

Village of New Paltz Affordable Housing FAQ

The Law

Where can I find the full text of the Village of New Paltz Affordable Housing law? The full section relating to affordable housing can be found on the village website here: [Chapter 132, Housing, Affordable](#).

What does the Village of New Paltz Affordable Housing law do? It is an inclusionary zoning statute. According to [City Lab, inclusionary zoning](#) is “*requires or incentivizes private developers to designate a certain percentage of the units in a given project as below market rate.*”

When was the Village of New Paltz Affordable Housing law enacted? February 2015

Does the Town of New Paltz have an Affordable Housing law? Not at this time, but expanding the law to the town is currently under consideration.

Affordable Housing

How is affordable housing broadly defined? To qualify for rental housing, family income must be at or below 60% of the Ulster County median income adjusted for family size. To qualify for purchased housing, family income must be at or below 100% of the Ulster County median income adjusted for family size.

How are affordable housing rents determined for rentals? The maximum monthly rent for an AH unit shall not exceed 1.75%, excluding utilities (gas, oil, electricity, water and sewage, common charges), or 2%, if utilities and common charges are included, of the multiple assigned to the number of bedrooms in the dwelling unit times the average of the last three-year median income levels published by HUD for the Kingston Metropolitan Statistical Area (MSA).

How are affordable housing sale prices determined for home purchases? The maximum sales price for an AH unit shall not exceed two times the maximum family income allowed for eligibility for a moderate-income family, as defined in this chapter, for the maximum-size family eligible for such units as specified in this chapter.

Why does village law rely on the Kingston-Poughkeepsie Metropolitan Statistical Area income levels to determine income eligibility?

The U.S. Department of Housing and Urban Development (HUD) publishes the annual area median income (AMI) and New Paltz is included in the Kingston-Poughkeepsie. This data is the standard in the affordable housing sector because it is the most reliable and valid data source available. HUD often uses an area larger than a single municipality to determine AMI because they anticipate that those searching for housing will look beyond individual places during their housing search. For New Paltz, the AMI is calculated based on all households in Ulster County.

What is the current Area Median Income published by HUD? The current AMI and income thresholds are updated annually and can be found on the Affordable Housing page on the village website.

How often is the AMI published? Annually each spring.

Eligibility

Who is eligible to be on the Affordable Housing applicant list? To qualify for rental housing, family income must be at or below 60% of the Ulster County median income adjusted for family size. To qualify for purchased housing, family income must be at or below 100% of the Ulster County median income adjusted for family size. To determine eligibility, refer to the current AMI and income thresholds which can be found on the Affordable Housing Eligibility Application on the village website.

How can I apply to be on the Affordable Housing applicant list? Applicants who believe their income qualifies can submit an Affordable Housing Eligibility Application on the village website. The Affordable Housing Board reviews all applications and will let applicants know if they have been rejected, need to supply more information, or have been added to the eligibility list.

How are eligible households placed in affordable housing units? When affordable housing units become available, the Affordable Housing Board reviews the eligibility list and connects the next eligible household to the developer. Ultimately, it is the developer's decision which applicants are accepted for rent or sale.

The Affordable Housing Board

What are the responsibilities of the board? The board:

- 1) Accepts and reviews affordable housing applications
- 2) Maintains an eligibility priority list (see above)
- 3) Certifies as eligible applicants for rental or sales of AH units and annually reexamines occupants' family income and assets.
- 4) Provides an annual report to the Village Board documenting current housing needs
- 5) Takes any other actions and promulgate rules to effectuate the purpose of the affordable housing law, subject to approval of the Village Board,

Who can serve on the affordable housing board? Members must be residents of the Village of New Paltz and eligible to vote in Village elections. The term of each appointment is three years.

Who are the current members of the board? The current membership roster can be found on the Affordable Housing Board page on the village website.

Are there currently any open seats on the board? If there are any vacant seats it will be noted on the membership list that can be found on the Affordable Housing Board page on the village website.

When does the board meet? Regular meetings are quarterly on the fourth Tuesday of the month. Occasionally there are meetings between quarterly meetings, for workshops on specific topics or to approve additions to the eligibility list that cannot wait until the next quarterly meeting. Please check the village calendar for specific dates.

Annual Report Findings

What is included in the annual report? The report includes:

- 1) The number of applicants on the eligibility priority list
- 2) The affordable housing stock in the village as of the time of the report
- 3) The number of affordable housing units currently filled by purchase or rental and the number of vacancies.

Where can I find the annual report? The current annual report can be found on the Affordable Housing Board page on the village website

Planning Board

What do planning board applicants need to know about the law? Applicants who propose a development of ten units or more are required to set aside at least 10 percent of all units as affordable housing units. Applicants who set aside more than 10 percent qualify for a density bonus.

What is a density bonus? Applicants with qualifying developments who set aside more than 10 percent of their units shall be entitled to increase their total density equal to the number of additional AH units proposed over 10% on a one-for-one basis.

Who should planning board applicants contact for more information about the affordable housing requirements and process? Applicants with developments that include ten or more units should contact the Building Dept at 255.3055.