

RESOLUTION X of 2025

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK TO SUPPORT THE CREATION OF A NON-PROFIT TO IMPLEMENT A MIXED-INCOME PUBLIC DEVELOPMENT MODEL

Sponsored by: Community Development & Housing: Schabot, Tierney, Edwards, Hirsch, Pasti

WHEREAS, the City of Kingston faces an ongoing housing affordability crisis, requiring innovative and sustainable solutions to provide stable, equitable, and long-term housing options for residents across all income levels;

WHEREAS, a proposal has been made to establish a new non-profit organization affiliated with the City of Kingston (“the municipal non-profit”) to spearhead a new model for public development of mixed-income housing in the City of Kingston;

WHEREAS, the municipal non-profit will:

- partner with mission-driven private and non-profit developers to create new housing opportunities in the City of Kingston;
- identify opportunities to leverage publicly-owned land for mixed-income housing development and select a private or non-profit development partner through a competitive process; and
- establish a revolving loan fund which can make low-cost construction loans to finance the costs of development, allowing developers to avoid having to seek private equity and/or pursue limited public state or federal subsidies; and
- for each project launched under the model (each a “Project”), create a Housing Development Fund Company, pursuant to Article XI of the New York Private Housing Finance Law, that will hold title to the property; and
- ensure that each Project includes a mix of deeply affordable, affordable, and market-rate units, and that such affordability requirements will be permanently attached to the Project; and
- structure each Project to ensure that the non-profit retains the authority to guide policy and management decisions.

WHEREAS, under a separate resolution, the Common Council will establish a schedule of affordability terms applicable to Housing Development Fund Companies created under this model.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:

SECTION 1. That the Common Council of the City of Kingston supports the creation of the non-profit and implementation of a public mixed-income development model.

SECTION 2. That the Common Council of the City of Kingston calls for the bylaws of the municipal non-profit to provide a permanent seat on its Board of Directors for the Chair of the Common Council's Housing and Community Development, *Ex Officio*.

SECTION 3. That this resolution shall take effect immediately.

Submitted to the Mayor this _____ day	Approved by the Mayor this _____ day
of _____ 2025	of _____ 2025

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2025

THE CITY OF KINGSTON COMMON COUNCIL
HOUSING AND COMMUNITY DEVELOPMENT
COMMITTEE REPORT

DEPARTMENT: HOUSING INITIATIVES

DATE: _____

Description:

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON,
NEW YORK TO SUPPORT THE CREATION OF A NON-PROFIT TO
IMPLEMENT A MIXED-INCOME PUBLIC DEVELOPMENT MODEL**

Signature _____

Motion by _____

Seconded by _____

Action Required:

SEQRA Decision:

Type I Action _____

Type II Action _____

Unlisted Action _____

Negative Declaration of Environmental Significance: _____

Conditioned Negative Declaration: _____

Seek Lead Agency Status: _____

Positive Declaration of Environmental Significance: _____

<u>Committee Vote</u>	<u>YES</u>	<u>NO</u>
Steve Schabot, Chairman, Ward 8		
Michael Tierney, Ward 2		
Jeanne Edwards, Ward 4		
Michele Hirsch, Ward 9		
Sara Pasti, Ward 1		