

LANDMARK
PLACE
Senior &
Supportive Housing



A CASE FOR SUPPORT

Strengthening Homes,
Communities
and Lives



THE CASE FOR LANDMARK PLACE

Landmark Place proposes an integrated campus of senior and supportive housing where our aging neighbors can live out their lives in the city they helped create. It's a place to call "Home" for those who need affordable homes including seniors, the frail/elderly, disabled, veterans and others with special needs.

Landmark Place blends historic preservation and new construction to meet the needs of Kingston's aging and homeless population. The campus provides 66 homes; 34 apartments will fill the historic building while the new building is comprised of 32 one-bedroom apartments, age restricted for those 55 and older. Our residents will live with dignity in a safe, affordable place they call "Home." We call this Landmark Place.



SENIOR HOUSING

The last time any new affordable housing units for seniors were built in the City of Kingston was 2001 when Brigham Charter was built on O'Neill Street. A *Three-County Regional Housing Needs Assessment*, a study funded by the Dyson Foundation in 2009, called for over 1,000 units of rental housing to be built in Kingston by 2020 in order to meet the City's affordable housing gap. So far, only 55 units have been built since the study was done.

Some people ask why the City needs to support more affordable housing. Why not the Towns? Everyone agrees that all municipalities in Ulster County need to create more affordable housing, but cities shoulder more responsibility for two reasons. First, compared to towns, cities have significantly more rental housing by both number and percentage. According to *The Regional Housing Needs Assessment*, Kingston shouldered 29% of Ulster County's affordable rental housing gap even though it represented only 13% of the County's population. In Kingston, **54% of its housing are rental units; while throughout the County, only 31% of the housing stock is rental housing. Secondly, cities have more people with lower incomes.** When we look at income, Kingston's median income pales compared to other towns. In 2013, the median household income for Ulster County was \$58,590 compared to the median household income of \$43,680 for the City of Kingston.

Every day, 10,000 more Americans turn 65. Over the next 20 years, the senior population explodes as Baby Boomers come of age and 1 in 5 Americans — almost 80 million people — becomes 65 or older. Exacerbating this aging crisis are the facts that women are living longer than men and doing so with less resources. Women's longevity is rising as those over age 65 can now expect to live to 88.8 years of age. The wage gap for all women — compared to men over a 40-year

career — is \$430,000 and this lifetime earning gap widens to \$1 million for women of color! The average social security retirement for women in 2014 was just over \$14,000 while men receive over \$18,000.

Across America, an invisible population has grown significantly as nearly half of all single homeless adults are now over the age of 50. The median age of homeless has risen steadily along the Baby Boomer bell curve. Aging adults who have experienced homelessness suffer chronic illnesses and geriatric conditions 15-20 years earlier than the general population.

— Harvard University's Joint Center for
Housing Studies

"Within 20 years, 1 in 5 Americans—almost 80 million people—will be older than 65. The country currently lacks the accessible housing units and supportive social services needed to accommodate them."

The average life expectancy of an elder who has experienced homelessness is 63 compared to 80 years of age for those who have not. Unfortunately, for older adults who have experienced homelessness, 55 is the new 70.

AFFORDABLE LIVING

Landmark Place is permanent rental housing. It is not a homeless shelter. It is not transitional housing or a treatment facility. Landmark Place is senior and supportive housing that will house seniors and people currently homeless by providing an integrated campus of permanent rental homes at affordable rents.

According to United Way ALICE Report (Asset Limited, Income Constrained, Employed), 12% of Ulster County households are currently living in poverty and an additional 33% of the households subsist at the ALICE level – defined by the United Way as not having enough income to afford the basic necessities including housing, child care, food, transportation and health care. For the City of Kingston, the numbers, of course, are higher: Kingston’s poverty rate is 16% and an additional 45% are ALICE – meaning that 61% of the City’s households are struggling to get by!

In New York State, an estimated 3 million renter households are cost burdened with half of them extremely cost burdened by paying more than 50% of their income towards their rent. This trend stretches across the country and has worsened over time. In 1960, one quarter of the country’s renter households were cost burdened, today it is one half. The reason is simple – real income has risen 18% against inflation adjusted rents that have risen 64%. Part of our nation’s response has to include the creation of new affordable housing and addressing homelessness – particularly for our most vulnerable populations.

Last September, The White House issued a report detailing local barriers to affordable housing that have intensified through the use of zoning, other land regulations and lengthy development process that attempt to thwart critically needed housing development. Citing the fact that these barriers exacerbate the housing crisis, the report identifies the crucial role that cities can play to meet the affordable housing demand. The report makes several recommendations that localities can implement, including:

- Streamlining permitting processes
- Enacting high density and multi-family zoning
- Establish density bonuses
- Offer property tax abatements
- Reduce off-street parking requirements



“When we look at people who have had four or more hospitalizations in the last 12 months, it comes down to two populations, people with respiratory problems and people with behavioral health problems – mostly the elderly – and we’ve chosen to focus on the issue of behavioral health because it is so profound in our community. Last year, we had one person come to the hospital 64 times. When you have people living in shelters, single rooms, flop houses and hotels, they feel insecure, they have no social contact and they are lonely.”

