

April 2019

Attention To:

Mayor Steven Felle

I am writing you to inform you how very exciting it is to know the Kingston project is moving forward.

I am a native of Kingston graduated KHS - then off to college, etc. I am a Kingston resident, I taught in the Kingston School System for 32 yrs.

I am so very looking forward to this project being successful.

Kingston has lost so much in business, of late. This project would be a wonderful feat to all of us in Kingston.

I signed up for residence a month ago. I spoke to Joe @ that time. He assured me I was on

the list. Since then I've
talked to (& met) Julie Jordan
to get more information. She
was a delight & helpful.

I own my home but
super excited for this new
living experience.

In closing

Please let's do all we
can to see this project
completed.

Sincerely,

Janet Regan

* If you have a sense of humor



I turn 80 in June
sure hope it doesn't
take too long.

received
5/15/19

On Supply, Demand, and Development

Comments on the economics of the proposed Kingstonian project, submitted to the Kingston Planning Board by Evelyn Wright, 101 West Chester St, May 15, 2019. (A slightly edited version of these comments appeared on the Commonwealth Hudson Valley blog this morning at: [https://commonwealthhv.org/on-supply-demand-and-development/.](https://commonwealthhv.org/on-supply-demand-and-development/))

Affordable housing advocates have voiced the concern that a large, high-rent development like the Kingstonian will lead to rent increases across town, furthering displacement pressures. Several project supporters have dismissed these concerns by invoking supply and demand. The argument is that building 100+ new apartments adds to the supply of housing, which should, under the well known economic model of perfect competition, make the price realized in the market go down, not up.

This sounds so clear and obvious. Are they right? Are those raising the concern that the Kingstonian will drive up rents everywhere in town just ignorant of basic economics?

The simple supply and demand model works best for markets where all the goods available are identical — like bushels of corn, or No. 2 pencils — so that buyers are indifferent to everything except the lowest price, and sellers have to accept what the price-driven market will bear. But of course the housing market is the opposite. Every home is different. Housing prices are driven by the perception of value, on the part of both buyer and seller — what sellers believe they can charge and what buyers are both willing and able to pay.

We all know the saying about real estate: location, location, location. A development like the Kingstonian is large enough to fundamentally change the location itself, shifting the perception of value for all real estate in the vicinity. The neighborhood is perceived as more desirable. It attracts a different income level of renter (and shopper). And landlords near the project compare their rents to those in the Kingstonian and figure they have some room to move them up. Prospective tenants grudgingly admit that the higher rents are still a bargain compared to the bar set by the Kingstonian. Once rents in Uptown rise, the same effect pulls up rents — though likely to a lesser extent — throughout the city.

And insofar as the Kingstonian attracts new transplants to the region — something that supporters of the project appear ambivalent about, with some describing local empty nesters and entrepreneurial millennials moving in, while others cite the projected economic impact of the dollars spent by all the new residents — they will change the economics of the market from the demand side, especially if they bring income levels and perceptions of value from higher cost-of-living regions. This acceleration of the influx of people with money and willingness to spend on housing may be the biggest impact on the market of a development like the Kingstonian.

Given all the dynamics of the complex housing market, no one can predict for sure what the net effects on rents — especially in other parts of town — will be. But certainly concerns that the Kingstonian would raise rents should not be dismissed as ignorant. The forces pushing rents up could well turn out to be at least as high as those pushing them down.

At the April 10 hearing, I heard another view expressed by handful of project supporters that I found both saddening and misguided. One supporter suggested that the proposed project was a rare “generational” opportunity that we had better jump on while we could and not let it get away. “How long has it been since a project like this came to Kingston?” asked another, as if the developers were a Prince Charming who had finally come along to save us, and we’d better not do anything to frighten him.

This kind of thinking – that we must attract deep-pocketed investors to rescue us by spending on whatever they see fit — has been pursued with limited success by cities around the country. It may have seemed during the years of Kingston's post-IBM slump, when little or no major investment was occurring, that we had better take whatever we could get, and not be too choosy in the process.

But the truth is the other way around. Investors did not come before because there was insufficient economic activity to suggest that an investment would be profitable. Now that economic activity has picked up – thanks to the efforts and investments of community members and organizations across the city – outside investors are being attracted to the city in droves, buying up buildings and proposing several new projects. Even if this particular Developer Charming were to walk away, there would be others.

But more deeply than that, the thinking that we must rely on wealthy investors to drive economic development, encourage (and sometimes subsidize) them to build whatever they think will be profitable, and hope that the community will benefit as a byproduct of their profit-seeking is the foundation that our old industrial growth economy is based on. The goal of Commonwealth Hudson Valley is to foster a shift in both mindset and practice to a development approach that is driven bottom-up by community priorities, and over time increasingly democratically financed, owned, and governed.

Of course, a project the size of the Kingstonian requires a significant amount of financing. The investor-driven model remains for now the fastest way to get something that large built. But without policy interventions like strong planning that defines what the community wants and needs, community benefits agreements that spell out what the community is getting in exchange for public monies put in, and affordable housing requirements (like those for the Kingston Mixed Use Overlay District, which are apparently being waived or disregarded for this project), investor-driven development won’t lead to community priorities and needs being met.

To accomplish truly sustainable economic development that benefits all city residents requires a thoughtful process of evaluating what the city really needs and what the likely impact of each project might be in the context of that bigger picture. And the best way to ensure that all perspectives are taken into account and the best solutions arrived at is through a bottom-up, transparent public process that engages all of the city. I hope that the city will engage in a more thorough and intentional public process around around the costs and benefits of this project and around the broader needs that the Council has begun exploring through its housing hearings.

Cahill, Suzanne

From: David McCarthy <tongdrol@gmail.com>
Sent: Wednesday, May 15, 2019 4:45 PM
To: Cahill, Suzanne; DeDea, Kyla
Cc: Jimmy Buff; Gai Galitzine; Evelyn Wright; Miles Crettien
Subject: A Statement on the Kingstonian from Kingston Transition
Attachments: Kingstonian Statement from Kingston Transition.pdf

Dear Suzanne and Kyla: Attached is a statement from Kingston Transition on the Kingstonian project, and in particular on the upcoming decision about SEQR. We would like to ask that you distribute this statement to Planning Board members for consideration before your next meeting.

Kingston Transition is part of an international movement of local communities concerned with addressing the critical issues of our time, especially climate change, but also including a broad range of economic and social issues. In general, we are a very positive movement, looking at solutions rather than taking attitudes of opposition or obstruction. I think that stance is reflected in the suggestions in our statement.

This statement is submitted respectfully, and with thanks for your work.

--

David McCarthy, for Kingston Transition

Author of [*Civil Endowment -- The Transformation of Economic Power*](#)
Co-founder and Board Member of [The Hudson Valley Current](#): Our local currency system
Organizer of the [Hudson Valley New Economy Meetup](#)

received
5/16/19

May 14, 2019

A statement by members of Kingston Transition on the Kingstonian Project

A just transition to a renewable energy economy is the primary purpose of the Transition movement. Transition is a worldwide movement with origins in England. Kingston New York's Transition group goes back to 2012. Within the last year the group has picked up momentum as a result of the dire climate situation we find ourselves in. As we find our voice, we feel the need to comment on the project known as the Kingstonian.

A project of the scale and significance of the Kingstonian requires thinking that is appropriate to the times in which we live. The perspective of the Transition Movement is particularly focused on the issue of climate change and resource use (especially fossil fuels).

To come directly to the point: This is not a time for business as usual. This is a time of climate crisis. This is a time of grotesque income and wealth inequalities. The public dialog needs to acknowledge these facts, which is the background intention of this statement.

Some features that would potentially make the project suitable for the Kingston community:

- net zero construction
- geothermal
- solar capture
- rainwater capture
- public EV charging

Based on the scale of the project, and the lack of green construction considerations, along with the need to account for impacts such as 300 additional cars and their emissions to Uptown, **we feel a positive declaration of SEQR is warranted.**

An important component of the SEQR analysis process is the examination of alternative project designs that can reduce or minimize the environmental impacts identified, while still meeting the goals and benefits of the project. In the case of the energy and climate change concerns raised above, the EIS would examine energy consumption, production, and greenhouse gas emissions in the context of state, county, and city energy and climate goals and analyze potential mitigation measures. These measures might include high-efficiency design and construction methods, energy efficient equipment, and incorporation of renewable energy. Without analysis and, where appropriate, incorporation of these measures, there is a significant risk, in light of the stated greenhouse gas goals (a reduction of emissions from buildings of 23% by 2030) and Ulster County's forthcoming climate action goals, that the building will be obsolete within a few years after opening and require costly modifications.

The statement by a member of the project development team, as reported in the Kingston Times, along with several project supporters, that a positive declaration will kill the project amounts to trying to bully the city into subverting the transparent, public process that SEQR intends. The suggestion that a positive or negative declaration will be postponed for some time,

as the developer works on studies that it hopes will demonstrate to the Planning Board's satisfaction that the impacts are minimal evades the public scoping process SEQR requires, which aims to get all issues on the table upfront by casting a wide net for input, and instead amounts to a back room deal process in which only some agencies and individuals have a role in specifying which issues need to be addressed. We urge the Planning Board to acknowledge the plainly significant impacts of this project and conduct the transparent, public process intended by SEQR.

We also support and concur with the many voices in the Kingston community, such the Kingston Tenants Union, calling for the addition of affordable housing units to the project. Considering the project is slated to leverage \$6 Million in NYS publicly funded dollars, we believe it is imperative that the interests of all tax paying citizens be considered equally in this development. Access to affordable housing for all citizens is a key component of a resilient and equitable local economy.

The City of Kingston and Ulster County have publicly committed to fighting climate change locally, including a proposed Green New Deal by newly elected County Executive Pat Ryan. It is our belief that a project of the significance of the Kingstonian should be part of the solution, not part of the problem. This project could be a model and an opportunity for Kingston to demonstrate how buildings should be built in the 21st Century and, as well, how resilient communities are built in that process.

