

UCIDA

Ulster County Industrial Development Agency

To: Members of the Ulster County Industrial Development Agency

From: Michael Ham, Rick Jones, Dan Savona

Date: September 10, 2018

Subject: Housing Project Eligibility Considerations

At the request of the Chair, we discussed whether and what type of housing projects the UCIDA should consider for inducements for the good of the community. This memo serves as a summary of our discussion and basis for further consideration by the UCIDA board.

We identified several different housing project categories that could be considered when determining eligible housing project applications to the UCIDA. The list is not meant to imply that all these categories should be eligible, it is merely a list of project types to facilitate the discussion.

Housing Project Types	Description
Market rate housing	Private market commercial housing developments.
Low/moderate income housing	Subsidized or affordable housing developments for households with less than 80 percent of the (Area Median Income) AMI for Ulster County. This includes projects which are funded in large part by the federal Department of Housing and Urban Development (HUD). Preferred are housing projects that offer residents programming that provides education and resources for enriching the quality of family life.
Workforce housing	Housing projects serving families and individuals who make between 80 and 120 percent of the AMI for Ulster County. Focus is on enabling people to live where they work (e.g., preserving quality of life, reducing traffic congestion, or improving emergency response times). Preferred are housing projects that offer residents programming that provides education and resources for enriching the quality of family life.
Disabled housing with care services	Supportive housing facilities for persons with disabilities in Ulster County (note this applies to single persons as well as households where at least one adult member of the household must have a disability. This includes physical disability, developmental disability and chronic mental illness). Housing projects offer residents programming and care services that enrich the quality of life.
Senior housing with care services	Housing facilities designed for and occupied by persons of age 62 or older in Ulster County. Housing projects offer residents programming and care services that enrich the quality of life. (Current UTEP Category 5)
Student dormitory housing	Housing facilities designed for and occupied by students attending higher education in Ulster County. (Current UTEP Category 5)

For each category a differentiation could be made based on whether the project is

- a) New construction
or
- b) Renovation & Remodeling.

Each project should further be assessed whether it provides full-time equivalent jobs at project completion and utilizes regional construction labor during the construction or remodeling process in line with the current UT EP Points Calculator matrix.

Our recommendation is that upon further review by the board, UCIDA will seek guidance and confirmation on the priorities for housing projects from the County Legislature.

The recommendation of the three board members is that absent confirmation by the Legislature, the IDA should not consider housing projects eligible for UCIDA inducements, except for those explicitly defined in the UCIDA's current Uniform Tax Exemption Policy ("UT EP").

/Eh-Ks