

Foundations

Supporting People • Creating Homes • Improving Communities

A publication by

Rural **Ulster**  Preservation Company

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www.rupco.org

Who We Are

Rural Ulster Preservation Company (RUPCO) offers the community the following array of services:

- Real Estate Development & Property Management
- Community Development
- Rental Assistance
- NeighborWorks® HomeOwnership Center
- Owner Occupied & Rental Rehabilitation
- Counseling/Emergency Assistance
- Technical Assistance

Foundations Editor:
Jeanette Diers

Design:
CRSR Designs

Contributors:
Kevin O'Connor, Executive Director
Dennis Doyle, President



A Welcome Home Celebration

In April of 2005, many households were devastated by the worst flooding to hit Ulster County in over 50 years. Ulster County submitted for grant funding through the Governor's Office for Small Cities (GOSC) and was awarded \$580,000 to help victims who lost their homes. RUPCO was requested to administer the grant on behalf of Ulster County. The funding from the program was used to purchase new manufactured homes and site them on pre-existing vacant sites at Spring Lake Mobile Home Park, a location that is not within the flood plain. Park managers at Spring Lake Mobile Home Park identified pre-approved sites within the park and agreed to pay the costs associated with site improvements, such as upgrades in water, sewer, and electrical service. In addition, Dennis Larios, Brinnier and Larios, did all the engineering for free so the slabs for the homes could be laid.

On Monday, November 20, 2006, RUPCO welcomed home seven families who lost their homes. The families had been displaced for eighteen months. For several of the families, including Teresa Macias, this was the first time they were able to see the interiors of their new homes. Ms. Macias was brought to tears and said she could not wait to say she was going home after a day of work, a simple phrase that she heard from co-workers on a daily basis that deeply saddened her.

Joining RUPCO to welcome the families home was Michael Berardi, Ulster County Legislature, Dennis Doyle, Director, Ulster County Planning Department, Susan Rounds, Executive Director, American Red Cross, and DRIOUT Committee Member.



A Welcome Home Celebration – PHOTO Detail: L to R (Back to Front) Virginia Craft, UC Planning Board, new homeowners Elena Colon & Allen Auchmoody, Susan Rounds, Executive Director, American Red Cross and DRI-OUT Committee, the Auchmoody children; Scott Auchmoody, Shyanne Fredenburg, and Jason Auchmoody.

Each family was presented with housewarming gifts including a welcome mat from RUPCO and a house plant from Ulster County Mental Health Association.

This grant funding also assisted an additional 5 homeowners with rehabilitation, new construction, and/or accessibility modifications.

Celebrating 20 Years

In 2007, Georgette Hughes celebrates 20 years of employment with RUPCO. Georgette currently holds the position of operations manager where her work includes both accounting and human resource components.

Georgette said her work at RUPCO began when she sat at a League of Women Voters event with Jeanne Reisigl, who at the time worked at RUPCO. Ms. Reisigl stated RUPCO was seeking to hire their 4th full time staff person. Georgette found the position appealing, applied, and was hired. She started with RUPCO on July 6, 1987 in the position of administrative assistant. The office was located at 14 Pearl Street at that time, and since there were only 4 staff everyone pitched in and wore many hats. Georgette's main tasks included reception, preparation of contracts and

leases, and overseeing the moderate rehab program. She stated she enjoyed the moderate rehab program because it took her throughout the county to inspect the rental units. Georgette reminisced about the restoration of our



Georgette Hughes

134 Hunter Street property and the Stuyvesant Hotel, stating how exciting it was to see the projects go from ruin to restoration. The staff gradually increased over the years, bringing us to our current full time staff of 27. When asked what she likes most about her work at RUPCO, Georgette replied the diversity, always finding her projects interesting and enjoyable. The thing she has found

the most difficult during her tenure with RUPCO is the frustration she feels over public perception of affordable housing. It is very distressing when people have a misconception of those who need affordable housing. "It is our children;

"It is upsetting to see our children leaving the area because they can not afford to live here."

the working class people who live and work here in Ulster County" Georgette stated. "It is upsetting to see our children leaving the area because they

can not afford to live here." When asked what she looks forward to in the years to come, she said seeing the Kirkland Hotel restored and the Main Street restorations in uptown Kingston. "The Stuyvesant restoration made such an impact in uptown. The Kirkland and Main Street restorations will only add to it. It is so rewarding to make such a presence in uptown Kingston."