Signed, Kingston Transition

Authors and Signatories

Gai Galitzine
David McCarthy
Jimmy Buff
Miles Crettien
Jenny Bates
Pamela Timmins
Evelyn Wright
Karen Miller
John Wackman

received
4/11/19

Cahill, Suzanne

From: KAREN MILLER <kamiller49@gmail.com>
Sent: Thursday, April 11, 2019 8:43 AM
To: Cahill, Suzanne
Subject: Public Hearing on Proposed Kingstonian Project

Sent on April 11

Dear Ms.Cahill,

My home is on Crown Street, between John and Crown Street, so I have a very personal interest in this project. I believe strongly that the Planning Board has an obligation to answer questions and concerns posed by the Kingston Tenants Union, Rise Up Kingston, Citizen Action of NY Hudson Valley Chapter, Kingston Citizen.org, Kingston Midtown Rising and Nobody Leaves Mid-Hudson Valley.

The Community should to be included in the process.

Sincerely,

Karen Miller

53 Crown Street

Kingston

Sent from my iPad

received
4/11/19

Cahill, Suzanne

From: Sarah Wenk <smwenk2@gmail.com>
Sent: Thursday, April 11, 2019 8:19 AM
To: Cahill, Suzanne
Cc: Rennie Scott-Childress; Douglas Koop
Subject: Re: Info for Planning Board re: Kingstonian

A quick PS: I didn't factor in guests and employees of the restaurants in the development. That literally eliminates any gain in available parking.

Sarah

On Thu, Apr 11, 2019 at 8:16 AM Cahill, Suzanne <scahill@kingston-ny.gov> wrote:

Will do.

Suzanne Cahill, Planning Director

City of Kingston

City Hall - 420 Broadway

Kingston, New York 12401

Phone: 845.334.3955

Fax: 845.334.3958

E-mail: scahill@kingston-ny.gov

www.kingston-ny.gov

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From: Sarah Wenk [mailto:smwenk2@gmail.com]
Sent: Thursday, April 11, 2019 7:57 AM
To: Cahill, Suzanne
Cc: Rennie Scott-Childress; Douglas Koop
Subject: Info for Planning Board re: Kingstonian

Hi Sue,

I'd like to elaborate on my comments from last night about the parking in the Kingstonian project. I'd appreciate it if you could pass this on to the members of the Planning Board.

These numbers are not exact, but the math is pretty clear. The developers are promising 420 parking spots in the project. There will be 131 rental units. If half of those units are two car families, that will eliminate 196 parking spots, leaving 224.

Of those 224, approximately 40 will be used by hotel guests, leaving 184. And of those 184, approximately 30 will be used by staff and employees of the development. So now the total number of available spots is approximately 150.

The current parking lot holds about 140 cars, so the net gain is somewhere around 10 spots. That's hardly a real improvement for Uptown. And the cost of these spots will be twice what is currently charged at meters and in the municipal lots, which also makes them less attractive than currently available parking.

I hope you will take these figures, rough as they are, into account when making your decisions about the Kingstonian.

Thanks for your attention,

Sarah Wenk

Kingston, NY

Rec'd 4/29/19 sz

Cahill, Suzanne

From: KAREN MILLER <kamiller49@gmail.com>
Sent: Sunday, April 28, 2019 7:12 AM
To: Cahill, Suzanne
Subject: Public Hearing on Proposed Kingstonian Project

Ms.Cahill,

I want to be clear, that I support the Kingstonian Project, but the developers should go through the steps, brought up by our Community groups.

Sent on April 11

Dear Ms.Cahill,

My home is on Crown Street, between John and Crown Street, so I have a very personal interest in this project.

I believe strongly that the Planning Board has an obligation to answer questions and concerns posed by the Kingston Tenants Union, Rise Up Kingston, Citizen Action of NY Hudson Valley Chapter, Kingston Citizen.org, Kingston Midtown Rising and Nobody Leaves Mid-Hudson Valley.

The Community should to be included in the process.

Sincerely,

Karen Miller

53 Crown Street

Kingston

Sent from my iPad

received
4-22-19

April 15th, 2019

Hello, my name is Virginia Bradley, and together with my husband Padraic we have owned and operated The Hoffman House Restaurant at 94 No Front Street for over 42 years. I am writing this letter in support of the proposed Kingstonian project.

Being in business for as long as we have in uptown Kingston we have certainly ridden the tides of the local economy. We have seen many a business leave the area, Metropolitan Life Insurance Co., Utility Platers, J.C. Penny's, Montgomery Wards, Woolworths, Yallums, the list goes on.

Thankfully, the stockade area, and indeed all of Kingston, has always been, and continues to be a four season tourist destination., due in part to its rich history and accessibility to many points of interest. Unfortunately, the stockade area cannot survive nor flourish on “weekenders”.

The proposed Kingstonian project will not only be an aesthetic enhancement to uptown Kingston, but will be the source of 24/7 foot traffic that will support the area businesses and encourage more businesses to open up shop in uptown Kingston.

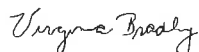
Of course the much needed parking that will be provided, hotel rooms, which are always being sought by many of our customers, the public open air space and walkway to the Kingston Plaza are such positive enhancements to uptown, I find it hard that anyone could be opposed to this project.

The developers, in particular the Jordan family of Herzogs, are not only local business people who truly have the best interest of Kingston in mind, but have been supporters of nearly every non for profit organization in the area. You will see the Herzog logo on most charitable events held throughout the area. They continue to give back to their community and I believe this project is yet another way of doing so.

It has been brought up that affordable housing is not being addressed in this project. It should not be. The majority of the project is being built on privately owned land with private funds. Public parking is being provided for in this project which should satisfy any use of public funds or grants.

I implore you to proceed swiftly with your endorsement of the project and let the Kingstonian become yet another gem of uptown Kingston.

Sincerely,



Virginia Bradley

Rec'd 4/11/19

Cahill, Suzanne

From: Robert J. Ryan, Jr. <bryan@ryaninsure.com>
Sent: Thursday, April 11, 2019 3:13 PM
To: Cahill, Suzanne
Cc: Noble, Steve; 'ppadalino@kingstoncityschools.org'
Subject: The Kingstonian

Sue- Good afternoon and good to see you last night at the very well attended Planning Board meeting.

I wanted to take a moment and comment on the proposed Kingstonian project.

As a Kingston business owner, employer and property owner, I strongly support the proposed Kingstonian project as laid out by the developers last night.

The benefits to our whole community are immense and will be felt for years to come in a positive way. The redevelopment of this site in our small City with Sewer and Water in place is exactly where we want development to occur.

As an FYI I am on record of having been supportive of the recent affordable housing projects in our community as well and now it is time for a different type of development in our City.

I urge the planning Board to move to decisively to approve this project with a negative declaration for needing a full SEQR as expeditiously as possible so we do not lose this unique opportunity that will benefit all stakeholders in time.


Thank you for your consideration.

BOB

CC: Planning Board, City of Kingston Alderman and Kingston City School Board

Robert J. Ryan Jr., CIC
President
Ryan & Ryan Insurance Brokers, Inc.
400 Stockade Drive
Kingston, NY 12401-3874
845.340.0001
845.340.0002 Fax
BRyan@RyanInsure.com
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Cahill, Suzanne

From: Sari Botton <sari.botton@gmail.com>
Sent: Thursday, April 11, 2019 1:09 PM
To: Cahill, Suzanne; DailyFreeman; Tony Adamis; Noble, Steve
Subject: Letter to Daily Freeman editor, Mayor Steve Noble, and Kingston Planning Board

Letter to the editor, as well as to Kingston Mayor Steve Noble, and the Kingston Planning Board:

Dear editor, Mayor Noble, and Kingston Planning Board,

I am writing to comment on The Kingstonian project. I teach on Wednesday evenings and could not be present at the April 10th hearing.

I'm a Kingston resident of five years and Ulster County resident of 14 years (and the descendent of Eastern European Jewish refugees who arrived in Kingston in the 1860s, who are buried in Wyltwick Cemetery). I'm a former renter and new homeowner of one year.

I feel strongly that The Kingstonian project should be subject to a thorough SEQR review. I'm concerned about an assortment of impacts this project could have on the city, environmentally, structurally, and socially.

What's more, it seems as if some of the information promoting the project is inaccurate, most notably, the number of public parking spaces it would add to the existing 140. By more realistic calculations, taking into consideration the number of residents, hotel guests, and employees, the new project would only honestly add about a net of 10 new spots.

In addition to the environmental impacts, among my greatest concerns about the project are:

- 1) That yet another financially well-endowed developer will be given tax breaks at a time when there is not enough tax revenue to address the city's affordable housing crisis, and other crises. I am not anti-development, but I am against prioritizing wealthy developers over existing residents, especially those at the lower rungs of the economic ladder, who will likely find themselves forced to relocate in the face of accelerated gentrification..
- 2) That \$6 million of public grant funding will go toward this when there are so many unaddressed issues with infrastructure and other matters in the city.
- 3) The project doesn't include affordable housing, and as such will help exacerbate and perpetuate the problems of economic inequality and segregation. We are at a critical juncture in our country and in our city, at which we can no longer turn a blind eye to economic inequality and segregation. We need a new kind of leadership around development that seeks to address these issues, and which only supports development that is more balanced and benefits everyone in the city — especially if our grant money is supporting it..
- 4) The dubious notion that the SEQR process should be skipped over in this case — and the threats from the developer and others involved that the SEQR process would only shut this project down — make me skeptical of the developer and the project. The days of wealthy people expecting exceptions and favors should be over.
- 5) With so many other boutique hotels being developed in Uptown, who needs another? Who is going to stay at these hotels? It's hard to imagine this kind of saturation being successful.

I hope Mayor Noble and the Planning Board will do what is clearly the right thing, and launch a SEQR review of The Kingstonian project, considering all its many impacts.

Sincerely,
Sari Botton
Operator of Kingston Writers' Studio

received
4/10/19

Cahill, Suzanne

From: KAREN MILLER <kamiller49@gmail.com>
Sent: Tuesday, April 09, 2019 5:10 PM
To: Cahill, Suzanne
Subject: Public Hearing on Proposed Kingstonian Project

Dear Ms.Cahill,

My home is on Crown Street, between John and Crown Street, so I have a very personal interest in this project. I believe strongly that the Planning Board has an obligation to answer questions and concerns posed by the Kingston Tenants Union, Rise Up Kingston, Citizen Action of NY Hudson Valley Chapter, Kingston Citizen.org, Kingston Midtown Rising and Nobody Leaves Mid-Hudson Valley.

The Community should to be included in the process.

