

# 2019 Dutchess County Rental Housing Survey

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## Introduction

The Dutchess County Department of Planning and Development has been surveying the rental market in Dutchess County since 1980. The market has experienced some significant changes during this time including the “heated” market in the late 1980’s, the decline of the rental market caused by the downsizing of IBM in the 1990’s, the subsequent recovery, and the end of the recent housing bubble.

The report assesses the rental housing market by collecting and analyzing data on the four major sectors:

1. Market Rate Apartment Complexes (20+ units);
2. Tax Credit and Inclusionary Apartments;
3. Other Market Rate Apartments (1-19 units), and;
4. Subsidized Housing.

Tax credit and inclusionary apartments, with their restricted rents and very low vacancy rates, have their own category because they are an increasing share of our rental market and their inclusion with the market rate apartments skews the average rents and vacancy rate. We have not included these projects in our subsidized housing list because, although they are income restricted, the rents are based on a set restricted rent and not a percentage of a household’s income (typically 30%) as it is with traditional subsidized housing.

Survey information is used by a variety of participants in the rental housing market. Market experts use it to determine the level of demand for rental housing in Dutchess County. Appraisers, marketing consultants and realtors use the survey to help determine the value of units and properties. Businesses use the information when making location decisions, and the public sector, at both the state and local level, uses the information to shape housing policies and programs that will address the needs and gaps identified in this survey. Phone numbers are now included for the apartment complexes so this report can also be a resource for individuals seeking rental housing.

## Methodology

A master database of apartment complexes has been developed and maintained by the Department of Planning and Development using real property records and other pertinent sources. In October 2019, a self-administered survey was sent to all apartment complexes with 20 or more units (market rate and tax credit/inclusionary). The respondents were asked to provide current rental information. Follow-up telephone calls were made to those who did not respond. In total, 119 complexes were contacted with 76 responding, for a response rate of 64%. The number of units covered by the response was 9,042, which represents 79 percent of the units in Market Rate Apartment Complexes, and Tax Credit and Inclusionary Apartments, with 20 or more units. Those that did not respond include 43 complexes with 2,347 units.

The other form of data collection was information on Other Market Rate Apartments (1-19 units) in Dutchess County from Craigslist Hudson Valley, Zillow, and the Poughkeepsie Journal.

In addition, the survey includes information collected from subsidized rental units. Unlike the market rate, tax credit and inclusionary apartments, units that fall into this “subsidized” category have variable rents based on one’s ability to pay as determined by a certain percentage of household income (typically 30%). Current data was gathered from an existing list of subsidized complexes. Telephone calls were made directly to the complex or appropriate housing authority.

Table 1 provides details on the Market Rate Apartment Complexes who responded to the survey.





## Market Rate Apartment Complexes

The information listed in the following tables is based on *Table 1: Market Rate Apartment Complexes*. The municipality with the largest number of responding Market Rate Apartment Complex units is the Town of Poughkeepsie with 2,068 units. Fishkill and Wappinger also have significant numbers of units with 1,746 and 1,323, respectively. The units in these three municipalities make up 69% of the market rate units that responded to the survey.

A review of Table 2 shows that 91% of market rate apartment complex units are 1- or 2-bedrooms. Only 5% are 3-bedrooms, with studios making up the remaining 4%. Table 2 also shows the distribution of apartment complex units throughout Dutchess County.

Tables 3 and 4 show the average county rents by unit size and the percent change in average rents from the last several surveys. Average rents increased for all unit sizes between 2018–2019, with the large percentage increase for studios primarily due to a reclassification within this report of units at *Lofts at Beacon* (from 1-bedroom to studio).

