

FEBRUARY 2024
COMMUNITY DEVELOPMENT & HOUSING COMMITTEE MEETING
Tuesday, February 27th at 6:30 pm.

1. Guest Speaker - Jenna Hope Goldstein (For the Many) - Alderwoman Hirsch
2. Kingston Forward 6-month Update - B. Starodaj
3. Appointment of Fair Housing Officer - B. Starodaj

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Tinti, Elisa

From: Shaut, Andrea
Sent: Friday, January 26, 2024 9:45 AM
To: Hirsch, Michele
Cc: Tinti, Elisa
Subject: Re: Communication for Community Block and Housing Committee

Elisa,

Can you include this email in my communications folder?

Thank you!

Andrea Shaut

Council President, City of Kingston

From: Hirsch, Michele <Ward9@kingston-ny.gov>
Sent: Tuesday, January 23, 2024 1:20 PM
To: Shaut, Andrea <ashaut@kingston-ny.gov>
Cc: Tinti, Elisa <emtinti@kingston-ny.gov>
Subject: Communication for Community Block and Housing Committee

Dear President Shaut,

I would like to invite Jenna Hope Goldstein, Tenant Organizer at For the Many to present information to the Community Block and Housing Committee's February meeting regarding the launch of their Tenant Support Hotline.

The Tenant Support Hotline will serve as a resource for all tenants in the Mid-Hudson Valley for support around tenants' rights, ETPA protections, and connecting them with other local organizations for resources.

Jenna has been a tremendous support to Chestnut Mansion tenants here in Ward 9 and I'm happy to see this initiative moving forward to help more Kinston Tenants in understanding their rights and provide resource and direction to them. It will also be a positive to have all of our Alderpeople understand the community role of the Tenant Support Hotline and be able to work in collaboration in their respective wards.

Thank you.

With kind regards,

Michele Hirsch
Alderwoman, Ward 9
City of Kingston Common Council
(845) 746-3013

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CITY OF KINGSTON

Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

February 1, 2024

Ald. At Large Andrea Shaut, President
City of Kingston Common Council
City Hall - 420 Broadway
Kingston, NY 12401

Re: Kingston Forward 6-Month Update

Dear President Shaut,

I am pleased to provide this 6-month update to the Common Council on the implementation of Kingston's new zoning code.

First, I remain as excited as ever by our new form-based zoning code and am immensely proud that the Common Council unanimously adopted approved the code's adoption. As the Times Union noted in an editorial ("Big Progress in Little Kingston" published August 10, 2023), the new zoning code will "improve lives and set an example for other cities to follow."

Since August 2023, we have continued to maintain an online zoning hub on the City's Engage Kingston platform (<https://engagekingston.com/kingston-forward>). The page includes an interactive map, guides on how to use the zoning code, various short guides (such as how to open a neighborhood business or how to build an accessory dwelling unit), and many other resources. In September, we sent out a Citywide postcard letting residents and property owners know that the zoning code is now in effect.

In 2023, the City approved a total of **90 housing units across six different sites** under the new form-based code. In January, the Mayor announced a new goal to approve 1,000 housing units between 2024 and 2029.

Based on the approvals to date, I am confident that the new zoning code will enable the City to meet this goal. Further, my Department, Planning, and Building and Safety continue to receive new inquiries from property owners looking to develop housing in the City because of the opportunities provided by the new code. This includes ADUs, "missing middle" housing types including several fourplexes, and several larger mixed-use infill projects throughout the City. As property owners are ready, I am optimistic that these projects will be approved in the coming months and years.

In partnership with RUPCO and Ulster County, the City of Kingston received a grant from New York State Division of Homes and Community Renewal to help encourage the development of ADUs in the County. Four homeowners in the City were selected for the program, however, we received over twenty eligible applications from other homeowners that were not selected. We also hosted an accessory dwelling unit design competition and received designs from 27 architectural teams from across the State. Both these programs speak to the interest that I have been hearing from many Kingstonians about ADUs and other housing types that the new zoning code broadly legalized.

CITY OF KINGSTON
Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

I have been working closely with the Planning and the Building Safety Departments to ensure that the zoning code is being implemented properly and that we are coordinating as needed on development approvals. To facilitate this interdepartmental coordination, we are now meeting on a biweekly basis to review planning and permit requests. Part of the interdepartmental coordination also includes discussion on any potential future refinements to the code. To facilitate this process, I will be asking the Common Council to appoint public members to a Zoning Code Working Group.

The zoning code includes new short-term rental rules. Shortly after the form-based code was passed, the City launched a new online platform via GovOS to facilitate compliance with these rules. As of February 1, the City has received the following registrations:

- Short-term rental full permit: 101 issued out of a total cap of 106
- Short-term rental resident-occupied permits: 12 issued (no cap)
- Short-term rental limited permits: 11 issued (no cap)

In partnership with the Building Department and Corporation Counsel, I will continue to ensure that all properties comply with the registration rules. However, most short-term rental operators have conformed to the new standards.

If you have any questions, please do not hesitate to contact me. I would be glad to discuss this further at the appropriate Committee in February.