Sincerely,

Karen Miller

53 Crown Street

Kingston

Sent from my iPad

received
4/9/19 *sc*

TOOTIE LARIOS McCARTHY
87 Ellisville Road
Plymouth, Massachusetts 02360

9 April 2019

City of Kingston Planning Board
City Hall
420 Broadway
Kingston, New York 12401

RE: THE KINGSTONIAN Proposed Project

Dear Members of the Planning Board,

I am writing to you in support of the above-indicated proposed project and respectfully request your consideration of two thoughts I have, as follows:

1. I was born and raised in Kingston, New York. I have had the privilege of living in the City of Kingston at various stages of my life. I rented an apartment in Uptown Kingston in the 1990's; and later purchased a townhouse on lower Broadway in the 2000's. I would live in uptown Kingston again without reservation, especially in light of the amazing growth and renewed vitalization it has experienced in recent years. The location is perfect for this project. The City needs this type of residential housing to offset the multiple affordable housing projects from the past ten years. This is the very core of balanced development and growth.

2. I worked for one of the top real estate developers in New York City in the 1980's (Francis Greenburger, Chairman and CEO of Time Equities, Inc.) which expanded my understanding of residential and commercial development. There is a timing and arc for each project. I can assure you that if this project becomes derailed due to protestation or delayed for further study, the City of Kingston will lose a vital project, as well as future credibility with developers, and what will remain is an undeveloped old warehouse and decaying parking garage - which will certainly impede future development in our thriving City.

I respectfully urge you to move forward with The Kingstonian and thank you for your kind consideration.

Sincerely,


Tootie Larios McCarthy

Rec'd 3/25/19

Cahill, Suzanne

From: Jeannine Simmons <jeannine@murphyrealtygrp.com>
Sent: Saturday, March 23, 2019 1:20 PM
To: Noble, Steve
Cc: Cahill, Suzanne; Noble, James
Subject: Kingstonian Project

As lifelong residents of Kingston and busines owners we are writing to express our full support of the Kingstonian Project.

A project of this scope and quality is vital to the continued growth of the Uptown area and additional parking is an important component to it's success.

With the addition of 250 public parking spaces, guaranteed jobs and the generating of approximately \$200,000 annually in occupancy and property taxes, The Kingstonian is a winning project.

As empty nesters we are looking forward to living in an enviroment of maintenance free apartment living and having the convenience of being able to walk to the local restaurants and churches, as are many of our friends.

It is time for this much needed project to be supported and approved by the appropriate authorities and brought to completion.

Kingston Residents

Jeannine and Pat Simmons

Received 3/15/19



304 Wall Street
Kingston, NY 12401

(845) 338-5252 OFFICE
(845) 338-2388 FAX

jm@murphyrealtygrp.com
www.murphyrealtygrp.com

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March 15, 2019

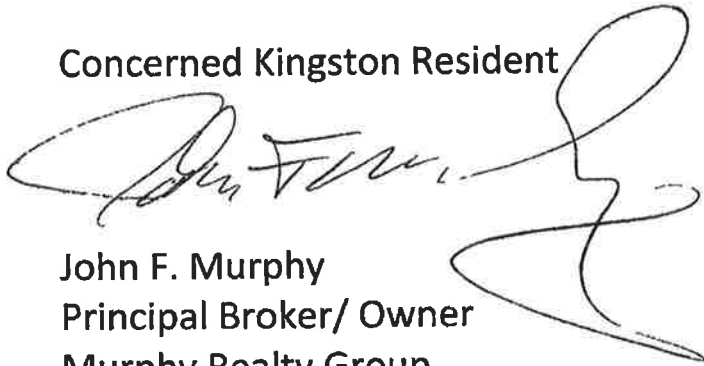
To whom it may concern,

I am the Principal Broker/Owner of Murphy Realty Group located on Wall Street in Uptown Kingston. I am writing in strong support of the Kingstonian Project. A project like this for the Uptown area in my opinion is vital to the community and the City of Kingston. I have worked in Uptown Kingston for more than 30 years and have lived in the area my entire life. Parking has been a significant issue for the Uptown Business district. The current parking situation has such a negative impact on the businesses in the area because clients/customers on occasion can't find a parking spot and then become frustrated and leave to take their business elsewhere.

The Kingstonian project not only will bring a resurgence to the area but will bring additional parking that will be beneficial to all Kingston residents and business owners. This is the 4th time the City of Kingston has attempted to partner with a private developer to replace the much-needed municipal garage. As we are all aware, building a parking garage is a huge expense and not a profitable endeavor. Because of this I believe it is unfair and inappropriate to mandate the developer include an affordable housing component in the project. We can't solve all of Kingston's issues in one project. Being in the Real Estate business I am acutely aware of the increase in values our area has seen, but one of the principle drivers of this is the shortage of supply. The creation of inventory and subsequent relocations that are certain to occur will absolutely reduce the pressure on pricing. In the last few

years almost all of Kingston's residential projects have focused on affordable housing, which I understand is needed and which I totally support but this project is simply not the place for it. We need to all work together for the betterment of our community. A bustling and vibrant Uptown with convenient customer parking will benefit the community as a whole. I strongly feel we should all be in support of the project and do whatever is necessary to assist the public/private partnership and move this project to completion.

Concerned Kingston Resident

A handwritten signature in black ink, appearing to read "John F. Murphy". The signature is stylized with large, sweeping loops and a long horizontal stroke extending to the right.

John F. Murphy
Principal Broker/ Owner
Murphy Realty Group
304 Wall Street
Kingston, NY 12401
845-338-5252

Cahill, Suzanne

From: Don Tallerman <don@dragon360.com>
Sent: Thursday, March 14, 2019 10:01 PM
To: Noble, James; Morell, Jeffrey; Scott-Childress, Reynolds; Carey, Bill; O'Reilly, Patrick; Shaut, Andrea; Koop, Douglas; Worthington, Rita; Davis, Tony; Schabot, Steven; Cahill, Suzanne
Cc: Noble, Steve
Subject: I support The Kingstonian Project

To: Kingston Common Council, Kingston Planning Department

From: Don Tallerman

Re: The Kingstonian

I wish to express my support for The Kingstonian project, whose application is currently under review by the Kingston Planning Board.

As a business owner in Uptown (Senate Garage, Dragon360 and CoWork Kingston) it is clear to me that The Kingstonian will play an enormous role in the positive evolution of Kingston. It is widely agreed that there is an unmet demand for parking, housing and hotel accommodations. This project satisfies all three, while providing a much needed anchor in our central business district.

The Kingstonian will be a hub of activity, which will benefit not only Uptown businesses, but the entire City. More people will come to explore Kingston and will shop and stay in Midtown and the Rondout, as well as Uptown. In addition, the proposed Plaza will provide a new civic space for all residents to enjoy.

I strongly recommend the approval of this project.

Respectfully,

Don Tallerman

Recv'd 3/20/19

March 20, 2019

To whom it may concern,

I have been a resident of the City of Kingston for approximately 20 years and have worked in Uptown Kingston on and off for the last 20 years. I am writing to express my full support for the Kingstonian Project. As long as I can remember parking has been an issue in the Uptown area, now more than ever with the influx of transplants moving to our area. I ask clients to meet me on occasion at my office uptown and what typically happens during the week is that I get the phone call... "I can't find parking what should I do" on more than one occasion I have had people tell me never mind I'm leaving. So, when that happens that is business that I am losing.

The project in my opinion will breath new life into the Uptown area not only to businesses but to the residents as well. In all the years that I have lived in Kingston most of the Residential projects have focused on affordable housing, which I know is needed and I am in support of, however I do not believe this project is the place for it.

With this being said, I strongly feel that everyone should be in support of the project and do what we can to facilitate it.

Concerned Resident living and working in the City of Kingston.


Sharon Farley
845-453-0685

Frank Campagna
Office:
83 Ten Broeck Avenue
Kingston, New York 12401

Rec'd
4/10/19

City of Kingston Planning Board
City Hall
420 Broadway
Kingston, NY 12401

April 9, 2019

Re: The Kingstonian Project

Dear Planning Board Members,

I am writing to express my support for the Kingstonian project in the City of Kingston.

My name is Frank Campagna, I am a second generation business owner located in the Midtown Arts District in the City of Kingston since 1976. I purchased my first home on West O'Reilly Street in Midtown Kingston and lived there for many years. My wife and I have worked long hours to own the commercial real estate that my business currently occupies, located at 81, 83 and 85 TenBroeck Avenue in Midtown.

Since the age of 14, I have been working and volunteering in the City of Kingston. I am a former President of the Kingston Jaycees, a former President of the Kingston Broadway Businessman's Association, a former Board Member of the Kingston YMCA, a former area youth hockey Coach, a current Board Member of the Ulster County Boys and Girls Club, a Ulster County Chamber Member, Committee Chair of the Ulster County Italian American Foundation, and a founding member of the Midtown Arts District. I am also the employer of over twenty Kingston and Ulster County residents.

I care a lot about the well-being of Kingston, it has always been a significant part of my life and career. My most significant investments have been made in the City of Kingston and I plan to continue playing my part to help improve Kingston through my volunteer efforts and future investments. In fact, I often wondered why more businesses do not locate to Kingston and hoped someday projects like the Kingstonian would eventually happen to spark further private investments to fund development projects and improvements in the worn and tired areas throughout the City.

Kingston has yet to realize its economic potential, it's a City full of opportunity yet sadly, median income levels remain well below that of the Hudson Valley, New York State and Nationally. Under these current conditions, and without smart investments like the Kingstonian project, we will continue to rely on "same-old, same-old" in hope for economic improvement. Our area's beauty, history, businesses, artist community and lifestyle have all been, in part a catalyst for increasing Kingston's visibility to New York City residents and the rest of the world. Although much good has come from this attention, it has stirred up an influx of investments in our City's commercial and residential real estate market that have raised prices maybe too quickly. Reduced inventory of lower, median and higher rental housing units has driven our vacancy rate under two percent. We need housing and we need housing for all. According to the 2016 American Community Survey, the City of Kingston has approximately 4382 rental units in total. Nearly 48% of the total units rent for under \$1000 per month and nearly 88% rent for under \$1500 per month. That leaves just 12% of the available rental units priced over \$1500 which is contributing to the overall housing shortage. Although the Kingstonian's market rate apartments may not be affordable for every resident in Kingston it does serve an important, multifaceted role that will directly benefit our economy and ultimately those residents seeking improved opportunities.