**Table 2: Market Rate Apartment Complexes  
Number of Rental Units, and Average Rents  
By Municipality & Unit Size**

Municipality*	Rental Units		Number of Units and Average Rent							
	Total #	% by Location	Studio Units	Avg Rent	1-Bedroom Units	Avg Rent	2-Bedroom Units	Avg Rent	3-Bedroom Units	Avg Rent
City of Beacon	83	1.1%	70	\$1,975	6	\$2,600	6	\$2,600	1	\$3,000
City of Poughkeepsie	871	11.7%	16	\$986	363	\$1,254	471	\$1,483	21	\$2,477
Town of East Fishkill	93	1.2%	9	\$890	55	\$1,077	25	\$1,295	4	\$1,700
Town of Fishkill	1,746	23.4%	148	\$925	770	\$1,377	671	\$1,752	157	\$2,108
Town of Hyde Park	544	7.3%	4	\$700	248	\$914	290	\$1,081	2	\$1,400
Town of Pawling	46	0.6%	14	\$720	29	\$920	3	\$1,120		
Town of Pleasant Valley	540	7.2%			217	\$1,372	289	\$1,798	34	\$2,280
Town of Poughkeepsie	2,068	27.7%	21	\$906	1,124	\$1,274	834	\$1,541	89	\$1,966
Town of Rhinebeck	144	1.9%			103	\$1,229	41	\$1,485		
Town of Wappinger	1,323	17.7%	11	\$1,075	698	\$1,449	552	\$1,709	62	\$1,918
<b>TOTAL</b>	<b>7,458</b>		<b>293</b>		<b>3,613</b>		<b>3,182</b>		<b>370</b>	

\* Town listings include villages and unincorporated areas.

**Table 3: Market Rate Apartment Complexes  
Average County Rents**

	2019	2018	2017	2016	2015
Studios	\$1,170*	\$860	\$829	\$807	\$806
1-Bedroom	\$1,304	\$1,277	\$1,224	\$1,160	\$1,117
2-Bedroom	\$1,586	\$1,539	\$1,482	\$1,429	\$1,379
3-Bedroom	\$2,073	\$2,030	\$1,996	\$1,914	\$1,810

\*This large increase is likely primarily due to a reclassification within this report of units at *Lofts at Beacon* (from 1-bedroom to studio).

**Table 4: Market Rate Apartment Complexes  
Annual Percentage Change in Average County Rents**

	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015
Studios	36.0%*	3.7%	2.7%	0.1%	6.2%
1-Bedroom	2.1%	4.3%	5.5%	3.8%	5.4%
2-Bedroom	3.1%	3.8%	3.7%	3.6%	3.2%
3-Bedroom	2.1%	1.7%	4.3%	5.7%	4.1%

\*This large percentage increase is likely primarily due to a reclassification within this report of units at *Lofts at Beacon* (from 1-bedroom to studio).

## Vacancies

The vacancy rate in the Market Rate Apartment Complexes surveyed in 2019 remained unchanged at 1.5%, which continues to be the lowest it has been since 2000, and in line with the below-average rates we've seen over the past 20 years. A total of 112 units were vacant out of 7,458 total units surveyed. It should be noted that the vacancy rate for tax credit developments, covered in the following section, was 0.9%. Tax credit developments generally have lower vacancies due to their subsidized rents.

Housing experts recognize a 5% vacancy rate as an indicator of a healthy rental market. It is low enough not to negatively affect landlords, but high enough to permit tenant mobility. The vacancy rate in 2019 was less than one-third of what is considered a healthy indicator.

Table 5 summarizes vacancy rates from 2015-2019. Table 6 shows the 2019 vacancy rate for each municipality.

**Table 5: Market Rate Apartment Complexes  
County Vacancy Rate\***

2019	2018	2017	2016	2015
1.5%	1.5%	2.4%	2.0%	1.8%

\*Note: The vacancy rate data contained in this report cannot be used for local rent stabilization justification. For more information on the statewide expansion of the option to implement rent stabilization, see [Understanding Recent Changes to Tenant Laws in New York State](#).

**Table 6: Market Rate Apartment Complexes  
Vacancy Rate by Municipality**

Municipality*	Vacancy Rate
City of Beacon	0.0%
City of Poughkeepsie	2.3%
Town of East Fishkill	2.2%
Town of Fishkill	0.9%
Town of Hyde Park	0.7%
Town of Pawling	0.0%
Town of Pleasant Valley	1.1%
Town of Poughkeepsie	2.6%
Town of Rhinebeck	0.7%
Town of Wappinger	0.7%

\*Town listings include villages and unincorporated areas.





