

# PLUS ONE ADU PROGRAM

New York State grants are available to support low- to moderate-income homeowners in 10 specific Dutchess County municipalities to add an Accessory Dwelling Unit to their property or to renovate an existing ADU to bring it up to code. Income from ADU's can help offset housing expenses or help assist a family member with a housing need.



Hudson River Housing, Inc. is helping homeowners develop and bring up to code an Accessory Dwelling Unit in TEN Dutchess County municipalities including **Town of Amenia, City of Beacon, Town of Clinton, Town of Northeast, Town of Pine Plains, Town of Pleasant Valley, Town of Poughkeepsie, Town of Stanford, Village of Rhinebeck, and Town of Unionvale**. Grants of up to \$125,000 (*including a 10% program administration fee*) are available for each eligible property.

## Who Qualifies? (Must meet all criteria)

- ✓ Households with incomes at or below 120% of the area median income.
- ✓ Homeowners whose primary residence will be assisted with grant funds.
- ✓ ADUs that will have a year-round tenant, who may also be a family member, and will not be used for short-term or vacation rentals.

## What Is Eligible?

- ✓ Homeowners who wish to build a new ADU based on their municipal zoning regulations.
- ✓ Homeowners who need to bring their existing ADU up to code.

## ✓ ADUs may be:

- Small stand-alone units on a single family lot;
- Basement apartments;
- Garage conversions; or
- Any other permitted unit types.

## Program Features

Homeowners who are deemed eligible may receive assistance with:

1. ADU design and permitting
2. Project budgeting
3. Environmental site clearance
4. Contractor selection & scoping
5. Construction oversight
6. Post-construction monitoring



✓ Or **apply online** at  
<https://www.jotform.com/250965642802056>

SCAN ME

Program administered by:

**Hudson River  
Housing, Inc.**

Company Name: Hudson River Housing, Inc.

Contact Info: Jordan Schinella, Community Development Manager

Phone Number: 845-454-5176 x107

Email Address: [plusoneadu@hudsonriverhousing.org](mailto:plusoneadu@hudsonriverhousing.org)

Website: [hudsonriverhousing.org](http://hudsonriverhousing.org)

Program funded by



Homes and  
Community Renewal