

# Woodstock Commons

A Community of Homes for Working Families, Artists and Seniors

## **Compatible, Innovative, Sustainable and Green Housing**

### **Answers to Frequently Asked Questions**

(Revised January 2009)

#### **What is RUPCO?**

RUPCO is a non profit organization working broadly in the areas of housing and community development. In more than 25 years of service, it has established an outstanding reputation in Ulster County, fostering close relationships and working in partnership with the communities it serves. RUPCO takes pride in attention to detail on every project, and in achieving results that complement the unique character of each community in the county.

RUPCO's 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.

Its vision is to be the leading agency for individuals, communities, businesses, and employers seeking comprehensive affordable housing services, and community development and revitalization initiatives in Ulster County.

#### **Who says Woodstock needs affordable housing?**

According to findings of a recently updated market research study (towns of Woodstock, Shandaken, Olive and Hurley) conducted by Richard J. Lampert Real Estate Market Research and Consulting (February 2008) over 700 households in Woodstock qualify for the workforce and senior housing. The 2000 Census showed that nearly half of all Woodstock residents pay more than 35% of their income toward housing and are therefore officially cost burdened. For lower income residents, this problem has only worsened since Woodstock Commons was first proposed.

“There were no vacancies among the county’s 1,936 subsidized housing units during the Ulster County Housing Survey of 2006.” RUPCO did an updated survey in October 2007 that indicated no vacancies. **During the last four years, all affordable senior apartments in Ulster County have been substantially leased prior to completion. Family affordable developments are in such high need that lease-up usually occurs within 90 days of completion in the Ulster market.**

[Woodstock Commons] “is a very small and local senior development. The large amount of very low-income based apartments (*50% of all senior units at 30% AMI*) is critical to the housing requirements of the county, which currently experiencing critical affordable senior housing demand. The development of the proposed 20-unit project will have no adverse impact upon the competition within or near its market area and is market feasible. **Over all, conditions continue to cause continued hardship for seniors and without development, the community will be adversely impacted.”**

- Richard J. Lampert Market research, Real Estate Appraisal and Analysis (February 2008)

### **What is Woodstock Commons?**

Woodstock Commons is a clustered, village scale development of mixed housing types that RUPCO has proposed to build at Bradley Meadows, in the hamlet of Woodstock. The proposal has been revised over time and several site plans have been developed for consideration of the Town Planning Board.

The proposal now under review includes 53 rental housing units for working families, artists and seniors including 20 units of rental housing for seniors and artists and 32 rental units for working families. One additional unit will be built for RUPCO's on-site manager – a total of 53 units of mixed tenure, intergenerational housing.

### **What is “intergenerational” housing?**

People of all ages are equally concerned with access to affordable housing and quality of life issues. Woodstock Commons is a housing community designed for all ages that specifically promotes the mixing of generations. At Woodstock Commons, the senior units will be for households where all members are 55 years of age or older. The other 32 rental units will be open to households of any age – including seniors! By mixing senior housing with the other rental units on one campus, Woodstock will have a good intergenerational mix that is reflective of the community character. Intergenerational housing promotes a shared sense of responsibility. The age-old social compact is strong as generations rely on each other for care, support and nurturing, and every age group is encouraged to make positive contributions to strengthen the community!

### **How did RUPCO select the Bradley Meadows/ St. John site?**

The Town of Woodstock has had variations of an affordable housing committee dating back to at least 1988. In the past, RUPCO has collaborated with these various committees. Unfortunately, outside of the 24 units of senior housing produced at Woodstock Meadows, no other affordable housing units have been built. There is no affordable housing for working families in Woodstock.

In 2002, the town board again appointed an Affordable Housing Committee and in the spring of 2003, the committee invited RUPCO to assist in addressing the issue of affordable housing. This site was identified by the Affordable Housing Task Force in Woodstock as the preferred site for their affordable housing effort.

