

**Dutchess County Planning Board
MINUTES – April 27, 2022**

Present

Gary Baright, in-person
Dale Culver, virtual
Phil DeRosa, in-person
Edith Greenwood, virtual
Hans Klingzahn, in-person
J. Patrick Lambert, in-person
James Nelson, virtual
Jill Way, virtual
Rick Wilhelm, virtual

Absent

Ryan Arket
Ken Migliorelli
Randall Williams

Linda Fakhoury, *County Attorney Liaison*, in-person
Ed Hauser, *County Legislative Liaison*, virtual
Brad Barclay, *Staff*, in-person
Jen Coccozza, *Staff*, in-person
Heather LaVarnway, *Staff*, in-person
Anne Saylor, *Staff*, in-person
Dylan Tuttle, *Staff*, in-person
Eoin Wrafter, *Staff*, in-person

Hans Klingzahn called the meeting to order and a roll call was taken.

Approve Minutes from February 9, 2022 Meeting

A motion to approve the minutes from February 9, 2022 without changes was made by Pat Lambert and seconded by Gary Baright.

With no nays, the motion passed, and the minutes were adopted.

2020 Census Insights:

Dylan Tuttle - Planner, gave a presentation about the 2020 Census. One issue that was noted has to do with group quarters, such as prisons and universities. There was a geolocation error at Fishkill Correctional resulting in the population incorrectly being placed in the Town of Fishkill instead of the City of Beacon. But more significantly, school dorm counts were extremely low due to poor communication from the census bureau and reporting errors. Colleges and boarding schools should have reported the number of students that would have been on campus were it not for the pandemic. This underreporting impacted populations, which impacts funding. The county is submitting correction requests for these issues.

One of the takeaways that Dylan presented is that the population of Dutchess County is basically flat, but appears to be shifting. For the most part, the rural east and northern parts of the county declined, but the southwest part of the county grew. Another takeaway is that Dutchess County appears to be getting more diverse, with the percentage of those identifying as “white only” declining

by 10%, though part of the change could be due to changing self-perception. The percentage of the population that identifies as only *or partially* white declined by 4.4%, which is in line with the national trend and is likely closer to the actual change in the makeup of our population. A third takeaway is that household size continues to decline so although the population is flat, we are occupying more housing units.

Dylan encouraged Planning Board members to contact him for assistance if they have specific questions or would like advice on using the census data.

Housing Initiative Updates

Heather LaVarnway - Senior Planner, and Anne Saylor - Deputy Commissioner for Housing, presented the findings and recommendations of the Dutchess County Housing Needs Assessment, which was released on April 6th and developed with assistance from consultant czbLLC. Among other things, the analysis revealed that the county is aging faster than the national average, incomes have not kept pace with increasing housing costs, cost burdens for renters have risen for all income categories, and there is a widening income gap. It also revealed that the group with the greatest need appears to be rental households that earn \$50k or less annually so proposed housing interventions are focused on that group. It was determined that approximately 2,155 interventions over the next 20 years will be needed to address the needs of those households. An intervention is anything that contributes to the affordable housing count. The consultants were asked to determine how to distribute the interventions fairly throughout the county based on the distributions of all households, rental households that earn less than \$50k annually, and jobs. The suggested fair share distribution was shared with the Planning Board. The report recommended that the County consider creating a Housing Trust Fund and add \$2M per year for the next 20 years to help pay for, and leverage other funds in support of, the interventions. The County Executive has proposed creating a pot of \$20M initially, \$13M of which would go towards policies and suggestions in the report, in addition to adding \$2M annually to a Housing Trust Fund. Different types of interventions could include building more affordable housing, rehabbing existing housing and attaching affordability restrictions, creating local inclusionary policies, offering subsidies for inclusive units in new developments, or offering subordinate second mortgages to help lift some renters into homeownership.

Partnership for Manageable Growth Updates

Brad Barclay shared an updated version of the Dutchess County Criteria for Vacating PMG Awards with the Planning Board via email. During the meeting, he explained that it will be used as a procedure instead of being adopted as a policy.

Three projects recently vacated their awards, Lopane, Brittany Hollow, and Perotti Farms. All of the decisions were made for financial reasons. There was also an illness that led to estate planning issues. The money from those awards will be returned to the fund. Another solicitation for projects will go out on May 5th and the funds available include what was returned by the three farms whose awards were vacated.

Brad also sent a PMG timeline for 2022 which he briefly discussed with the Planning Board. The timeline starts with the announcement of the 2022 PMG solicitation by the County Executive through the approval of the applications and awards.

Hans Klingzahn asked if any other projects were near closing and Brad responded that the Seven Wells project will close on May 18th.

Commissioner's Update

Eoin Wrafter shared a few brief announcements with the Planning Board:

- There has not been much of a change in the number of referrals received thus far;
- The Housing Initiative is ongoing so updates will be shared with the Board as they become available;
- Brad Barclay, Shelby Frangk, and Devin Rigolino will continue to work on the Natural Resources Inventory and it will likely lead to more work on solar and other renewable energy sources.

Other Announcements/Questions

Brad announced that Camp Nooteeming has been purchased by the County.

Correspondence

Hans Klingzahn received correspondence to his home email address from MTA regarding notification of SEQR actions. According to the email, it was sent to all municipalities in the Metro-North Railroad service area. Eoin also received the email and will report back on it when he has more information.

Adjournment

The next meeting will take place on July 13, 2022 for PMG field visits.

Pat Lambert made a motion to adjourn the meeting; Phil DeRosa seconded, the motion passed, and the meeting was adjourned.

Respectfully submitted,

Charonique Roberts