

2024 Dutchess County Rental Housing Survey

Sue Serino

Dutchess County Executive

Eoin Wrafter, AICP

Commissioner of Planning & Development

Prepared by the Dutchess County Department of Planning & Development

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Introduction

The Dutchess County Department of Planning & 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.

This 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 categories 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 & Development using real property records and other pertinent sources. In October 2024, 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, 149 complexes were contacted with 89 responding, for a response rate of 60%. The number of units covered by the response was 10,128, which represents 75% 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 62 complexes with 3,369 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 ²	41			19	\$2,742	22	\$2,964			0	E	No	No	No	845.661.3560
Edgewater ²	63	6	\$1,617	33	\$2,883	22	\$4,267	2	\$6,950	0	E	No	No	No	845.661.3560
West End Lofts ²	25			12	\$2,265	13	\$2,554			0	G	No	No	Yes	845.765.2322
CITY of POUGHKEEPSIE															
160 Union Street	39	2	\$1,500	25	\$2,000	12	\$2,950			2	E	No	No	No	845.393.1380
40 Cannon ²	39	4	\$1,200	33	\$1,600	2	\$2,650			0	E	No	No	Yes	845.297.2109
400 Maple Street	20	8	\$1,107	12	\$1,250					0	G	No	No	No	917.453.9948
60 Carroll Street	25			9	\$1,500	13	\$1,700	3	\$2,100	5	G	No	No	No	845.367.4240
Bridge Park Apartments	44			44	\$1,350					2	G	No	Yes	Yes	845.452.0290
Corlies Manor Apartments	240			32	\$1,450	208	\$1,639			7	G	No	Yes	Yes	845.483.0430
Main White Apartments	23			9	\$1,111	9	\$1,224	5	\$1,330	1	G	No	No	No	917.453.9948
One Dutchess	363	1	\$1,600	183	\$2,164	154	\$2,852	25	\$3,288	0	G	No	No	No	845.769.4663
Suncrest Court	21			14	\$1,230	7	\$1,241			1	O	No	Yes	Yes	845.454.7700
Water Club	136			64	\$2,428	65	\$3,014	7	\$3,420	2	E	No	No	No	845.473.2582
TOWN of AMENIA															
Berkshire Apartments	40			16	\$1,100	24	\$1,450			3	E	No	No	Yes	845.279.8214
TOWN of EAST FISHKILL															
Hopewell Garden Apartments	69	9	\$1,350	35	\$1,750	21	\$1,938	4	\$2,300	1	G	No	Yes	Yes	845.226.7581
TOWN of FISHKILL															
Eagle Rock Apartments at Fishkill ³	360			110	\$2,420	192	\$2,653	58	\$3,091	9	G	No	No	No	845.896.1600
Hudson Place at Fishkill	38					38	\$3,050			0	E	No	No	No	
Hudson View Park Apartments	500	26	\$1,620	263	\$1,975	175	\$2,373	36	\$2,773	0	G	No	Yes	Yes	845.831.2600
Mountain View Knolls Apartments	100	23	\$1,250	24	\$1,555	48	\$1,800	5	\$2,100	2	E	No	No	Yes	845.897.9636
Mountainview Gardens Apartments	264	61	\$1,495	105	\$1,975	94	\$2,345	4	\$3,275	0	G	No	Yes	Yes	845.831.6240
Olde Post Mall Apartments	280	34	\$1,200	166	\$1,550	78	\$2,000	2	\$2,200	0	G	No	Yes	Yes	845.896.8833
Vista Point	288			112	\$2,375	112	\$2,650	64	\$3,025	7	G	No	No	No	845.831.6100
TOWN of HYDE PARK															
Crum Elbow Apartments	79			41	\$950	38	\$1,050			2	O	No	Yes	Yes	845.229.5546
Haviland Apartments	64			32	\$1,175	32	\$1,410			0	E	No	No	No	845.454.8894
Hyde Park Heights	130			61	\$1,750	69	\$1,850			0	O	No	No	Yes	845.233.5588
Mill Run	66			33	\$1,700	33	\$2,075			3	O	No	Yes	Yes	845.229.5546
Partridge Gardens	60	4	\$1,100	15	\$1,300	41	\$1,800			0	E	Yes	No	No	845.721.8469
Royal Ledges at Hyde Park	274			119	\$1,688	155	\$2,079			8	E	No	No	No	845.229.4301
TOWN OF LANGRANGE															
136 Stringham Road	27	2	\$850	10	\$1,034	15	\$3,052			5	O	No	Yes	Yes	845.471.0744
Birchwood Commons	20					20	\$2,825			0	E	No	No	No	845.298.9230

