

2013 Dutchess County Rental Housing Survey

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Introduction

With this 2013 report, the Dutchess County Department of Planning and Development has been surveying the rental market in Dutchess County for thirty-one years. The market has experienced some significant changes during this time including the “heated” market in the late 1980’s, the decline of the rental market caused by the downsizing of IBM in the 1990’s, the subsequent recovery, and the end of the recent housing bubble.

The report assesses the rental housing market by collecting and analyzing data on the four major sectors: market rate apartment complexes (20+ units), tax credit apartment complexes, other market rate apartments (1-19 units), and subsidized housing. Tax credit apartment complexes, 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 since, 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. For the first time, phone numbers have been included for the apartment complexes so that this report can also be a resource for individuals seeking rental housing, particularly those investigating subsidized and senior housing options.

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 September 2013, a self-administered survey was sent to all apartment complexes with 20 or more units (market rate and tax credit). The respondents were asked to provide current rental information. Follow-up telephone calls were made to those who did not respond. In total, 106 complexes were contacted with 75 responding, for a response rate of 71 percent. The number of units covered by the response was 8,902, which represents 85 percent of the units in market rate and tax credit apartment complexes with 20 or more units. Those that did not respond include 31 complexes with 1,548 units.

The other form of data collection was information on other market rate apartments (1-19 units) in Dutchess County from the Poughkeepsie Journal (chosen for its countywide circulation) and Craigslist Hudson Valley.

In addition, the survey includes information collected from subsidized rental units. Unlike the market rate and tax credit complexes, units that fall into this “subsidized” category have variable rents based on one’s ability to pay and determined as 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
Survey Results**

Complex Name	Total Units	Number of Units and Rent								Vacancies	Type of Fuel	Utilities Included in Rent			Contact Info*
		Studio Units	Studio Rent	1-Bedroom Units	1-Bedroom Rent	2-Bedroom Units	2-Bedroom Rent	3-Bedroom Units	3-Bedroom Rent			Heat	Hot Water	Electric	
City of Poughkeepsie															
110 Mill Street Associates	27	1	\$900	14	\$1,000	12	\$1,300			0	E/G	No	No	No	N/A
Behrends Court	40	3	\$950	24	\$1,150	13	\$1,350			3	E	No	No	No	(845) 485-7273
Bridge Park Apts.	44	44	\$825							3	G	Yes	Yes	Some	(845) 473-5095
Corlies Manor Apts.	292			32	\$860	260	\$1,000			12	G	Yes	Yes	No	(845) 483-0430
Forbus Hill Apts.	68			24	\$1,025	43	\$1,125	1	\$1,700	3	G	Yes	Yes	No	(845) 897-3659
Franklin and Carroll Apts.	24			8	\$750	16	\$900			0	G	No	No	No	N/A
Hamilton Garden Apts.	58			31	\$900	27	\$1,100			4	G	Yes	Yes	No	N/A
Kaal Rock Manor Apts.	113	12	\$680	83	\$886	14	\$979	4	\$1,395	3	G	Yes	Yes	No	(845) 471-1890
Luckey Platt	138	32	\$713	69	\$850	34	\$1,000	3	\$1,300	24	G	Yes	Yes	No	(929) 247-6480
Suncrest Court	22			15	\$700	7	\$800			0	O	Yes	Yes	No	N/A
Union Bend Apts.	24			16	\$985	7	\$1,295	1	\$1,395		G	No	No	No	(845) 896-5444
Willow Court	46			46	\$725					6	O	Yes	Yes	No	N/A
Town of Amenia															
Berkshire Apts.	40			25	\$534	15	\$621			2	E	No	Some	No	N/A
Town of Dover															
County Squire Apts.	23	2	\$400	14	\$550	7	\$750			1	O	Yes	Yes	No	N/A
Town of East Fishkill															
Hopewell Garden Apts.	69	9	\$775	35	\$905	21	\$1,050	4	\$1,313	0	O	Yes	Yes	No	(845) 226-7581
Town of Fishkill															
Hudson View Park Apts.	498	22	\$865	279	\$1,025	164	\$1,324	33	\$1,579	3	G	Yes	Yes	No	(845) 831-2600
Mountain View Knolls Apts.	100	23	\$775	24	\$975	48	\$1,200	5	\$1,500	0	E	No	No	No	(845) 897-9636
Mountainview Gardens Apts.	256	66	\$775	95	\$1,145	95	\$1,380			3	G	Yes	Yes	No	(845) 831-6240
Olde Post Mall Apts.	278	34	\$755	166	\$1,040	78	\$1,185			0	G	Yes	Yes	No	(845) 896-8833
Rivercrest	250			121	\$1,652	121	\$2,235	8	\$2,462	5	G	No	No	No	(845) 831-7000
Village at Merritt Park	360			110	\$1,452	192	\$1,775	58	\$2,050	12	G	No	No	No	(888) 290-0092
Vista Pointe	288			112	\$1,361	112	\$1,631	64	\$1,677	5	G	No	No	No	(866) 857-5641
Town of Hyde Park															
Crum Elbow Apts.	78			39	\$800	39	\$850			0	O	Yes	Yes	No	(845) 229-5546
Golden Apts.	74			37	\$675	37	\$725			0	O	Yes	Yes	No	(845) 229-5546
Haviland Apts.	60			31	\$695	29	\$795			2	E	No	No	No	N/A
Hyde Park Estates	70			27	\$975	41	\$1,050	2	\$1,225	4	G	Yes	Yes	No	(845) 229-2567
Hyde Park Heights	130			61	\$963	69	\$1,068			5	O	No	Yes	No	(845) 233-5588
Hyde Park Manor	24			8	\$950	16	\$1,125			4	O	Yes	Yes	No	N/A
Hyde Park Terrace	24			12	\$975	12	\$1,250			1	G	Yes	Yes	No	N/A
Mill Run	66			33	\$850	33	\$950			0	O	Yes	Yes	No	N/A

