

Foundations

Supporting People • Creating Homes • Improving Communities

A quarterly publication by

Rural Ulster Preservation Company

289 Fair Street
Kingston, NY 12401

telephone: 845.331.2140
fax: 845.331.6217

www.rupco.org

Who We Are

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

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

Foundations Editor:
Jeanette Diers

Design:
CRSR Designs

Contributors:
Kevin O'Connor
Connie Snyder



A Celebration, A Welcome, and Dreams Come True

On Tuesday, January 24, 2006, Rural Ulster Preservation Company and Kingston Mayor James Sottile hosted an open house at 48 & 58 Van Buren Street, in Kingston. The open house was a celebration of the completion of 2 new, affordable homes and an opportunity to welcome the families that will achieve the American dream of homeownership and call the houses home.

The houses will be the homes of Kim Griffith and Tanyikia Davis. Both women have worked very hard to make the dream of homeownership a reality!

Ms. Griffith is a single mother of 3. She enrolled in Rural Ulster Preservation Company's Neighborworks® HomeOwnership Center's First Home Club Matched Savings Program, which assisted her with closing costs. In addition to the excitement of owning her first home, Ms. Griffith is happy to be buying a home on Van Buren



Happy homeowners Tanyikia Davis (left) and Kim Griffith.

“This marks another example of the fruits of public-private partnership between RUPCO, the City of Kingston and other funders to help local families realize the American dream.”

Street where other members of her family reside.

Ms. Davis a single mother of 2 young boys. She moved into Rural Ulster Preservation Company's Hasbrouck Avenue property in 2000, a property that provides permanent rental housing to homeless families. Ms. Davis participates in Rural Ulster Preservation Company's Housing Choice Voucher (Section 8) Program and Family Self Sufficiency Program. She enrolled in Rural Ulster Preservation Company's Neighborworks® HomeOwnership Center's First Home Club Matched Savings Program after receiving

a substantial income tax return in 2005. Ms. Davis took advantage of the local

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Congressman Maurice Hinchey Announces \$310,000 for Woodstock Commons

On January 12th, 2006, Congressman Maurice Hinchey announced \$310,000 in funding from the New York Federal Home Loan Bank's (FHLB) Affordable Housing Program (AHP) for Woodstock Commons.

“The increasing cost of housing has made it very difficult for individuals and families to get by, which is why it is critical that we have affordable housing units available for those who are being

squeezed the most. By providing an affordable place to call home, we are allowing these New Yorkers to feel more invested in their community, which will have benefits for everyone in the area” stated Congressman Hinchey.

The Affordable Housing Program (AHP) provides member institutions with direct subsidies that are passed on to qualified households through sponsoring local

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The RUPCO Team

Kevin O'Connor
Executive Director

Kathleen Leahy
Assistant Executive Director

Jessie Bland
Maintenance Technician

Jeanette Diers
Director of Development

Sally Dolan
HCV Program Specialist

Maureen Freehill
Family Self Sufficiency Coordinator

Jennifer Heiselmann
Assistant Property Manager

Georgette Hughes
Operations Manager

Roy Kozlowski
Director of Maintenance

Robyn Playford
Director of Rental Assistance

Vanessa Secore
HCV Program Specialist

Laurie Smith
Senior HCV Program Specialist

Pat Thurston
Office Manager

Theresa Walsh
Director of Property Management

Joleen Wenzel
HCV Program Specialist

HomeOwnership Center

Robyn Awand
Director

Sandy Altomare
Rehabilitation Specialist

Jason Neal
Homeownership Specialist

Juanita Velazquez
*Receptionist,
HomeOwnership Center*

Welcome our New Staff Members



Juanita Velazquez,
*Receptionist,
NeighborWorks®
HomeOwnership
Center*

Juanita started in September as our Receptionist at our HomeOwnership Center. Juanita is fluent in Spanish, affording us the ability to better serve our growing Latino community. Juanita and her husband reside in Ellenville. She is the mother of 6 children ranging from 24 years to 6 months old. In her "free time" Juanita also volunteers as an EMT in the Village of Ellenville.



Sally Dolan,
*Housing Choice
Voucher Program
Specialist*

Sally started in February as a HVC Program Specialist in our Rental Assistance Department. Sally worked for a coin auction company in Kingston for many years. She said she is looking forward to her new position at RUPCO and helping make a difference in the lives of the families we assist.

HomeOwnership Center Director Receives Professional Certification

Robyn Awand, Director of HomeOwnership for Rural Ulster Preservation Company's NeighborWorks® HomeOwnership Center has received her professional certification in HomeOwnership and Community Lending from NeighborWorks® America.



