

2023 Dutchess County Rental Housing Survey

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Dutchess County Executive

Eoin Wrafter, AICP

Commissioner of Planning and Development

Prepared by the Dutchess County Department of Planning and Development

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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, the end of the housing bubble during the Great Recession of 2008, the effects of a burgeoning short-term rental market, and the COVID-19 pandemic.

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

1. Market Rate Apartment Complexes (20+ units)
2. Tax Credit and Inclusionary Apartments
3. 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. Starting in 2021, this report also includes a summary table showing the total number of all types of affordable units (Subsidized / Tax Credit / Inclusionary) by municipality (see Table 12).

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 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 2023, 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 and vacancy information. Follow-up telephone calls were made to those who did not respond. In total, 143 complexes were contacted with 94 responding, for a response rate of 66%. The number of units covered by the response was 10,959, which represents 81% 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 53 complexes with 2,569 units.

In addition, the survey includes information collected from subsidized rental units. Unlike market rate and tax credit/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 (20+ units) that responded to the survey.

**As of 2021, this report no longer evaluates “Other Market Rate Apartments (1-19 units).” Over the years, the number of units captured in this category decreased dramatically, to the point where the data became less statistically significant. Since the overall conclusions in this report are drawn from the Market Rate (20+) and Tax Credit / Inclusionary data, it has been determined that those categories sufficiently tell the “story” of rental housing in Dutchess County.*

Table 1: Market Rate Apartment Complexes
2023 Rental Housing Survey Results

Complex Name	Total Units	Number of Units and Monthly Rental ¹ Cost								Vacancies	Type of Fuel	Utilities Included in Rent			Contact Info
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
CITY of BEACON															
7 Creek Drive	41			20	\$2,597	21	\$2,907			0	E	No	No	No	845.661.3560
Lofts at Beacon	178	111	\$2,778	58	\$3,487	8	\$3,438	1	\$4,000	5	G	No	No	No	845.202.7211
West End Lofts	24			10	\$2,168	14	\$2,439			0	G	No	No	Yes	845.765.2322
CITY of POUGHKEEPSIE															
160 Union Street	39	2	\$1,500	26	\$2,088	11	\$2,764			3	E	No	No	No	845.393.1380
387 Main Street	22	9	\$1,300	10	\$2,125	3	\$2,375			2	E	No	No	No	845.600.6029
40 Cannon	39	4	\$1,200	33	\$1,600	2	\$2,650				E	No	No	Yes	845.297.2109
55 Carroll	24	2	\$1,150	8	\$1,550	14	\$1,850			0	G	No	No	Yes	845.471.1047
Behrends Court	40	5	\$1,450	20	\$1,650	15	\$1,995			4	E	No	Yes	Yes	845.454.7700
Bridge Park Apartments	44			44	\$1,070					2	G	No	Yes	Yes	845.452.0290
Corlies Manor Apartments	240			32	\$1,310	208	\$1,567			0	G	No	Yes	Yes	845.483.0430
Forbus Hill Apartments	69			24	\$1,500	45	\$1,800			1	G	No	Yes	No	845.897.3659
Luckey Platt	148	37	\$1,608	80	\$1,900	28	\$2,274	3	\$2,798	5	G	No	Yes	Yes	845.547.0211
Main White Apartments	23			9	\$947	9	\$1,107	5	\$1,370	1	G	No	No	No	917.453.9948
Mt. Beacon Properties	64	2	\$1,250	59	\$1,250	3	\$1,400			1	G	No	Yes	No	845.897.3659
One Dutchess	302	1	\$1,600	142	\$2,082	134	\$2,711	25	\$3,188	0	G	No	No	No	845.769.4663
Suncrest Court	22			14	\$1,300	8	\$1,500			0	O	No	Yes	Yes	845.454.7700
Union Bend Apartments	24			16	\$1,500	8	\$1,750			0	G	No	No	No	845.897.3659
Water Club	136			64	\$2,274	64	\$2,813	8	\$3,335	2	E	No	No	No	845.473.2582
TOWN of AMENIA															
Berkshire Apartments	40			16	\$1,100	24	\$1,450			4	E	No	No	Yes	845.279.8214
TOWN of EAST FISHKILL															
Hopewell Garden Apartments	69	9	\$1,175	35	\$1,550	21	\$1,888	4	\$2,250	0	G	No	Yes	Yes	845.226.7581
TOWN of FISHKILL															
Eagle Rock Apartments at Fishkill	360			110	\$2,210	192	\$2,595	58	\$3,000	0	G	No	No	No	845.896.1600
Hudson View Park Apartments	500	26	\$1,413	263	\$1,738	175	\$2,125	36	\$2,470	0	G	No	Yes	Yes	845.831.2600
Mountain View Knolls Apartments	100	23	\$1,125	24	\$1,475	48	\$1,700	5	\$1,950		E	No	No	Yes	845.897.9636
Mountainview Gardens Apartments	264	61	\$1,421	105	\$1,869	94	\$2,044	4	\$2,900	3	G	No	Yes	Yes	845.831.6240
Olde Post Mall Apartments	280	34	\$1,200	166	\$1,516	78	\$1,922	2	\$2,200	1	G	No	Yes	Yes	845.896.8833
Vista Point	288			112	\$2,408	112	\$2,786	64	\$2,810	12	G	No	No	No	845.831.6100
TOWN of HYDE PARK															
Crum Elbow Apartments	78			39	\$850	39	\$950			0	O	No	Yes	Yes	845.229.5546
Golden Apartments	74			37	\$725	37	\$800			0	O	No	Yes	Yes	845.229.5546
Haviland Apartments	64			32	\$850	32	\$1,250				E	No	No	No	845.454.8894
Hyde Park Estates	72			28	\$1,550	42	\$1,850	2	\$2,200	0	G	No	Yes	Yes	845.897.3659
Hyde Park Heights	130			61	\$1,600	69	\$1,700			2	O	No	No	Yes	845.233.5588
Mill Run	64			32	\$850	32	\$950			0	O	No	Yes	Yes	845.229.5546
Partridge Gardens	60	4	\$1,050	15	\$1,250	41	\$1,650			8	E	Yes	No	No	845.721.8469
Royal Ledges at Hyde Park	272			131	\$1,550	141	\$1,795			6	E	No	No	No	845.229.4301

