



Strengthening Homes, Communities and Lives

Guy Kempe
VP Community Development

RUPCO

- Our **Mission** is to create homes, support people and improve communities.
- Our **Vision** is for strong, vibrant and diverse communities with opportunity and a home for everyone.

RUPCO

- Business lines and functions:
 - Homeownership
 - Property Management
 - Rental Assistance
 - Housing & Program Services
 - Community Development
 - Real Estate Development
- Own and Manage 20 scattered site properties
- Manage 588 units with 700+ tenants

TRANSFORMING MID-TOWN KINGSTON

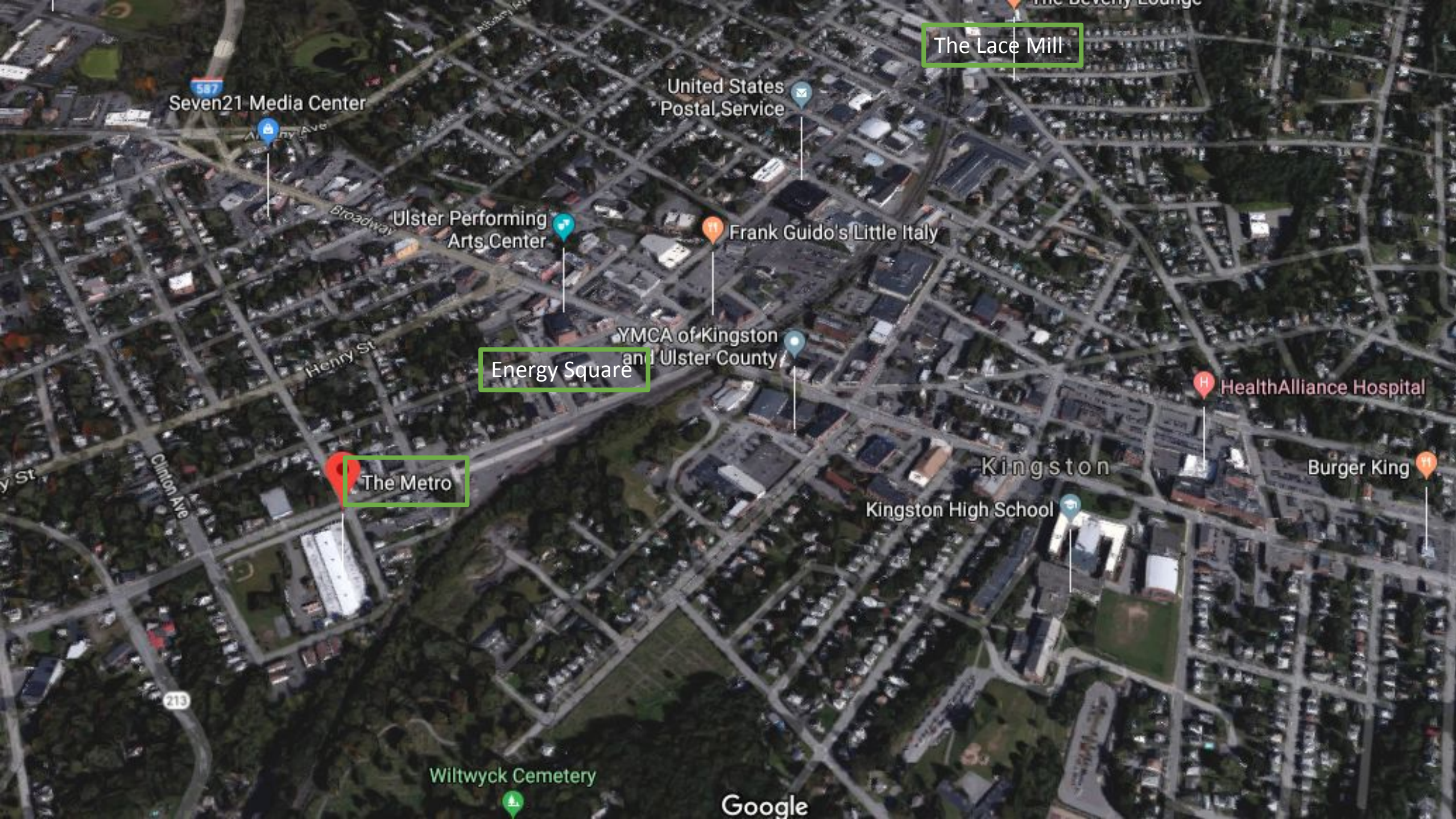


THE
METR

O



The
LACE
Mill



The Lace Mill

Seven21 Media Center

United States Postal Service

Ulster Performing Arts Center

Frank Guido's Little Italy

Energy Square

YMCA of Kingston and Ulster County

The Metro

Kingston

HealthAlliance Hospital

Burger King

Kingston High School

Wiltwyck Cemetery

Google



LACE MILL

Kingsto

- n ■ 55 units
preferred for
artists
- Historic
Preservation /
Rehab



LACE MILL



LACE MILL



LACE MILL

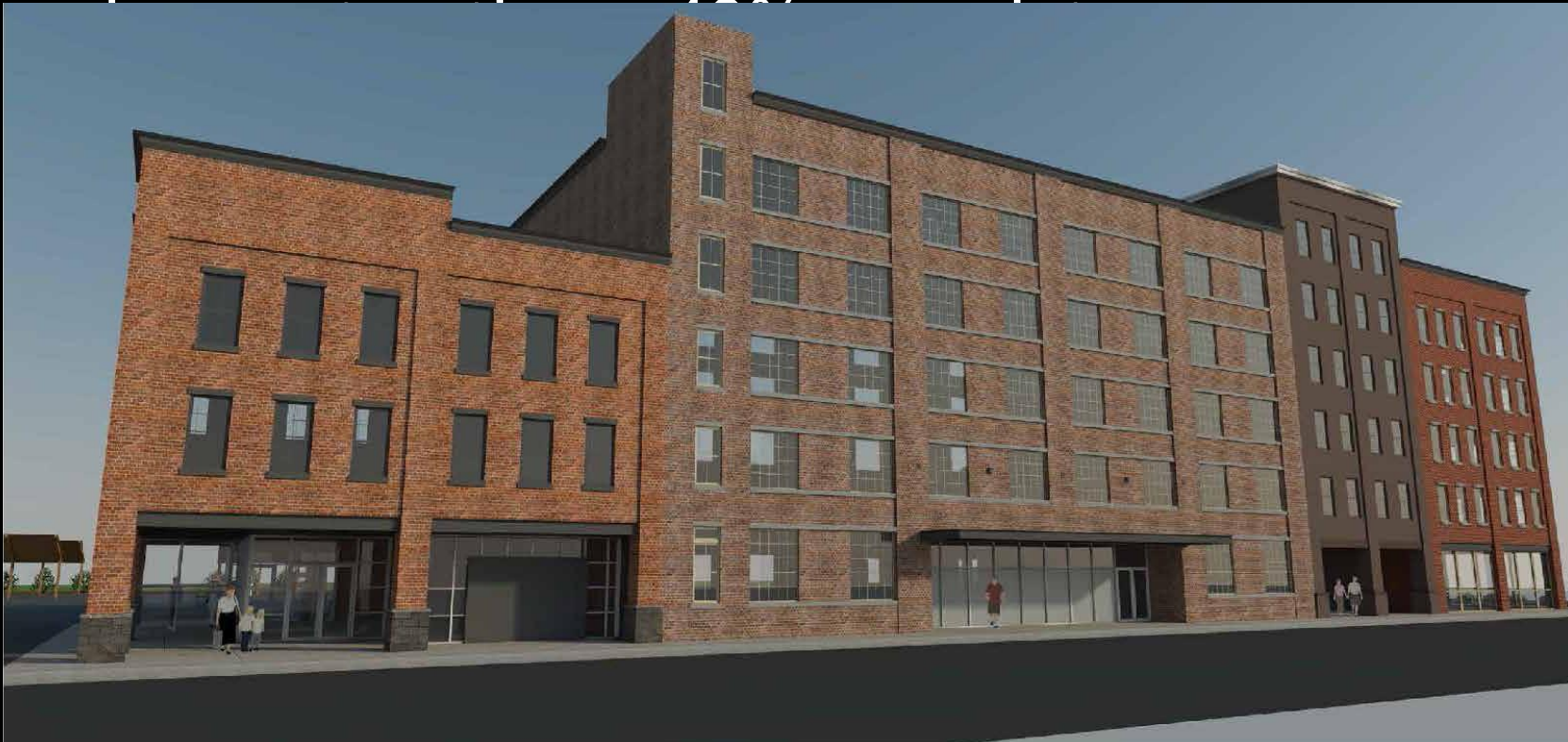
RESOURCES (\$18.9M Project)

