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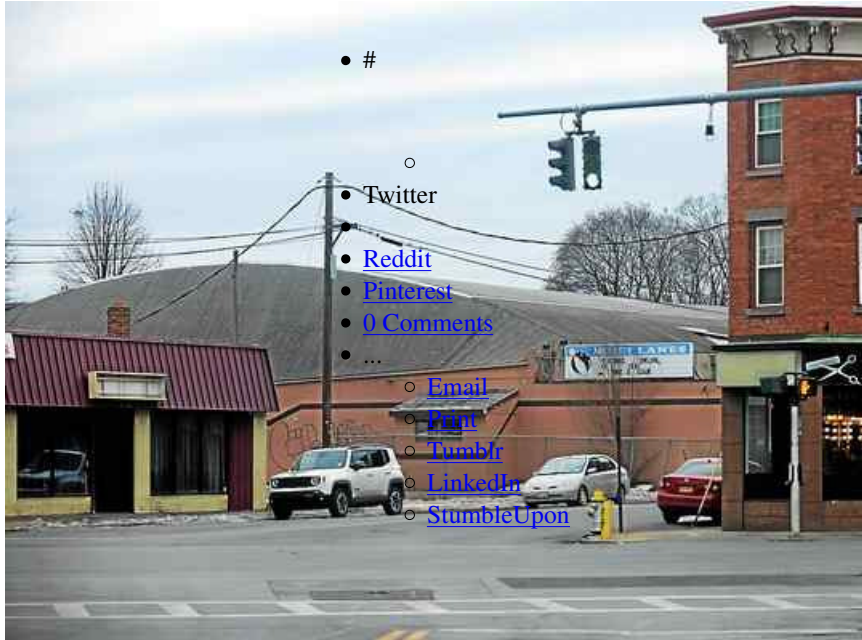
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## In Kingston, RUPCO aims to expand housing, business space



The former Mid-City Lanes bowling alley on Cedar Street in Midtown Kingston, N.Y., seen here from the corner of Broadway, is to be taken down to make room for RUPCO's Energy Square building. Tania Barricklo — Daily Freeman

By Brian Hubert, [bhubert@freemanonline.com](mailto:bhubert@freemanonline.com) brianatfreeman on Twitter

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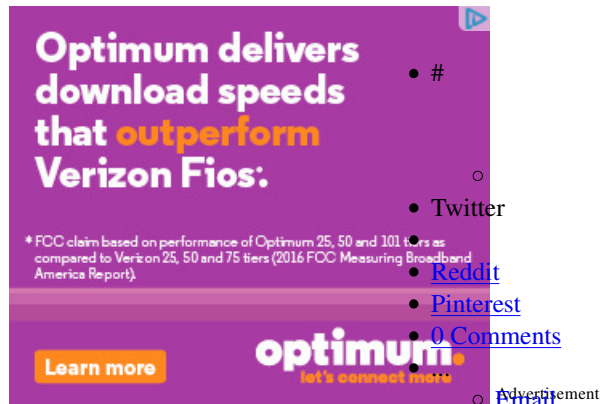


This artist's rendering shows how the Energy Square building on Cedar Street in Midtown Kingston, N.Y., is to appear. Provided/File  
KINGSTON, N.Y. >> Affordable housing agency RUPCO hopes to break ground on three large projects across the city of Kingston in 2017.

RUPCO recently reapplied for tax credits from the state Department of Homes and Community Renewal for construction of Energy Square (or E Square) a \$22.5 million, mixed-used development at 20 Cedar Street in Midtown, just off Broadway. E Square is to be built at the site of the former Mid-City Lanes bowling alley, which closed in June 2014.

The five-story, 70,000 square-foot building is to have 57 apartments, nine of which would be rented at market rate. There are to be 44 one-bedroom units, eight with two bedrooms, three with three bedrooms and two studio apartments.

The first floor is to have 10,000 square feet of commercial space. There also would be room for community groups, expected to include the Center for Creative Education, Hudson Valley Tech Meet Up and Ulster County Community Action.

An advertisement for Optimum internet service. The background is purple. The text 'Optimum delivers download speeds that outperform Verizon Fios:' is in white and orange. Below this, in smaller white text, is a footnote: '\* FCC claim based on performance of Optimum 25, 50 and 101 tiers as compared to Verizon 25, 50 and 75 tiers (2016 FCC Measuring Broadband America Report)'. At the bottom left is an orange button that says 'Learn more'. At the bottom right is the Optimum logo with the tagline 'let's connect more'. To the right of the graphic is a vertical list of social media sharing links: #, Twitter, Reddit, Pinterest, 0 Comments, Email, Print, Tumblr, LinkedIn, and StumbleUpon.