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers from complex websites (where available) have been included as a reference.

**Table 1: Market Rate Apartment Complexes
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				Heat	Hot Water	Electric	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
Town of Pleasant Valley															
Arbor Arms Apts.	21			1	\$975	15	\$1,245	5	\$1,375	1	O	Yes	Yes	No	N/A
Brookside Meadows	250			74	\$1,325	110	\$1,632	66	\$1,872	0	G	No	Yes	No	(845) 635-2600
Country Commons	60			36	\$850	24	\$1,150			1	E	No	No	No	(845) 897-3659
Spring Creek Properties	34					34	\$1,300			1	G	No	No	No	N/A
Village Park Apts.	178			89	\$1,149	89	\$1,499			9	G	No	No	No	(845) 635-1400
Town of Poughkeepsie															
Canterbury Gardens	200			150	\$920	50	\$1,150			13	G	Yes	Yes	No	(845) 454-3063
Cherry Hill	72			24	\$950	48	\$1,213			1	G	Yes	Yes	No	N/A
Cherry Hill North	70			54	\$975	16	\$1,275			0	G	Yes	Yes	No	N/A
Cherry Hill Townhouses	130					130	\$1,050			3	G	No	No	No	(845) 485-4412
Circle View Apts.	33	9	\$625	21	\$813	3	\$850			0	O	Yes	Yes	Yes	N/A
Colonial Manor	116			100	\$965	16	\$1,275			0	G	Yes	Yes	No	(845) 471-7608
Country Club Apts.	120	2	\$590	65	\$1,060	48	\$1,295	5	\$1,475	5	G	Yes	Yes	No	(845) 462-3838
Dutchess Apts.	100			20	\$1,020	80	\$1,150			0	G	Yes	Yes	Yes	(845) 454-4878
Grand Pointe Park	156			40	\$1,265	80	\$1,405	36	\$1,780	8	G	No	No	No	(866) 997-5885
Hudson Harbour Apts.	350	10	\$829	155	\$1,105	175	\$1,525	10	\$1,800	3	E	Some	Some	No	(845) 473-2226
Manchester Gardens	152			152	\$980					5	G	Yes	Yes	No	(845) 454-3927
Mountain Brook Apts.	288			196	\$970	88	\$1,135	4	\$1,425	13	G	No	Yes	No	(845) 452-3450
Oak Tree Garden Apts.	46	1	\$750	22	\$984	19	\$1,110	4	\$1,520	4	O	Yes	Yes	No	(845) 297-2109
Ridgefield Apts.	292			176	\$1,010	116	\$1,295			24	G	Yes	Yes	No	(845) 454-2290
Vassar Garden Apts.	60			16	\$965	20	\$1,100	24	\$1,375	6	O	Yes	Yes	N	(845) 896-8833
Town of Rhinebeck															
Village Green Apts.	144			103	\$1,000	41	\$1,210			0	O	Yes	Yes	No	(845) 831-2600
Town of Wappinger															
Chelsea Ridge Apts.	775			498	\$1,081	265	\$1,468	12	\$1,850		G	Yes	Yes	No	(845) 831-4745
Dutchess Falls Apts.	45					30	\$1,150	15	\$1,400	0	G	No	No	No	N/A
Riverbend	124			34	\$1,400	90	\$1,750			11	G	No	No	No	(845) 297-0100
Sky View Apts.	30	3	\$695	15	\$835	12	\$940			1	G	Yes	Yes	No	(845) 463-2614
Village Crest Apts.	246	11	\$870	115	\$963	100	\$1,138	20	\$1,470	11	G	Yes	Yes	No	(845) 463-3000
TOTAL =	7,676	284		3,747		3,261		384		225					

