

KINGSTON FORWARD!

Affordable and Workforce Housing 2023 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. Households earning up to 80% AMI are eligible for affordable units; households earning up to 120% AMI are eligible for workforce units. Please read [Section 405.19](#) for details.

	AFFORDABLE (80%)	WORKFORCE (120%)
STUDIO	\$1,574	\$2,361
1 BEDROOM	\$1,686	\$2,529
2 BEDROOM	\$2,024	\$3,036
3 BEDROOM	\$2,338	\$3,507
4 BEDROOM	\$2,608	\$3,912
5 BEDROOM	\$2,878	\$4,317

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). 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.

