



Ulster County Housing Action Fund

Round 3
Grant Application Webinar

September 15th, 2026



Ulster County
Housing
Action
Fund



Presentation Topics

- ✓ **Housing Action Fund Overview**
- ✓ **Awardees**
- ✓ **Round 3 – Grant Application Process**



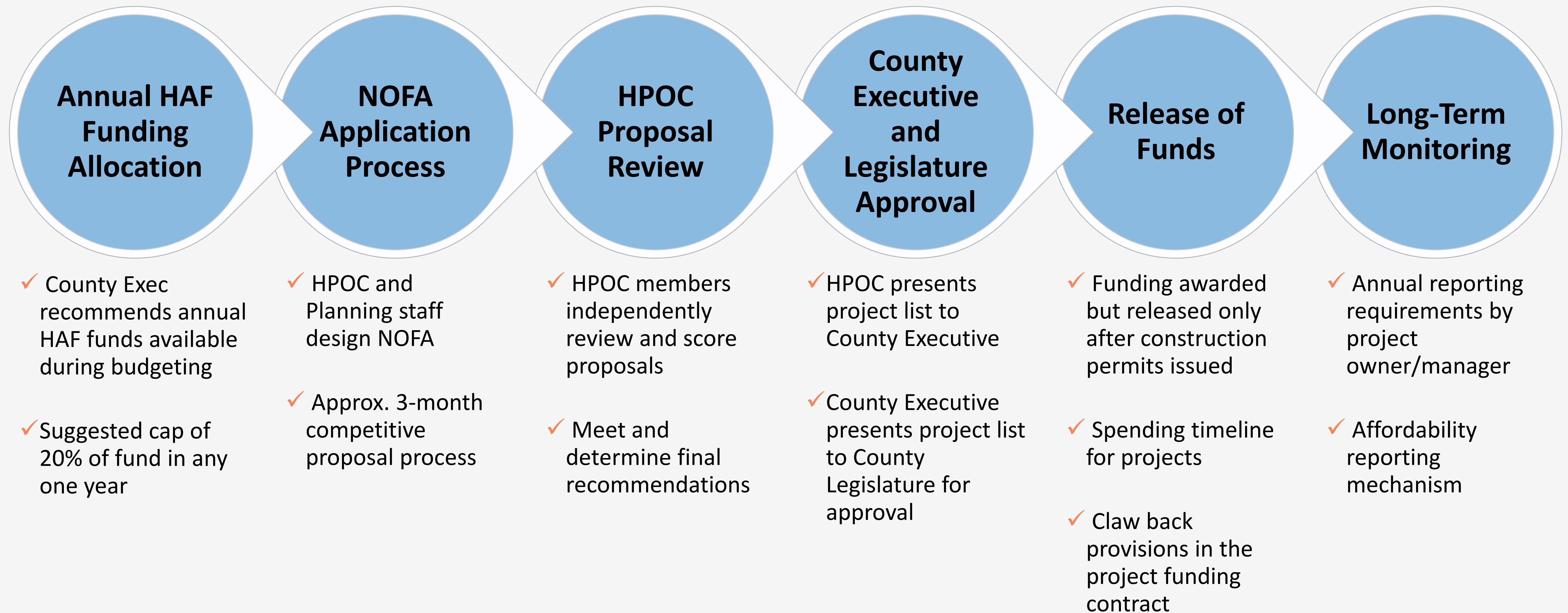
A photograph of three houses in a row. The house on the left is orange with white trim and a porch. The middle house is yellow with white trim. The house on the right is light green with white trim and has solar panels on its roof. In the foreground, there is a large, abstract metal sculpture made of rusted metal. The houses are surrounded by green lawns and various plants. A blue semi-transparent banner is overlaid on the bottom half of the image, containing the text 'Housing Action Fund Overview' in orange.

