



NEWS FROM
ULSTER COUNTY
County Executive Jen Metzger

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Ulster County Executive Jen Metzger Announces 2025 Funding Opportunity for Housing Projects Supporting Affordability

UP TO \$1 MILLION ALSO AVAILABLE FOR EMERGENCY AND SUPPORTIVE HOUSING

KINGSTON, NY - Ulster County Executive Jen Metzger has announced that the Ulster County Housing Action Fund (HAF) will open its second funding round on March 7, with applications due by May 16. The HAF will be accepting applications for a wide variety of project types intended to support construction, development, revitalization and preservation of housing that is both affordable and sustainable. For Round 2, the County will also offer up to \$1 million for emergency and supportive housing projects.

The Ulster County Planning Department will host a **virtual webinar on March 18 at 6 PM** to provide details about the HAF and the application process and to answer questions. To register for the webinar, visit

<https://ulstercountyny.zoom.us/meeting/register/via0J376QZ-3LXVbVm-lzg>

The maximum grant amount and targeted affordability level for projects varies depending on the housing category. In general, the fund focuses on serving households making up to 80% of Ulster County Area Median Income (i.e., \$89,350 for a 4-person household, \$62,550 for a 1-person household). In exchange for receiving grants, housing projects funded through the HAF will be required to keep housing units affordable for a minimum of 50 years with a priority for projects that keep the housing permanently affordable. For full details and application materials, visit <https://participate.ulstercountyny.gov/housing-action-fund>.

For Year 2, the following housing project types are eligible for funding:

- Development of new **rental housing** that is affordable to households earning up to 80% of Ulster County area median income.
- New affordable **homeownership opportunities** for households earning up to 80% of Ulster County area median income.
- Housing Co-ops and Community Land Trusts: Preservation of existing affordable housing that will be owned and operated by tenants or in collaboration with a community land trust or non-profit organization.
- Funding for emergency and supportive housing projects.
- Funding for infrastructure that would directly support the development of affordable housing.

“Everyone in Ulster County should have a home they can afford, and we created the County Housing Action Fund to catalyze development of the quality housing we need around the county,” **said County Executive Jen Metzger**. “We funded five great projects last year that are creating nearly 120 high-quality, energy-efficient, affordable homes, and I hope to see another great mix of housing proposals submitted in the coming months. In addition to supporting housing for rent and for home ownership, we also encourage applications for innovative emergency and supportive housing projects and are committing up to \$1 million per project to meet this need.”

"I am excited to open up Round 2 of the Housing Action Fund and continue our great work," **said Kai Lord-Farmer, Senior Planner and HAF Administrator in the Ulster County Planning Department**. "My mission is to ensure that the HAF remains a sustainable and reliable local funding source that developers big and small can use to build affordable housing of all types for today, tomorrow, and far into the future."

"Access to safe, affordable housing is fundamental to a thriving community," **said Ulster County Legislative Chair Peter Criswell**. "The Ulster County Housing Action Fund is a critical tool in addressing our housing crisis, ensuring that working families, vulnerable residents, and our local workforce have stable places to call home. I strongly encourage developers, nonprofits, and community leaders to apply for this funding and bring forward innovative, sustainable housing solutions that meet the needs of our residents. Together, we can create lasting, equitable change for Ulster County."

The clearest path out of Ulster County’s housing crisis is the creation of more units of affordable housing,” **said Ulster County Legislator and Majority Leader Abe Uchitelle**. “We know that this process works, and I’m excited to see what projects we might help get off the ground with this second round of funding.”

Background

In August 2023, the Ulster County Legislature approved a proposal by County Executive Metzger to create a \$15 million Housing Action Fund to support the creation of healthy, energy-efficient, and climate-responsible housing units that serve households making up to 80% of Ulster County Area Median Income, with an emphasis on housing that serves the county's most vulnerable populations. The following year, the Legislature approved another proposal by the County Executive to dedicate 25% of occupancy tax revenues to the HAF on an annual basis.

In September 2024, the Housing Policy Oversight and Review Committee selected five projects for funding, all of which were approved by the Legislature. The Round 1 projects awarded last year included:

- \$300,000 to the Affordable Housing Conservancy for the development of Harmony Hall, a 51 Unit Permanent Senior (62+) Affordable Rental Housing development in the Town of New Paltz.
- \$500,000 to RUPCO for the Quality Inn Conversion Project in the Town of Ulster, an 83-unit permanently affordable and supportive housing development for homeless individuals or families with unmet housing needs.
- \$400,000 to the Affordable Housing Conservancy for eight new affordable manufactured homes at the Gallis Hill Manufactured Home Park in the Town of Hurley.
- \$400,000 to Ulster County Habitat for Humanity for the development of the Jeffrey Court project in the Town of Saugerties, a subdivision with 10 new affordable homes developed for homeownership.
- \$400,000 to the Kingston City Land Bank for the Third Avenue Housing Development in the City of Kingston, an approximately 50-unit new, affordable housing development on a vacant infill site in the city.

The Housing Policy and Oversight Committee (HPOC) oversees the implementation of the Housing Action Fund, reviewing applications, and making recommendations to the County Executive for consideration.

For more information on the Ulster County Housing Action Fund, visit the Participate Ulster website here: <https://participate.ulstercountyny.gov/housing-action-fund>.

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