### **Did RUPCO look at other sites for Woodstock Commons?**

Yes! RUPCO looked at a 31 acre, town-owned site on Zena Road. The site lacked water and sewer infrastructure and its rock laden outcropping would have made the cost of on-site septic prohibitive. It was remote from the town center and therefore it was dropped from consideration.

Other properties were reviewed including a privately owned 10-acre site on Mill Stream and Old Wagon Wheel Road and some acreage owned by the City of Kingston off Route 212 near the town-owned sewer plant. These sites were also rejected due to improper zoning, lack of infrastructure and other factors.

More recently, the Fernwood Apartment site on Route 375 was offered for sale. RUPCO looked at the site to consider developing additional workforce housing. Unfortunately, the cost would have prevented putting anything affordable on it. It is a matter of public record that the property sold for \$420,000 in 2001, \$1,250,000 in 2003 and was later listed for \$1,950,000. The price of this property is

emblematic of the out of control price escalation in the housing market. For price, and for several other reasons, RUPCO decided not to pursue this property.

### **Why was the Bradley Meadows/ St. John site chosen?**

Community leaders identified the 28 acre site behind the Bradley Meadows shopping Center. In the Town of Woodstock's draft Comprehensive Plan, published in April 2003, this site was specifically named as the last chance to produce affordable housing in Woodstock

The Town of Woodstock's Planned Residential Development (PRD) zoning code was informative. The purpose of the PRD district is to "encourage the development... of low- and moderate- income housing within the Town of Woodstock." A PRD allows for density as high as 14 units per acre (for senior housing) and a maximum density of 80 units. This site is located in the R1.5 district, described in the zoning code as "a moderate density residential district." The existing zoning allowed anyone to build over 300 units of housing on this 28 acre site and offered access to the Town's water and sewer districts. Clearly the Town's zoning code anticipated substantial housing for this site.

The site is nestled between existing residential neighborhoods within a stone's throw of the hamlet center. It brings all of the hamlet amenities within easy reach of the working families, artists and seniors who will live in these homes. The site allows for some modest housing growth in the hamlet center and in fact, epitomizes smart growth.

**"Given the proximity of these lands to the center of the Hamlet, it is recommended that the Town rezone this area to a Planned Residential Development (PRD) to accommodate a village scale development with a variety of housing types and integrated open space system. Integrating open space ..... and preserving large significant wetland should be priorities when reviewing a proposed plan... to create a fully integrated housing development that incorporates green space and links back into the Hamlet center."**

- Town of Woodstock's draft Comprehensive Plan

### **How has RUPCO tried to involve the public in the review process?**

In December 2003, the *Woodstock Times* featured a front page story about the concept. Once a contract of sale was negotiated with the property owner in September 2004, RUPCO engaged Woodstock resident Brad Will of Ashokan Architecture to develop the plans for this site. Three, well attended public meetings between November 2004 and February 2005 allowed members of the public to see the plans and identify issues and concerns. Those issues and concerns have been addressed and the project scaled back.

The public will have an opportunity to weigh in again when the Town's Planning Board holds its public hearing **7PM on February 5, 2009 at the Woodstock Community Center on Rock City Road.**

### **Aren't there too many units for that site?**

The existing R1.5 zoning allows, with municipal water and sewer, allows for 300 units or more of housing on the site. The Town of Woodstock's zoning code anticipated substantial development for this hamlet-centered site and allows for a multitude of commercial uses in addition to residential use.

In response to a Planning Board request to provide alternatives, a revised site plan (titled "Modified Alternative 3A") was presented with the submission of a revised DEIS to the Planning Board May 1, 2008. This site plan eliminates the ten homeownership units and results in the creation of 53 rental units.

