**ULSTER COUNTY HOUSING DEVELOPMENT CORPORATION**

**MINUTES**

**August 24, 2021 3:00pm**

A meeting of the Ulster County Housing Development Corporation was held at 3:00 pm., Wednesday, August 24, 2021 at 244 Fair St, Kingston, NY

The following members were present.

Evelyn Wright Chairman

David Donaldson Vice-Chair

Dennis Doyle Secretary

Hayes Clement

Other attendees:

Richard Williams County Attorney’s Office

Patricia Doxsey Daily Freeman

Alicia DeMarco Comptroller’s Office

Ellen DiFalco

Joseph DiFalco

The meeting was called to order by Evelyn Wright @ 3:21 pm

**Motion:** Dennis Doyle seconded by Hayes Clement motioned to approve 04/28/2021 minutes.

**Vote:** The motion was adopted unanimously.

**COMMUNICATION AND ANNOUNCEMENTS**

Richard Williams gave an overview of upcoming annual Authorities Budget Office/PARIS reporting compliance requirements. He is working with Evelyn Wright and the Finance Department on this. Also Board members are reminded of the need to complete Authorities Budget Office training. They should forward the certificate of completion from ABO to Evelyn Wright.

**COMMITTEE REPORTS**

None

**NEW BUSINESS**

GOLDEN HILL PROJECT UPDATES

Pennrose has begun the community engagement process for the Golden Hill development with a virtual workshop on July 27. The first in-person workshop is scheduled for Sept 1. Pennrose will also address the Chamber breakfast on Sept 21.

The Board discussed in-person versus virtual formats for the following session, and agreed to request Pennrose add an additional virtual workshop while continuing to plan for an in-person session, pending ongoing review of the public health situation.

ADDITIONAL COUNTY PROPERTIES FOR HOUSING DEVELOPMENT

Dennis Doyle provided an overview of four single-family home properties that were pulled from the County tax auction in June for potential use for affordable home ownership. The County has a long-standing practice of pre-auction screening of foreclosure-eligible properties for community benefit, in the past including open space, renewable energy development, and other County purposes. Based on the Legislature’s May 2020 request to examine County properties suitable for housing development, these four properties were identified.

Doyle explained that these properties could be returned to the market as affordable home ownership in similar way to a land bank, as follows. If the Legislature chooses to surplus these properties to the Housing Development Corporation for this purpose, the Corporation could then issue a Request for Proposals to select a development partner – likely a non-profit, due to the need to secure grant funding – to rehab the properties and market them as affordable single family ownership via a deed restriction for a specified number of years, performing all needed income qualification. Unlike a land bank, this process would require Legislative resolution to surplus on a per-property basis.

The Board asked Evelyn Wright and Dennis Doyle to discuss this with the Legislative Economic Development committee.

**OLD BUSINESS**

None

**Motion:** David Donaldson seconded by Hayes Clement moved to adjourn at 4:24 pm.

**Vote:** The motion was adopted unanimously.