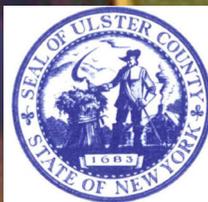


2018 ULSTER COUNTY RENTAL  
HOUSING SURVEY



**2018  
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.  
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Kingston, NY 12402**

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**[ulstercountyny.gov/planning](http://ulstercountyny.gov/planning)**

**April 2019**

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## Abstract

- The 2018 Rental Housing Survey was sent to 269 owners/managers. There were 116 responses for an overall response rate of 43.12%, representing 2,590 units.
- For Non-Subsidized Housing, the response rate was 37.18% with surveys completed for 87 properties in a sample of 234. A total of 981 units were part of the Survey from these 87 properties.
- For Subsidized Housing, the response rate was 82.86% with surveys completed for 29 properties in a sample of 35. These 29 properties have 1394 units.
- Average and Median rents of Non-Subsidized Housing for 2018 are:

Avg	Studio	\$ 736	(+3.2%)	Median	Studio	\$ 750	(0.0%)
	1-BR	\$ 933	(-3.1%)		1-BR	\$ 900	(0.0%)
	2-BR	\$ 1,198	(+4.8%)		2-BR	\$ 1,200	(+9.3%)
	3-BR	\$ 1,296	(-3.0%)		3-BR	\$ 1,299	(+1.9%)

Percentage changes are relative to 2017 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 2018 without being a cost burdened is:

Studio	\$29,440
1-BR	\$37,320
2-BR	\$47,920
3-BR	\$51,840
- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2018 is 3.16% with 31 of 981 units vacant. The vacancy rate in 2017 was 2.65%.
- The Advertised Rental Housing sample for 2018 was 215 units. Taken together with the survey data, this report has data on 2,590 units.
- Average and Median rents of Advertised Rental Housing units for 2018 are:

Avg	Studio	\$ 794	(-2.0%)	Median	Studio	\$ 750	(-6.3%)
	1-BR	\$ 908	(+2.1%)		1-BR	\$ 900	(+0.6%)
	2-BR	\$ 1,176	(+6.2%)		2-BR	\$ 1,150	(+4.5%)
	3-BR	\$ 1,443	(+7.0%)		3-BR	\$ 1,400	(+6.6%)

Percentage changes are relative to 2017 average rents for Advertised Housing.
- The response rate for Non-Subsidized Housing was higher than in previous years. However, the total number of rental units was lower than usual. This is attributed to smaller properties composing a bigger share of 2018 Rental Housing Survey respondents than seen in prior surveys.
- This report introduces a new section on utilities for Non-Subsidized Housing. Because each survey samples a different set of market-rate properties, the data collected on utilities will vary from year to year. When possible, comparisons from one year to the next are presented in this section.

## Introduction

This report presents statistics derived from the 2018 Rental Housing Survey undertaken by the Ulster County Planning Department. More than a 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 County's rental housing market. It includes information on supply, cost and affordability. 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 2018 Survey, 234 questionnaires for market-rate rentals were sent to landlords or property managers who could complete these questionnaires or have Ulster County Planning Department staff complete them 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 2018, the overall response rate was 43.12%, with 116 properties responding out of a sample size of 269 and higher than the 2017 response rate of 38.67%. The sample size in 2017 was smaller at 256, with 99 properties responding to the Rental Housing Survey.

**RUPCO's Rent Reasonableness Comparison Log** supplies 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. The Rent Reasonable 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)

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.

**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 2013 – 2017 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.

