



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

******For Immediate Release******

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Ulster County Legislature OKs Transfer of Elizabeth Manor Property, Supporting Plan for a New Affordable Housing Cooperative

KINGSTON, NY - During its July 15 session, the Ulster County Legislature voted 19 to 4 to authorize the transfer of the County-owned Elizabeth Manor property to the Ulster County Housing Development Corporation (UCHDC), advancing a key step in the development of a 15-unit affordable housing cooperative at 21 Elizabeth Street in Kingston. While the vote grants approval for the transfer, the property will not be conveyed until a later date, pending finalization of legal and administrative steps.

“I couldn’t be more excited about our plans for this property, replacing a dilapidated vacant structure in the middle of a residential neighborhood with a beautifully-designed building that provides affordable home ownership to local families and seniors while putting the property back on the tax rolls,” **said Ulster County Executive Jen Metzger**. “I want to thank the County Legislature for its support, and the Ulster County Housing Development Corporation for helping bring our vision for this property to life.”

The proposed development will replace the former boarding house with a new 15-unit building designed to reflect the character of the surrounding neighborhood. The building’s apartments will be available for affordable home ownership by families and seniors earning 60% of area median income, and will include a mix of studios, one-, two-, and three-bedroom apartments, four of which are designed to be ADA-accessible.

Key features of the project include:

- Limited equity cooperative ownership model to ensure long-term affordability while allowing residents to build equity

- Modular construction for greater efficiency and quality control
- All-electric design with passive house-level insulation and energy recovery ventilation
- Floor-through units with ample natural light and cross-ventilation
- Community amenities including two gathering rooms, a children's space, and generous storage
- Accessibility-focused layout, with a fully accessible ground floor

For parking, the County is pursuing an easement agreement with the Kingston City School District for an area of parking at the back of the George Washington Elementary School that is adjacent to the property. The County project will redesign an area of the parking lot at no cost to the school district, providing additional parking spaces for the school while also accommodating parking spaces for the building's residents.

The development team — led by Maeda Construction and including GA/GA Architects, Community Preservation Corporation, RUPCO, and policy consultant Jesse McCormick — will continue working with the City of Kingston Planning Board and local residents to refine the project. The full development process is expected to take approximately 30 months.

For more information and updates on the Elizabeth Manor project, visit <https://participate.ulstercountyny.gov/21-elizabeth>

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