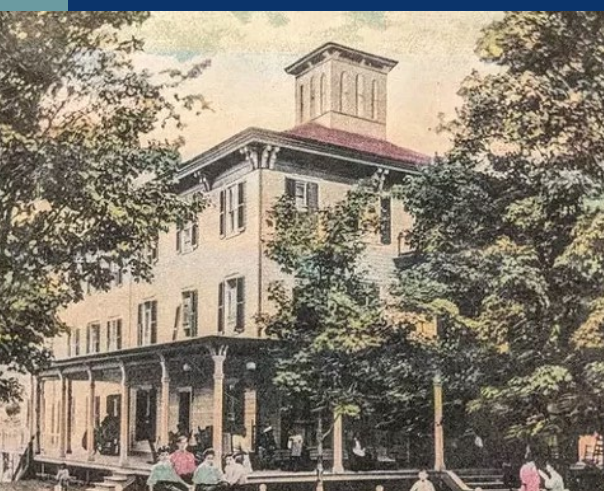
Housing Action Fund Overview

Housing Action Fund Summary

- ✓ Created by the Adoption of Local Law No. 3 of 2023
- ✓ The purpose of the Ulster County Housing Action Fund (HAF) is to support equitable and sustainable community development through the construction, development, revitalization, and preservation of affordable, workforce, and supportive housing.
- ✓ The HAF will prioritize support for housing projects that serve the county's most vulnerable populations, including unhoused individuals and families, populations with special needs, and households making **up to 80%** of Ulster County Area Median Income (AMI).
- ✓ **New for Round 3** – preference for housing that serves various workforce groups
- ✓ The **Housing Policy and Oversight Committee (HPOC)** will provide administrative oversight of the Ulster County HAF

HAF Process for Release of Funds





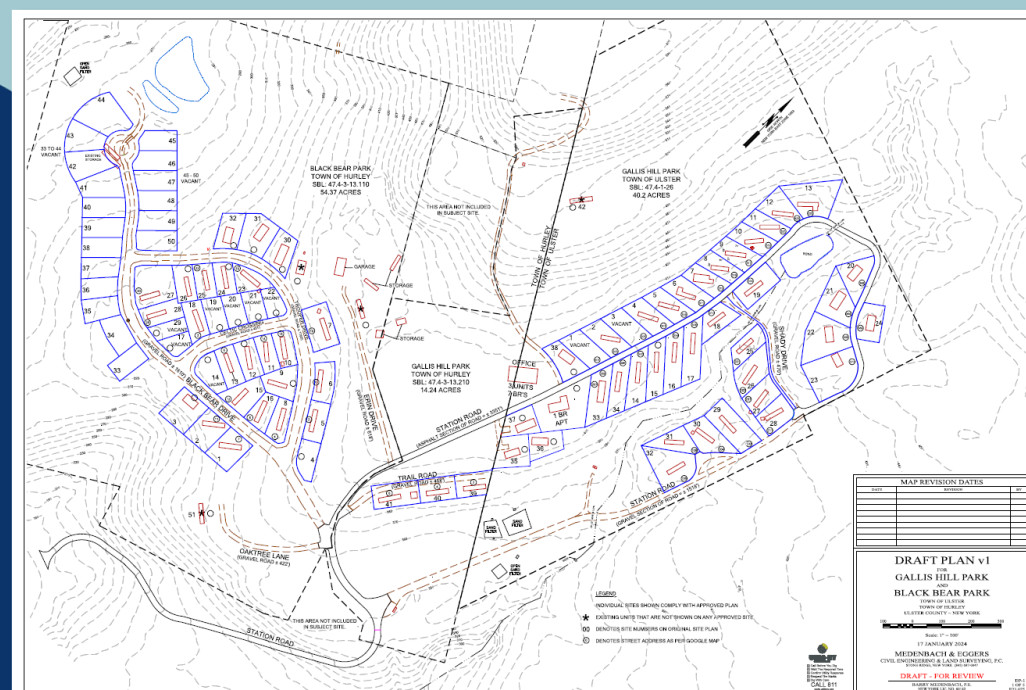
The Wellington



**Hope Springs -
Saugerties**



Quality Inn Conversion – Ulster
Conversión de Quality Inn - Ulster



**Gallis Hill Manufactured Home
Park - Hurley**
Complejo de casas prefabricadas
Gallis Hill



Penn Court Kingston



Harmony Hall - New Paltz



HAF Round 3: Grant Application Process

Round 3 Application Overview

Funding Available

- ✓ Two Million Dollars are being made available

Application Timeframes

- ✓ Applications Open: September 17th
- ✓ All Applications must be submitted by **3:00 pm on December 11, 2026**
- ✓ Visit the Housing Action Fund page on Participate Ulster website for details

Eligible Applicants

- ✓ 501(c)(3) not-for-profit organizations incorporated in New York State
- ✓ Public Housing Authorities that serve Ulster County
- ✓ Private housing developers
- ✓ Municipalities
- ✓ Project teams consisting of the above-mentioned entities

