



NEWS FROM
ULSTER COUNTY
County Executive Jen Metzger

******For Immediate Release******

Date: Monday, September 9, 2024

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Applications Open Sept. 17 for \$5M in Grants to Homeowners for 'Plus One' Home Program

PUBLIC WORKSHOPS PLANNED FOR INCOME-QUALIFIED HOMEOWNERS TO BUILD AFFORDABLE ACCESSORY DWELLING UNITS

KINGSTON, NY – Ulster County is partnering with RUPCO and eight municipalities to launch Round 2 of the 'Plus One' Accessory Dwelling Unit (ADU) Program, which provides financial assistance to Ulster County homeowners for the construction or rehabilitation of code-compliant ADUs. The program is made possible through a \$5 million award secured by the Ulster County Planning Department from New York State Homes and Community Renewal.

The partnering municipalities include the City of Kingston, Towns of Lloyd, Rosendale, Saugerties, Ulster, Woodstock, and Villages of Ellenville and New Paltz. Partnering municipalities were selected due to their ADU-friendly zoning policies and access to public water and sewer systems, which significantly enhances ADU feasibility and cost-effectiveness. Applicants' properties must be located in one of these eight municipalities to qualify for funding, with approximately five grants awarded to homeowners in each municipality.

Applications for Round 2 of the program will open on September 17 and close on November 18. The program has a priority application window of October 14; applications submitted on or before October 14 that are "shovel-ready" projects (i.e., where the homeowner is prepared to submit or has submitted planning/building permits for the project) will be prioritized for funding. Applications can be found on the RUPCO website, here: <https://rupco.org/plusone>.

Eligible homeowners earning 100% or less of Ulster County's Area Median Income (i.e., \$111,700 for a 4-person household, \$78,200 for a 1-person household), can apply for up to approximately \$125,000 for ADU construction or rehabilitation through the program. In return, participants agree to rent the unit at an affordable rate (Fair Market Rent) to income-eligible

tenants for a minimum of 10 years. Priority will be given to households who choose to rent to residents earning up to 60% of Ulster County Area Median Income. Homeowners can also use the unit to house a family member.

To learn more about the program and how to apply, the Ulster County Planning Department will be hosting a series of workshops in September and October for interested homeowners:

- Village of New Paltz and Town of Lloyd ADU Workshop – Wednesday, September 18, 7 PM at the Village of New Paltz Town Hall, 25 Plattekill Ave, New Paltz
- Town of Rosendale – Tuesday, September 24, 6 PM at the Rosendale Community Center, 1055 NY-32, Rosendale
- Village of Ellenville – Wednesday, September 25, 6 PM at the Ellenville Village Office - Public Meeting Room, 2 Elting Ct #2, Ellenville
- City of Kingston and Town of Ulster ADU Workshop – Thursday, September 26, 6 PM at the Kingston Library, 61 Crown St, Kingston
- Town of Woodstock – Tuesday, October 1, 6 PM at the Woodstock Community Center, 56 Rock City Rd, Woodstock
- Town of Saugerties – Monday, October 7, 6 PM at the Saugerties Library Community Room, 91 Washington Ave, Saugerties

Additionally, on Sept. 17, at 7 PM, the Ulster County Legislature will hold a public hearing on the passage of Real Property Tax Exemption 421-P*2, which would provide a 5-year tax exemption on the capital improvements associated with the construction of an ADU.

“This program is a big win for our communities, expanding housing availability while also providing homeowners with supplemental income to pay the bills,” **said Ulster County Executive Jen Metzger**. “We’re happy to once again partner with RUPCO in administering this program, and we thank the New York State Homes and Community Renewal for the \$5 million award, and to the Ulster County Planning Department for our successful application.”

“The ADU 'Plus One' program is a great way for homeowners to benefit while also helping to chip away at the housing crisis,” **said Abe Uchitelle, Ulster County Legislator and Chair of the Health, Human Services and Housing Committee**. “It's a true team effort between property owners, local municipalities, and the County — a win-win-win.”

“One of the most effective methods of building affordable housing is expanding the number of Accessory Dwelling Units in the County. In many municipalities, residential properties have the right to have either an attached or detached ADU. However, one of the barriers to adding an ADU is the upfront construction cost. The ADU ‘Plus One’ program can help homeowners to

overcome this barrier,” **said Ulster County Legislator Jeff Collins.** “While the ‘Plus One’ program will not solve our housing affordability issues, it is a powerful tool that can help existing homeowners while providing additional housing.”

“We are thrilled that Ulster County is continuing the ‘Plus One’ program to support low- and middle-income families to build accessory dwelling units and create affordable housing,” **said Kingston Mayor Steve Noble.** “Kingston is proud to be one of the eight communities that welcomes ADUs and the opportunity to create density. Thanks to County Executive Jen Metzger and RUPCO for partnering with us on this program!”

Before applying for the grant, applicants are expected to carefully consider the siting, design, construction, and permitting of the ADU as well as potential additional financing beyond the grant needed for construction. Homeowners interested in the program should first reach out to their local planning and/or building department to confirm whether they are permitted to build an ADU on their property as well as what siting and design criteria they will need to meet based on their specific property.

BACKGROUND:

In Round 1 of the Ulster County ‘Plus One’ ADU Program, 14 recipients were selected from a pool of over 100 applicants. During Round 1 of the program, a design competition was held to create low-cost and sustainable ADU building plans. Thanks to funding from the City of Kingston's American Rescue Plan Act (ARPA), these resources are freely available to all Ulster County residents and can be found here:

<https://engagekingston.com/adu-design-competition>.

An Accessory Dwelling Unit (ADU) refers to all forms of additional housing units on residential properties, which can be either attached (internal) to the primary residence (like a basement apartment) or detached (external) from it (such as a garage conversion or cottage). ADUs offer numerous benefits, including providing rental income to homeowners and offering affordable housing options for renters within residential neighborhoods. Additionally, ADUs can support older residents in aging in place by providing a suitable living arrangement. The ‘Plus One’ ADU Program prioritizes expanding access to equity-building tools, such as secondary rental apartments, particularly for low and moderate-income homeowners. Emphasis is placed on supporting historically disadvantaged communities and locations with existing water and sewer infrastructure.

The ‘Plus One’ ADU Program aligns with the County and State's aim to reduce greenhouse gas emissions by 85 percent from 1990 levels by 2050. Secondary apartment units typically require fewer building materials, energy, and land than traditional home construction

methods. Additionally, when situated in or near towns and village centers, ADUs can enhance opportunities for walking, biking, and accessing public transit services compared to traditional single-family homes. To discover more about the 'Plus One' ADU Program, visit <https://participate.ulstercountyny.gov/plus-one>.

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