Table 1: Market Rate Apartment Complexes
2023 Rental Housing Survey Results

Complex Name	Total Units	Number of Units and Monthly Rental ¹ Cost								Vacancies	Type of Fuel	Utilities Included in Rent			Contact Info
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
TOWN of PAWLING															
Dutcher House	46	14	\$860	29	\$1,060	3	\$1,260		0	E	No	Yes	Yes	845.294.9524	
TOWN of PLEASANT VALLEY															
Brookside Meadows	302			92	\$1,847	176	\$1,922	34	\$2,888	2	G	No	No	Yes	845.635.2600
Country Commons	60			36	\$1,550	24	\$1,850			0	E	No	No	No	845.897.3659
Spring Creek Properties	34					34	\$2,050			0	G	No	No	No	845.763.4352
Village Park Apartments	178			88	\$1,998	90	\$2,254			2	G	No	No	No	845.635.1400
TOWN of POUGHKEEPSIE															
Canterbury Gardens	204			124	\$1,600	80	\$1,950			5	G	No	Yes	Yes	845.454.3063
Cherry Hill North (Section VI)	70			53	\$1,650	17	\$1,850			7	G	No	Yes	Yes	845.485.4412
Cherry Hill North (Section VI-B)	72			24	\$1,675		\$1,775			2	G	No	Yes	Yes	845.485.4412
Cherry Hill West	129					129	\$1,825			6	G	No	No	No	845.485.4412
Circle View Apartments	33	9	\$875	21	\$1,060	3	\$1,150			0	O	Yes	Yes	Yes	845.452.0290
Country Club Apartments	120	2	\$965	65	\$1,375	48	\$1,615	5	\$1,780	0	G	No	Yes	Yes	845.462.3838
Dutchess Apartments	101			20	\$1,885	80	\$2,105	1		5	G	No	Yes	Yes	845.454.4878
Eastdale Village	380	13	\$1,375	148	\$1,723	185	\$2,271	34	\$3,013		G	No	No	No	845.454.6500
Hudson Harbour Apartments	352	9	\$1,250	270	\$1,442	63	\$1,775	10	\$2,025	0	G/E	No	Yes	Yes	845.473.2226
Hudson Row Apartments	96			44	\$1,600	44	\$1,932	8	\$2,400	3	G	No	Yes	Yes	845.454.0303
LaGrange Farms at Overlook	110			30	\$2,300	76	\$3,100	4	\$3,500	0	E	No	No	No	845.867.7512
Oak Tree Garden Apartments	46	1	\$960	22	\$1,180	19	\$1,340	4	\$1,700		O	No	Yes	Yes	845.294.9524
Ridgefield Apartments	292			176	\$1,853	116	\$2,138			23	G	No	Yes	Yes	845.454.2290
Royal Cove Apartments	288			188	\$1,773	96	\$2,085	4	\$2,475	9	G	No	Yes	Yes	845.452.3450
Royal Pointe	156			40	\$1,950	80	\$2,298	36	\$2,673	3	G	No	No	No	845.486.8000
The Arlington	60			20	\$2,035	40	\$2,800			11	E	No	No	No	845.454.7700
Vassar Garden Apartments	60			16	\$1,350	20	\$1,600	24	\$1,900	5	G	No	Yes	Yes	845.547.0800
TOWN of RHINEBECK															
Village Green Apartments	144			103	\$1,723	41	\$2,038			0	O	No	Yes	Yes	845.831.2600
TOWN of WAPPINGER															
Chelsea Ridge Apartments	835			528	\$1,885	265	\$2,269	42	\$2,526	26	G	No	Yes	Yes	845.831.4745
Creekside Commons	43			19	\$1,661	24	\$2,106			0	G	No	No	No	845.561.1034
Dutchess Falls Apartments	47					32	\$1,875	15	\$2,210	1	G	No	No	No	845.561.1034
Dutchess Landing	20					10	\$2,100	10	\$2,300	0	G	No	No	No	845.561.1034
Marshall Square Apartments	24					24	\$2,200			0	G	No	No	No	845.561.1034
Riverbend	124			34	\$1,545	90	\$1,957			5	E	No	No	No	845.297.0100
Riverbend East	54			8	\$2,150	46	\$2,325			1	G	No	No	No	845.297.0100
Village Crest Apartments	248	11	\$1,675	115	\$1,818	102	\$2,025	20	\$2,300	5	G	No	Yes	Yes	845.463.3000
Total =	8,922	389		4,188		3,877		468		183					

