

country setting with deck, shed, room. No pets, no smoking. \$825/month plus utilities. First, last, and security.

A ROOM FOR RENT. Share kitchen & bathroom. 15 minutes from New Paltz. In quiet, private house w/separate entrance, second floor. \$370/month + all utilities included including phone line and internet.

AVAILABLE NOW. MODENA APARTMENT for rent. References. No pets. Month & a half security. 20 minutes to Poughkeepsie & Newburgh, 10 minutes New Paltz. Must see!

GARDINER HOUSE FOR RENT. 4-bedrooms, 2 baths, deck w/stunning mountain views, living room, family room & more. 8 miles from town. \$2200/month plus utilities. Call (

GARDINER, SUNNY NEWLY RENOVATED 1100 sq.ft. 2-Bedroom, 1 Bath apartment, large backyard. Great weekend escape! Near New Paltz, Minnewaska, Mohonk, rock climbing. Washer/dryer, huge living room. \$1000/month + utilities, 1 year lease, security, references required, no smoking. Also, oversized double GARAGE. \$250/month. Call

MODENA: 1-BEDROOM AND LIVING room, kitchen and bath. Heat \$600/month with lease. First month security up front. No pets. 9 a.m.-7 p.m.

MODENA APARTMENTS, try surroundings. **SENIORS:** steps to climb. Utilities included. **BEDROOM APARTMENT** & \$675/month. References. No pets.

ROOM FOR RENT access. Beautiful plus half utilities.

SPACIOUS 2-STORY TOWNHOUSE. Excellent location. New Paltz schools, private deck. Eat-in kitchen, new appliances, washer/dryer, refrigerator in pantry, A/C, new wood & carpeting, new large windows, bath with skylight, closets. \$1195/month. 1.5 miles from New Paltz.

STUDIO APARTMENT, 7 miles from New Paltz. Country setting. \$450/month. Call 256-651

VERY LARGE ROOM in spacious house. Quiet considerate tenants. 10 minutes from New Paltz; walk to bus stop. Dumpster on premises. Stop worrying about the rising cost of heat. All utilities included, \$500/month.

2-BEDROOM HOUSE FOR RENT. Large deck & yard. \$1300/month plus utilities. Call () Available October 1.

HOUSE FOR RENT: 1-BEDROOM, 1 bath down, MBR, 1 bath up in beautiful country location. House sits back from road & has

legal fee: \$1,812.

PRIVATE ROOMS in renovated barn. Share kitchen, bath. Separate entrance. Yoga studio negotiable. \$495/month. Includes basic cable & wireless, utilities. No pets, smoking. First, last, security.

STUDIO APARTMENT, GARDINER. 7 miles from New Paltz. Country setting. \$450/month.

1-BEDROOM APARTMENT in village of Marlboro. Security and references. No dogs. \$675/month plus utilities. Call ()

MARLBOROUGH FURNISHED ROOMS cable, kitchen included. Clean & bright. 8 week.

MARLBORO VILLA large apartment. \$800/month. Security & hot water. Security

2005-2006 Ulster County Rental Housing Survey

1-BEDROOM APARTMENT located 21 North Chestnut Street. \$895/month including all utilities, parking, etc. No pets. Lease.

Ulster County Planning Board

Paltz location. \$975/month includes heat, hot water, and garage. No pets. Lease, security and good references required. Call ()

2-BEDROOM CONDO on historic Huguenot Street. Dishwasher, new counters, wood floors. Clean & bright. Short walk to downtown & Rail Trail. \$1150/month includes heat & hot water. No pets.

2-BEDROOM VILLAGE APARTMENT/LARGE 1-bedroom: Unique quiet location. Newly remodeled, hardwood floors, full bath, garage, views. \$985/month includes utilities. References, security.

