



NEWS FROM **ULSTER COUNTY** County Executive Jen Metzger

****For Immediate Release****

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Ulster County Advances Affordable Housing Initiative at Elizabeth Manor Property in Kingston

MAEDA CONSTRUCTION TEAM SELECTED AS DEVELOPMENT PARTNER

KINGSTON, NY – County Executive Jen Metzger today announced the selection of a development team — including Maeda Construction, GA/GA architects, Community Preservation Corporation, and RUPCO — for the development of affordable housing on the site of the County-owned Elizabeth Manor property in Kingston. This significant step brings the County closer to its goal of providing much-needed affordable housing opportunities for local families.

The team's project proposal envisions a new 15-unit housing cooperative for affordable homeownership, with one-, two- and three-bedroom units for households earning **60% or less of Ulster County's Area Median Income (AMI)**. The building, designed to be consistent with neighborhood character, would replace the former boarding house building.

"This is an exciting project that helps meet a major need for deeply affordable homeownership in Kingston, and it would be the first cooperative ownership structure in the County," **said County Executive Jen Metzger**. "We also very much wanted a project design consistent with the character of the neighborhood, and Maeda and team have developed a beautiful concept for this property. We look forward to working with the City and with Elizabeth Street neighbors as we move this project forward."

Legislator John Gavaris, Chair of the Ulster County Housing Development Corporation stated "the HDC is pleased to be able to continue its role in the County's affordable housing efforts and will work with the County and project team to ensure that the project can move forward."

Planning Board and Neighborhood Engagement

Ulster County and its partners will now engage with the **City of Kingston Planning Board and the local neighborhood** to present and seek feedback on the project. This engagement is a crucial next step to ensure the development is well-integrated with and beneficial for the community.

21 Elizabeth St. Project Highlights

- **Project Scope and Units:** The development at 21 Elizabeth Street will replace an existing vacant building that has been difficult to renovate due to multiple environmental hazards. The project includes a total of 15 units and includes a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units, including four (4) ADA-accessible units, to serve a diverse population.
- **Innovative Design and Construction:** The project will utilize **modular construction**, a method expected to offer greater quality control, speed, and efficiency in construction. The design is intended to be contextual to the neighborhood, replicating the structure, material, and color of the area's three-bay homes while conforming to the City of Kingston's Form-Based Code.
- **Sustainability and Health:** The building is designed to be **fully electric** and will employ double framing and high-quality insulation to perform at **passive house levels**. It will also include a next-generation heat pump with internal energy recovery ventilation, aiming for long-term savings. Using an architectural style that promotes health and well-being, the project features floor-through units with ample windows for cross-ventilation and natural light. It includes spaces for both privacy and gathering, recognizing post-pandemic needs for healthy indoor environments and community interaction.
- **Long-Term Affordability Model:** A core element of the proposal is the formation of a **limited equity housing cooperative**. This model is designed to ensure immediate affordability at the 60% AMI level and maintain affordability in perpetuity, while also allowing owners to accrue equity and move on to other local housing opportunities over time.
- **Community Integration and Amenities:** Units will be entered via gracious front porches and communal stairwells, fostering social interaction. The ground floor will be fully accessible to prioritize residents with disabilities and elderly individuals. The rear

of the building will feature two community rooms for gathering and a children's room, along with ample building storage.

- **Parking Solution:** Recognizing potential street parking burden, an agreement is being sought with the Kingston City School District to allow for an easement to use a portion of the adjacent school's parking lot, providing **one parking space for every unit** and simultaneously increasing spaces available to the school.
- **Timeline:** The overall process, from design and permitting to homeowner marketing, is anticipated to take approximately 30 months.

Project Team

Maeda Construction has assembled a strong team of trusted partners, including **GA/GA Architects**, the law firm **Goldman Hall** (for legal and innovative financing structures), **the Community Preservation Corporation (CPC)** (as lender and advisor), and **RUPCO** (for marketing, targeting, and vetting future homeowners, as well as development guidance). Jesse McCormick is also a policy consultant contributing to the innovative ownership model.

Further updates on the 21 Elizabeth St. project will be shared as the planning and engagement processes move forward.

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