

2020 Dutchess County Rental Housing Survey

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Table of Contents

Introduction	1
Methodology	1
Market Rate Apartment Complexes (20+ Units)	2
Table 1: Survey Results (Market Rate Apartment Complexes)	2
Table 2: Number of Rental Units, and Average Rents, by Municipality & Unit Size	4
Table 3: Average County Rents (2016–2020)	4
Table 4: Annual Percentage Change in Average County Rents (2015/16–2019/20)	5
Vacancies	5
Table 5: County Vacancy Rate (2016–2020)	5
Table 6: Vacancy Rate by Municipality	5
Tax Credit and Inclusionary Apartments	6
Table 7: Survey Results (Tax Credit and Inclusionary Apartments)	6
Table 8: Number of Units by Municipality	9
Table 9: Average County Rents (2016–2020)	9
Table 10: Annual Percentage Change in Average County Rents (2015/16–2019/20)	9
Non-Respondents	10
Table 11: Non-Respondent Market Rate and Tax Credit Apartment Complexes	10
Construction	11
Table 12: Apartment Complexes – Detailed Construction History	11
Conversions	12
Other Market Rate Apartments (1-19 Units)	13
Table 13: Number of Available Rental Units, and Average Rent, by Municipality & Size	14
Table 14: Average and Median County Rents (2016–2020)	14
Table 15: Annual Percentage Change in Average and Median County Rents (2015/16– 2019/20)	15
Subsidized Housing	16
Table 16: Subsidized Housing	16
Conclusion	17
Table 17: Gross Income Needed to Afford Average County Survey Rents	17

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 and, most recently, the effects of first a burgeoning short-term rental market and then the subsequent COVID-19 pandemic.

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)
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 2020, 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, 126 complexes were contacted with 82 responding, for a response rate of 65%. The number of units covered by the response was 9,825, which represents 80 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 44 complexes with 2,394 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 Apartments.com.

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.