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers from complex websites (where available) have been included as a reference.

Market Rate Apartment Complexes

The information listed on the following tables is based on Table 1 (Market Rate Apartment Complexes – Survey Results). Please note when comparing information in this section to information in the Other Market Rate Apartments section, apartment complex rents generally include heat and hot water, while tenants generally pay all utilities separately in the other types of housing. It should be noted this is changing as newer complexes generally do not include utilities in the rent.

The municipality with the largest number of responding market rate apartment complex units is the Town of Poughkeepsie with 2,185 units. Fishkill and Wappinger also have significant numbers of units with 2,030 and 1,220, respectively. The units in these three municipalities make up 71 percent of the market rate units that responded to the survey.

A review of Table 2 shows that 91 percent of market rate apartment complex units are one- or two-bedrooms. Only 5 percent are three-bedrooms, with studios making up less than 4 percent. These percentages are relatively consistent with previous surveys. Table 2 also shows the distribution of apartment complex units throughout Dutchess County. Again, these percentages are similar to the results of previous surveys.

**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		1-Bedroom		2-Bedroom		3-Bedroom	
			Units	Avg Rent	Units	Avg Rent	Units	Avg Rent	Units	Avg Rent
C/Poughkeepsie	896	11.7%	92	\$772	362	\$882	433	\$1,035	9	\$1,397
T/Amenia	40	0.5%	–	–	25	\$534	15	\$621	–	–
T/Dover	23	0.3%	2	\$400	14	\$550	7	\$700	–	–
T/East Fishkill	69	0.9%	9	\$775	35	\$905	21	\$1,050	4	\$1,313
T/Fishkill	2,030	26.4%	145	\$784	907	\$1,216	810	\$1,595	168	\$1,819
T/Hyde Park	526	6.9%	–	–	248	\$847	276	\$947	2	\$1,225
T/Pleasant Valley	543	7.1%	–	–	200	\$1,159	272	\$1,483	71	\$1,837
T/Poughkeepsie	2,185	28.5%	22	\$720	1,191	\$1,001	889	\$1,262	83	\$1,617
T/Rhinebeck	144	1.9%	–	–	103	\$1,000	41	\$1,210	–	–
T/Wappinger	1,220	15.9%	14	\$833	662	\$1,071	497	\$1,421	47	\$1,545
TOTAL	7,676		284		3,747		3,261		384	

* Town listings include villages and unincorporated areas.

Tables 3 and 4 show the average county rents by unit size and the percent change in average rents from the last several surveys.

