

CITY OF KINGSTON
Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

October 2, 2025

Ald. At Large Andrea Shaut, President
City of Kingston Common Council
City Hall - 420 Broadway
Kingston, NY 12401

Re: 2025 Rental Vacancy Survey

Dear President Shaut,

As you know, between April and June 2025, my office conducted a rental vacancy survey to reevaluate conditions in the local rental housing market. This study was released on August 13 and presented to the Laws & Rules Committee on August 20th.

The survey found that the net vacancy rate for surveyed rent stabilized properties was 7.04%, exceeding the 5% threshold for declaring a housing emergency. However, the survey also found that the net vacancy rate for buildings with more than 22 units recorded a net vacancy rate below the emergency benchmark.

The Common Council has a responsibility to conduct its own legislative review of the survey and take appropriate action.

To that end, please assign the attached resolution to the Laws & Rules Committee recommending that based on the results of this study, the City of Kingston declare a housing emergency under the New York State Emergency Tenant Protection Act (ETPA) for buildings with more than 22 units built before 1974. I also recommend that the Common Council opens the statutorily required public hearing on October 16 and closes it on October 18th. Please note that per § 8623(c), any public hearing declaring the existence or end of an emergency must be held "on not less than ten days public notice."

Respectfully submitted,

Bartek Starodaj
Director of Housing Initiatives

Cc: Steve T. Noble, Mayor
E. Tinti, City Clerk
B. Graves-Poller, Corporation Counsel

RESOLUTION ____ of 2025

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK DECLARING A HOUSING EMERGENCY AND REGULATION OF RENTS PURSUANT TO THE EMERGENCY TENANT PROTECTION ACT FOR BUILDINGS BUILT BEFORE 1974 WITH MORE THAN 22 UNITS

Sponsored by: Laws & Rules Committee Aldermen: Alderman Hirsch, Pasti, Mickens, Scott-Childress, Dennison

WHEREAS, via Resolution 144 of 2022, the Common Council declared a housing emergency as set forth in the Emergency Tenant Protection Act based on a housing vacancy analysis that found a rental vacancy rate of 1.57% for multifamily buildings with six or more units completed before January 1, 1974;

WHEREAS, a new housing vacancy analysis performed by the Office of Housing Initiatives between April and June of 2025 found a rental vacancy rate of 7.04% for multifamily buildings with six or more units which buildings were completed prior to January 1, 1974; and

WHEREAS, this housing vacancy analysis found a rental vacancy rate of 3.73% for multifamily buildings with over twenty-two units which buildings were completed prior to January 1, 1974; and

WHEREAS, the rental vacancy rate of 3.73% is less than the 5% vacancy rate established in New York Unconsolidated Laws section 8623(a).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:

SECTION 1: The Kingston Common Council declares that an emergency exists as set forth in the ETPA.

SECTION 2: That effective upon adoption of this resolution the provisions of the ETPA shall apply to buildings in the City of Kingston containing over twenty-two (22) rental units completed prior to January 1, 1974.

SECITON 3: That a copy of this resolution shall be sent by the City Clerk to the Commission of the New York State Division of Homes and Community Renewal.

SECTION 4: That this resolution shall take effect immediately.

Submitted to the Mayor this ____ day

of _____ 2025

Elisa Tinti, City Clerk

Approved by the Mayor this ____ day

of _____ 2025

Steven T. Noble, Mayor