2-BEDROOM, 2 BATH RANCH on 2 acres. Fully furnished or unfurnished. \$1800/month. 15 miles from downtown. Owner: Judith () Pictures at samarks.com

2-BEDROOM APARTMENT. 1.5 miles from town. \$1400/month plus utilities. Nice view. References. No pets. Days 256-651-2222

2-BEDROOM APARTMENT in 1870's barn. Hardwood ceilings, skylights, full bath, wood stained glass windows. NO DOGS. Call () BY CAR outside village. Please

2-BEDROOM BEAUTIFULLY FURNISHED on 3 spectacular wooded acres w/ view. Grand piano, gym, cable/ADSL, wireless, ADT security, washer/dryer, deck. Borders the Old Rail Trail. Kitchen fully furnished. Flowers in bloom during the blooming season. No smoking. Walking distance to Gardiner village/P.O. \$2500/month + utilities.

2-BEDROOM HOUSE, 4 miles from New Paltz. Hardwood floors throughout, ridge roof, enclosed porch. \$1200/month + utilities. Call ()

2-BEDROOM HOUSE, large eat-in-kitchen, full yard, washer/dryer. Between New Paltz and Rosendale. \$1200/month including lawn mowing and garbage pickup. 1 1/2 months security. No smoking. No dogs.

3-BEDROOM HOUSE. Rural road. Garage, deck, beautiful views. \$1700/month. Security & references.

3-BEDROOM SINGLE FAMILY HOUSE near SUNY. \$2000/month plus utilities. 1 year lease. Available 9/1. Call ()

4 ROOMS FOR RENT IN SPACIOUS RANCH HOME. 1 mile from SUNY. Share washer/dryer, kitchen, bathroom, living room, porch, Storage. No pets. Includes utilities, snow/garbage removal. \$575/month & \$550/month + security.

4-BEDROOM, 2 BATH CHARMING House in Village of New Paltz. Convenient location. Mountain Views. Great for family. No smokers, no pets. \$2000/month plus utilities. First, last & security. Call ()

4-BEDROOM, 2400 sq.ft., 2 bath home. Newly renovated. Central air. Private set-

2005-2006
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 Board
244 Fair St.
PO Box 1800
Kingston, NY 12402**

(845) 340-3340

www.co.ulster.ny.us/planning

November 2006

Abstract



The 2006 Non-Subsidized Housing survey was sent to 150 owners/managers. Eighty were returned for a return rate of 53.3%, representing 2,412 units.



Average rents of Non-Subsidized Housing for 2006 are:

Studio	\$ 549	(+ 4.2%)
1-BR	\$ 752	(+ 2.7%)
2-BR	\$ 916	(+ 4.1 %)
3-BR	\$ 1095	(+ 3.0%)

Percentage changes are relative to 2005 average rents.



Average rents of Non-Subsidized Housing for 2005 were:

Studio	\$ 527	(+ 2.9%)
1-BR	\$ 732	(+ 4.6%)
2-BR	\$ 880	(+ 5.0%)
3-BR	\$ 1063	(+ 6.9 %)

Percentage changes are relative to 2004 average rents.



The hourly wage required to support the average rent for Non-Subsidized Housing in 2006 without incurring a rent burden is:

Studio	\$10.56
1-BR	\$14.46
2-BR	\$17.62
3-BR	\$21.06



The vacancy rate, as surveyed, for Non-Subsidized Housing for 2006 is 1.41% with 34 of 2,412 units vacant. This is slightly higher than the 2004 vacancy rate of 1.20%.



The Advertised Rental Housing sample this year consisted of 44 units. This data is primarily obtained from newspaper advertisements. The small number in the sample is an indication of a lack of available rentals and the ability to rent without advertising.



Average rents of Advertised Rental Housing units for 2006 are:

Studio	\$ 530	(-4.0%)
1-BR	\$ 665	(+ 7.1%)
2-BR	\$ 939	(+25.0%)
3-BR	\$ 1100	(+6.8%).

Percentage changes are relative to 2005 average rents of Advertised Housing.



There were no vacancies among the County's 1936 Subsidized Housing units at the time of the survey.



Waiting lists for the 35 Subsidized complexes are as follows: 9 have a wait of up to a year, 11 report a waiting time up to two years, 9 report a 2 - 3 year wait and 2 have more than 3 year wait.