**Table 3: Market Rate Apartment Complexes
Average County Rents, 2009–2013**

	2013	2012	2011	2010	2009
Studios	\$775	\$743	\$725	\$701	\$697
1-Bedroom	\$1,047	\$1,034	\$1,006	\$974	\$993
2-Bedroom	\$1,325	\$1,302	\$1,271	\$1,247	\$1,245
3-Bedroom	\$1,727	\$1,786	\$1,761	\$1,669	\$1,693

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

	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009
Studios	4.3%	2.5%	3.4%	0.6%	-8.1%
1-Bedroom	1.3%	2.8%	3.6%	-1.9%	-0.9%
2-Bedroom	1.8%	2.4%	1.9%	0.2%	-1.3%
3-Bedroom	-3.3%	1.4%	5.5%	-1.4%	0.2%

Vacancies

The vacancy rate in the market rate apartment complexes surveyed in 2013 was 2.9 percent, the lowest it has been since 2006. A total of 225 units were vacant out of 7,676 total units surveyed. It should be noted that the vacancy rate for tax credit developments was 2.0 percent. Tax credit developments generally have lower vacancies due to their subsidized rents.

Housing experts recognize a 5.0 percent 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.

Table 5 summarizes the vacancy rates from 2009-2013. Table 6 shows the 2013 vacancy rate for each municipality.

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

2013	2012	2011	2010	2009
2.9%	3.4%	3.2%	3.4%	3.3%

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

Municipality*	Vacancy Rate
City of Poughkeepsie	6.5%
Town of Amenia	5.0%
Town of Dover	4.3%
Town of East Fishkill	0.0%
Town of Fishkill	1.4%
Town of Hyde Park	3.0%
Town of Pleasant Valley	2.2%
Town of Poughkeepsie	3.9%
Town of Rhinebeck	0.0%
Town of Wappinger	1.9%

*Town listings include villages and unincorporated areas.

Tax Credit Apartment Complexes

Table 7 (next page) provides details on the tax credit apartment complexes of 20 or more units who responded to the survey. The information listed in Tables 8 and 9 are based on Table 7 (Tax Credit Apartment Complexes – Survey Results). They summarize the average county rents for tax credit apartment complexes and the number of units by municipality, for those complexes that responded to the survey.

Rents for studio units in tax credit complexes increased 4% over 2012. One-bedroom rents increased 2.1%, two-bedroom rents increased 1.7%, and three-bedroom rents decreased by 0.8%.

**Table 8: Tax Credit Apartment Complexes
Number of Units by Municipality**

Municipality*	Total Number Of Rental Units	Municipal % of Total
C/Beacon	106	8.6%
C/Poughkeepsie	221	18.0%
T/Hyde Park	166	13.5%
T/Pawling	38	3.1%
T/Poughkeepsie	384	31.3%
T/Red Hook	96	7.8%
T/Wappinger	215	17.5%
TOTAL	1,226	

*Town listings include villages and unincorporated areas.

**Table 9: Tax Credit Apartment Complexes
Average County Rents**

	2013	2012	2011	2010	2009
Studios	\$645	\$620	\$620	\$517	\$517
1-Bedroom	\$775	\$759	\$740	\$757	\$647
2-Bedroom	\$1,014	\$997	\$917	\$971	\$881
3-Bedroom	\$1,164	\$1,173	\$1,177	\$1,148	\$1,024

