

RESOLUTION # _____ of 2024

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK,
AMENDING SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM
BASED CODE TO BETTER DEFINE AFFORDABLE AND WORKFORCE HOUSING.

Sponsored by: Community Development & Housing Committee

WHEREAS, As adopted in 2023, the City of Kingston Form Based Code defines 'Affordable' Housing as the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income (AMI), and 'Workforce Housing' as the monthly rent including utilities shall not exceed 30% of the figure that represents 120% Area Median Income; and

WHEREAS, Area Median Income is determined by the United States Department of Housing and Urban Development using Census Data for entire counties, leaving municipalities to use county level data; and

WHEREAS, The Area Median Income in Ulster County in 2024 is \$117,200, under the current definitions of 'Affordable' and 'Workforce' in the Form Based Code, AMIs of \$58,600-\$93,760 are considered affordable for the purposes of housing and AMIs of up to \$140,640 are considered workforce for the purposes of housing; and

WHEREAS, the American Community Survey issued by the United States Census Bureau lists the median income for the City of Kingston at \$62,071, far lower than that of Ulster County as a whole, including 18.4% living below the federal poverty line and 23.4% of children living in poverty; and

WHEREAS, The American Community Survey shows that 57% of renter households are cost-burdened, paying more than a third of their income on housing costs; and

WHEREAS, The Ulster County AMI has increased 40% between 2020 and 2024, outpacing both inflation and wage increases for the local workforce; and

WHEREAS, The United States Department of Housing and Urban Development (HUD) increased Fair Market Rents (FMR) by 17% between 2023 and 2024 to keep pace for Section 8 voucher holders to afford rents at 60% AMI; and

WHEREAS, the current definitions of 'affordable' and 'workforce' are currently above both FMRs and Market Rate Rents and will not satisfy the urgent need for housing for middle, low income and very low income residents of the City of Kingston, and may accelerate gentrification in our community; and

RESOLVED, The term 'affordable' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities

shall not exceed 30% of the figure that represents 50% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower, and

RESOLVED, The term 'workforce' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower.