HOUSING PROJECTS POLICY

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Part is to describe the policy of the Ulster County Industrial Development Agency (the "Agency") with respect to providing "financial assistance" (as defined under the Act) to housing projects. Pursuant to Section 923 of the General Municipal Law and Title One of Article 18-A of the General Municipal Law (collectively, the "Act"), the Agency was created for the purpose of promoting, developing, encouraging and assisting in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration.

SECTION 2. HOUSING PROJECTS.

(A) The Agency will only consider the granting of any "financial assistance" (as defined under the Act) for following projects that provide housing:

(1) a project that satisfies the definition of a continuing care retirement community project under Section 859-b of the Act;

(2) a project by an industrial, manufacturing, warehousing, commercial, research and recreation facility (as defined in the Act) that provides workforce housing for its employees; or

(3) a project that satisfies the requirements contained in the Agency's Uniform Tax Exemption Matrix – Housing.

(B) For purposes of determining whether a particular proposed housing project qualifies for "financial assistance" by the Agency under the policy, the local or New York State zoning designation of the proposed project or the project site shall not be taken into account.[1]

(C) The Agency will not consider low income, senior housing, student housing (including, but not limited to dormitories), market rate or any other type of housing project that does not otherwise satisfy the conditions described in (A) above, as determined by the Agency.

[1] For example, if a proposed housing project is designated as a "commercial" facility under the local municipality's zoning code, such designation shall not be considered by the Agency, nor shall it be dispositive, in its determination of the qualification of the proposed project for "financial assistance" under this policy.

(D) Any housing project that satisfies the requirements of subsection (A) above must also satisfy the other eligibility requirements and restrictions contained in the Act.

(E) Additional requirements under this Housing Projects Policy may include the requirement to obtain the approvals some or all of the following: Ulster County, and the governing boards of the school district, city, town and village in which the proposed housing project is located. If such approval (or approvals) are required by the Agency, it will be the responsibility of the project applicant to obtain such approval (or approvals).

Affirmed November 20, 2024