The Kingstonian project provides smart, productive growth as it will: provide greater visibility and access to our City's largest shopping districts, increase consumer spending to our small business community, support our growing tourism, create new jobs, increase sales tax revenue, improve pedestrian walkways, add to the housing inventory and increase much needed municipal parking. I am hopeful a project of this nature will also bring interest to middle-market employers who will find value in Kingston's wonderful attributes and emerging energy.

Kingston's opportunity is now, it's important that we show our support and prevent unnecessary delays that will send the wrong message to those seeking expansion or growth in Kingston.

Thank you for your hard work during this important time for Kingston.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Campagna', with a long horizontal flourish extending to the left.

Frank Campagna

Received 11/10/19

Good evening. My name is Elenie Loizou and I am here to speak tonight in my capacity as the President of the Kingston Uptown Business Association also known as KUBA.

KUBA and its members provide a collective voice for Uptown businesses, residents, and consumers. We are an active participant in the revitalization of Uptown - and Kingston overall.

We have diligently campaigned for improvements in parking, attracting new businesses and jobs, beautification, increased tourism and revenue, and the revitalization of the amazing assets we share here. We have packed chamber meetings to demonstrate our resolve and we know the City values our opinions and contributions.

Perhaps more than any other entity in this city, we understand and embrace the positive impact that The Kingstonian development will bring – increased revenue for businesses, new jobs, tourism dollars, and additional parking for Uptown. Since the near death of Uptown in the 1990s and early 2000s, and the subsequent boom of recent years, we believe the Kingstonian is the next logical step in the ongoing rebirth and evolution of our district.

We have been in constant contact with the development team behind The Kingstonian .We believe that they have taken and will take all actions to openly address any **legitimate issues** related to building on these sites that have been commercially developed and redeveloped for years.

Thank you for your time

A handwritten signature in black ink, appearing to read 'Elenie Loizou', enclosed within a large, loopy oval scribble.



Read
4/10/19

Nan Potter
Licensed Real Estate Broker
845-389-8965
Nanpotter66@gmail.com

1 John Street
PO Box 4261
Kingston, NY 12401
www.potterrealtyproperties.com

Bill Slutzky
Associate Broker
845-853-3506
billslutzky66@gmail.com

Nan Potter- Potter Realty- Kingston

April 10, 2019

I have been a part of Uptown, owning property and my business Potter Realty for 45 years.

It is obvious by the huge turnout this evening, that THE KINGSTONIAN, is a project worthy of

A Special Meeting, because it is important for everyone to voice their opinions. It is however,

most important to recognize the job before the Planning Board, a volunteer committee,

faced with the decision of determining SEQRA review. All the public opinion of support or

objections expressed, will not weigh as heavy in their decision as the facts and the answers

provided by the projects expert team of architects, archeologists, and attorneys. It is

important that only the supported facts provided be considered in their decision. Their

consideration of these facts is to determine if there are potentially adverse impacts.



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Reaching a Negative Declaration on adverse impacts will allow the planning and approval process to continue in a timely manner, and the Planning Board will continually assess and provide protection against any adverse impacts that may arise throughout the Project.

A Positive declaration will require preparation of a full draft environmental impact statement (DEIS), which will not only take years, but the expense associated will definitely kill the project, leaving us with a community liability rather than a community asset.

There is no question The Kingstonian principals are making a major investment in the City to meet not only parking requirements of the community, vital to a thriving uptown district, but



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going beyond with a balanced amount of housing, commercial space, and hotel

accommodations.

Parking is key to the continued growth of Uptown, and we have all suffered long enough

without the structure that once occupied this corner.

Uptown has transitioned many times, with the economy, and the trend investors, and many

Proposed projects that have never made it to fruition. I believe, THE KINGSTONIAN, is a

Project that has the required financial backing, long term Investor involvement, and the

support of the community it will serve.

I compliment the Developer's for their capital investment and the City for merging support

and offering a solution that will benefit so many.



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That being said, I urge The Planning Board to streamline approval with a Negative

Declaration.

Thank-you for your time

Nan Potter



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Rec'd
4/10/19



Date: 4/10/2019
TO: The City of Kingston Planning Board
RE: In Support of the Kingstonian Project

In my travels around Kingston and Ulster County I meet business owners every day. It is evident that there is overwhelming support for the Kingstonian project and what it means for Kingston and Ulster County.

When was the last time a project like the Kingstonian came to our community? Not for many years. Since the IBM closure over 25 years ago, projects like the Kingstonian have been scarce. Finally, we have local entrepreneurs willing to invest in our community with a high quality project that will do so much good for Kingston. I have seen, first hand, the quality they have put into their projects in the city of Poughkeepsie and Newburgh waterfront, which has enhanced commerce for those cities.

Here, the Kingstonian project will generate 63 full time jobs and over 200 construction jobs which will come back to our community in the form of expendable income in our city and county. The projected 300 tenants and hotel guests will help sustain not only the uptown Kingston businesses but will also flow into other surrounding community businesses. The parking garage, the Kingstonian will house, will encourage people to drive into our area to shop and use services. It is projected that each parking space is associated with \$20,000 in new annual revenue to local businesses. All of this commerce will help the county in increased tax revenues.

The Kingstonian Project will also cause a domino effect for future economic development in our region, as other businesses and developers will certainly want to locate here. Conversely, not allowing the project to come to fruition, is sending the wrong message that Kingston is not a development-friendly community.

Finally, Governor Cuomo's initiative to grant Kingston ten million dollars in funding for economic development, is intended for projects like the Kingstonian. In the spirit of that initiative, this project is well thought out, gives back several fold to the city, adds sorely needed parking, and adds an attractive centerpiece to uptown Kingston. The business community and future city residents could not ask for more. We highly recommend that you grant the Kingstonian project approval to commence as soon as feasible.

Sincerely,

DONALD VERITY
Kingston Market Manager, WBPM/WGHQ Radio
Past Chairman, Ulster Chamber of Commerce Board of Directors.

Rec'd
4/10/19



April 10, 2019

Attention: Sue Cahill, Planning

The Best Western PLUS Kingston would like to submit a letter of support for the Kingstonian project. This project will have tremendous positive impact on the Kingston Uptown Business district. We support the growth to both the hotel and residential opportunities which will drive growth for retail, restaurant and the service & hospitality industry in the greater Kingston area.

We have watched the loss of business to nearby Town of Ulster, adding multiple hotels. Kingston needs to support projects like this. New jobs in both full time and construction will have a ripple effect and benefit us all. The need for parking has been put on hold for far too long and has hurt the business district.

We have attended and educated ourselves on both the benefits of the project but also feel that JM Development and Herzog Supply Company are the right choice for doing the "right thing" for the community. They are very diligent in listening to concerns and even making adjustments where possible to work with the business district. We admittedly are not as educated about the opposition but do understand that the request for affordable housing cannot possibly be part of a project that has met the need as requested in the RFP for public parking.

Sincerely,

Debra Harris

Best Western PLUS

845 338 1299

dharris@cooperhotels.com

Kingston Hotel & Conference Center

503 Washington Ave., Kingston, NY 12401 P: (845) 338-0400 Reservations: 1 (800) 780-7234 bwkingston.com

Wherever Life Takes You, Best Western Is There.®

Each Best Western® branded hotel is independently owned and operated.

Rec'd
4/10/19

Members of the Kingston Planning Board;

Thank you for your time and volunteer service to our city and community. I served on the Marblatown ZBA for over 20 years before moving to Kingston in 2010. I am a REALTOR and owner of several properties in Kingston at this time. I live in the uptown residential district, west of Washington Avenue.

I am solidly in favor of the Kingstonian Project for the following specific reasons;

Uptown desperately needs parking spaces in order for it to continue growing in success with new incoming businesses and transplanted residents, who I see steadily coming to our wonderful small city.

The investments being made in the Stockade District will need parking places for the visitors and business providers to sustain the momentum of growth, positivity and new life.

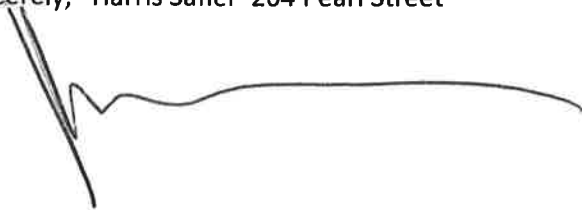
The only way that parking can be created without an impossible investment by your city government itself, is to allow a developer, like those attached to this project to defray the cost of those parking spaces through financial incentives. The City cannot afford to build and maintain parking facilities, and no developer can either, without financial incentive to do so, or many more floor levels for housing and rental spaces. The investment by the city and the school district, in lower assessments, will enable us to have parking at a much lower cost than we could produce it ourselves.

The developers are local, well respected in our community and although their motives are and should be for profit, they are keenly interested in Kingston's well being and are very tied up with all that happens, especially in Uptown. Their partner, has substantial experience creating housing and successful businesses in the Newburgh and Poughkeepsie areas. These are clearly Hudson Valley communities too.

The project will likely evolve with meetings to come and input from the public. It is vital that we move this project forward or we will send the message to others that our city is impossible for development and progress.

This proposal is very well thought out, will bring business dollars and tourism to the area more than ever, and the investors have good track records and reputations for prior business successes.

Sincerely, Harris Safier 264 Pearl Street



Recd
4/10/19

Members of the Kingston Planning Board;

Thank you for your time and volunteer service to our city and community. I own property and pay taxes in Uptown Kingston and I live in the uptown residential district, west of Washington Avenue.

I am solidly in favor of the Kingstonian Project for the following specific reasons;

Uptown desperately needs parking spaces in order for it to continue growing in success with new incoming businesses and transplanted residents, who I see steadily coming to our wonderful small city.

The investments being made in the Stockade District will need parking places for the visitors and business providers to sustain the momentum of growth, positivity and new life.

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This proposal is very well thought out, will bring business dollars and tourism to the area more than ever, and the investors have good track records and reputations for prior business successes.

Sincerely, Robert A. Tonner, 67 Lounsbury Place, Kingston NY



The Kingstonian Project

April 10, 2019

Rec'd
4/10/19
TBM

To: Members of the Kingston Planning Board
From: Ulster County Regional Chamber of Commerce

Good evening. My name is Ward Todd. I'm the President of the Ulster County Regional Chamber of Commerce, 214 Fair Street in Uptown Kingston. The Chamber of Commerce has been helping businesses in Kingston and Ulster County grow and succeed for 116 years.