All of us at RUPCO wish to congratulate and thank Georgette for her years of dedication and service! We look forward to many more years of working together to make a difference in Ulster County!

The RUPCO Team

Kevin O'Connor

Executive Director

Kathleen Leahy

Assistant Executive Director

Jessie Bland

Maintenance Technician

Jeanette Diers

Director of Development

Maureen Freehill

Director of Program Services

Michelle Fuoco

Senior Accountant

Jennifer Heiselmann

Assistant Property Manager

Georgette Hughes

Operations Manager

Roy Kozlowski

Director of Maintenance

Michelle Leggett

FSS Coordinator

Teryl Mickens

Project Developer

Robyn Tiano

Director of Rental Assistance

Cassandra Schofield

HCV Program Specialist

Vanessa Secore

HCV Program Specialist

Laurie Smith

Senior HCV Program Specialist

Sierra Smith

HCV Program Specialist

Chuck Snyder

Director of Real Estate and Construction

Pat Thurston

Office Manager

Carolyn Wagner

Housing Inspector

Theresa Walsh

Director of Property Management

Joleen Wenzel

HCV Program Specialist

HomeOwnership Center

Kathy Germain

Director

Sandy Altomare

Rehabilitation Specialist

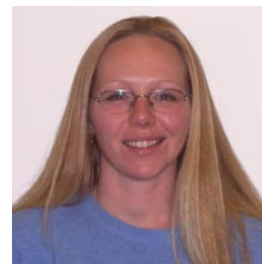
Sally Dolan

Administrative Assistant, Rehab Program

Staff on the Move

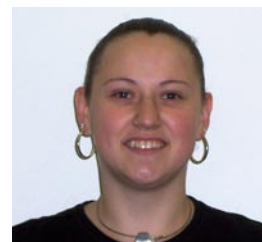
Sally Dolan

has moved into the role of Administrative Assistance, for our Rehab Program at our NeighborWorks® HomeOwnership Center. Sally began working at RUPCO in February 2006 as a HVC Program Specialist in our Rental Assistance Department.



Cassandra

Schofield has held the position of our main office receptionist for the past year. She has recently been promoted to the position of Housing Choice Voucher Program Specialist in our Rental Assistance Department.



Message From The Executive Director



Today, 40 feet in the air above the corner of Clinton Avenue and Main Streets in the City of Kingston, they started framing the cupola on

the Kirkland Hotel. It won't be easy. The octagonal shape is not equilateral and its bottom lies in different planes, but it will be worth it. Perhaps one of the most dramatic architectural elements ever constructed in Kingston – gone for nearly 100 years – will return in its original form, grace and texture. More often than not, over the next several weeks, you'll catch me across the street gazing upward as the skeletal structure rises and is covered in thick cedar shake. For the first time, the image I've come to cherish from artistic renderings will come to life. A part of the City, and each of us, is renewed.

Still, some ask if it really is worth it. I think so. As I said at the ground breaking, we are restoring the building to the condition it was in 100 years ago and setting the course for it to be in this condition 100 years from now. Anytime you can bridge 200 years, you're accomplishing something. And we all can't help but benefit. The building has lain vacant for over thirty years, an eyesore at the gateway to beautiful uptown Kingston. Its restoration signals that change is happening in uptown Kingston. The jewel of the City that uptown is, gets a little shinier.