— David Scarpino, President and CEO
Health Alliance of the Hudson Valley



DESIGNED WITH SENIORS IN MIND

From the outdoor campus to each apartment, Landmark Place will feature Active Design and other evidence-based approaches to maximize resident health and their physical social and mental health outcomes. On the outside, residents and visitors will enjoy raised garden beds, a community garden, flowering trees along a shaded walking path, and an outdoor living and socializing area. Inside, apartments outfitted with Aging-in-Place measures make daily living simpler. Accessibility modifications like step-in shower stalls, easy-open slap-latch doorknobs and faucet handles, plus strategically placed railings and lighting, make living at Landmark Place senior-friendly. New construction at Landmark Place integrates safe, affordable and accessible design for living a full and happy life.

Landmark Place will feature energy-efficient lighting, appliances, heating and cooling systems that make living affordable for the long term by minimizing resident utility costs. Many of our neighbors live on disability and Social Security; they need housing options that fit within their budgets. At Landmark Place, our amenities make life simpler, more enjoyable, more affordable, and make sense for our residents living each day to its fullest.

“... those with a disability are more likely to live in severely substandard conditions and pay more than one-half of their household income for rent.”

— US Dept. of Housing and Urban Development,
March 2011



A SUPPORTIVE ENVIRONMENT

Simply put, supportive housing benefits special populations like veterans, frail and disabled elderly, chronically homeless and those managing mental, physical, emotional or age-related health challenges. In its most basic form, supportive housing starts with an affordable home and adds on-site coordination and support of medical, mental health and wellness care services to its residents.

On average, supportive housing saves \$15,000 a year per person in local costs when compared to the costs of hospitalizations, shelters, and institutions. In 2016, Ulster County averaged 177 homeless persons per night. Local taxpayers are paying for the expense of police response, ambulance calls, emergency room visits, and overnight shelter stays that can cost nearly \$100 per night.

“The accumulation of state and local barriers to housing development – including zoning, other land use regulations and unnecessarily lengthy development processes – has reduced the ability of many housing markets to respond to growing demand.”

— Housing Development Toolkit, The White House, September 2016

Landmark Place will provide a robust array of on-site staffing and services including 24/7 front desk/security coverage, a full-time nurse and program **care coordinator**, an on-site superintendent and a part-time property manager. The campus will also feature van transportation for residents to access off-site service and amenities. Security staff will employ video surveillance of the campus to ensure safety for Landmark Place residents and its neighbors.



LOCATION, LOCATION

The location of Landmark Place is supportive in nature as well. The site features a large walkable, park-like campus with ample green space. The site is served by municipal water and sewer along with electric and natural gas utilities. The mature trees along Flatbush and 9W, including the hilltop catalpa, will be saved.

Landmark Place is conveniently near mass transit with a corner bus stop and is expediently accessible to healthcare services like HealthAlliance of the Hudson Valley, medical and dental private practices, and special services offices including Office of the Aging and Department of Social Services. Retail services, food shopping, a pharmacy, and other municipal amenities are adjacent or nearby.

According to the Furman Center, many studies examine the potential impacts of affordable housing on adjacent property values. Several researchers have studied the data, inventorying and taking a critical look at the body of work of the past several decades. A policy brief published by Center for Housing Policy and National Housing Conference for the John D. and Catherine T. MacArthur Foundation distilled the conclusions of four such literature surveys: two produced by civic groups and two by academics and published in peer-reviewed academic journals. The vast majority of studies have found that affordable housing does not depress neighboring property values, and may even raise them in some cases. Overall, research suggests that neighbors have little to fear from attractive, modestly sized developments, similar to that of newly produced affordable housing today.

“. . . when poor people have become so old that they have no kith or kin on which to depend for support may thank fortune to be allowed to live their remaining days in such a home as is here provided for them.”



289 Fair Street
Kingston, NY 12401

TAX BILL

While the property has never paid taxes, RUPCO will seek a **Payment in Lieu of Taxes (PILOT)** amounting to \$60,000 per year to put the property on the tax roll for the first time. Contrary to popular belief and misperception about who pays and who doesn't pay taxes in today's world, RUPCO is a major taxpayer in the City of Kingston. In 2017, RUPCO will pay over \$215,000 on Kingston owned property. We will pay taxes on Landmark Place, too.



PRESERVING OUR HERITAGE

Kingston holds a **rich** history of caring for its poor dating back to the Dutch Colonies in the 1650s. After the Village of Rondout and the Village of Kingston formed the City of Kingston in 1872, the City built the Almshouse for those less fortunate as its first civic endeavor in 1874. Our forefathers believed the most important first building they could construct would be a place to care for the City's most vulnerable. Landmark Place will not only preserve the physical heritage of the site in a manner to which other proposed uses could never commit to, but we will maintain the historical narrative – that of caring for the City's most at-risk citizens – **at Landmark Place**, an integrated campus of senior and supportive housing.



If you have questions or concerns about
Landmark Place, contact:

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