We are a not-for-profit membership organization that also advocates for responsible business development.

Which brings us here tonight. I'm delighted to report that the Board of Directors of the Chamber of Commerce has voted to support the Kingstonian Project. We did so after a thorough, lengthy review.

The Chamber of Commerce Board believes the benefits of this project are clear – 129 beautiful apartments at a time when our market-rate apartment stock is low. Those renters will spend an estimated \$3.3-Million dollars a year in our local stores, shops and restaurants. Great for business.

There'll be a luxurious 32-room boutique hotel...plus much needed retail space...a thoughtful, elevated walkway to the Kingston Plaza and a parking garage with at least 250 of the spaces reserved for public parking.

That means you and I and our neighbors as well as the many travel-visitors we see, will have a place to park Uptown, so they can shop and spend their money, creating a new revenue stream. It's estimated the Kingstonian will be responsible for \$300,000 a year in new revenue from sales, property and occupancy taxes.

As you and I know, Kingston desperately needs a new parking garage uptown. There are 2 choices – allow the developers to build the parking and subsidize it with their apartments and hotel...or the taxpayers of the city of Kingston can finance a new parking garage at a cost of \$1-million dollars a year.

I'm fairly certain not too many Kingston residents I know what to pay higher taxes.

And we urge you, as you review this project, please be aware that the clock is ticking. Delays could seriously affect the viability of this project.

Also be aware the message you would be sending to other developers if this process is not completed within a reasonable amount of time.

The decisions you make will go a long way toward determining if Kingston is a place that welcomes new businesses...or do we saddle them with delays and needlessly slow the process, scaring away future development.

Many of you have spent your entire lives in Kingston. You know that it does not happen that often in a lifetime when a project this great, this significant, presents itself.

The Chamber of Commerce believes the Kingstonian is, without question...the right project...at the right time...in the right place...and we are blessed to have the right developers.

We urge you to approve the Kingstonian and allow it to be built.

Thank you.

Wm. J. ... President

received 4/10/19

The Kingstonian will impact the historic Stockade District for decades to come, and is not a project to be undertaken without the utmost care and most thorough review. I hope the Planning Board will make a positive declaration for a SEQR review, in light of the many impacts of this project, both environmental and civic: increased traffic, the closing of a historic city street and the elimination of unobstructed vistas of the mountains, the destruction of historical resources, changing the invaluable architectural integrity of the area, and conflict with the community's larger plans and goals, to name a few.

The question of whether the developer of the Kingstonian is a friend and neighbor is irrelevant, as is the question of whether the project would go forward or not if a positive declaration is made. The only questions that are germane to this process are how to insure that this is a good project for the city of Kingston, for its present and its future. Development for development's sake rarely works out well.

One impact of this project I'd like to draw attention to is its effects on traffic on N. Front St. There are very frequently delivery trucks and double parked vehicles along the street, leaving one lane open for traffic. I've brought a photo that I took illustrating this, though I could have brought many more. As you can see, the cars on the right have to try to communicate with oncoming cars a block away to decide who gets to go first through the single open lane. Add to this the proposed entrance to the parking garage, which is where my car was in the picture, and where cars will be crossing the sidewalk, and risks to pedestrians increase. If we are

promoting walkability and the historic nature of the Stockade district, why are drivers being privileged over pedestrians at one of our busiest and least navigable intersections?

Another question to consider is the so called boom in Uptown Kingston. Close to one third of the retail spaces in Uptown are empty. Some of these spaces have been empty for years. Where is the boom? What is happening here is classic speculation - developers buying up all the real estate they can, waiting for wealthy people to show up - which may or may not happen - and create a need, which the developers then hope businesses will step up to fill, at exorbitant rents. And the need for all this hotel space and high end apartments and retail is all conjecture. We don't know if it will even happen.

I know some people believe that members of the public raising questions about this project want to stop it from moving forward at all. That's not true. As residents of this wonderful city, we want the people who are elected and appointed to represent us to use every means possible to insure that each development project is examined thoroughly and effectively, and that the needs of the city and all of its residents are taken into consideration. In the case of such a large and significant project as the Kingstonian, this could not be more crucial.

Sarah Wenk
Kingston



3/20/19

11.35 AM

received 4/10/19

March 11, 2019

City of Kingston Planning Board
City Hall
420 Broadway
Kingston, NY 12401

Dear Chairman Platte and members of the Planning Board,

The Historic Landmarks Preservation Commission, as an involved agency, supports the Planning Board's request to be the lead agency in the SEQR process for The Kingstonian project. Along with our support, we would like to share with you general concerns we have about this project as you determine its significance. Our concerns are informed by the project applicants' public presentations and our review of their EAF Part 1 dated Nov 27, 2018. The information provided therein suggests that the proposed action has the potential to effect significant environmental features, including archaeological and architectural resources, topography and community character. Specifically:

- The project site has the potential to yield information important in history or prehistory, such as evidence of the former presence of the stockade which crossed on or near to this site and/or other previously unknown archaeological resources. Such evidence was unearthed nearby on Clinton Avenue in 1970. This site has been identified as archaeologically sensitive by the NY State Historic Preservation Office.
- This project involves the demolition of an existing architectural resource in the Stockade Historic District and may seek to replicate this building, which might create a false historical record.
- This project involves new construction in the Stockade Historic District. Potential impacts include those that are construction-related, such as falling objects, vibration (from blasting or pile-driving), dewatering, flooding, subsidence, or collapse. The project's close proximity to two architectural resources—the Senate House and grounds and the John Tremper House at 1 North Front Street—may negatively impact them if adequate precautions are not taken.
- Additionally, new construction may impact the visual context of the district, including the architectural components of the district's buildings in this area (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, and openness to the sky. The project may also impact the visual context of the Senate House, a significant state landmark.

received 4/10/19

Thank you for giving me the opportunity to speak in support of the Kingstonian and uptown parking garage. As a member of the community and Owner of Young Lions Daycare, I have had many experiences of driving around and around the blocks of uptown Kingston in an attempt to find a parking space. Most recently, I was not able to patronize the new nail salon recommended to me, because after a couple laps around the block and no parking I was forced to seek services elsewhere or run out of time.

I can remember as a child going to J. Watson Bailey Middle School enjoying walking through uptown Kingston. I would stop at all the shops with my friends socializing whether having a slice of pizza in the plaza, a hotdog on North Front Street, or Burger on Wall Street. It was always a very nice time. Today, as an adult, I enjoy taking my children and grandchildren on journeys through my past... sharing how uptown Kingston brings back fond memories of my past. My business being affiliated with Family of Woodstock which is also located in uptown Kingston used to make it necessary for me to stop in on John Street or send someone there regularly. Again, parking was a problem. Now, let me state for the record affordable housing is of great importance to me but also is the success and flourishing of uptown Kingston. I feel that as mundane as a parking garage may sound, to me it is a foundation for which many of the businesses in uptown Kingston may succeed or fail. It also has a trickle-down effect. Businesses don't have parking for consumers to be accommodated which limits the success of any business in the area and also lessens the ability to produce employment for the people of our community. It is my understanding that this garage will be built on grant money at no expense to the taxpayer which is amazing. It will also be constructed and employ only local contractors keeping the dollars in the community during and after the project is completed. The thought of a parking garage enhanced by apartments, a hotel, shops, and whatever other amenities it may provide sounds like a very good idea to me. One which I do support.

Last, but by far not least, I've had the opportunity over the years to be acquainted with The Jordans, Todd and Brad, through my children, my business, and their many efforts to be of service to our community. Now, as friends I find them to be decent, compassionate, concerned members of our community. They have been role models and mentors to my sons, nephew, and so many children. Help to the homeless and those in need has always been a given. Todd specifically was overwhelmingly kind to me at the loss of my son something for which I will always be grateful.

Jeanette Washington
Owner of Young Lions Daycare

Date: 4-10-19
Re: Kingstonian
Att: City of Kingston Planning Board

Rec'd 4-10-19 @
PBM

I would like to state I am for the development of the Kingstonian, and feel the project will benefit the City of Kingston as a whole.

I understand the SEQR issues and would like to acknowledge that this project is a reuse of current location. The criteria for a full EIS is not met and should reflect as a "negative declaration". I will provide examples below:

1. The City of Kingston put out an RFP to develop a much needed municipal parking garage along with a mixed use requirement. This RFP was an update to the comprehensive study determining the needs again of both parking and housing in the Uptown area.

This is important because the City of Kingston already is acknowledging in the RFP the use of the "already developed area". KEY WORDS "already developed areas" as per part 617 of SEQR this actually lists this as an unlisted action and states there are no significant adverse impacts fitting the criteria for a Negative ~~Declaration~~.
Declaration.

2. The Jordan's building is a privately owned property and the property owners have the right to request a demolition permit and a permit to reconstruct a structure under what the zoning law permits.

Again the issue of "already developed area" come into play for the environmental impact study, and in the case of the Boutique Hotel a "IN KIND, and ON THE SAME SIGHT" terminology again used in part 617 of the SEQR. Determines this to qualify for a Negative Declaration. And in both cases do not have to submit a full EIS.

Thank you
John Perry
Owner of Signature Fitness
at 33 North Front Street

Koco
4/10/19
PBM

April 10, 2019
Public Hearing at Kingston City Hall, 6:00pm

Written by: Christopher Bowers, Resident
114 Wall St, Kingston NY

My name is Christopher Bowers and I am a resident of the City of Kingston. Just like most of us here... I was born and raised right here in Kingston. I attended Kingston HS, I actually worked for the City of Kingston Parks & Recs department for my first ever summer job starting when I was 14 years old. I went away to College and decided to come back home to live and work in the community where I grew up loving.

I am speaking today in FAVOR of the Kingstonian Project. There are so many benefits to this project that I honestly do not know where to begin.

- It will help solve a parking issues that we currently have uptown that without this project I do not see a solution in sight?
- It will create jobs,..... Local jobs... for local people in our community to not only make money here... but also for people in our community to spend money... locally.... Right here... in Kingston
- It will provide nice, new housing for people who are going to in turn go out and spend their money right here in Kingston.... Again, locally.
- There are many more benefits to this project that everyone should really read for themselves on the Economic Benefit/Fact sheet that is available on the Kingstonian website and Kingstonian FB page.

The main reason I want to speak tonight is on behalf of young, millennial Kingston residents.... The **FUTURE** of Kingston if you will.