The Kirkland will add 8 rental units to the uptown including 7 one bedrooms and 1 studio apartment. Just ask the merchants how important it is to bring more residents to the area. One floor will offer office space and we will lease about half of that to house some of our own staff. The bottom two floors feature pub and

restaurant space. RUPCO has placed the ownership of the Kirkland into a for-profit entity, Clinton & Main Limited Partnership. The property is back on the tax rolls and paying full taxes to the City of Kingston and Kingston School District. Many don't know that RUPCO is already among the largest tax payers in the uptown area. Our Stuyvesant building has been paying full taxes to the City and the School District since its restoration in the early nineties, despite having adult only residents.

Proudly, the Kirkland Hotel is the first project in the City of Kingston to employ a ground source, a geo thermal system to provide all of the heating and cooling. We are digging a series of 400' deep closed-loop wells in the parking area next to the building. The system will cover the earth's constant 55 degrees and provide much greater efficiency to the long term operating costs. It will

eliminate the use of fossil fuels and the unsightly air handlers that are required by conventional HVAC systems. I think it's clear that we have accomplished what the private sector couldn't with this \$4.2M project. We asked the City of Kingston for \$250,000 from their federal CDBG allotment, less than 6% of the total project. RUPCO has borrowed \$1.8M. The private sector is investing over \$700,000 in the historic tax credits and RUCO has secured over \$1M in grant funds. These grants are specific and dedicated to this type of project, either for historic restoration, removal of blight or economic development. If RUPCO didn't bring these funds to Kingston, they would go to Newburgh or Rochester or South Carolina. I think these monies belong in Kingston.

I hope you are able to pay close attention as the restoration is completed between now and the fall. Watch the cupola rise, the wrap around porch appear, and then notice the finishing touches: two-toned pavers in the parking lot, a bluestone sidewalk surround, new paint and hung awnings. The restoration of the Kirkland Hotel, for uptown, for the City and for us, represents what we have been and what we can be again.

Pike Plan Restoration Leader in Downtown Revitalization and Pioneer of Main Street Movement, Contracted to Lead Uptown Kingston Restoration



New York State Department of Housing and Community Renewal (NYS DHCR) has awarded RUPCO technical assistance for the Pike Plan restoration. Technical assistance will be provided by Norman Mintz, Norman Mintz Associates. Mr. Mintz is recognized as a leader in downtown revitalization and one of the pioneers of the Main Street movement. Mr. Mintz is president of his

own consulting firm and works with cities and villages on all matters of design, retail, and marketing to help make their downtowns and Main Streets become more desirable destinations for activities and retail.

In addition, Mr. Mintz is a college instructor and author. He is the author of *A Practical Guide to Storefront Rehabilitation (Technical series-Preservation League of New York State)*, *Signs for Main Street (Main Street Guidelines)* and co-author of *Cities Back from the Edge: New Life for Downtown* with Roberta Brandes Gratz.

Mr. Mintz will work with RUPCO, the City of Kingston, all stakeholders, including merchants, property owners, elected officials, business leaders, selected representatives from various organizations, and interested citizens on a plan that will promote Kingston as a Heritage Tourism Destination. Above all, he will focus on uptown and the plan to rehabilitate The Pike Plan in order to create a marketing strategy that will illustrate the many positive features that uptown has to offer. He will provide his expertise in urban design, marketing, and organization and will be engaged for a period of six months. Mr. Mintz has stated how he has been "impressed by the support and enthusiasm he has received for the timeliness of the marketing effort."

In August 2006, we announced the receipt of a grant award of \$200,000 from the NYS DHCR Main Street Program, for restoration of the Pike Plan along Wall and N. Front Streets in Kingston. The \$200,000 award completed a \$700,000 funding program to restore the Pike Plan.

"I think it's clear that we have accomplished what the private sector couldn't with this \$4.2M project."

A Holiday Brunch



Holiday music filled our 37 John Street Community Room on December 19, 2006 as RUPCO hosted a holiday brunch

for the residents of the Stuyvesant Hotel. The event provided a wonderful opportunity for our tenants and our staff to take a moment to socialize and enjoy the holiday season together! We would like to thank The Market Basket for their help in making this event possible and delicious!

Happy Holidays!