**Table 7: Tax Credit and Inclusionary Apartments**  
**2019 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent						Vacancies	Type of Fuel <sup>1</sup>	Utilities included in rent			Contact Info <sup>2</sup>
		Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	1-Bedroom Rent	2-Bedroom Rent			3-Bedroom Rent	Electric	Heat	
<b>TOWN of PAWLING</b>													
Hamlet at Pawling	80		12 \$382	2 \$844			1	G	No	No	No	(845) 289-0684	
			24 \$713	12 \$1,043									
			30 \$880										
<b>TOWN of POUHGHEEPSIE</b>													
Lexington Club	160		98 \$954	62 \$1,146			2	G	No	No	Yes	(845) 298-7600	
			6 \$584	36 \$1,120	12 \$1,244								
Pendell Commons	72		12 \$762				4	G	No	No	No	(845) 486-4588	
			6 \$866										
Spring Manor Apartments	88		44 \$943	44 \$1,133			0	G	No	No	No	(845) 486-4600	
<b>TOWN of RED HOOK</b>													
Red Hook Commons I	48		8 \$362				0	G	No	No	No	(845) 758-0651	
			28 \$707										
			12 \$791										
Red Hook Commons II	49		8 \$343				0	G	No	No	Yes	(845) 758-0651	
			20 \$677										
			21 \$796										
<b>TOWN of WAPPINGER</b>													
Berkeley Square	150		60 \$1,067	90 \$1,277			0	G	No	Yes	Yes	(845) 298-1200	
Creekside Commons <sup>3</sup>	9		6 \$1,321	3 \$1,523			1	G/E	No	No	No	(845) 298-2100	
Di Marco Place I	32		32 \$1,070				0	G	Yes	Yes	Yes	(845) 297-2004	
Di Marco Place II	32		5 \$490				0	G	Yes	Yes	Yes	(845) 297-2004	
			27 \$635										
<b>TOTAL =</b>	<b>1,584</b>	<b>57</b>	<b>938</b>	<b>509</b>	<b>80</b>	<b>15</b>							

<sup>1</sup> Types of fuel: E=Electric, G=Gas, O=Oil

<sup>2</sup> In an effort to expand this report as a resource for those seeking rental housing, phone numbers have been included, where available, as a reference.

<sup>3</sup> This predominantly market-rate complex includes some affordable units through an inclusionary provision. The affordable units are listed here in Table 7, while the market rate units are shown in Table 1.

## Tax Credit and Inclusionary Apartments

Table 7 provides details on tax credit complexes of 20 or more units, as well as inclusionary apartments that are part of larger complexes, who responded to the survey. The information listed in Tables 8-10 is based on *Table 7: Tax Credit and Inclusionary Apartments* (see pages 6-7).

For those complexes that responded to the survey, Table 8 shows the number of units by municipality. Tables 9 and 10 show the average county rents for Tax Credit and Inclusionary Apartments, and the percent change in those average rents over the last 5 years. Average rents for all unit types except 3-bedrooms increased from 2018 to 2019.

**Table 8: Tax Credit and Inclusionary Apartments  
Number of Units by Municipality**

Municipality*	Total Number of Rental Units	% of Total Units
City of Beacon	174	11.0%
City of Poughkeepsie	347	21.9%
Town of East Fishkill	88	5.6%
Town of Fishkill	172	10.9%
Town of Hyde Park	83	5.2%
Town of Pawling	80	5.1%
Town of Poughkeepsie	320	20.2%
Town of Red Hook	97	6.1%
Town of Wappinger	223	14.1%
<b>TOTAL</b>	<b>1,584</b>	

\*Town listings include villages and unincorporated areas.

**Table 9: Tax Credit and Inclusionary Apartments  
Average County Rents**

	2019	2018	2017	2016	2015
Studios	\$610	\$580	\$564	\$567	–
1-Bedroom	\$829	\$823	\$806	\$768	\$787
2-Bedroom	\$1,123	\$1,112	\$1,053	\$1,037	\$1,042
3-Bedroom	\$1,253	\$1,269	\$1,216	\$1,177	\$1,169

**Table 10: Tax Credit and Inclusionary Apartments  
Annual Percentage Change in Average County Rents**

	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015
Studios	5.2%	2.8%	-0.5%	N/A	N/A
1-Bedroom	0.7%	2.1%	4.9%	-2.4%	2.3%
2-Bedroom	1.0%	5.6%	1.5%	-0.5%	1.5%
3-Bedroom	-1.3%	4.4%	3.3%	0.7%	-4.3%

## Non-Respondents

The following listing represents the market rate and tax credit complexes that are not included in the 2019 survey results (Tables 1 through 10). Current rental information was not available either because of an inability to contact the complex or the complex not wishing to participate in the survey.