¹ Where a complex has indicated multiple rent levels per unit type, the rental cost shown here reflects the calculation of a weighted average of those rent levels.

² This complex also includes some affordable units, which are listed separately in Table 7.

³ Formerly known as Village at Merritt Park.

Market Rate Apartment Complexes

The information listed in the following tables is based on *Table 1: Market Rate Apartment Complexes* (see pages 2-3). The municipality with the largest number of responding Market Rate Apartment Complex units is the Town of Poughkeepsie with 2,569 units. The Town of Fishkill, Town of Wappinger, and City of Poughkeepsie also have significant numbers of units with 1,792, 1,395, and 1,236 respectively. The units in these four municipalities make up 78% of the market rate units that responded to the survey.

A review of Table 2 shows that 90% 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. These percentages are similar to the results of previous surveys.

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 for 1-bedroom, 2-bedroom, and 3-bedroom units increased by 3.9-5.2% between 2022–2023. Note that the large increase shown for studio rents is likely a reflection of year-over-year fluctuations due to the small sample size, wide range of rents, and changes in which complexes report each year.

**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	243	2.7%	111	\$2,778	88	\$3,135	43	\$2,853	1	\$4,000
City of Poughkeepsie	1,236	13.9%	62	\$1,494	581	\$1,749	552	\$2,088	41	\$2,966
Town of Amenia	40	0.4%	—	—	16	\$1,100	24	\$1,450	—	—
Town of East Fishkill	69	0.8%	9	\$1,175	35	\$1,550	21	\$1,888	4	\$2,250
Town of Fishkill	1,792	20.1%	144	\$1,320	780	\$1,863	699	\$2,297	169	\$2,772
Town of Hyde Park	814	9.1%	4	\$1,050	375	\$1,272	433	\$1,508	2	\$2,200
Town of Pawling	46	0.5%	14	\$860	29	\$1,060	3	\$1,260	—	—
Town of Pleasant Valley	574	6.4%	—	—	216	\$1,859	324	\$2,022	34	\$2,888
Town of Poughkeepsie	2,569	28.8%	34	\$1,173	1,261	\$1,653	1,144	\$2,108	130	\$2,487
Town of Rhinebeck	144	1.6%	—	—	103	\$1,723	41	\$2,038	—	—
Town of Wappinger	1,395	15.6%	11	\$1,675	704	\$1,855	593	\$2,151	87	\$2,394
TOTAL	8,922		389		4,188		3,877		468	

* Town listings include villages and unincorporated areas.

** The rents reported by complexes typically reflect the asking rents for newly leased units. A reported rise in rent may not affect existing tenants at all, or to the same degree as it may be applied to new rents.

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

	2023	2022	2021	2020	2019
Studios*	\$1,738	\$1,266	\$1,157**	\$1,244	\$1,170*
1-Bedroom	\$1,742	\$1,656	\$1,513	\$1,402	\$1,304
2-Bedroom	\$2,073	\$1,995	\$1,831	\$1,702	\$1,586
3-Bedroom	\$2,644	\$2,543	\$2,324	\$2,166	\$2,073

*Given the relatively small number of studio units captured in this survey, the wide price range of rents depending on the complex, and the year-over-year fluctuation in which complexes provide data, the changes to average studio rent tends to fluctuate widely.

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

	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019
Studios*	37.3%	9.4%	-7.0%	6.3%	36.0%
1-Bedroom	5.2%	9.5%	7.9%	7.5%	2.1%
2-Bedroom	3.9%	9.0%	7.6%	7.3%	3.1%
3-Bedroom	4.0%	9.4%	7.3%	4.5%	2.1%

*Given the relatively small number of studio units captured in this survey, the wide price range of rents depending on the complex, and the year-over-year fluctuation in which complexes provide data, the percentage change to average studio rent tends to fluctuate widely.

Vacancies

The vacancy rate in the Market Rate Apartment Complexes (20+ units) surveyed in 2023 held steady at 2.1%. A total of 183 units were vacant out of the 8,922 units surveyed. The vacancy rate for Tax Credit developments was 0.5%. 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. Though unchanged from the previous year, the vacancy rate in 2023 for market rate units is still less than half of what is considered a healthy indicator. Vacancy rates in Dutchess County have remained below that 5% threshold for over 25 years.

Table 5 summarizes vacancy rates from 2019-2023. Table 6 shows the 2023 vacancy rate for each municipality.