RUPCO's Adopt a Family Holiday Program helped six families have a happier holiday season! Each

year our employees nominate families that could use a little help to make the holidays happier. Our employees purchase gifts and food items for a holiday meal. Stewarts Ice Cream Shops generously donated milk and ice cream certificates which will help the families well into the New Year. We would also like to thank The Kingston Police Gold Shield Society for providing a financial gift that allowed us to purchase a coat and winter accessories for a family in desperate need. It is our hope that these families were able to have a very happy holiday season.



RUPCO Welcomes New Director of our NeighborWorks® HomeOwnership Center

RUPCO welcomes Kathy Germain as our new Director of our NeighborWorks® HomeOwnership Center. Kathy has an extensive background in grant writing and grant administration, specifically in the area of affordable housing and homeless housing assistance. Kathy is currently leading three counties in their Homeless Strategies. Having previously worked for Shingebiss Associates, Inc. she has worked closely with RUPCO over the last five years.

She is an active member of our community, serving as a school board member for the Kingston City Schools Consolidated District, and a member of the Kingston City School District Diversity Cadre.

We welcome her to our team and look forward to working together to develop affordable housing options for Ulster County.

Ground Breaking Ceremony

On Tuesday, November 21, 2006, RUPCO and Kingston Mayor James Sottile hosted a ground breaking ceremony at 97

Clinton Avenue in Kingston, originally known as The Pettit House. The Pettit House is a historic, turn of the century, gothic revival country home inspired by Calvert Vaux. The 4,000 square foot home was built in the 19th century for local attorney John Pettit.

RUPCO, working in partnership with the City of Kingston, acquired the property for redevelopment.

The property will be renovated to offer four condominiums for purchase by income eligible, first time homebuyers. Many original elements will be restored to its original grandeur including the wood siding and trim details, as well as the addition of period lighting and blue stone walks.

The Pettit House Condominiums will offer four unique floor plans, but each condo will offer 2 bedroom, 1 bath, vaulted ceilings, hardwood floors, ceramic tile baths, solid wood cabinetry,

Energy Star appliances; dishwasher, range, hood, and refrigerator, central air, washer/dryer hook ups, direct vent, gas fired furnaces & hot water heaters, 7 day programmable thermostats, cable and phone ready, monitored smoke detector system. Off street parking will also be offered to residents.

The construction phase is well underway and the condominiums are slated for completion in the early summer of 2007. Interested parties should contact Teryl Mickens, RUPCO Project Developer at 845.339.8717 or at tmickens@rupco.org.



(L to R) Stephen Finkle, Director, City of Kingston Office of Economic Development, Mike Murphy, City of Kingston, Department of Community Development, Mayor James Sottile, Ann Marie DiBella, Alderman Fifth Ward, Kevin O'Connor

Provident Bank Awards Grant for HomeOwnership



Kevin O'Connor and Brenda Cox, Vice President, Community Relations Officer, Provident Bank

On January 11, 2007, Brenda Cox, Vice President, Community Relations Officer, for Provident Bank, visited our NeighborWorks® HomeOwnership Center. Ms. Cox presented RUPCO with a grant check for \$5000 to support the work of our Homeownership Center. Provident Bank has branches in Ellenville and Kerhonkson in Ulster County.

Kiss Your Landlord Goodbye

Call 845.331.9860 for our upcoming orientation schedule



Search for the Brides of the Kirkland



As part of our restoration of the Kirkland Hotel we would like to highlight the heart of the Kirkland Hotel and celebrate the wealth of memories the buildings hold for so many in the community.

RUPCO is campaigning to locate personal stories and photographs of wedding couples who celebrated their wedding at the historic Kirkland Hotel. The search for *The Brides of the Kirkland* was kicked off in conjunction with Valentine's Day and will run through the month of June. We also welcome you to share other celebration stories that took place at the Kirkland Hotel. Did you celebrate a special milestone, meet your spouse, or have a sweet 16 party there? Please share your Kirkland story. Please contact Jeanette Diers, Director of Development, at 845.331.2140, ext. 307 or at jdiers@rupco.org with stories and memorabilia.

