

Town of Rhinebeck Workforce Housing

Workforce Housing Shortage

20 Million US households paying > 1/3 income for housing

2022 elections - Workforce Housing initiatives on ballots across USA

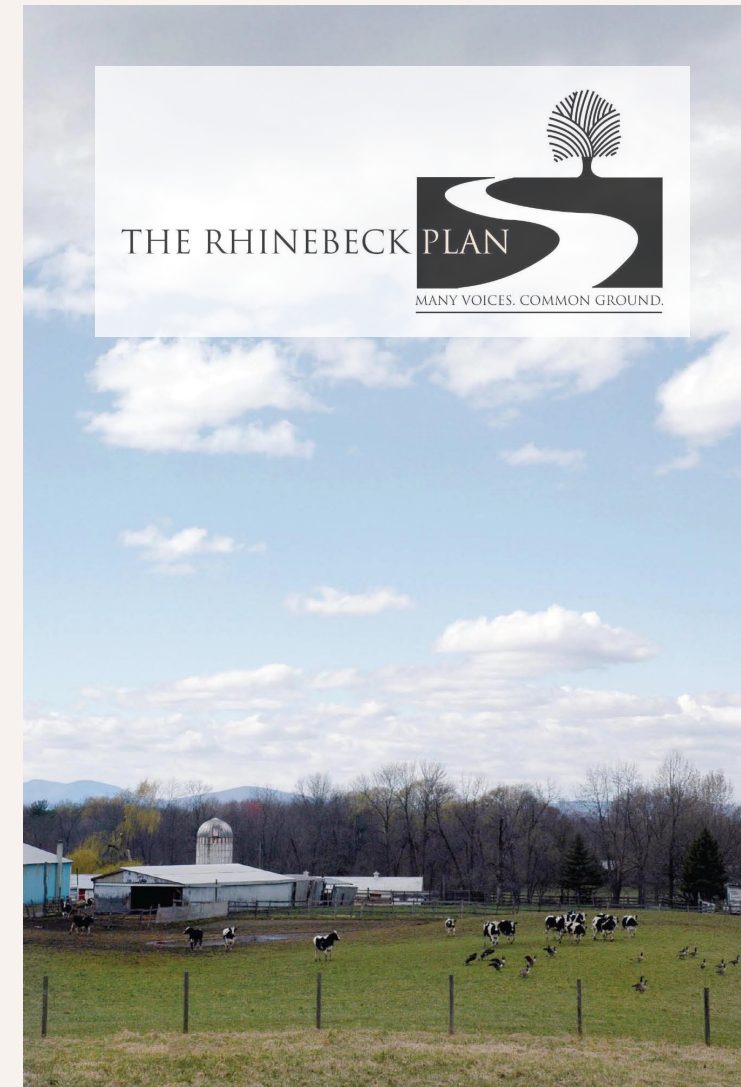
2022 Dutchess County needs assessment -> 2155 units (rental);

Red Hook/Rhinebeck 'fair share' -> 152 units

Rhinebeck example - Full-time worker at \$20/hour for a 40-hour week = \$3,200/month, current one-bedroom listing at Village Green is \$1,855/month or **58% of pre-tax income**

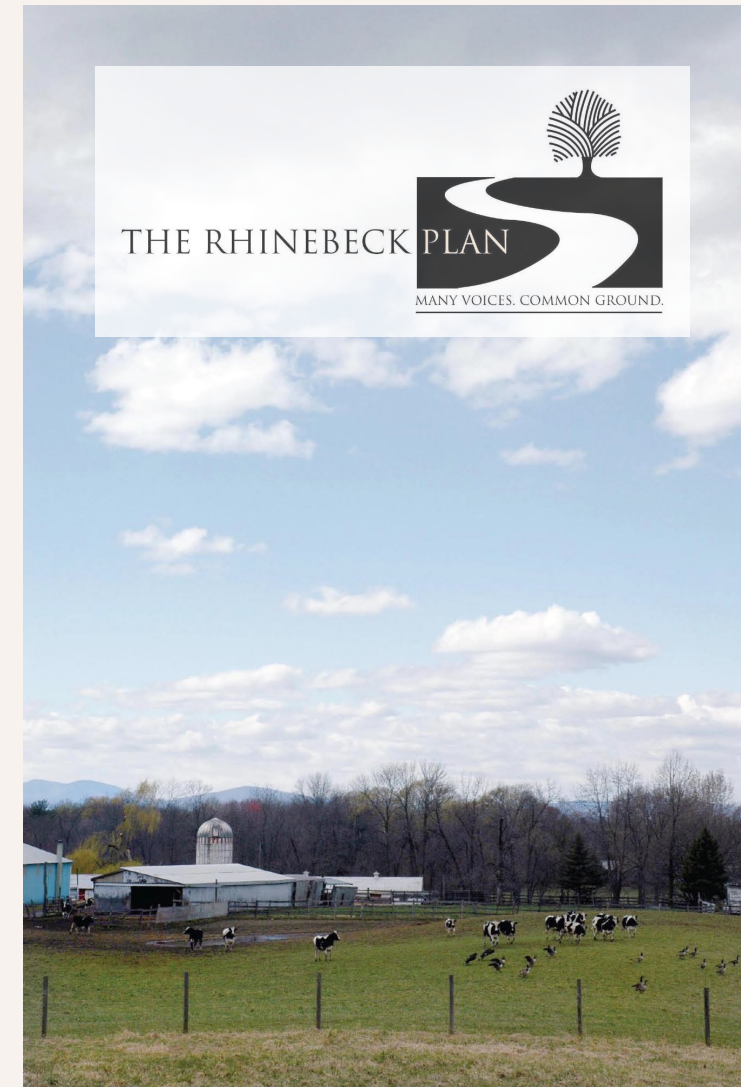
Town of Rhinebeck Comprehensive Plan

“The availability of diverse housing choices is critical for the economic vitality of the town. Moreover, Rhinebeck residents value the diversity of their community. Retaining that diversity depends upon providing a variety of housing choices for households with different needs and income levels to house high wage earners and young professionals, teachers, nurses, volunteer firefighters, and minimum wage earners.”

