

PLUS ONE ADU PROGRAM

Announcing the Next Application Round for Hudson River Housing's Plus One ADU Program

The Plus One ADU Program provides grants of up to \$125,000 (including up to \$112,500 in direct construction assistance) to help homeowners in Dutchess County create a new accessory dwelling unit (ADU) on their property. These ADUs can serve as long-term rentals or living space for family members, providing more flexible and affordable housing options within our communities.

The program is designed for homeowners who would otherwise be unable to finance the development of an ADU on their own, while ensuring compliance with local zoning, building codes, and safety regulations.

To Qualify

- **Primary Residence:** Applicants must own and live in the property where the ADU will be located. Vacation homes or investment properties are not eligible.
- **Location:** Property must be located in one of the participating Dutchess County Municipalities.
- **Income Eligible:** Households' s Annual Income cannot exceed 120% of Dutchess County's Area Median Income.
- **Demonstrated Need:** You must show that you cannot afford the construction of an ADU project without assistance from this grant (e.g., limited personal savings).
- **Income Eligibility:** Households' s Annual Income cannot exceed 120% of Dutchess County's Area Median Income.
- **Homeowners' Insurance:** Home must carry an active Homeowners Insurance Policy
- **Citizenship/Residence:** Applicant must be a U.S. Citizen or moving for Permanent Residency Status

New Applications now being accepted
January 5, 2026 - February 27, 2026

To Apply

Submit online via [jotform](https://form.jotform.com/25096564280205): <https://form.jotform.com/25096564280205> (preferred)

or

Request a paper application via the Plus One ADU Program program Email:
plusoneadu@hudsonriverhousing.org.

Paper applications can be submitted to plusoneadu@hudsonriverhousing.org

or in person or via mail to:

Hudson River Housing – Plus One ADU Program

313 Mill Street

Poughkeepsie, NY 12601

Email: plusoneadu@hudsonriverhousing.org

(845) 454-5176 x107