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	\$900	29	\$1,110	3	\$1,260			0	E	No	Yes	Yes	845.294.9524
TOWN OF PINE PLAINS															
Stissing Farms	48					48	\$2,621			2	E	No	No	No	845.485.1042
TOWN of PLEASANT VALLEY															
Brookside Meadows	302			92	\$2,013	176	\$2,537	34	\$2,975	3	G	No	No	Yes	845.635.2600
Village Park Apartments	178			88	\$2,106	90	\$2,377			7	G	No	No	No	845.635.1400
TOWN of POUGHKEEPSIE															
Canterbury Gardens	204			124	\$1,688	80	\$2,125			6	G	No	Yes	Yes	845.454.3063
Cherry Hill North (Section VI)	70			53	\$1,650	17	\$1,850			1	G	No	Yes	Yes	845.485.4412
Cherry Hill North (Section VI-B)	72			24	\$1,700	48	\$1,875				G	No	Yes	Yes	845.485.4412
Cherry Hill West	129					129	\$1,850			3	G	No	No	No	845.485.4412
Deer Creek Apartments	24					24	\$2,275			0	G	No	No	No	845.453.4000
Eastdale Village	380	13	\$1,450	148	\$1,798	185	\$2,756	34	\$3,180	0	G	No	No	No	845.454.6500
Fulton Landing	69			41	\$2,363	28	\$2,993			0	E	No	No	No	845.464.6415
Hudson Harbour Apartments	352	9	\$1,250	270	\$1,567	63	\$1,775	10	\$2,025	1	G/E	No	Yes	Yes	845.473.2226
Manchester Gardens	214			152	\$1,650	62	\$2,012			2	G	No	Yes	Yes	845.454.3927
Oak Tree Garden Apartments	46	1	\$960	22	\$1,180	19	\$1,340	4	\$1,700	0	O	No	Yes	Yes	845.294.9524
Royal Cove Apartments	288			188	\$1,750	96	\$2,150	4	\$2,595	14	G	No	Yes	Yes	845.452.3450
Royal Pointe	156			40	\$2,023	80	\$2,450	36	\$2,863	0	G	No	No	No	845.486.8000
South Hills Commons	24					24	\$2,600			3	E	No	No	No	914.469.6575
The Arlington	64			38	\$2,183	26	\$2,767			4	E	No	No	No	845.454.7700
Violet Estates	85	12	\$1,675	11	\$1,928	62	\$2,372			9	E	No	No	No	845.208.2828
TOWN of RHINEBECK															
Village Green Apartments	144			103	\$1,878	41	\$2,280			0	O	No	Yes	Yes	845.831.2600
TOWN of WAPPINGER															
Chelsea Ridge Apartments	835			528	\$1,947	265	\$2,403	42	\$2,614	5	G	No	Yes	Yes	845.831.4745
Creekside Commons	43			19	\$1,710	24	\$2,156			0	G	No	No	No	845.561.1034
Dutchess Falls Apartments	47					32	\$1,925	15	\$2,230	0	G	No	No	No	845.561.1034
Dutchess Landing	20					10	\$2,150	10	\$2,350	0	G	No	No	No	845.561.1034
Marshall Square Apartments	24					24	\$2,250			0	G	No	No	No	845.561.1034
Riverbend	124			34	\$2,225	90	\$2,725			3	E	No	No	No	845.297.0100
Riverbend East	54			8	\$2,250	46	\$2,550			1	G	No	No	No	845.297.0100
Village Crest Apartments	248	11	\$1,675	115	\$1,850	102	\$2,050	20	\$2,338	1	G	No	Yes	Yes	845.463.3000
Total =	8,028	240		3,758		3,606		424		125					

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 2,177 units. The Town of Fishkill, Town of Wappinger, and City of Poughkeepsie also have significant numbers of units with 1,830, 1,395, and 950 respectively. The units in these four municipalities make up 79% of the market rate units that responded to the survey.