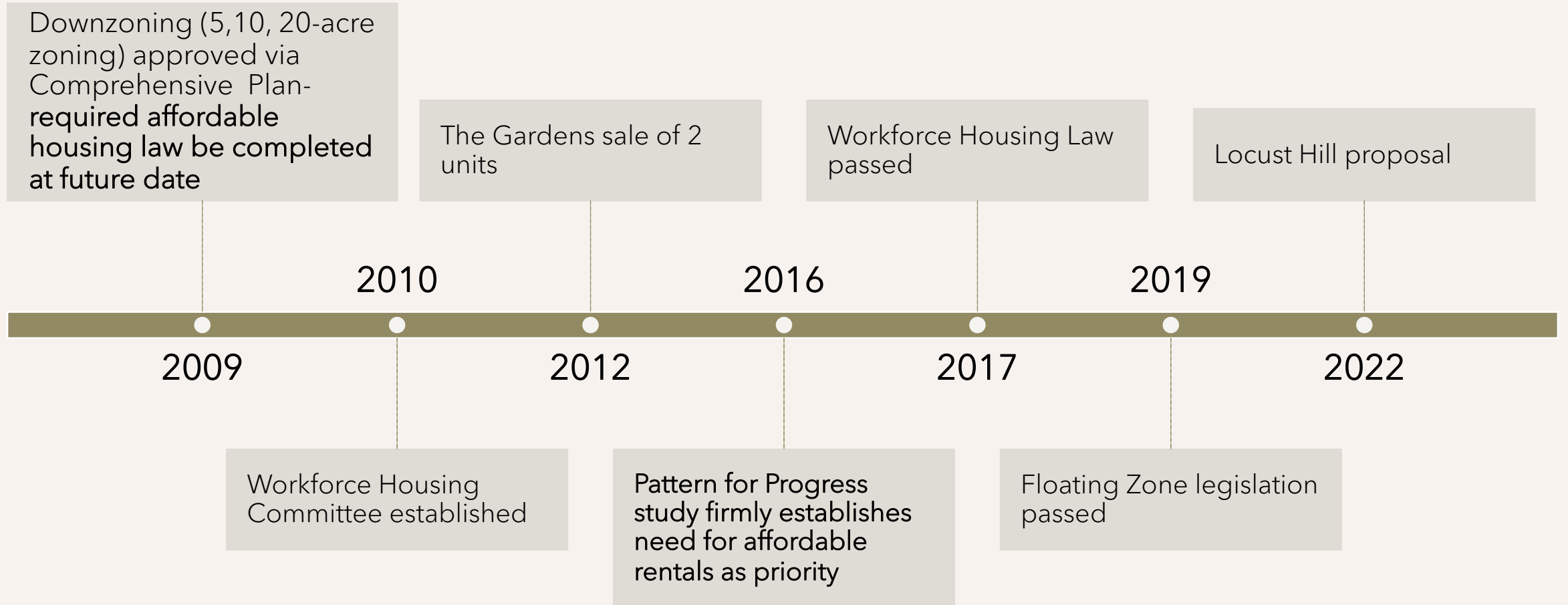


Town of Rhinebeck Comprehensive Plan

“Since market conditions alone do not necessarily encourage housing diversity, the Rhinebeck community recognizes a need to: Use appropriate proactive strategies to ensure housing opportunities exist for persons with diverse income levels. Particular emphasis should be placed on providing housing opportunities to the workers in Rhinebeck’s schools, fire and police departments, hospitals, retirement homes and special care facilities, public services, libraries, restaurants and retail establishments.”



Workforce Housing Committee History



Committee Process

Analyzed affordable housing legislation in municipalities across USA

Recommended framework for law passed by Town Board

Commissioned *Pattern for Progress* study (70+ pages) - showed significant need especially for younger workers and seniors, Wells Manor waiting list at time of study was up to three years. Recommended development of a larger-scale rental project of 1, 2 and 3-bedroom units.

Sold Two Gardens units out of 8 despite marketing-wit Hudson River Housing = down payment, navigation of sales process, limited appreciation. Rental housing is more desirable.

Met with developers, state agencies, Dutchess County Planning

Researched sites - water, sewer & reasonable underlying density (cost-effective building) are key to feasibility

Walkability is an important project asset

Prioritized rental solutions over home purchase

Committee Findings

Determined that scale of rental solution must have substantial density to draw developer and NYS funding interest – needs to be built cost-effectively

Determined that best project implementation solution is construction and property management done by developer (vs. Town department/staff- Town cost high and skills hard to find)

Established Workforce rental affordability parameters (rental cost target = 30% of income, highest rents 80% of AMI)

Recommended framework for **Floating Zone legislation** in the Village Gateway district – 80 units with a maximum density of 10 units per-acre

Current Proposal – Locust Hill

Contains key attributes – water, sewer

Walkability to Village center and recreation facilities

Located in the area of highest density going back to the 2009 Comprehensive Plan

Offers ability for screening via size of parcel and trees

Quality developer with strong track record and reputation

Meets clearly articulated and quantified need and will benefit local workers and seniors in a tangible, concrete way
