

CITY OF KINGSTON

Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

Kingston Inclusionary Zoning Fact Sheet

According to an Executive Order issued in December 2020, all applicants requesting site plan approval with the City of Kingston Planning Board and who wish to build more than 5 units of housing, anywhere in the City, are required to have at least 10% of the units as affordable.

Affordable is defined as 80% Area Median Income based on current Ulster County statistics adjusted for family size.

[Link to § 405-8: Affordable housing.](#)

I'm planning on building a development between 5-10 units. How does this impact my development?

Developments ranging in size from 5-10 units are required to provide one (1) affordable unit.

Is there a local organization that I could partner with to fulfill this requirement?

Yes, registering with [RUPCO](#) to offer an apartment to any household with a housing choice voucher fulfills the requirement of affordability.

Do I need to submit evidence of compliance?

Although the Planning Board may not request evidence, you should be prepared to submit documentary evidence of compliance with the requirement should the City of Kingston request it at the time of the development or in future years to determine ongoing compliance.

What is the current area median income?

Household size	1	2	3	4	5
80% Area Median Income	\$49,200	\$56,200	\$63,250	\$70,250	\$75,900

Area Median Income by Household Size for Ulster County, 2021

The cost of the housing unit should be calculated as to not exceed 30% of a household's income.

Contact

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