

2011 Ulster County Rental Housing Survey



The cover photograph is of Milton Harvest, a senior housing complex located in Marlborough, NY. Milton Harvest opened in August 2011 and has 47 apartments. Every apartment was leased even before its doors opened. Seniors are one of the fastest growing demographic groups in Ulster County, as they are across the United States.

Michael P. Hein, County Executive

2011
Ulster County
Rental Housing Survey

**Thank you to all of our Ulster County
apartment owners and managers
for your participation in the survey.
We could not do this without you!**

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Dedicated to Virginia Craft

Abstract

- The 2011 Non-Subsidized Housing Survey was sent to 133 owners/managers. Eighty-one were returned for a response rate of 61.8%, representing 1,851 units.
- Average and Median rents of Non-Subsidized Housing for 2010 are:

Studio	\$ 564	(-6.5%)	Studio	\$ 565	(-9.6%)
1-BR	\$ 796	(-3.0%)	1-BR	\$ 775	(-8.8%)
2-BR	\$ 959	(-3.5%)	2-BR	\$ 950	(-5.0%)
3-BR	\$ 1,147	(-1.5%)	3-BR	\$ 1,175	no change

Percentage changes are relative to 2010 Average and Median rents.
- The hourly wage required to support the Average Rent for Non-Subsidized Housing in 2011 without incurring a rent burden is:

Studio	\$10.85
1-BR	\$15.31
2-BR	\$18.44
3-BR	\$22.06
- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2011 is 3.08% with 57 of 1,851 units vacant. This is lower than the 2010 vacancy rate of 3.52%.
- The Advertised Rental Housing sample for 2011 was 258 units. This data is primarily obtained from newspaper advertisements.
- Average and Median rents of Advertised Rental Housing units for 2011 are:

Studio	\$ 591	(-1.0%)	Studio	\$ 563	(-4.3%)
1-BR	\$ 726	(+2.6%)	1-BR	\$ 725	(+7.1%)
2-BR	\$ 885	(+3.4%)	2-BR	\$ 875	(+2.9%)
3-BR	\$ 1074	(+1.6%)	3-BR	\$1100	(+10.0%)

Percentage changes are relative to 2010 average rents of Advertised Housing.
- There were 13 vacancies among the County's 2,326 Subsidized Housing units at the time of the survey giving a vacancy rate of 0.56%.
- For 2011 waiting times varied in subsidized housing complexes, but generally reported wait times of one or two years. Eleven reported wait times of up to one year. Another ten reported wait times of up to two years. One reported a wait time of up to a year and a half. Two cannot have waiting lists as they house the homeless. Three reported no wait time. Another three had wait times greater than two years, but not more than three. Six had wait times of less than a year, some as short as three months. The rest do not keep wait lists.

Introduction

This is the fourteenth year that the Ulster County Planning Board has undertaken the Rental Housing Survey. More than one quarter of our county's population lives in rental housing. The 2010 U.S. Decennial Census had 48,189 or 26.4% of the County's population living in rental housing. It represents the housing choice of necessity for many low and moderate income households.

This report presents fundamental information about the rental housing market in Ulster County. The survey develops information on supply, cost and affordability of housing rentals. Three categories of housing units are included: **Non-Subsidized Housing, Advertised Rental Housing and Subsidized Housing.**

Methodology

Non-Subsidized Housing information is derived from responses to the Ulster County Rental Housing Survey Questionnaire. The questionnaire asks for the following information:

- Number of units by size (# bedrooms)
- Average rent for each apartment size
- Utilities included in the rent
- Number of vacancies in each
- Estimated waiting time to availability
- If waiting list was kept and if not, why?
- Number/type of units set aside for seniors/disabled

The number of questionnaires sent has varied each year as the survey evolved. It began with 32 and grew to as many as 321 in 2002. For the 2011 Survey, 131 questionnaires were sent.

Attention has been paid to receive responses from municipalities that have been under-represented in previous years. Our goal is to correlate the percentage of units in the survey sample for each municipality with the corresponding percentage of actual rental units to make the survey a true representative sample for the entire county. As we are dependent on the voluntary cooperation of our landlords and property managers, it doesn't always come out perfectly. In addition, the survey has consistently reached out to major housing complexes in each municipality.

For 2011, responses were received from 81 entities, a response rate of 61.8%, down slightly from the 2010 response rate of 64.7% for 86 responses out of 133 sent.

