



NEWS FROM
ULSTER COUNTY
County Executive Jen Metzger

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

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Ulster County Begins Work on Modular Construction Strategic Plan to Accelerate Housing Development

COUNTY CALLS FOR LOCAL PARTNERS TO JOIN PROJECT COUNCIL

KINGSTON, NY - Ulster County Executive Jen Metzger today announced the award of a professional services contract to The Mod Squad Team, LLC, a national leader in modular and offsite construction consulting, to develop a **Modular Construction Strategic Plan** and a **Modular Facility Implementation Plan** for Ulster County. The project will position Ulster County to build more affordable, energy-efficient homes locally while creating new jobs in a growing industry.

Modular construction — where homes or major building components (such as wall panels, bathroom pods, and structural frames) are manufactured in a controlled factory environment and assembled on-site — can reduce construction time, costs, and material waste while improving quality and energy performance. As the modular industry rapidly evolves, Ulster County’s initiative will explore a range of innovative approaches and create opportunities for local builders, designers, and manufacturers to participate and benefit. Increasing modular capacity has been identified as a key strategy to meet the region’s housing needs while advancing climate and workforce goals.

The Mod Squad Team will work with the Ulster County Planning Department and the newly forming HOME (Housing, Offsite Manufacturing, and Employment) Council to develop two major planning documents: a Countywide Modular Construction Strategic Plan and a site-specific Facility Implementation Plan for establishing a modular construction facility in Ulster County. Together, the plans will address market feasibility, regulatory considerations, workforce pathways, site selection, operational phasing, and potential public-private partnerships. The County selected The Mod Squad Team through a competitive RFP process

that began in the summer of 2025, citing their national experience launching modular construction facilities and their work with public entities, including the [BoulderMOD project](#) in Colorado.

The HOME Council will guide the project over the next year and include stakeholders from housing, construction, workforce development, community organizations, municipal government, environmental groups, and economic development. Members will review interim findings and help shape final recommendations. Ulster County is pleased to announce the first confirmed members: Jason Van Nest, Director of the Center for Offsite Construction at the New York Institute of Technology, and Peter Harris, Assistant Superintendent for Learning & Design at Ulster BOCES, who will help ensure strong workforce and training alignment.

Organizations interested in participating in the HOME Council are encouraged to contact Kai Lord-Farmer at the Ulster County Department of Planning at klor@ulstercountyny.gov or (845) 340-3469.

“Ulster County’s housing challenges demand both innovation and practical, scalable solutions,” **said Ulster County Executive Jen Metzger.** “By taking this step toward establishing local modular construction capacity, we are positioning ourselves to build high-quality, energy-efficient housing faster and more affordably, while creating well-paying jobs for our residents. This strategic planning effort will ensure that the investments we make are smart, sustainable, and grounded in the needs and strengths of our communities, and I want to thank Empire State Development for supporting this work.”

“Ulster County has a real opportunity to address several challenges at once with this project,” **said Kai Lord-Farmer, Planning Specialist with the Ulster County Department of Planning** and project manager for the Modular Construction Strategic Plan. “We can address the rising cost of building affordable housing, the need to create meaningful career pathways for our younger residents, and our responsibility to build for the future of our climate. By prioritizing net-zero energy standards for the units produced through this initiative, we are ensuring the homes we build are affordable today and sustainable for decades to come. Our Technical Advisory Committee will bring together community leaders, industry experts, and workforce partners to make sure we get this right and that the solutions we develop are rooted in, built by, and built for Ulster County.”

This initiative is supported by a \$50,000 grant from Empire State Development, reflecting the state’s recognition of modular construction as a scalable, forward-looking solution to New

York's housing crisis.

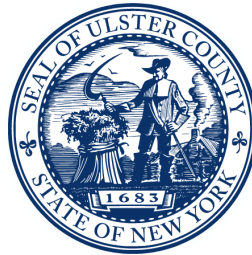
The Mod Squad Team brings extensive national experience, having supported more than 30 modular factory initiatives across the country. The team includes Hudson Valley-based architect John A. Ferraro, RA AIA NCARB, of JAFPC Architect, and leadership from FullStack Modular, which has led major modular housing programs nationwide, including a 2,700-unit student housing project for the California State University system.

Over the next year, Ulster County and The Mod Squad Team will finalize HOME Council membership, launch the project kickoff, and begin stakeholder engagement. Community members, municipalities, builders, workforce partners, and local organizations will have opportunities to participate through public workshops and Council-guided processes.

Project updates will be posted to the Ulster County website at:

<http://ulstercountyny.gov/planning/mod-construction-plan>

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