



NEWS FROM  
**ULSTER COUNTY**  
County Executive Jen Metzger

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**Contact:** Amberly Jane Campbell, Assistant Deputy County Executive  
(845) 340-3800 x8958 / [acam@co.ulster.ny.us](mailto:acam@co.ulster.ny.us)

## **Ulster County and Partners Announce Housing Lottery Opening for Golden Hill Apartments**

**KINGSTON, NY** - Ulster County Executive Jen Metzger, together with New York State Homes and Community Renewal (HCR), and project co-developers Pennrose and Family of Woodstock, announced today the opening of the housing lottery for Golden Hill Apartments, a 164-unit affordable housing community located in Kingston. [Applications](#) are being accepted now, and will close on October 7, with the lottery scheduled for October 21.

The Golden Hill Apartments, constructed on a 20-acre property that was once the site of the Ulster County Jail, will be an intergenerational community for families, seniors, and households. The planned development includes childcare, a community garden, playgrounds, supportive services, and a community gathering space and fitness center. It is conveniently located near public transit and the Wallkill Valley Rail Trail.

Apartments are available to households earning between 30 and 80 percent of the area median income, with nearly half of the apartments reserved for senior households aged 62 and older. Family of Woodstock will provide supportive services, including case management and care coordination, crisis intervention, and financial counseling. All residents will have free broadband internet access.

The buildings are all-electric and designed to meet high energy efficiency and green design standards, maximizing benefits of solar heat gain in winter and solar shading in summer and utilizing high-performance windows. The project also includes a 700-kilowatt solar photovoltaic system installed on the building rooftops to generate renewable energy.

“We are thrilled to announce the opening of the housing lottery for Golden Hill Apartments, a transformative mixed-use project that represents the very best of what community

development can be,” **said Ulster County Executive Jen Metzger.** “This is a deeply affordable, climate-responsible development that will provide safe and welcoming homes for families, seniors, and those in need of support. I want to thank New York State Homes and Community Renewal, Pennrose, Family of Woodstock, and all of our partners for their tireless work and commitment to making this vision a reality. I also want to thank Governor Hochul and the Momentum Fund for their critical support in helping us bring this project to life.”

"New York is committed to expanding access to affordable homes in Kingston and across the state,” **said New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas.** “With support from an \$80 million investment from HCR, Golden Hill is turning vacant land into a 164-unit multi-generational community for seniors, families, and households in need of support services. We are proud that families can now apply to live in Golden Hill through our online portal. We are grateful to Governor Hochul for her leadership on combating the housing crisis and we thank our partners including Ulster County, the city of Kingston, and Pennrose.”

Financing for Golden Hill includes support from New York State Homes and Community Renewal’s Federal and State Tax Credit programs that generated approximately \$41 million in equity, \$42 million in housing bonds, and \$8.7 million in HCR subsidy.

“The opening of the Golden Hill housing lottery represents the final step towards welcoming Kingston residents into their brand-new homes and realizing our vision of a sustainable, diverse community,” **said Dylan Salmons, regional vice president at Pennrose.** “Through strong partnerships and thoughtful planning, Golden Hill is meeting this area's growing need for affordable housing and laying the groundwork for a connected, inclusive neighborhood.”

“Golden Hill Housing is a project the County envisioned to begin to address the urgent need for housing that is affordable for families and individuals who work and live in the County,” **said Michael Berg, Executive Director of Family of Woodstock.** “Family is very proud to have played a part in the development and will be sponsoring 48 units of permanent supportive housing as part of the project.”

The housing lottery application is now available at [tinyurl.com/GoldenHillLottery](https://tinyurl.com/GoldenHillLottery). Each household should submit one pre-application by clicking the “Apply Now” link, which redirects to the NYS Housing Search portal for online submission. For those preferring a paper application, a downloadable PDF is available and may be submitted via email: GoldenHill@pennrose.com, fax: (845) 422-9948, or by mail to: Pennrose, Attn: Golden Hill, 1301 N. 31st Street, Philadelphia, PA 19121.

All pre-applications must be submitted online or postmarked by October 7, to be entered into the lottery. The lottery will take place virtually via Microsoft Teams at 10 a.m. on October 21, with a link available at [GoldenHillApts.com](https://www.GoldenHillApts.com). (Attendance is not required.) The full application and interview process will begin immediately following the lottery with all eligible applicants catalogued into their lottery selection slot.

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