Ulster County 2005-2006 Rental Housing Survey

Introduction

This is the ninth 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 (Census 2000). 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 requested 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



Lake Shore Villas in Esopus – Non-Subsidized

The number of questionnaires sent has varied each year as the survey evolved. From 32 in the beginning, to as many as 321 in 2002. This year 150 questionnaires were sent.

Particular 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.

This year responses were received from 80 entities, a response rate of 53.3%, up from the 2004 response rate of 42.6%. The 2006 survey also requested rental rates for both 2005 and 2006 for those that did not respond in 2005. Vacancy data was requested for 2006 only.

Ulster County 2005-2006 Rental Housing Survey

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 Kingston Freeman** and the **Woodstock Times**. A small fraction 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)

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 were asked to provide the same information as the Non-Subsidized Housing Questionnaire with some modification. As rental amounts for subsidized units are predicated on 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 the 2005 American Community Survey, a new Census instrument that is replacing the Census long form, 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 Housing			
by Household Type			
American Community Survey 2005			
Family households	9,394	Non-family households	13,726
Married-couple family	5,004	Householder living alone	9,999
Hholder age 15 - 34	1,913	Hholder age 15 - 34	2,480
Hholder age 35 - 64	2,259	Hholder age 35 - 64	4,526
Hholder age 65 +	832	Hholder age 65 +	2,993
Male hholder, no wife present	1,256	Hholder not living alone	3,727
Hholder age 15 - 34	634	Hholder age 15 - 34	2,439
Hholder age 35 - 64	481	Hholder age 35 - 64	1,288
Hholder age 65 +	141	Hholder age 65 +	0
Fem. hholder, no husb. present	3,134	Total Renter Households	23,120
Hholder age 15 - 34	1,535		
Hholder age 35 - 64	1,554	Total Renter Persons	49,393
Hholder age 65 +	45		

Ulster County 2005-2006 Rental Housing Survey

Census Data

The chart below compares 2000 Census rental housing data with the 2006 Rental Survey sample.

Census Rental - 2006 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	517	41	7.9%	0.2%					0.0%
Esopus	3724	957	25.7%	4.2%	160	2		162	3.7%
Gardiner	2255	486	21.6%	2.1%	22			22	0.5%
Hardenburgh	275	26	9.5%	0.1%					0.0%
Hurley	2946	381	12.9%	1.7%	6	1		7	0.2%
Kingston (C)	10637	5512	51.8%	24.1%	674	19	932	1625	37.0%
Kingston (T)	398	51	12.8%	0.2%	5			5	0.1%
Lloyd	3818	1334	34.9%	5.8%	92	1		93	2.1%
Marbletown	2846	526	18.5%	2.3%	46	3		49	1.1%
Marlborough	3176	989	31.1%	4.3%	14		66	80	1.8%
New Paltz	4679	2089	44.6%	9.1%	448		186	634	14.4%
Olive	2306	389	16.9%	1.7%	9		19	28	0.6%
Plattekill	3888	1151	29.6%	5.0%	53			53	1.2%
Rochester	3750	687	18.3%	3.0%	7		9	16	0.4%
Rosendale	2857	754	26.4%	3.3%	46	4	40	90	2.0%
Saugerties	8257	2286	27.7%	10.0%	132	10	268	410	9.3%
Shandaken	2666	487	18.3%	2.1%	8		24	32	0.7%
Shawangunk	3754	759	20.2%	3.3%	61		24	85	1.9%
Ulster	5239	1410	26.9%	6.2%	452		196	648	14.8%
Wawarsing	5821	1774	30.5%	7.8%	138	1	148	287	6.5%
Woodstock	3847	774	20.1%	3.4%	39	3	24	66	1.5%
Total	77,656	22,863	29.4%	100%	2,412	44	1,936	4,392	100%

Municipalities with high percentages of rental units vs. homeowner units include the City of Kingston and the Towns of Lloyd, Marlborough and New Paltz.

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

This year's survey sample is over represented in the City of Kingston and the Towns of New Paltz and Ulster and is under represented to varying degrees in all other towns.

