

Tinti, Elisa

From: Tierney, Michael
Sent: Monday, September 23, 2024 12:28 PM
To: Tinti, Elisa; Shaut, Andrea
Cc: Hirsch, Michele
Subject: Community Development & Housing Resolution Affordable/Workforce Housing
Attachments: Affordable_Workforce Redefine Resolution DRAFT.docx; 2024-ahc-income-limits (1).xlsx

Good Afternoon Clerk Tinti & President Shaut,

Attached please find the Resolution for the Community Development & Housing meeting agenda amending the form based code to redefine affordable and workforce housing.

If you could also include in our materials:

- Section 405.19 of our Form Based Code ([Link](#))
- HUD's Fair Market Rent for Ulster County ([Link](#))
- American Community Survey Kingston Profile ([Link](#))
- NYS HCR Area Household Income Table (Excel Sheet attached)

Michele, please let me know if I missed anything.

MT

Michael Tierney
Alderman, Ward 2
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Finance & Audit Committee
Community Development & Housing Committee

RESOLUTION # _____ of 2024

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK,
AMENDING SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM
BASED CODE TO BETTER DEFINE AFFORDABLE AND WORKFORCE HOUSING.

Sponsored by: Community Development & Housing Committee

WHEREAS, As adopted in 2023, the City of Kingston Form Based Code defines 'Affordable' Housing as the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income (AMI), and 'Workforce Housing' as the monthly rent including utilities shall not exceed 30% of the figure that represents 120% Area Median Income; and

WHEREAS, Area Median Income is determined by the United States Department of Housing and Urban Development using Census Data for entire counties, leaving municipalities to use county level data; and

WHEREAS, The Area Median Income in Ulster County in 2024 is \$117,200, under the current definitions of 'Affordable' and 'Workforce' in the Form Based Code, AMIs of \$58,600-\$93,760 are considered affordable for the purposes of housing and AMIs of up to \$140,640 are considered workforce for the purposes of housing; and

WHEREAS, the American Community Survey issued by the United States Census Bureau lists the median income for the City of Kingston at \$62,071, far lower than that of Ulster County as a whole, including 18.4% living below the federal poverty line and 23.4% of children living in poverty; and

WHEREAS, The American Community Survey shows that 57% of renter households are cost-burdened, paying more than a third of their income on housing costs; and

WHEREAS, The Ulster County AMI has increased 40% between 2020 and 2024, outpacing both inflation and wage increases for the local workforce; and

WHEREAS, The United States Department of Housing and Urban Development (HUD) increased Fair Market Rents (FMR) by 17% between 2023 and 2024 to keep pace for Section 8 voucher holders to afford rents at 60% AMI; and

WHEREAS, the current definitions of 'affordable' and 'workforce' are currently above both FMRs and Market Rate Rents and will not satisfy the urgent need for housing for middle, low income and very low income residents of the City of Kingston, and may accelerate gentrification in our community; and

RESOLVED, The term 'affordable' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities

shall not exceed 30% of the figure that represents 50% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower, and

RESOLVED, The term 'workforce' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower.

AHC STATEWIDE AND AREA INCOME LIMITS FOR LOW INCOME FAMILIES, BY HUD LOW INCOME NUMBER OF PERSONS, IN THE METROPOLITAN AREAS AND NON-METROPOLITAN COUNTIES:

Area	2024 Median Income	100% HLIL (80% AMI)				
		1 Person Option	2 Person Option	3 Person Option	4 Person Option	5 Person Option
NYS MEDIAN FAMILY INCOME	\$105,200	100% HLIL (80% AMI)	100% HLIL (80% AMI)	100% HLIL (80% AMI)	100% HLIL (80% AMI)	100% HLIL (80% AMI)
NON-METROPOLITAN AREAS	\$83,500					
UNITED STATES	\$97,800					
Albany County	\$117,800	\$66,000	\$75,400	\$84,900	\$94,200	\$101,800
Allegany County	\$80,600	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Bronx County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Broome County	\$88,700	\$49,700	\$56,800	\$63,900	\$71,000	\$76,600
Cattaraugus County #	\$73,900	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Cayuga County	\$89,400	\$50,100	\$57,300	\$64,400	\$71,500	\$77,300
Chautauqua County #	\$74,500	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Chemung County	\$76,300	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Chenango County	\$79,700	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Clinton County	\$97,000	\$52,300	\$59,800	\$67,300	\$74,800	\$80,700
Columbia County	\$106,400	\$57,800	\$66,100	\$74,300	\$82,600	\$89,200
Cortland County	\$85,800	\$48,100	\$55,000	\$61,800	\$68,600	\$74,200
Delaware County	\$79,600	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Dutchess County	\$114,800	\$64,300	\$73,500	\$82,700	\$91,800	\$99,200
Erie County	\$96,900	\$54,300	\$62,100	\$69,800	\$77,500	\$83,800
Essex County	\$86,300	\$48,400	\$55,300	\$62,200	\$69,000	\$74,600
Franklin County	\$77,800	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Fulton County	\$77,700	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Genesee County	\$92,100	\$51,600	\$59,000	\$66,300	\$73,700	\$79,600
Greene County	\$96,600	\$51,500	\$58,800	\$66,200	\$73,500	\$79,400
Hamilton County	\$86,400	\$48,400	\$55,400	\$62,200	\$69,100	\$74,700
Herkimer County	\$87,900	\$49,300	\$56,300	\$63,400	\$70,300	\$76,000
Jefferson County #	\$73,100	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Kings County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Lewis County	\$78,700	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Livingston County	\$97,000	\$54,300	\$62,100	\$69,800	\$77,600	\$83,800
Madison County	\$94,800	\$53,100	\$60,700	\$68,300	\$75,800	\$81,900
Monroe County	\$97,000	\$54,300	\$62,100	\$69,800	\$77,600	\$83,800
Montgomery County	\$80,200	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Nassau County	\$156,200	\$87,500	\$100,000	\$112,500	\$125,000	\$135,000
New York County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Niagara County	\$96,900	\$54,300	\$62,100	\$69,800	\$77,500	\$83,800
Oneida County	\$87,900	\$49,300	\$56,300	\$63,400	\$70,300	\$76,000
Onondaga County	\$94,800	\$53,100	\$60,700	\$68,300	\$75,800	\$81,900
Ontario County	\$97,000	\$54,300	\$62,100	\$69,800	\$77,600	\$83,800
Orange County	\$114,800	\$64,300	\$73,500	\$82,700	\$91,800	\$99,200

Orleans County	\$97,000	\$54,300	\$62,100	\$69,800	\$77,600	\$83,800
Oswego County	\$94,800	\$53,100	\$60,700	\$68,300	\$75,800	\$81,900
Otsego County	\$87,600	\$49,100	\$56,100	\$63,100	\$70,100	\$75,800
Putnam County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Queens County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Rensselaer County	\$117,800	\$66,000	\$75,400	\$84,900	\$94,200	\$101,800
Richmond County #	\$97,600	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
Rockland County #	\$133,400	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200
St. Lawrence County	\$78,000	\$46,800	\$53,400	\$60,200	\$66,800	\$72,200
Saratoga County	\$117,800	\$66,000	\$75,400	\$84,900	\$94,200	\$101,800
Schenectady County	\$117,800	\$66,000	\$75,400	\$84,900	\$94,200	\$101,800
Schoharie County	\$117,800	\$66,000	\$75,400	\$84,900	\$94,200	\$101,800
Schuyler County	\$86,500	\$48,500	\$55,400	\$62,300	\$69,200	\$74,800
Seneca County	\$86,700	\$48,600	\$55,500	\$62,500	\$69,400	\$75,000
Steuben County	\$84,000	\$47,000	\$53,800	\$60,500	\$67,200	\$72,600
Suffolk County	\$156,200	\$87,500	\$100,000	\$112,500	\$125,000	\$135,000
Sullivan County	\$91,900	\$50,000	\$57,200	\$64,300	\$71,400	\$77,100
Tioga County	\$88,700	\$49,700	\$56,800	\$63,900	\$71,000	\$76,600
Tompkins County	\$110,200	\$61,800	\$70,600	\$79,400	\$88,200	\$95,300
Ulster County	\$117,200	\$62,600	\$71,500	\$80,500	\$89,400	\$96,600
Warren County	\$92,400	\$51,800	\$59,200	\$66,600	\$73,900	\$79,800
Washington County	\$92,400	\$51,800	\$59,200	\$66,600	\$73,900	\$79,800
Wayne County	\$97,000	\$54,300	\$62,100	\$69,800	\$77,600	\$83,800
Westchester County	\$156,200	\$87,500	\$100,000	\$112,500	\$125,000	\$135,000
Wyoming County	\$86,700	\$48,600	\$55,500	\$62,500	\$69,400	\$75,000
Yates County	\$84,000	\$47,000	\$53,800	\$60,500	\$67,200	\$72,600