<b>Renter Occupied Units</b>			
<b>by Household Type</b>			
<b>American Community Survey 2013-2017 Five Year Estimates</b>			
<b>Family households</b>	<b>9,397</b>	<b>Non-family households</b>	<b>11,922</b>
<b>Married-couple family</b>	<b>4,616</b>	<b>Householder living alone</b>	<b>9,255</b>
Hholder age 15 - 34	1,548	Hholder age 15 - 34	1,985
Hholder age 35 - 64	2,420	Hholder age 35 - 64	4,154
Hholder age 65 +	648	Hholder age 65 +	3,116
<b>Male hholder, no wife present</b>	<b>1,401</b>	<b>Householder not living alone</b>	<b>2,667</b>
Hholder age 15 - 34	551	Hholder age 15 - 34	1,686
Hholder age 35 - 64	734	Hholder age 35 - 64	730
Hholder age 65 +	116	Hholder age 65 +	251
<b>Fem. hholder, no husb. present</b>	<b>3,380</b>		
Hholder age 15 - 34	985		
Hholder age 35 - 64	2,130		
Hholder age 65 +	265		
<b>Total Ulster County Renter Households</b>			<b>21,319</b>
<b>Total Ulster County Renter Persons</b>			<b>46,249</b>

## Census Data

The chart below compares 2010 Census rental housing data with the 2018 Rental Survey sample.

<b>2010 Census Rental - 2018 Survey Sample Comparison by Municipality</b>									
<b>Municipality</b>	<b>Census Data</b>				<b>Rental Survey Data</b>				
	<b>Housing Units</b>	<b>Rental Units</b>	<b>% Rentals in Muni.</b>	<b>%County Rentals</b>	<b>Non-S. Units</b>	<b>Advtsd. Units</b>	<b>Subs. Units</b>	<b>Total in Survey</b>	<b>%Survey Units</b>
Ellenville	1,845	914	49.5%	4.0%	60	10	142	212	8.2%
Denning	531	64	12.1%	0.3%					
Esopus	3,969	1,031	26.0%	4.5%	8	6		14	0.5%
Gardiner	2,610	534	20.5%	2.3%	24	4		28	1.1%
Hardenburgh	344	31	9.0%	0.1%					
Hurley	3,069	399	13.0%	1.7%		4		4	0.2%
Kingston (C)	11,147	5,897	52.9%	25.8%	343	43	812	1,198	46.3%
Kingston (T)	432	60	13.9%	0.3%				0	
Lloyd	4,419	1,362	30.8%	6.0%	64	21	51	136	5.3%
Marbletown	2,989	482	16.1%	2.1%	9	5		14	0.5%
Marlborough	3,644	1,084	29.7%	4.7%	33	15	113	161	6.2%
New Paltz	6,828	3,399	49.8%	14.9%	109	28	24	161	6.2%
Olive	2,498	423	16.9%	1.9%	6	3	19	28	1.1%
Plattekill	4,242	1,174	27.7%	5.1%	69	9		78	3.0%
Rochester	4,019	707	17.6%	3.1%	7	4	9	20	0.8%
Rosendale	2,897	742	25.6%	3.2%	21	6	40	67	2.6%
Saugerties	11,108	3,748	33.7%	16.4%	86	19	160	265	10.2%
Shandaken	2,776	519	18.7%	2.3%	9	7	24	40	1.5%
Shawangunk	4,333	883	20.4%	3.9%	8			8	0.3%
Ulster	5,368	1,574	29.3%	6.9%	87	5		92	3.6%
Wawarsing	6,211	1,871	30.1%	8.2%		8		8	0.3%
Woodstock	4,157	793	19.1%	3.5%	38	18		56	2.2%
<b>Total</b>	<b>89,436</b>	<b>27,691</b>	<b>29.4%</b>	<b>100%</b>	<b>981</b>	<b>215</b>	<b>1394</b>	<b>2,590</b>	<b>100%</b>

Municipalities with the highest number of rental units in the Survey are the City of Kingston, Saugerties (town and village) with Marlborough and New Paltz (town and village) tied for third.

