

Authorizing The Release Of \$3,150,000 From Assigned Fund Balance (Ulster County Housing Action Fund) To Provide Funding For Seven Housing Projects Recommended For Award In Round 2 Of The Housing Action Fund's Annual Notice Of Funding Availability

Referred to: The Housing and Transportation Committee (Chairman Collins and Legislators Clinton, Corcoran, Harmon, Kitchen, McCollough, and Stewart), and The Ways and Means Committee (Chairman Gavaris and Legislators Collins, Hansut, Kovacs, Nolan, Roberts, and Uchitelle)

Chairman of the Housing and Transportation Committee, Jeff Collins, and Deputy Chair Thomas Corcoran offer the following:

WHEREAS, this resolution has been submitted at the request of the County Executive on behalf of the Department of Planning; and

WHEREAS, the 2022 Ulster County Housing Action Plan documented the housing crisis facing Ulster County and the Ulster County Planning Department continues to monitor housing data that supports continued investment in affordable housing; and

WHEREAS, in recognition of the critical need to address the housing crisis, pursuant to Resolution No. 125 of April 18, 2023 the Ulster County Legislature adopted Local Law No. 3 establishing the development and preservation of affordable housing as a public purpose; and

WHEREAS, pursuant to Resolution No. 330 of August 15, 2023, the Ulster County Legislature established the Ulster County Housing Action Fund (HAF) with an initial capitalization of fifteen million dollars (\$15,000,000.00), to support the creation and preservation of housing affordable to households up to 80% of Area Median Income (AMI), with priority to vulnerable populations; and

WHEREAS, pursuant to Resolution No. 167 of June 18, 2024 the Ulster County Legislature provided that beginning in 2025 the Legislature would include a payment to the equal to twenty-five (25) percent of the total annual revenue generated from the collection of the occupancy tax to fund housing initiatives; and

WHEREAS, as part of the establishment of the Housing Action Fund, the Housing Policy and Oversight Committee was established with the objective to guide the goals and objectives of the HAF, review annual funding applications through the NOFA process, and make recommendations to the County Executive on which projects to fund and the amount to be awarded; and

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WHEREAS, the NOFA for Round 2 of the HAF was released on March 10, 2025, and closed on May 9, 2025; and

WHEREAS, in July 2025 the HPOC reviewed and scored all responses to the NOFA and met on July 2, 2025, to finalize recommendations for funding to the County Executive; and

WHEREAS, in August 2025 the County Executive reviewed the HPOC's recommended list of projects for Round 2 funding; and

WHEREAS, the County Executive hereby requests that the Ulster County Legislature authorize the release of up to \$3,150,000 from the HAF to provide funding to the following applicants, subject to final contract approval by the Legislature:

- \$700,000 for the 46 Grand Street Project for the development of a 12-unit affordable condominium development at 46 Grand Street, Kingston NY - Project Sponsor: Kingston City Land Bank;
- \$700,000 for the Redevelopment - Phase 2 for the development of 68 additional affordable housing units at the Penn Court housing site Kingston NY – Project Sponsor: Kingston Housing Authority ;
- \$380,000 for the development of the Frog Alley project at 25 Frog Alley, Kingston NY to include six rental units at the 60% AMI level and one unit at the 80% AMI level – Project Sponsor: GBC Kingston, LLC;
- \$250,000 to Ubuntu Village Project for the development of an emergency housing facility at 130 Highland Ave, Kingston NY with 7 emergency housing beds – Project Sponsor: Center for Creative Education;
- \$700,000 for the Wellington Restoration Project at 310 Main St, Pine Hill, NY for the development of 10 affordable rental units in the restored Wellington Hotel in Pine Hill, NY – Project Sponsor: RUPCO;
- \$120,000 for the preservation of two affordable rental units at the 60% AMI level and placing the property into a community land trust at 587 Abeel St, Kingston, NY – Project Sponsor: TapRoot Community Land Trust

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- \$300,000 for the Stone Creek Commons project at 3190 Rte. 9W Saugerties, NY for the for the development of 47 affordable housing units at or below 80% AMI, including 24 units for NYS Office of Mental Health priority populations – Project Sponsor: Rehabilitation Support Services, Inc. (RSS); now, therefore be it

RESOLVED, that the Ulster County Legislature hereby authorizes the release of said funds from the Housing Action fund for the above listed projects and the 2025 Ulster County Operating Budget is hereby amended as follows:

	<u>INCREASE</u>	<u>AMOUNT</u>
AA.9900.9900-3900.9983	Appropriated Assigned Fund Balance – Housing Action Fund (Reserve 0890.5818)	\$3,150,000.00
AA.9901.4600-9000.9040 (App. #)	Interfund Transfer to Housing Action Fund	\$3,150,000.00
CH.8989.3765-4300.4505 (App. #)	Prof. Serv. Other	\$3,150,000.00
CH.8989.3765-3520.5031 (Rev. #),	Interfund Transfer In	\$3,150,000.00

and, be it further

RESOLVED, that expenditure of such funds is subject to final contract approval by the Legislature,

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

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Passed Committee: Housing and Transportation on _____.

Passed Committee: Ways and Means on _____.

FINANCIAL IMPACT:

**\$3,150,000.00 – INCREASE TO APPROPRIATED ASSIGNED FUND BALANCE:
HOUSING ACTION FUND**

\$3,150,000.00 – INCREASE TO 2025 APPROPRIATION DOLLARS