Advertised Rental Housing results originate from data contained in the **RUPCO** (Rural Ulster Preservation Co.) **Rent Reasonableness Comparison Log**. This data is compiled predominantly from advertisements of available rental units from **The Daily Freeman** and the **Woodstock Times**. A portion of the listings are received by phone from landlords or rental agents. **The Comparison Log** provides the following information for each rental unit:

- Building type (1-Family, Mobile Home, Apt.)
- Number of bedrooms
- Rental amount
- Inventory of utilities included in the rent
- Location
- Phone number of contact person
- Date available
- Source (ad, phone call)

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Subsidized Housing data originates from responses to the Ulster County Housing Survey Questionnaire and/or phone inquiries to update vacancy and waiting list data. Subsidized housing providers are asked to provide the same information as the Non-Subsidized Housing Questionnaire with some modification. As rental amounts for subsidized units are predicated on subsidy regulations, tenant income, family size and certain expenses, rental amounts were not obtained. Additional information requested of subsidized housing providers was:

- Tenant income limits
- Target populations served (seniors, disabled, homeless, single parent)

Who Rents in Ulster County?

According to **American Community Survey 2009 – 2011 Three Year Estimates**, renters in Ulster County comprise many different household types. The following table illustrates the numbers and types of households of Ulster County renters.

Renter Occupied Units			
by Household Type			
American Community Survey 2009-2011 Three Year Estimates			
Family households	10,318	Non-family households	11,064
Married-couple family	4,675	Householder living alone	8,591
Hholder age 15 - 34	1,605	Hholder age 15 - 34	1,231
Hholder age 35 - 64	2,282	Hholder age 35 - 64	4,730
Hholder age 65 +	788	Hholder age 65 +	2,630
Male hholder, no wife present	1,408	Hholder not living alone	2,473
Hholder age 15 - 34	511	Hholder age 15 - 34	1,394
Hholder age 35 - 64	874	Hholder age 35 - 64	866
Hholder age 65 +	23	Hholder age 65 +	213
Fem. hholder, no husb. present	4,235		
Hholder age 15 - 34	1,614		
Hholder age 35 - 64	2,565		
Hholder age 65 +	56		
Total Ulster County Renter Households			21,382
Total Ulster County Renter Persons			48,176

Census Data

The chart below compares 2010 Census rental housing data with the 2011 Rental Survey sample.

2010 Census Rental - 2011 Survey Sample Comparison									
by Municipality									
Municipality	Census Data				Rental Survey Data				
	Housing Units	Rental Units	% Rentals in Muni.	%County Rentals	Non-S. Units	Advtsd. Units	Subs. Units	Total in Survey	%Survey Units
Denning	531	64	12.1%	0.3%		1		1	0.0%
Esopus	3,969	1,031	26.0%	4.5%	8	8	80	96	2.2%
Gardiner	2,610	534	20.5%	2.3%	9			9	0.2%
Hardenburgh	344	31	9.0%	0.1%					0.0%
Hurley	3,069	399	13.0%	1.7%	6	3		9	0.2%
Kingston (C)	11,147	5,897	52.9%	25.8%	892	132	937	1,961	44.2%
Kingston (T)	432	60	13.9%	0.3%					0.0%
Lloyd	4,419	1,362	30.8%	6.0%	128	5	51	184	4.1%
Marbletown	2,989	482	16.1%	2.1%	9	5		14	0.3%
Marlborough	3,644	1,084	29.7%	4.7%	14	1	113	128	2.9%
New Paltz	6,828	3,399	49.8%	14.9%	96	1	186	283	6.4%
Olive	2,498	423	16.9%	1.9%	5	9	19	33	0.7%
Plattekill	4,242	1,174	27.7%	5.1%	33	3		36	0.8%
Rochester	4,019	707	17.6%	3.1%		5	9	14	0.3%
Rosendale	2,897	742	25.6%	3.2%	55	10	40	105	2.4%
Saugerties	11,108	3,748	33.7%	16.4%	147	22	266	435	9.8%
Shandaken	2,776	519	18.7%	2.3%	22	12	24	58	1.3%
Shawangunk	4,333	883	20.4%	3.9%	2	1	24	27	0.6%
Ulster	5,368	1,574	29.3%	6.9%	255	20	262	537	12.1%
Wawarsing	8,056	2,785	34.6%	12.2%	137	19	291	447	10.1%
Woodstock	4,157	793	19.1%	3.5%	33	1	24	58	1.3%
Total	89,436	27,691	29.4%	100%	1,851	258	2,326	4,435	100%

Municipalities with high percentages of rental units vs. homeowner units include the City of Kingston and the Towns of Lloyd and Marlborough, Town and Village of New Paltz and Wawarsing, which includes Ellenville.

Municipalities that have highest number of rental units include the City of Kingston and Town and Village of New Paltz, Town and Village of Saugerties and Wawarsing, which includes Ellenville. These municipalities account for more than half of all rental units in Ulster County.

This year's survey sample is overrepresented in the City of Kingston and the Town of Ulster. It is underrepresented in Esopus, Gardiner, Hurley, Lloyd, Marbletown, Marlborough, New Paltz (town and village), Plattekill, Rochester, Saugerties (town and village), Shawangunk and Woodstock.

Non-Subsidized Housing

Non-Subsidized Housing units are rental housing units, regardless of the number of units in the structure, that did not receive government assistance for their construction and do not have rental rates based on income eligibility.