### **What are the "green" design elements of Woodstock Commons?**

These green affordable homes are among the first proposed in New York to be certified in the LEED New Construction (NC) program. 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 was developed and is administered by the US Green Building Council (USGBC) to encourage and recognize buildings that have a minimal impact on our natural resources and a positive impact on the health of occupants. In addition to meeting all regulatory requirements, the selection and use of durable, recycled or renewable materials for construction, indoor air quality, energy efficient heating and cooling, low impact site development – to name just some categories – will conform to LEED standards. RUPCO has been a member of the USGBC since 2007. For more about LEED, visit USGBC at [www.usgbc.org](http://www.usgbc.org).

In addition, Woodstock Commons is one of just 9 projects selected throughout New York to participate in the LEED Neighborhood Development (LEED-ND) Pilot Program, and qualified for gold level certification. This program is the newest green building rating system established by USGBC, and was developed in partnership with the Congress for New Urbanism and the Natural Resources Defense Council, which represents the nation's leaders among progressive design professionals, buildings, developers, and the environmental community.

The innovative LEED-ND program expands the green building certification program to encourage developers to incorporate sustainable elements into neighborhood design. To qualify, housing must integrate principles of smart growth with the most important green building practices. Increasingly, the USGBC LEED programs have become the industry standard for municipalities and developers of affordable housing.

For example, the buildings will be clad in natural wood or durable Fiber Cement Siding rather than vinyl siding. And remarkably, the heating and cooling of all the homes will be accomplished through a geothermal system of closed loop, ground source well fields that will completely eliminate the use of fossil fuels at the site. The system eliminates the use of 20-25,000 gallons of home heating fuel per year, nearly a half million gallons over 20 years, which will significantly reduce the carbon footprint of the housing.

The Enterprise Foundation's Green Communities Initiative has awarded \$50,000 to RUPCO to build Woodstock Commons in recognition of the outstanding green approach RUPCO has taken. Green Communities is a five-year, \$555 million Initiative to build more than 8,500 environmentally healthy homes for working families to transform the way America thinks about, designs, and builds affordable communities. The Initiative provides funding and technical assistance to developers who meet Green Communities criteria for affordable housing that promotes health, conserves energy and natural

resources, and provides easy access to jobs, schools, and services. For more information about Green Communities or Enterprise, visit [www.enterprisecommunity.org](http://www.enterprisecommunity.org).

Lastly, the homes at Woodstock Commons will be certified energy-efficient under the New York ENERGY STAR program. ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy designed to help us all save money and protect the environment through energy efficient products and practices. While many builders claim to build “energy-efficient” homes, only builders of New York ENERGY STAR homes can prove it. New York ENERGY STAR homes must pass a stringent evaluation, including computer-based energy analysis, inspections, and certification testing. Only those homes that meet high-efficiency standards are certified as New York ENERGY STAR. The New York Energy Smart Multifamily Performance Program harnesses the latest in building science technology and applies it specifically to our building's design and daily operation. Using a partner network, made up of engineers, energy consultants, and other industry professionals, the Multifamily Performance Program uses a customized approach to address the specific energy and operational needs of your building, with a goal of energy efficiency that is 30% or greater than that required by the NYS Energy Conservation Code.

### **Isn't this going to create a major traffic problem?**

The site's location is near a state highway and is accessible by town roads. Its proximity to local shops and services allows for seniors, artists and children alike to walk into the hamlet, thus minimizing the potential traffic this housing would otherwise produce if it was located elsewhere in Woodstock.

Creighton Manning Engineering, a professional engineering consultant, performed a traffic study as part of the environmental review process. Preliminary data indicates that the housing will produce a Weekday Peak of 44 vehicular trips per hour including both entry and exit trips. This equates to less than one trip per minute, and only during peak hours, which would constitute a small to moderate environmental impact.

According to NYSDOT the latest available traffic counts the trend in traffic volume on Route 212 is **decreasing**. Expressed as a percentage, from 2001 to 2007 traffic volume on Route 212 **decreased 5.1 percent**.

