individual homeowners to split up their existing property as a multi unit building

Homework:

- Make a gmail!
- Collect some data (maybe lets see what we have first)
 - what percent of housing is Affordable currently? how does that compare regionally?

Next September 25, 7pm

Meeting concludes 8:14pm