Distribution of apartments by unit size shows that 90.3% of the apartments have two or fewer bedrooms. Only 9.7% of the total units have three bedrooms or more or were two-bedroom units with a den or office. Survey results include one four- bedroom unit. Non-subsidized rental housing units include townhouses in Ulster.

Survey results for 2011 include 27 one-bedroom units with a den in Kingston and 9 such units in Ulster. Kingston also has 38 two-bedroom units with a den. New Paltz has 20 two-bedroom units with an office.

The table below gives 2011 average and median rent by municipality by bedroom count. These calculations were done without regard to the number or type of utilities included.

2011 Non-Subsidized Apartments Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	4+ BR
Esopus	8		5	3		
Gardiner	9		7	2		
Hurley	6		2	4		
Kingston (C)	892	15	415	368	29	65
Lloyd	128	6	51	62	9	
Marbletown	9	1	6	2		
Marlborough	14	1	13			
New Paltz	96		28	40	8	20
Olive	5		2	3		
Plattekill	33	1	6	26		
Rosendale	55	4	26	21	3	1
Saugerties	147	17	83	44	3	
Shandaken	22	3	8	9	2	
Shawangunk	2		1	1		
Ulster	255	19	101	100	9	46
Wawarsing	137	4	30	100	3	
Woodstock	33	17	11	4	1	
Total	1,851	88	795	789	67	132
% of Total		4.8%	42.9%	42.6%	3.6%	7.1%

Non-Subsidized Apartments 2011 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Esopus	8			\$ 725	\$ 725	\$ 850	\$ 850		
Gardiner	9			\$ 706	\$ 700	\$ 1,313	\$ 1,313		
Hurley	6			\$ 788	\$ 788	\$ 844	\$ 775		
Kingston (C)	892	\$ 642	\$ 650	\$ 824	\$ 790	\$ 989	\$ 1,010	\$ 1,169	\$ 1,175
Lloyd	128	\$ 548	\$ 578	\$ 771	\$ 795	\$ 1,023	\$ 1,095	\$ 1,300	\$ 1,300
Marbletown	9	\$ 650	\$ 650	\$ 718	\$ 718	\$ 1,000	\$ 1,000		
Marlborough	14	\$ 650	\$ 650	\$ 704	\$ 769				
New Paltz	96			\$ 940	\$ 940	\$ 1,070	\$ 1,085	\$ 1,125	\$ 1,125
Olive	5			\$ 670	\$ 670	\$ 850	\$ 850		
Plattekill	33	\$ 550	\$ 550	\$ 800	\$ 800	\$ 975	\$ 975		
Rosendale	55	\$ 566	\$ 583	\$ 752	\$ 750	\$ 808	\$ 825	\$ 950	\$ 950
Saugerties	147	\$ 589	\$ 579	\$ 718	\$ 700	\$ 855	\$ 825	\$ 992	\$ 925
Shandaken	22	\$ 465	\$ 465	\$ 625	\$ 550	\$ 726	\$ 710	\$ 865	\$ 865
Shawangunk	2			\$ 625	\$ 625	\$ 850	\$ 850		
Ulster	255	\$ 582	\$ 550	\$ 838	\$ 895	\$ 1,028	\$ 1,045	\$ 1,245	\$ 1,245
Wawarsing	137	\$ 431	\$ 400	\$ 635	\$ 650	\$ 817	\$ 825	\$ 883	\$ 925
Woodstock	33	\$ 495	\$ 560	\$ 640	\$ 700	\$ 764	\$ 735	\$ 800	\$ 800
Ulster County	1,851	\$ 564	\$ 565	\$ 796	\$ 775	\$ 959	\$ 950	\$ 1,147	\$ 1,175

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Non-Subsidized Apartments Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
1997	\$ 438	\$ 544	\$ 653	\$ 732
1998	\$ 500	\$ 580	\$ 662	\$ 739
2000	\$ 495	\$ 599	\$ 716	\$ 766
2001	\$ 459	\$ 605	\$ 733	\$ 769
2002	\$ 467	\$ 622	\$ 744	\$ 823
2003	\$ 491	\$ 675	\$ 810	\$ 941
2004	\$ 512	\$ 700	\$ 838	\$ 994
2005	\$ 527	\$ 732	\$ 880	\$ 1,063
2006	\$ 549	\$ 752	\$ 916	\$ 1,095
2007	\$ 562	\$ 763	\$ 932	\$ 1,129
2008	\$ 592	\$ 779	\$ 961	\$ 1,108
2009	\$ 567	\$ 786	\$ 966	\$ 1,119
2010	\$ 603	\$ 821	\$ 994	\$ 1,165
2011	\$ 564	\$ 796	\$ 959	\$ 1,147
% Chg. '10-'11	-6.5%	-3.0%	-3.5%	-1.5%
% Chg. '97-'11	28.8%	46.3%	46.9%	56.7%

Average rents decreased for non-subsidized rental units from 2010 to 2011. Median rents decreased correspondingly except for three-bedroom units, which remained the same.