Kevin O'Connor, RUPCO's executive director, said he hopes to achieve "net zero living" at E Square, meaning the building can generate all of its own energy through the use of an expansive array of solar panels that would cover the roof and a carport in the rear of the building.

"This is so tenants won't have utility costs," O'Connor said.

O'Connor estimates the state will finish reviewing the funding application by May or June, and if the grant is approved, construction could get begin as soon as this fall.

Building E Square is expected to take about a year and a half.

RUPCO received \$1 million for the project from the New York State Energy Research and Development Authority (NYSERDA) in December 2015, but it didn't secure an additional \$3.2 million it sought from the state's Consolidated Funding program.

...

On Greenkill Avenue in Kingston, RUPCO is partnering with actress and director Mary Stuart Masterson, a Dutchess County resident, on Stockade Works, a \$11.5 million, 70,000 square-foot re-adaptation of the former Pilgrim Furniture factory building, which most recently housed MetLife offices.

Unlike RUPCO's other Kingston projects, Stockade Works will contain no living space. Instead, it will house a TV and film studio with post-production, prop storage and job training space, along with additional space for small manufacturing and "maker space" for owners of craft businesses.

The project recently received a \$1 million boost from the New York State Regional Economic Development Council Initiative.

O'Connor said RUPCO also hopes to receive state "new market" tax credits and that it's seeking historic landmark status for the Greenkill Avenue building to allow the project to qualify for additional tax credits.

He said the agency needs a special permit from the city's Planning Board for the project to move forward.

...

RUPCO also is working on its proposed Landmark Place, a housing project at the former Alms House, 300 Flatbush Ave. in Kingston, that would include 35 units of "supportive housing" in the approximately 28,000-square-foot 1870s landmark building along with 33 one-bedroom units for people 55 and older in a new 42,000-square-foot building.

Existing outbuildings on the property would be kept and repurposed, O'Connor said.

He also said the building's landmark status qualifies the project for state and federal tax credits.

The project's goal is to create more stable and higher quality housing for the homeless, fitting in with the state's growing focus on supportive housing, O'Connor said. This includes offering a "robust level" of services, including a full-time nurse and program case manager and 24-hour front desk coverage, he said

But before the project can move ahead, the city has to rezone the parcel at Flatbush Avenue and East Chester Street from "single-family residential" to "multifamily."

The building currently is vacant, having most recently housed Ulster County offices. If the plan is approved, the affordable housing agency would buy the Alms House from the Ulster County Economic Development Alliance for \$950,000.

O'Connor said he is optimistic construction of the new building and rehabilitation of the old building can start later this year, allowing tenants to move in about a year and a half later.

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The three RUPCO projects, along with its 55-unit Lace Mill housing project, which opened in July 2015, represent a \$73 million investment in Kingston, O'Connor said.

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And he said he's impressed with how the Lace Mill project, in an old factory on Cornell Street in Midtown, turned out.

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"Every unit is occupied, and we have a waiting list," he said.

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• Vice president for community development at RUPCO, director of RUPCO's Green Jobs Green NY program

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• Holds a bachelor's degree from Bard College, took graduate courses at the Center for Medieval & Renaissance Studies at Oxford University, took master of fine arts courses at Milton Avery Graduate School of Arts

• Married to artist, designer and licensed Realtor Erik Scott Foster, an associate at Coldwell Banker Village Green Realty in New Paltz

• Lives in New Paltz, where he and Foster operate an AirBnB property called BontecouView

• Founding commissioner on city of Kingston Complete Streets Commission, members of Kingston Climate Smart and Green Jobs Community Task Force, board member with Kingston Uptown Business Association

• Serves on steering committee for the Kingston Midtown Arts District, chairs village of New Paltz Affordable Housing Board, in on Advisory Committee of the Benjamin Center at SUNY New Paltz, is a member if Gov. Andrew Cuomo's Community Opportunity Reinvestment Task Force in Newburgh

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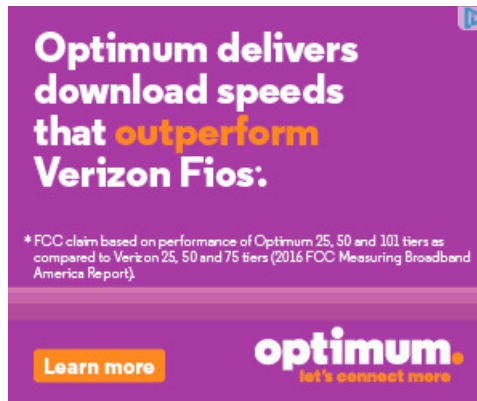
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