Robyn Awand

Participants earning their Professional Certificate in HomeOwnership and Community Lending from NeighborWorks® America take a

Staff Promotions



Laurie Smith,
*Senior Housing
Choice Voucher
Specialist*

In January, Laurie Smith was promoted to Senior Housing Choice Voucher Specialist. Laurie joined the RUPCO team in November 2004. "Laurie's positive work ethic and commitment to our clients made her an ideal choice for Senior Program Specialist position," stated Robyn Playford, Director of Rental Assistance.

Jennifer Heiselmann, Assistant Property Manager

Jennifer Heiselmann started in as our receptionist in May of 2005. She will soon be advancing into our Property Management Department in the roll of Assistant Property Manager. Theresa Walsh, Director of Property Management, states "Jennifer's attention to detail and professionalism will enable the Property Management Department to even better assist our clients."



Housing Rehabilitation

Last week I received a call from Helen. Helen is an 82 year old widow who lives in Ellenville in her own home. She called because her roof was leaking and wanted to know if we could help. This morning, Raisa came to see me. Raisa also happens to be an 82 year old widow who owns her own home in Kingston. Her roof is also leaking.

Tonight I am sitting at my desk working on one of three applications that we will submit this month to various funding sources for monies to provide critically needed repairs to low income, senior and disabled owner-occupied households throughout Ulster County. With the three applications, we are seeking \$1.6 million dollars. It won't be enough!

Around this time last year, we had 177 applications from income eligible households for single family rehab. Without any promotion, our waiting list has grown to 297. All of these homeowners are considered, by government standards, low income – earning less than 80% of the area median income (AMI). Interestingly, of the nearly 300 applicants, about one third each earns less than 30% AMI, another third earns between 30% and 50% AMI and the last third earns between 50% and 80% AMI.

Today, the median household income in Ulster County is \$61,400. Half of us earn more, half of us earn less.

Two weeks ago, I hosted a meeting for the flood victims from last year who lost

their mobile homes. The purpose of the meeting was to go over the requirements for these folks to apply for funding that

Ulster County received for them. I met one couple whose home was simply devastated, but not totally lost and they were hopeful they would be eligible for this funding.

68% of us in Ulster County own our own homes. That's over 52,000 homes. Fully one-quarter of us are paying too much for our homes – over 30% of our income, and therefore have less money left over for the other necessities of life. 3,100 homeowners in Ulster County pay more than 50% of their income towards their housing. Every month! For these folks, many of whom are seniors living on fixed incomes, there isn't any money left to pay for repairs, or modifications, or energy improvements.

When you factor in that half of our housing is at least 47 years old and nearly 28% of was built before 1939 we know that – especially for low income households – our housing stock is deteriorating and we have less resources to deal with it.

After our visit, I walked Raisa out to the bus stop for her return home. Her spirit was indomitable. It wasn't long ago that Raisa fell off her ladder after she had been up tarring her own roof. Here she was at our door, not looking for a hand-out – just a hand up.

Housing rehab. It's an important part of our strategy to maintain decent, safe and sanitary housing for everyone in Ulster County.

Kevin O'Connor
Executive Director

Message From The Executive Director

“Fully one-quarter of us are paying too much for our homes – over 30% of our income, and therefore have less money left over for the other necessities of life . . . repairs, or modifications, or energy improvements.”

RUPCO Participates in 2005 Business to Business Showcase



Pictured: Jason Neal (left) HomeOwnership Specialist and Robyn Award (right) Director of HomeOwnership

On Friday, September 30, 2005, Rural Ulster Preservation Company participated in the Ulster County Chamber of Commerce Business to Business Showcase at Ulster Community College. The event provided a great opportunity to showcase the programs and services we offer to Ulster County residents, including our Employer Assisted Outreach Program.

Ways to Give...

Honorary Gifts

Celebrate a birthday, an anniversary, or other milestone by giving a gift in honor of that special person that could help a family right here in our own backyard.

Memorial Gifts

Celebrate the life of a loved one through a gift that could change a life.

Planned Gifts

Through your legacy you could help families achieve their dreams.

Real Estate Gifts

A gift of real estate could help a family achieve the American dream!

HomeOwnership Center

Helping Home Owners in the East End Area of Ellenville

Rural Ulster Preservation Company has been awarded funding from New York State Affordable Housing Corporation for East End Home Improvement Project Phase I.

Grant funding is available for the rehabilitation of owner occupied households in the targeted East End area of Clinton, Pine, Chapel, Kossar, Steven and Brodhead to Canal. The grant funds can be used to complete such home improvements as new roofs, electrical or heating upgrades, new windows, energy efficiency improvements, among other items.

To find out how to if you're eligible for funding or to receive an application contact us at 331-9860.