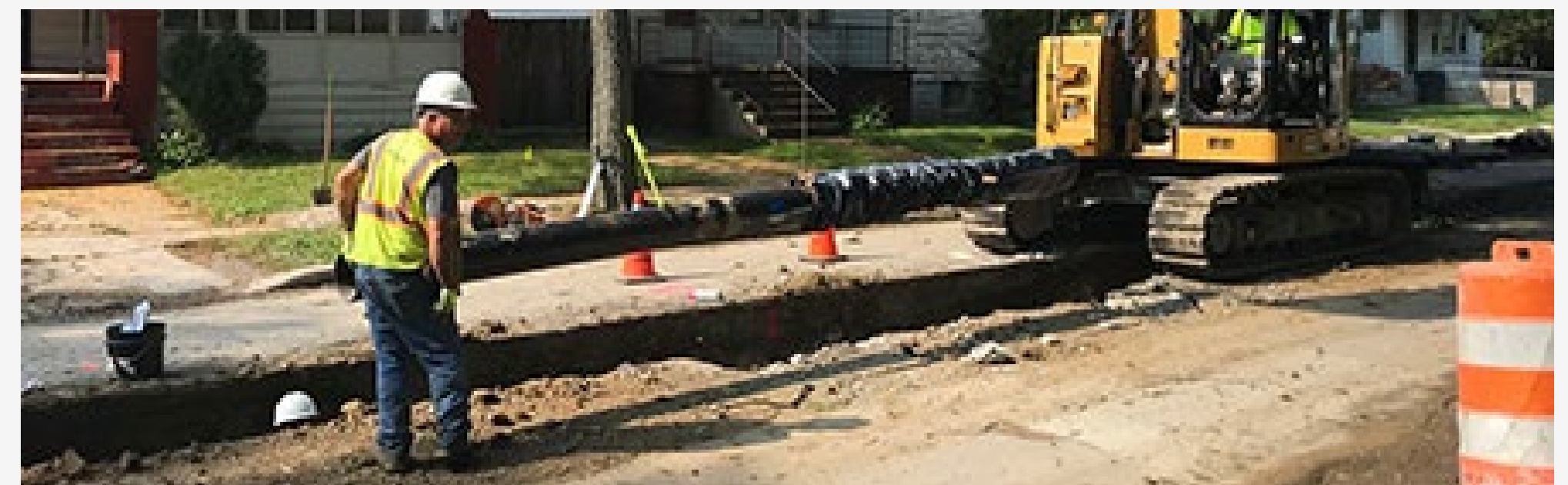
HAF Round 3: Eligible Project Types

Direct Housing Development

- ✓ Affordable Rental Projects
- ✓ Affordable For Sale Projects
- ✓ Emergency and Supportive Housing Projects
- ✓ Preservation of Affordable Housing for Housing Co-Ops and Community Land Trusts

Housing-Related Infrastructure

- ✓ Infrastructure needed for the development of affordable housing projects (e.g., geothermal heating/cooling, on-site solar, battery back-up, roads, sewer, water, sidewalks)



Project Funding Criteria

Requirements and Scoring criteria for NOFA included in the **HAF Program Standards**

- ✓ **Mandatory:** Funding for units must be above and beyond **mandatory** municipal affordability requirements
- ✓ **Mandatory:** All projects must meet NYSHCR most recent Sustainability Guidelines
- ✓ **Prioritized:** Projects located in municipalities that have joined the Housing Smart Communities Initiative
- ✓ **Not Eligible:** Pre-development costs and projects for which the County has already approved funding



Ulster County
Housing Smart
Communities Initiative



Project Funding Criteria

Round 3 introduces preference for Workforce Housing including:

- ✓ **Farmworker/Agricultural Housing**
- ✓ **Artist Housing**
- ✓ **Trades Workforce Housing**
- ✓ **Essential Workforce Housing**
- ✓ **Healthcare and Home Health Care Workforce Housing**

Avoid discriminatory impact



**Ulster County
Housing Smart
Communities Initiative**



Affordability Limits

Ulster County Local Law No. 3

- ✓ **Designated Affordable** Housing as a Public Purpose.
- ✓ **Defines affordability** as persons or families deemed to be or eligible to be deemed to be of extremely low, very low, low or moderate income by any state or federal housing program
- ✓ **Used 80% AMI** as the upper income limit
- ✓ **Affordability Limits** are based on annually updated limits set by HUD <https://www.huduser.gov/portal/datasets/il.html>

FFY 2026 HUD Income Limits Ulster County

Household Size	Income Limit (60% AMI)	Income Limit (80% AMI)
1	\$50,320	\$65,700
2	\$57,519	\$75,100
3	\$64,719	\$84,500
4	\$71,880	\$93,850
5	\$77,663	\$101,400