**Table 1: Market Rate Apartment Complexes
2020 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Monthly Rental ⁴ Cost								Vacancies	Type of Fuel ¹	Utilities Included in Rent			Contact Info ²
		Studio Units	Studio Rent	1-Bedroom Units	1-Bedroom Rent	2-Bedroom Units	2-Bedroom Rent	3-Bedroom Units	3-Bedroom Rent			Electric	Heat	Hot Water	
CITY of BEACON															
Lofts at Beacon ⁵	83	70	\$2,163	6	\$2,600	6	\$2,600	1	\$3,000	0	G	No	No	No	(845) 202-7211
West End Lofts ³	25			11	\$2,053	14	\$2,311			0	G	No	No	Yes	(845) 765-2322
CITY of POUGHKEEPSIE															
110 Mill Street Associates	27	2	\$1,150	15	\$1,530	10	\$1,595			0	E	No	No	No	(845) 575-6791
40 Cannon ³	39	5	\$1,060	32	\$1,275	2	\$2,450			1	E	No	No	Yes	(845) 345-1722
472 Maple ³	32	1	\$1,100	18	\$1,400	11	\$1,550	2	\$1,850	3	E	No	No	No	(845) 471-1047
55 Carroll	24	2	\$850	8	\$1,250	14	\$1,350			4	G	No	No	Yes	(845) 471-1047
60 Carroll Street	25			5	\$950	17	\$1,200	3	\$1,350	0	G	No	No	No	(845) 454-7700
Behrends Court	40	5	\$1,100	20	\$1,350	15	\$1,595			3	E	No	Yes	Yes	(845) 454-7700
Bridge Park Apartments	44			44	\$975					2	G	No	Yes	Yes	(845) 452-0290
Corlies Manor Apartments	292			32	\$1,050	260	\$1,318			0	G	No	Yes	Yes	(845) 483-0430
Forbus Hill Apartments	69			24	\$1,250	45	\$1,475			1	G	No	Yes	No	(845) 897-3659
Mt. Beacon Properties	64	2	\$1,050	59	\$1,200	3	\$1,300			2	G	No	Yes	No	(845) 897-3659
One Dutchess	139			66	\$1,785	61	\$2,364	12	\$2,875	3	G	No	No	No	(845) 769-4663
Suncrest Court	22			14	\$975	8	\$1,100			0	O	No	Yes	Yes	(845) 454-7700
Union Bend Apartments	24			16	\$1,118	8	\$1,335			0	G	No	No	No	(845) 897-3659
Water Club	136			64	\$1,857	64	\$2,424	8	\$2,868	0	E	No	No	No	(845) 473-2582
TOWN of EAST FISHKILL															
Hopewell Garden Apartments	69	9	\$900	35	\$1,123	21	\$1,413	4	\$1,760	1	G	No	Yes	Yes	(845) 226-7581
TOWN of FISHKILL															
Hudson View Park Apartments	500	26	\$1,015	263	\$1,335	175	\$1,665	36	\$1,900	0	G	No	Yes	Yes	(845) 831-2600
Mountain View Knolls Apartments	100	23	\$900	24	\$1,300	48	\$1,500	5	\$1,700	0	E	No	No	Yes	(845) 897-9636
Mountainview Gardens Apartments	256	66	\$928	95	\$1,415	95	\$1,655			0	G	No	Yes	Yes	(845) 831-6240
Olde Post Mall Apartments	280	34	\$995	166	\$1,302	78	\$1,540	2	\$1,750	7	G	No	Yes	Yes	(845) 896-8833
Village at Merritt Park	360			110	\$1,868	192	\$2,113	58	\$2,320	0	G	No	No	No	(845) 896-1600
Vista Point	288			112	\$1,790	112	\$2,463	64	\$2,243	5	G	No	No	No	(845) 831-6100
TOWN of HYDE PARK															
Crum Elbow Apartments	78			40	\$800	38	\$900			0	O	No	Yes	Yes	(845) 229-5546
Golden Apartments	72			38	\$700	34	\$800			0	O	No	Yes	Yes	(845) 229-5546
Haviland Apartments	64			32	\$750	32	\$900			0	E	No	No	No	(845) 454-8894
Hyde Park Estates	72			28	\$1,350	42	\$1,450	2	\$1,575	1	G	No	Yes	Yes	(845) 897-3659
Hyde Park Heights	130			61	\$1,365	69	\$1,468			1	O	No	No	Yes	(845) 233-5588
Mill Run	68			34	\$850	34	\$950			0	O	No	Yes	Yes	(845) 229-5546
Partridge Gardens	60	4	\$825	15	\$950	41	\$1,250			0	E	Yes	No	No	(845) 721-8469
Royal Ledges at Hyde Park	272			131	\$1,335	141	\$1,640			2	E	No	No	No	(845) 229-4301
TOWN of PAWLING															
Dutcher House	46	14	\$740	29	\$940	3	\$1,140			0	E	No	No	Yes	(845) 294-9524

