

# Town of Rhinebeck Workforce Housing

# Workforce Housing Shortage

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

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2024 elections - Workforce Housing initiatives on ballots across USA

- \$1B housing tax levy passed in Seattle, in CA state government overruling local municipalities and enacting "builder's remedy"

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

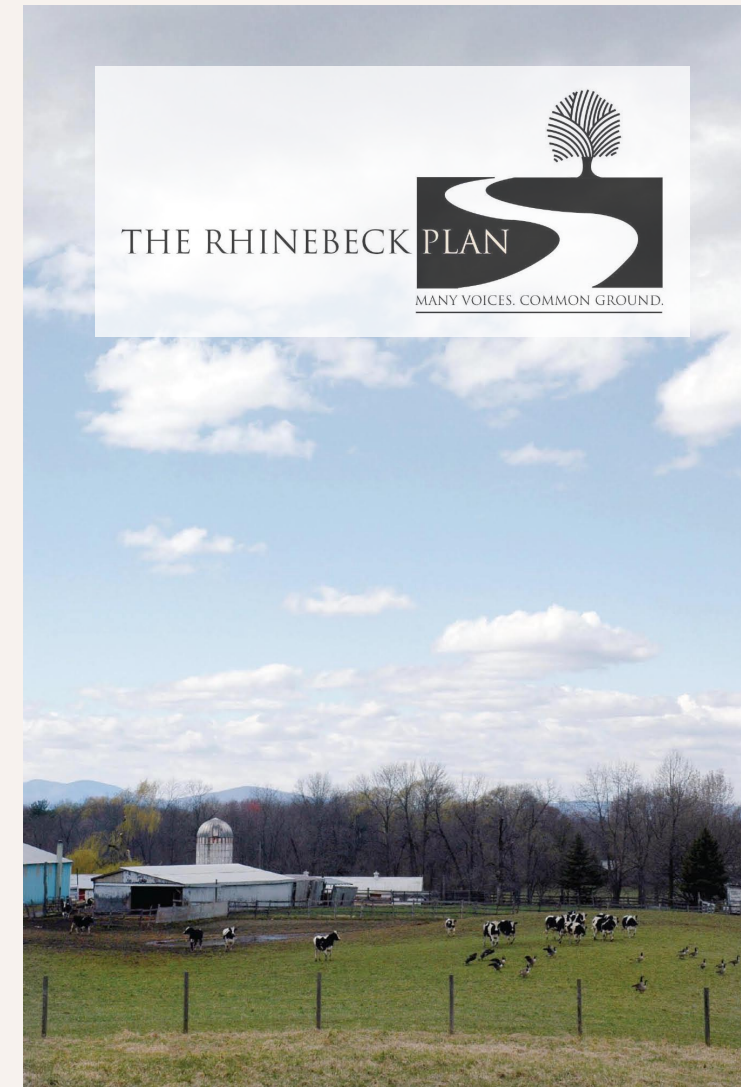
Red Hook/Rhinebeck 'fair share' -> 152 units

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Rhinebeck example - Full-time worker at \$20/hour for a 40-hour week = \$3,200/month, current one-bedroom listing at Village Green is \$2,175/month or 68% 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.”



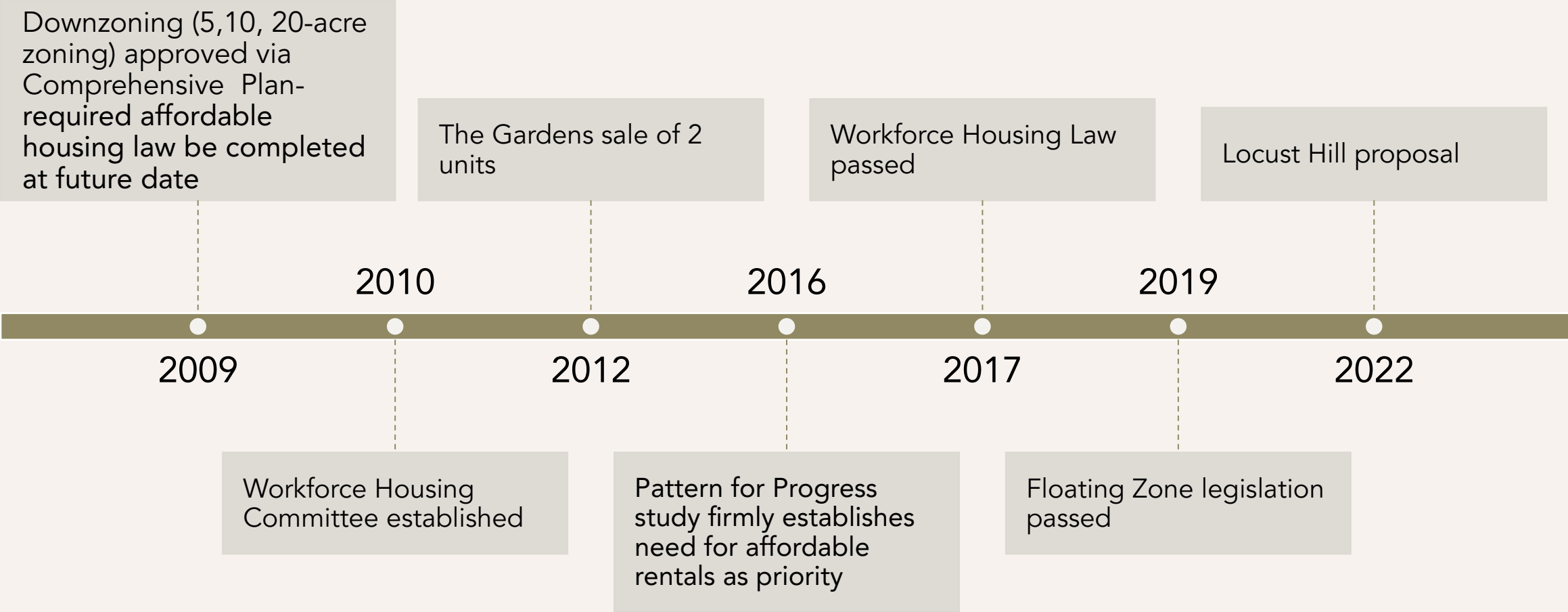
# Town of Rhinebeck Comprehensive Plan

“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.”



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# Workforce Housing Committee History



# Committee Process

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Analyzed affordable housing legislation in municipalities across USA

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Recommended framework for law passed by Town Board

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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.

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

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Met with developers, state agencies, Dutchess County Planning

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

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Walkability is an important project asset

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Prioritized rental solutions over home purchase

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# Committee Findings

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

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Determined that best project implementation solution is construction and property management done by developer (vs. Town department/staff- Town has neither financial resources or expertise)

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

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

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# Current Proposal – Locust Hill

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Contains key attributes – water, sewer

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Walkability to Village center and recreation facilities

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

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Offers ability for screening via size of parcel and trees

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Quality developer with strong track record and reputation

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

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