Affordability Period and Monitoring

Affordability Period – a minimum of 50 years for all projects

- ✓ Encourage or prioritize projects that are being placed in a **community land trust or other tool** to ensure perpetual affordability and prolong County subsidy

Affordability Guidelines & Monitoring Guidelines

- ✓ Income Targeting/Occupancy and Rent Setting
- ✓ Project Owner and/or Manager Responsibilities
- ✓ Tenant Selection Policies and Criteria
- ✓ Guidelines for buying and selling “for sale” units

Affordable Rental Projects

Projects serving Households Earning 60% AMI or Below:

- ✓ Maximum of \$70,000 may be awarded per unit
- ✓ Minimum project size is four (4) units.
- ✓ A project may apply for a maximum of \$700,000

SEE TABLE ON PAGE 6 IN THE NOFA

Projects serving Households Earning 61% to 80% AMI:

- ✓ Maximum of \$40,000 may be awarded per unit
- ✓ Minimum project size is four (4) units.
- ✓ A project may apply for a maximum of \$400,000

Note: For the rehabilitation of existing units, funding is restricted to projects that are repairing units that are not currently occupied due to major disrepair (i.e., foreclosed properties, condemned properties).

Project Type	Maximum Per Unit Award	Maximum Total Project Award
Rental Units up to 60% AMI	\$70,000	\$700,000
Rental Units up to 80% AMI	\$40,000	\$400,000
For-Sale Units up to 80% AMI	\$70,000	\$700,000
Rental Units Pursuing 9% LIHTC	\$50,000	\$300,000
Rental Units Pursuing 4% LIHTC	See LIHTC Section	
Preservation of Existing Affordable Housing for Housing Co-Ops and Community Land Trusts	\$60,000	\$600,000
Supportive Housing Projects	\$70,000	\$1,000,000
Housing-Related Infrastructure Projects	N/A	\$400,000
Farmworker & Agricultural Workforce Housing (up to 80% AMI)	\$40,000–\$70,000	\$700,000
Artist Housing (up to 80% AMI)	\$70,000	\$700,000
Trades & Workforce Housing (up to 80% AMI)	\$40,000–\$70,000	\$700,000
Essential Workforce Housing (up to 80% AMI)	\$40,000–\$70,000	\$700,000
Healthcare and Home Health Aide Projects (up to 80% AMI)	\$40,000–\$70,000	\$700,000

Homeownership (For-Sale) Projects

Projects serving Households Earning 80% AMI or Below:

- ✓ Maximum of \$70,000 may be awarded per unit
- ✓ Minimum project size is four (4) units.
- ✓ A project may apply for a maximum of \$700,000

Initial Sale Price: The initial sales price for a particular affordable housing unit shall be calculated such that the annual cost of the sum of the principal, interest, taxes, insurance, and common charges, as applicable, shall not exceed 30% of the income for an eligible household.

Resale Formula: When For-Sale projects are being resold to another owner, projects must adhere to the County's resale formula calculation to ensure units remain affordable for full 50 years.

Opportunity to collaborate with a **housing organization or community land trust**

Emergency and Supportive Housing Projects

Emergency Housing Projects

- ✓ Minimum project size is eight (8) units.
- ✓ A project may apply for a maximum of \$1,000,000
- ✓ Need to serve households at or below 50% AMI or below.

Supportive Housing Projects

- ✓ Maximum of \$60,000 may be awarded per unit
- ✓ Minimum project size is eight (8) units.
- ✓ A project may apply for a maximum of \$1,000,000
- ✓ Need to serve households at or below 50% AMI or below.

Housing-Related Infrastructure Funding

Housing-Related Infrastructure Projects

- ✓ Minimum project size is eight (8) units.
- ✓ A project may apply for a maximum of \$300,000
- ✓ Provided for homeownership (For-Sale) and Rental Projects (80% of below AMI)

Eligible items include:

- ✓ Geothermal heating/cooling,
- ✓ On-site solar,
- ✓ Battery storage and back-up systems,
- ✓ EV charging,
- ✓ Public sidewalks,
- ✓ Sewer and water-related infrastructure and tie-ins,
- ✓ Utility installation costs, and
- ✓ Engineering costs specifically related to the infrastructure improvements.

