

Susan Spencer Crowe
6 Ponckhockie Street
Kingston, New York 12401

February 24, 2017

Suzanne Cahill, Planning Director
and the Planning Board
City of Kingston
City Hall
420 Broadway
Kingston, NY 12401

Dear Ms. Cahill and Members of the Kingston Planning Board,

I am writing this letter in support of Landmark Place Senior & Supportive Housing as proposed by RUPCO for the Kingston Alms House property at 300 Flatbush Avenue. I believe that this project addresses the need for affordable housing for the elderly, frail, disabled and those in need of supportive housing. I attended the open house that RUPCO held on February 18th and was very impressed with their plans to develop the site and address the housing needs of our community. The robust array of onsite staffing and services that RUPCO is proposing for this property will help ensure its success.

As an early supporter of the Lace Mill Factory rehabilitation and conversion into affordable housing for artists, I have been very impressed the thoughtfulness and care that goes into every RUPCO project that it has been proposed since. The proposed site plan and design of the Landmark Place Campus with its gardens and landscaping is of very high quality and respectful of its neighbors. This campus will only add value to the surrounding area's housing stock and to the quality of life in that neighborhood. It also saves and repurposes an important historical landmark property in the City of Kingston and puts the property on the tax rolls for the first time in the building's history. RUPCO has a proven track record for maintaining its properties and payment of taxes on those properties. This project is a win-win for the City of Kingston.

I hope that the members of the Planning Board agree with my assessment and allow this project to move forward with their stamp of approval. Thank you for your time and consideration.

Sincerely,

Susan Spencer Crowe