**Table 1: Market Rate Apartment Complexes
2020 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Monthly Rental ⁴ Cost								Vacancies	Type of Fuel ¹	Utilities Included in Rent			Contact Info ²
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
TOWN of PLEASANT VALLEY															
Arbor Arms Apartments	25			2	\$1,163	16	\$1,570	7	\$1,750	0	O	No	Yes	Yes	(845) 575-6791
Brookside Meadows	302			92	\$1,534	178	\$1,966	32	\$2,326	2	G	No	No	Yes	(845) 635-2600
Country Commons	60			36	\$1,200	24	\$1,450			1	E	No	No	No	(845) 897-3659
Spring Creek	34					34	\$1,887			0	G	No	No	No	(845) 763-4352
Village Park Apartments	178			88	\$1,427	90	\$1,730			0	G	No	No	No	(845) 635-1400
TOWN of POUGHKEEPSIE															
Cherry Hill North (Section VI)	70			53	\$1,325	17	\$1,430			0	G	No	Yes	Yes	(845) 485-4412
Cherry Hill North (Section VI-B)	72			24	\$1,225	48	\$1,400			0	G	No	Yes	Yes	(845) 485-4412
Cherry Hill West	130					130	\$1,525			2	G	No	No	No	(845) 485-4412
Circle View Apartments	33	9	\$775	21	\$950	3	\$1,100			1	O	Yes	Yes	Yes	(845) 452-0290
Country Club Apartments	120	2	\$815	65	\$1,225	48	\$1,465	5	\$1,630	8	G	No	Yes	Yes	(845) 462-3838
Dutchess Apartments	101			20	\$1,475	80	\$1,655	1	\$1,850	0	G	Yes	Yes	Yes	(845) 454-4878
Eastdale Village	218	4	\$1,275	82	\$1,606	106	\$2,087	26	\$2,725	0	G	No	No	No	(845) 454-6500
Grand Pointe Park	156			40	\$1,671	80	\$1,820	36	\$2,317	1	G	No	No	No	(845) 486-8000
Hudson Harbour Apartments	352	9	\$1,250	270	\$1,442	63	\$1,775	10	\$2,025	6	G/E	No	Yes	Yes	(845) 473-2226
Hudson Row Apartments	96			44	\$1,325	44	\$1,713	8	\$2,025	2	G	No	Yes	Yes	(845) 454-0303
LaGrange Farms at Overlook	50			13	\$1,723	37	\$2,466			0	E	No	No	No	(845) 867-7512
Manchester Gardens	214			152	\$1,230	62	\$1,450			2	G	No	Yes	Yes	(845) 454-3927
Oak Tree Garden Apartments	46	1	\$840	22	\$940	19	\$1,220	4	\$1,600	0	G	No	Yes	Yes	(845) 294-9524
Ridgefield Apartments	292			176	\$1,475	116	\$1,680			0	G	No	Yes	Yes	(845) 454-2290
Royal Cove Apartments	288			188	\$1,445	96	\$1,613	4	\$1,900	3	G	No	Yes	Yes	(845) 452-3450
Van Wagner Place	22			6	\$1,850	16	\$2,063			0	G	No	No	No	(845) 575-6791
Vassar Garden Apartments	60			16	\$1,100	20	\$1,350	24	\$1,650	2	G	No	Yes	Yes	(718) 547-0800
TOWN of RHINEBECK															
Village Green Apartments	144			103	\$1,275	41	\$1,600			0	O	No	Yes	Yes	(845) 831-2600
TOWN of WAPPINGER															
Chelsea Ridge Apartments	835			528	\$1,543	265	\$1,791	42	\$2,052	0	G	No	Yes	Yes	(845) 831-4745
Riverbend	124			34	\$1,500	90	\$1,900			4	E	No	No	No	(845) 297-0100
Riverbend East	54			8	\$1,750	46	\$2,050			2	G	No	No	No	(845) 297-0100
Village Crest Apartments	248	11	\$1,175	115	\$1,383	102	\$1,600	20	\$1,841	1	G	No	Yes	Yes	(845) 463-3000
TOTAL =	8,124	299		3,845		3,564		416		73					

¹ Types of fuel: E=Electric, G=Gas, O=Oil

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

³ This complex also includes some affordable units through an inclusionary or mixed-income provision. The affordable units are listed separately in Table 7.

⁴ 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.

⁵ The size classifications for units at "Lofts at Beacon" have been redistributed within this report. They are primarily listed as Studios in acknowledgement of their open loft design.

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 2,320 units. Fishkill and Wappinger also have significant numbers of units with 1,784 and 1,261, respectively. The units in these three municipalities make up 66% 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 2019–2020.