The 2011 Survey had fewer respondents from New Paltz than in years past, which is one possible reason average rents are lower for 2011. Average rents for 2011 are comparable to 2008 and 2009 levels.

The average rents for one- and two-bedroom units continue to outpace the rate of inflation in 1997 constant dollars. Even with the absence of rental figures from New Paltz, the average rent for one-bedroom apartments rose 4.9% above the rate of inflation, and two-bedroom apartments, 5.3%.

From 2010 to 2011, the demand for studio apartments decreased the most at 6.5%. Three-bedroom units saw the smallest decrease at 1.5%. Rents for three-bedroom apartments have increased at a rate much lower than the rate of inflation.

Non-Subsidized Apartments Median Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
2000	\$ 485	\$ 604	\$ 710	\$ 750
2001	\$ 475	\$ 615	\$ 735	\$ 805
2002	\$ 475	\$ 605	\$ 750	\$ 865
2003	\$ 525	\$ 695	\$ 830	\$ 950
2004	\$ 525	\$ 725	\$ 850	\$ 1,000
2005	\$ 550	\$ 775	\$ 900	\$ 1,100
2006	\$ 550	\$ 775	\$ 935	\$ 1,100
2007	\$ 550	\$ 756	\$ 960	\$ 1,100
2008	\$ 588	\$ 780	\$ 975	\$ 1,155
2009	\$ 565	\$ 780	\$ 990	\$ 1,155
2010	\$ 625	\$ 850	\$ 1,000	\$ 1,175
2011	\$ 565	\$ 775	\$ 950	\$ 1,175
% Chg. '10-'11	-9.6%	-8.8%	-5.0%	0.0%
% Chg. '00-'11	16.5%	28.3%	33.8%	56.7%
2011 Income Required w/out Rent Burden	\$22,600	\$31,000	\$38,000	\$47,000

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The table below compares the 2011 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2011. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2011 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$764	\$ 564	\$200	35.5%	\$ 565	\$199	35.2%
1 BR	\$828	\$ 796	\$32	4.0%	\$ 775	\$53	6.8%
2 BR	\$992	\$ 959	\$33	3.4%	\$ 950	\$42	4.4%
3 BR	\$1,257	\$ 1,147	\$110	9.6%	\$ 1,175	\$82	7.0%

Currently, HUD Fair Market Rents are in good alignment with survey average and median rents for all units except studio apartments where the FMR is actually substantially higher. This trend of FMR correlating closely with survey rents is heartening, as for many years the FMR were substantially lower than the survey rents.

The table to the right shows vacancy data for surveyed Non-Subsidized Housing for 2011.

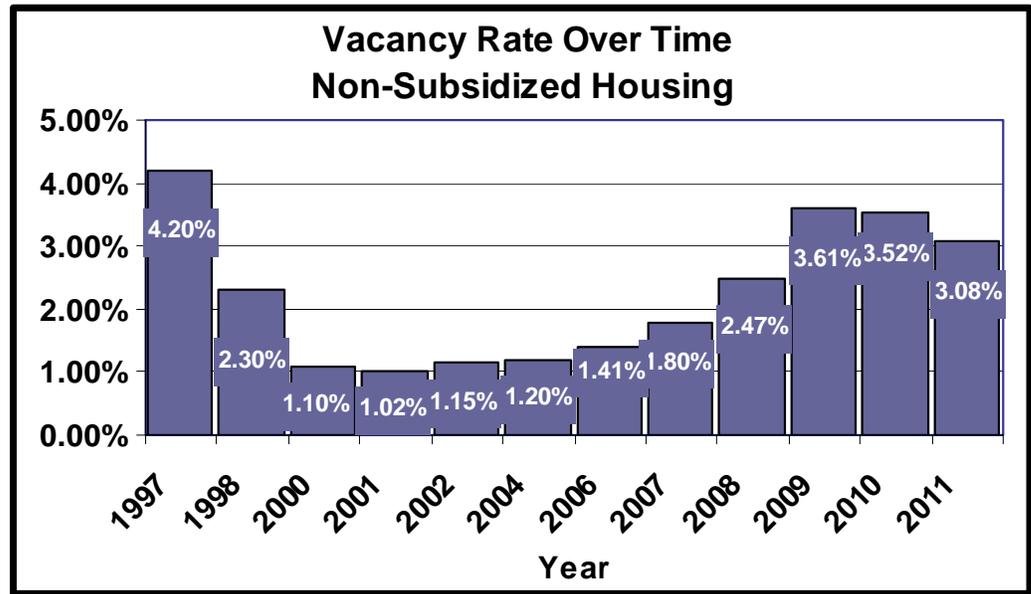
The 2011 Vacancy Rate, for Non-Subsidized Housing responding to the survey, is 3.08%, with 57 units vacant at the time of the survey.