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

2023	2022	2021	2020	2019
2.1%	2.1%	0.6%	0.9%	1.5%

*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	2.1%
City of Poughkeepsie	1.7%
Town of Amenia	10.0%
Town of East Fishkill	0.0%
Town of Fishkill	0.9%
Town of Hyde Park	2.0%
Town of Pawling	0.0%
Town of Pleasant Valley	0.7%
Town of Poughkeepsie	3.1%
Town of Rhinebeck	0.0%
Town of Wappinger	2.7%

*Town listings include villages and unincorporated areas.

Table 7: Tax Credit and Inclusionary Apartments

2023 Rental Housing Survey Results

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent			Contact Info
		Studio Units	Rent	1-Bedroom Units	Rent	2-Bedroom Units	Rent	3-Bedroom Units	Rent			Electric	Heat	Hot Water	
CITY of BEACON															
7 Creek Drive ¹	5			1	\$1,684	1	\$2,000			0	E	No	No	No	(845) 661-3560
				1	\$1,685										
				1	\$1,800										
				1	\$1,971										
Highland Meadows Senior	68			53	\$1,050	5	\$1,312			0	G	Yes	Yes	Yes	(845) 297-2004
						10	\$1,664								
Meadow Ridge I	54					20	\$1,323	34	\$1,470	0	G	No	Yes	Yes	(845) 297-2004
Meadow Ridge II	52			12	\$1,267	11	\$1,260			0	G	No	Yes	Yes	(845) 297-2004
				8	\$1,267	21	\$1,323								
West End Lofts ¹	72			4	\$772	2	\$924			0	G	No	No	Yes	(845) 765-2322
				29	\$956	15	\$1,143								
				2	\$1,189	1	\$1,422								
				10	\$1,622	9	\$1,838								
CITY of POUGHKEEPSIE															
40 Cannon ¹	10	1	\$1,041	8	\$1,223					0	E	No	No	Yes	(845) 297-2109
		1	\$1,126												
Cannon Street Apartments	39			21	\$753					1	G	No	Yes	Yes	(845) 454-5176
				10	\$885										
				7	\$964										
				1	\$1,113										
Charles Street Apts (Bixby) ²	86	12	\$650	12	\$800	46	\$975	16	\$1,200	0	G	No	Yes	Yes	(845) 473-9283
Crannell Square	73			6	\$773	2	\$931	2	\$1,324						
				31	\$958	10	\$1,144	2	\$1,775	0	O	No	No	No	(845) 306-7705
				8	\$1,325	12	\$1,587								
Eastman Towers	159	40	\$650	89	\$800	30	\$975			0	G	No	Yes	Yes	(845) 473-9283
Fallkill Commons on Rose	77	3	\$499	16	\$712					0	G	Yes	Yes	Yes	(845) 452-0019
		1	\$891	13	\$889										
		37	\$941	7	\$1,124										
Garden Street Apartments	22			9	\$742	5	\$882	5	\$965						
				1	\$1,020			1	\$1,122	0	G	No	Yes	Yes	(845) 454-5176
								1	\$1,428						
Highridge Gardens	74	50	\$618	24	\$813					0	G	No	Yes	Yes	(845) 485-4020
Livingston Arms	34			12	\$1,173	22	\$1,499			0	G	No	Yes	Yes	(845) 454-5216
				27	\$459										
				9	\$621										
Poughkeepsie Commons	71			27	\$714					0	G	No	No	No	(845) 485-5805
				5	\$845										
				3	\$1,006										

Table 7: Tax Credit and Inclusionary Apartments
2023 Rental Housing Survey Results

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent			Contact Info
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
CITY of POUGHKEEPSIE (cont'd)															
Queen City Lofts	69			4	\$832	2	\$989			0	G	No	No	Yes	(845) 454-4219
				30	\$1,022	14	\$1,218								
				14	\$1,279	5	\$1,622								
The Hamilton	54			2	\$695	4	\$863	1	\$999						
				6	\$709	8	\$880	1	\$1,242	2	G	No	No	No	(845) 517-0397
				16	\$955	16	\$1,109								
TOWN of EAST FISHKILL															
Mews at Hopewell Junction	89			4	\$590	4	\$917	12	\$1,290						
				30	\$767	35	\$1,123	2	\$1,598	3	G	No	No	No	(845) 591-4951
						2	\$1,427								
TOWN of FISHKILL															
Views at Rocky Glen	82			27	\$870	14	\$1,034	5	\$557						
				5	\$1,119	24	\$1,332	5	\$958	0	G	No	No	No	(845) 831-8844
								2	\$1,149						
TOWN of HYDE PARK															
Heritage Pointe Apartments	82			62	\$909	20	\$1,090			2	G	No	Yes	Yes	(845) 889-4404
TOWN of PAWLING															
Hamlet at Pawling	80			12	\$425	2	\$938								
				24	\$792	12	\$1,159			0	G	No	No	No	(845) 289-0684
				30	\$979										
TOWN of POUGHKEEPSIE															
Lexington Club	160			98	\$1,138	62	\$1,373			0	G	No	No	Yes	(845) 298-7600
				6	\$667	36	\$1,278	12	\$1,420						
Pendell Commons	72			12	\$870					0	G	No	No	No	(845) 486-4588
				6	\$988										
Spring Manor Apartments	88			44	\$1,113	44	\$1,337			0	G	No	No	No	(845) 486-4600
TOWN of RED HOOK															
Red Hook Commons I	48			8	\$414					1	G	No	No	No	(845) 758-0651
				28	\$809										
				12	\$904										
Red Hook Commons II	49			8	\$392										
				20	\$772					0	G	No	No	No	(845) 758-0651
				21	\$909										