I Graduated Kingston HS in 2011 with some really amazing people. My peers are becoming doctors, lawyers, Union Journeyman, Professional engineers; physical therapists ...even Entrepreneurs starting their own coffee business. But the sad truth about a lot of my peers is that they are leaving Kingston. They honestly love it here. They love coming home to visit.... And once they make enough money somewhere else, they hope to come back and live here again.

But the sad reality is there isn't enough opportunity for **Young people in business here in Kingston...** and more importantly, it seems (to me anyway) that it is NOT a priority of the city to Change that in anyway.

- This project for example will create 357 construction jobs and 153 new jobs once complete.
- I don't understand how creating new jobs, improving the aesthetics of our community and bringing in tons of money with both sales revenue and tax revenue would be a **bad thing??**
- Please just think about the message you are sending to the future talents of Kingston....
- Why would anyone want to stay here if our own community doesn't even want to create new jobs or even help the current ones grow?
- We should be looking for ways to attract residents (like myself) who want to be great at what they do, who want to volunteer and help others, who want to work extremely hard and in turn make a

comfortable living, we should want to attract residents who will be paying taxes and participating in our local economy.

- I believe that the Kingstonian Project will be sending a message to everyone in Kingston that we care about our future... that we care about our residents and we want our future generations to have a place to be successful.
- Please support the kingstonian Project.... And please support the FUTURE of Kingston.

Christopher Bowers
114 Wall St. Kingston
845-399-4370

A handwritten signature in black ink that reads "Chris Bowers". The signature is written in a cursive, flowing style.

Received 4/12/19

Cahill, Suzanne

From: Peter Demuth <peter@peterdemuth.com>
Sent: Friday, April 12, 2019 2:46 PM
To: Cahill, Suzanne
Cc: Peg Bauer
Subject: Kingstonian Project Thoughts

Hello!

I wanted to thank you for listening last evening to all sorts of opinions about the Kingstonian project planned for uptown Kingston. It's certainly a very large project with passionate views on both sides. I am so happy to see so many people taking an active stance in the future of this amazing city. It seems you all have much work to do in the coming weeks/months. I am grateful for your service to our community.

Firstly, I want to say that I believe that affordable housing in Kingston should be addressed. I believe though that this is a separate issue from the Kingstonian project. I see the Kingstonian project adding housing to the local market which could help the housing shortage. True, it won't really be 'affordable housing' but more housing can only help.

As an owner of two properties on Fair Street, I do see some issues with the project that I hope can be addressed. I will list them below. But first a question:

How will the planning board ensure that the historical character of Uptown Kingston is kept intact? Please be very specific. This is a huge project.

1) Closing Fair Street could be 'fairly' (haha see what I did there?) cumbersome for traffic flow in Uptown. As I'm sure you're painfully aware, getting around Uptown at certain hours of the day (by car) is a nightmare. Closing one of the two streets that connects two major traffic heavy areas will add to the already unmanageable flow (not to mention with the addition of the new traffic this project would bring). I encourage the Planning Board to study this more.

2) I see the pedestrian walkway over Schwenk Drive as completely unnecessary and will be an incredible eyesore. Why can't there be an elevator/stairway on the backside of the Kingstonian and have better pedestrian crossing? Certainly if pedestrians can cross any street in NYC safely, they can cross Schwenk Drive safely. I also want to add that walking the Kingston Plaza is a very dangerous act. Unfortunately, this plaza was made for cars. I think that needs to change and I hope that's in the works. The creation of the Midtown Linear Park (super cool!) I hope would encourage the Plaza owners to create those changes to ensure their customers have safe access to stores.

3) I was incredibly underwhelmed by the slides that show what the Kingstonian will look like. I thought the Powerpoint presentation was good at showing the evolution of the design but not what the current design is. I would like more information about the specifics of what is planned (the actual design, the materials being used, how historically accurate this all will be, etc.). A huge part of the charm of Uptown Kingston is its history and rich architecture. It would be a grave mistake to forego those qualities, approve a project that would make this part of Kingston look like every other unplanned city in the area, and still expect our current revitalization to keep happening. I believe the revitalization is happening in large part due to our historical charm and history in general. It's beautiful here. If you approve this project and the materials and design used are essentially the

same as any other large scale apartment/commercial complex being created we have nothing to set us apart or make us attractive to visitors.

As a historic district, what part does the HLPC and other historic boards play in this? As a property owner on Fair Street (another city-designated historic district) I applied (and was denied) a request to replace a window in my house with a (very expensive all wood frame) energy efficient window. If I was denied a window replacement on historical grounds, what's the historical oversight of this \$50 million project?

Peter Demuth & Peg Bauer
143 & 149 Fair Street
Kingston, NY

Received - 4-12-19

Cahill, Suzanne

From: nbm18west@aol.com
Sent: Thursday, April 11, 2019 7:05 PM
To: Cahill, Suzanne
Subject: Input and comments on the Kingstonian Project

Attn: Planning Director Suzanne Cahill,

Please share my below comments regarding the Kingstonian project with the Kingston Planning Board,

- Wayne Platte Jr., Chairman
- Charles Polacco
- Matt Gillis
- Robert Jacobsen
- MaryJo Wiltshire
- Jamie Bahruth Mills (Alternate)
- Kevin Roach (Alternate)

It was really frustrating witnessing the polarizing rhetoric and divisiveness among Kingston residents with regard to the Kingstonian project in the Common Council Chambers at the April 10th Planning Board meeting. It was even more frustrating, however, to recognize that the hostile situation, to a large degree, was rooted in misunderstanding and ignorance.

On the one hand were the people calling for a negative declaration, who focused on the developers' roots and the need for parking. Many of them expressed the fallacious mantra that those who sought a positive declaration were against the project and development in Kingston, somehow conflating a desire for a review process with an animus against developments. And on the other hand were those who labeled Kingstonian supporters as anti affordable housing and out of touch with the needs of the residents of Kingston.

These comments from both sides were neither constructive nor accurate. Moreover, they were mostly irrelevant to the question before the board, as were the number of supporters who held these positions, the volume at which they spoke, and the applause they generated. Whether a project requires a positive declaration is not based on public opinion or where the developers are from, their previous projects, or their last name, but rather on whether certain criteria are present. Based on my understanding, given the scale of the project, its location in a historical district, the obvious impact the project will have on infrastructure like traffic (a road will at minimum be closed) and sewage, the project meets those requirements. You can believe the project requires a positive declaration and be in favor of development. They aren't inconsistent. Going through the process makes a good project better. I would hope you follow the law and issue a Positive Declaration.

There seems to be at least one significant misrepresentation and/or misunderstanding surrounding the project. While the developers and project supporters repeatedly emphasize the increased parking the project will bring as one its main benefits, it appears that such a claim is inaccurate. On the Kingstonian website it states that 420 parking spots will be built, with 250 spaces reserved for the community (thus the other 170 spots are to be used by hotel guests and employees, apartment tenants, and presumably the guests and employees of the restaurants which will sited in the Kingstonian). But the fact is the project requires far more than 170 parking spaces for its own needs per the City parking code, The relevant language is found in the Zoning code Section 405-34 paragraph J and I have copied the applicable provisions

<https://ecode360.com/6728503?highlight=building%2Cbuildings%2Cpark%2Cparked%2Cparking%2Cparking%20parking%2Cuse%2Cused%2Cuses%2Cuses%20use%2Cusing&fbclid=IwAR0PJQVTFXRd9VsZehKR1f0VVGJdhbfFqozZW7O3TFoJ1SJHQVpPAGzAHDM#6728503>

J. Parking space ratios.

(1)

Residential and related uses.

[Amended 12-18-2002, approved 12-23-2002]

Use
Minimum Parking

Multifamily dwelling

1 space for each studio or efficiency apartment; 1.5 spaces for each 1-bedroom apartment; 2.0 spaces for each 2-bedroom or larger apartment; for dwellings designed to be occupied at least 90% by persons 62 years of age or older, 0.5 spaces per apartment, plus an additional 10% of the total required spaces for visitor parking in all cases

And
(2) Commercial and office uses.

Use
Minimum Parking

Hotel or motel

1 space per guest room, plus 1 space per 600 square feet of space outside of guest rooms, corridors and equipment storage areas

Restaurant (standard)

1 space per 3 seats or 1 space for each 100 square feet of gross floor area, whichever is greater

Applying the code to the proposed Kingstonian project

76 1 br units x 1.5 = 114

50 2 br units x 2 = 100

3 3 br units x 2 = 6

Apartment subtotal is 220

Plus 10% for visitors, so

Apartment totals at 242 parking spaces

By the time you factor in hotel (32 rooms plus how many feet of guest space) and the square footage of the restaurants you're over 300 spaces, leaving less than 120 spaces for the community who aren't patronizing the Kingstonian. Thus there will be a net loss of available parking for the community compared to what we have now. Check the numbers. I'm open to being corrected.

Your consideration of my comments are appreciated.

Neil B. Millens

Born in Kingston Hospital 1965

Graduate of Kingston High School 1983

Homeowner on Ponckhockie Street since 2002.

Business owner on Broadway since 2011

Received 4/4/19

Evelyn M. Larios
149 Hilltop Drive
Hurley, New York 12443

April 3, 2019

City of Kingston Planning Board
City Hall
420 Broadway
Kingston, New York 12401

Re: **Kingstonian Project**

Dear Planning Board Members,

I moved to Kingston in 1956, as it is the hometown of my late husband, Christus J. Larios. The Larios family owned and operated businesses in Uptown Kingston from 1921 through the late 1970's.

I have enjoyed shopping in Uptown through the years, fondly remembering the days when it was the center of commerce for the area. I can recall all of the great stores and the bustling nature of the business district. I shopped for my children's shoes at Rowes, and for their clothes at Flanagans and Yallums. To this day, I continue to patronize the merchants and restaurants in Uptown Kingston.

I was thrilled to learn of the plans for the **Kingstonian Project**, which is planned for the location of the old Montgomery Wards store. I am 91 years young, and I would love to rent an apartment in this new project. I have heard there is a small group of opponents to this project and I am shocked by this. The project is replacing a collapsed parking garage and an antiquated warehouse. It will bring new residents into Uptown and add significant parking, two things that Uptown Kingston certainly needs.

It is also important to me that the project sponsors are local, respected business people with a history of success and community service.