## 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.

2018 Non-Subsidized Apartments Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	60		22	25	13
Esopus	8		6	2	
Gardiner	24		21	3	
Hurley	0				
Kingston (C)	343	14	145	178	6
Lloyd	64	10	12	30	12
Marbletown	9		6	3	
Marlborough	33	1	13	19	
New Paltz	109	5	32	69	3
Olive	6	2	2		2
Plattekill	69	2	21	44	2
Rochester	7		6	1	
Rosendale	21	2	12	5	2
Saugerties	86	18	35	32	1
Shandaken	9		5	4	
Shawangunk	8		2	6	
Ulster	87	3	39	29	16
Wawarsing	0				
Woodstock	38	12	23	3	
<b>Total</b>	<b>981</b>	<b>69</b>	<b>402</b>	<b>453</b>	<b>57</b>
<b>% of Total</b>		<b>7.0%</b>	<b>41.0%</b>	<b>46.2%</b>	<b>5.8%</b>

About 87% of the non-subsidized units in the 2018 Survey have one or two bedrooms. This is an increase from last year when it was about 84%. At 7.0%, the percentage of studios is the highest since 2000. At 5.8%, the percentage of three-bedroom units decreased in the 2018 Survey to a level closer to those seen in prior surveys.

Survey data wasn't received from Hurley and Wawarsing.

The response rate for non-subsidized housing was 37.18%. There were 87 questionnaires completed for properties whose landlords or property managers supplied data for the Survey. This is out of 234 properties that received a questionnaire.

Non-Subsidized Apartments 2018 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	60			\$ 850	\$ 850	\$ 979	\$ 1,000		
Esopus	8			\$ 775	\$ 775	\$ 950	\$ 950		
Gardiner	24			\$ 824	\$ 775	\$ 1,093	\$ 1,000		
Hurley	0								
Kingston (C)	343	\$ 830	\$ 760	\$ 1,035	\$ 900	\$ 1,232	\$ 1,200	\$ 1,358	\$ 1,400
Lloyd	64	\$ 630	\$ 625	\$ 883	\$ 900	\$ 1,190	\$ 1,238	\$ 1,400	\$ 1,400
Marbletown	9			\$ 735	\$ 735	\$ 950	\$ 950		
Marlborough	33	\$ 700	\$ 700	\$ 783	\$ 850	\$ 1,525	\$ 1,525		
New Paltz	109	\$ 770	\$ 800	\$ 1,112	\$ 1,135	\$ 1,296	\$ 1,370	\$ 1,542	\$ 1,500
Olive	6	\$ 800	\$ 800	\$ 800	\$ 800			\$ 1,025	\$ 1,025
Plattekill	69	\$ 763	\$ 763	\$ 912	\$ 850	\$ 1,148	\$ 1,200	\$ 1,350	\$ 1,350
Rochester	7			\$ 700	\$ 700	\$ 750	\$ 750		
Rosendale	21	\$ 585	\$ 585	\$ 928	\$ 933	\$ 1,170	\$ 1,200	\$ 1,100	\$ 1,100
Saugerties	86	\$ 694	\$ 750	\$ 791	\$ 788	\$ 980	\$ 950	\$ 815	\$ 815
Shandaken	9			\$ 738	\$ 685	\$ 938	\$ 938		
Shawangunk	8			\$ 863	\$ 863	\$ 1,008	\$ 950		
Ulster	87	\$ 660	\$ 590	\$ 863	\$ 899	\$ 1,209	\$ 1,225	\$ 1,327	\$ 1,299
Wawarsing	0								
Woodstock	38	\$ 797	\$ 800	\$ 898	\$ 900	\$ 1,013	\$ 1,050		
<b>Ulster County</b>	<b>981</b>	<b>\$ 736</b>	<b>\$ 750</b>	<b>\$ 933</b>	<b>\$ 900</b>	<b>\$ 1,198</b>	<b>\$ 1,200</b>	<b>\$ 1,296</b>	<b>\$ 1,299</b>

### Non-Subsidized Apartments Average Rent Over Time

Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2017	\$ 713	\$ 963	\$ 1,143	\$ 1,336
2018	\$ 736	\$ 933	\$ 1,198	\$ 1,296
<b>% Chg. '17-'18</b>	<b>3.2%</b>	<b>-3.1%</b>	<b>4.8%</b>	<b>-3.0%</b>
<b>% Chg. '03-'18</b>	<b>49.9%</b>	<b>38.2%</b>	<b>47.9%</b>	<b>37.7%</b>
<b>2018 Income Required w/out Rent Burden</b>	<b>\$29,440</b>	<b>\$37,320</b>	<b>\$47,920</b>	<b>\$51,840</b>

From 2017 to 2018, the countywide average rent for one-bedroom and three-bedroom units decreased. This is the first time since 2015 that units in two categories saw a decrease in average rent. One-bedroom units had seen consistent increases in the last five surveys. Rents for studios and two-bedroom units increased from the last year's survey.