These latest available NYSDOT traffic counts from May 2007 found the annual average daily traffic volume on Route 212, between Rock City Road and Route 375, is approximately 10,780 vehicles per day (VPD). Previous to this, traffic information collected in 2004 showed 11,350 VPD, 2001 with 11,380 VPD, and 1998 with 12,170 VPD, as reported in NYSDOT's annual *Traffic Data Report*. Expressed as a percentage, **from 1998 to 2007 traffic volume on Route 212 decreased by 12.9 percent**.

### **What's the point of the Interpretative Nature and Fitness Trail?**

For Woodstock Commons, as part of an effort to integrate the site plan with adjacent residential communities, RUPCO developed a Community Fitness Trail, Wetland & Habitat Interpretative Signage Program. Woodstockers place a premium on interactive, social activities and the out of doors environment. The ever-growing popularity of outdoor recreation activities, such as cycling, inline skating, walking and running, combined with the loss of community open space, has increased the need for quality recreational facilities such as rail-trails, hiking paths and exercise trails.

These trails, open and available to non-residents and residents alike, provide places for cyclists, hikers, walkers, runners, inline skaters, cross-country skiers and physically challenged individuals to exercise. They also enhance existing recreational resources by linking this part of the community with the rest of the hamlet. There is no doubt about the strong link between exercise and good health. By providing a place for so many types of recreational use, these trails can greatly help to improve public health.

### **Can't you scale this project back?**

The project has been scaled back twice. The original RUPCO proposal called for 81 units and a Community Center designed to provide additional services generally available to Woodstock residents. In response to community concern, the proposal was scaled back, reducing the Community Center to serve Common's residents, and reducing the number of housing units to 63. A recent site plan (the planning board's "preferred plan") eliminated the ten homeownership townhouses further reducing the number of housing units to 53.

### **What about the wetlands?**

The Bradley Meadows/St. John site is 28 acres. It contains a 10.3 acre NYS DEC regulated wetland and an additional 0.1 acre of federally protected wetland. On the site, 17 developable acres, located toward the rear of the property, are high and dry. In fact, the area to be disturbed for construction of Woodstock Commons is approximately 32% of the site. Approximately 68%, about 19 acres, will be left undisturbed protected wetland area preserved forever as open space!

The housing will be clustered and built toward the rear of the property with the least possible impact to the wetlands. Plans call for access to the site from Playhouse Lane. That will require crossing the wetlands but will disturb less than 0.2 acres. This disturbance to the wetland is minimal in comparison to the disturbance that would be caused by accessing the site through the Bradley Meadows shopping center or from Elwyn Lane.

#### **RUPCO has committed to:**

- **"No Net Loss" of freshwater wetlands on the Woodstock Commons site**
- **1:1 (one to one) mitigation for any disruption of wetlands for the access bridge and private roadway to enter the buildable portion of the site**
- **No impairment to function, wildlife habitat or environmental benefit of the freshwater wetlands or watercourses on the site**
- **100' (one hundred foot) buffer area to protect wetlands and watercourses including Ferguson Creek from all structures, including both NY State DEC wetlands (where 100' is required) and US Army Corp wetlands (where no buffer is required)**
- **Effective bio-retention ponds as storm water management designed to address rising water from seasonal and periodic one hundred year floods**
- **Effective use of silt fencing and hay bales to prevent impacts from discharge of runoff and protect freshwater wetlands during construction**

### **What about potential impacts to wildlife and habitat?**

Exhaustive environmental studies, including a Phase 1 Environmental Site Assessment have been conducted by engineers and professional consultants. A project ecologist provided a baseline study of wetland, wildlife, terrestrial ecology and potential habitat. Biologists Michael W. Klemens, PhD

evaluated the site for potential Bog Turtle habitat and Michael Fishman, CWB, CBWS, evaluated the site for potential Indiana Bat habitat. These respected experts have concurred that Woodstock Commons poses no threat to any identified threatened or endangered species.

### **Is the site served by water & sewer?**

Yes! The property is in both the Town's water and sewer districts, and these new homes will provide added revenues to the water and sewer districts which is to the benefit of all other ratepayers.

