



# Heard at a Kitchen Table Conversation

“People want to stay here and  
want their kids to be able to  
afford to live here.”





**\$2,950**/mo 3 bd 1 ba 1,248 sqft

66 N Parsonage St, # A, Rhinebeck, NY 12572

Apartment for rent

Request a tour

Request to apply

Overview Facts and features Price History Nearby schools



**\$16,500**/mo 3 bd 2 ba 1,790 sqft

30 Orchard St #V, Rhinebeck, NY 12572

House for rent

Request a tour

Request to apply

# Rents are rising



Units Map Facts & Features FAQ Nearby schools Neighbors

Units

For Rent

2 Bed



**\$8,000**

2 bd 2.5 ba 3,700 sqft

For rent - Unit V



**\$2,800**/mo 1 bd 1.5 ba 1,183 sqft

84 Sandalwood Ln, Rhinebeck, NY 12572

Apartment for rent

Request a tour

Apply

Overview Facts and features Price History Neighbors



Fast & easy Zillow application.

This property accepts Zillow applications.



**\$1,245,000** 3 bd | 3 ba | 1,850 sqft

30 Livingston St, Rhinebeck, NY 12572

● **For sale** | [View Zestimate®](#)

Est. payment: \$8,972/mo [\\$ Get pre-qualified](#)



**\$750,000** 3 bd | 1 ba | 1,186 sqft

9 Crossmour Dr, Rhinebeck, NY 12572

● **For sale** | [Zestimate®: \\$751,500](#)

Est. payment: \$5,129/mo [\\$ Get pre-qualified](#)

[Request a tour](#)  
as early as today at 3:30 pm

# So are home prices



3 bd | 2 ba | 2,400 sqft

22 Orchard St, Rhinebeck, NY 12572

● **Sold: \$600,000** | Sold on 10/27/22 | [Zestimate®: \\$611,200](#)

Est. refi payment: \$4,103/mo [\\$ Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



**\$489,900** 3 bd | 3 ba | 1,598 sqft

45 Platt Ave, Rhinebeck, NY 12572

● **For sale** | [Zestimate®: \\$496,900](#)

Est. payment: \$3,440/mo [\\$ Get pre-qualified](#)

[Request a tour](#)  
as early as today at 3:30 pm

[Contact agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax history](#)

[Single family residence](#)

51% of Village  
renters are  
cost burdened

U.S. Census, American Community Survey, 2021

## HOUSING AFFORDABILITY RULE



*Graphic: Dobbs Ferry Affordable Housing Task Force*



# Who's left out when housing is expensive?

- Young families/singles
- Low- and moderate-income households
- Seniors
- Households with fixed incomes







TOOLS TO  
ENCOURAGE A MIX  
OF HOUSING







Preserve and permit duplexes,  
triplexes, and other multi-family  
homes





# Reduce minimum lot size and maximum lot coverage





Encourage  
more Accessory  
Dwelling Units





Retain &  
encourage  
upper story  
apartments







POLICIES TO MAKE  
RHINEBECK  
MORE AFFORDABLE



Include  
affordable  
units for rent  
or purchase in  
all new  
development



Woodstock Commons developed by RUPCO, a Kingston-based not-for-profit.

# Create a housing trust

## East End Towns Can Now Create a Community Housing Fund

October 25, 2022



*The Courtyards @ Southampton condos*

On October 25, Governor Kathy Hochul signed into law a bill written by New York State Assemblyman Fred Thiele that will allow the towns of Riverhead, Southold, Southampton, East Hampton and Shelter Island to put

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## Republicans Won Big on Long Island. So Did Affordable Housing.



Sam Mellins / November 17, 2022

Even as Long Island veers right, the Hamptons just voted to tax the wealthy to fund mid-range housing.

EVERY WEEKDAY, Petya Dimitrova and Mike Hinz spend three hours commuting to

## Voters Say 'Yes' To New East End Affordable Housing Fund

"The lack of affordable housing on the East End has reached crisis proportions. The pandemic has only made it worse."



Lisa Finn, Patch Staff

Posted Wed, Nov 9, 2022 at 7:29 pm ET



# Provide relief for lower-income residents

- Reduce property taxes as permitted by state law
- Reduce maintenance requirements
- Reduce permitting fees
- Inform, educate, and help residents access programs to alleviate housing costs





# The Comp Plan envisions

- Robust options for many types of households, supporting a culturally and economically diverse population.
- A community where longtime residents are treasured, and newcomers are welcome.
- A place to put down roots to enjoy and contribute to a dynamic, growing village that retains historic charm.