The countywide median rents for studio and one-bedroom units remained unchanged. Median rents for two-bedroom and three-bedroom units did increase. From 2017 to 2018, only two-bedroom units saw an increase in both their average and median rents.

### Non-Subsidized Apartments Median Rent Over Time

Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2017	\$ 750	\$ 900	\$ 1,098	\$ 1,275
2018	\$ 750	\$ 900	\$ 1,200	\$ 1,299
<b>% Chg. '17-'18</b>	<b>0.0%</b>	<b>0.0%</b>	<b>9.3%</b>	<b>1.9%</b>
<b>% Chg. '03-'18</b>	<b>42.9%</b>	<b>29.5%</b>	<b>44.6%</b>	<b>36.7%</b>
<b>2018 Income Required w/out Rent Burden</b>	<b>\$30,000</b>	<b>\$36,000</b>	<b>\$48,000</b>	<b>\$51,960</b>

In the 2018 Survey, rents for studios were typically between \$700 and \$800. Countywide, one-bedroom units were often around \$900. Certain areas of Ulster County skew the countywide average for one-bedroom units higher. These areas have average rents significantly higher than what's seen for the entire county. Two-bedroom units in the survey were typically around \$1,200, and three-bedroom units around \$1,300.

The table below compares the 2018 US Dept. of Housing and Urban Development (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2018. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2018 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 737	\$ 736	\$1	0.1%	\$ 750	-\$13	-1.7%
1 BR	\$ 918	\$ 933	-\$15	-1.6%	\$ 900	\$18	2.0%
2 BR	\$ 1,155	\$ 1,198	-\$43	-3.6%	\$ 1,200	-\$45	-3.8%
3 BR	\$ 1,479	\$ 1,296	\$183	14.1%	\$ 1,299	\$180	13.9%

Two-bedroom units have the strongest demand for rental housing in Ulster County. Survey data show that average and median rents for two-bedroom apartments are higher than the FMR. The average rent for one-bedroom units is higher than the FMR, but the median is lower. There are one-bedroom units in the survey that skew the average higher, likely because the demand for one-bedroom units is higher in certain areas of Ulster County than others.

2018 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	60	1	1.67%	Plattekill	69		0.00%
Esopus	8		0.00%	Rochester	7	5	71.43%
Gardiner	24		0.00%	Rosendale	21	1	5%
Kingston (C)	343	2	0.58%	Saugerties	86	1	1.16%
Lloyd	64	3	4.69%	Shandaken	9	1	11%
Marbletown	9		0.00%	Shawangunk	8		0.00%
Marlborough	33		0.00%	Ulster	87	16	18.39%
New Paltz	109		0.00%	Woodstock	38	1	2.63%
Olive	6		0.00%				

**31 Vacant Units/981 Units in Sample = Vacancy Rate of 3.16%**

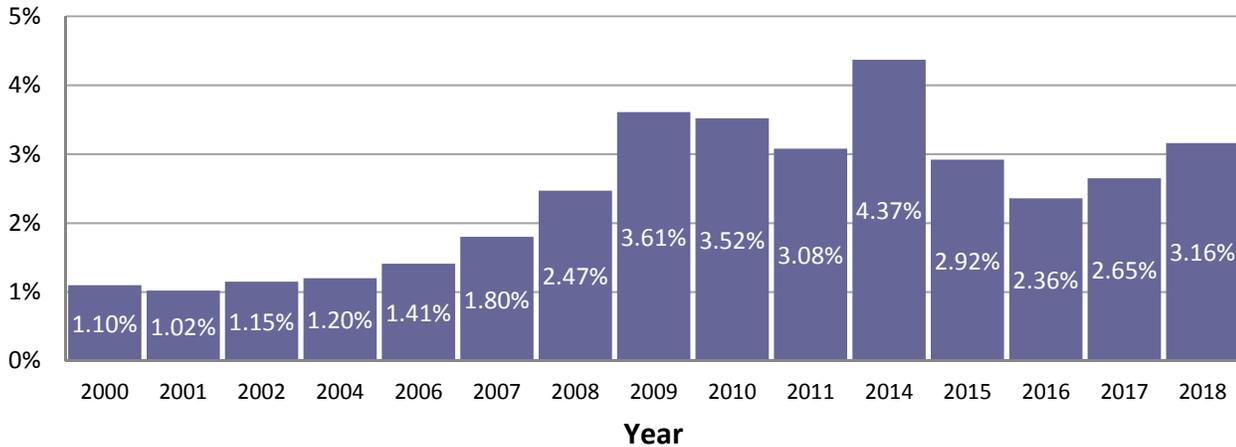
The table above shows vacancy data for surveyed Non-Subsidized Housing for 2018.

