

2016 ULSTER COUNTY

RENTAL HOUSING SURVEY



Michael P. Hein
County Executive

2016
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!**

**Ulster County Planning Department
244 Fair St.
PO Box 1800
Kingston, NY 12402**

(845) 340-3340

ulstercountyny.gov/planning

August 2017

**Report prepared by
Burt Samuelson**

Abstract

- The 2016 Rental Housing Survey was sent to 241 owners/managers. There were 98 responses for a response rate of 40.66%, representing 3,297 units.
- For Non-Subsidized Housing, the response rate was 31.18% with surveys completed for 63 properties in a sample of 202. A total of 1,481 units were part of the Survey from these 63 properties.
- For Subsidized Housing, the response rate was 89.74% with surveys completed for 35 properties in a sample of 39. These 35 properties have 1,816 units.

- Average and Median rents of Non-Subsidized Housing for 2016 are:

Avg	Studio	\$ 735	(+6.8%)	Median	Studio	\$ 713	(+1.9%)
	1-BR	\$ 900	(+2.7%)		1-BR	\$ 878	(+0.3%)
	2-BR	\$ 1,079	(+12.5%)		2-BR	\$ 1,048	(-4.7%)
	3-BR	\$ 1,127	(-4.8%)		3-BR	\$ 1,140	no change

Percentage changes are relative to 2015 Average and Median rents.

- Using the HUD definition of cost-burdened families i.e. housing expenses of 30% of household income or more, the yearly income required to support the Average Rent for Non-Subsidized Housing in 2016 without being a cost burdened is:

Studio	\$29,400
1-BR	\$36,000
2-BR	\$43,160
3-BR	\$45,080

- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2016 is 2.36% with 35 of 1,481 units vacant. The vacancy rate in 2015 was 2.92%.
- The Advertised Rental Housing sample for 2016 was 391 units. Taken together with the survey data, this report has data on 3,688 units.

- Average and Median rents of Advertised Rental Housing units for 2016 are:

Avg	Studio	\$ 707	(-11.4%)	Median	Studio	\$ 725	(-6.5%)
	1-BR	\$ 837	(-6.6%)		1-BR	\$ 825	(-2.9%)
	2-BR	\$ 1,034	(-5.6%)		2-BR	\$ 975	(-7.1%)
	3-BR	\$ 1,240	(-7.0%)		3-BR	\$ 1,200	(-7.7%)

Percentage changes are relative to 2015 average rents for Advertised Housing.

- Three vacancies were reported by Subsidized Housing providers who responded to the survey. Many properties had large waitlists, particularly seniors housing.
- On page 11, a table shows the total number units in the Subsidized Housing sample organized by municipality. This table also offers the number of units in the sample that were also senior housing.
- The cost of living in Ulster County is high enough where employed individuals with moderate incomes still qualify for certain subsidized units.

Introduction

This is the seventeenth year that the Ulster County Planning Department 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. This report presents fundamental information about the rental housing market in Ulster County. It includes 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)
- Monthly rent for each apartment size
- Utilities included in the rent
- Number of vacancies in each
- 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 354 in 2015. For the 2016 Survey, 241 questionnaires were either sent to landlords or property managers who then completed them or Ulster County Planning Department staff completed these questionnaires at their office in Kingston using information submitted via phone or email.

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 2016, the overall response rate was 40.66% with 98 properties out of 241 responding. This was slightly larger than the 2015 response rate 39.83%. The sample size in 2015 was larger, though, and 141 properties responded to the Rental Housing Survey that year.

RUPCO's Rent Reasonableness Comparison Log supplied data for the Advertised Rental Housing portion of this report. The **Kingston Times (Almanac Weekly)** and **Craigslist** are also major sources of data on Advertised Rental Housing with some data coming from the **Daily Freeman**. The Rent Reasonable Comparison Log provides the following information for each rental unit:

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

Ulster County Planning Department staff collected data from various print and online resources. See page 9 for more details. All data were screened for duplicates.

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

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, rental amounts were not obtained. Instead, subsidized housing providers were asked "How is rent calculated?" and "What are the income limits, if any?" Additional information requested of subsidized housing providers was:

- Target populations served (seniors, disabled, homeless, single parent)
- If waiting lists were kept because there was enough demand

Who Rents in Ulster County?