2011 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Esopus	8	0	0.0%	Plattekill	33	0	0.0%
Gardiner	9	0	0.0%	Rosendale	55	2	3.6%
Hurley	6	0	0.0%	Saugerties	147	7	4.8%
Kingston (C)	892	23	2.6%	Shandaken	22	0	0.0%
Lloyd	128	10	7.8%	Shawangunk	2	0	0.0%
Marbletown	9	0	0.0%	Ulster	255	6	2.4%
Marlborough	14	0	0.0%	Wawarsing	137	7	5.1%
New Paltz	96	0	0.0%	Woodstock	33	2	6.1%
Olive	5	0	0.0%				

57 Vacant Units /1851 Units in Sample = Vacancy Rate of 3.08%

Up until 2010, anecdotal evidence indicated that the rental market in Ulster County had loosened. However, the vacancy rate for 2011 decreased from 2010, when it was at 3.52%. This coincided with an increase in Ulster County and throughout New York State in foreclosures, and offers one explanation for the reduced vacancy rate. The 2010 Decennial Census showed that Ulster County had seen modest population growth in the preceding decade. It also showed that Orange and Dutchess Counties were among the fastest growing counties in New York State. Regional population growth is another possible factor decreasing vacancy rates

Housing professionals recognize a vacancy rate of 5% as an indicator of an optimally functioning rental housing market. A lower than average vacancy rate restricts tenant choice and mobility and gives landlords significant pricing power.



The vacancy rate increased from the years 2000-2009 but has started decreasing, albeit at a slower pace, since 2010

Additional data on rental vacancy is available from the **American Community Survey (ACS)**, which is an ongoing survey from the U.S. Census Bureau that collects data every year. The results of this survey are published as one-, three- and five-year estimates. One-year estimates are the least accurate, but allow individuals to make to year to year comparisons. Three- and five-year estimates offer statistics with smaller margins of error, but offer figures for multiyear periods.

According to the ACS, the vacancy rate averages 3.6% for all rental units over the three year period 2006-2008. The 2009-2011 Estimate is the next comparable timeframe, and for this three year period, the vacancy rate averages 6.4%. As the ACS is a sample, margins of error are provided with all statistics. The margin of error for the 2006-2008 Estimate's rental vacancy rate is +/- 1.4% and for 2009-2011 it is +/- 1.8%.

The 2007-2011 Estimate has a vacancy rate average of 5.3% over this five year period with a +/- 1.5% margin of error. Data is not yet available for a comparable five year period.

The **2010 U.S. Decennial Census** reported a vacancy rate of 7.9% for Ulster County. It should be noted that the Decennial Census is a physical count of the entire population in the United States and not a statistical sample.

All vacancy rates referred to in this report are market vacancies, not economic vacancies. The market vacancy rate is the number of units available for rent divided by the total number of rentable units. An economic vacancy is usually characterized as a unit that is not available for rent. Examples of economic vacancies are model units, manager units, units being readied for occupancy, units being used for storage, units being renovated or any unit that is not rentable in its current condition. ACS and Decennial Census vacancy statistics include rental units that are vacant but not available for rent. This would be one reason ACS and Decennial Census vacancy rates are larger than the ones found in the Ulster County Rental Survey.

Differences between market vacancy rates and economic vacancy rates can vary widely. As the focus of this report is the availability and affordability of rental housing from a consumer perspective, market vacancy rate is the vacancy rate provided.

Advertised Rental Housing

Advertised Rental Housing are units that were available for rent at the time that the survey was taken. Advertised Rental Housing may be apartments, mobile homes, row houses or single family detached houses. The information contained in the Advertised Rental Housing section is compiled from the **RUPCO Rent Reasonableness Comparison Log**.

For 2011, a compilation of several months' available rentals from the **Comparison Log** was used. 2011 figures for **Advertised Housing** are from February through September of 2011 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2011 is 258 units. This is a decrease from the 2010 sample of 280 units.

The distribution of Advertised Rental Housing units by size shows higher numbers of 1 and 2 bedroom units.

The municipality with the highest number of advertised units is Kingston. Saugerties Ulster and Wawarsing have a comparable number of units.

2011 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Denning				1	1	0.4%
Esopus	2	4	2		8	3.1%
Hurley		1	2		3	1.2%
Kingston (C)	13	47	34	38	132	51.0%
Lloyd		3	2		5	1.9%
Marbletown		2	2	1	5	1.9%
Marlborough		1			1	0.4%
New Paltz				1	1	0.4%
Olive	1	6		2	9	3.5%
Plattekill		1	2		3	1.2%
Rochester		2	1	2	5	1.9%
Rosendale		4	5	1	10	3.9%
Saugerties		11	8	3	22	8.5%
Shandaken	1	5	4	2	12	4.6%
Shawangunk		1			1	0.4%
Ulster	3	11	4	2	20	7.7%
Wawarsing		7	6	6	19	7.3%
Woodstock			1		1	0.4%
County Total	20	106	73	59	258	100%
% of Total	7.7%	40.9%	28.2%	22.8%	100%	

The table on the next page gives the Average and Median Rents for Advertised Housing for each municipality and by bedroom count.