**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	Studio Avg Rent	1-Bedroom Units	1-Bedroom Avg Rent	2-Bedroom Units	2-Bedroom Avg Rent	3-Bedroom Units	3-Bedroom Avg Rent
City of Beacon	108	1.3%	70	\$2,163	17	\$2,246	20	\$2,398	1	\$3,000
City of Poughkeepsie	977	12.0%	17	\$1,059	417	\$1,382	518	\$1,608	25	\$2,608
Town of East Fishkill	69	0.8%	9	\$900	35	\$1,123	21	\$1,413	4	\$1,760
Town of Fishkill	1,784	22.0%	149	\$954	770	\$1,479	700	\$1,889	165	\$2,173
Town of Hyde Park	816	10.0%	4	\$825	379	\$1,113	431	\$1,316	2	\$1,575
Town of Pawling	46	0.6%	14	\$740	29	\$940	3	\$1,140		
Town of Pleasant Valley	599	7.4%			218	\$1,432	342	\$1,841	39	\$2,223
Town of Poughkeepsie	2,320	28.6%	25	\$1,032	1,192	\$1,397	985	\$1,689	118	\$2,155
Town of Rhinebeck	144	1.8%			103	\$1,275	41	\$1,600		
Town of Wappinger	1,261	15.5%	11	\$1,175	685	\$1,516	503	\$1,795	62	\$1,984
TOTAL	8,124		299		3,845		3,564		416	

* Town listings include villages and unincorporated areas.

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

	2020	2019	2018	2017	2016
Studios	\$1,244	\$1,170*	\$860	\$829	\$807
1-Bedroom	\$1,402	\$1,304	\$1,277	\$1,224	\$1,160
2-Bedroom	\$1,702	\$1,586	\$1,539	\$1,482	\$1,429
3-Bedroom	\$2,166	\$2,073	\$2,030	\$1,996	\$1,914

*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**

	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016
Studios	6.3%	36.0%*	3.7%	2.7%	0.1%
1-Bedroom	7.5%	2.1%	4.3%	5.5%	3.8%
2-Bedroom	7.3%	3.1%	3.8%	3.7%	3.6%
3-Bedroom	4.5%	2.1%	1.7%	4.3%	5.7%

*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 2020 dropped to 0.9%, its lowest level during the 40 years we have been conducting this rental housing survey. A total of 73 units were vacant out of 8,124 total units surveyed. The vacancy rate for tax credit developments, covered in the following section, 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. The vacancy rate in 2020 was less than one-fifth of what is considered a healthy indicator. This extremely low vacancy rate illustrates a worsening crisis in the ability of our neighbors to secure and retain housing in Dutchess County, especially given that vacancy rates in Dutchess County have been consistently below the 5% benchmark for over 20 years.

Table 5 summarizes vacancy rates from 2016-2020. Table 6 shows the 2020 vacancy rate for each municipality.

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

2020	2019	2018	2017	2016
0.9%	1.5%	1.5%	2.4%	2.0%

*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	1.9%
Town of East Fishkill	1.4%
Town of Fishkill	0.7%
Town of Hyde Park	0.5%
Town of Pawling	0.0%
Town of Pleasant Valley	0.5%
Town of Poughkeepsie	1.2%
Town of Rhinebeck	0.0%
Town of Wappinger	0.5%

*Town listings include villages and unincorporated areas.

