

RESOLUTION NO. 2026026

RE: AMENDING THE 2026 ADOPTED COUNTY BUDGET AS IT
PERTAINS TO THE HOUSING TRUST FUND AND THE
DEPARTMENT OF PLANNING & DEVELOPMENT

Legislators VALDÉS SMITH, ALEXANDER, CASWELL, KAUL, KEARNEY, REDL. RHODES, SHAH and WINSBY offer the following and move its adoption:

WHEREAS, by Resolution 2022139, the Dutchess County Housing Trust Fund (the "Fund") was created, and a reserve account established, to provide a flexible funding source to aid in the implementation of a variety of affordable housing efforts for low- and moderate-income residents throughout the County, and

WHEREAS, the Fund's Housing Creation and Preservation Program (the "Program") awards loans to qualified applicants for the purpose of creating and/or preserving affordable rental housing in Dutchess County, the distribution of which may span multiple fiscal years, and

WHEREAS, the Commissioner of Planning & Development (the "Department") advises that certain projects under the Program are expected to proceed to contract execution and begin construction this year or are in the construction phase, as follows:

- 9-13 Noxon Street Project in the City of Poughkeepsie
- Two Cross Street Project in the City of Beacon
- Wallace Campus in the City of Poughkeepsie
- The Clinton Crest in the City of Poughkeepsie
- Morgan Avenue Apartments in the City of Poughkeepsie
- Locust Hill in the Town of Rhinebeck
- Powder House Road in the Town of Amenia, and

WHEREAS, it is necessary to amend the 2026 Adopted County Budget to allow the Department to carry out its financial commitments under the Program, now therefore, be it

RESOLVED, that the Commissioner of Finance is authorized, empowered and directed to amend the 2026 Adopted County Budget as follows:

APPROPRIATIONSIncrease

A.8020.87.4417	Housing Trust Fund	<u>\$7,000,000</u>
----------------	--------------------	--------------------

REVENUESIncrease

A.9998.95110.14	Appropriated Reserve Housing Trust Fund	<u>\$7,000,000</u>
-----------------	---	--------------------

CA-011-26; LDF/rjw; G-0179; 01/05/2026; Fiscal Impact: See Attached
STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 1st day of February 2026, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 10th day of February 2026.

APPROVED
Susan J. Serino
SUSAN J. SERINO
COUNTY EXECUTIVE



Julie Shirosishi
JULIE SHIROISHI, CLERK OF THE LEGISLATURE

Date Feb. 11, 2026

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	✓	
District 9 - City of Poughkeepsie	Atkins	✓	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	✓	
District 3 - LaGrange	Polasek	✓	
District 12 - East Fishkill	Metzger	✓	
District 1 - Town of Poughkeepsie	Redl	✓	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	✓	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	✓	
District 5 - Town of Poughkeepsie	Shah	✓	
District 6 - Town of Poughkeepsie	Kaul	✓	
District 7 - Hyde Park and Pleasant Valley	Darrow	✓	
District 8 - City and Town of Poughkeepsie	Brendli	✓	
District 10 - City of Poughkeepsie	Johnson	✓	
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	✓	
District 13 - East Fishkill and Wappinger	Giles	✓	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	✓	
District 15 - Wappinger	Faust	✓	
District 17 - Town and Village of Fishkill	McHoul	✓	
District 18 - City of Beacon and Fishkill	Rhodes	✓	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	✓	
District 21 - East Fishkill	Caswell	✓	
District 22 - Beekman and Union Vale	Tresca	✓	
District 23 - Pawling, Beekman and East Fishkill	Rolison	✓	
District 24 - Dover and Pawling	House	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	✓	
Present:	<u>25</u>	Resolution:	<u>Consent</u>
Absent:	<u>0</u>	Motion:	<u> </u>
Vacant:	<u>0</u>	Total :	<u>25</u>
		Yes	<u>0</u>
		No	<u>0</u>
		Abstentions:	<u>0</u>