### **What is the approval process for this development?**

An approval process is currently underway with Town of Woodstock Planning Board. The application for site plan approval requires a thorough review including the State Environmental Quality Review Act (SEQRA) and Woodstock's own local ordinances. There have been and will continue to be opportunities for public input throughout the process. Here is a timeline of significant milestones concerning the environmental review.

DECEMBER 01, 2005: The Planning Board declared itself Lead Agency for the Environmental Review.

MAY 04, 2006: The Planning Board convened a pre-scoping "Public Airing" to solicit public comment, which was held at the Woodstock Community Center

JUNE 01, 2006: The Planning Board formally accepted a Full Environmental Assessment Form Part 2 after examining information submitted by RUPCO, the public and the Planning Board's consultants and after consideration of the "criteria for determining significance" defined under SEQRA.

JUNE 15, 2006: The Planning Board formally adopted Part 3 of the Full EAF and a Positive Declaration outlining those considerations that should be addressed in an Environmental Impact Statement.

JULY 20, 2006: The Planning Board held a public scoping session at the Woodstock Community Center on Rock City Road to identify issues to be addressed in the Draft Environmental Impact Statement.

AUGUST 13, 2006: The Town of Woodstock Planning Board, as lead agency for the coordinated environmental review of the proposed action, adopted a Final Scoping Outline pertaining to the required DEIS.

SEPTEMBER 29, 2006: RUPCO circulated the September 7, 2006 Final EIS Scoping Document.

MARCH 17, 2007: RUPCO submitted draft versions of the required DEIS and supporting plans, which were deemed incomplete by the Planning Board.

MAY 01, 2008: RUPCO submitted a second DEIS which was again determined incomplete by the Planning Board, thereby requiring a further revision of the DEIS.

OCTOBER 21, 2008: The Planning Board, as lead agency, considered the latest revised DEIS version titled "Response to Comments" (cover letter dated 28 October, 2008).

DECEMBER 18, 2008: The Planning Board determined that the revised DEIS was complete and adequate for circulation to involved and interested agencies.

FORTHCOMING: The Planning Board scheduled a SEQR/TWEQR Public Hearing for review of the DEIS for **February 5, 2009 at 7:00PM in the Woodstock Community Center on Rock City Road.**

RUPCO will work with elected and appointed officials in Woodstock to achieve a suitable balance.

**“SEQRA attempts to “strike a balance between social and economic goals and concerns about the environment.” SEQRA does not place protection of the environment above all else. Rather, SEQRA requires a “suitable balance” between environmental considerations and social and economic considerations.”**

-“Environmental Review of Land Use Projects”, Pace Law School’s Land Use Law Center

### **Who is responsible for the review of potential environmental impacts?**

The Woodstock Planning Board declared itself “lead agency” for the environmental review. Several studies and reports to help facilitate an evaluation of potential environmental impacts have been submitted, including a Delineation of Federal & State Freshwater Wetlands, ACOE Application #2005-01164-YS and A Bog Turtle Habitat (Phase One) Survey Report by North Country Ecological Services (NCES). CT Male Associates provided the Planning Board a Technical Review – Completeness/Impact. Dr. Eric Kiviat, PhD of Hudsonia provided a peer review of the NCES reports as a consultant to the Planning Board. RUPCO has solicited and accepted a proposal to review the Kiviat report and the NCES reports, to conduct a site visit, and to prepare a written summary report of findings from Dr. Michael W. Klemens, PhD of The Wildlife Conservation Society’s Metropolitan Conservation Alliance. An evaluation of potential Indiana Bat Habitat was conducted by Michael Fishman, CWB, CPWS.

### **Where can I find a copy of the Woodstock Commons DEIS?**

Public access copies of the DEIS are available in the Woodstock Planning Board office, the office of the Town Clerk, in the Woodstock Public Library, and digital copies are available online at [www.rupco.org](http://www.rupco.org) and at [www.woodstockny.org](http://www.woodstockny.org).