NYS Tax Credits and Senior Tax Breaks on IRA Donations For Donors to the Kirkland Campaign

RUPCO has a wonderful tax-benefit opportunity for donors to the final phase of the Kirkland Commemorative Campaign. In addition to allowing donors an opportunity to become a part of this vital restoration project, their gifts receive tremendous tax benefits. All gifts are 100% tax deductible with an additional incentive for donors of \$500 or more with RUPCO's approval as a Zone Capital Credit Community Development Project. Donors making contributions of \$500 or more may be eligible for a 25% New York State income tax credit, based on amount given, in place of deduction.

For potential donors who are 70 1/2 or older, new giving options are available via part of the new Pension Protection Act of 2006. For 2006 and 2007 tax years only, IRA owners who are 70 1/2 years old or older can make a tax-free donation directly to a charity, like RUPCO, up to \$100,000 from an IRA instead of taking a taxable distribution. The tax-free distribution will be reported on IRS form 1099-R as a normal distribution.

Kirkland Commemorative Opportunities

We feel it is important to honor our donors and allow the opportunity for commemoration of their generous contributions.

The following architectural features are available for commemoration.

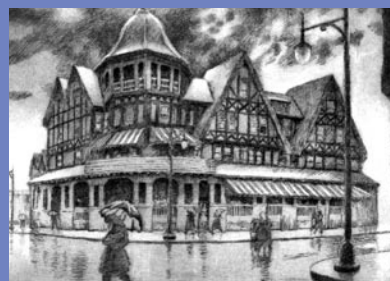
Entrance Foyer	\$10,000
Elevator	\$10,000
Staircase Banister	\$5,000
Main Entrance Doors	COMMITTED \$5,000
Rathskellar Doors	COMMITTED \$5,000
Windows	\$1,000 each
Porch Railing Section	\$.500 each
Individual Staircase Steps	\$.250 each
Main Plaque in Entrance.	\$100

Gifts to the Kirkland Fund are completely tax-deductible.

All donors who give a gift of \$1000 to the Kirkland Fund will receive a complimentary etching.

To make a donation to the Kirkland Fund, please use the donor envelope in the center of this newsletter and note Kirkland Fund next to your gift amount or visit www.rupco.org for a donor form.

Kirkland Prints



Limited edition etchings of the
Kirkland Hotel Building
by Rick Pantell

Framed \$225/Unframed \$175

Donate \$1000 and receive a complimentary etching!

*To preview the etching visit our website at
www.rupco.org.*

*To purchase a print please call
845.331.2140, ext 307.*

5th Annual
**Celebrate
 Community**
 June 14, 2007

Save the Date to Celebrate!

Our 5th Annual Celebrate Community Event will take place on Thursday evening, June 14, 2007 under the big tent on the beautiful grounds of the Senate House State Historic Site. We promise another great evening of delicious dining, soothing music, a fantastic silent auction, and most of all great company! Look for your invitation to reach you shortly!

Community Breakfast

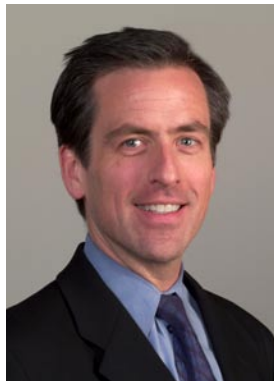
We are moving our annual Community Breakfast from the Spring to the Fall in 2007. While the season will change, we promise to continue to provide an informative seminar on affordable housing issues. Look for further details this summer.

**RUPCO Celebrates
 the Volunteer
 Efforts of Alcoa
 Fastening Systems**

On October 26, 2006 RUPCO was invited to take part in Alcoa Fastening Systems celebration of their corporate community volunteer week grant award presentation and luncheon. Keynote speakers included Senator Bill Larkin and Kingston Mayor James Sottile. A presentation highlighted all of the volunteer work the staff of Alcoa performed throughout the year, which was impressive to say the least! We were very fortunate to have Alcoa staff assist in our 2005 and 2006 Paint the Town Events! Their volunteer hours earned RUPCO an Alcoa Fastening Systems action grant to assist our Paint the Town Event. We look forward to working with the Alcoa again in 2007 and would like to thank this exemplary team for their support of our work and of our community!