Kiss Your Landlord Goodbye

Rural Ulster Preservation Company's NeighborWorks® HomeOwnership Center

Homebuyer Orientation Classes

English Classes: 37 John Street, Kingston: 6pm - 7pm

March 14 & 28; April 11 & 25; May 9;

Bilingual Orientations

Kingston: July 9

Ellenville: April 18

Space is limited. Reservation required.

Call 331.9860 to register for an orientation or for additional information.

Helping Make a Home Again

After nearly 7 months Anne Marie Mikilonis and her 6 children had a house to call home. On March 7th, 2005 a fire destroyed their home located at 12 Belvedere Street in Kingston. Mrs.

Mikilonis's husband, Ted, sustained serious injuries during the fire, which claimed his life several months later.



RUPCO and the City of Kingston partnered together to assist Mrs. Mikilonis. RUPCO's Neighborworks® HomeOwnership Center implemented a plan of action and acted as a liaison to coordinate all the facets of making the construction of a new home a reality. In addition, RUPCO and the City of Kingston provided necessary financial assistance.

On Wednesday, September 21st, 2005, a new modular home was delivered to their original home site. Thank you to the Kingston Plaza for providing a safe and convenient overnight storage location for the new modular home.



On September 27th, 2005 RUPCO and Kingston Mayor James Sottile held a media conference to welcome Mrs. Mikilonis and her children home and to thank members of the community for their support.

A big thank you to the following businesses for their outstanding generosity:

Thank you to Earl B. Feiden Appliance, Inc. for their donation of kitchen appliances including a refrigerator and washer and dryer, La-Z-Boy furniture for their donation of a sectional sofa, Sears for providing a \$100 shopping spree, and Rockaway Bedding for offering a substantial discount on beds for the 6 children. In addition, the Kingston Police Gold Shield Society, Kingston Police Benevolent Association, Charlet Wenzel, The Lions Club of Kingston, and Central Hudson all provided financial assistance to help make this new house a home.

On November 20th, 2005 Anne Marie and her 6 children moved into their new home in time to celebrate Thanksgiving as a family.



Access to Home

Rural Ulster Preservation Company (RUPCO), in partnership with the Resource Center for Accessible Living (RCAL), has been awarded funding for accessibility modifications of owner occupied and rental properties. The funding is from the first round of funding from New York State's new Access to Home program launched by the Governor earlier this year in his State of the State address. The program is designed to help individuals with disabilities and the frail elderly stay in their homes and avoid institutional care.

Applications can be obtained by calling Rural Ulster Preservation Company's NeighborWorks HomeOwnership Center at 845.331.9860 or the Resource Center for Accessible Living at 845.331.0541.

Saturdays were Super in February!

Did you know 30% of those who are eligible to claim this refundable credit don't, and a working family has the potential to receive up to a \$5000 refund?

Rural Ulster Preservation Company, a member agency of the Hudson Valley CA\$H (creating assets, savings and hope) Coalition, hosted Volunteer Income Tax Assistance Sites (VITA) throughout Ulster County in February. Rural Ulster Preservation Company's Ulster County partners include the Ulster County Department of Social Services, Catholic Charities, Legal Services of the Hudson Valley, AARP, Fidelis Care, HSBC, Ulster Savings Bank, Rondout Savings Bank and the Saugerties Housing Authority.

The VITA Program offers free tax preparation for low-to-moderate income (\$37,000 or less) people. IRS trained volunteers provide free tax preparation and help promote the earned income tax credit the individuals may not be aware they qualify for, some totaling up to \$5000.

TAX BONUS DAYS were held every Saturday in the month of February at the following locations:

- February 4th** Saugerties High School, Saugerties, NY
- February 11th** The Everett Hodge Center, Kingston, NY
- February 18th** UCCC Business Resource Center, Kingston, NY
- February 25th** Ellenville Town Hall, Ellenville, NY

In addition, human service fairs were part of the Saugerties High School and UCCC Business Resource events. Agencies from the community came together in one convenient location to provide financial advice, open bank accounts for refund direct deposit and help promote overall financial fitness.

Thank you to Ulster Savings Bank and the Lion's Club of Kingston for their financial commitment! Their support allowed us to host our February 18th, Super Saturday Event at Ulster Community College's Business Resource Center, where we were able to assist over 60



Tax Bonus Day Volunteer Qiwanna Hyton assists Barbara Gardner with her taxes at the Business Resource Center.

people!

As an added bonus to the free tax preparation, e-filing was available, which allows returns to be received in half the time of a paper filing.

The Hudson Valley CA\$H Coalition consists of member agencies from Ulster, Dutchess

and Orange counties. Events coincided with the Ulster County events in Dutchess and Orange Counties.

