

***RECOMMENDATIONS TO THE TOWN OF OLIVE HOUSING COMMITTEE TO ENHANCE THE DIVERSITY AND QUANTITY OF HOUSING AVAILABLE WITHIN THE TOWN**

Issue: Zoning does not permit housing at higher densities, limiting the amount of housing that can be constructed within the Town. Because housing supply is limited by zoning, it can be unaffordable to those who are working families with household incomes that are at the median or less than current Olive residents.

Recommendations:

CREATE THE FOLLOWING ZONING DISTRICTS:

- Create a **mixed use zoning overlay district** that allows by special permit residential over commercial development in areas zoned business commercial. Make this overlay available for for consideration (consideration DOES NOT mean approval) of approval of this Zoning District anywhere along State Route 28 and by Special Permit along State Route 213 in the Olivebridge Commercial District and at the Tetta's intersection (Krumville Rd. (County Rte. 2) and Samsonville-kerhonkson Rd.).
- Create a **Shokan and Boiceville Sewer Districts multi-family zoning district** (in the short term, add as a permissible use to zoning within the sewer district) that is permissible (permissible does not mean automatic approval) anywhere within the Shokan Sewer District as long as it meets site design and other zoning criteria some of which are suggested below. This overaly district shall allow at least four and less than seven dwelling units contained within a single building on one-half acre.
- Outside of the Shokan and Boiceville Sewer Districts, make available **multifamily zoning by Special Use Permit** anywhere in Town. This zoning shall permit a per acre density of no more than three units per acre (including accessory dwelling units or ADUs) that are (with the exception of the ADU):
 - Contained in a single building.
 - Provide sewer treatment (unless other sewer/septic is approved by the relevant entities).

Permit multi-family development to be included in a Major Subdivision.

As a part of the zoning for any multi family zoning AND any Major Subdivision Development require:

- All multifamily zoning should include adherence to a site plan and a construction envelope plan. The construction envelope and site plan should conserve the tree canopy, native vegetation, wildlife corridors and stream beds/floodplain and riparian areas to the greatest extent possible and as required by law.
- Specific design guidance (graphic) for exterior building and site design appropriate to immediate context of the area and the overall context of the Town and to include graphic examples (The Housing Committee encourages multi-family development design that could approximate the design style shown below). This design guidance should be included in the zoning code or developed separately and be implemented by a Design Review Committee appointed by the Town to ensure all multi family developments and Major Subdivision developments are in accordance with the design guidance.

- Outside the Boiceville and Shokan Sewer Districts, Multifamily developments should be spaced one mile or more apart.



- All development and parking areas are to be set back at least 150' and screened from view with native landscaping from all abutting roadways.
- One in every six units of the major subdivision or multi-family development to be attainable housing (documented or deed restricted) or its equivalent that is rental or for sale (see below for management of attainable units)
- For Major Subdivisions, one market rate unit to include an on-site Accessory Dwelling Unit with a kitchen and a bathroom that is not eligible for a Short Term Rental permit documented and deed restricted.. Should the ADU be rented as an accessible unit, it should be eligible for some type of benefit (to be determined and could be managed by an outside entity funded by the Town at no cost to the owner).
- All multi-family zoning shall have one access and egress point.
- Low Impact Development Practices applied to any major subdivision and multi-family development within Town.
- A pre-application site plan review meeting with Town Staff to identify key site planning considerations and other topics to be addressed in the zoning and/or Major Subdivision application
- LEED Silver or better development standards for all new Multifamily Development and accessible units included in major subdivisions.
- Preliminary and Final Site Plan review with Town Staff prior to submittal of an application for a Major Subdivision and/or Multi-family Development (as new zoning or a special permit) (so the issues are addressed prior to the request being sent to the Committee)

Policy that should be considered when rezoning for Multi-family and Major Subdivisions

- Continue to prohibit the issuance of Short Term Rental Permits for multi-family housing (to ensure it is available for full-time residential and contributes to the supply of housing in Town).
- Increase the fees for Short Term Rentals by \$200.00 per unit to cover the costs of an outside entity or town staff to manage attainable short-term rentals and ensuring compliance with attainable housing requirements of the ordinance.

- Forward short-term rental turndowns to Homeshare Woodstock so it can reach out to encourage participation in the homeshare program. For those property owners who do participate in the Homeshare program, consider reducing STR violation fees.
- Put information about Homeshare Woodstock on the Town website.
- Consider defining attainable housing as housing that is available to people making 60% or less of the Town of Olive median household income or up to 140% of per capita income of the Town. *(Note to Housing Committee: median income is about 85K. So at \$15 hr x2080 hrs (per year) = \$31,200 income. 65% of 85K is 68K. This includes people that could pay (given the 30% of income to rent equation) up to \$1,300 a month for rent. Current median gross rent in Ulster county is 1230.00. So an attainable unit would be a unit that rents for less than \$1,300 a month given these numbers...)*
- Partner with Woodstock Homeshare to encourage the use of ADUs constructed as part of a major subdivision (and other ADUs in Town) to be used as attainable housing.
- Support Co-housing solutions and provide a density bonus for co-housing developments.
- Consider developing or working with a Community Land Trust to increase the supply of attainable housing in the Town.
- Consider deed restrictions as a condition of approval of a major subdivision to guarantee provision of attainable housing in major subdivision developments.