According to **American Community Survey 2011 – 2015 Five 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 2011-2015 Five Year Estimates					
Family households		9,766	Non-family households		11,800
Married-couple family	4,751		Householder living alone		9,221
Hholder age 15 - 34	1,466		Hholder age 15 - 34		1,721
Hholder age 35 - 64	2,721		Hholder age 35 - 64		4,399
Hholder age 65 +	564		Hholder age 65 +		3,101
Male hholder, no wife present	1,567		Hholder not living alone		2,579
Hholder age 15 - 34	490		Hholder age 15 - 34		1,535
Hholder age 35 - 64	956		Hholder age 35 - 64		847
Hholder age 65 +	121		Hholder age 65 +		197
Fem. hholder, no husb. present	3,448				
Hholder age 15 - 34	1,077				
Hholder age 35 - 64	2,162				
Hholder age 65 +	209				
Total Ulster County Renter Households					21,566
Total Ulster County Renter Persons					46,609

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

Census Data

The chart below compares 2010 Census rental housing data with the 2016 Rental Survey sample.

2010 Census Rental - 2016 Survey Sample Comparison									
by Municipality									
Municipality	Census Data				Rental Survey Data				
	Housing Units	Rental Units	%Rentals in Muni.	%County Rentals	Non-S. Units	Advtcd. Units	Subs. Units	Total in Survey	%Survey Units
Ellenville	1,845	914	49.5%	4.0%	118	18	238	374	10.1%
Denning	531	64	12.1%	0.3%				0	
Esopus	3,969	1,031	26.0%	4.5%		11	80	91	2.5%
Gardiner	2,610	534	20.5%	2.3%	11	5		16	0.4%
Hardenburgh	344	31	9.0%	0.1%					
Hurley	3,069	399	13.0%	1.7%	5	3		8	0.2%
Kingston (C)	11,147	5,897	52.9%	25.8%	681	102	717	1,500	40.7%
Kingston (T)	432	60	13.9%	0.3%					
Lloyd	4,419	1,362	30.8%	6.0%	85	31	51	167	4.5%
Marbletown	2,989	482	16.1%	2.1%	55	9		64	1.7%
Marlborough	3,644	1,084	29.7%	4.7%	27	8	113	148	4.0%
New Paltz	6,828	3,399	49.8%	14.9%	101	32		133	3.6%
Olive	2,498	423	16.9%	1.9%		16	19	35	0.9%
Plattekill	4,242	1,174	27.7%	5.1%	55	6		61	1.7%
Rochester	4,019	707	17.6%	3.1%	4	6	9	19	0.5%
Rosendale	2,897	742	25.6%	3.2%	14	12	40	66	1.8%
Saugerties	11,108	3,748	33.7%	16.4%	35	49	124	208	5.6%
Shandaken	2,776	519	18.7%	2.3%	8	8	24	40	1.1%
Shawangunk	4,333	883	20.4%	3.9%	16	5	24	45	1.2%
Ulster	5,368	1,574	29.3%	6.9%	241	18	301	560	15.2%
Wawarsing	6,211	1,871	30.1%	8.2%		24	76	100	2.7%
Woodstock	4,157	793	19.1%	3.5%	25	28		53	1.4%
Total	89,436	27,691	29.4%	100%	1,481	391	1,816	3,688	100%

Municipalities with the highest number of rental units in the Survey are the City of Kingston followed by the Village of Ellenville, and the Towns of Ulster, Saugerties (town and village), Lloyd and New Paltz (town and village).

This year's survey sample is overrepresented in the Village of Ellenville, the City of Kingston and the Town of Ulster. It is underrepresented in Gardiner, Hurley, Plattekill, Rochester, Saugerties (town and village), Shawangunk, Wawarsing and Woodstock.

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

Non-Subsidized Housing

Non-Subsidized Housing units are rental housing units, regardless of the number of units in the structure, which do not have rental rates based on income eligibility.