I wholeheartedly support this project and urge the Planning Board to grant a timely review and approval. The Kingstonian will be a great addition both to Uptown Kingston and the City of Kingston at large. This is a once in a generation opportunity for our community that should not be lost.

Very truly yours,



Evy Larios

received
4-3-19 *SC*

Eugene R. Gruner

*N.Y.S. Licensed General Appraiser #46000003182
183 Pearl Street, Kingston, New York 12401
Phone: 845.339.3896. Fax: 845.331.2597*

April 3, 2019

Mayor Steven Noble
Alderman at Large Jim Noble
The Kingston Common Council
The Planning Board
The Zoning Board of Appeals

RE: The Kingstonian

I am writing to offer my support of the Kingstonian project.

As a lifelong resident I remember the parking garage's good, bad and ugly. The good was Montgomery Wards; the bad, a decaying parking garage; and the ugly, a hole in the ground that is the parking lot.

In the collaboration of the Jordan family with a proven, successful and local developer in the Bonura family we literally have a once in a lifetime opportunity.

The economic benefits of the project speak for themselves and I am sure you are well aware of them.

Please expedite the approval process as we do not want another AVR loss on our hands.

Yours truly,


Eugene R. Gruner

ERG/yb

received
3-22-19 SL

Cahill, Suzanne

From: clen@hvc.rr.com
Sent: Thursday, March 21, 2019 8:08 PM
To: Noble, Steve; Cahill, Suzanne; Noble, James; Morell, Jeffrey; Koop, Douglas; Scott-Childress, Reynolds; Worthington, Rita; Carey, Bill; Carey, Bill; Davis, Tony; O'Reilly, Patrick; Schabot, Steven; Shaut, Andrea; ppadalino@kingstoncityschools.org; nscherer@kingstoncityschools.org; plower@kingstoncityschools.org; jchilds@kingstoncityschools.org; sjordan@kingstoncityschools.org; kcollins1@kingstoncityschools.org; rjacobowitz@kingstoncityschools.org; jshaughnessy@kingstoncityschools.org; sspicer@kingstoncityschools.org
Cc: 'Sharon Farley'
Subject: Kingstonian Project

To Whom It May Concern:

I have been working in the City of Kingston for over 10 years. Please let this letter serve as an expression of my full support for the Kingstonian Project and the parking opportunity it will bring to Uptown Kingston. For some time, parking has been an issue in this area. The population in the area as well as the shopping opportunities and the fabulous explosion of restaurants has only increased the need for parking. A city can only grow if people can frequent it.

It would be foolish and short sided to not support this project if you support the growth of Kingston!

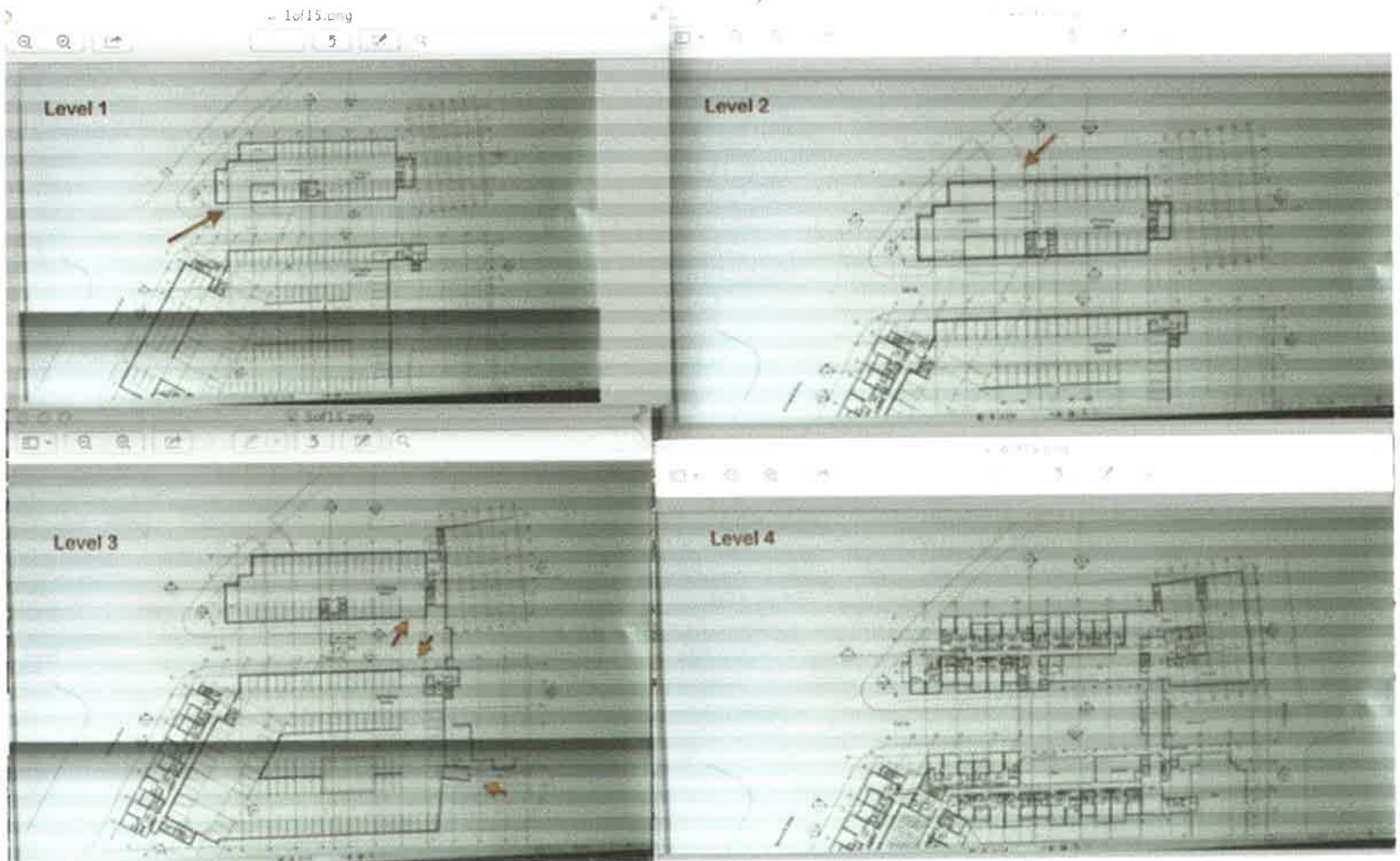
In full support of this project, I remain,

Catherine A. Lenz
845 389 5060
clenz@hvc.rr.com

Submitted by T. Garment

These images were captured from the presentation about the Kingstonian, at the December Historic Landmarks Preservation Commission meeting.

The red arrows point to exits and entrances of the garages.



The garage at the top of the pictures does not have any ramps between levels. Each level of this garage has an entrance and exit.

The garage at the bottom of the pictures has ramps between levels. Only the 3rd level of this garage has entrances and an exit.

Fair Street Extension has an entrance lane and two payment lanes, shown in the floor plan for Level 3.

The pedestrian passage between buildings, known as the "atrium" on Level 4 has since been eliminated.

The pedestrian passage between buildings on Level 3 may still be planned.

received 4/10/19

6:34

IMPACT ON RENTS

KINGSTON VERY LOW VACANCY RATES →
HIGHER RENTS -

ADDING SUPPLY WILL STABILIZE AND
LIKELY LOWER RENTS IN AREA

- AFFORDABLE HOUSING - CONTRIBUTION OF PARKING GARAGE
SEORA SAVING KINGSTON \$1M/YR 25400

FACILITATED TOOL OF PROJECT OPPONENTS
~~PRO~~ - SHOULD NOT STOP PROJECTS
POSSIBLE TO ANTICIPATE IMPACTS
AND THOUGHTFULLY DESIGN MITIGATIONS
INTO INITIAL DESIGN -
ALLOWING TYPE 1 TO BE A
NEG SEQ.

① Name + Addresses

142 144 152 152 1/2 ST JAMES

+ 181-183 WYNN STREET

WYNN & MM INVESTMENT IN THE

PROJECT AREA

② Real Estate Funds

could you script a letter

solution to positioning this

of the track thru this

well conceived development

③

Developers actively bring to

life the planning proposals

that would otherwise sit

on that piece of paper

④

MARKON MOMENT

we don't want a small local

group to prevent -

in MARKON'S CASE 25K GRUBBS

JOBS + LOOK 6 T 5 TURE JOBS

we don't want a REPORT OR

TRAIT. I expect more

levelled as to have

greater faith the more

MARKON

⑤

BOB WALKS + JORDANUS

not music + RESPONSIBLE

received
4/11/19

4/10/19

Julie Donovan
120 Fair Street
Kingston, NY 12401
845.616.4141

Goldens120@aol.com

THE KINGSTONIAN

Thank you members of the Kingston Planning Board for allowing us all to come together to voice our opinion and listen to those of others.

Thanks also to the JM Development Group and the Jordan family for caring enough about Kingston to bring forth such a wonderful plan as The Kingstonian.

I have personally know the Herzog/Jordan families for a long time and I know that they would never do anything to harm the city that they, themselves live in.

I attended the very first public meeting where The Kingstonian was presented. The plans have come a long way since that first meeting. The newest plans are beautiful, thank you for listening to those of us who actually live and work here.

I have lived in Kingston my entire life, all in uptown Kingston.

I have lived here long enough to have seen Kingston go from a thriving, exciting, vibrant city to a sad, breathless, sad city after IBM pulled out.

Until a few years ago, uptown Kingston was like a ghost town. Now, it is a city that has had a saving breath blown into it. No longer are there tumbleweeds rolling down Wall Street. There are new stores, restaurants, boutique hotels, etc that actually attract interested people to our city.

Last summer there was a movie being filmed nearby. The Freeman article listed the benefits that local filming brings to the area – including the need to rent 10,000 rooms. Wouldn't it be good for all of us to have some of those people come to Kingston to stay and support us all.

I don't think any of us want to see any Kingston business fail. If businesses fail here, we all suffer.

The building of the Kingstonian will breathe new life into the existing businesses, not only in Kingston's uptown historic district, but in the midtown art district and the downtown waterfront as well.

We will all benefit from this progressive venture.

I urge you to please don't unnecessarily hold up this process.

We have seen what happened before – feet were dragged and the potential developer pulled out.