**Welcome New
 Board Members**

RUPCO welcomes the following new board members:



Kirk Lawson

15 years of experience in healthcare administration. Mr. Lawson resides in Accord.

Mr. Lawson is the Executive Director of River Radiology located in Kingston. He has held this capacity since 2003. He received his MBA from Columbia University and has over



Kelly McMullen

holds a Masters degree in Educational Psychology. Prior to joining Ulster County Mental Health, she served as the Executive Director of Multi-County Community Development Corporation for one year and as Assistant Executive Director at the Devereux Foundation for nine years. Ms. McMullen resides in Germantown.

Ms. McMullen has served as the Program Supervisor, Local Government Unit Adult Services for Ulster County Mental Health since 2002. She

Carlos Valencia

Mr. Valencia is a Case Manager with Family of Ellenville and is a recognized leader in the Latino Community. Mr. Valencia is originally from Colombia, South America. He has more than 15 years experience in human services and holds a bachelors degree in Psychology. Mr. Valencia resides in Kingston.

Our Board

Board of Directors

- Dennis Doyle
President
- Thomas A. Collins, CCIM
Vice President
- Henry Gleich
Treasurer
- Barbara Mayfield
Secretary
- Elliott Auerbach
- Peter Frank
- James Gilpatric
- Kirk Lawson
- Kelly McMullen
- Elaine Mudrich
- Patrick Paul
- Connie Snyder
- Carlos Valencia

Advisory Council

- James Economos
- Stephen Finkle
- Dorothy Pismopulos
- Marjorie Rovereto
- Charlet Wenzel



Patrick Paul

Mr. Paul is the Chief Operating Officer (COO) of Anderson Center for Autism and previously held the position of Chief Financial Officer (CFO). He joined Anderson School in 1999 and holds a bachelors degree in Accounting from S.U.N.Y. College at New Paltz, a Criminal Justice degree from Empire State College, and has since received his C.P.A., Certified Public Accountant license. Mr. Paul resides in New Paltz.

Letter from the President

Anyone who has ever attended a public meeting on affordable housing has heard the concerns about increased crime, lowering of property values, higher taxes and the deterioration of the neighborhood. To address these, housing advocates have conducted numerous studies and provided countless hours of expert testimony directed at those involved in land use decisions. The results of these efforts show that an increase in

crime is not associated with affordable housing but the rather that the lack of housing is a contributor; property values are not automatically lowered and many affordable developments now contain market value units within them; neighborhood character, far from experiencing deterioration, is often enhanced by project design and integration into the community fabric; the tax question is properly directed at housing in general and appropriately sited affordable units reduce demands for community services and make efficient use of public infrastructure.

In the end however, we need to ask ourselves if responding to these concerns, while important to gain approval of individual projects, is the most effective means of gaining support for affordable housing as an essential element of the community. If the focus of the conversation can be moved away from impacts and shifted toward responsibility and need there is an opportunity for a better dialogue. One that is more likely to lead to affordable housing being viewed as a goal that the community needs to achieve rather than just accepted.

“Starting A New Dialogue”

To start this dialogue we need your voice. Work with us to examine what constitutes a successful community. We see successful communities as meeting the needs of their residents today and into the future. These communities have a clear vision that speaks to environmental protection as well as the provision of services, jobs and yes, a place to live. Speak to local business owners and engage those involved in economic development. Ask them what is needed

to find and keep workers. Communities that lack available housing lack the means to provide for economic growth. Housing availability is a major component of worker attraction and satisfaction. Talk to your neighbors. Has traveling long distances to work become the norm in part due to housing costs? Time spent commuting is time away from family. That time can be measured in lost opportunities to participate in community life, the inability to attract volunteers to local organizations as well as the struggle to be a parent given the time away from home. Ask yourself, who needs affordable housing. As prices rise even those considered middle class are being forced out of the housing market. Does the housing question confront your children, those that protect your neighborhood or provide help for those who are sick? Don't wait for the next project proposal or your daughter to graduate college, join the conversation now. Ask yourself and those around you, to measure quality of life not only by the view out the window but also that one has a window to look out.