**Table 7: Tax Credit and Inclusionary Apartments
2023 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent			Contact Info
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
TOWN of WAPPINGER															
Berkeley Square	150			60	\$1,289	90	\$1,538			0	G	No	Yes	Yes	(845) 298-1200
Di Marco Place I	32			32	\$1,342					0	G	Yes	Yes	Yes	(845) 297-2004
Di Marco Place II	32			5	\$508					0	G	Yes	Yes	Yes	(845) 297-2004
				27	\$659										
TOTAL = 1,983		145		1,121		616		101		9					

¹ This location also includes some market-rate units through an inclusionary or mixed-income provision. The affordable units are listed here in Table 7, while the market rate units are shown in Table 1.

² Rents shown for this location are the minimum charged per bedroom size; all rents are income-dependent and may differ from the listed rent for each unit. This location also offers a limited number of 4- and 5-bedroom units. Please call the rental complex directly for more information.

Tax Credit and Inclusionary Apartments

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

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 sizes increased between 2022 to 2023.

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

Municipality*	Total Number of Rental Units	% of Total Units
City of Beacon	251	12.7%
City of Poughkeepsie	768	38.7%
Town of East Fishkill	89	4.5%
Town of Fishkill	82	4.1%
Town of Hyde Park	82	4.1%
Town of Pawling	80	4.0%
Town of Poughkeepsie	320	16.1%
Town of Red Hook	97	4.9%
Town of Wappinger	214	10.8%
TOTAL	1,983	

*Town listings include villages and unincorporated areas.

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

	2023	2022	2021	2020	2019
Studios	\$718	\$701	\$693	\$709	\$610
1-Bedroom	\$941	\$917	\$878	\$838	\$829
2-Bedroom	\$1,279	\$1,140	\$1,159	\$1,146	\$1,123
3-Bedroom	\$1,293	\$1,279	\$1,236	\$1,270	\$1,253

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

	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019
Studios	2.4%	1.2%	-2.3%	16.2%	5.2%
1-Bedroom	2.6%	4.4%	4.8%	1.1%	0.7%
2-Bedroom	12.2%	-1.6%	1.1%	2.0%	1.0%
3-Bedroom	1.1%	3.5%	-2.7%	1.4%	-1.3%

Subsidized Housing

The following table summarizes subsidized housing in Dutchess County. Units in this category have variable rents based on one's ability to pay, and which are determined as a percentage of household income (typically 30%). These 24 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 are limited to or have set-asides for senior citizens. Almost all have waiting lists so the vacancy rate for this type of housing is considered zero.

Table 11
Subsidized Housing

Complex Name	Total Units	Senior Units	Non-Senior Units	Max. Income 1 2 Persons	Length of Waiting List	Contact Info
CITY of BEACON						
Davies South Terrace	124	–	124	\$66,300 \$75,750	5-7 years	(914) 592-5434
Forrestal Heights	135	135	–	\$66,300 \$75,750	3-5 years	(845) 831-1289
Hamilton Fish Plaza	70	70	–	\$41,650 \$47,600	3-5 years	(845) 831-1289
Tompkins Terrace	193	–	193	\$66,300 \$75,750	1-3 years	(845) 831-6700
CITY of POUGHKEEPSIE^{1,2}						
Admiral Halsey	118	118	–	\$66,300 \$75,750	no waitlist	(845) 471-9788
Dr. Joseph Brady	25	–	25	\$66,300 \$75,750	3-5 years	(845) 485-8862
Harriet Tubman Terrace	200	–	200	\$41,650 \$47,600	2-7 years	(845) 473-2205
Hudson Gardens Apts.	185	20	165	\$41,650 \$47,600	3-5 years	(845) 485-8862
Interfaith Towers	136	136	–	\$66,300 \$75,750	1 year	(845) 452-1172
Maplewood	85	85	–	\$41,650 \$47,600	2½ years	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$66,300 \$75,750	3-5 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	–	\$66,300 \$75,750	3-5 years	(845) 485-8862
Poughkeepsie Sr. Village	50	50	–	\$41,650 \$47,600	3 years	(845) 473-0485
Rip Van Winkle	179	–	179	\$41,650 \$47,600	1-3 years	(845) 454-9665
St. Simeon	100	100	–	\$66,300 \$75,750	1-1½ years	(845) 471-5766
Thurgood Marshall Terr.	47	–	47	\$66,300 \$75,750	3-5 years	(845) 485-8862
TOWN of POUGHKEEPSIE²						
Castle Court	60	60	–	\$41,650 \$47,600	1½-2 years	(845) 485-7722
Lakeview Arms	72	72	–	\$41,650 \$47,600	1-3 years	(845) 452-2777
St. Anna	70	70	–	\$41,650 \$47,600	1½ -2 years	(845) 452-6335
St. Simeon II	74	74	–	\$41,650 \$47,600	1½ -2 years	(845) 471-9651
VILLAGE of MILLBROOK						
Church Alliance	24	24	–	\$41,650 \$47,600	2-3 years	(845) 677-6701
VILLAGE of PAWLING						
King's Apartments	75	75	–	\$41,650 \$47,600	1 year	(845) 855-7230
VILLAGE of RHINEBECK						
Wells Manor	74	74	–	\$41,650 \$47,600	6mo-3 years	(845) 876-8053
VILLAGE of TIVOLI						
Provost Park	24	24	–	\$41,650 \$47,600	1-2 years	(845) 757-4567
TOTAL =	2,223	1,244	979			

