

LOCAL LAW 7 OF 2024 OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, ADOPTING THE 421-P PROPERTY TAX EXEMPTION FOR THE CREATION OF NEW ELIGIBLE HOUSING UNITS

Sponsored By: Community Development & Housing
Committee: Alderman: Schabot, Tierney,
Pasti, Hirsch

WHEREAS, Section 421-P of the Real Property Tax Law allows municipalities to exempt newly constructed or converted rental multiple dwelling units in a designated benefit area from taxation and ad valorem levies; and

WHEREAS, Section 421-P defines a rental multiple dwelling unit as a structure with ten or more dwelling units; and

WHEREAS, Section 421-P defines a qualifying structure as one where 25% of the units in said structure are affordable to households between 60-80%AMI, as adjusted for family size, at the time that such households initially occupy such dwelling units; and

WHEREAS, the City of Kingston believes that rising housing and rental costs and a lack of diverse housing opportunities for all community members pose a significant challenge to the members of our community; and

WHEREAS, in Resolution 144 of 2022 the City of Kingston's Common Council declared a citywide housing emergency in accordance with the provisions of the New York State Emergency Tenant Protection Act; and

WHEREAS, the City of Kingston has completed a comprehensive update to the City's zoning code to promote the development of market-rate, work force and affordable housing citywide; and

WHEREAS, the City of Kingston's Common Council believes that providing a full range of housing choices throughout the City is essential to promoting the public health, safety and welfare for people of different income levels in the City; and

WHEREAS, the City of Kingston Common Council believes that providing for a full range of housing choices is vital for economic development and sustaining a diverse local work force; and

WHEREAS, the City of Kingston Common Council acknowledges the need to permit additional housing throughout the City, as additional multifamily housing will improve housing affordability and accessibility, increase housing choice to support a range of income levels and age groups, reduce racial segregation, improve walkability, and increase the City's tax base; and

WHEREAS, the City of Kingston has set a goal to approve 1,000 new housing units by 2029; and

WHEREAS, the City of Kingston would like to further encourage the creation of new housing citywide by partially exempting their value from any increases in assessed value of the property.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That the Common Council of the City of Kingston adopts 421-P of the Real Property Tax Law.

SECTION 2. That the City of Kingston designates the entire municipality as the 421-P benefit area.

SECTION 3. That this exemption shall apply to qualifying rental multiple dwelling units in accordance with the attached five sections.

SECTION 4. That property owners shall be eligible to apply for the 421-P exemption once they have received approval from the Planning Department for the creation of the qualifying rental multiple dwelling units.

SECTION 5. That the City of Kingston Assessor shall approve, carry out, and revoke 421-P exemption status in accordance with the attached five sections.

SECTION 6. If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

SECTION 7. This local law shall take effect upon filing with the Secretary of State.

Submitted to the Mayor this ____ day of _____, 2024

Approved by the Mayor this ____ day of _____, 2024

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2024