**Table 7: Tax Credit and Inclusionary Apartments
2020 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel ¹	Utilities included in rent			Contact Info ²		
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water			
		Units	Rent	Units	Rent	Units	Rent	Units	Rent								
CITY of BEACON																	
Highland Meadows Senior	68			53	\$975	5	\$1,200	10	\$1,545			1	G	Yes	Yes	Yes	(845) 297-2004
Meadow Ridge I	54					20	\$1,200	34	\$1,400	0	G	No	Yes	Yes		(845) 297-2004	
Meadow Ridge II	52			12	\$820	11	\$985			0	G	No	Yes	Yes		(845) 297-2004	
				8	\$1,150	21	\$1,200										
West End Lofts	72			4	\$715	2	\$855			0	G	No	No	Yes		(845) 765-2322	
				29	\$884	15	\$1,057										
				2	\$1,099	1	\$1,315										
				10	\$1,499	9	\$1,699										
CITY of POUGHKEEPSIE																	
40 Cannon ³	10	1	\$846	1	\$960					0	G/E	No	No	Yes		(845) 345-1722	
				1	\$1,021												
				3	\$1,073												
				4	\$1,112												
472 Maple ³	8	4	\$896	1	\$1,112	1	\$1,137	1	\$1,368	0	E	No	No	NO		(845) 471-1047	
		1	\$1,021														
Cannon Street Apartments	39			36	\$710					0	G	No	Yes	Yes		(845) 454-5176	
				3	\$830												
Fallkill Commons on Rose	77	2	\$470	18	\$671					1	G	Yes	Yes	Yes		(845) 452-0019	
		39	\$857	18	\$838												
Garden Street Apartments	22			10	\$689	6	\$822	6	\$922	0	G	No	Yes	Yes		(845) 454-5176	
Highridge Gardens	74	50	\$579	24	\$727					0	G	No	No	No		(845) 485-4020	
				27	\$402												
				2	\$510												
Poughkeepsie Commons	71			7	\$577					0	G	No	No	No		(845) 485-5805	
				27	\$625												
				5	\$741												
				3	\$917												
Queen City Lofts	69			4	\$744	2	\$884			0	G	No	No	Yes		(845) 454-4219	
				30	\$913	14	\$1,088										
				14	\$1,142	5	\$1,449										
The Hamilton	54			9	\$668	16	\$830	1	\$780	2	G	No	No	No		(845) 517-0397	
				15	\$867	6	\$1,048	1	\$940								
						5	\$1,073	1	\$1,171								

**Table 7: Tax Credit and Inclusionary Apartments
2020 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel ¹	Utilities included in rent			Contact Info ²
		Studio		1-Bedroom		2-Bedroom		3-Bedroom				Electric	Heat	Hot Water	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
TOWN of EAST FISHKILL															
Mews at Hopewell Junction	89			4	\$538	4	\$835	12	\$1,175	0	G	No	No	No	(845) 591-4951
				30	\$699	35	\$1,023	2	\$1,456						
				2	\$1,300										
TOWN of HYDE PARK															
Heritage Pointe Apartments	84			64	\$857	20	\$1,028			3	G	No	Yes	Yes	(845) 889-4404
Stone Ledge	84			47	\$820	16	\$980			0	G	No	Yes	Yes	(845) 229-0625
				21	\$1,039										
TOWN of PAWLING															
Hamlet at Pawling	80			12	\$382	2	\$844			1	G	No	No	No	(845) 289-0684
				24	\$713	12	\$1,043								
				30	\$880										
TOWN of POUGHKEEPSIE															
Hillside Terrace	64			9	\$774	9	\$920	5	\$1,182	0	O	No	Yes	Yes	(845) 454-9834
				14	\$865	16	\$1,029								
				1	\$955	10	\$1,138								
Lexington Club	160			98	\$954	62	\$1,146			0	G	No	No	Yes	(845) 298-7600
Pendell Commons	72			6	\$584	36	\$1,120	12	\$1,244	0	G	No	No	No	(845) 486-4588
				12	\$762										
				6	\$866										
Spring Manor Apartments	88			44	\$937	44	\$1,130			1	G	No	No	No	(845) 486-4600
TOWN of RED HOOK															
Red Hook Commons I	47			6	\$362					0	G	No	No	No	(845) 758-0651
				2	\$377										
				4	\$680										
				17	\$707										
				8	\$737										
				10	\$791										
Red Hook Commons II	49			8	\$343					0	G	No	No	Yes	(845) 758-0651
				20	\$677										
				21	\$796										

**Table 7: Tax Credit and Inclusionary Apartments
2020 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel ¹	Utilities included in rent			Contact Info ²
		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	\$1,124	90	\$1,342			0	G	No	Yes	Yes	(845) 298-1200
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										
TOTAL =	1,701	97		1,022		507		75		9					

¹ Types of fuel: E=Electric, G=Gas, O=Oil

² 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.