HSBC Supports RUPCO's NeighborWorks® HomeOwnership Center



Sandy Altomare, Kathleen Langton and Kevin O'Connor.

On January 10th, 2006, Kathleen Langton, Vice President, HSBC Mortgage Corporation, presented Kevin O'Connor, RUPCO's Executive Director and Sandra Altomare, RUPCO's Rehabilitation Specialist, with a check for \$5000. HSBC has provided support to the HomeOwnership Center since its grand opening in 2004.

A Perfect Partnership

A perfect partnership was formed this year with Saugerties High School! Our first Super Saturday event took place at the High School on February 4th and we were joined by faculty and students volunteering to prepare taxes, direct traffic, and even provide lunch for our team of volun-



teers! The level of professionalism among the students was extraordinary and we thank them for helping us kick off our VITA season on a very positive note!

Saugerties High School Student, Meredith Leverich prepares Elizabeth Pfeiffer's taxes at our February 4th VITA Event.

New Townhomes Proposed for Ellenville

Rural Ulster Preservation Company is working to bring new affordable housing opportunities to the Village of Ellenville. The preliminary plan is to build 16 townhomes on a vacant parcel of land in the heart of the Village. The project is anticipated to be complete in the Spring of 2007.



New York Main Street Program Funding to Revitalize Ellenville's Commercial Corridor

Rural Ulster Preservation Company (RUPCO), in partnership with the Village of Ellenville, announced the availability of \$200,000 in façade renovation funding for building owners in Ellenville's Canal/Center Street commercial core.

The funding is provided by New York State's Main Street Program, administered by the Division of Housing & Community Renewal. Commercial or mixed-use properties located in the Canal and Center Street area will be eligible for façade upgrades, residential unit renovation and ancillary streetscape enhancement assistance. The boundaries are Market Street to Canal Street to Main Street back to Center Street.

The funding parameters are up to \$10,000 for façade renovation and up to \$30,000 for building renovation. The program requires a dollar for dollar match. The funds will be provided in the form of a grant and the improvements must be maintained for a period of 7 years. RUPCO and the Village of Ellenville are working together to help make improvements to the community to increase its economic viability.

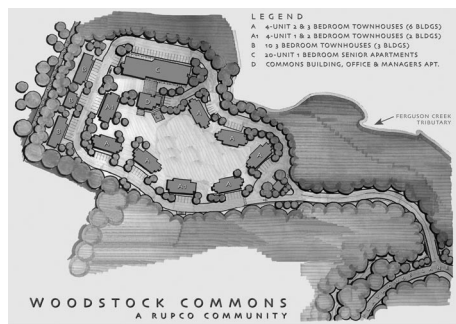


Congressman Maurice Hinchey Announces \$310,000 for Woodstock Commons

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nonprofit organizations. AHP financing is combined with other funding sources to create housing for moderate, low, and very low-income families. Program awardees receive this funding through semi-annual competitive rounds. Each competing project must be sponsored by a financial organization that is a member of the FHLBNY, in partnership with a community-based sponsoring organization. Woodstock Commons was submitted by Ulster Savings Bank.

Woodstock Commons is an innovative, intergenerational and green! It combines homeownership and rental housing and the rental housing offers both senior and family housing. It is the first affordable housing complex proposed outside of New York City to seek a LEED Certification. LEED, or Leadership in Energy and Environmental Design, is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The point based system is administered by the United



States Green Building Council to encourage and recognize buildings that have a minimal impact

on our natural resources and a positive impact on the health of occupants. Reflecting the character of Woodstock, there will be no vinyl siding and the heating and cooling of all the homes will be accomplished through a energy-efficient geo-thermal system of closed loop, ground source well fields which will completely eliminate the use of fossil fuels at the site.

Flood Relief for Ulster County

The Governor's Office for Small Cities (GOSC) awarded Ulster County \$580,000 to help 22 families replace their homes which were damaged by the Spring 2005 floods. The flooding was said to be the worst Ulster County has experienced in 50 years.

According to a press release issued by the Governor's office 369 residences were identified with damage to the living space, 135 were completely destroyed. Rental stipends were made available by FEMA, but were scheduled to run out by the end of 2005. The 22 households who will be assisted with the grant funds were identified by the Red Cross as seeking continued housing assistance.

Rural Ulster Preservation Company will administer the program for Ulster County. Kevin O'Connor, Executive Director, said "as a participating member of the DRIOUT Committee, we are pleased to be able to step forward and provide critical program delivery services needed to re-house those most affected by the Spring flooding. In short order, we look forward to being able to put folks into new manufactured homes in 2006."

Eligible applicants are those who owned a home that cannot be repaired, classified as destroyed and meet income eligibility guidelines of the program. The funds will assist with the purchase of new manufactured homes, concrete pads, stairs and skirting. Some of the homes will be placed in Spring Lake Mobile Home Park in Kingston. Spring Lake has expanded to make room for the relocation of these displaced families.