The 2018 Vacancy Rate for Non-Subsidized Housing is 3.16% with 31 units vacant at the time of the Survey.

Ulster County’s vacancy rate continues to rise. The vacancy rate has been rising slightly from 2.36% in 2016, to 2.65% in 2017, and 3.16% in 2018. The vacancy rate is the highest since 2014, and is at a level closer to those seen in 2009, 2010 and 2011.

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 more pricing power.

## Vacancy Rate Over Time Non-Subsidized Housing



The vacancy rate increased in 2018. The vacancy rate went above 3% for the first time since 2014. The demand for rental housing remains strong in many parts of Ulster County, particularly its most densely populated municipalities.

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 year-to-year comparisons. Five-year estimates offer statistics with smaller margins of error.

For the 2013-2017 Estimate, the rental vacancy rate in Ulster County was 6.1%. The 2008-2012 Estimate had a 7.5% 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, print edition of the Kingston Times and Craigslist.org Hudson Valley section for apartments and housing rentals.**

For 2018, a compilation of several months' available rentals was used. **Advertised Rental Housing** figures for 2018 are from January through October of 2018 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2018 is 215 units. This is a decrease from the 2017 sample of 308 units.

The percentage of one-bedroom units increased from 2017 to 2018 after two consecutive surveys where it decreased. For 2018, the distribution of **Advertised Rental Housing** units by size shows roughly the same percentage of two-bedroom units as last year. The percentage of studios and three-bedroom units in the Survey decreased.

Kingston continues to have the largest number of units in the advertised sample, even though its share fell from a quarter to a fifth in 2018.

The share of units for New Paltz increased from 9.4% to 13% in 2018. Lloyd's share of units in the sample also saw an increase going from 7.5% to 9.8%. New Paltz has the second highest share behind Kingston, with Lloyd in third.

2018 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville		4	2	4	10	4.7%
Esopus	2	2	2		6	2.8%
Gardiner	2	1	1		4	1.9%
Hurley		1	3		4	1.9%
Kingston (C)	3	18	11	11	43	20.0%
Lloyd		12	9		21	9.8%
Marbletown		2	3		5	2.3%
Marlborough	1	6	7	1	15	7.0%
New Paltz	3	12	8	5	28	13.0%
Olive		3			3	1.4%
Plattekill	1	3	2	3	9	4.2%
Rochester		2	1	1	4	1.9%
Rosendale		2	3	1	6	2.8%
Saugerties	1	8	8	2	19	8.8%
Shandaken	1	1	3	2	7	3.3%
Shawangunk					0	0.0%
Ulster	1	1	3		5	2.3%
Wawarsing	1	2	3	2	8	3.7%
Woodstock	5	7	3	3	18	8.4%
<b>County Total</b>	<b>21</b>	<b>87</b>	<b>72</b>	<b>35</b>	<b>215</b>	<b>100%</b>
<b>% of Total</b>	<b>9.8%</b>	<b>40.5%</b>	<b>33.5%</b>	<b>16.3%</b>	<b>100%</b>	

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 regards to some municipalities. Average rents were calculated without regard to the number or type of utilities included in the rental amount.