Respectfully submitted,

Bartek Starodaj
Director of Housing Initiatives

Enclosure: Copy of citywide zoning postcard sent September 2023

Cc: Steve T. Noble, Mayor
S. Cahill, Planning Director
E. Tinti, City Clerk

CITY OF KINGSTON

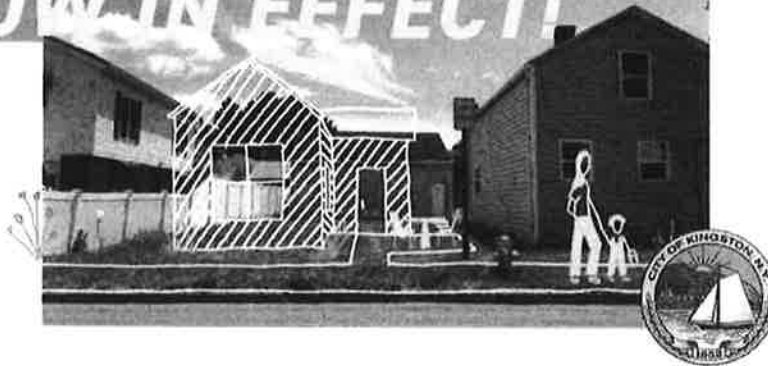
Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

THE CITY'S NEW ZONING CODE IS NOW IN EFFECT!



PUBLIC SERVICE ANNOUNCEMENT!

Kingston Forward, the City's new land-use zoning code, has now been adopted! A zoning code is city law that regulates how land is used, what you can do with it, and what can be built. We wanted to let you know the zoning has changed, and we encourage you to take advantage of what it offers.

Natalie Boverman
XX Sample St
Kingston, NY
12401

Some noteworthy priorities:

- + Diversify housing types, prices, and locations
- + Legalize corner stores and small businesses in your neighborhood
- + Make accessory dwelling units (ADUs) legal city wide
- + Tighten regulations on short-term rentals to protect our housing stock for residents
- + Right-size parking requirements to make development more feasible

**Look up your
address here!**
Y disponible en Español



City of Kingston
engagekingston.com/kingston-forward

Tinti, Elisa

From: Starodaj, Bartek
Sent: Thursday, February 1, 2024 12:24 PM
To: Shaut, Andrea
Cc: Tinti, Elisa; Cahill, Suzanne
Subject: Communication to Council: Zoning Code Working Group

Dear President Shaut,

This January, I solicited applications for a zoning code working group that will be able to evaluate the performance of the zoning code through time and to suggest any potential amendments to the Common Council on an ongoing basis.

I am requesting that the Common Council appoint four public members and that you refer this matter to the appropriate committee for their review. I will send the applications received directly to the Common Council the week of February 5th and request that deliberations on this matter take place in executive session.

Thank you,
Bartek

Bartek Starodaj

Director of Housing Initiatives
City of Kingston
420 Broadway
Kingston, NY 12401

Office: 845-334-3928
Mobile: 860-670-8535
bstarodaj@kingston-ny.gov
Exempt304236

kingston-ny.gov/housing

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Tinti, Elisa

From: Starodaj, Bartek
Sent: Friday, February 2, 2024 9:55 AM
To: Shaut, Andrea
Cc: Tinti, Elisa; Noble, Steve; Flynn, Emily
Subject: Communication to Council: Appointment of Fair Housing Officer

Dear President Shaut,

I've attached a resolution and committee report for the Common Council's consideration regarding the appointment of a Fair Housing Officer. This appointment is required by on an ongoing grant from New York State that is currently managed by the Health and Wellness Department for Mobile Mental Health.

Thank you,
Bartek



»_Report-C Resolution X of
Dev... 2024 - Fair Ho...

Bartek Starodaj

Director of Housing Initiatives
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kingston-ny.gov/housing

THE CITY OF KINGSTON COMMON COUNCIL

**COMMUNITY DEVELOPMENT & HOUSING
COMMITTEE REPORT**

DEPARTMENT: HOUSING

DATE: _____

Description:

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON
APPOINTING THE DIRECTOR OF HOUSING INITIATIVES AS THE CITY OF
KINGSTON FAIR HOUSING OFFICER**

Signature _____

Motion by _____

Seconded by _____

Action Required:

| <u>Committee Vote</u> | <u>YES</u> | <u>NO</u> |
|---------------------------------|------------|-----------|
| Steve Schabot, Chairman, Ward 8 | | |
| Michael Tierney, Ward 2 | | |
| Sara Pasti, Ward 1 | | |
| Jeanne Edwards, Ward 4 | | |
| Michele Hirsch, Ward 9 | | |

RESOLUTION ___ of 2024

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK APPOINTING THE DIRECTOR OF HOUSING INITIATIVES AS THE CITY OF KINGSTON FAIR HOUSING OFFICER

Sponsored by: COMMUNITY DEVELOPMENT & HOUSING COMMITTEE SCHABOT, TIERNEY, PASTI, EDWARDS, HIRSCH

WHEREAS, The City of Kingston supports Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New York State Human Rights Law;

WHEREAS, The City of Kingston objects to discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, sex, national origin, handicap or disability as prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New York State Human Rights Law;

WHEREAS, The City of Kingston supports efforts to increase housing opportunities and to affirmatively further fair housing in the City at all income levels;

WHEREAS, The of Kingston has entered into a grant agreement with the New York State Community Development Block Grant program for the operation of the Mobile Mental Health Program.

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

SECTION 1. That Bartek Starodaj, Director Housing Initiatives, shall be designated as the Fair Housing Officer;

SECTION 2: That the Fair Housing Officer shall provide fair housing advisory services and assistance and referral advice to persons requesting such assistance using available resources;

SECTION 3. That this resolution shall take effect immediately.

Submitted to the Mayor this _____ day

Approved by the Mayor this _____
day

of _____ 2024

of _____
2024

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2024