³ This project also includes some market-rate unit 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.

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 6-8).

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 types increased between 2019 to 2020, with a notable increase in studio rents likely due to the addition of a large number of new studio units, relative to the small total number of studios shown in Table 7.

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

Municipality*	Total Number of Rental Units	% of Total Units
City of Beacon	246	14.5%
City of Poughkeepsie	424	24.9%
Town of East Fishkill	89	5.2%
Town of Hyde Park	168	9.9%
Town of Pawling	80	4.7%
Town of Poughkeepsie	384	22.6%
Town of Red Hook	96	5.6%
Town of Wappinger	214	12.6%
TOTAL	1,701	

*Town listings include villages and unincorporated areas.

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

	2020	2019	2018	2017	2016
Studios	\$709	\$610	\$580	\$564	\$567
1-Bedroom	\$838	\$829	\$823	\$806	\$768
2-Bedroom	\$1,146	\$1,123	\$1,112	\$1,053	\$1,037
3-Bedroom	\$1,270	\$1,253	\$1,269	\$1,216	\$1,177

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

	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016
Studios	16.2%	5.2%	2.8%	-0.5%	N/A
1-Bedroom	1.1%	0.7%	2.1%	4.9%	-2.4%
2-Bedroom	2.0%	1.0%	5.6%	1.5%	-0.5%
3-Bedroom	1.4%	-1.3%	4.4%	3.3%	0.7%

Non-Respondents

The following list represents the market rate and tax credit complexes that are not included in the 2020 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
	Beacon Falls - Lofts at 50 Leonard	68
	Landgrove	44
	Prospect Realty	63
	The Beacon	29
City of Poughkeepsie	199 Mill Street	24
	400 Maple Street	20
	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 ¹	32
Luckey Platt	138	
Town of Amenia	Berkshire Apartments	40
Town of Dover	31 Wing Av	20
	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
	Views at Rocky Glen ¹	82
Town of Hyde Park	Coveview	26
	Hyde Park Manor	24
	Hyde Park Terrace	24
Town of LaGrange	Elliot's Apartments	30
Town of Pleasant Valley	Pleasant Valley Estates	48
	Pleasant Valley Gardens	24
Town of Poughkeepsie	Brookside Gardens	111
	Canterbury Gardens	210
	Collegeview Apartments	40
	Collegeview Tower	103
	Colonial Manor	116
	Oak Crest ¹	25
Town of Stanford	Lakeview Apartments	39
Town of Wappinger	Creekside Commons ¹	47
	Dutchess Falls Apartments	47
	Imperial Gardens	250
	Marshall Square Apartments	24
	Old Hopewell Commons	44
Town of Washington	Sky View Apartments	30
	Millbrook Properties	33

TOTAL = 2,438

¹ Project subsidized (some or all units) 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 #
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	
2019	Old Hopewell Commons	T Wappinger	44	360
	7 Creek Drive	C Beacon	46	
	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	
2018	One Dutchess ²	C Poughkeepsie	84	141
	Queen City Lofts ¹	C Poughkeepsie	69	
	40 Cannon ⁵	C Poughkeepsie	49	
	Marshall Square Apartments	T Wappinger	24	
2017	Beacon Falls - Lofts at 50 Leonard (f. Lofts at Beacon Falls)	C Beacon	68	271
	Creekside Commons ⁵	V Wappingers Falls	47	
	Mews at Hopewell ¹	T East Fishkill	88	
2016	Water Club	C Poughkeepsie	136	231
	Lofts at Beacon	C Beacon	79	
	Hamlet at Pawling ¹	T Pawling	80	
	Highridge Gardens ¹	C Poughkeepsie	50	
2015	Van Wagner Place	T Poughkeepsie	22	24
	Highridge Gardens ¹	C Poughkeepsie	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	

Table continued on next page

2005	Brookside Meadows ²	T Pleasant Valley	77	225
	Spring Manor ¹	T Poughkeepsie	88	
	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	160
	Heritage Pointe Apts ¹	T Hyde Park	82	
	Berkeley Square Apts ¹	T Wappinger	50	
2000	Village at Merritt Park (f. Jefferson 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 =			5,090	

¹ Project subsidized by a government housing program(s).