**Table 11**  
**Non-Respondent Market Rate and Tax Credit Complexes**

Municipality	Complex	# Units
City of Beacon	344 Main	24
	7 Creek Drive	46
	Landgrove	44
	Lofts at Beacon Falls	68
	Prospect Realty	63
	The Beacon	29
City of Poughkeepsie	110 Mill Street Associates	27
	199 Mill Street	24
	521-527 Main Street	46
	82 South Hamilton	27
	91 South Hamilton	24
	Eden Roc	36
	Fallkill Properties	49
	Hamilton Garden Apartments	58
	Kaal Rock Manor Apartments	114
	Livingston Arms <sup>1</sup>	32
	Lucky Platt	138
Town of Amenia	Union Bend Apartments	24
Town of Amenia	Berkshire Apartments	40
Town of Dover	31 Wing Avenue	20
Town of Fishkill	Country Squire Estates	22
	Cecilwood Center Apartments	23
Town of Hyde Park	Coveview	26
	Heritage Pointe Apartments <sup>1</sup>	82
	Hyde Park Manor	24
	Hyde Park Terrace	24
Town of LaGrange	Elliot's Apartments	30
Town of Pleasant Valley	Arbor Arms Apartments	25
	Pleasant Valley Estates	48
	Pleasant Valley Gardens	24
	Spring Creek Properties	34
Town of Poughkeepsie	Brookside Gardens	111
	Collegeview Apartments	40
	Collegeview Tower	103
	Hillside Terrace <sup>1</sup>	64
	Mountain Brook Apartments	288
	Oak Crest <sup>1</sup>	25
Town of Stanford	Van Wagner Place	22
Town of Stanford	Lakeview Apartments	39
Town of Wappinger	Dutchess Falls Apartments	47
	Imperial Gardens	250
	Sky View Apartments	30
Town of Washington	Millbrook Properties	33
<b>TOTAL =</b>		<b>2,347</b>

<sup>1</sup> Project subsidized by a government housing program(s).

## Construction

Table 12 shows the construction history of apartment complexes, including the total number of units constructed per year.

**Table 12**  
**Apartment Complexes – Detailed Construction History**

Survey Year(s)	Complex	Location	# Units Constructed	Annual Total # Units
2019	7 Creek Drive	C Beacon	46	360
	344 Main Street	C Beacon	24	
	Highland Meadows Senior Devel. <sup>1</sup>	C Beacon	68	
	The Beacon	C Beacon	29	
	472 Maple <sup>5</sup>	C Poughkeepsie	40	
	One Dutchess <sup>2</sup>	C Poughkeepsie	84	
	Queen City Lofts <sup>1</sup>	C Poughkeepsie	69	
2018	40 Cannon <sup>5</sup>	C Poughkeepsie	49	141
	Marshall Square Apartments	T Wappinger	24	
	Lofts at Beacon Falls	C Beacon	68	
2017	Creekside Commons <sup>5</sup>	V Wappingers Falls	47	271
	Mews at Hopewell <sup>1</sup>	T East Fishkill	88	
	Water Club	C Poughkeepsie	136	
2016	Lofts at Beacon	C Beacon	79	231
	Hamlet at Pawling <sup>1</sup>	T Pawling	80	
	Highridge Gardens <sup>1</sup>	C Poughkeepsie	50	
	Van Wagner Place	T Poughkeepsie	22	
2015	Highridge Gardens <sup>1</sup>	C Poughkeepsie	24	24
2014	Brookside Meadows <sup>2</sup>	T Pleasant Valley	20	74
	Riverbend East	T Wappinger	54	
2013	Brookside Meadows <sup>2</sup>	T Pleasant Valley	78	150
	Poughkeepsie Commons <sup>1</sup>	C Poughkeepsie	72	
2012	N/A	N/A	0	0
2011	Pendell Commons <sup>1</sup>	T Poughkeepsie	72	72
2010	N/A	N/A	0	0
2009	Views at Rocky Glen <sup>1</sup>	T Fishkill	82	265
	Luckey Platt	C Poughkeepsie	143	
	Brookside Meadows <sup>2</sup>	T Pleasant Valley	40	
2008	Red Hook Commons I and II <sup>1</sup>	T Red Hook	96	136
	Cannon Street <sup>1</sup>	C Poughkeepsie	40	
2007	Brookside Meadows <sup>2</sup>	T Pleasant Valley	14	521
	Rivercrest <sup>4</sup>	T Fishkill	250	
	Riverbend	T Wappinger	123	
	Meadow Ridge II <sup>1</sup>	C Beacon	52	
	Stoneledge <sup>1</sup>	T Hyde Park	82	
2006	Horizons at Fishkill <sup>1</sup>	T Fishkill	90	131
	Brookside Meadows <sup>2</sup>	T Pleasant Valley	41	
2005	Brookside Meadows <sup>2</sup>	T Pleasant Valley	77	225
	Spring Manor <sup>1</sup>	T Poughkeepsie	88	
	Castle Court <sup>1</sup>	T Poughkeepsie	60	
2004	Lexington Club <sup>1</sup>	T Poughkeepsie	160	192
	DiMarco II <sup>1</sup>	T Wappinger	32	
2003	Meadow Ridge I <sup>1</sup>	C Beacon	54	54

