

KINGSTON FORWARD!

Affordable and Workforce Housing 2024 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 are to include utilities, please see the attached HUD Utility Allowance guide by building type.

	(60%)	AFFORDABLE (80%)	WORKFORCE (120%)
STUDIO	\$1,173	\$1,563	\$2,364
1 BEDROOM	\$1,257	\$1,675	\$2,514
2 BEDROOM	\$1,509	\$2,012	\$3,018
3 BEDROOM	\$1,743	\$2,323	\$3,486
4 BEDROOM	\$21,944	\$2,591	\$3,888
5 BEDROOM	\$2,145	\$2,859	\$4,291

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 2024 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%	AFFORDABLE (80%)	WORKFORCE (120%)
1 PERSON	\$46,920	\$62,560	\$93,840
2 PERSON	\$53,640	\$71,500	\$107,280
3 PERSON	\$60,360	\$80,450	\$120,720
4 PERSON	\$67,020	\$89,350	\$134,040
5 PERSON	\$72,420	\$96,500	\$144,840
6 PERSON	\$77,760	\$103,650	\$155,520

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		Low-rise					Date: January 1, 2024	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	129	145	152	159	166	172	
	Bottle Gas	192	226	243	260	278	295	
	Electric Resistance	85	97	121	144	168	192	
	Electric Heat Pump	52	61	72	81	90	99	
	Fuel Oil	185	218	235	251	268	285	
Cooking	Natural Gas	4	5	8	12	15	19	
	Bottle Gas	11	13	19	25	30	36	
	Electric	10	11	16	22	27	32	
	Other	N/A	N/A	N/A	N/A	N/A	N/A	
Other Electric		50	58	81	104	127	150	
Water Heating	Natural Gas	20	24	35	46	56	67	
	Bottle Gas	34	41	59	77	95	113	
	Electric	32	38	49	59	70	80	
	Fuel Oil	33	39	57	74	91	109	
Water		23	25	40	62	84	104	
Sewer		35	39	65	104	143	182	
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

Done

**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, 2024	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	87	96	106	116	125	135
	Bottle Gas	108	127	149	171	193	214
	Electric Resistance	65	73	92	112	131	151
	Electric Heat Pump	40	47	56	63	70	77
	Fuel Oil	104	123	144	165	186	207
Cooking	Natural Gas	4	5	8	12	15	19
	Bottle Gas	11	13	19	25	30	36
	Electric	10	11	16	22	27	32
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		41	48	67	86	105	124
Water Heating	Natural Gas	16	19	28	36	45	54
	Bottle Gas	28	32	47	61	76	90
	Electric	26	30	39	47	56	64
	Fuel Oil	27	31	45	59	73	87
Water		23	25	40	62	84	104
Sewer		35	39	65	104	143	182
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

Done

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

Ulster County		Manufactured home					Date: January 1, 2024	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	98	110	121	133	144	155	
	Bottle Gas	131	154	181	207	234	260	
	Electric Resistance	132	152	157	161	165	169	
	Electric Heat Pump	49	57	68	77	85	93	
	Fuel Oil	127	149	175	200	226	251	
Cooking	Natural Gas	4	5	8	12	15	19	
	Bottle Gas	11	13	19	25	30	36	
	Electric	10	11	16	22	27	32	
	Other	N/A	N/A	N/A	N/A	N/A	N/A	
Other Electric		58	68	97	125	153	182	
Water Heating	Natural Gas	20	24	35	46	56	67	
	Bottle Gas	34	41	59	77	95	113	
	Electric	32	38	49	59	70	80	
	Fuel Oil	33	39	57	74	91	109	
Water		23	25	40	62	84	104	
Sewer		35	39	65	104	143	182	
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

Done

**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, 2024	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	101	113	124	136	146	157	
	Bottle Gas	137	161	187	212	238	264	
	Electric Resistance	85	97	121	144	168	192	
	Electric Heat Pump	49	57	68	77	85	93	
	Fuel Oil	132	155	180	205	230	255	
Cooking	Natural Gas	4	5	8	12	15	19	
	Bottle Gas	11	13	19	25	30	36	
	Electric	10	11	16	22	27	32	
	Other	N/A	N/A	N/A	N/A	N/A	N/A	
Other Electric		51	60	85	110	135	160	
Water Heating	Natural Gas	20	24	35	46	56	67	
	Bottle Gas	34	41	59	77	95	113	
	Electric	32	38	49	59	70	80	
	Fuel Oil	33	39	57	74	91	109	
Water		23	25	40	62	84	104	
Sewer		35	39	65	104	143	182	
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

Done

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

Ulster County		Single Family Detached					Date: January 1, 2024
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	110	123	137	151	164	178
	Bottle Gas	154	182	213	244	275	306
	Electric Resistance	127	146	168	190	212	234
	Electric Heat Pump	57	68	80	90	100	110
	Fuel Oil	149	175	205	236	266	296
Cooking	Natural Gas	4	5	8	12	15	19
	Bottle Gas	11	13	19	25	30	36
	Electric	10	11	16	22	27	32
	Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		57	67	97	127	157	187
Water Heating	Natural Gas	20	24	35	46	56	67
	Bottle Gas	34	41	59	77	95	113
	Electric	32	38	49	59	70	80
	Fuel Oil	33	39	57	74	91	109
Water		23	25	40	62	84	104
Sewer		35	39	65	104	143	182
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