For more information call our NeighborWorks HomeOwnership Center at 845.331.9860.

For the most up to date information on Woodstock Commons and answers to many questions about the project be sure to visit our website at

www.rupco.org

and click on

Woodstock Commons page.

Save the Date

for our 4th annual

Celebrate
Community

Come
Celebrate with us
on
Thursday,
June 15, 2006
on the
beautiful grounds
of the Senate
House State
Historic Site

Contact **Jeanette Diers** at 331-2140, ext. 307 for more information on sponsorship opportunities, donating to the silent auction, dining book raffle tickets, or to receive an invitation.



Judith Rose, NeighborWorks America technical advisor for RUPCO, and RUPCO staff member, Roy Kozlowski pitch in a helping hand for Paint the Town 2005.

RUPCO Celebrates Their 25th Anniversary

Celebrating
25
Twenty-Five Years

Rural Ulster Preservation Company is celebrating 25 years of *supporting people, creating homes and improving communities* in 2006!

Community Breakfast

Our Community Breakfast will take place on **Thursday, April 27th, 2006, 7:30am to 9:00am at Wiltwyck Golf Club**, in Kingston.

Our featured speaker will be Elizabeth Hersh, Executive Director of the Housing Alliance of Pennsylvania. Ms. Hersh's presentation will focus on working for a home within reach of every family.

Advance reservations are required to attend with admission \$12 paid in advance or \$15 if paid at the door. To attend the breakfast or for more information, please contact Jeanette Diers, Director of Development at 845.331.2140, ext. 307.

5th Annual Paint the Town : June 3, 2006

Rural Ulster Preservation Company, in partnership with Grace Community Evangelical Free Church and the Mid-Town Neighborhood Associations will once again Paint the Town! Our 5th Annual Paint the Town Event is slated for Saturday, June 3rd, with a rain date of Saturday, June 10th. Our Paint the Town Event provides exterior painting for low income, disabled and/or elderly households. In 2005, we painted 3 homes. We are always looking for volunteers to help us expand the program. Volunteers are needed for prep work in the weeks prior to the big event too! If you are interested in volunteering, please contact Jeanette Diers, Director of Development at 845.331.2140, ext. 307 or at jdiers@rupco.org.

Ways to Sponsor

Our HomeOwnership Center

An annual sponsorship to our HomeOwnership Center allows us to assist families achieve the American dream of homeownership.

Events

Sponsorship is critical to the success of fundraising events! It also provides a great way for your business name to reach new members of the community!

Our Foundations Newsletter

Four times a year we send our Foundations newsletter to over a thousand businesses and homes and our mailing list continues to grow!

Our Website

While we are currently in the construction process of our new website, it will offer sponsorship options when complete. Another great way for others to learn about your business!

Contact **Jeanette Diers** at 331-2140, ext. 307 for more information on sponsorship opportunities.

Visit RUPCO's Booth at the Lions Club Expo

Stop by our booth in the Best Buy Wing of the Hudson Valley Mall. Learn more about our programs and services and check out our great giveaways!

Saturday March 25
and
Sunday March 26
at the
Hudson Valley Mall

Our Communities

Kingston

434-438

Hasbrouck Avenue,
Single family housing.

134 Hunter Street,
Family and disabled housing.

Stuyvesant Hotel,
289 Fair Street,
Senior and disabled housing,
commercial space.

Saugerties

Brede Building,
80-86 Partition Street
Family housing and
commercial space.

Arabic Building,
252-254 Partition Street
Family housing.

Kerhonkson

17 Blair Road
Family and disabled housing.

Rosendale

Park Heights, 1033 Rte.32
Senior housing.

Property Management

In addition to Our Communities, we also provide property management for Jenny's Garden I and II. Both are attractive, comfortable, senior housing complexes located in Marlboro, New York.

All of our properties have rents based on income and eligibility requires income be at or below 50% Area Median Income (AMI). Jenny's I & II are 60% or below Area Median Income (AMI).

RUPCO's Housing Choice Voucher Program Wait List Opens

Rural Ulster Preservation Company's Housing Choice Voucher (Section 8) Program wait list had remained closed since October 2003. On Monday, March 6, 2006 the wait list opened for a period of 3 weeks, through Friday, March 24th, 2006. As of March 1, 2006, Rural Ulster Preservation Company will administer 1277 vouchers for Ulster County. The Housing Choice Voucher Program provides rental assistance for very low income families to enable them to choose and lease affordable privately-owned rental housing. Households with median family income of 50% or less of Area Median Income (AMI) are eligible to apply for the Housing Choice Voucher Program.