- NYS LIHTC/SLIHTC
\$5,713,461
- NYS HTF \$2,274,272
- NYS (CFA) HCR UI \$150,000
- NYS (CFA) HCR NYMS
(Anchor) \$250,000
- NYSERDA - Solar \$116,120
- NYSERDA - Low Rise Res.
\$138,500

ENERGY

SQUARE

- 57 units preference for Young Adults 18-25
- New Construction, Net-Zero for living
- Mixed-income & mixed-use



ENERGY SQUARE

- 71,000 square feet with 11,000 SF dedicated to civic space, future home of Center for Creative Education for art, music & dance.
- 57 Affordable Rentals, Net Zero for Living
- 7 Apts. for at-risk young people, ages 18 to 24.
- 100% energy consumed on-site is generated on-site. Energy-efficient appliances, LED lighting, energy-efficient building envelope, 300 kW system capacity solar array with an annual production of 352,000 kWh.
- In Construction. Occupancy January 2020

ENERGY SQUARE



ENERGY SQUARE



ENERGY SQUARE





ENERGY SQUARE



ENERGY SQUARE



ENERGY SQUARE

RESOURCES (\$21.9M Project)

- NYS HCR LIHTC/SLHTC
\$6,509,976
- NYS HCR Middle Income
\$550,000
- NYS HTF \$2,400,000
- NYS RESTORE \$305,000
- NYS CIF \$2,000,000
- NYS (CFA) CGCII (NYSERDA)
\$1,000,000
- NYSERDA - EnergyStar



The Metro

Zephyr Float

Google

Cherry St

Spring St

Hilton Pl

Hilton Pl

S Prospect St

Greenkill Ave

Burnham Ave

S Clinton Ave

Greenkill Ave

S Clinton Ave

Clinton Ave

Greenkill Ave

S Wilbur Ave

Cedar St

Wilbur Ave

213

N Wilbur

THE METRO

In
Development

- Fully commercial development
- Affordable rents for community services and small businesses
- Purchased 2017, construction start by end of 2019



THE METRO

Planned Construction Sources

| | | |
|--|-----------|----|
| | | \$ |
| • Construction Loan | 2,100,000 | |
| • NYS HCR Community Investment Fund | 3,000,000 | \$ |
| | | \$ |
| • Foundation Grant (Construction) | 3,000,000 | |
| | | \$ |
| • Foundation Grant (Predev) | 240,000 | |
| | | \$ |
| • NYS HCR NY Main St Grant | 350,000 | |
| • Empire State Development CFA (2016 & 2017 Awarded) | 1,200,000 | \$ |
| | | \$ |
| • NTCIC Fed Historic Tax Credits | 1,500,000 | |
| | | \$ |
| • NTCIC State Historic Tax Credits | 1,000,000 | |
| | | \$ |

rupco.org

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