### **In addition to planning approvals, are local zoning variances necessary?**

The Woodstock Commons application generally conforms with all local laws and ordinances, including the Comprehensive Master Plan for the Community. Although largely compliant, the preliminary and original site plans required a few minor variances from the Town of Woodstock Zoning Board of Appeals. The more recent Alternate 3-A and Modified Alternate 3-A proposals are fully compliant and require NO zoning variances. RUPCO hired a team of outstanding professionals and independent consultants for the proposal. The Planning Board has also hired consultants for professional peer review of the proposal, which is at the expense of RUPCO as the applicant. RUPCO asks that everyone honor the process that is squarely before the Town of Woodstock Planning Board to review Woodstock Commons.

**"Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interactions, strengthening the personal and civic bonds essential to an authentic community."**

### **Who will live in this housing when it's built?**

Woodstock Commons is a community of homes for working families, artists and seniors. More than 700 households in Woodstock qualify for this housing. Statistics show that 75% to 85% of residents moving to affordable housing come from within the community and an additional 5% have ties to the community. Federal fair housing law prohibits discrimination against protected classes of people, but RUPCO has pledged to form a committee comprised of residents to help ensure that Woodstock residents have every opportunity to learn about and apply for these housing units. If you or someone you know is interested in serving on this committee, please give us a call at 331-2140.

**RUPCO maintains a waiting list for the Federal Housing Choice Voucher program, also known as Section 8. In October 2003, we closed this waiting list when we had over 1900 households seeking housing. Recently, we re-opened the waiting list when it had fallen to 300 names, but because of a staggering new demand for housing we have subsequently closed it again. Today, there are approximately 600 households on this waiting list. At any given time, there have been and always are several Woodstockers on this waiting list. In February 2005, we noted that there were 57 families from the target area (towns of Woodstock, Olive, Hurley, and Shandaken) on our waiting list and, in order to demonstrate a reasonable need for the project, indicated that we would refer them when Woodstock Commons opens up. That's because we expect that most of the people moving in to Commons housing to be from the Woodstock area.**

### **Is there already a waiting list for the housing? What's the process for people interested in living at Woodstock Commons?**

**No, there is no waiting list at this time!** For the rental housing, Senior and Workforce, the process will go like this: As construction of Woodstock Commons approaches completion, RUPCO will form a committee of Woodstock residents to participate with us in this process. We hope some current residents from the adjoining neighborhood will be part of this committee. At that point, an announcement of the process will be published in the *Woodstock Times*. All Woodstockers will know about the availability of this housing. RUPCO will also take affirmative steps to reach out to minority groups who are least likely to apply. The window for acceptance of applications will only be open for one month and applications will only be taken at our offices in Kingston and at a satellite office that we will open in Woodstock. Those applications, received during that one month window, will be the applications that go into the lottery. There are likely to be several hundred applications for these homes, and most applicants are likely to be from Woodstock or from people who have ties to the community.

After Woodstock Commons is leased up, then and only then, will a "waiting list" be created for Woodstock Commons.

For additional information regarding RUPCO homeownership programs please call Kathy Germain, Director of NeighborWorks® HomeOwnership Center at 845-331-9860, or e-mail: [kgermain@rupco.org](mailto:kgermain@rupco.org).

For information about RUPCO rental housing, call 845-331-2140, or contact:  
Vanessa Secore  
Director of Rental Assistance  
[vscore@rupco.org](mailto:vscore@rupco.org)  
Theresa Walsh  
Director of Property Management  
[twalsh@rupco.org](mailto:twalsh@rupco.org)

**Will these housing units pay taxes?**

**Yes!** All local property taxes will be paid to the Town, County, and School District and also to special taxation districts like fire, water and sewer districts in accordance with the real property tax law of New York State.