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 that rely on income eligibility.

2006 Non-Subsidized Housing						
Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	Other
Esopus	160		61	67	14	18
Gardiner	22		15	6	1	
Hurley	6		2	4		
Kingston (C)	674	18	293	280	30	53
Kingston (T)	5	1	3	1		
Lloyd	92	5	24	53	10	
Marbletown	46		16	22	8	
Marlborough	14	1	13			
New Paltz	448		159	260	9	20
Olive	9	1	4	4		
Plattekill	53	3	13	28	7	2
Rochester	7	1	4	2		
Rosendale	46	4	19	19	3	1
Saugerties	132	3	85	41	3	
Shandaken	8		4	4		
Shawangunk	61	1	57	3		
Ulster	452	17	174	193	11	57
Wawarsing	138	2	33	100	3	
Woodstock	39	17	12	9	1	
Total	2,412	74	991	1,096	100	151
% of Total		3.1%	41.1%	45.4%	4.1%	6.3%

Distribution of apartments by unit size shows that 89.6% of the apartments have two or less bedrooms. Only 4.1% of the total units have three bedrooms. Note that nearly one third (30%) of the three bedroom units surveyed are located in the City of Kingston.

There are also 151 units that have been included in the category entitled "other." This category includes units with more than three bedrooms or units of varying size that have additional living space such as a den.



The Clermont in Saugerties – Non-Subsidized

Ulster County 2005-2006 Rental Housing Survey

The following tables give 2006 and 2005 average and median rent by municipality by bedroom count. Rent values were calculated without regard to the number or type of utilities included.

Non-Subsidized Housing									
2006 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	142			\$ 873	\$ 895	\$ 1,153	\$ 1,165	\$ 1,340	\$ 1,340
Gardiner	22			\$ 731	\$ 738	\$ 884	\$ 884	\$ 1,450	\$ 1,450
Hurley	6			\$ 700	\$ 700	\$ 806	\$ 775		
Kingston (C)	621	\$ 594	\$ 625	\$ 757	\$ 775	\$ 935	\$ 970	\$ 1,091	\$ 1,100
Kingston (T)	5	\$ 440	\$ 440	\$ 596	\$ 596	\$ 765	\$ 765		
Lloyd	92	\$ 535	\$ 525	\$ 716	\$ 704	\$ 951	\$ 1,025	\$ 1,240	\$ 1,250
Marbletown	46			\$ 714	\$ 714	\$ 824	\$ 824	\$ 885	\$ 885
Marlborough	14	\$ 575	\$ 575	\$ 642	\$ 700				
New Paltz	428			\$ 828	\$ 820	\$ 920	\$ 935	\$ 1,107	\$ 1,125
Olive	9	\$ 550	\$ 550	\$ 615	\$ 615	\$ 725	\$ 725		
Plattekill	51	\$ 535	\$ 600	\$ 732	\$ 775	\$ 801	\$ 790	\$ 1,025	\$ 1,025
Rochester	7	\$ 550	\$ 550	\$ 600	\$ 600	\$ 850	\$ 850		
Rosendale	45	\$ 475	\$ 500	\$ 701	\$ 700	\$ 800	\$ 800	\$ 900	\$ 900
Saugerties	132	\$ 533	\$ 550	\$ 695	\$ 650	\$ 722	\$ 750	\$ 680	\$ 680
Shandaken	8			\$ 555	\$ 555	\$ 575	\$ 575		
Shawangunk	61	\$ 585	\$ 585	\$ 699	\$ 700	\$ 700	\$ 700		
Ulster	395	\$ 545	\$ 585	\$ 804	\$ 795	\$ 961	\$ 980	\$ 1,096	\$ 1,095
Wawarsing	138	\$ 413	\$ 413	\$ 561	\$ 565	\$ 796	\$ 825	\$ 817	\$ 750
Woodstock	39	\$ 550	\$ 550	\$ 657	\$ 650	\$ 751	\$ 718	\$ 700	\$ 700
Ulster County	2,261	\$ 549	\$ 550	\$ 752	\$ 775	\$ 916	\$ 935	\$ 1,095	\$ 1,100