**Advertised Apartments  
2018 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	10			\$ 725	\$ 725	\$ 950	\$ 950	\$ 1,238	\$ 1,250
Esopus	6	\$ 743	\$ 743	\$ 818	\$ 818	\$ 1,275	\$ 1,275		
Gardiner	4	\$ 625	\$ 625	\$ 850	\$ 850	\$ 1,280	\$ 1,280		
Hurley	4			\$ 875	\$ 875	\$ 1,500	\$ 1,500		
Kingston (C)	43	\$ 855	\$ 895	\$ 916	\$ 900	\$ 1,193	\$ 1,150	\$ 1,414	\$ 1,400
Lloyd	21			\$ 917	\$ 900	\$ 1,076	\$ 1,100		
Marbletown	5			\$ 800	\$ 800	\$ 1,283	\$ 1,100		
Marlborough	15	\$ 850	\$ 850	\$ 966	\$ 910	\$ 1,257	\$ 1,200	\$ 1,200	\$ 1,200
New Paltz	28	\$ 850	\$ 900	\$ 983	\$ 943	\$ 1,294	\$ 1,250	\$ 1,710	\$ 1,700
Olive	3			\$ 858	\$ 850				
Plattekill	9	\$ 725	\$ 725	\$ 908	\$ 950	\$ 1,350	\$ 1,350	\$ 1,648	\$ 1,695
Rochester	4			\$ 800	\$ 800	\$ 975	\$ 975	\$ 1,175	\$ 1,175
Rosendale	6			\$ 825	\$ 825	\$ 1,117	\$ 1,050	\$ 1,500	\$ 1,500
Saugerties	19	\$ 1,100	\$ 1,100	\$ 900	\$ 863	\$ 1,084	\$ 1,063	\$ 1,400	\$ 1,400
Shandaken	7	\$ 725	\$ 725	\$ 1,000	\$ 1,000	\$ 1,167	\$ 1,200	\$ 950	\$ 950
Shawangunk	0								
Ulster	5	\$ 750	\$ 750	\$ 975	\$ 975	\$ 1,034	\$ 1,100		
Wawarsing	8	\$ 675	\$ 675	\$ 800	\$ 800	\$ 915	\$ 895	\$ 1,375	\$ 1,375
Woodstock	18	\$ 800	\$ 800	\$ 959	\$ 900	\$ 1,183	\$ 1,300	\$ 1,733	\$ 1,800
<b>Ulster County</b>	<b>215</b>	<b>\$ 794</b>	<b>\$ 750</b>	<b>\$ 908</b>	<b>\$ 900</b>	<b>\$ 1,176</b>	<b>\$ 1,150</b>	<b>\$ 1,443</b>	<b>\$ 1,400</b>

**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
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
2017	\$ 810	\$ 800	\$ 889	\$ 895	\$ 1,107	\$ 1,100	\$ 1,349	\$ 1,313
2018	\$ 794	\$ 750	\$ 908	\$ 900	\$ 1,176	\$ 1,150	\$ 1,443	\$ 1,400
% Chg. '17 - '18	-2.0%	-6.3%	2.1%	0.6%	6.2%	4.5%	7.0%	6.6%
% Chg. '08 - '18	56.3%	46.2%	27.3%	20.0%	37.2%	35.3%	31.1%	27.3%
% Chg. '04 - '18	61.1%	50.0%	45.5%	46.8%	53.3%	50.7%	51.7%	51.4%
2018 \$ Required w/out Rent Burden	\$31,760	\$30,000	\$36,320	\$36,000	\$47,040	\$46,000	\$57,720	\$56,000

For 2018, average and median rents for advertised units are still increasing for one, two and three-bedroom units, but at a slower rate than in 2017. The average rent for studios decreased and the median was unchanged. Two and three-bedroom units saw the biggest price increases.