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2002	N/A	N/A	0	0
2001	Village at Merritt Park (f. Jefferson at Merritt Park)	T Fishkill	28	
	Heritage Pointe Apts <sup>1</sup>	T Hyde Park	82	160
	Berkeley Square Apts <sup>1</sup>	T Wappinger	50	
2000	Village at Merritt Park (f. Jefferson at Merritt Park)	T Fishkill	332	
	Hillside Terrace <sup>1</sup>	T Poughkeepsie	64	496
	Berkeley Square Apts <sup>1</sup>	T Wappinger	100	
1995–1999	Grande Pointe Park <sup>3</sup>	T Poughkeepsie	156	156
1990–1994	Spring Creek	T Pleasant Valley	34	
	Vista Point (f. Avalon View)	T Fishkill	288	322
1986–1989	Village Park Apartments	T Pleasant Valley	178	
	Cherry Hill North Section VI	T Poughkeepsie	70	364
	Colonial Manor	T Poughkeepsie	116	
1982–1985	Cherry Hill West	T Poughkeepsie	130	
	Crum Elbow Apartments 110 Mill Street	T Hyde Park C Poughkeepsie	29 24	183
<b>TOTAL =</b>			<b>4,528</b>	

<sup>1</sup> Project subsidized by a government housing program(s).

<sup>2</sup> Project built and occupied in phases across several years.

<sup>3</sup> Project originally subsidized by government housing program(s), but released from compliance by the NYS Division of Housing and Community Renewal in accordance with Section 42 of the Internal Revenue Code. This is now a market-rate apartment complex. See Table 1 for more information.

<sup>4</sup> Complex was purchased by a religious organization in 2014 for private use. Units are no longer available for rent by the general public.

<sup>5</sup> This complex has a small percentage of subsidized units. See Table 7 for specifics.

## Conversions

From 1982-1989, a total of 3,220 units were converted from apartments to condominiums or co-ops. With construction during that same time period to offset those conversions, the net loss of apartment rental units was 2,673. No conversions occurred since 1989, primarily due to changes in real estate investment tax laws.

A full list of the conversions is available in the 2002 Rental Housing Survey – see Table 11 Apartment Complexes Conversion History at <https://www.dutchessny.gov/Departments/Planning/Docs/2002-rhs.pdf>.

## Other Market Rate Apartments (1-19 Units)

This section shows a snapshot in time that summarizes the results of a newspaper and online review of available Other Market Rate Apartments (1-19 units) in Dutchess County. The available units included this year are from Zillow and Craigslist Hudson Valley (surveyed on October 4-6, 11-13, 18-20, and 25-27 of 2019) and the Poughkeepsie Journal's "Unfurnished Apartments for Rent" section from October 6, 13, 20, and 27, 2019. This year's survey covers a total of 102 units, which is a 10.9% increase over the number of units from last year. This increase is likely due to the addition of Zillow as a source for identifying available units.