A review of Table 2 shows that 92% of market rate apartment complex units are 1- or 2-bedrooms. Only 5% are 3-bedrooms, with studios making up the remaining 3%. 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 6.4-11.1% between 2023–2024. Note that the large decrease 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 (this year in particular, two complexes with a lot of studios did not report). The decrease follows a very large increase in reported rents last 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	129	1.6%	6	\$1,617	64	\$2,725	57	\$3,373	2	\$6,950
City of Poughkeepsie	950	11.8%	15	\$1,217	425	\$1,919	470	\$2,252	40	\$2,977
Town of Amenia	40	0.5%	—	—	16	\$1,100	24	\$1,450	—	—
Town of East Fishkill	69	0.9%	9	\$1,350	35	\$1,750	21	\$1,938	4	\$2,300
Town of Fishkill	1,830	22.8%	144	\$1,409	780	\$1,992	737	\$2,443	169	\$2,963
Town of Hyde Park	673	8.4%	4	\$1,100	301	\$1,527	368	\$1,840	—	—
Town of LaGrange	47	0.6%	2	\$850	10	\$1,034	35	\$2,922	—	—
Town of Pawling	46	0.6%	14	\$900	29	\$1,110	3	\$1,260	—	—
Town of Pine Plains	48	0.6%	—	—	—	—	48	\$2,621	—	—
Town of Pleasant Valley	480	6.0%	—	—	180	\$2,058	266	\$2,483	34	\$2,975
Town of Poughkeepsie	2,177	27.1%	35	\$1,462	1,111	\$1,723	943	\$2,253	88	\$2,825
Town of Rhinebeck	144	1.8%	—	—	103	\$1,878	41	\$2,280	—	—
Town of Wappinger	1,395	17.4%	11	\$1,675	704	\$1,936	593	\$2,352	87	\$2,445
TOTAL	8,028		240		3,758		3,606		424	

* 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**

	2024	2023	2022	2021	2020
Studios*	\$1,380	\$1,738	\$1,266	\$1,157	\$1,244
1-Bedroom	\$1,854	\$1,742	\$1,656	\$1,513	\$1,402
2-Bedroom	\$2,304	\$2,073	\$1,995	\$1,831	\$1,702
3-Bedroom	\$2,845	\$2,644	\$2,543	\$2,324	\$2,166

*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**

	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020
Studios*	-20.6%	37.3%	9.4%	-7.0%	6.3%
1-Bedroom	6.4%	5.2%	9.5%	7.9%	7.5%
2-Bedroom	11.1%	3.9%	9.0%	7.6%	7.3%
3-Bedroom	7.6%	4.0%	9.4%	7.3%	4.5%

*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 percentage change to average studio rent tends to fluctuate widely.

Vacancies

The vacancy rate in the Market Rate Apartment Complexes (20+ units) surveyed in 2024 dropped slightly to 1.6%. A total of 125 units were vacant out of the 8,028 units surveyed. The vacancy rate for Tax Credit developments was 0.2%. 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. Vacancy rates in Dutchess County have remained below that 5% threshold for over 25 years.

Table 5 summarizes vacancy rates from 2020-2024. Table 6 shows the 2024 vacancy rate for each municipality.