## 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.

Examples of Maximum Income Limits by Household Size Ulster County, NY - 2018				
	Percentage of Area Median Income (AMI) By Income Bands			
	30% AMI	50% AMI	60% AMI	80% AMI
1 Person	\$16,500	\$27,500	\$33,000	\$44,000
2 Person	\$18,840	\$31,400	\$37,680	\$50,240
3 Person	\$21,210	\$35,350	\$42,420	\$56,560
4 Person	\$23,550	\$39,250	\$47,100	\$62,800
5 Person	\$25,440	\$42,400	\$50,880	\$67,840
6 Person	\$27,330	\$45,550	\$54,660	\$72,880

Source: New York State Homes and Community Renewal

The table above shows maximum income limits for subsidized housing in Ulster County. These figures are based on the area median income (AMI) of **\$79,200 for Ulster County in 2018**. Many of the properties that participated in the survey have income limits of 50% or 60% AMI. Often, they will do both, setting aside units for households up to 50% AMI and others at 60% AMI. AMI is determined by the United States Department of Housing and Urban Development.

HUD's Income Limits and AMI data are available at: <https://www.huduser.gov/portal/datasets/il.html>

The response rate for the subsidized housing portion of the 2018 Rental Survey was 82.86%, with 29 responses for 35 different properties.

Of these 29 properties, there were 1,470 units with 886 one-bedroom, 290 two-bedroom, 96 three-bedroom, and 12 four-bedroom and 5 five-bedroom and 181 studios.

For 15 properties, the largest contingent in the subsidized housing sample, the highest income band served is 60% AMI. These properties have 744 units or 50.61% of the units in the subsidized housing sample. The second largest is 6 properties with an income limit as high as 80% AMI. There are also 5 buildings that have an income limit as high as 50% AMI. There was no AMI data for 2 properties.

These 15 properties provide an example of how units are set aside based on different income limits. Fourteen properties were identified as having rental units set aside at both the 50% and 60% AMI income bands. At least one of these also had units where the limit was at the 30% AMI income band. Together, these 14 properties have 736 rental units or 50.07% of the number of units in the subsidized housing sample.

Many of the subsidized units in Ulster County are set aside for seniors, as there is a growing elderly population. Subsidized senior housing has minimum-age requirements of 55 or 62 years old, but often allows younger, disabled individuals. Because subsidized senior housing in Ulster County has waiting lists, it has become customary to apply ahead of time and new projects generally choose occupants via a lottery.

## Utilities

This section has average and median rents that include utilities. These statistics are for the entire county. Six categories were chosen to present the data collected on utilities. Each category had enough rental units to calculate averages with a level of accuracy. Enough data were collected to compare 2017 and 2018 survey results for two categories. For 2017, data were collected for cable, electricity, gas, heat, sewer and hot water. For 2018, data were collected for cable, electricity, gas, heat, sewer and wi-fi.

Heat and at least one Other Utility									
2017					2018				
828 Rental Units					352 Rental Units				
	Average		Median			Average		Median	
	Utilities	All	Utilities	All		Utilities	All	Utilities	All
Studio	\$704	\$713	\$725	\$750	Studio	\$702	\$736	\$750	\$750
1 Bdrm	\$1,032	\$963	\$1,000	\$900	1 Bdrm	\$920	\$933	\$900	\$900
2 Bdrm	\$1,192	\$1,143	\$1,038	\$1,098	2 Bdrm	\$1,168	\$1,198	\$1,200	\$1,200
3 Bdrm	\$1,416	\$1,336	\$1,155	\$1,275	3 Bdrm	\$1,227	\$1,296	\$1,200	\$1,299

Heat and Gas Only				
2017				
516 Rental Units				
	Average		Median	
	Utilities	All	Utilities	All
Studio	---	\$713	---	\$750
1 Bdrm	\$1,115	\$963	\$1,100	\$900
2 Bdrm	\$1,196	\$1,143	\$1,033	\$1,098
3 Bdrm	\$1,428	\$1,336	\$1,155	\$1,275

Heat and Sewer Only				
2018				
234 Rental Units				
	Average		Median	
	Utilities	All	Utilities	All
Studio	\$685	\$736	\$700	\$750
1 Bdrm	\$959	\$933	\$917	\$900
2 Bdrm	\$1,177	\$1,198	\$1,200	\$1,200
3 Bdrm	\$1,233	\$1,296	\$1,200	\$1,299