² Project built and occupied in phases across several years.

³ 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.

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

⁵ This project includes both market rate and affordable units through an inclusionary or mixed-income provision. See Table 1 and 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 an online review of available Other Market Rate Apartments (1-19 units) in Dutchess County. The available units included this year are from Zillow, Craigslist Hudson Valley and Apartments.com as surveyed during the entire month of October. In previous years we had included listings from the Poughkeepsie Journal's *Unfurnished Apartments for Rent* section but, given the limited number of listings published in recent years, we are no longer surveying the newspaper ads. This year's survey covers a total of 171 units, a 67.6% increase over the number of units from last year. This increase is likely due to both the addition of a third online source as well as the expansion of our survey to include the entire month of October versus only a selection of dates during the survey month, as had been done in the past.

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 increase is likely due to the addition of a third online source and the expansion of data collection dates to cover the entire month of October). 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 effects of the COVID-19 pandemic on housing affordability and availability, a burgeoning short-term rental market (through platforms such as Airbnb), a disbursement of rental listings across many online platforms leading to data collection challenges, and most importantly the 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 2016-2020, 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 67 units. On the other end of the spectrum, the towns of Clinton, Dover, 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 increased from 2019 to 2020.

Median numbers are often considered a more reliable indicator of the market as they remove the exaggerating influence of extremely high and low rents. Median rents for all unit types increased except for 2-bedrooms, which decreased slightly from 2019.

A majority of these rentals are 1-, 2- and 3-bedroom units. The overall increases in the average and median rents between 2019 and 2020 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	22	1	\$1,200	12	\$1,571	6	\$1,941	3	\$1,950
City of Poughkeepsie	67	5	\$995	21	\$1,127	26	\$1,375	15	\$1,498
Town of Amenia	2			1	\$875	1	\$1,150		
Town of Beekman	4	1	\$1,250	1	\$1,050	2	\$1,448		
Town of Clinton	0								
Town of Dover	0								
Town of East Fishkill	6	1	\$1,250	4	\$1,163	1	\$1,600		
Town of Fishkill	5			5	\$1,285				
Town of Hyde Park	6			1	\$1,175	5	\$1,271		
Town of LaGrange	7	1	\$1,100	4	\$1,356	2	\$1,788		
Town of Milan	0								
Town of North East	0								
Town of Pawling	3			2	\$1,213	1	\$1,400		
Town of Pine Plains	1			1	\$700				
Town of Pleasant Valley	2			1	\$1,150			1	\$2,000
Town of Poughkeepsie	10	3	\$983	3	\$1,150	1	\$1,500	3	\$1,358
Town of Red Hook	7			2	\$975	4	\$1,488	1	\$2,000
Town of Rhinebeck	5			4	\$1,394	1	\$1,900		
Town of Stanford	1					1	\$1,175		
Town of Union Vale	0								
Town of Wappinger	17			9	\$1,211	6	\$1,331	2	\$2,150
Town of Washington	6			3	\$1,667	1	\$1,100	2	\$1,600
TOTAL	171	12		74		58		27	

* The town listings include villages and incorporated areas.