2016 Non-Subsidized Apartments Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	118	1	21	94	2
Esopus	0				
Gardiner	11		7	4	
Hurley	5		2	3	
Kingston (C)	681	4	326	319	32
Lloyd	85	15	18	48	4
Marbletown	55		23	20	12
Marlborough	27	1	14	11	1
New Paltz	101	1	28	69	3
Olive	0				
Plattekill	55	1	16	35	3
Rochester	4			3	1
Rosendale	14	4	6	4	
Saugerties	35	14	15	6	
Shandaken	8		5	1	2
Shawangunk	16		2	13	1
Ulster	241	32	89	118	2
Wawarsing	0				
Woodstock	25	14	9	2	
Total	1,481	87	581	750	63
% of Total		5.9%	39.2%	50.6%	4.3%

About 90% of the non-subsidized units in the Rental Housing Survey are one or two-bedroom units. One five-bedroom unit was removed from the sample. Non-subsidized survey data was not received from Esopus, Olive and Wawarsing.

Studios were about 5% of the sample in 2015 and comprise about 6% in 2016.

The response rate for non-subsidized housing was 31.18%. There were 63 questionnaires completed for properties whose landlords or property managers supplied data for the Survey. This is out of 202 properties that received a questionnaire for the 2016 Rental Housing Survey.

Non-Subsidized Apartments 2016 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
Ellenville	118	\$ 560	\$ 560	\$ 698	\$ 675	\$ 848	\$ 850	\$ 833	\$ 833
Esopus	0								
Gardiner	11			\$ 941	\$ 900	\$ 1,338	\$ 1,375		
Hurley	5			\$ 850	\$ 850	\$ 950	\$ 950		
Kingston (C)	681	\$ 705	\$ 747	\$ 931	\$ 878	\$ 1,098	\$ 1,018	\$ 1,135	\$ 1,140
Lloyd	85	\$ 740	\$ 700	\$ 832	\$ 788	\$ 1,352	\$ 1,425	\$ 1,250	\$ 1,250
Marbletown	55			\$ 748	\$ 750	\$ 888	\$ 875	\$ 950	\$ 950
Marlborough	27	\$ 675	\$ 675	\$ 805	\$ 800	\$ 950	\$ 950	\$ 1,150	\$ 1,150
New Paltz	101	\$ 650	\$ 650	\$ 1,055	\$ 1,075	\$ 1,233	\$ 1,260	\$ 1,443	\$ 1,365
Olive	0								
Plattekill	55	\$ 675	\$ 675	\$ 844	\$ 825	\$ 1,072	\$ 1,110	\$ 1,313	\$ 1,313
Rochester	4					\$ 733	\$ 775	\$ 925	\$ 925
Rosendale	14	\$ 913	\$ 925	\$ 869	\$ 877	\$ 1,100	\$ 1,100		
Saugerties	35	\$ 746	\$ 750	\$ 762	\$ 775	\$ 1,213	\$ 1,150		
Shandaken	8			\$ 638	\$ 625	\$ 750	\$ 750	\$ 1,025	\$ 1,025
Shawangunk	16			\$ 750	\$ 750	\$ 890	\$ 900	\$ 775	\$ 775
Ulster	241	\$ 740	\$ 742	\$ 914	\$ 850	\$ 1,190	\$ 1,280	\$ 1,629	\$ 1,629
Wawarsing	0								
Woodstock	25	\$ 700	\$ 713	\$ 713	\$ 750	\$ 1,222	\$ 1,222		
Ulster County	1,481	\$ 735	\$ 713	\$ 900	\$ 878	\$ 1,079	\$ 1,048	\$ 1,127	\$ 1,140

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

Non-Subsidized Apartments Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2014	\$ 677	\$ 887	\$ 1,023	\$ 1,153
2015	\$ 688	\$ 880	\$ 959	\$ 1,184
2016	\$ 735	\$ 900	\$ 1,079	\$ 1,127
% Chg. '15-'16	6.8%	2.3%	12.5%	-4.8%
% Chg. '01-'16	60.1%	48.8%	47.2%	46.6%
2016 Income Required w/out Rent Burden	\$29,400	\$36,000	\$43,160	\$45,080

From 2015 to 2016, the average rent for studio and one-bedroom units increased a little over 2%. There was little change in the median rent for one-bedroom units. The average rent for a studio during this period increased close to 7%. The median rent for studios increase almost 2% during this period.

