

PUBLIC COMMENT FOR MAY 2 2023
COMMON COUNCIL MEETING

It has been a grave concern that Pennrose's 30-year PILOT presentation for a housing project at the former Ulster County Jail site on Golden Hill did not involve the Kingston School Board for their consideration. Apparently, our city assessor deems it not necessary when the school district taxpayers will be affected by the long term financial impact and ramifications of this 30-year PILOT for their 164-unit affordable housing project at the former Ulster County Jail site. The Kingston School Board has a stake in this tax break too.

Pennrose's comment that "The Kingston School District has reviewed the project and determined it will not have an adverse impact on the District's capacity" is misplaced.

The Pennrose project had been dubbed a "**mixed income, intergenerational and workforce housing**" project since its inception. The County Housing Development Corporation and Pennrose, the developer of the proposed housing project, have deceived the public and city boards by misrepresenting the facts related to the development of this housing project and the entire process has been tainted.

The reference in provided documents refers this housing development as "**low-income housing.**" Michael Berg, Family of Woodstock Executive Director, confirmed this at the April 12 Finance meeting, and a deputy county executive admitted to there being a lottery system in place for perspective tenants, due to the funding sources necessary for this project to proceed. Many, if not all, won't be Ulster County OR City of Kingston residents.

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This does not solve the housing crisis that exists. Furthermore, the tenants lucky enough to win the lottery will be prevented from earning more than Ulster County's area median income, which is approximately \$56,000 per year. This is how we're giving back to "front line workers" by restricting their ability to grow financially or otherwise risk losing the subsidized unit? IF a tenant is fortunate enough eventually to increase his/her financial status, they will be displaced.

This only fosters the continuation of financially oppressing those who desperately need it while simultaneously allowing these out-of-town developers and bankers to make huge profits at our expense.

The 30-year PILOT presented by Pennrose benefits the developers and out-of-town (state) bankers, not the taxpayers who will be expected to subsidize the difference between the free ride Pennrose gets because school taxes will be diverted into profits. Shame on all of you for passing this resolution.

Thank you.

Signed
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