Non-Subsidized Housing									
2005 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	142			\$ 859	\$ 880	\$ 1,139	\$ 1,150	\$ 1,325	\$ 1,325
Gardiner	22			\$ 703	\$ 720	\$ 830	\$ 830	\$ 1,450	\$ 1,450
Hurley	6			\$ 675	\$ 675	\$ 756	\$ 725		
Kingston (C)	392	\$ 571	\$ 600	\$ 734	\$ 750	\$ 881	\$ 875	\$ 870	\$ 870
Kingston (T)	5	\$ 440	\$ 440	\$ 596	\$ 596	\$ 765	\$ 765		
Lloyd	71	\$ 525	\$ 525	\$ 663	\$ 679	\$ 925	\$ 950	\$ 1,200	\$ 1,200
Marbletown	46			\$ 693	\$ 693	\$ 805	\$ 805	\$ 865	\$ 865
Marlborough	14	\$ 575	\$ 575	\$ 612	\$ 650				
New Paltz	428			\$ 811	\$ 805	\$ 900	\$ 920	\$ 1,083	\$ 1,100
Olive	9	\$ 500	\$ 500	\$ 600	\$ 600	\$ 675	\$ 675		
Plattekill	51	\$ 518	\$ 575	\$ 707	\$ 750	\$ 774	\$ 765	\$ 990	\$ 990
Rochester	7	\$ 525	\$ 525	\$ 600	\$ 600	\$ 750	\$ 750		
Rosendale	11	\$ 410	\$ 410	\$ 657	\$ 728	\$ 750	\$ 750		
Saugerties	91	\$ 500	\$ 500	\$ 550	\$ 560	\$ 617	\$ 590	\$ 655	\$ 655
Shawangunk	61	\$ 535	\$ 535	\$ 648	\$ 650	\$ 683	\$ 665		
Ulster	395	\$ 523	\$ 565	\$ 781	\$ 775	\$ 961	\$ 1,025	\$ 998	\$ 975
Wawarsing	131	\$ 372	\$ 408	\$ 510	\$ 550	\$ 669	\$ 690	\$ 725	\$ 725
Woodstock	39	\$ 534	\$ 550	\$ 641	\$ 650	\$ 726	\$ 718	\$ 675	\$ 675
Ulster County	1,921	\$ 527	\$ 550	\$ 732	\$ 775	\$ 880	\$ 900	\$ 1,063	\$ 1,100

No municipality has the highest or lowest average rent in every apartment category.

Ulster County 2005-2006 Rental Housing Survey

Non-Subsidized Housing				
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
% Chg. '04 - '05	2.9%	4.6%	5.0%	6.9%
% Chg. '05 - '06	4.2%	2.7%	4.1%	3.0%
% Chg. '97 - '06	25.3%	38.2%	40.3%	49.6%
2006 Income Required w/out Rent Burden	\$21,960	\$30,080	\$36,640	\$43,800

Overall, rents have increased appreciably between 2004 and 2005 and more moderately from 2005 to 2006.

A look over the years since the survey began, however are more revealing. Only studio apartment rents have increased less than the 27% inflation rate for this time period (1997-2006).

The tables below compare the US Dept. of Housing and Urban Development (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2005 and 2006. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2006 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$590	\$549	\$41	7.5%	\$550	\$40	7.3%
1 BR	\$640	\$752	-\$112	-14.9%	\$775	-\$135	-17.4%
2 BR	\$766	\$916	-\$150	-16.4%	\$935	-\$169	-18.1%
3 BR	\$971	\$1,095	-\$124	-11.3%	\$1,100	-\$129	-11.7%

2005 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$566	\$527	\$39	7.4%	\$550	\$16	2.9%
1 BR	\$614	\$732	-\$118	-16.1%	\$775	-\$161	-20.8%
2 BR	\$735	\$880	-\$145	-16.5%	\$900	-\$165	-18.3%
3 BR	\$931	\$1,063	-\$132	-12.4%	\$1,100	-\$169	-15.4%

Currently, HUD Fair Market Rents are substantially less than survey average and median rents for all units except studio apartments. Also, due to a change in the way that HUD calculates the Fair Market Rents, the FMR for 1, 2, and 3 bedroom apartments have actually decreased since 2004. This trend of Fair Market Rents being substantially lower than survey rents is discouraging as it further restricts low income renters choice of rental units.

