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Tinti, Elisa

From: Hirsch, Michele
Sent: Friday, April 28, 2023 11:26 AM
To: Shaut, Andrea
Cc: Tinti, Elisa
Subject: Communication regarding the Kingston Housing Authority - updated disregard previous email
Attachments: Fair Housing Plan Analysis of Impediments 2019pages45to47.pdf

Dear President Shaut,

I am requesting an update on the Kingston Housing Authority to be assigned to a committee in relation to updating our Form Based Zoning Code and Inclusionary Zoning.

As per our 2019 Fair Housing Plan Analysis of Impediments which identifies Impediment #5: Shortage of Funding to Modernize Public Housing Units, Action Objectives, Action Tasks and a Progress Schedule along with Implementation Lead and Support, Budget and Resource Commitment and Monitoring and Evaluation were identified on page 45 through page 47. Per the Progress Schedule, the Board of Alderman have not been kept updated on a plan nor have the Kingston Common Council approved any of the resource commitments.

I believe that it is important for the Common Council to be apprised of all changes and public/private partnerships with the Kingston Housing Authority as it relates to Housing Choice as we finalize our Inclusionary Zoning.

Thank you.

Respectfully,

Michele Hirsch
Alderwoman, Ward 9

**City of Kingston
Office of Community Development**

Fair Housing Plan



**Analysis of
Impediments**

April 2019



For official submittal to the United States Department of Housing and Urban Development,
concurrent with the City of Kingston 2019-2024 Consolidated Strategy and Plan

Impediment #4: Imbalance between Cost and Value

Although the City of Kingston has seen some improvement in the performance and recovery of the housing market since 2010, there has been relatively little new construction. The housing stock of the City remains relatively old in comparison to the communities surrounding the City of Kingston. While the surrounding communities have become wealthier, the City has become slightly poorer with 52.23% of its residents now being classified as low and moderate-income.

In the past, this market imbalance has been addressed by securing affordable housing funding through various government programs. This funding has primarily been available for affordable housing projects only.

Action Objective

- Find a solution to the problem of housing cost continually being higher than housing value.

Action Tasks

- The City will work with the construction and development community to explore changes in or modernization of the building code that would help lower the cost of rehabilitation and new construction projects;
- The City will continue its work with state and county regulatory agencies to explore ways to amend the regulatory approval process in an effort to lower the predevelopment costs associated with a project;
- The City will work with New York Homes and Community Renewal and HUD to explore ways to increase access to gap funding for rehabilitation and new construction projects;
- Continue to provide funding for rehabilitation projects to keep affordable housing stock in good condition and maintain homeownerships.
- Explore additional changes in the Zoning Code that will allow for higher density development in selected areas of the City;
- Incorporate “green” elements into rehabilitation and new construction projects to lower annual occupancy expenses; and,
- Support programs that will assist in the creation of jobs and improve the local economy.

Progress Schedule

Upon adoption of this FHAP, implement those strategies outlined in the Con Plan to address this impediment by creating newly rehabilitated and newly constructed housing units.

Implementation Lead and Support

The City's Fair Housing Coordinator will take the lead in facilitating these activities with the guidance and support from its partners (Stakeholders), as needed and appropriate. The Office of Community Development will provide the principal support for this activity.

Budget and Resource Commitment

The City of Kingston will use currently available financial, in-kind, and human resources in the initial implementation of the 2019 FHAP. Pending Kingston Common Council approval, or other approvals required, these resources include, but are not limited to, Community Development Block-Grant, Fair Housing Initiatives Program Grants, and other local resources including cash and in-kind donations and volunteer and intern assistance. It is the intent of the City of Kingston to continue to employ public/private partnerships to use its resources, to the maximum extent possible, to leverage private sector resources in the implementation of the 2019 FHAP tasks.

Monitoring and Evaluation

The City of Kingston will monitor and evaluate the progress made in the implementation of the 2019 FHAP and report this in the Consolidated Annual Performance Evaluation Report. HUD will also monitor the City of Kingston's effort in meeting the Progress Schedule.

Impediment #5: Shortage of Funding to Modernize Public Housing Units

The Kingston Housing Authority is experiencing the problem outlined in Impediment 5 first hand. The Authority owns and operates six aging public housing projects with a total of 481 units. Rehabilitation is greatly needed. Unfortunately, due to the imbalance between the cost of rehabilitation and the potential Net Operating Income generated from the rental of these units, the projects do not have the financial capacity to pay the debt service on the loans which would be required to make repairs.

As noted above, 441 of 481 units of housing managed by the KHA were built prior to 1975. The most recent complex, Brigham Housing, was built in 2001. Significant capital improvements are needed to address infrastructure needs in the complexes, especially the strong demand for accessibility retrofits. The KHA specifically cited the need for restoration and revitalization of complex roofs, apartment painting, sidewalk improvements, upgrades to heat and hot water

systems, new windows, and individual thermostats. The KHA also described the need for an engineering study for new underground and under building gas and water pipes.

Action Objectives

- Identify the repairs that need to be made in all KHA public housing units;
- Identify all available public resources that may be available to assist in funding the rehabilitation;
- Develop a presentation package to be given to the State Division of Home & Community Renewal and HUD; and,
- Secure approvals and financing to implement a 5 and 10 year rehabilitation and modernization strategy.

Action Tasks

- Identify needed capital improvements and establish short range and long range capital improvement programs;
- Explore alternatives to the current public housing model; and,
- Develop a financing strategy using currently available resources and promote that plan with both state and federal funding agencies;

Progress Schedule

- KHA is currently undergoing the following projects and planning to implement improvements: undergoing a modernization project at Colonial Gardens; installing new doors, roofs and gutters at Colonial Gardens Addition and Wiltwyck Gardens; and compiling capital needs plans for Stuyvesant Charter and Rondout Gardens.
- Within 120 days from the adoption of the Plan meet with the Kingston Housing Authority Board of Directors and the Board of Aldermen to discuss the need for the rehabilitation and modernization of the Authority's housing units;
- Within 365 days of the adoption of the Plan have the committee report to the Board of Directors and Board of Aldermen on a plan for achieving the goal of rehabilitating and modernizing the Authority's aging housing complexes;
- Within 720 days from the adoption of the Plan close on the first financing; and,
- Complete all of the improvements within 10 years.

Implementation Lead and Support