The sample size may preclude conclusions with regard to municipalities with highest and lowest rents. Average rents were calculated without regard to the number or type of utilities included in the rental amount.

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Advertised Apartments									
2011 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Denning	1							\$ 1,200	\$ 1,200
Esopus	8	\$ 550	\$ 550	\$ 763	\$ 750	\$ 988	\$ 988		
Hurley	3			\$ 800	\$ 800	\$ 963	\$ 963		
Kingston (C)	132	\$ 579	\$ 535	\$ 728	\$ 725	\$ 880	\$ 875	\$ 1,089	\$ 1,100
Lloyd	5			\$ 767	\$ 750	\$ 950	\$ 950		
Marbletown	5			\$ 763	\$ 763	\$ 758	\$ 758	\$ 1,120	\$ 1,120
Marlborough	1			\$ 650	\$ 650				
New Paltz	1							\$ 1,300	\$ 1,300
Olive	9	\$ 600	\$ 600	\$ 708	\$ 725			\$ 1,038	\$ 1,038
Plattekill	3			\$ 975	\$ 975	\$ 1,075	\$ 1,075		
Rochester	5			\$ 675	\$ 675	\$ 800	\$ 800	\$ 1,175	\$ 1,175
Rosendale	10			\$ 725	\$ 700	\$ 953	\$ 950	\$ 950	\$ 950
Saugerties	22			\$ 695	\$ 679	\$ 854	\$ 798	\$ 958	\$ 950
Shandaken	12	\$ 550	\$ 550	\$ 678	\$ 650	\$ 738	\$ 750	\$ 850	\$ 850
Shawangunk	1			\$ 750	\$ 750				
Ulster	20	\$ 683	\$ 725	\$ 745	\$ 725	\$ 949	\$ 950	\$ 1,065	\$ 1,065
Wawarsing	19			\$ 710	\$ 700	\$ 867	\$ 875	\$ 1,044	\$ 1,025
Woodstock	1					\$ 900	\$ 900		
Ulster County	258	\$ 591	\$ 563	\$ 726	\$ 725	\$ 885	\$ 875	\$ 1,074	\$ 1,100

Advertised Apartments									
Average and Median Rent Over Time									
Unit Size Year	Studio		1 BR		2 BR		3 BR		
	Avg.	Median	Avg.	Median	Avg.	Median	Avg.	Median	
1997	\$ 382	n/a	\$ 474	n/a	\$ 604	n/a	\$ 688	n/a	
1998	\$ 408	n/a	\$ 501	n/a	\$ 651	n/a	\$ 846	n/a	
2000	\$ 439	\$ 400	\$ 534	\$ 500	\$ 652	\$ 625	\$ 861	\$ 775	
2001	\$ 500	\$ 475	\$ 585	\$ 600	\$ 728	\$ 740	\$ 880	\$ 816	
2002	\$ 575	\$ 575	\$ 612	\$ 600	\$ 821	\$ 725	\$ 867	\$ 875	
2004	\$ 493	\$ 500	\$ 624	\$ 613	\$ 767	\$ 763	\$ 951	\$ 925	
2005	\$ 552	\$ 575	\$ 621	\$ 650	\$ 751	\$ 750	\$ 1,030	\$ 1,050	
2006	\$ 530	\$ 530	\$ 665	\$ 680	\$ 939	\$ 850	\$ 1,100	\$ 1,175	
2007	\$ 625	\$ 625	\$ 695	\$ 700	\$ 843	\$ 850	\$ 1,074	\$ 1,090	
2008	\$ 508	\$ 513	\$ 713	\$ 750	\$ 857	\$ 850	\$ 1,101	\$ 1,100	
2009	\$ 578	\$ 575	\$ 724	\$ 700	\$ 857	\$ 850	\$ 1,054	\$ 1,000	
2010	\$ 572	\$ 550	\$ 743	\$ 750	\$ 886	\$ 875	\$ 1,071	\$ 1,100	
2011	\$ 591	\$ 563	\$ 726	\$ 725	\$ 885	\$ 875	\$ 1,074	\$ 1,100	
% Chg. '10 - '11	3.2%	2.3%	-2.3%	-3.4%	-0.1%	0.0%	0.3%	0.0%	
% Chg. '00 - '11	25.7%	29.0%	26.4%	31.0%	26.3%	28.6%	19.8%	29.5%	
% Chg. '97 - '11	35.4%		34.7%		31.8%		35.9%		

During the past year, the data show that the trend in rents for Advertised units is inconsistent. Caution is given to ascribing trends over the short term, due to the small sample size. However, in the long run, average and median rents have risen upwards of 20% since the 1997.

