

Benefits of: Targeted New Housing Locations

TARGETED NEW HOUSING LOCATIONS AND RESIDENTIAL DENSITY:

An approach to guide the location of new housing to provide multiple benefits and efficiencies for the community.

COMMUNITY CONCERN:

A common concern related to the creation of new workforce and affordable housing is the associated increases in residential density and negative impacts. Community members often voice concern about impacts such as increased traffic, more demand on services, and a change in community character. To address these issues, communities should take a proactive approach to guide development to locations in the municipality where new housing density provides multiple benefits (see below) and is most suitable. Preemptively identifying strategic locations for increased density leads to better outcomes for the community.

Benefits Of Targeted New Housing Include:



PRESERVATION OF OPEN SPACE

Targeting the development of new housing in specific areas allows for more open space to remain undeveloped. Open space is important to communities of all types. In more developed communities, there may be limited open space so protecting what remains is critical. In less

developed municipalities, the rural environment is often considered a core component of community identity, making the preservation of open space a significant priority.

UTILIZATION OF EXISTING INFRASTRUCTURE

Many communities in Ulster County have limited public sewer and water infrastructure. Targeting the development of housing in or near town centers that have existing infrastructure can lower the cost of construction and speed up the development process. Places with existing infrastructure tend to already be more developed than surrounding areas. This improves the chances that additional housing and density will align with existing development patterns.

EFFICIENT DELIVERY OF SERVICES

Locating new housing in and near town centers creates more accessible and efficient delivery of services in concentrated geographic areas. This efficiency also supports the establishment of services that might not otherwise be available in the absence of density. For example, public transportation becomes more efficient and viable with increased residential density.

ECONOMIC AND CULTURAL VIBRANCY

Neighborhoods with higher residential density and a mix of uses are essential for the establishment and survival of many commercial establishments, and cultural institutions that rely on foot traffic. Locating new housing in and near town centers also supports the establishment of and financial sustainability of public services such as libraries, and public transportation.

COMMUNITY AND SOCIAL BENEFITS

Neighborhoods with higher residential density help create and maintain a sense of community by fostering social interaction and the creation of neighborhoods. Connections and relationships made with nearby neighbors can improve community safety and create social safety nets as the community looks out for one another's well-being.



REDUCED ENVIRONMENTAL IMPACTS

Housing development in more suburban or rural areas lends itself to larger lots and more paved (impervious) surfaces such as roads, driveways, and parking lots which create stormwater runoff issues. Locating new housing in and near town centers allows for less reliance on cars, less impervious surfaces, and fewer resources spent on property maintenance.