



Community Housing Density Relief

Encourages Community Housing projects near hamlet areas
inside the Adirondack Park

Assembly Bill No.: AXXX

Assembly Sponsors: XXXX

Senate Bill No.: S.3367

Senate Sponsors: *Carl Kruger, D-Brooklyn*

Purpose:

The purpose of this bill is to increase affordable housing opportunities within the Adirondack Park on land best suited to sustain a higher density of development. The bill would encourage Community Housing projects, within a three mile radius of APA classified Hamlet land use areas, through special treatment under the "overall intensity guidelines" of the Adirondack Park Agency Act (APA) Act, Executive Law (EL) Article 27.

This bill would establish a special provision for "Community Housing" that modifies the definition of "principal building" to allow up to 4 dwelling units to qualify as one principal building on lands classified **Low Intensity** or **Moderate Intensity Use**. The use of a Community Land Trust model, such as the Adirondack Housing Trust, will guarantee properties are perpetually affordable.

Background:

Over the past several decades a number of factors have increased housing demand and property values in some Adirondack Park communities to a point where the purchase of a detached dwelling unit is unaffordable for many year-round residents. The growing recognition of the Park as a tourist destination and as a desirable place to live contributes to higher housing costs. In addition, housing values are impacted by land, construction and utility costs as well as property taxes.

If density limitations were modified, developable land and existing structures in need of rehabilitation, within a three mile radius of Hamlet land use area boundaries, would

provide the greatest opportunity to increase the availability of affordable primary residences for permanent Park residents. In Adirondack communities facing serious affordable housing shortages, limited changes to the APA intensity rule would increase flexibility and reduce site development costs for qualified community based institutions serving resident homeowners and renters. The lack of adequate affordable housing is a problem that must be solved to retain year-round families and ensure community sustainability.

Bill Provisions:

Increase Overall Intensity Guidelines to allow up to 4 dwelling units to qualify as one principal building in **Low Intensity and Moderate Intensity Land Use Areas** provided:

- Units have shared sanitary sewer treatment and water supply or are connected to municipal systems
- Maximum floor space of 1500 square feet per building, excluded garage
- No closer than ¼ mile from shoreline
- Located within 3 miles of hamlet land use area boundary
- Primary residence, affordable over time for successive owners or occupants - residential use only
- Adirondack Park Agency permit required for all proposed community housing projects

In addition, this bill would also require that potential homeowners meet an income eligibility criterion that is consistent with the Adirondack Housing Trust Program's guidelines. Criteria include:

- Only households which earn 120% or less of the median income for the county in which the project is located are eligible
- The APA may establish other income eligibility criteria in its Rules and Regulations to ensure housing units remain affordable over time

Budget Implications:

This bill has no fiscal implications to the State. The bill may have positive effects on local real property tax revenues if the development is undertaken by for-profit entities.

Contact: Keith P. McKeever, Public Information Officer
Adirondack Park Agency - (518) 891-4050