Respectfully,

Julie Donovan



Strengthening Homes,
Communities
and Lives

received
2-12-19

www.rupco.org

Wayne Platte Jr., Chairman
City of Kingston Planning Board
City Hall
420 Broadway
Kingston, NY 12401

February 11, 2018

RE: Kingstonian SEQR Housing Issues

Dear Chairman Platte,

The purpose of this letter is to encourage the planning board as lead agency for the environmental review to take a hard look at this proposal with regard to the availability and supply of housing that is affordable to the community. This project proposes 129 new units of market rate rental residential units:

- 76 one-bedroom units
- 50 two-bedroom units
- 3 three-bedroom units

The applicant has asserted that to “*address [the] shortage of housing that is more affordable*” the project will create “*rental units available at market rate.*”

From an affordable housing perspective, data presented below indicates that the community requires additional housing supply at targeted affordability levels. It is sometimes argued that market-rate “supply-side” solutions at any affordability level will “filter” trickle down” benefits to low and moderate income renters. However, most studies show rents continue to rise even when “market-rate” units are built.

The “relative merits of demand-side and supply-side strategies for attacking the housing problems faced by low-income renters” has been studied, as evidenced by a published in the report: Comparing demand-side and supply-side housing policies: Sub-market and spatial perspectives George Galster, et al (1997) <https://www.tandfonline.com/doi/abs/10.1080/02673039708720916?journalCode=chos20> which states:

“This analysis takes seriously the emerging consensus among international housing scholars about the centrality of housing quality sub-market dynamics and spatial considerations. Received theory about the nature of housing sub-markets and their adjustments to policy interventions is used to critique previous evaluations of supply-and demand-side approaches and to provide fresh insights into their ability to achieve a wide variety of programmatic goals. Numerous dimensions of spatial considerations—externalities, area-wide abandonment and revitalization, local reinvestment psychology, racial and economic integration and freedom of household locational choice—are applied to a further consideration of these two strategies, again using several alternative goals. Finally, the paper argues for the importance of context-driven housing policy formulation. Problem definition, goal weighting, and metropolitan housing market, socio-economic, and governmental characteristics collectively must be considered before an unambiguously ‘best’ housing strategy can be identified. Nevertheless, the paper concludes that, with the typical context, the demand-side approach is superior to the supply-side approach.”



In the service of a “context-driven housing policy” defined below:

- **The lead agency should require the applicant to fully study and document how the “supply-side” strategy as proposed will work to address housing affordability problems in Kingston.**
- **The lead agency should require the applicant to study potential project impacts with regard to housing in the context of “no-build” alternative.**
- **The lead agency should require the applicant explore other alternative strategies to mitigate potential impacts to meeting housing need of the current community, including an inclusionary approach to set aside 10% – 20% of the units within the project for households earning <60% AML.**

Quantified Housing Need in Kingston and Ulster County:

A Three-County Regional Housing Needs Assessment (RHNA): Ulster, Orange and Dutchess Counties From 2006 to 2020 (June 2009) prepared by the Planning Departments of the counties with project consultation from Economic & Policy Resources, Inc. and adopted by the Ulster County as it’s housing plan represented an effort to develop a regional mindset in addressing housing affordability issues in the three Counties, encouraging elevated and more informed discussion, and joint planning where commonalities make coordination logical. The RHNA utilized a base year of 2006, and forecast housing needs out to 2020. In addition, to the total number of housing units needed to meet a growing population and smaller household sizes, the Study provides an analysis of the need for affordable units by municipality in each of the counties. This “gaps analysis” process required both economic and population forecasts that faced a substantive review by the steering committee in each county. The results were presented in a series of demographic and economic tables to establish both current need and a prospective need, the latter providing the number of affordable units that would be needed in the future to ensure that the affordability gap did not grow.

According to the RHNA, “affordable housing remedies have traditionally been categorized into two approaches: demand side solutions or supply side solutions. A demand side approach would attempt to make housing more affordable from the perspective of the households. The primary instrument of this demand side approach for owners has been through assistance with financing and down payments, usually considered the two most prohibitive barriers to home ownership. For renters, the primary instrument to increase households’ ability to pay has been through subsidizing apartment units with the federal Section 8 housing assistance program.” The RHNA states unambiguously, “From the supply side perspective, affordable housing can be addressed by increasing the supply of affordable units.”

The RHNA presented Table 24, Ulster County Renter “To be Built” Numbers by Income Category targets of 3,586 units county-wide to meet rental housing projected through 2020.

Table 24. Ulster County Renter "To be Built" Numbers By Income Category

% of Median HH Income	Current Demand	Prospective Demand			Total Prospective	Total Demand (Current Plus Prospective)
	2006	2010	2015	2020		
50%	2,421	419	340	326	1,085	3,506
80%	52	12	8	8	28	80
100%	0	0	0	0	0	0
120%	0	0	0	0	0	0
Total	2,473	431	348	334	1,113	3,586

Prepared By Economic & Policy Resources, Inc.

The RHNA presented Table 30, which projected Estimated Affordable Rents in Ulster County by 2020.

Table 30. Estimated Affordable Rents in Ulster County

% of Median HH Income	2006	2010	2015	2020	Annual Percent Change		
					2006-10	2010-15	2015-20
50%	\$574	\$583	\$696	\$793	0.4%	3.6%	2.6%
80%	\$951	\$975	\$1,172	\$1,344	0.6%	3.7%	2.8%
100%	\$1,211	\$1,251	\$1,512	\$1,748	0.8%	3.9%	2.9%
120%	\$1,473	\$1,530	\$1,864	\$2,169	1.0%	4.0%	3.1%

Prepared By Economic & Policy Resources, Inc.

The RHNA presented Table 33, which projected the distribution of the cumulative "To be Built" numbers by tenure to meet prospective demand in 2020, which projected a cumulative need for 1,005 rental of affordable units in the city of Kingston by 2020.

Table 33. Distribution of Ulster County "To be Built" Targets (Cumulative Through the Study Period)

Municipality	OWNERS				RENTERS			
	Current	Cumulative Prospective			Current	Cumulative Prospective		
	2006	By 2010	By 2015	By 2020	2006	By 2010	By 2015	By 2020
Denning, Town of	14	16	17	19	6	6	7	8
Esopus, Town of	117	128	141	153	89	105	117	129
Gardiner, Town of	92	100	111	120	55	65	72	80
Hardenburgh, Town of	6	7	7	8	4	5	5	6
Hurley, Town of	81	88	97	105	35	41	46	50
Kingston, City of	273	297	332	365	687	809	908	1,005
Kingston, Town of	24	26	29	32	3	4	4	5
Lloyd, Town of	97	105	116	125	142	166	186	205
Marbletown, Town of	111	121	134	146	44	52	58	63
Marlborough, Town of	128	139	154	167	84	98	110	121
New Paltz, Town of	167	182	203	221	251	295	329	362
Olive, Town of	87	95	105	114	41	48	54	59
Plattekill, Town of	106	116	128	138	125	146	163	179
Rochester, Town of	81	88	96	103	44	52	58	63
Rosendale, Town of	86	93	102	109	78	92	102	113
Saugerties, Town of	242	262	288	310	232	273	305	336
Shandaken, Town of	53	58	63	68	57	66	74	81
Shawangunk, Town of	176	192	215	236	84	98	110	122
Ulster, Town of	165	180	200	221	139	164	185	207
Wawarsing, Town of	109	118	130	139	190	223	250	276
Woodstock, Town of	108	117	129	139	82	96	108	118
Total	2,323	2,528	2,796	3,038	2,473	2,904	3,252	3,586

Prepared By Economic & Policy Resources, Inc.

- **The lead agency should require that the applicant explain the proposed project in the context of the number of units that have been created since the RHNA both in the city of Kingston, and within a specific catchment area including Kingston, the market demand for affordable units as evidenced by waiting lists for affordable units, in the context of all available county, region, state and HUD data.**

The 2018 Area Median Incomes (AMI) issued by HUD for the Kingston Metropolitan Statistical Area (MSA) effective on 4/14/18, follow. Note: We anticipate new income guidelines for 2019 will be published sometime in the spring 2019.

FY 2018 Income Limits Summary for Kingston MSA

FY 2018 Income Limit Category	100%	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (30%) Income Limits	\$79,200	\$16,650	\$19,020	\$21,390	\$23,760	\$25,680
Low (50%) Income Limits	\$79,200	\$27,750	\$31,700	\$35,650	\$39,600	\$42,800
Low (60%) Income Limits	\$79,200	\$33,300	\$38,040	\$42,780	\$47,520	\$51,360
80% Income Limits	\$79,200	\$44,400	\$50,720	\$57,040	\$63,360	\$68,480
100% Income Limits	\$79,200	\$55,500	\$63,400	\$71,300	\$79,200	\$85,600

Generally speaking, housing professionals consider a household to be cost burdened by housing costs including utilities above one third of the household income.

- **The lead agency should require that the applicant explain the affordability of the rentals in the proposed project at the proposed rates in the context of the current Area Median Incomes earned in the Kingston MSA.**

Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), rent ceilings for rental units in both the HOME Investment Partnerships program and the Emergency Solution Grants program, calculation of maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and calculation of flat rents in Public Housing units. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. 42 USC 1437f requires FMRs be posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1)

Final FY 2019 FMRs By Unit Bedrooms

<u>Year</u>	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2019 FMR	\$777	\$962	\$1,210	\$1,537	\$1,676
FY 2018 FMR	\$737	\$918	\$1,155	\$1,479	\$1,573
FY 2017 FMR	\$724	\$904	\$1,141	\$1,479	\$1,573

https://www.huduser.gov/portal/datasets/fmr.html#2019_documents

Note: HUD no longer performs surveys of local housing markets, but accepts telephone or mail surveys of local housing markets to obtain current rental housing information conducted on behalf of housing authorities in support of annual Fair Market Rent calculations. This information is referenced here merely to provide context for our discussion of the housing market in Kingston.

Other Concerns:

Beyond the housing concerns raised above, we are confident that the lead agency will carefully evaluate:

- Potential impacts to historic resources, including The Stuyvesant owned by RUPCO at 289 Fair Street
- Potential visual impacts of the proposed new structure, including design, massing, height, fenestration and materials
- Potential impacts of storm water shed by the site to property located down gradient
- Potential impacts to roads and the transportation network

Thank you in advance for your diligent review efforts. As always, RUPCO is available to provide technical assistance concerning housing and community development issues to the planning board.

Sincerely,



Guy Thomas Kempe
VP Community Development
gkempe@rupco.org