**Will the proposed bridge over Ferguson Creek really cost \$1 million?**

**No!** Contrary to several letters to the *Woodstock Times* engineering consultants and contractors, estimate the “box culvert” bridge will cost approximately \$70,000. In addition to providing vehicular access to the site, residents of Playhouse, Whites, Evergreen and Plochman Lanes will be able to walk across Ferguson Creek and enjoy the woods and wetlands that will be forever preserved!

**Will adjacent property values be hurt?**

**No!** The assumption that Woodstock Commons will hurt property values is based on the notion that the affordable housing will be conspicuous, unattractive, poorly maintained and poorly managed. None of that is true about Woodstock Commons or RUPCO. This development will enhance property values in the community, and there is ample data to support this expectation.

Property owners near Woodstock Meadows have seen their property values rise dramatically like everyone else’s here in Woodstock. Property values are primarily determined by the condition of the particular property for sale and other broader, more complex forces such as overall area development and prosperity. The location of affordable housing has no significant impact on these or other conditions that determine property values. A substantial body of research, dating back to the early 1970s – well over 100 studies – conducted by prestigious universities, state and federal government agencies, accounting firms and planning organizations, has concluded that affordable housing does not have a negative effect on surrounding property values.

**What is the criteria for Housing at Woodstock Commons?**

Tenant eligibility is to be determined by age, income, family composition and additional preference criteria such as persons or families whose current housing fails to meet basic standards of health and safety, and who have little prospect in improving the condition of their housing except by living in an assisted project. Two units will be targeted for people with developmental disabilities. Six units will be targeted to the frail elderly, and 12 units will be preferenced for persons involved in artistic or literary endeavors. Before executing a lease with an applicant whose application is being processed on

the basis of eligibility, RUPCO will obtain appropriate third party verification to prove the applicant's current status. Additionally, all applicants will be screened for criminal background, creditworthiness and previous rental history. No applicant will be discriminated against due to race, color, religion, sex, age, familial status, or national origin.

RUPCO intends to form a committee of local Woodstock residents to assist in the lease-up process and following lease-up, add residents of Woodstock Commons to the committee which will continue to act as a liaison with the Town of Woodstock community.

### **Housing Mix**

There are 32 units for individuals and families that are not age restricted. These include a mix of 1, 2 and 3-bedrooms; there are 20 units. The 32 units are contained in eight 4-unit buildings. There are twenty 1-bedroom units for seniors, age 55 and older. These units are in three buildings including 1 eight unit, 2-story building with an elevator and two 6-unit 1-story buildings.

### **INITIAL LEASE-UP PROCESS**

The lease up process will begin when construction is 75% complete. Applications will be available by contacting Rural Ulster Preservation Company at 289 Fair Street, Kingston, NY 12401, Tel: (845) 331-2140. RUPCO will hold a satellite office in the hamlet of Woodstock where applications will be available for a 4 to 6 week acceptance period. No application fees will be charged.

**All applications will first be reviewed for completeness. Those applications that are not filled in their entirety are deemed incomplete and will be rejected.**

The applications received during the acceptance period will be reviewed to determine eligibility. Upon such determination, applicants will be logged and entered into a lottery if RUPCO receives more applications than available homes. Each application will be assigned a number as pulled from the lottery and placed in appropriate income bins.

### **ARTIST HOUSING SET ASIDES**

RUPCO recently learned that modifications to the Housing and Economic Recovery Act (HERA) will allow it to set aside a percentage of new and rehabilitated housing units to be reserved for artists. Specifically, recent modifications clarify the public use test and explicitly allow tax credit developments that establish tenancy preferences for persons who are involved in artistic or literary activities.

For the first time, the Federal government is recognizing the importance of creating housing choices for the creative class, recognizing the huge contributions they make to the communities in which they live and work.

The new regulations will allow RUPCO to set aside as many as 12 rental units and hold them for people engaged in artistic or literary efforts. Specific criteria for eligibility has yet to be established, but we anticipate that the committee of local Woodstock residents formed to assist in the lease-up process will assist with outreach to local artists as well.