¹Two complexes (Charles Street Apartments (Bixby) and Eastman Towers) were moved to the Tax Credit list (Table 7) as they are now run by a private entity. These complexes were formerly subsidized by New York State, which no longer funds public housing in this way.

²The listings for St. Anna and St. Simeon II were incorrectly listed in previous Rental Housing Surveys as being in the City of Poughkeepsie. This table has been amended to show their correct location within the Town of Poughkeepsie.

Overview of All Affordable Housing

This report has historically included separate data sets for rental units made affordable via tax credits or local inclusionary zoning policies (Table 7), versus complexes supported by ongoing Federal operating subsidies (Table 11). This Overview of All Affordable Housing section was added in 2021 to bring all of the affordable housing information together into one reference table. In addition, some background information on the various funding mechanisms is included.

Subsidized housing, where the ongoing operation of the apartment building is subsidized so tenants only pay 30% of their income for rent, was created via funding for the construction of public housing in the 1950's and 1960's, and HUD's Section 202 Program which is limited to housing for seniors. It is important to note that Congress has not allocated Federal funding for the construction of new, non-senior public housing since the mid-1990's. HUD's Section 202 funding continues but is very limited, and competition for those dollars is intense. The last HUD 202 project in Dutchess County was built in 2005 (Castle Court). Public housing construction funding was primarily replaced by the following programs:

- **Housing Choice Voucher Program** (formerly known as Section 8) – This program was created in 1974 and provides vouchers to income eligible tenants, enabling them to rent market-rate apartments (non-luxury) in the private market while still only paying 30% of their income towards rent (the voucher pays the gap);
- **Low-Income Housing Tax Credit Program** (LIHTC) – This program was created in 1986 and provides incentives to developers to create below-market-rate apartment buildings. Unlike public housing, the rents for tax credit developments are not a percentage of the tenant's income, they are fixed rents that are affordable to households at or below 60% of the area's median income. The rents are more affordable than market-rate units (Table 7 shows the rent ranges), but tenants must be able to afford the rent as it will not fluctuate with their income.

Table 12 shows the countywide distribution of affordable units by subsidy type, and includes a breakdown of how many affordable units in each municipality involve an age-restriction.

**Table 12: All Affordable Housing
Number and Percentage of Units by Type of Subsidy and Senior/Non-Senior Status
By Municipality**

Municipality*	Tax Credit/Inclusionary				Subsidized				ALL AFFORDABLE			
	Senior	Non-Senior	Total Units	% Total	Senior	Non-Senior	Total Units	% Total	Senior	Non-Senior	Total All Affordable	% Total All Units
City of Beacon	120	128	248	10.8%	205	317	522	23.5%	325	445	770	17.1%
City of Poughkeepsie	86	690	776	34.3%	566	662	1,228	55.2%	652	1,352	2,004	44.7%
Town of East Fishkill		89	89	3.9%			–			89	89	2.0%
Town of Fishkill	90	82	172	7.5%			–		90	82	172	3.8%
Town of Hyde Park	166		166	7.3%			–		166		166	3.7%
Town of Pawling	80		80	3.5%	75		75	3.4%	155		155	3.5%
Town of Poughkeepsie	272	137	409	17.9%	276		276	12.4%	548	137	685	15.3%
Town of Red Hook	97		97	4.2%	24		24	1.1%	121		121	2.7%
Town of Rhinebeck			–		74		74	3.3%	74		74	1.7%
Town of Wappinger	214	9	223	9.7%			–		214	9	223	5.0%
Town of Washington			–		24		24	1.1%	24		24	0.5%
TOTALS =	1,125	1,135	2,260		1,244	979	2,223		2,369	2,114	4,483	

*Town listings include villages and unincorporated areas.