Average and median rents for two-bedroom units continue to fluctuate from year to year. The overall trend over the last 5 years, however, has been an increase. Median rents for two-bedroom units went above \$1,000 for the first time in 2010, and have generally stayed above that level. Average rents went above \$1,000 for the first time in 2014, and did so again in 2016.

Non-Subsidized Apartments Median Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2014	\$ 624	\$ 878	\$ 1,023	\$ 1,119
2015	\$ 700	\$ 875	\$ 1,100	\$ 1,140
2016	\$ 713	\$ 878	\$ 1,048	\$ 1,140
% Chg. '15-'16	1.9%	0.3%	-4.7%	0.0%
% Chg. '01-'16	50.1%	42.8%	42.6%	41.6%
2016 Income Required w/out Rent Burden	\$28,520	\$35,120	\$41,920	\$45,600

The average rent for three-bedroom units decreased about 5% from 2015 to 2016. The average rent was comparable to the average rent in 2009. The median rent for three-bedroom units was unchanged from 2015 to 2016. Median rents for three-bedroom units hit a high in 2010 and 2011, before seeing a decrease.

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

The table below compares the 2016 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2016. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2016 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 707	\$ 735	-\$28	-3.8%	\$ 712	-\$5	-0.7%
1 BR	\$ 904	\$ 900	\$4	0.4%	\$ 878	\$26	3.0%
2 BR	\$ 1,146	\$ 1,079	\$67	6.2%	\$ 1,048	\$98	9.4%
3 BR	\$ 1,493	\$ 1,127	\$366	32.5%	\$ 1,140	\$353	31.0%

Survey data of rents for studio apartments are higher than the FMR, which suggests the demand for rental housing is strongest for studios in Ulster County. One-bedroom units are comparable with HUD Fair Market Rents (FMR). Two and three-bedroom units have rents lower than the FMR, suggesting that the demand for them isn't as strong as smaller rental units, or given the range in rents found in this report, a methodology issue in sampling.

The table to the right shows vacancy data for surveyed Non-Subsidized Housing for 2016.

The 2016 Vacancy Rate, for Non-Subsidized Housing responding to the survey is 2.36% with 35 units vacant at the time of the survey.

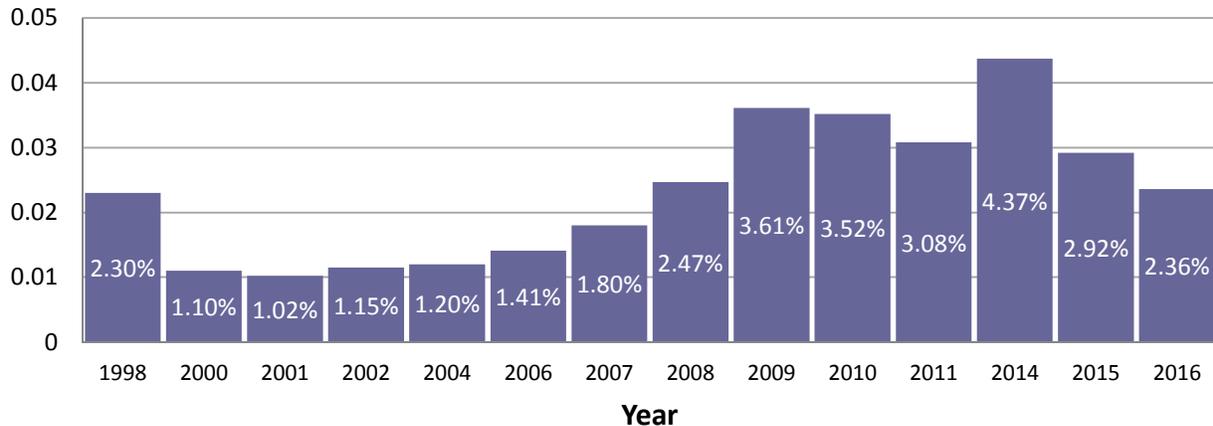
2016 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	118	6	5.1%	Plattekill	55	1	1.8%
Gardiner	11	1	9.1%	Rochester	4		0.0%
Hurley	5		0.0%	Rosendale	14	1	7.1%
Kingston (C)	681	4	0.6%	Saugerties	35	3	8.6%
Lloyd	85	1	1.2%	Shandaken	8		0.0%
Marbletown	55	2	3.6%	Shawangunk	16		0.0%
Marlborough	55	9	16.4%	Ulster	241	6	2.5%
New Paltz	101		0.0%	Woodstock	25	1	4.0%