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

	2020		2019		2018		2017		2016	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Studios	\$1,060	\$1,075	\$902	\$885	\$867	\$875	\$821	\$875	\$866	\$775
1-Bedroom	\$1,260	\$1,200	\$1,155	\$1,198	\$1,105	\$998	\$1,000	\$950	\$941	\$902
2-Bedroom	\$1,449	\$1,400	\$1,433	\$1,450	\$1,313	\$1,250	\$1,258	\$1,215	\$1,134	\$1,159
3-Bedroom	\$1,626	\$1,600	\$1,553	\$1,425	\$1,700	\$1,700	\$1,408	\$1,300	\$1,325	\$1,296

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

	2019-2020		2018-2019		2017-2018		2016-2017		2015-2016	
	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med
Studios	17.5%	21.5%	4.0%	1.1%	5.6%	0.0%	-5.2%	12.9%	3.2%	-3.1%
1-Bedroom	9.1%	0.2%	4.5%	20.0%	10.5%	5.1%	6.3%	5.3%	-1.7%	0.2%
2-Bedroom	1.1%	-3.4%	9.1%	16.0%	4.4%	2.9%	10.9%	4.8%	-1.7%	5.4%
3-Bedroom	4.7%	12.3%	-8.6%	-16.2%	20.7%	30.8%	6.3%	0.3%	-1.3%	-0.2%

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. Almost all of 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
CITY of BEACON						
Davies South Terrace	124	–	124	\$52,850/60,400	4-5 years	(914) 592-5434
Forrestal Heights	135	135	–	\$52,850/60,400	1-3 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	(845) 831-6700
CITY of POUGHKEEPSIE						
Admiral Halsey	118	118	–	\$52,850/60,400	no waitlist	(845) 471-9788
Charles Street (Bixby) Apts.	100	24	76	\$52,850/60,400	–	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	–	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	3-5 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	2-2½ years	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$52,850/60,400	3-5 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	–	\$52,850/60,400	3-5 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	6-12 months	(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	3-5 years	(845) 485-8862
TOWN of POUGHKEEPSIE						
Castle Court	60	60	–	\$33,850/38,650	1 year	(845) 485-7722
Lakeview Arms	72	72	–	\$33,850/38,650	1-2 years	(845) 452-2777
VILLAGE of MILLBROOK						
Church Alliance	24	24	–	\$33,850/38,650	3-5 years	(845) 677-6701
VILLAGE of PAWLING						
King's Apartments	75	75	–	\$33,850/38,650	1-1½ years	(845) 855-7230
VILLAGE of RHINEBECK						
Wells Manor	74	74	–	\$33,850/38,650	6mo - 3 years	(845) 876-8053
VILLAGE of TIVOLI						
Provost Park	24	24	–	\$33,850/38,650	1-2 years	(845) 757-4567
TOTAL =	2,463	1,348	1,115			

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 6.3%, 1-bedrooms by 7.5%, 2-bedrooms by 7.3%, and 3-bedrooms by 4.5%. In Other Market Rate Apartments (1-19 units), median rents increased for all sizes except 2-bedroom, which saw a modest decrease of -3.4%.

The vacancy rate in Market Rate Apartment Complexes hit a historic low of 0.9% in 2020, the lowest rate since the inception of this report in 1980. This is paired with the highest number of rental units constructed in 40 years – over 560 in 2020. In theory, we shouldn't have a historically low vacancy rate at the same time we have historic levels of construction. Clearly there is tremendous pressure on the rental market. 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 in Dutchess County 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, not the least of which in 2020 were those associated with the COVID-19 pandemic. Pandemic effects are two-fold. The pandemic brought with it massive unemployment, and subsequent eviction moratoria were put in place on both the state and federal levels to help stem the tide of evictions in the midst of a public health crisis. Those eviction moratoria could be artificially reducing tenant mobility in the short-term. The pandemic also caused an exodus of residents from New York City which added new pressure to the demand for housing in this area. It's difficult to project how these effects will play out in the long-term. Other factors impacting vacancy rates include an ongoing shortfall in rental stock versus demand, and the related effects of the short-term rental market. While the level of apartment construction in 2020 is the highest we've seen since we started tracking it in 1980, that rate of construction would need to increase and 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 965 units were offered for short-term rental in October 2020. 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.

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	\$51,160	\$46,920
1-Bedroom	\$57,720	\$55,560
2-Bedroom	\$70,400	\$64,200
3-Bedroom	\$89,600	\$72,280

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.