Non-Respondents

Table 13 lists the market rate and tax credit complexes that are not included in the 2023 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 13
Non-Respondent Market Rate and Tax Credit Complexes

Municipality	Complex	# Units
City of Beacon	344 Main ¹	25
	Beacon Falls - Lofts at 50 Leonard	68
	Landgrove	44
	Prospect Realty	63
	The Beacon	29
City of Poughkeepsie	110 Mill Street	27
	199 Mill Street	24
	400 Maple Street	20
	472 Maple ¹	40
	521-527 Main Street	46
	560-564 Main Street	20
	60 Carroll Street	25
	82 South Hamilton	27
	91 South Hamilton	24
	Eden Roc	36
	Fallkill Properties	49
	Hamilton Garden Apartments	58
	Kaal Rock Manor Apartments	114
	The Academy Lofts ¹	28
	31 Wing Ave	20
Town of Dover	Country Squire Estates	22
Town of East Fishkill	170 Clove Branch Apartments	24
Town of Fishkill	Cecilwood Center Apartments	23
	Horizons at Fishkill ¹	90
Town of Hyde Park	Hudson Place at Fishkill	24
	Coveview	26
	Hyde Park Manor	24
	Hyde Park Terrace	24
	Stone Ledge ¹	84
Town of LaGrange	Elliot's Apartments	30
Town of Pleasant Valley	Arbor Arms	25
	Pleasant Valley Estates	48
	Pleasant Valley Gardens	24
Town of Poughkeepsie	Brookside Gardens	111
	Collegeview Apartments	40
	Collegeview Tower	103
	Colonial Manor	116
	Deer Creak Apartments	24
	Fulton Landing	69
	Hillside Terrace ¹	64
	Manchester Gardens	214
	Oak Crest ¹	25
	South Hills Commons	25
Town of Red Hook	Van Wagner Place	22
	Violet Estates	85
Town of Red Hook	Knollwood Commons	20
Town of Stanford	Lakeview Apartments	39
Town of Wappinger	Imperial Gardens	250
	Old Hopewell Commons	44
	Sky View Apartments	30
Town of Washington	Millbrook Properties	33

TOTAL = 2,569

Construction

Table 14 shows the construction history of apartment complexes, including the total number of units constructed per year.

Table 14
Apartment Complexes – Detailed Construction History

Survey Year(s)	Complex	Location	# Units Constructed	Annual Total # Units
2023	Lofts at Beacon ²	C Beacon	99	212
	387 Main Street	C Poughkeepsie	22	
	The Academy Lofts ¹	C Poughkeepsie	28	
	Eastdale Village ²	T Poughkeepsie	14	
	South Hills Commons	T Poughkeepsie	25	
	The Arlington	T Poughkeepsie	24	
2022	Crannell Square ¹	C Poughkeepsie	73	285
	One Dutchess ²	C Poughkeepsie	50	
	Eastdale Village ²	T Poughkeepsie	9	
	Fulton Landing	T Poughkeepsie	69	
	Violet Estates	T Poughkeepsie	84	
2021	344 Main Street ⁵	C Beacon	25	442
	160 Union St.	C Poughkeepsie	41	
	560-564 Main St.	C Poughkeepsie	20	
	One Dutchess ²	C Poughkeepsie	112	
	Hudson Place at Fishkill	T Fishkill	24	
	LaGrange Farms at Overlook	T LaGrange	57	
	Deer Creek Apartments	T Poughkeepsie	24	
	Eastdale Village ²	T Poughkeepsie	139	
2020	West End Lofts ⁵	C Beacon	97	562
	400 Maple St.	C Poughkeepsie	20	
	Fallkill Commons on Rose ¹	C Poughkeepsie	78	
	One Dutchess Ave ²	C Poughkeepsie	55	
	LaGrange Farms at Overlook	T LaGrange	50	
	Eastdale Village ²	T Poughkeepsie	218	
	Old Hopewell Commons	T Wappinger	44	
2019	7 Creek Drive	C Beacon	46	360
	344 Main Street	C Beacon	24	
	Highland Meadows Senior Devel. ¹	C Beacon	68	
	The Beacon	C Beacon	29	
	472 Maple ⁵	C Poughkeepsie	40	
	One Dutchess ²	C Poughkeepsie	84	
	Queen City Lofts ¹	C Poughkeepsie	69	
2018	40 Cannon ⁵	C Poughkeepsie	49	141
	Marshall Square Apartments	T Wappinger	24	
	Lofts at Beacon Falls	C Beacon	68	
2017	Creekside Commons ⁶	V Wappingers Falls	47	271
	Mews at Hopewell ¹	T East Fishkill	88	
	Water Club	C Poughkeepsie	136	
2016	Lofts at Beacon	C Beacon	79	231
	Hamlet at Pawling ¹	T Pawling	80	
	Highridge Gardens ¹	C Poughkeepsie	50	
	Van Wagner Place	T Poughkeepsie	22	
2015	Highridge Gardens ¹	C Poughkeepsie	24	24