While the number of units recorded can vary from year to year because of the point-in-time nature of the data collection, the trend has been fewer units captured each year for numerous years (again, this year's slight increase is likely due to the addition of a second online source, Zillow). For comparison, when we switched from the Pennysaver to Craigslist in 2009, the survey covered 748 units. That new data source may have contributed to the high number at the time, but overall the trend still seems to be pointing to fewer available rental units throughout the county. There may be several factors contributing to this, including the burgeoning short-term rental market (through platforms such as Airbnb), a disbursement of rental listings across many online platforms leading to data collection challenges, as well as an ongoing mismatch between the supply of and demand for rental housing.

Table 13 shows the distribution of these available Other Market Rate units throughout the County, as well as the average rents by municipality. Table 14 shows the average and median rents from 2015-2019, and Table 15 calculates the percent change for each over that same period.

As in previous surveys, the municipality with the largest number of available rental units was the City of Poughkeepsie, with 39 units. On the other end of the spectrum, the towns of Clinton, Milan, North East, and Union Vale had no rental listings. This does not mean that there aren't apartments available in these municipalities, but rather that none were listed as available on the specific dates surveyed.

Tables 14 and 15 show the average and median county rents in Other Market Rate Apartments, as well as the percent change in those over the last five years. The average rents for all unit sizes except 3-bedroom increased from 2018 to 2019. The decrease in average rent for 3-bedroom units is likely due to a moderating effect from the marked increase in the number of units surveyed this year (up from 1 last year to 22 this year).

Median numbers are often considered a more reliable indicator of the market as they remove the exaggerating influence of extremely high and low rents. Except for 3-bedrooms whose decreased median rent is likely due to the larger sample size, median rents for all other unit types increased as well.

A majority of these rentals are 1-, 2- and 3-bedroom units, with this year showing a marked increase in the number of 3-bedroom units captured in the survey. The overall increases in the average and median rents between 2018 and 2019 are likely a reflection of the extremely low vacancy rates in Dutchess County. Although the vacancy rates shown in this report are for the Market Rate Apartment Complexes with 20 or more units, a similar vacancy rate is likely to be found in this sector of the rental market as well.

**Table 13: Other Market Rate Apartments  
Number of Available Rental Units, and Average Rent  
By Municipality & Size**

Municipality*	Total # Rental Units	Number of Units and Average Rent							
		Studio		1-Bedroom		2-Bedroom		3-Bedroom	
		Units	Avg Rent	Units	Avg Rent	Units	Avg Rent	Units	Avg Rent
City of Beacon	8	1	\$1,095	3	\$1,483	2	\$1,525	2	\$1,900
City of Poughkeepsie	39			12	\$1,069	12	\$1,229	15	\$1,412
Town of Amenia	2			1	\$700	1	\$995		
Town of Beekman	1			1	\$1,500				
Town of Clinton	–								
Town of Dover	2	1	\$700	1	\$700				
Town of East Fishkill	7	2	\$1,000	3	\$1,358	1	\$1,650	1	\$1,575
Town of Fishkill	3			1	\$1,650	1	\$2,000	1	\$3,200
Town of Hyde Park	4	1	\$750	3	\$1,117				
Town of LaGrange	3			2	\$1,250	1	\$1,700		
Town of Milan	–								
Town of North East	–								
Town of Pawling	1					1	\$1,900		
Town of Pine Plains	1			1	\$865				
Town of Pleasant Valley	3			2	\$963	1	\$1,400		
Town of Poughkeepsie	7			4	\$1,381	3	\$1,600		
Town of Red Hook	2			1	\$1,100			1	\$1,375
Town of Rhinebeck	2			1	\$900	1	\$1,500		
Town of Stanford	1			1	\$950				
Town of Union Vale	–								
Town of Wappinger	15	2	\$885	6	\$1,173	5	\$1,560	2	\$1,513
Town of Washington	1			1	\$1,050				
<b>TOTAL</b>	<b>102</b>	<b>7</b>		<b>44</b>		<b>29</b>		<b>22</b>	

\* The town listings include villages and incorporated areas.