35 Vacant Units/1481 Units in Sample = Vacancy Rate of 2.36%

The vacancy rate dropped from 2.92% in 2015 to 2.36% in 2016. New Paltz continues to have the strongest demand for rental housing in Ulster County. While not at the level seen in New Paltz, there is also strong demand for rental housing in the City of Kingston and the Towns of Ulster and Lloyd, given their access to areas with nearby employment opportunities. The vacancy rate decreased in Ellenville from 8.2% in 2015 to 5.1% in 2016.

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.

Vacancy Rate Over Time Non-Subsidized Housing



The vacancy rate decreased slightly from 2015 into 2016. At 2.36%, the 2016 vacancy rate is closer to levels seen around decade ago. The demand for rental housing remains strong in many parts of Ulster County.

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- and five-year estimates. One-year estimates are the least accurate, but allow individuals to make to year to year comparisons. Five-year estimates offer statistics with smaller margins of error.

For the 2011-2015 Estimate, rental vacancy rate in Ulster County was 6.0%. The 2006-2010 Estimate had a 4.7% rental vacancy rate in the preceding five year period.

The **2010 U.S. Decennial Census** reported a rental 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 was any unit 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**, online edition of the **Daily Freeman**, print edition of the **Kingston Times** and **Craigslist.org Hudson Valley** section for apartments and housing rentals.

For 2016, a compilation of several months’ available rentals was used. 2016 figures for **Advertised Rental Housing** are from January through October of 2016 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2016 is 391 units. This is an increase from the 2015 sample of 353 units.

The distribution of **Advertised Rental Housing** units by size shows higher numbers of 1 and 2 bedroom units. The percentage of 1 bedroom units is lower than what was seen in the 2015 Rental Housing Survey. The percentage of studios, 2 and 3 bedroom units reported in the Survey increased from 2015.

Kingston has the highest numbers of advertised units in the Survey, with over a quarter of the units in the adverted rental housing sample.

Saugerties had a greater share of the advertised rental housing sample than in 2015, but the share for Woodstock, New Paltz and Lloyd fell.

Wawarsing had more units in the advertised rental housing survey sample than in 2015. Ellenville slightly increase its share.

2016 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville	1	2	10	5	18	4.6%
Esopus	1	3	5	2	11	2.8%
Gardiner		5			5	1.3%
Hurley	2	1			3	0.8%
Kingston (C)	15	28	37	22	102	26.1%
Lloyd	2	11	12	6	31	7.9%
Marbletown		3	5	1	9	2.3%
Marlborough		5	3		8	2.0%
New Paltz	6	12	12	2	32	8.2%
Olive	2	6	7	1	16	4.1%
Plattekill		3	1	2	6	1.5%
Rochester		4	2		6	1.5%
Rosendale		6	5	1	12	3.1%
Saugerties	4	23	14	8	49	12.5%
Shandaken	2	3	2	1	8	2.0%
Shawangunk		2	2	1	5	1.3%
Ulster	1	11	5	1	18	4.6%
Wawarsing	2	8	7	7	24	6.1%
Woodstock	5	10	9	4	28	7.2%
County Total	43	146	138	64	391	100%
% of Total	11.0%	37.3%	35.3%	16.4%	100%	

The table on the next page gives the Average and Median Rents for **Advertised Rental Housing**, with data categorized by municipality and bedroom count.