Ulster County 2005-2006 Rental Housing Survey

The table below shows vacancy data for survey Non-Subsidized Housing for 2006.

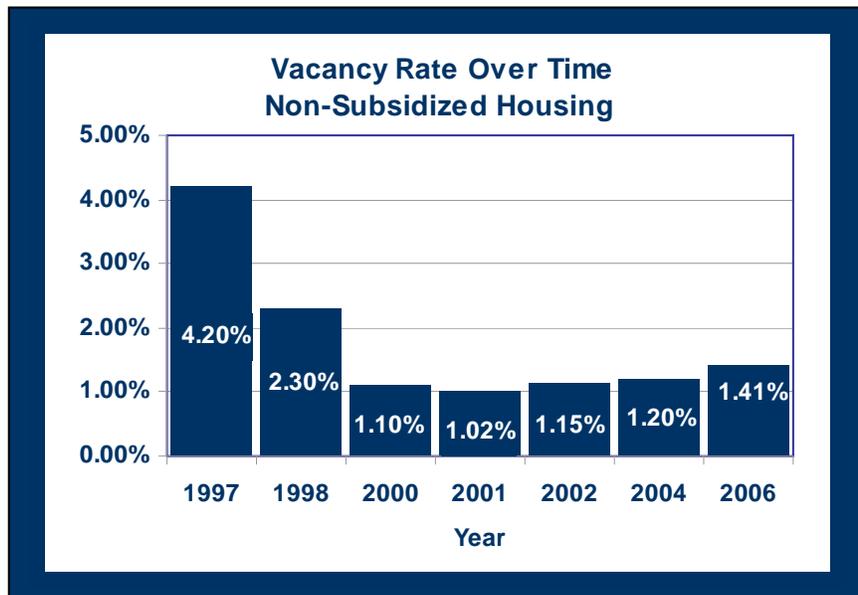
The vacancy rate, for Non-Subsidized Housing responding to the survey, is 1.4%, with 34 units vacant at the time of the survey.

This is a slight, but statistically insignificant, increase from the 2004 vacancy rate of 1.2%.

2006 Non-Subsidized Housing							
Vacant Units by Municipality							
Municipality	Units	# Vac.	% Vac.	Municipality	Units	# Vac.	% Vac.
Esopus	160	1	0.6%	Plattekill	53	0	0.0%
Gardiner	22	2	9.1%	Rochester	7	2	28.6%
Hurley	6	0	0.0%	Rosendale	46	0	0.0%
Kingston (C)	674	4	0.6%	Saugerties	132	2	1.5%
Kingston (T)	5	0	0.0%	Shandaken	8	0	0.0%
Lloyd	92	4	4.3%	Shawangunk	61	3	4.9%
Marbletown	46	2	4.3%	Ulster	452	7	1.5%
Marlborough	14	0	0.0%	Wawarsing	138	3	2.2%
New Paltz	448	3	0.7%	Woodstock	39	1	2.6%
Olive	9	0	0.0%	Total	2,412	34	1.4%