Sewer Only				
2017				
259 Rental Units				
	Average		Median	
	Utilities	All	Utilities	All
Studio	\$729	\$713	\$750	\$750
1 Bdrm	\$786	\$963	\$775	\$900
2 Bdrm	\$984	\$1,143	\$850	\$1,098
3 Bdrm	\$1,388	\$1,336	\$1,423	\$1,275

Heat and Electricity Only				
2018				
79 Rental Units				
	Average		Median	
	Utilities	All	Utilities	All
Studio	\$752	\$736	\$750	\$750
1 Bdrm	\$869	\$933	\$900	\$900
2 Bdrm	\$1,161	\$1,198	\$1,200	\$1,200
3 Bdrm	---	\$1,296	---	\$1,299

Heat, Gas and at least one Other Utility				
2017				
642 Rental Units				
	Average		Median	
	Utilities	All	Utilities	All
Studio	\$647	\$713	\$650	\$750
1 Bdrm	\$1,060	\$963	\$1,100	\$900
2 Bdrm	\$1,189	\$1,143	\$1,033	\$1,098
3 Bdrm	\$1,440	\$1,336	\$1,155	\$1,275

## 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 **2013-2017 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, 54.7% of Ulster County renters are housing cost burdened. Of which 29.6% are severely burdened, paying more than half their income toward housing costs. The last comparable period from the 2008-2012 ACS had 52.7% of renters as cost burdened and 29.7% as severely burdened.

Median household income for renters has risen slightly. According to the 2013-2017 ACS, the estimated median income for renters was \$33,454. The next comparable period from the 2008-2012 ACS has a median income of \$32,998. This is an increase of 1.38%.

<b>Gross Rent as a Percentage of Household Income</b>		
<b>Ulster County 2013-2017 ACS Five-Year Estimates</b>		
	<b># Hholds</b>	<b>% of Total</b>
<b>Less than 10.0 %</b>	<b>501</b>	<b>2.4%</b>
<b>10.0 to 14.9 %</b>	<b>1,274</b>	<b>6.0%</b>
<b>15.0 to 19.9 %</b>	<b>2,034</b>	<b>9.5%</b>
<b>20.0 to 24.9 %</b>	<b>2,568</b>	<b>12.0%</b>
<b>25.0 to 29.9 %</b>	<b>1,431</b>	<b>6.7%</b>
<b>30.0 to 34.9 %</b>	<b>1,895</b>	<b>8.9%</b>
<b>35.0 to 39.9 %</b>	<b>1,601</b>	<b>7.5%</b>
<b>40.0 to 49.9 %</b>	<b>1,860</b>	<b>8.7%</b>
<b>50.0 % or more</b>	<b>6,306</b>	<b>29.6%</b>
<b>Not computed</b>	<b>1,849</b>	<b>8.7%</b>
<b>Total Renter Households</b>	<b>21,319</b>	<b>100.0%</b>
<b>Housing Cost Burdened (30% + &gt;)</b>	<b>11,662</b>	<b>54.7%</b>
<b>Severely Cost Burdened (50% + &gt;)</b>	<b>6,306</b>	<b>29.6%</b>

The percentage of household income used to pay rent in Ulster County continues to be among the highest in New York State. The percent of rent-burdened households runs from a low of 29.2% in Hamilton County to a high of 59.4 % in Rockland County. Ulster County, at 54.7%, ranks 6<sup>th</sup> highest out of all 62 counties in 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 16.4% in Herkimer County to a high of 36.3% in Rockland County. Ulster County ranks 7<sup>th</sup> in New York State, as 29.6% of Ulster County's renter households are severely burdened. Over a quarter of Ulster County's renters pay more than half of their income toward rent.

Nationwide, the percent burdened range from 36.4% in North Dakota to 53.1% in California. New York is 4<sup>th</sup> with 50.4%. For severely burdened, Wyoming has the lowest percentage at 16.2%, while California is the highest at 27.5%. New York State ranks 2<sup>nd</sup> with 27.4% of its renters severely burdened.

As a nation, 46.8% of the USA's renters are rent burdened, and 23.7% of the country's renters pay more than half their income towards rent.