**Table 7: Tax Credit Apartment Complexes
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				Heat	Hot Water	Electric	
		Units	Rent	Units	Rent	Units	Rent	Units	Rent						
City of Beacon															
Meadow Ridge I	54					20	\$1,138	34	\$1,314	2	G	No	Yes	Yes	(845) 297-2004
Meadow Ridge II	52			12	\$785	11	\$940			0	G	No	Yes	Yes	(845) 297-2004
				8	\$1,100	21	\$1,165								
City of Poughkeepsie															
71-75 Garden Street	22			10	\$595	5	\$710	7	\$837	4	G	No	Yes	Yes	(845) 454-5176
Cannon Street Apts.	39			39	\$753					3	G	No	Yes	Yes	(845) 454-5176
Livingston Arms	34			12	\$890	22	\$1,052			0	G	No	Yes	Yes	(845) 454-5216
Poughkeepsie Commons	72			72	\$563					0	G	No	No	No	(845) 486-4588
The Hamilton	54			24	\$706	28	\$852	2	\$958	4	G	No	No	No	N/A
Town of Hyde Park															
Heritage Pointe Apts.	82			62	\$794	20	\$947			4	O	No	Yes	Yes	(845) 889-4404
Stone Ledge	84			37	\$746	47	\$896			3	G	No	Yes	Yes	(845) 229-0625
Town of Pawling															
Dutcher House	38	14	\$645	21	\$850	3	\$1,055			1	E	No	No	Yes	(845) 297-2109 x26
Town of Poughkeepsie															
Hillside Terrace	64			24	\$794	35	\$947	5	\$1,079	0	G	No	Yes	Yes	(845) 454-9834
Lexington Club	160			98	\$925	62	\$1,093			3	G	No	No	Yes	(845) 298-7600
Pendell Commons	72			24	\$618	36	\$898	12	\$998	0	G	No	No	No	(845) 486-4588
Spring Manor Apts.	88			44	\$875	44	\$1,040			0	G	No	No	No	(845) 485-4600
Town of Red Hook															
Red Hook Commons I	48			48	\$649					0	P	No	No	No	(845) 758-0651
Red Hook Commons II	48			48	\$649					0	P	No	No	No	(845) 758-0651
Town of Wappinger															
Berkley Square	151			61	\$935	90	\$1,100			0	G	No	Yes	Yes	(845) 298-1200
Di Marco Place I	32			32	\$984					0	G	Yes	Yes	Yes	(845) 297-2004
Di Marco Place II	32			5	\$484					0	G	Yes	Yes	Yes	(845) 297-2004
				27	\$605										
TOTAL =	1,226	14		708		444		60		24					

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers from complex websites (where available) have been included as a reference.

Non-Respondents

The following listing represents market rate and tax credit apartment complexes that are not included in the 2013 survey results (Tables 1 through 9). 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 10
Non-Respondent Market Rate and Tax Credit Apartment Complexes

Municipality	Complex	# of Units
City of Beacon	Landgrove	43
	Whitestone Residence Inn	30
	199 Mill Street	24
	509 Main Street	20
	521-527 Main Street	46
City of Poughkeepsie	82 South Hamilton	27
	91 South Hamilton	24
	Carlton Court	25
	Eden Roc	36
	Fallkill Properties	56
Town of Dover	31 Wing Ave.	20
Town of East Fishkill	170 Clove Branch Apartments	24
	Cecilwood Center Apartments	23
Town of Fishkill	Horizons at Fishkill ¹	90
	Jamestown Farm	42
	Views at Rocky Glen ¹	82
Town of Hyde Park	Coveview	26
	Partridge Hill Estates	60
Town of LaGrange	Elliot's Apartments	30
	Palmer Apartments	40
Town of Pleasant Valley	Pleasant Valley Estates	34
	Pleasant Valley Gardens	24
Town of Poughkeepsie	Brookside Gardens	101
	Collegeview Apartments	40
	Collegeview Towers	104
	Hudson Row Apartments	96
Town of Stanford	Oak Crest ¹	25
	Lakeview Apartments	39
Town of Wappinger	Imperial Gardens	250
	Stonegate Apartmets Saz LLC	34
Town of Washington	Millbrook Properties	33
TOTAL =		1,548

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

Construction

Tables 11 and 12 show the construction history of Dutchess County apartment complexes.