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

Please contact Theresa Walsh, Director of Property Management, at 845.339.8715 at twalsh@rupco.org for an application or for more information. When e-mailing please include your name, mailing address and daytime telephone number.

We do not currently have any vacancies, but we are accepting applications for our wait lists at Park Heights, in Rosendale, Blair Road, in Kerhonkson, and our Brede Building in Saugerties.

Our Property Management Department

Our Property Management Department currently manages 178 units of housing throughout Ulster County, including family, disabled and senior housing. Rural Ulster Preservation Company owns 112 of the units and we provide property management services for an additional 66 units

approved for a continuation of 51 senior units in the Town of Lloyd. The new community will be named "Golden View" and we will provide property management services.

The department has recently expanded to add a full time Assistant Property Manager and relocated to new, temporary office space on Clinton Avenue. The new position brings our Property Management staff to 4 full time employees; Theresa Walsh, Director of Property Management, Jennifer Heiselmann, Assistant Property Manager, Roy Kozlowski, Director of Maintenance and Jessie Bland, Maintenance Technician. The new office space will provide a new home for Property Management for the next year and half until office space is available at the Kirkland.

Contact information for the Property Management office: telephone 845.339.8715; fax 845.339.8718. Mailing Address: 289 Fair Street, Kingston, New York 12401.



Left to right: Roy Kozlowski, Theresa Walsh, Jennifer Heiselmann and Jessie Bland

for Richard Gerentine's senior housing community, Jenny's Garden I & II, located in Marlboro.

The completion of our Woodstock Commons project will add an additional 53 units of rental housing to our portfolio. In addition, Richard Gerentine has been

Our Investment in Ulster County

This year Rural Ulster Preservation Company celebrates 25 years of expanding housing opportunities for Ulster County residents and revitalizing community structures. RUPCO has come a long way since its inception in 1981 when it was started by the NYS division of Housing and Community Renewal to address housing needs in Ulster County. The organization was first led by a dedicated group of original board members: Melody Lorraine Woolley, John L. Atkinson, Ira Krauss, Jim Gilpatric (still a board member!), William Miller and Jerrold Bernath. This original board quickly empowered Bill Miller to take the helm as executive director to draft by-laws and hire staff to carry out its mission.

In 1982, RUPCO's role was defined to include section 8, rehab projects and farmers home administration. The first rehabilitation projects were underway by July of 1982 in Saugerties. Rehab projects continued to increase expanding into Pine Hill and Plattekill. Today, our rehab program helps over 30 homeowners and landlords a year throughout the county, providing over \$1.6 million in funding to remedy deferred maintenance, add handicapped accessibility and improve general living structural needs.

The Section 8 program began in June of 1983. The original process involved local advertising encouraging low income renters to apply for assistance. Applications were drawn from a box randomly, with the remainder of applicants placed on a waiting list. In August of 1983 we had 4 Housing Choice Voucher lease ups, this pales in comparison to the current 1152 families that we serve through the Housing Choice Voucher Program (formerly section 8). We recently were awarded an additional 125 vouchers by the state, which brings the total to 1277 vouchers which will help Ulster County's low income renters afford a roof overhead. Our system no longer consists of drawing from a box!

In July of 1983, Kathy Maxwell took over as executive director, and remained in that position until 2003. Over those 20 years of dedicated service, RUPCO continued to grow through expanding services to include Emergency Assistance, Family Self-Sufficiency, HOPWA (Housing Opportunities for Persons with Aids), and property management of its own rental

Message From The President

properties: Hunter Street (Kingston), Park Heights (Rosendale senior housing), Arabio

Building and Brede Building (Saugerties). Including the award-winning restoration of the Stuyvesant Hotel Building in Kingston, which was completed in 1993, the total number of rental units owned and managed at this time number 112. We additionally manage another 66 units of senior housing in Marlboro for Richard Gerentine, soon to add another 51 units. Incidentally, the restaurant space and corporate offices of RUPCO in the Stuyvesant Hotel were the first non-residential pieces of one of RUPCO's projects, and demonstrated the importance of integrating commercial components to foster community revitalization.

Our work is far from complete. Our present executive director, Kevin O'Connor, has spurred RUPCO on to continued growth and increased opportunities. In 2004 we opened our NeighborWorks® HomeOwnership Center, which interviews over 400 families a year and helps nearly 40 families a year to achieve the American dream. For the future we are embarking on new developments, increased outreach to area towns to spread the message of the importance of including affordable housing in development plans and overall agency growth to serve our community better. On the drawing board we have exciting new plans for 63 units of mixed generational housing at Woodstock Commons, in the village of Woodstock; 16 units of townhomes proposed for the village of Ellenville; 4 rental units and one single family home to be rehabilitated on Clinton Avenue and Franklin Street in Kingston to be turned into first time homebuyer opportunities; and let's not forget the monumental task of revitalizing the cornerstone to the uptown historic district – the Kirkland Hotel, which begins this month.