**Table 14: Other Market Rate Apartments  
Average and Median County Rents**

	2019		2018		2017		2016		2015	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Studios	\$902	\$885	\$867	\$875	\$821	\$875	\$866	\$775	\$839	\$800
1-Bedroom	\$1,155	\$1,198	\$1,105	\$998	\$1,000	\$950	\$941	\$902	\$957	\$900
2-Bedroom	\$1,433	\$1,450	\$1,313	\$1,250	\$1,258	\$1,215	\$1,134	\$1,159	\$1,154	\$1,100
3-Bedroom	\$1,553	\$1,425	\$1,700	\$1,700	\$1,408	\$1,300	\$1,325	\$1,296	\$1,343	\$1,298

**Table 15: Other Market Rate Apartments  
Annual Percentage Change in Average and Median County Rents**

	2018-2019		2017-2018		2016-2017		2015-2016		2014-2015	
	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med
Studios	4.0%	1.1%	5.6%	0.0%	-5.2%	12.9%	3.2%	-3.1%	14.8%	14.6%
1-Bedroom	4.5%	20.0%	10.5%	5.1%	6.3%	5.3%	-1.7%	0.2%	10.0%	1.7%
2-Bedroom	9.1%	16.0%	4.4%	2.9%	10.9%	4.8%	-1.7%	5.4%	7.0%	4.8%
3-Bedroom	-8.6%	-16.2%	20.7%	30.8%	6.3%	0.3%	-1.3%	-0.2%	4.8%	3.8%



## Subsidized Housing

The following table summarizes subsidized housing in Dutchess County. Units that fall into this category have variable rents based on one's ability to pay, and which are determined as a certain percentage of household income (typically 30%). These 26 rental complexes are strictly for households within the income limits noted below, which were established and are regulated by the project's original funding source. Some of the complexes are limited to or have set-asides for senior citizens. All the complexes have waiting lists so the vacancy rate for this type of housing is considered zero.

**Table 16**  
**Subsidized Housing**

Complex Name	Total Units	Senior Units	Non-Senior Units	Max. Income ½ Persons	Length of Waiting List	Contact Info
<b>CITY of BEACON</b>						
Davies South Terrace	124	–	124	\$52,850/60,400	4-5 years	(845) 427-2496
Forrestal Heights	135	135	–	\$52,850/60,400	1-5 years	(845) 831-1289
Hamilton Fish Plaza	70	70	–	\$33,850/38,650	1-3 years	(845) 831-1289
Tompkins Terrace	193	–	193	\$52,850/60,400	6-12 months	(866) 623-1611
<b>CITY of POUGHKEEPSIE</b>						
Admiral Halsey	118	118	–	\$52,850/60,400	–	(845) 471-9788
Charles Street Apts.	100	24	76	\$52,850/60,400	3-6 months	N/A
Dr. Joseph Brady	25	–	25	\$52,850/60,400	1½-2 years	(845) 485-8862
Eastman Towers	140	80	60	\$52,850/60,400	1-2 years	N/A
Harriet Tubman Terrace	200	–	200	\$33,850/38,650	2-4 years	(845) 473-2205
Hudson Gardens Apts.	185	20	165	\$33,850/38,650	1½-2 years	(845) 485-8862
Interfaith Towers	136	136	–	\$52,850/60,400	2-4 years	(845) 452-1172
Maplewood	85	85	–	\$33,850/38,650	1-1½ years	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$52,850/60,400	1½-2 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	–	\$52,850/60,400	1½-2 years	(845) 485-8862
Poughkeepsie Sr. Village	50	50	–	\$33,850/38,650	1-3 years	(845) 473-0485
Rip Van Winkle	179	–	179	\$33,850/38,650	6-12 months	(845) 454-9665
St. Anna	70	70	–	\$33,850/38,650	6 mo - 1 year	(845) 452-6335
St. Simeon	100	100	–	\$52,850/60,400	1-2 years	(845) 471-5766
St. Simeon II	74	74	–	\$33,850/38,650	1 year	(845) 471-9651
Thurgood Marshall Terr.	47	–	47	\$52,850/60,400	1½-2 years	(845) 485-8862
<b>TOWN of POUGHKEEPSIE</b>						
Castle Court	60	60	–	\$33,850/38,650	1½ years	(845) 485-7722
Lakeview Arms	72	72	–	\$33,850/38,650	1-2 years	(845) 452-2777
<b>VILLAGE of MILLBROOK</b>						
Church Alliance	24	24	–	\$33,850/38,650	3-5 years	(845) 677-6701
<b>VILLAGE of PAWLING</b>						
King's Apartments	75	75	–	\$33,850/38,650	6 mo - 1 year	(845) 855-7230
<b>VILLAGE of RHINEBECK</b>						
Wells Manor	74	74	–	\$33,850/38,650	6 mo- 3 years	(845) 876-8053
<b>VILLAGE of TIVOLI</b>						
Provost Park	24	24	–	\$33,850/38,650	1-2 years	(845) 757-4567
<b>TOTAL =</b>	<b>2,463</b>	<b>1,348</b>	<b>1,115</b>			