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

2024	2023	2022	2021	2020
1.6%	2.1%	2.1%	0.6%	0.9%

*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	2.1%
Town of Amenia	7.5%
Town of East Fishkill	1.4%
Town of Fishkill	1.0%
Town of Hyde Park	1.9%
Town of LaGrange	10.6%
Town of Pawling	0.0%
Town of Pine Plains	4.2%
Town of Pleasant Valley	2.1%
Town of Poughkeepsie	2.0%
Town of Rhinebeck	0.0%
Town of Wappinger	0.7%

2024 Rental Housing Survey Results

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent		
		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 ¹	5			1	\$1,735	1	\$1,806			0	E	No	No	No
				1	\$1,853									
				1	\$1,853									
				1	\$1,794									
Edgewater ¹	8	2	\$1,351	2	\$1,400	4	\$1,638			0	E	No	No	No
Highland Meadows Senior	68			53	\$1,188	5	\$1,487			0	G	Yes	Yes	Yes
				10	\$1,886									
Meadow Ridge I	54					27	\$1,500	27	\$1,749	0	G	No	Yes	Yes
Meadow Ridge II	52			20	\$1,436	32	\$1,500			0	G	No	Yes	Yes
West End Lofts ¹	72			4	\$787	2	\$942			0	G	No	No	Yes
				29	\$975	15	\$1,166							
				2	\$1,213	1	\$1,450							
				10	\$1,656	9	\$1,869							
CITY of POUGHKEEPSIE														
40 Cannon ¹	10	1	\$1,041	8	\$1,419					0	E	No	No	Yes
		1	\$1,237											
Cannon Street Apartments	39			26	\$798					0	G	No	Yes	Yes
				3	\$838									
				7	\$933									
				3	\$980									
Charles Street Apts (Bixby) ²	86	12	\$900	12	\$1,000	46	\$1,200	16	\$1,400	0	G	No	Yes	Yes
Crannell Square	73			6	\$773	2	\$931	2	\$1,324	0	O	No	No	No
				31	\$931	10	\$1,144	2	\$1,775					
				8	\$958	12	\$1,587							
Eastman Towers	159	40	\$900	89	\$1,000	30	\$1,200			0	G	No	Yes	Yes
Fallkill Commons on Rose	77	2	\$519	18	\$741					0	G	Yes	Yes	Yes
		39	\$941	19	\$925									
Garden Street Apartments	22			3	\$735	1	\$896	2	\$1,056	0	G	No	Yes	Yes
				1	\$750	1	\$940	5	\$1,160					
				5	\$825	4	\$985							
Highridge Gardens	74	50	\$627	24	\$879					0	G	No	Yes	Yes
Poughkeepsie Commons	71			27	\$521					0	G	No	No	No
				2	\$661									
				7	\$748									
				27	\$811									
				5	\$960									
3	\$1,142													

**Table 7: Tax Credit and Inclusionary Apartments
2024 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent		
		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 30 14	\$873 \$1,072 \$1,342	2 14 5	\$1,037 \$1,218 \$1,701			0	G	No	No	Yes
The Hamilton	54			7 6 3 7	\$723 \$936 \$1,055 \$1,248	14 7 3 3	\$898 \$1,131 \$1,200 \$1,623	1 1	\$1,018 \$1,267	2	G	No	No	No
TOWN of EAST FISHKILL														
Mews at Hopewell Junction	89			4 30	\$618 \$804	4 35 2	\$961 \$1,177 \$1,496	12 2	\$1,352 \$1,675	0	G	No	No	No
TOWN of FISHKILL														
Views at Rocky Glen	82			27 5	\$943 \$1,213	14 24	\$1,121 \$1,444	5 5 2	\$604 \$1,038 \$1,246	0	G	No	No	No
TOWN of HYDE PARK														
Heritage Pointe Apartments	82			62	\$953	20	\$1,143			3	G	No	Yes	Yes
TOWN of PAWLING														
Hamlet at Pawling	80			12 24 30	\$445 \$830 \$1,026	2 12	\$983 \$1,215			0	G	No	No	No
The Woods at Pawling	79			2 18	\$487 \$1,133	5 26 5 3	\$576 \$1,345 \$1,862 \$2,113	1 13 5 1	\$646 \$1,542 \$2,047 \$2,334	0	G	No	No	No
TOWN of POUGHKEEPSIE														
Hillside Terrace	64			9 14 1	\$887 \$991 \$1,095	9 16 10	\$1,065 \$1,179 \$1,305	5	\$1,354	0	O	No	Yes	Yes
Lexington Club	160			98	\$1,133	62	\$1,366			0	G	No	No	Yes
Pendell Commons	72			6 12 6	\$723 \$943 \$1,071	36	\$1,385	12	\$1,539	0	G	No	No	No
Spring Manor Apartments	88			44	\$1,120	44	\$1,326			0	G	No	No	No