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

2016 ULSTER COUNTY RENTAL HOUSING SURVEY

Advertised Apartments									
2016 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
Ellenville	18	\$ 500	\$ 500	\$ 775	\$ 775	\$ 920	\$ 940	\$ 1,168	\$ 1,150
Esopus	11	\$ 775	\$ 775	\$ 750	\$ 750	\$ 1,100	\$ 1,100	\$ 1,335	\$ 1,335
Gardiner	5			\$ 920	\$ 950				
Hurley	3	\$ 650	\$ 650	\$ 850	\$ 850				
Kingston (C)	102	\$ 704	\$ 725	\$ 807	\$ 813	\$ 997	\$ 950	\$ 1,149	\$ 1,150
Lloyd	31	\$ 750	\$ 750	\$ 936	\$ 925	\$ 1,133	\$ 1,150	\$ 1,448	\$ 1,475
Marbletown	9			\$ 850	\$ 775	\$ 1,096	\$ 975	\$ 1,100	\$ 1,100
Marlborough	8			\$ 941	\$ 985	\$ 1,248	\$ 1,295		
New Paltz	32	\$ 783	\$ 763	\$ 987	\$ 980	\$ 1,323	\$ 1,393	\$ 1,750	\$ 1,750
Olive	16	\$ 575	\$ 575	\$ 804	\$ 800	\$ 1,021	\$ 1,025	\$ 1,100	\$ 1,100
Plattekill	6			\$ 833	\$ 825	\$ 950	\$ 950	\$ 1,413	\$ 1,413
Rochester	6			\$ 813	\$ 825	\$ 813	\$ 813	\$ 1,100	\$ 1,100
Rosendale	12			\$ 833	\$ 838	\$ 939	\$ 950		
Saugerties	49	\$ 731	\$ 738	\$ 790	\$ 800	\$ 898	\$ 863	\$ 1,206	\$ 1,200
Shandaken	8	\$ 583	\$ 583	\$ 775	\$ 775	\$ 875	\$ 875	\$ 1,050	\$ 1,050
Shawangunk	5			\$ 795	\$ 795	\$ 875	\$ 875	\$ 1,100	
Ulster	18	\$ 650	\$ 650	\$ 789	\$ 750	\$ 1,129	\$ 1,199	\$ 1,500	\$ 1,500
Wawarsing	24	\$ 625	\$ 625	\$ 766	\$ 725	\$ 891	\$ 890	\$ 1,164	\$ 1,100
Woodstock	28	\$ 785	\$ 760	\$ 843	\$ 975	\$ 1,114	\$ 1,200	\$ 1,459	\$ 1,450
Ulster County	391	\$ 707	\$ 725	\$ 837	\$ 825	\$ 1,034	\$ 975	\$ 1,240	\$ 1,200

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	
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	
2014	\$ 752	\$ 743	\$ 871	\$ 850	\$ 949	\$ 850	\$ 1,203	\$ 1,200	
2015	\$ 795	\$ 775	\$ 896	\$ 850	\$ 1,095	\$ 1,050	\$ 1,334	\$ 1,300	
2016	\$ 707	\$ 725	\$ 837	\$ 825	\$ 1,034	\$ 975	\$ 1,240	\$ 1,200	
% Chg. '15 - '16	-11.1%	-6.5%	-6.6%	-2.9%	-5.6%	-7.1%	-7.0%	-7.7%	
% Chg. '06 - '16	33.4%	36.8%	25.9%	21.3%	10.1%	14.7%	12.7%	2.1%	
% Chg. '01 - '16	41.4%	52.6%	43.1%	37.5%	42.0%	31.8%	40.9%	47.1%	
2016 \$ Required w/out Rent Burden	\$28,280	\$29,000	\$33,480	\$33,000	\$41,360	\$39,000	\$49,600	\$48,000	

Advertised rents for each of the four types of units dropped from 2015 to 2016. The long-term trend still has rents increasing, particularly for studios, one- and two-bedroom units.

Subsidized Housing

Subsidized Housing is rental housing that receives 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.