2011 Ulster County Rental Housing Survey

Subsidized Housing

Subsidized Housing are those rental units that receive the benefit from any of the various types of governmental support in the construction, purchase or rehabilitation of buildings that will house persons with income limitations. Rents are restricted by the income levels of the occupants.

Ulster County Subsidized Housing									
by Municipality and Unit Type									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4+	Total	Municipality
The Birches at Esopus	AV	EV		64	16			80	Esopus
Birchwood Village	PV	VL			44	36		80	Kingston (C)
Brigham Apartments	C	V		38		2		40	Kingston (C)
Colonial Addition	C	EVL	32					32	Kingston (C)
Colonial Gardens	S	VL		10	60	28		98	Kingston (C)
Governor Clinton Apts.	A	L	15	77				92	Kingston (C)
Hasbrouck Avenue	PH	EV			4	1	1	6	Kingston (C)
Hunter St.	DS	EV		3	3	1		7	Kingston (C)
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston (C)
Spring Brook Village	N	EV	8	20	70	24		122	Kingston (C)
Stuyvesant Charter Apts.	DS	EVL		40	80			120	Kingston (C)
Stuyvesant Hotel	CH	EV		40				40	Kingston (C)
The Kirkland	N	L		5				5	Kingston (C)
Wiltwyck Gardens	C	EVL	30	30				60	Kingston (C)
Yosman Tower Apts.	C	L	70	34				104	Kingston (C)
Golden View	A	EV		51				51	Lloyd
Milton Harvest	A			47				47	Marlborough
Jenny's Garden	C	V		66				66	Marlborough
Huguenot Park Apts.	A	V		24				24	New Paltz
Meadowbrook Farms I	N	EV		36	64			100	New Paltz
Meadowbrook Farms II	D	L		50	8	4		62	New Paltz
Tongore Pines	C	EV		19				19	Olive
Blair Road	N	V			9			9	Rochester
Park Heights	C	V		40				40	Rosendale
Brede Building	N	EV		4	3			7	Saugerties
Saugerties Senior Hsing.	A	EVL	31	31				62	Saugerties
The Mill	A	V	15	74				89	Saugerties
Hickory Ridge Apts.	D	EV		32	13	3		48	Saugerties
The Birches	A	VL		52	8			60	Saugerties
Shandaken Village Apts.	C	EVL		24				24	Shandaken
Elsie's Meadow	A	EV		24				24	Shawangunk
Chambers Court	C	VL		60	12			72	Ulster
The Birches at Chambers	A	L		52	14			66	Ulster
Seven Greens	C	L	1	123				124	Ulster
Canal Lock Apts.	D	EV		8	32	12		52	Wawarsing
Ellenville Public Housing	D	EVL		4	15	15		34	Wawarsing
Ellenville Regional Sr. Hsn.	A	VL		143				143	Wawarsing
Ellenville Seniors Hsing.	C	EVL		30				30	Wawarsing
Glusker Gardens	C	EV		30	2			32	Wawarsing
Woodstock Meadows	C	EV		24				24	Woodstock
Total by # Bedrms.			244	1429	486	150	17	2,326	
% by # Bedrms.			10.5%	61.4%	20.9%	6.4%	0.7%		
Type Legend					Income Legend				
A - All Seniors	N - No Target Population				E - < 30% of Area Median Income (AMI)				
C - All Seniors & Disabled	P - Some units for Single Parents				V - Very Low 30 - 50 % AMI				
D - Some units for Disabled	S - Some units for Seniors				L - Low Income 50-80 % AMI				
H - Some units for Homeless	V - Veteran Preference								

2011 Ulster County Rental Housing Survey

Of the 2,326 subsidized housing units in Ulster County, 862 are age restricted, meaning they only allow seniors. Some allow residents from age 55 and over, while others are 62 and over. Another 583 units are for seniors and the disabled, even if younger than 55 years old. In Ulster County, nearly sixty percent of the subsidized housing is exclusively senior housing or housing for seniors and younger individuals with disabilities.

Most of the subsidized complexes in the county contain some units that are handicapped accessible and also some that are fully ADA compliant. Generally, handicapped units will not be left vacant if there is no handicapped tenant to rent it. However, the occupying tenant must sign a statement acknowledging that should the unit be needed for a handicapped tenant, the he or she will be moved to another unit.

Some subsidized housing units are restricted to single parents or the homeless. Others give preference to other targeted populations such as veterans or the frail elderly.

Income limitations also vary among the different subsidized entities depending on their financing, but none are permitted to accept tenants with incomes over 80% of the Area Median Income (AMI), adjusted for family size. The 2011 AMI for a family of four in Ulster County is \$72,875. In order to qualify for subsidized housing, a family of four could not have income greater than 80% of the AMI or \$58,300 and for some subsidized housing the income limit would be substantially less.