So won't you join us as we celebrate 25 years of aiding Ulster County communities. Attend our fundraising events. Respond to annual appeals. Buy a sponsorship. Donate an auction item or volunteer as a committee member. It all helps us help our community even more.

Connie Snyder
RUPCO Board President

Our Board

Board of Directors

Connie Snyder,
President

Dennis Doyle,
Vice President

Henry Gleich,
Treasurer

Barbara Mayfield,
Secretary

Elliott Auerbach
Tom Collins
Peter Frank
James Gilpatric
Elaine Mudrich

Advisory Council

James Economos
Stephen Finkle
Dorothy Pismopoulos
Marjorie Rovereto
Charlet Wenzel

**Our mission is
to create and
develop affordable
homeownership and
rental opportunities,
create understanding
and acceptance of
affordable housing
initiatives, and to
foster development
and revitalization
for a diverse
community within
Ulster County.**

Bank of America Holiday Drive

We would like to send a big thank you out to the staff of the Bank of America branch on Ulster Avenue in Kingston. The Bank of America staff donated gift items including toys, hats, scarves and gloves for our holiday families! Their generosity allowed us to make the holidays even happier and the winter a little warmer for our adopted families this year!

RUPCO Participates in Ulster County DSS Human Service Fair



Theresa Walsh, Director of Property Management(left) and Robyn Playford, Director of Rental Assistance (right), at the Human Service Fair.

Each year the Ulster County Department of Social Services hosts a human service fair to allow agencies to network and share information on the programs and services they offer. The fair was held this year on October 28th, at the Hillside Manor, in Kingston. We showcased our homebuyer and rehabilitation programs, our available rental communities, and our VITA program.

Helping Make Happy Holidays



Left to right: Kristy Reilly, Maureen Freehill, Robyn Playford and Vanessa Secore.

our Maintenance Supervisor Roy Kozlowski and his wife Gloria. The Kozlowski's adopted an entire family and provided a sleigh full of beautifully wrapped wishes for not only the children, but for Mom as well! In addition, they purchased all the vegetables for the dinner baskets! We would like to thank them for not only their generosity, but for reminding us of the true spirit of giving this holiday season!

RUPCO joins Alcoa's Volunteer Week Celebration

On Thursday, October 20, 2005, Alcoa Fastening Systems in Kingston, celebrated their corporate community volunteer week with a grant award presentation and luncheon. Keynote speakers included Senator Bill Larkin, Assemblyman Kevin Cahill, Ulster County Treasurer, Lew Kirschner and Kingston Mayor James Sottile. Alcoa staff were commended for their community service and excellent work safety record.

Kathleen Leahy, Assistant Executive Director and Jeanette Diers, Director of Development for Rural Ulster Preservation Company were presented with an Action Grant certificate of recognition as a result of the hours of volunteer service Alcoa staff gave to our June Paint the Town Event. In addition, Rural Ulster Preservation Company received \$3000 in grant funding from Alcoa. Other not for profits attending the event and receiving awards and grants were The Boy and Girls Club, Children's Home of Kingston, Resource Center for



Heidi Kirschner of Alcoa Fastening Systems presents Kathy Leahy with a \$3,000 check.

Accessible Living, Devereaux Foundation, Ulster Literacy, Girl Scouts of Ulster County, Kingston School District – Meagher School and the United Way of Ulster County. In addition, Alcoa staff collected donations of personal care items for the Darmstadt Shelter, Women's Shelter and Homeless Shelters.

All of us at Rural Ulster Preservation Company would like to thank the exemplary team at Alcoa for their support of our work and of our community! Working together we can make Ulster County a

better place for all of us to live!

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.

Kirkland Now Leasing

In the Fall of 2005, we began marketing the availability of the restaurant, pub and office space available at the Kirkland Hotel. The Kirkland will offer 14,000 Leasable Sq Ft, 5800 Sq Ft Restaurant/Retail, 6500 Sq Ft Office and 4 Moderate Income Apartments. The space will be available in the Spring of 2007.

Interested parties should contact our offices at 845.331.2140.

For information on amenities and proposed floor plans for commercial space visit www.rupco.org and click on the Kirkland Hotel link.



The Valley Table

The Valley Table Magazine featured the Kirkland restoration in their March-May edition. *The Valley Table* is the magazine of Hudson Valley farms, food and cuisine. The article tells the story of the Kirkland's past, present and future. We would like to thank Otto Bier, the original chef at the Dutch Rathskellar, for sharing his famous sauerbraten and potato dumpling recipes.