Application: Rental, For-Sale, and Emergency Housing Projects

Housing Project Application Highlights

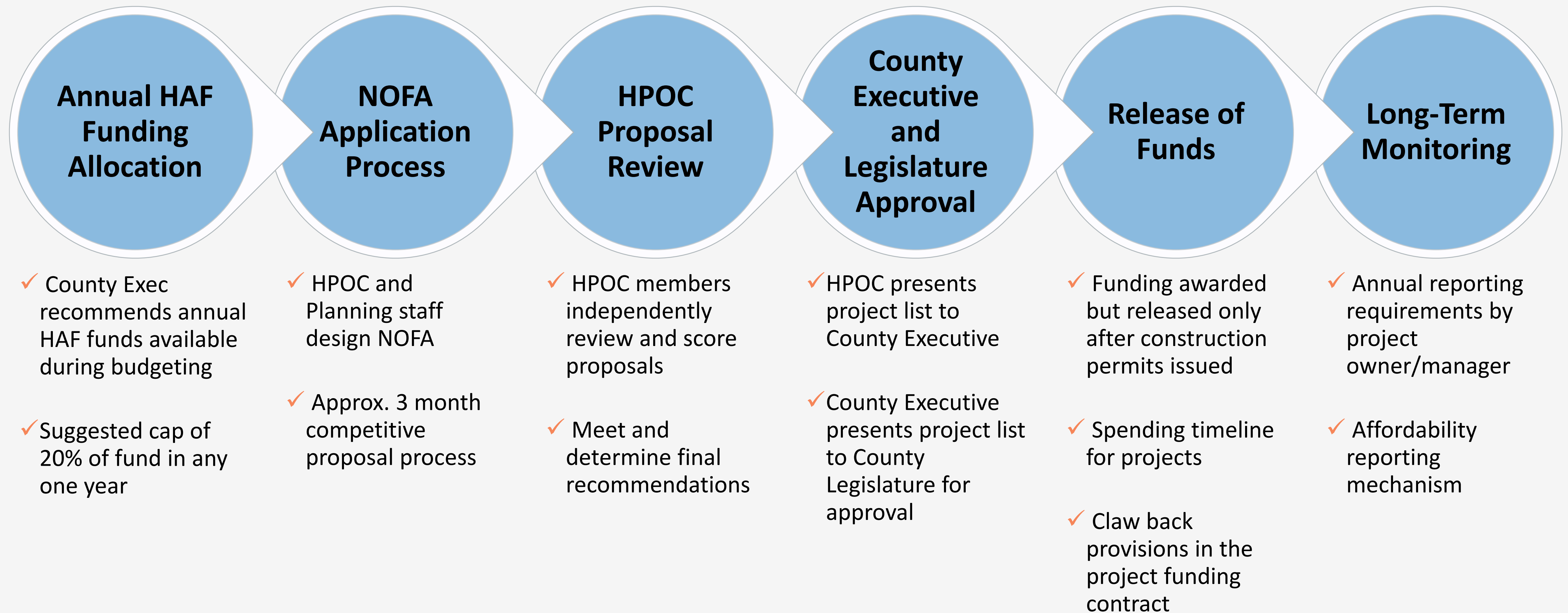
- **Project Summary Information and Amount Requested**
- **Applicant Information, Previous Experience, and References**
- **Local Support**
- **Project Affordability Information**
- **Project Readiness and Site Control Information**
- **Financial Feasibility**
- **Sustainability Requirements**
- **Site Location**
- **Application Organizational Documents**

Awards Process for Successful Applicants

Once a project is successfully awarded:

1. **State Environmental Quality Review (SEQR)**, provide documentation at least two months prior to grant agreement contracting.
2. **Requests a HAF grant agreement contract (within 12 months of award notification). The contract is signed with the County.**
3. **Local building permits** to begin project construction and submits to the Ulster County Planning Department.
4. **Requests a drawdown payment on a cost-incurred basis** (no later than 18 months after award notification). Ulster County issues funds to the grantee.
5. **Submit progress reports** from awardees on the project every three months until project completion.
6. **Project completed** within 24 months from the date funds are disbursed, file restrictive covenant, and notify the County when the project receives its Certificate of Occupancy.

HAF Process for Release of Funds



Application Logistics

Questions:

- ✓ Contact: **Dennis Doyle or Kristen Wilson:** HAF@ulstercountyny.gov
- ✓ **Questions on the application are due by November 20, 2026.** All questions and corresponding answers will be published as they are received. **Please monitor the Participate Ulster Site for updates.**

Application Submission:

- ✓ All applications must be submitted **3:00 pm on December 11th, 2026**
- ✓ Confirmation of paper and online applications will be provided.
- ✓ **We strongly recommend/prefer online applications**

Thank You!

Questions and Discussion

Ulster County Planning Department

HAF@ulstercountyny.gov



Ulster County
**Housing
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