2017 Subsidized Apartments Sample by Municipality / Unit Size								
Municipality	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	Totals	Units for Seniors
Ellenville	0	206	17	15	0	0	238	204
Esopus	0	59	21	0	0	0	80	80
Kingston	195	257	157	91	12	5	717	236
Lloyd	0	51	0	0	0	0	51	51
Marlborough	0	113	0	0	0	0	113	113
Olive	0	19	0	0	0	0	19	19
Rochester	0	0	9	0	0	0	9	0
Rosendale	0	40	0	0	0	0	40	40
Saugerties	31	83	8	2	0	0	124	122
Shandaken	0	24	0	0	0	0	24	24
Shawangunk	0	24	0	0	0	0	24	24
Ulster	0	265	34	2	0	0	301	248
Woodstock	0	48	16	12	0	0	76	44
Grand Total	226	1,189	262	122	12	5	1,816	1,205

The response rate for the subsidized housing portion of the 2016 Rental Survey was 89.74%, with 35 responses for 39 different properties. Of the properties that reported how much rent they collect, eight reported 30% of a renter's adjusted gross income, and two reported 33.33%

Ten properties reported using income limits to determine who could be a resident. At these properties, rent charged is a function of gross income after deductions and apartment type. Most units in these properties had income limits of \$31,920 for one person and \$36,480 for two people. Also frequently reported were units with an income limit of \$26,600 for one person and \$30,400 for two people. Less frequent were units below these ranges. Several units were available with an income limit \$15,960 for one person and \$18,240 for two people. Households with more than two people had higher limits.

To determine which households qualify to live at a property, ten respondents reported using a percentage of Ulster County's Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD). Ulster County's AMI in 2016 was \$75,900. Properties had rental units available where the maximum income could be 30%, 40%, 50%, 60% or 80% of AMI. Nearly half of these units (114 out 233) were for households at 50% AMI. HUD's Income Limits and AMI data are available at: <https://www.huduser.gov/portal/datasets/il.html>

Subsidized senior housing has minimum-age requirements of 55 or 62 years old, but often allows younger, disabled individuals. Subsidized senior housing in Ulster County has waiting lists, so it has become customary to apply ahead of time and new projects generally choose occupants via a lottery.

Affordability

Most housing providers use HUD's 30% of income 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 **2011-2015 American Community Survey (ACS) Five Year Estimates**, gives us a current look at the affordability of rental housing in Ulster County.

According to the ACS, 55.6% of Ulster County renters are housing cost burdened. And 30.6% are severely burdened, paying more than half their income toward housing costs. Census figures over the last decade show a slight decrease in the number of renter households, but more of them being housing cost burdened.

Adding to the burden, median household income for renters decreased. According to the 2011-2015 ACS, the estimated median income for renters was \$31,008. This is a decrease from the next comparable period from the 2006-2010 ACS, when it was \$35,000.

Gross Rent as a Percentage of Household Income		
Ulster County 2011-2015 ACS Five-Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	471	2.2%
10.0 to 14.9 %	1,225	5.7%
15.0 to 19.9 %	2,021	9.4%
20.0 to 24.9 %	2,314	10.7%
25.0 to 29.9 %	1,567	7.3%
30.0 to 34.9 %	2,042	9.5%
35.0 to 39.9 %	1,479	6.9%
40.0 to 49.9 %	1,868	8.7%
50.0 % or more	6,604	30.6%
Not computed	1,975	9.2%
Total Renter Households	21,566	100.0%
Housing Cost Burdened (30% + >)	11,993	55.6%
Severely Cost Burdened (50% + >)	6,604	30.6%

The problem of rental housing costs is significant in Ulster County as it is in other areas of New York State. In New York State, the percent of rent-burdened households runs from a low of 34.2% in Hamilton County to a high of 55.6 % in Rockland County. Ulster County, at 55.61%, ranks 4th highest out of all 62 counties New York State. 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 14.6% in Wyoming County to a high of 35.5% in Rockland County. Ulster County ranks 7th in New York State, as 30.6% of Ulster County's renter households are severely burdened. Nearly a third of Ulster County's renters pay more than half of their income toward rent.

Nationwide, the percent burdened range from 35.5% in North Dakota to 54.0% in California. New York is 5th with 50.8%. For severely burdened, Wyoming has the lowest percentage at 16.1%, while Florida is the highest at 28.2%. New York State ranks 3rd with 27.9% of its renters severely burdened.

As a nation, 47.9% of the USA's renters are rent burdened. And 24.6% of our entire country's renters pay more than half their income towards rent.