Subsidized Housing							
Compare Distribution of Units by Municipality vs. Population							
Municipality	# of Units	% of Units	% Pop.	Municipality	# of Units	% of Units	% Pop
Denning	0	0.0%	0.3%	Olive	19	0.9%	2.6%
Esopus	80	3.6%	5.2%	Plattekill	0	0.0%	5.6%
Gardiner	0	0.0%	2.9%	Rochester	9	0.4%	3.9%
Hardenburgh	0	0.0%	0.1%	Rosendale	40	1.8%	3.6%
Hurley	0	0.0%	3.7%	Saugerties	266	11.9%	10.6%
Kingston City	937	41.9%	13.2%	Shandaken	24	1.1%	1.8%
Kingston Town	0	0.0%	0.5%	Shawangunk	24	1.1%	6.8%
Lloyd	51	2.3%	5.6%	Ulster	262	11.7%	7.1%
Marbletown	0	0.0%	3.3%	Wawarsing	291	13.0%	7.8%
Marlborough	113	5.1%	4.6%	Woodstock	24	1.1%	3.5%
New Paltz	186	8.3%	7.2%	Ulster County	2,326	100.0%	100.0%
Total 2,326 Units							

The City of Kingston contains 42.0% of the county's subsidized housing units. Nearly eighty-seven percent of all subsidized units are concentrated in the following municipalities: City of Kingston, New Paltz (town and village), Saugerties (town and village), the Town of Ulster and Wawarsing (including Ellenville). These municipalities contain 53.6% of the population in Ulster County.

For 2011 waiting times varied in subsidized housing complexes, but generally reported wait times of one or two years. Eleven reported wait times of up to one year. Another ten reported wait times of up to two years. One reported a wait time of up to a year and a half. Two cannot have waiting lists as they house the homeless. Three reported no wait time. Another three had wait times greater than two years, but not more than three. Six had wait times of less than a year, some as short as three months. The rest do not keep wait lists.

Affordability

Most housing providers, including HUD, use 30% as the barometer of affordability for housing. If more than this percentage of a household’s income is spent on housing, the household is considered housing cost burdened. Recent data released by the Census, the **2009-2011 American Community Survey (ACS)** three Year Estimates, gives us a current look at the affordability of rental housing in Ulster County.

According to the ACS, 53.6% of Ulster County renters are housing cost burdened. And more than one quarter (28.3%) are severely burdened, paying more than half their income toward housing costs. The figures reflect a small but steady increase over the last several years.

Adding to the burden, median household income for renters decreased. According to the 2009-2011 ACS, the median income for renters is \$32,935, having been around \$2,000 higher in the middle of the past decade.

Gross Rent as a Percentage of Household Income		
Ulster County 2009-2011 ACS Three Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	478	2.2%
10.0 to 14.9 %	1,426	6.7%
15.0 to 19.9 %	1,869	8.7%
20.0 to 24.9 %	2,770	13.0%
25.0 to 29.9 %	1,876	8.8%
30.0 to 34.9 %	1,943	9.1%
35.0 to 39.9 %	1,736	8.1%
40.0 to 49.9 %	1,731	8.1%
50.0 % or more	6,045	28.3%
Not computed	1,508	7.1%
Total Renter Households	21,382	100.0%
Housing Cost Burdened (30% + >)	11,455	53.6%
Severely Cost Burdened (50% + >)	6,045	28.3%

The problem of rental housing costs does not stop at the Ulster County border. In New York State, the percent of rent-burdened households runs from a low of 31.5% in Madison County to a high of 55.5 % in Bronx County. Ulster County, at 53.6%, ranks 7th highest on a list of the 60 counties for which data is available. More than half of Ulster County’s renters pay 30% or more of their income toward rent.

For severely burdened, paying more than 50% of gross income toward rent, the range is from a low of 13.9% in Columbia County to a high of 33.2% in Schoharie County. Ulster County ranks 18th highest in New York State, as 28.3% of Ulster County’s renter households are severely burdened. While comparatively better off than seventeen other counties in New York State, over a quarter of Ulster County renters pay more than half of their income toward rent.

Nationwide, the percent burdened range from 33.9% in Wyoming to 55.9% in Florida. New York is 9th highest with 50.8%. For severely burdened, Wyoming again has the lowest percentage at 16.9%, while Florida is again highest at 29.6%. New York State ranks 4th with 27.5% of its renters severely burdened. These percentages reflect an increase from the last set of comparable data, the 2006-2008 ACS Three Year Estimates. In other words, rent is taking up more of peoples’ incomes than it was a few years ago.

As a nation, 48.7% of the USA’s renters are rent burdened. And 25.2% of our entire country’s renters pay more than half their income towards rent. The increased proportion of income devoted to paying rent seen at the state level is reflected at the national level.