

**Appendix V: Public Meeting-Public Feedback Materials**  
***Ulster County Housing Strategies Report***  
**Ulster County Housing Consortium**  
**June 30, 2005**

Over the course of this project, there were a total of three public meetings-presentations held to engage stakeholders and the general public in a structured dialog and encourage feedback on the findings and recommendations of this study. This appendix provides information and materials pertaining to those public forums-meetings.

**The Forums-Meetings.**

The first public meeting was held on April 19, 2005 at the Ulster County Community College campus in Stone Ridge, New York. Discussion groups followed a formal presentation of the research findings where participants were asked to prioritize an inventory of “best practices” options for addressing the identified housing issues in “Big Deal” method-structure. The second public forum was a presentation, question and answer, and a solicitation of formal public feedback (via the project feedback form) at the April 26, 2005 annual meeting of the Rural Ulster Preservation Company (RUPCO). The third public forum was a public hearing held on June 23, 2005 in the chambers of the Ulster County Legislature. Discussion followed to solicit structured citizen feedback in a “World Café” format. Citizen feedback was then synthesized and incorporated as appropriate into the study research and analysis and final report.

**Copies of Selected Public Forums-Meetings Materials.**

**a. World Café Questions.**

Strategy Recommendation 1:

*Implement a Concurrent Public Education Campaign to Address Not-In-My-Backyard (NIMBY) Syndrome*

**Question: How can we increase awareness of housing issues in the county in a way that will help address Not-In-My-Backyard (NIMBY) sentiments?**

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Strategy Recommendation 2:

*Implement a Countywide “Housing-Friendly” Zoning Policy*

**Question: What would a “housing-friendly” zoning policy look like?**

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Strategy Recommendation 3:

*Explore the Establishment of a County Land Trust to Support Affordably-Priced Housing Development and the Preservation of Land.*

**Question: What would be the ideal balance of housing development and preservation of land? - OR - How do you envision an ideal community that has adequate housing and protected green space?**

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Strategy Recommendation 4:

*Implement a Cooperative Program of Public Facilities Expansion for Housing Which Leverages Current and Prospective Public Infrastructure Investments*

**Question: How can we encourage communities to best use existing infrastructure (water, sewer, roads, etc) and/or expand responsibly for housing?**

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Strategy Recommendation 5:

*Implement a Fair Share Housing Alternative Which Represents A “Best-Fit” for the County*

**Question: How would you implement a “fair share” approach to housing in Ulster County?**

**b. World Café Discussion Group Responses**

**Question #1: How can we increase awareness of housing issues in the county in a way that will help address Not-In-My-Backyard (NIMBY) sentiments?**

- Have a meeting with towns to promote affordable housing with facts and a map that shows other towns that have stepped up to the plate with housing issues.
- Talk about housing issues in terms of what it means to specific communities and the people that live and work in them.
- Find a way to get beyond “I don’t want my community to change.” Study what can be the change impact.

**Question #2: What would a "housing-friendly" zoning policy look like?**

- Clustered or targeted zones in hamlet centers with infrastructure with increased density
- Density bonuses
- Inclusionary zoning
- Market-driven incentives
- Something that educate people that higher density doesn't necessarily cause problems if handled carefully.
- 10% of all development geared toward affordable housing

**Question #3: What would be the ideal balance of housing development and preservation of land?**

- Preservation of land and good design that is in harmony with nature and housing developments are not mutually exclusive. Even affordable low-cost housing can respect environmental issues.

**Question #4: How can we encourage communities to best use existing infrastructure (water, sewer, roads, etc) and/or expand responsibly for housing?**

- In this community where development expands horizontally, we need to begin thinking vertically.
- Develop a plan to involve and education them
- Incentives from county, state, feds, in conjunction with solid master planning

**Question 5: How would you implement a "fair share" approach to housing in Ulster County?**

- I would mandate a minimum of 15% of all units above six, in exchange I would favor developers with density bonuses. I would be inclined to limit affordability bands on rentals to 60%; homebuyers 80-120% of AMI.
- Education
- This is a tough one – involvement is the key to success

- Fair share must be based on community need, will for development and feasibility

**c. Results of the April 19, 2005 Public Forum**

**Ulster County Housing Study  
April 19, 2005  
Summary of Prioritization Exercise**

<b>Top Issues Overall (NOT RANKED)</b> <i>(Issues that emerged most often as the #1 issue of the 22 presented.)</i>		
PE4 - "Fair Share" Approaches Z3 - Accessory Units Z9 - Leveraged Expansion of Public Facilities/Infrastructure LP1 - Mixed-Use, Mixed-Income Developments Z1 - Inclusive Zoning Z2 - Density Bonuses PE6 - Cost Analysis of Not Building Affordable Housing		
<b>Relative Importance of Issues Overall (RANKED)</b> <i>(Based on a weighted average of number of times ranked 1st, 2nd, 3rd.)</i>		
1. Public Education/Community Leadership 2. Zoning Initiatives 3. Land Planning		
<b>Individual Group Breakdown</b>		
<b>Facilitator: Jennifer</b>		
<b>Group 1</b>	Top Issue	PE4 - "Fair Share" Approaches
	CWGs Ranked	1. Zoning Initiatives 2. Land Planning 3. Public Education/Community Leadership
<b>Facilitator: Paula</b>		
<b>Group 2</b>	Top Issue	Z9 - Leveraged Expansion of Public Facilities/Infrastructure
	CWGs Ranked	1. Public Education/Community Leadership 2. Zoning Initiatives 3. Land Planning
<b>Facilitator: Tim</b>		
<b>Group 3</b>	Top Issue	PE4 - "Fair Share" Approaches
	CWGs Ranked	1. Public Education/Community Leadership 2. Zoning Initiatives 3. Land Planning
		<b>Note:</b> "Zoning Initiatives" never ranked last. "Land Planning" never ranked first.

d. Copy of the Project Public Comment-Citizen Feedback Form

## ULSTER COUNTY HOUSING STUDY FEEDBACK FORM

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### Ways To Get Involved:

Give feedback.  
Tell us what you think.  
Come to the next community forum.

### Where can I get more information?

Call: (845) 340-3340  
Email: [planning@co.ulster.ny.us](mailto:planning@co.ulster.ny.us)  
Visit: [www.co.ulster.ny.us/planning/](http://www.co.ulster.ny.us/planning/)

### Please answer the following questions:

Did you find that the information presented was clear and understandable?

Was there anything missing?

What else do you need to know to make an informed decision?

What solutions do you think are most likely to make a difference?

### Please fill out this form to get involved or if you have any questions or comments:

My Name \_\_\_\_\_

Address \_\_\_\_\_

Phone number (Daytime) \_\_\_\_\_ (Evening) \_\_\_\_\_

E-mail address \_\_\_\_\_

Comments or Questions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### I am interested in getting involved in working on this issue:

Other: \_\_\_\_\_

\_\_\_\_\_

*Please return this form to: Ulster County Planning Board,  
P.O. Box 1800, Kingston, NY 12402*