**Table 7: Tax Credit and Inclusionary Apartments
2024 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities included in rent		
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water
		Units	Rent	Units	Rent	Units	Rent	Units	Rent					
TOWN of RED HOOK														
Red Hook Commons I	48			8	\$414					0	G	No	No	No
				28	\$809									
				12	\$904									
Red Hook Commons II	49			8	\$392					0	G	No	No	No
				20	\$772									
				21	\$909									
TOWN of WAPPINGER														
Berkeley Square	150			60	\$1,339	90	\$1,538			0	G	No	Yes	Yes
Di Marco Place I	32			32	\$1,694					0	G	Yes	Yes	Yes
Di Marco Place II	32			1	\$575					0	G	Yes	Yes	Yes
				5	\$747									
				26	\$964									
TOTAL = 2,100		147		1,154		679		119		5				

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 has a limited number of 4- and 5-bedroom units. Please call the rental complex directly for more information.

*Town listings include villages and unincorporated areas.

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 2023 to 2024. The low number of studios and three-bedroom units contributes to the variation in average rental price.

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

Municipality*	Total Number of Rental Units	% of Total Units
City of Beacon	259	12.3%
City of Poughkeepsie	734	35.0%
Town of East Fishkill	89	4.2%
Town of Fishkill	82	3.9%
Town of Hyde Park	82	3.9%
Town of Pawling	159	7.6%
Town of Poughkeepsie	384	18.3%
Town of Red Hook	97	4.6%
Town of Wappinger	214	10.2%
TOTAL	2,100	

*Town listings include villages and unincorporated areas.

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

	2024	2023	2022	2021	2020
Studios	\$822	\$718	\$701	\$693	\$709
1-Bedroom	\$1,008	\$941	\$917	\$878	\$838
2-Bedroom	\$1,341	\$1,279	\$1,140	\$1,159	\$1,146
3-Bedroom	\$1,469	\$1,293	\$1,279	\$1,236	\$1,270

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

	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020
Studios	14.5%	2.4%	1.2%	-2.3%	16.2%
1-Bedroom	7.1%	2.6%	4.4%	4.8%	1.1%
2-Bedroom	4.8%	12.2%	-1.6%	1.1%	2.0%
3-Bedroom	13.6%	1.1%	3.5%	-2.7%	1.4%