2024 median incomes were issued by HUD, and are effective on, 4/1/2024.

MSA: Metropolitan Statistical Area; PMSA: Primary Metropolitan Statistical Area.

* - Low Income Limit adjusted upward to 80% of State Non-Metropolitan Area median income.

† - HUD Low Income Limit is capped by US National Median Income, 160% of HUD Very Low Income Limit

- Low Income Limit Adjusted Upward

**HOME LIMIT PERCENTAGE AND
LIMITS OF NEW YORK STATE 2024**

6 Person Option	7 Person Option	8 Person Option
100% HLIL (80% AMI)	100% HLIL (80% AMI)	100% HLIL (80% AMI)
\$109,400	\$116,900	\$124,400
\$77,500	\$82,900	\$88,200
\$144,100	\$154,100	\$164,000
\$82,300	\$88,000	\$93,700
\$77,500	\$82,900	\$88,200
\$83,000	\$88,700	\$94,500
\$77,500	\$82,900	\$88,200
\$77,500	\$82,900	\$88,200
\$77,500	\$82,900	\$88,200
\$86,700	\$92,700	\$98,700
\$95,800	\$102,400	\$109,000
\$79,700	\$85,100	\$90,600
\$77,500	\$82,900	\$88,200
\$106,600	\$113,900	\$121,300
\$90,000	\$96,200	\$102,400
\$80,200	\$85,700	\$91,200
\$77,500	\$82,900	\$88,200
\$77,500	\$82,900	\$88,200
\$85,500	\$91,400	\$97,300
\$85,400	\$91,200	\$97,100
\$80,200	\$85,800	\$91,300
\$81,600	\$87,200	\$92,900
\$77,500	\$82,900	\$88,200
\$144,100	\$154,100	\$164,000
\$77,500	\$82,900	\$88,200
\$90,100	\$96,200	\$102,500
\$88,000	\$94,100	\$100,200
\$90,100	\$96,200	\$102,500
\$77,500	\$82,900	\$88,200
\$145,000	\$155,000	\$165,000
\$144,100	\$154,100	\$164,000
\$90,000	\$96,200	\$102,400
\$81,600	\$87,200	\$92,900
\$88,000	\$94,100	\$100,200
\$90,100	\$96,200	\$102,500
\$106,600	\$113,900	\$121,300

\$90,100	\$96,200	\$102,500
\$88,000	\$94,100	\$100,200
\$81,400	\$87,000	\$92,600
\$144,100	\$154,100	\$164,000
\$144,100	\$154,100	\$164,000
\$109,400	\$116,900	\$124,400
\$144,100	\$154,100	\$164,000
\$144,100	\$154,100	\$164,000
\$77,500	\$82,900	\$88,200
\$109,400	\$116,900	\$124,400
\$109,400	\$116,900	\$124,400
\$109,400	\$116,900	\$124,400
\$80,300	\$85,800	\$91,400
\$80,500	\$86,100	\$91,600
\$78,000	\$83,400	\$88,700
\$145,000	\$155,000	\$165,000
\$82,900	\$88,600	\$94,300
\$82,300	\$88,000	\$93,700
\$102,300	\$109,400	\$116,400
\$103,700	\$110,900	\$118,000
\$85,800	\$91,700	\$97,600
\$85,800	\$91,700	\$97,600
\$90,100	\$96,200	\$102,500
\$145,000	\$155,000	\$165,000
\$80,500	\$86,100	\$91,600
\$78,000	\$83,400	\$88,700

establishes AHC Low Income Limit