Strengthening Homes, Communities and Lives

Guy Kempe
VP Community Development
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
LACE MILL
Kingston

- 55 units preferred for artists
- Historic Preservation / Rehab
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
- In construction – 40% complete
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

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
• NYSERDA - Geothermal
The Metro

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

Development METRO

In Development
## Planned Construction Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction Loan</td>
<td>$2,100,000</td>
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<tr>
<td>NYS HCR Community Investment Fund</td>
<td>$3,000,000</td>
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<tr>
<td>Foundation Grant (Construction)</td>
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<tr>
<td>Foundation Grant (Predev)</td>
<td>$240,000</td>
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<td>NYS HCR NY Main St Grant</td>
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<td>Empire State Development CFA (2016 &amp; 2017 Awarded)</td>
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<tr>
<td>NTCIC Fed Historic Tax Credits</td>
<td>$1,500,000</td>
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<tr>
<td>NTCIC State Historic Tax Credits</td>
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<tr>
<td>Deferred Developer Fee</td>
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