

# KINGSTON FORWARD

## Affordable and Workforce Housing 2025 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). All rents include utilities, please see the attached HUD Utility Allowance guide by building type and subtract the utility allowance as applicable from the numbers shown below.

	(60% AMI)	AFFORDABLE (80% AMI)	WORKFORCE (120% AMI)
STUDIO	\$1,258	\$1,678	\$2,517
1 BEDROOM	\$1,348	\$1,798	\$2,697
2 BEDROOM	\$1,618	\$2,158	\$3,237
3 BEDROOM	\$1,869	\$2,492	\$3,738
4 BEDROOM	\$2,085	\$2,780	\$4,170
5 BEDROOM	\$2,301	\$3,068	\$4,602

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 2025 Income Eligibility

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	\$50,340	\$67,120	\$100,680
2 PERSON	\$57,540	\$76,720	\$115,080
3 PERSON	\$64,740	\$86,320	\$129,480
4 PERSON	\$71,880	\$95,840	\$143,760
5 PERSON	\$77,640	\$103,520	\$155,280
6 PERSON	\$83,400	\$111,200	\$166,800

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.



**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
HOUSING CHOICE VOUCHER ALLOWANCES  
TENANT FURNISHED UTILITIES & OTHER ALLOWANCES**

Ulster County		High rise with elevator				Date: January 1, 2025	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	78	86	95	104	112	121
	Bottle Gas	104	123	144	165	186	207
	Electric Resistance	71	80	102	123	145	166
	Electric Heat Pump	44	52	62	69	77	85
	Fuel Oil	92	108	126	145	163	182
Cooking	Natural Gas	2	3	6	9	12	14
	Bottle Gas	11	12	18	24	29	35
	Electric	11	13	18	24	29	35
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		45	53	74	95	116	137
Water Heating	Natural Gas	13	16	23	30	37	44
	Bottle Gas	27	31	45	59	73	87
	Electric	28	34	43	52	61	71
	Fuel Oil	23	28	40	52	64	76
Water		24	26	42	65	88	109
Sewer		37	41	68	109	150	191
Trash Collection		45	45	45	49	49	49
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

**TOTAL ALLOWANCE: \$\_\_\_\_\_.**

**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**  
**HOUSING CHOICE VOUCHER ALLOWANCES**  
**TENANT FURNISHED UTILITIES & OTHER ALLOWANCES**

Ulster County		Low-rise				Date: January 1, 2025	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	114	128	135	142	148	154
	Bottle Gas	185	217	234	251	268	284
	Electric Resistance	94	106	133	159	186	212
	Electric Heat Pump	57	67	79	89	99	109
	Fuel Oil	163	191	206	221	235	250
Cooking	Natural Gas	2	3	6	9	12	14
	Bottle Gas	11	12	18	24	29	35
	Electric	11	13	18	24	29	35
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		55	64	90	115	140	165
Water Heating	Natural Gas	17	20	28	37	46	55
	Bottle Gas	33	39	56	74	91	109
	Electric	36	42	53	65	77	88
	Fuel Oil	29	34	50	65	80	96
Water		24	26	42	65	88	109
Sewer		37	41	68	109	150	191
Trash Collection		45	45	45	49	49	49
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

**TOTAL ALLOWANCE: \$\_\_\_\_\_.**

**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**  
**HOUSING CHOICE VOUCHER ALLOWANCES**  
**TENANT FURNISHED UTILITIES & OTHER ALLOWANCES**

Ulster County		Manufactured home				Date: January 1, 2025	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	88	98	108	119	129	140
	Bottle Gas	127	149	174	200	226	251
	Electric Resistance	146	168	172	177	182	187
	Electric Heat Pump	54	63	75	84	94	103
	Fuel Oil	111	131	153	176	198	221
Cooking	Natural Gas	2	3	6	9	12	14
	Bottle Gas	11	12	18	24	29	35
	Electric	11	13	18	24	29	35
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		64	75	106	138	169	200
Water Heating	Natural Gas	17	20	28	37	46	55
	Bottle Gas	33	39	56	74	91	109
	Electric	36	42	53	65	77	88
	Fuel Oil	29	34	50	65	80	96
Water		24	26	42	65	88	109
Sewer		37	41	68	109	150	191
Trash Collection		45	45	45	49	49	49
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

**TOTAL ALLOWANCE: \$ \_\_\_\_\_ .00**

**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**  
**HOUSING CHOICE VOUCHER ALLOWANCES**  
**TENANT FURNISHED UTILITIES & OTHER ALLOWANCES**

Ulster County		Semi-detached and Rowhouse/townhouse				Date: January 1, 2025	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	90	100	111	121	131	141
	Bottle Gas	132	155	180	205	230	255
	Electric Resistance	94	106	133	159	186	212
	Electric Heat Pump	54	63	75	84	94	103
	Fuel Oil	116	136	158	180	202	224
Cooking	Natural Gas	2	3	6	9	12	14
	Bottle Gas	11	12	18	24	29	35
	Electric	11	13	18	24	29	35
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		56	66	93	121	149	176
Water Heating	Natural Gas	17	20	28	37	46	55
	Bottle Gas	33	39	56	74	91	109
	Electric	36	42	53	65	77	88
	Fuel Oil	29	34	50	65	80	96
Water		24	26	42	65	88	109
Sewer		37	41	68	109	150	191
Trash Collection		45	45	45	49	49	49
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

**TOTAL ALLOWANCE: \$ \_\_\_\_\_ .00**

**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
HOUSING CHOICE VOUCHER ALLOWANCES  
TENANT FURNISHED UTILITIES & OTHER ALLOWANCES**

Ulster County		Single Family Detached					Date: January 1, 2025
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	98	109	122	135	147	159
	Bottle Gas	149	175	205	235	265	295
	Electric Resistance	140	161	185	210	234	258
	Electric Heat Pump	63	74	88	99	110	121
	Fuel Oil	131	154	180	207	233	260
Cooking	Natural Gas	2	3	6	9	12	14
	Bottle Gas	11	12	18	24	29	35
	Electric	11	13	18	24	29	35
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		63	74	107	140	173	206
Water Heating	Natural Gas	17	20	28	37	46	55
	Bottle Gas	33	39	56	74	91	109
	Electric	36	42	53	65	77	88
	Fuel Oil	29	34	50	65	80	96
Water		24	26	42	65	88	109
Sewer		37	41	68	109	150	191
Trash Collection		45	45	45	49	49	49
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13

**TOTAL ALLOWANCE: \$\_\_\_\_\_.**