2026026 AMENDING THE 2026 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE HOUSING TRUST FUND AND THE DEPARTMENT OF PLANNING & DEVELOPMENT

SUE SERINO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

To: Gregg Pulver, Deputy County Executive

From: Eoin Wrafter, Commissioner of Planning & Development *EW*

Date: January 2, 2026

RE: Proposed Legislative Resolution – January\February 2026

Attached for your review and consideration is a resolution request to amend the 2026 Adopted County Budget to increase \$7,000,000 in A.9998.95110.14 which will transfer reserve funds to the budget, as well as an increase in line A.8020.87.4417 to pay for the projects listed below, awarded under the Housing Trust Fund's Housing Creation and Preservation Program:

- 9-13 Noxon Street in the City of Poughkeepsie
- Two Cross Street in the City of Beacon
- Wallace Campus in the City of Poughkeepsie
- The Clinton Crest in the City of Poughkeepsie
- Morgan Avenue Apartments in the City of Poughkeepsie
- Locust Hill in the Town of Rhinebeck
- Powder House Road in the Town of Amenia

For background:

- 9-13 Noxon Street involves the rehabilitation of an existing 16-unit single-room occupancy (SRO) facility in the City of Poughkeepsie that is in need of improvements. Units serve a critical need as affordability levels range from 30%-50% AMI. Construction began in Spring 2025 and is anticipated to be completed in the first quarter of 2026.
- Two Cross Street involves the rehabilitation of an existing Main Street building and construction of a new building to include 18 units, nine of which are supported by the Housing Trust Fund. Project is currently under construction and is expected to be substantially complete by Summer 2026.
- Wallace Campus is a mixed-use project in the City of Poughkeepsie, including 187 affordable rental units and more than 20,000 sf of commercial space. The development team closed on their construction financing in December 2025, and they are expected to begin construction in Q1 2026. The project has a 28-month construction schedule.
- The Clinton Crest is an expansion of an existing multifamily apartment building in the City of Poughkeepsie to include an additional four affordable units. Construction is underway and expected to be completed by Q2 2026.
- Morgan Avenue Apartments is a proposed new construction nine-unit multifamily building on a vacant lot in the City of Poughkeepsie. The development team is closing on its financing, and construction is expected to begin by Summer 2026.
- Locust Hill in the Town of Rhinebeck is a new construction multifamily rental project consisting of 80 affordable apartments. The development team closed on their construction financing in December 2025 and they are expected to begin construction in Q1 2026.
- Powder House Road in the Town of Amenia is a new construction affordable duplex. The developer expects to complete all land use approvals by January 2026, with construction expected to begin in the Spring.

Specific details are provided on the attached Resolution Request Form and Fiscal Impact Statement.

Please contact me if you have any questions.

C: Dutchess County Attorney's Office

FISCAL IMPACT STATEMENT

☒ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS (To be completed by requesting department)

Total Current Year Cost \$ 7,000,000

Total Current Year Revenue \$ 7,000,000
and Source

Source of County Funds (check one): ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☒ Other (explain).

Identify Line Items(s):

A.9998.95110.14 +\$7,000,000

A.8020.87.4417 +\$7,000,000

Related Expenses: Amount \$ _____

Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): \$ 0
Over Five Years: \$ 0

Additional Comments/Explanation:

The Housing Trust Fund's Housing Creation and Preservation Program awards loans to qualified applicants for the purpose of creating and/or preserving affordable rental housing in Dutchess County, the disbursement of which may span multiple fiscal years. In order to allow for reimbursement of projects whose funds have been transferred to the reserve account, a budget amendment in the amount of \$7,000,000 from A.9998.95110.14 is requested to allow the Planning Department to carry out its financial commitments under the Program.

Prepared by: Paul Hesse, Community Development Coordinator

Prepared On: 01/02/2026