## Conclusion

This year's survey shows rents for Market Rate Apartment Complexes increasing for all unit sizes. Rents have seen a fairly steady rise for several years, in line with average home sale prices which are also trending upward. Average Market Rate Apartment Complex rents increased for studios by 36.0% (this large jump is primarily due to a reclassification of 70 units from 1-bedroom to studios), 1-bedrooms by 2.1%, 2-bedrooms by 3.1%, and 3-bedrooms by 2.1%. In Other Market Rate Apartments (1-19 units), median rents increased for all sizes except 3-bedroom, likely due to an increase in the number of those captured in this year's survey.

The vacancy rate in Market Rate Apartment Complexes held steady at 1.5%, which continues to be the lowest rate since 2000. And while a vacancy rate can't be calculated for Other Market Rate Apartments (1-19 units), anecdotal information suggests it likely mirrors the low rate found within complexes. The continuation, year after year, of a low vacancy rate for apartment rentals remains a concern. A rate closer to 5% is a sign of a healthier rental market. A low vacancy rate may benefit landlords but it negatively affects tenants by limiting their mobility and choices. We expect the vacancy rate has remained low due to multiple factors including the inability of some renters to purchase due to increasing interest rates, an improving economy, a shortfall in rental stock versus demand, and the related effects of a burgeoning short-term rental market. While the level of apartment construction in 2019 is the highest we've seen in over a decade, that rate of construction would need to continue for some time to provide balance to the supply and demand issue. Regarding short-term rentals, we know from point-in-time data collected by Host Compliance on behalf of Dutchess County that a total of 947 units were offered for short-term rental in August 2019. Many of these were likely the rental of an entire house or just a room within a house, which are not accounted for in this survey, but a portion are likely to be typical apartments that are no longer available for long-term lease to local residents. For more information on the impacts of short-term rentals on housing availability and affordability, see the [September/October 2019 issue](#) of the Dutchess County Planning Federation's *Plan On It* eNewsletter.

On the flip side, one factor that may serve to slightly lessen the burden of obtaining rental housing in Dutchess County are some of the 2019 amendments to rent laws in New York State. To highlight a few, these amendments: outlaw source of income discrimination when considering a rental application (such as government assistance, child support, and social security, among others); cap the fees charged for rental applications and background checks; limit security deposits to one month's rent; and outlaw the collection of advance payments such as first and last month's rent. For more information on these and other rent law amendments from 2019, see the [November/December 2019 issue](#) of *Plan On It*.

As part of this survey, we calculate the annual household income required to afford an apartment at the average rents listed in this survey. Using the U.S. Department of Housing and Urban Development's guidelines that a household should not pay more than 30% of its gross income for housing (including utilities), households would need the following incomes to afford the average rents in this survey:

**Table 17**  
**Gross Income Needed to Afford Average County Survey Rents**

Unit Size	Annual Income – Market Rate Apartment Complexes (20+ Units)	Annual Income – Other Market Rate Apartments (1-19 Units)
Studio	\$48,000	\$40,520
1-Bedroom	\$53,640	\$51,840
2-Bedroom	\$65,480	\$64,200
3-Bedroom	\$85,400	\$70,520

While these income levels may not be difficult for two-income families to attain, they can be a challenge for older people, single-income families and entry-level employees. And although two-income families may be more likely to afford the average County rents, it could consume enough of their income to make it difficult to save money for other priorities such as an emergency fund, education, retirement, or owning a home.