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	\$64,300 \$73,500	5-7 years	(914) 592-5434
Forrestal Heights	135	135	–	\$40,200 \$45,950	Waitlist closed	(845) 831-1289
Hamilton Fish Plaza	70	70	–	\$40,200 \$45,950	Waitlist closed	(845) 831-1289
Tompkins Terrace	193	–	193	\$64,300 \$73,500	1-3 years	(845) 831-6700
CITY of POUGHKEEPSIE^{1,2}						
Admiral Halsey	118	118	–	\$64,300 \$73,500	no waitlist	(845) 471-9788
Dr. Joseph Brady	25	–	25	\$64,300 \$73,500	3-4 years	(845) 485-8862
Harriet Tubman Terrace	200	–	200	\$40,200 \$45,950	2-7 years	(845) 473-2205
Hudson Gardens Apts.	185	20	165	\$40,200 \$45,950	2-3 years	(845) 485-8862
Interfaith Towers	136	136	–	\$64,300 \$73,500	1 year	(845) 452-1172
Maplewood	85	85	–	\$40,200 \$45,950	2½ years	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$64,300 \$73,500	2-3 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	–	\$64,300 \$73,500	2-3 years	(845) 485-8862
Poughkeepsie Sr. Village	50	50	–	\$40,200 \$45,950	3 years	(845) 473-0485
Rip Van Winkle	179	–	179	\$40,200 \$45,950	1-3 years	(845) 454-9665
St. Simeon	100	100	–	\$64,300 \$73,500	1-1½ years	(845) 471-5766
Thurgood Marshall Terr.	47	–	47	\$64,300 \$73,500	2-3 years	(845) 485-8862
TOWN of POUGHKEEPSIE²						
Castle Court	60	60	–	\$40,200 \$45,950	1½-2 years	(845) 485-7722
Lakeview Arms	72	72	–	\$40,200 \$45,950	1-3 years	(845) 452-2777
St. Anna	70	70	–	\$40,200 \$45,950	1½-2 years	(845) 452-6335
St. Simeon II	74	74	–	\$40,200 \$45,950	1½-2 years	(845) 471-9651
VILLAGE of MILLBROOK						
Church Alliance	24	24	–	\$40,200 \$45,950	2-3 years	(845) 677-6701
VILLAGE of PAWLING						
King's Apartments	75	75	–	\$40,200 \$45,950	1 year	(845) 855-7230
VILLAGE of RHINEBECK						
Wells Manor	74	74	–	\$40,200 \$45,950	6mo-3 years	(845) 876-8053
VILLAGE of TIVOLI						
Provost Park	24	24	–	\$40,200 \$45,950	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. 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	141	261	11.1%	205	317	522	23.5%	325	458	783	17.1%
City of Poughkeepsie	86	693	779	33.2%	566	662	1,228	55.2%	652	1,355	2,007	43.9%
Town of East Fishkill		89	89	3.8%			–			89	89	1.9%
Town of Fishkill	90	82	172	7.3%			–		90	82	172	3.8%
Town of Hyde Park	166		166	7.1%			–		166		166	3.6%
Town of Pawling	80	80	160	6.8%	75		75	3.4%	155	80	235	5.1%
Town of Poughkeepsie	272	137	409	17.4%	276		276	12.4%	548	137	685	15.0%
Town of Red Hook	97		97	4.1%	24		24	1.1%	121		121	2.6%
Town of Rhinebeck			–		74		74	3.3%	74		74	1.6%
Town of Wappinger	214		214	9.1%			–		214		214	4.7%
Town of Washington			–		24		24	1.1%	24		24	0.5%
TOTALS =	1,125	1,222	2,347		1,244	979	2,223		2,369	2,201	4,570	

*Town listings include villages and unincorporated areas.

Non-Respondents

Table 13 lists the market rate and tax credit 20+ unit complexes that are not included in the 2024 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
	Lofts at Beacon ¹	178
	Prospect Realty	63
	The Beacon	29
	110 Mill Street	27
	199 Mill Street	24
	387 Main Street	22
	472 Maple ¹	40
City of Poughkeepsie	521-527 Main Street	46
	55 Carroll Street	24
	560-564 Main Street	20
	82 South Hamilton	27
	91 South Hamilton	24
	Behrends Court	40
	Eden Roc	36
	Fallkill Properties	49
	Forbus Hill Apartments	69
	Hamilton Garden Apartments	58
	Kaal Rock Manor Apartments	114
	Livingston Arms	34
	Luckey Platt	148
	Mt. Beacon Properties	64
	The Academy Lofts ¹	28
Town of Dover	Union Bend Apartments	24
	31 Wing Ave	20
Town of East Fishkill	Country Squire Estates	22
	170 Clove Branch Apartments	24
Town of Fishkill	Cecilwood Center Apartments	23
	Horizons at Fishkill ¹	90
Town of Hyde Park	Coveview	26
	Golden Apartments	74
	Hyde Park Estates	72
	Hyde Park Manor	24
	Hyde Park Terrace	24
	Stone Ledge ¹	84
	Arbor Arms	25
Town of Pleasant Valley	Country Commons	60
	Pleasant Valley Estates	48
	Pleasant Valley Gardens	24
	Spring Creek Properties	34