- Dennis Doyle, Board President

Ulster County: Median Family Income \$61,400

Area Median Income (AMI) Chart (Annual)

# Family Members	1	2	3	4	5	6
50% AMI	\$21,500	\$24,550	\$27,650	\$30,700	\$33,150	\$35,600

Rentals Available: We are currently accepting applications for our wait list at Blair Road, Kerhonkson

Please contact our Property Management Department at 339.8715 or e-mail twalsh@rupco.org for an application or for more information. When e-mailing please include your name, mailing address and daytime telephone number.

Become an Energy Efficient Building Operator



RUPCO and Mid-Hudson Energy Smart Communities will present

“Become an Energy Efficient Building Operator,” a 3 day seminar, for rental building owners, highlighting the latest energy-saving technologies that can save money.

The full day sessions will take place on April 11, April 18, and May 16, 2007, at RUPCO's Community Room, 37 John Street in Kingston. The presenter of this seminar will be Andrew Padian, Director, Multifamily Housing Division, Steven Winter Associates, New York, NY.



Steven Winter Associates, Inc.
Building Systems Consultants

This seminar will help management and maintenance staff to eliminate energy and water waste.

Topics covered will include:

- Whole Building Systems Approach
- Fuel Bill Analysis
- Health and Safety Issues
- Maintenance and Recordkeeping
- Heating, Cooling and Controls
- Indoor Air Quality
- Ventilation
- Energy Efficient Lighting & Appliances
- Lighting Controls
- Energy Management Systems
- Water Saving Technologies
- Domestic Hot Water Systems
- Pumps, Motors & Drives
- Planned Replacement Program

RUPCO Property Management staff will be attending this seminar, as well as taking a final exam for certification as Building Performance Institute (BPI) certification as an Energy Efficient Building Operator.

If you would like to learn more about this training, or others offered my Mid Hudson Energy Smart please contact Patrice Courtney Strong, Mid-Hudson Energy Smart Communities Coordinator at 845.331.2238, or e-mail at patricecourtney@gmail.com.

Ulster YouthBuild in Jeopardy



RUPCO had the good fortune to be introduced to Ulster YouthBuild in 2006. We enlisted their expertise on several projects including pre-construction work at the Kirkland Hotel, exterior painting of 103 Franklin Street, landscaping at the 2 new homes we built on Van Buren Street, and the team was a critical part of our Paint the Town Event, providing weeks of prep and painting. Through each project the team continued to impress us with their skill, professionalism, and reliability.

We were very disturbed to learn from Bonnie Landi, Program Director for Ulster YouthBuild for the past eleven years, that

the program is in jeopardy of closing due to the fact they did not receive funding for two consecutive years.

During the eleven years of their existence Ulster YouthBuild has contributed to the need for affordable housing by rehabilitating 13 houses and constructing 2 new houses, all of which have been sold to low-income first time homebuyers. In the City of Kingston alone, they rehabilitated an entire block of abandoned houses, literally changing the environment of the neighborhood.

Ulster YouthBuild has served 179 young people through their comprehensive

education and work-training program. Even when funded, the program can only enroll 20 young adults from the usual 50 – 60 who apply. A wait list has been put in place

at this time and they continue to receive calls daily. As it stands right now, Ulster YouthBuild will need a minimum of \$60,000 to continue to operate on an austerity basis.

It is our hope that we, as a community, can find a way to help Ulster YouthBuild stay in operation. The training they provide is so beneficial to so many of our youth and their work makes our community a better place for all of us to live. If you are able to assist Ulster YouthBuild, please contact Bonnie Landi at 845.331.2381 or at Blandiyb@hotmail.com.



Enjoy our newsletter online by clicking on the **FOUNDATIONS** icon at www.rupco.org

Rural **Ulster** 
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