

Golden Hill Housing Development – Process and Timeline

Revised July 15, 2020

In Resolution No. 179 of May 19, 2020, the County Legislature requested the County Executive to inventory existing County-owned lands that no longer serve a county purpose to ascertain if they are suitable to meet the County's housing goals. Responsive to that request, the Executive identified the site of the former county jail on Golden Hill as a suitable site and released a request for qualifications to solicit and gauge interest from developers and concept plans for development of housing on the site. This memo reviews the project goals, timeline, and process for discussion with the County Legislature.

Project Goals: The RFQ established the following project goals, to be addressed by the developer:

- Create residential opportunities within a range of income levels in the County with availability to all generations;
- Provide a broad level of affordability for new housing development to ensure access to affordable housing by lower income households while meeting affordable workforce housing needs and including supportive housing;
- Include with the project needed support and recreation amenities that meet the needs of the population mix;
- Identify, and if practical, create space for commercial opportunities and community programming particularly appropriate to the site's setting among nursing and mental health related facilities;
- Ensure seamless access to public transit and include pedestrian/cycling connections;
- Recognize the site's assets particularly views of the Catskills while overcoming its challenges such as grades and access; and
- Meet the County's goals for a Green New Deal with the use of renewable energy and the utilization of green building practices in both materials and design.

Timeline Overview:

An aggressive timeline for moving this project forward is driven by two considerations. First, the urgent and growing need for an increased housing supply in our communities. Second, the anticipated timeline for developer submission of a Low Income Housing tax credit funding request, which we anticipate the developer will want to seek in order to finance the project. The solicitation for this has not been released yet, but based on previous years' experience we would expect it to be due in October 2020. We recognize this solicitation may not occur this year but are trying to enable the selected developer to be ready to apply if it does.

A draft timeline of the full process is below. If everything moves ahead smoothly, occupancy would be spring of 2023.

Action Steps:

The property will need to be surplused to an LDC in order to execute development agreements with the developer and ultimately transfer the property per the agreements. We will create a new local development corporation (LDC) for this purpose, tentatively named Ulster County Housing

Development Corporation, pending name search. The resolution to surplus will include the project goals from the RFQ listed above.

The LDC board will review submissions received in response to the RFQ, select a developer, and execute all agreements with the developer. The Board will be appointed in conjunction with the Legislature, as follows.

The County Executive, will appoint three members:

- One member of the Executive office staff,
- One member of the Planning Department, and
- One member of the Ulster County Housing Advisory Committee. This member will serve as the Independent Director, as required by the Public Authorities Accountability Act and Public Authority Reform Act.

The County Legislature will appoint two members, one to be appointed by the Chair of the Legislature and one by the Minority Leader.

These arrangements for appointment of directors will be spelled out in the LDC bylaws.

Draft Overall Schedule:

1. Statements of qualification due. (Five submissions were received.) **June 25, 2020**
2. Create single-purpose LDC to receive property and appoint board. File Certificate of Incorporation, hold initial meeting, adopt bylaws and appoint directors. **July/August 2020**
3. Resolution to hold public hearing on surplus of property **July 18, 2020**. Public hearing to be held **August 11, 2020**
4. Surplus of Property to LDC **August 18, 2020**
5. Submittal of Funding Requests by Preferred Developer **October 2020**
6. Agreements between the LDC and the Developer **September – November 2020**
7. Development Approvals City of Kingston **December 2020 - August 2021**
 - a. Rezoning will be needed – resolution currently pending before Common Council supporting rezoning
 - b. Subdivision approval
 - c. Site plan/special permit
 - d. SEQRA review and address site access and traffic concerns
8. Construction Start if funded **Fall 2021**
9. Anticipated 18-month construction. Scheduled occupancy **Spring of 2023**