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Town of Poughkeepsie	44 Springside	28
	Brookside Gardens	111
	Circle View Apartments	33
	Collegeview Apartments	40
	Collegeview Tower	103
	Colonial Manor	116
	Country Club Apartments	120
	Dutchess Apartments	101
	Hudson Row Apartments	96
	LaGrange Farms at Overlook	107
	Oak Crest ¹	25
	Ridgefield Apartments	292
	Van Wagner Place	22
	Vassar Garden Apartments	60
Town of Red Hook	Knollwood Commons	28
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 = 3,669

¹Project subsidized (some or all units) by a government housing program(s).

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
2024	Edgewater ⁵	C Beacon	71	243
	The Arlington	T Poughkeepsie	40	
	44 Springside	T Poughkeepsie	28	
	The Woods at Pawling ¹	T Pawling	80	
	Birchwood at Noxon Corners	T LaGrange	24	
2023	Lofts at Beacon ^{2,5}	C Poughkeepsie	99	211
	388 Main Street	C Poughkeepsie	22	
	The Academy Lofts ¹	C Poughkeepsie	28	
	Eastdale Village	T Poughkeepsie	14	
	South Hills Commons	T Poughkeepsie	24	
	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	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	T Poughkeepsie	218	
	Old Hopewell Commons	T Wappinger	44	

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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 ⁵	V Wappingers Falls	47	271
	Mews at Hopewell ¹	T East Fishkill	88	
	Water Club	C Poughkeepsie	136	
2016	Lofts at Beacon ^{2,5}	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
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	265
	Luckey Platt	C Poughkeepsie	143	
	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	521
	Rivercrest ⁴	T Fishkill	250	
	Riverbend	T Wappinger	123	
	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	225
	Spring Manor ¹	T Poughkeepsie	88	
	Castle Court ¹	T Poughkeepsie	60	

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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	T Fishkill	28	160
	Heritage Pointe Apts ¹	T Hyde Park	82	
	Berkeley Square Apts ¹	T Wappinger	50	
2000	Village at Merritt Park	T Fishkill	332	496
	Hillside Terrace ¹	T Poughkeepsie	64	
	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	322
	Vista Point (f. Avalon View)	T Fishkill	288	
1986–1989	Village Park Apartments	T Pleasant Valley	178	364
	Cherry Hill North Section VI	T Poughkeepsie	70	
	Colonial Manor	T Poughkeepsie	116	
1982–1985	Cherry Hill West	T Poughkeepsie	130	183
	Crum Elbow Apartments	T Hyde Park	29	
	110 Mill Street	C Poughkeepsie	24	
TOTAL =			6,274	

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 substantially for 1-, 2-, and 3-bedroom units. The 6.4-11.1% increase is similar to the change in the for-sale market (where the medium home price rose 10.7%; see our annual [For-Sale Housing reports](#)).

The vacancy rate in Market Rate Apartment Complexes declined slightly to 1.6%, far below 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, the pressure on the rental market is a much longer-term issue. 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 remained steady in 2024, down 57% from its peak in 2020 but still higher than in much of Dutchess County history. It is unclear what direction construction trends are heading; many factors affect the creation of new rental units including rising construction costs, unpredictable supply chains, high interest rates, and lengthy local approval processes.

Regarding short-term rentals, Host Compliance identified 968 throughout Dutchess County during the fourth quarter of 2024, some of which were apartments that are no longer available for long-term lease to local residents. The number of short-term rentals does appear to be decreasing slightly as the market changes and municipalities enact regulations.

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 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*	\$57,720	-19.7%
1-Bedroom	\$77,120	6.4%
2-Bedroom	\$96,320	10.9%
3-Bedroom	\$119,160	7.5%

*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 to purchase a home.