Table 11
Apartment Complexes – Detailed Construction History

Survey Year(s)	Complex	Location	# Units Constructed
2013	Poughkeepsie Commons ¹	C/Poughkeepsie	72
2010–2012	Pendell Commons ¹	T/Poughkeepsie	72
2009	Views at Rocky Glen	T/Fishkill	82
	Lucky Platt	C/Poughkeepsie	143
2008	Red Hook Commons I and II ¹	T/Red Hook	96
	Cannon Street ¹	C/Poughkeepsie	40
2007	Brookside Meadows ²	T/Pleasant Valley	14
	Rivercrest	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
	Brookside Meadows ²	T/Pleasant Valley	41
2005	Brookside Meadows ²	T/Pleasant Valley	77
	Spring Manor ¹	T/Poughkeepsie	88
	Castle Court ¹	T/Poughkeepsie	60
2002–2004	Lexington Club ¹	T/Poughkeepsie	160
	DiMarco II ¹	T/Wappinger	32
	Meadow Ridge ¹	C/Beacon	54
2001	Jefferson at Merritt Park	T/Fishkill	28
	Berkeley Square Apts ¹	T/Wappinger	50
	Heritage Pointe Apts ¹	T/Hyde Park	82
2000	Jefferson at Merritt Park	T/Fishkill	332
	Berkeley Square Apts ¹	T/Wappinger	100
	Hillside Terrace ¹	T/Poughkeepsie	64
1995–1999	Grande Pointe Park ³	T/Poughkeepsie	156
1990–1994	Spring Creek Townhouses	T/Pleasant Valley	34
	Avalon View (originally Townview)	T/Fishkill	288
1986–1989	Village Park Apartments	T/Pleasant Valley	178
	Cherry Hill North Section IV	T/Poughkeepsie	70
	Colonial Manor	T/Poughkeepsie	116
1982–1985	Cherry Hill Townhouses	T/Poughkeepsie	130
	Crum Elbow Apts.	T/Hyde Park	29
	110 Mill Street	C/Poughkeepsie	24
TOTAL =			3,309

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

² Project built and occupied in phases across several years.

³ Project originally subsidized by a 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.

Table 12
Apartment Complexes – Construction History Summary

	2013	2012	2011	2010	2009	1982-2008	Total
Units Constructed	72	0	72	0	225	2,940	3,309

Conversions

A list of conversions from apartment complexes to condominiums from 1982-1989 is available in the 2002 Rental Housing Survey (see <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/2002rhs.pdf>).

Other Market Rate Apartments (1-19 Units)

This section shows a snapshot in time that summarizes the results of a newspaper and online review of other available market rate apartments (1-19 units) in Dutchess County. The available units listed are from the Poughkeepsie Journal's "Unfurnished Apartments for Rent" section of October 6th, 13th, and 20th and 27th, 2013; and Craigslist Hudson Valley for October 6th, 7th, 13th, 14th, 20th, 21st, 27th and 28th, 2013. This year's survey covers a total of 359 units, which is more than twice the number of units last year.

As in previous years' surveys, the municipality with the largest number of available rental units was the City of Poughkeepsie with 139 units. On the other end of the spectrum, the Town of Pawling had no rental listings. This does not mean that there aren't apartments in this municipality, but rather that none were listed as available during the review period.

The average rents for all sizes of these other market rate apartments increased between 2012 and 2013. Rents for available units increased as follows: studio rents by 10.5%, one-bedroom rents by 8.1%, two-bedroom units by 8.0%, and three-bedroom units by 17.8%.

Median numbers are often considered more reliable indicators of a market as they remove the exaggerating influence of extremely high and low rents. Median rents for all unit sizes increased as follows: studios by 7.4%, one-bedrooms by 6.3%, two-bedrooms by 10%, and three-bedrooms by 19%.

The large percentage increases for both average and median rents between 2012 and 2013 could be due in part to the smaller-than-usual sample size from 2012.

Table 13 shows the distribution of other available market rate units throughout the County, as well as the average rents by municipality. Table 14 shows the average and median rents from 2009-2013, and Table 15 calculates the percent change for each over that same period.

