

KINGSTON FORWARD

Affordable and Workforce Housing 2026 Maximum Rents

The City of Kingston's zoning code, **Kingston Forward**, requires reduced-rent units for housing developments that have 7 or more units. Projects with 7-19 units require **affordable units** (rented for no greater than 30% of 80% AMI) and projects with 20 or more units require both affordable and **workforce units** (rented for no greater than 30% of 120% AMI). See the attached HUD Utility Allowance guide by building type and **subtract** the utility allowance as applicable from the numbers shown below to calculate the final monthly rent.

	(60% AMI)	AFFORDABLE (80% AMI)	WORKFORCE (120% AMI)
STUDIO	\$1,233	\$1,644	\$2,466
1 BEDROOM	\$1,320	\$1,761	\$2,641
2 BEDROOM	\$1,584	\$2,112	\$3,168
3 BEDROOM	\$1,830	\$2,440	\$3,660
4 BEDROOM	\$2,041	\$2,722	\$4,083
5 BEDROOM	\$2,253	\$3,004	\$4,506

Please read [Section 405.19](#) for details. The above monthly rents are 30% of the 80% and 120% AMI based on household size and assuming 1.5 people per bedroom (1 person for a studio), starting with the HUD published 50% Very Low Income. AMIs are published by the U.S. Department of Housing and Urban Development (HUD) each year and determined by metropolitan statistical area (MSA). These numbers are based on Ulster County's Kingston MSA.



KINGSTON FORWARD

Affordable and Workforce Housing 2026 Income Limits

The City of Kingston's zoning code, **Kingston Forward**, requires reduced-rent units for housing developments that have 7 or more units. These units are either **affordable units** (rented to households earning up to 80% AMI) and **workforce units** (rented to households earning up to 120% AMI) based on project size. AMIs are determined by household size, and are listed below. Households must earn equal to or less than these limits to be eligible for the respective affordable and workforce units.

	60% AMI	AFFORDABLE (80% AMI)	WORKFORCE (120% AMI)
1 PERSON	\$49,320	\$65,760	\$98,640
2 PERSON	\$56,340	\$75,120	\$112,680
3 PERSON	\$63,360	\$84,480	\$126,720
4 PERSON	\$70,380	\$93,840	\$140,760
5 PERSON	\$76,020	\$101,360	\$152,040
6 PERSON	\$81,660	\$108,880	\$163,320

Please read [Section 405.19](#) for details. AMIs are published by the U.S. Department of Housing and Urban Development (HUD) each year and determined by metropolitan statistical area (MSA). These numbers are based on Ulster County's Kingston MSA. Note that income limits decreased between 2025 and 2026 published numbers.



Ulster County		Single Family Detached					Date: January 1, 2026
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	118	135	153	171	190	208
	Bottle Gas	152	179	209	240	271	301
	Electric Resistance	151	174	200	226	252	278
	Electric Heat Pump	68	80	95	107	119	131
	Fuel Oil	121	143	167	192	216	240
Cooking	Natural Gas	3	4	8	11	15	18
	Bottle Gas	11	13	18	24	30	35
	Electric	11	14	20	26	32	38
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		68	80	116	151	187	223
Water Heating	Natural Gas	20	24	35	45	56	67
	Bottle Gas	34	40	58	75	93	111
	Electric	38	45	58	70	83	95
	Fuel Oil	27	32	46	60	74	88
Water		25	27	43	67	91	113
Sewer		40	45	75	119	164	209
Trash Collection		40	40	40	48	48	48
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

Ulster County		Low-rise					Date: January 1, 2026
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	141	161	171	181	191	202
	Bottle Gas	189	222	239	256	273	290
	Electric Resistance	100	114	143	171	200	228
	Electric Heat Pump	61	72	86	96	107	118
	Fuel Oil	151	177	191	204	218	232
Cooking	Natural Gas	3	4	8	11	15	18
	Bottle Gas	11	13	18	24	30	35
	Electric	11	14	20	26	32	38
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		59	69	97	124	151	179
Water Heating	Natural Gas	20	24	35	45	56	67
	Bottle Gas	34	40	58	75	93	111
	Electric	38	45	58	70	83	95
	Fuel Oil	27	32	46	60	74	88
Water		25	27	43	67	91	113
Sewer		40	45	75	119	164	209
Trash Collection		40	40	40	48	48	48
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

Ulster County		Manufactured home				Date: January 1, 2026	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	105	118	134	150	165	181
	Bottle Gas	129	152	178	204	230	256
	Electric Resistance	157	180	185	191	196	201
	Electric Heat Pump	58	68	81	91	101	111
	Fuel Oil	103	121	142	163	184	204
Cooking	Natural Gas	3	4	8	11	15	18
	Bottle Gas	11	13	18	24	30	35
	Electric	11	14	20	26	32	38
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		69	81	115	149	182	216
Water Heating	Natural Gas	20	24	35	45	56	67
	Bottle Gas	34	40	58	75	93	111
	Electric	38	45	58	70	83	95
	Fuel Oil	27	32	46	60	74	88
Water		25	27	43	67	91	113
Sewer		40	45	75	119	164	209
Trash Collection		40	40	40	48	48	48
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

Ulster County		Semi-detached and Rowhouse/townhouse					Date: January 1, 2026
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	108	122	138	153	168	183
	Bottle Gas	134	158	184	209	234	260
	Electric Resistance	100	114	143	171	200	228
	Electric Heat Pump	58	68	81	91	101	111
	Fuel Oil	107	126	146	167	187	207
Cooking	Natural Gas	3	4	8	11	15	18
	Bottle Gas	11	13	18	24	30	35
	Electric	11	14	20	26	32	38
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		60	71	101	131	161	190
Water Heating	Natural Gas	20	24	35	45	56	67
	Bottle Gas	34	40	58	75	93	111
	Electric	38	45	58	70	83	95
	Fuel Oil	27	32	46	60	74	88
Water		25	27	43	67	91	113
Sewer		40	45	75	119	164	209
Trash Collection		40	40	40	48	48	48
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

Ulster County		High rise with elevator					Date: January 1, 2026
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	91	102	115	128	141	154
	Bottle Gas	106	125	147	168	189	211
	Electric Resistance	76	86	109	132	156	179
	Electric Heat Pump	48	56	67	75	83	92
	Fuel Oil	85	100	117	134	151	168
Cooking	Natural Gas	3	4	8	11	15	18
	Bottle Gas	11	13	18	24	30	35
	Electric	11	14	20	26	32	38
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		49	58	80	103	125	148
Water Heating	Natural Gas	16	19	28	36	45	53
	Bottle Gas	27	32	46	60	74	89
	Electric	31	36	46	56	66	76
	Fuel Oil	22	25	37	48	59	71
Water		25	27	43	67	91	113
Sewer		40	45	75	119	164	209
Trash Collection		40	40	40	48	48	48
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13