Table continued on next page

2014	Brookside Meadows ²	T Pleasant Valley	20	74
	Riverbend East	T Wappinger	54	
2013	Brookside Meadows ²	T Pleasant Valley	78	150
	Poughkeepsie Commons ¹	C Poughkeepsie	72	
2012	N/A	N/A	0	0
2011	Pendell Commons ¹	T Poughkeepsie	72	72
2010	N/A	N/A	0	0
2009	Views at Rocky Glen ¹	T Fishkill	82	
	Luckey Platt	C Poughkeepsie	143	265
	Brookside Meadows ²	T Pleasant Valley	40	
2008	Red Hook Commons I and II ¹	T Red Hook	96	136
	Cannon Street ¹	C Poughkeepsie	40	
2007	Brookside Meadows ²	T Pleasant Valley	14	
	Rivercrest ⁴	T Fishkill	250	
	Riverbend	T Wappinger	123	521
	Meadow Ridge II ¹	C Beacon	52	
	Stoneledge ¹	T Hyde Park	82	
2006	Horizons at Fishkill ¹	T Fishkill	90	131
	Brookside Meadows ²	T Pleasant Valley	41	
2005	Brookside Meadows ²	T Pleasant Valley	77	
	Spring Manor ¹	T Poughkeepsie	88	225
	Castle Court ¹	T Poughkeepsie	60	
2004	Lexington Club ¹	T Poughkeepsie	160	192
	DiMarco II ¹	T Wappinger	32	
2003	Meadow Ridge I ¹	C Beacon	54	54
2002	N/A	N/A	0	0
2001	Village at Merritt Park (f. Jefferson at Merritt Park)	T Fishkill	28	
	Heritage Pointe Apts ¹	T Hyde Park	82	160
	Berkeley Square Apts ¹	T Wappinger	50	
2000	Village at Merritt Park (f. Jefferson at Merritt Park)	T Fishkill	332	
	Hillside Terrace ¹	T Poughkeepsie	64	496
	Berkeley Square Apts ¹	T Wappinger	100	
1995–1999	Grande Pointe Park ³	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	T Hyde Park	29	183
	110 Mill Street	C Poughkeepsie	24	
TOTAL =			6,029	

¹ Subsidized by a government housing program(s).

² Built and occupied in phases across several years.

³ 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.

⁴ Purchased by a religious organization in 2014 for private use. Units no longer available for rent by the general public.

⁵ Includes both market rate and affordable units through an inclusionary or mixed-income provision. See Table 1 and Table 7 for specifics.

⁶ This complex originally included some affordable units but those became market rate upon sale of the complex in 2023.

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>.

Conclusion

This year's survey shows average rents for Market Rate Apartment Complexes increasing for all unit sizes; for 1-, 2- and 3-bedroom units by 3.9%-5.2%, with a larger increase for studios likely due to a confluence of factors including the relatively small sample size, year-over-year fluctuations in which complexes report data, and the wide range of rents for that unit size. Studios aside, rent increases were less pronounced in 2023 than in the previous three Rental Housing surveys, unlike average home sale prices which continued to increase at a rate similar to the previous few years, rising 7.3% between 2022 and 2023 (see our annual [For-Sale Housing reports](#)).

The vacancy rate in Market Rate Apartment Complexes held steady at 2.1%. The 2023 vacancy rate represents less than half of what is considered a healthy indicator; vacancy rates in Dutchess County have remained below that 5% threshold for over 25 years. While we can look back over the last couple of years and likely see some exacerbated effects of the COVID pandemic on the housing market, there is clearly continued pressure on the rental market overall. The continuation, year after year, of a low vacancy rate for apartment rentals in Dutchess County remains a concern. A low vacancy rate may typically benefit landlords, but it negatively affects tenants by limiting their mobility and choices.

In addition to the recent pandemic, other factors impacting vacancy rates include an ongoing shortfall in rental stock versus demand and the related effects of the short-term rental market. The rate of apartment construction slowed again in 2023, decreasing 26% from 2022 to just 212 units. Many factors affect the creation of new rental units including rising construction costs, unpredictable supply chains, rising interest rates, and lengthy local approval processes. Apartment construction has dropped 62% from the peak of 562 units in 2020, the highest number of apartments built in Dutchess County since we started tracking it in 1980. While there are a number of pending rental projects making their way through the approval and construction pipelines, this recent drop in construction affects availability of rental units. Regarding short-term rentals, Host Compliance identified 1004 throughout Dutchess County during the fourth quarter of 2023, many of which were likely the rental of an entire house or a room within a house, but a portion of which were likely apartments that are no longer available for long-term lease to local residents. The 1004 short-term rentals are an increase of 7% over that same timeframe in 2022.

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:

(see Table 15, next page)

Table 15
Gross Income Needed to Afford Average County Survey Rents

Unit Size	Annual Income – Market Rate Apartment Complexes (20+ Units)	% Change from Previous Year
Studio*	\$71,880	37.8%
1-Bedroom	\$72,480	6.5%
2-Bedroom	\$86,840	5.4%
3-Bedroom	\$110,800	5.5%

*Given the relatively small number of studio units captured in this survey, the wide price range of rents depending on the complex, and the year-over-year fluctuation in which complexes provide data, the average studio rent tends to fluctuate widely.

While these income levels may be attainable for two-income families, 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, housing costs could consume enough of their income to make it difficult to save money for other priorities such as an emergency fund, education, retirement, or a down payment for owning a home.