**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
C/Beacon	22	2	\$800	7	\$1,010	2	\$1,225	11	\$1,470
C/Poughkeepsie	139	9	\$776	47	\$819	55	\$1,065	28	\$1,090
T/Amenia	4	–	–	1	\$700	3	\$733	–	–
T/Beekman	6	1	\$725	2	\$763	3	\$1,008	–	–
T/Clinton	3	–	–	1	\$775	2	\$1,175	–	–
T/Dover	1	–	–	1	\$975	–	–	–	–
T/East Fishkill	14	3	\$745	2	\$1,063	9	\$1,266	–	–
T/Fishkill	18	2	\$773	9	\$959	7	\$1,416	–	–
T/Hyde Park	19	2	\$750	12	\$932	4	\$1,049	1	\$900
T/LaGrange	7	1	\$650	2	\$833	3	\$1,117	1	\$1,500
T/Milan	1	1	\$800	0	–	–	–	–	–
T/North East	4	–	–	1	\$650	3	\$1,025	–	–
T/Pawling	–	–	–	0	–	–	–	–	–
T/Pine Plains	3	1	\$800	0	–	2	\$938	–	–
T/Pleasant Valley	8	–	–	4	\$844	3	\$1,158	1	\$1,400
T/Poughkeepsie	33	3	\$742	15	\$927	11	\$1,148	4	\$1,486
T/Red Hook	7	1	\$850	4	\$900	1	\$1,100	1	\$1,250
T/Rhinebeck	24	1	\$750	11	\$1,168	7	\$1,253	5	\$1,360
T/Stanford	8	–	–	7	\$736	1	\$775	–	–
T/Union Vale	3	–	–	0	–	3	\$967	–	–
T/Wappinger	27	3	\$700	9	\$902	14	\$1,184	1	\$1,300
T/Washington	8	1	\$650	6	\$804			1	\$1,450
TOTAL	359	31		141		133		54	

* The town listings include villages and incorporated areas.

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

	2013		2012		2011		2010		2009	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Studios	\$755	\$750	\$683	\$698	\$718	\$700	\$659	\$678	\$746	\$715
1-Bedroom	\$891	\$850	\$824	\$800	\$820	\$813	\$830	\$825	\$842	\$800
2-Bedroom	\$1,117	\$1,100	\$1,034	\$1,000	\$1,108	\$1,000	\$1,040	\$1,000	\$1,052	\$1,050
3-Bedroom	\$1,245	\$1,250	\$1,057	\$1,050	\$1,206	\$1,213	\$1,208	\$1,200	\$1,234	\$1,200

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

	2012-2013		2011-2012		2010-2011		2009-2010		2008-2009	
	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med	% Avg	% Med
Studios	10.5%	7.4%	-4.9%	-0.3%	9.0%	3.2%	-11.7%	-5.2%	6.6%	2.9%
1-Bedroom	8.1%	6.3%	0.5%	-1.6%	-1.2%	-1.5%	-1.4%	3.1%	-5.7%	-10.6%
2-Bedroom	8.0%	10.0%	-6.7%	0.0%	6.5%	0.0%	-1.1%	-4.8%	-0.4%	5.0%
3-Bedroom	17.8%	19.0%	-12.4%	-13.4%	-0.2%	1.1%	-2.1%	0.0%	-1.8%	0.0%

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 determined as a certain percentage of household income (typically 30%). These 26 rental complexes are strictly for households within the income limits noted below, which were established and are regulated by the project's original funding source. Some of the complexes are limited to or have set-asides for senior citizens. All the complexes have waiting lists so the vacancy rate for this type of housing is considered zero.

