UNIFORM TAX EXEMPTION MATRIX – HOUSING

This Uniform Tax Exemption Matrix applies to housing projects to be considered by the UCIDA for a PILOT Agreement under the UCIDA UTEP.

All proposed housing projects must otherwise qualify as a "project" under the IDA Act, and must further satisfy the requirements under the UCIDA Housing Policy. Qualifying as a "project" under the IDA Act includes, but is not limited to, a determination by the UCIDA that each proposed housing project qualifies as a "commercial project." Project applicants may be required to provide documentation to support the UCIDA's ability to make such determination including, but not limited to: independent third party analysis of the proposed project, documentation from the chief executive officer of the municipality where the project is located, and other independent data. The requirements under the UCIDA Housing Policy may include the requirement to obtain the approvals of 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 UCIDA, it will be the responsibility of the project applicant to obtain such approval (or approvals).

All proposed housing projects must include a set aside for affordable units. The term of the set aside will be equal to the term of the PILOT/IDA incentives period and such set aside requirement shall be satisfied by complying with one of the following requirements:

- The proposed housing project is receiving assistance from a New York State or a federal entity, and such entity requires a set aside for affordable units. The minimum amount of such set aside shall be equal to at least ten percent (10%) of the total units in such project. The definition of "affordable" as contained in the requirements imposed by the New York State or a federal entity shall be subject to review and approval by the UCIDA.
- The project is located in a village, city, or town within Ulster County that has local legislation providing for a set aside for affordable units, and the project applicant agrees to comply with the local legislation for the proposed housing project.
- The project applicant agrees to a set aside of affordable units as determined by the UCIDA for the proposed housing project. For purposes of satisfying the set aside established by the UCIDA for such housing project, the percentage of units subject to the set aside and the definition of "affordable" shall be determined by the UCIDA based on the review by the UCIDA of the proposed housing project. Factors that the UCIDA may consider include, but are not limited to, the following: the size of the proposed housing project, the location of the proposed housing project, and whether the proposed housing project includes other mixed uses.

The UCIDA will monitor and ensure compliance regarding any set aside pursuant to the terms of a Uniform Agency Project Agreement to be entered into by the project applicant. Under the Uniform Agency Project Agreement, the project applicant will be responsible to provide the UCIDA with certain annual reports and other information to demonstrate compliance with any set aside requirements.

Other additional Eligibility Criteria include:

- Compliance with UCIDA Local Labor Policy.
- Project must earn an additional six (6) points based on the Matrix appearing on the second page hereof.

Affirmed: May 20, 2026

Number of Points	Projected New Permanent Full-Time Jobs Created or Retained	Projected Wages	Construction Jobs	Environmental Sustainability[1]	Community Investment (Points generated by <u>each</u> applicable item)	Affordable Units Set Aside
1	2-5	All jobs over LW	At least 75% of the construction workforce consists of regional labor	Sourcing of at least seventy-five percent (75%) of the raw materials (lumber, concrete, iron work, and other building materials) directly from Ulster County, New York with limited importing from other areas	Uses three (3) local vendors Within ¼ mile of public transportation	At least fifteen percent (15%) of the total units are Affordable Mixed use retail spaces are rented at below market rate per square foot.
2	6-10	Above LW 25% of FTEs earn over 150%+ Benefits	At least of 50% of the construction workforce is paid prevailing wages	Use of (and infill or adaptive re-use of) an existing site, shovel-ready site, brownfield, or designated business park Energy-efficient or renewable energy use	Mixed-use development located in an economically distressed area with vacancy rate below five percent (5%) Uses five (5) local vendors	At least sixteen percent (16%) but less than nineteen percent (19%) of the total units are Affordable
3	11 + 1 point for every additional 7 jobs	Above + 25% of FTE earn between 150-200% LW and 25% of FTE earn over 200% LW+ Benefits	At least 75% of the construction workforce is paid prevailing wage	Use of Homes and Community Renewal environmental building standards	Project creates infrastructure with community benefits[2] Uses eight (8) local vendors	Over twenty percent (20%) of the total units are Affordable

[1] See the Uniform Tax Exemption Matrix with respect to additional definitions and clarifications in connection with the Environmental Sustainability section thereof.

[2] Whether a project qualifies for points based on the creation of infrastructure with community benefits is in the sole and absolute discretion of the UCIDA based on a review of the facts and circumstances of such project. Infrastructure with community benefits would generally include any components or benefits produced by a project beyond the normal course of providing residential and commercial space for the benefit of the community. Examples of qualifying infrastructure or other benefits include, but are not limited to, municipal upgrades, public and private community spaces, connections to, or expansions of, existing community trails or other walkable areas, improvements to local parks or other shared community space, etc.