At 92, Mr. Bier is still cooking up his delicacies! We would also like to thank Patricia Murphy for writing the story.

The Valley Table is a complimentary publication and we encourage you to pick up a copy!

Working with Employers to Make the Dream of HomeOwnership a Reality

The American dream of homeownership can sometimes seem unattainable to many hard working families. Increased rental costs make it difficult to put away a nest egg to help achieve the dream and today's real estate costs make it seem that much more of a pipe dream.

Rural Ulster Preservation Company's NeighborWorks HomeOwnership Center is working with local employers to help their employees achieve the dream! Rural Ulster Preservation Company received grant monies from the New York State Affordable Housing Corporation for this purpose. The grant funding is offered exclusively to employees of partner employers. Funding to purchase a home can be up to \$25,000 for the employees. The program is offered free of charge to the employers and their participa-

tion can be as simple as allowing our HomeOwnership Center staff an opportunity to provide orientation and education to their employees. We do encourage employers to consider financial incentives to help their employees purchase a home, since homeownership has been proven to improve employee tenure, by establishing roots in the community.

Over the past year Rural Ulster Preservation Company has received commitments from employers including Gateway Community Industries, Ten Broeck Commons, Ulster Savings Bank and Benedictine Hospital, just to name a few. We encourage you to tell your employer about this program and if you are an employer, we ask you to call us at 331.9860 to learn how we can work together to make dreams come true!

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	\$5,000
Rathskellar Doors	\$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.

Income Guidelines for Employer Assisted Homebuyer Program

Family Size	Income
1	\$42,938
2	\$49,125
3	\$55,250
4	\$61,375
5	\$66,313
6	\$71,187

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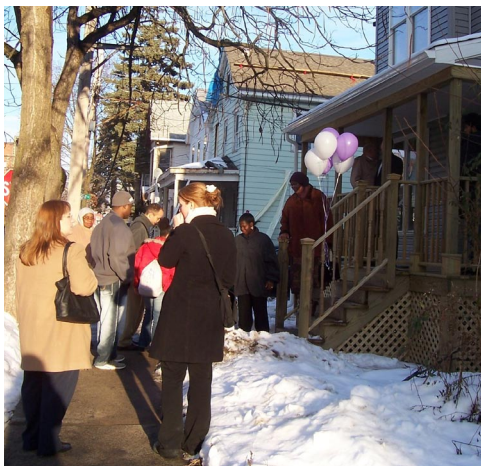
VITA (Volunteer Income Tax assistance) Program, that Rural Ulster Preservation Company is a lead agency of. Both Ms. Davis and Ms. Griffith received counseling and education through Rural Ulster Preservation Company's Neighborworks® HomeOwnership Center's Homebuyer Education Program to ensure their success as homebuyers.

"This marks another example of the fruits of public-private partnership between RUPCO, the City of Kingston and other funders to help local families realize the American dream," said Kevin O'Connor, executive director of RUPCO. "It has truly been a pleasure to work with Mayor Sottile and the City of Kingston to achieve the results! Today demonstrates the success of RUPCO's broad approach to housing and community development and that we can make linkages across our own programs that serve families while improving neighborhoods."

Rural Ulster Preservation Company acquired the 2 vacant lots at 48 & 58 Van Buren Street from the City of Kingston and constructed 2 modular homes for purchase by income eligible, first time

homebuyers, being served by our NeighborWorks® HomeOwnership Center.

The homes were constructed to mirror the original architectural elements of the



Guests arriving at 48 Van Buren open house.

existing neighborhood homes and offer maintenance free vinyl siding, an architectural shingle roof, with 25 year warranty. Interiors offer 1264 sq. ft. of living space, including 3 bedrooms, 2.5 baths, oak kitchen cabinetry, Energy Star appliances, ceramic tile & hardwood flooring in the living space and a full basement.

"We are extremely proud that these modular homes look like they have been here for 20 years and that in addition to providing quality homeownership for 2

families, we have returned these vacant, non-productive lots to the City's tax rolls," said Mr. O'Connor.

These are the first 2 homes that RUPCO is developing as part of its \$1 million dollar Homeownership Initiative, funded by the NYS Division of Housing and Renewal to build up to 40 homes for first time homebuyers in Ulster County. Additional homes are presently planned for Kingston, Ellenville and Woodstock. Other funding for these Van Buren Street homes includes \$70,000 from the City of Kingston's Community Development Block Grant program and funding from NeighborWorks America.



Mayor Sottile presents Kevin O'Connor with a check from Kingston's Community Development Block Grant for the Van Buren Street Partnership.

Enjoy our newsletter
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Preservation Company

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