Table 16
Subsidized Housing

Complex Name	Total Units	Senior Units	Non-Senior Units	Max. Income ½ Persons	Length of Waiting List	Contact Info*
City of Beacon						
Davies South Terrace	124	–	124	\$45,100/51,550	4-5 years	(845) 427-2496
Forrestal Heights	135	135	–	\$45,100/51,550	3-5 years	(845) 831-1289
Hamilton Fish Plaza	70	70	–	\$30,050/34,350	1-2 years	(845) 831-1289
Tompkins Terrace	193	–	193	\$45,100/51,550	6 mo–2 years	(866) 623-1611
City of Poughkeepsie						
Admiral Halsey	118	118	–	\$45,100/51,550	6 months	(845) 471-9788
Charles Street Apts.	100	24	76	\$45,100/51,550	3-6 months	N/A
Dr. Joseph Brady	25	–	25	\$45,100/51,550	2 years	(845) 485-8862
Eastman Towers	140	80	60	\$45,100/51,550	1-2 years	N/A
Harriet Tubman Terrace	200	–	200	\$30,050/34,350	2 years	(845) 473-2205
Hudson Gardens Apts.	185	20	165	\$30,050/34,350	2 years	(845) 485-8862
Interfaith Towers	136	136	–	\$45,100/51,550	9 mo-2 years	(845) 452-1172
Maplewood	85	85	–	\$30,050/34,350	1½ -2 year	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$45,100/51,550	2 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	–	\$45,100/51,550	2 years	(845) 485-8862
Poughkeepsie Sr. Village	50	50	–	\$30,050/34,350	1½ years	(845) 473-0485
Rip Van Winkle	179	–	179	\$30,050/34,350	6-12 months	(845) 454-9665
St. Anna	70	70	–	\$30,050/34,350	1 year	(845) 452-6335
St. Simeon	100	100	–	\$45,100/51,550	8 months	(845) 471-5766
St. Simeon II	74	74	–	\$30,050/34,350	1 year	(845) 471-9651
Thurgood Marshall Terr.	47	–	47	\$45,100/51,550	2 years	(845) 485-8862
Town of Poughkeepsie						
Castle Court	60	60	–	\$30,050/34,350	6 months	(845) 485-7722
Lakeview Arms	72	72	–	\$30,050/34,350	1 year	(845) 452-2777
Village of Millbrook						
Church Alliance	24	24	–	\$30,050/34,350	3 years	(845) 677-6701
Village of Pawling						
King's Apartments	75	75	–	\$30,050/34,350	2-2½ years	(845) 855-7230
Village of Rhinebeck						
Wells Manor	74	74	–	\$30,050/34,350	1-2 years	(845) 876-8053
Village of Tivoli						
Provost Park	24	24	–	\$30,050/34,350	1 year	(845) 757-4567

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers from complex websites (where available) have been included as a reference.

Conclusion

As stated in the introduction, the purpose of this survey is to give interested parties an overview of the rental housing market in Dutchess County. This year's survey shows that rents for market rate apartment complexes have increased for all sizes except three-bedroom, but their vacancy rates remain very low. Compared to average sale prices, rents have seen a fairly steady rise over the past several years.

More specifically, average market rate apartment complex rents increased for studios by 4.3 percent, one-bedrooms by 1.3 percent, and two-bedrooms by 1.8 percent. Three-bedroom units saw a decrease of 3.3 percent. The vacancy rate in market rate apartment complex units is 2.9 percent, a 14.8 percent decrease from last year. We expect the vacancy rate has remained low due to multiple factors including: movement of homeowners into the rental market as a result of the foreclosure crisis; inability of some renters to purchase due to tight credit; and incentives, such as a free month's rent, being offered by some complexes.

In other market rate apartments (1-19 units), the average rent for two-bedroom units increased by 8.0 percent while the average rent for three-bedroom units increased by 17.8 percent. The large percentage increases for both average and median rents between 2012 and 2013 could be due in part to the smaller-than-usual sample size from 2012.

The low vacancy rate in apartment complexes remains a concern. A rate closer to 5 percent 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.

Each year, as part of the survey, the Dutchess County Department of Planning and Development calculates the annual household income that would be 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 percent of its gross income for housing, 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)	
Studio	\$32,040
1-Bedroom	\$43,200
2-Bedroom	\$54,760
3-Bedroom	\$71,240
Other Market Rate Apartments (1-19 Units)	
Studio	\$34,200
1-Bedroom	\$41,120
2-Bedroom	\$51,960
3-Bedroom	\$58,800

While the income levels noted above may not be difficult for two-income families to attain, they are difficult for senior citizens, single-income families and entry-level employees. In addition, although two-income families are better able to afford these rents than the groups noted above, these rents consume such a large portion of their income that it is difficult to save money for other priorities such as an emergency fund, retirement, owning a home, or education.