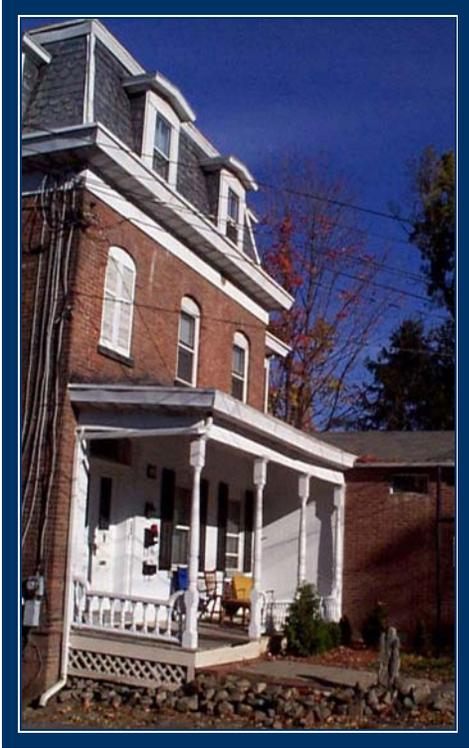
34 Vacant Units / 2,412 Units in Sample = Vacancy Rate of 1.4%

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.



Anecdotal evidence indicates that the rental market in Ulster County is beginning to loosen. While the vacancy rate remains extremely low, landlords now report needing to advertise to fill vacancies, when word of mouth would previously suffice. Landlords also report advertising for longer periods with fewer responses than in the recent past. In addition, landlords tell of needing to show rentals to more prospective tenants before renting the unit. All of this indicates increasing tenant choice.

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 May 2006 edition of the **RUPCO Rent Reasonableness Comparison Log**. This represents approximately one month of available rentals.

The sample size for Advertised Rental Housing this year is 44 units. This is a decrease from the 2005 sample of 78 units.

Rental in New Paltz - Non-Subsidized

2006 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Esopus		1	1		2	4.5%
Hurley			1		1	2.3%
Kingston		7	7	5	19	43.2%
Lloyd			1		1	2.3%
Marlbletown		1	2		3	6.8%
Rosendale		2	1	1	4	9.1%
Saugerties	2	6	2		10	22.7%
Wawarsing			1		1	2.3%
Woodstock		1		2	3	6.8%
County Total	2	18	16	8	44	100%
% of Total	4.5%	40.9%	36.4%	18.2%	100%	

The distribution of Advertised Rental Housing units by size shows that 82% of the units are in the two-bedroom and less category. The municipalities with the highest number of advertised units include Kingston and Saugerties.

Ulster County 2005-2006 Rental Housing Survey

2006 Advertised Rental Housing				
Average Rent by Municipality				
Municipality	Studio	1 BR	2 BR	3 BR
Esopus		\$ 600.00		
Hurley			\$ 800.00	
Kingston		\$ 730.00	\$ 975.00	\$ 1,100.00
Lloyd			\$ 950.00	
Marlbletown		\$ 675.00	\$ 1,150.00	
Rosendale		\$ 693.00	\$ 850.00	\$ 1,150.00
Saugerties	\$ 530.00	\$ 625.00	\$ 833.00	
Wawarsing			\$ 800.00	
Woodstock		\$ 450.00		\$ 1,075.00
County Avg.	\$ 530	\$ 665	\$ 939	\$ 1,100
County Median	\$ 530	\$ 680	\$ 850	\$ 1,175

The sample size of 44 units precludes observations 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.

Over the last year, average rents for studios and two-bedroom Advertised units increased considerably except for studio apartments. Given the small sample size, caution is given to ascribing trends over the short term.

Advertised Rental Housing				
Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
1997	\$ 382	\$ 474	\$ 604	\$ 688
1998	\$ 408	\$ 501	\$ 651	\$ 846
2000	\$ 439	\$ 534	\$ 652	\$ 861
2001	\$ 500	\$ 585	\$ 728	\$ 880
2002	\$ 575	\$ 612	\$ 821	\$ 867
2004	\$ 493	\$ 624	\$ 767	\$ 951
2005	\$ 552	\$ 621	\$ 751	\$ 1,030
2006	\$ 530	\$ 665	\$ 939	\$ 1,100
% Chg. '04 - '05	12.0%	-0.4%	-2.1%	8.3%
% Chg. '05 - '06	-4.0%	7.1%	25.0%	6.8%
% Chg. '97 - '06	38.7%	40.3%	55.5%	59.9%
2006 Income Required w/out Rent Burden	\$ 21,200	\$ 26,600	\$ 37,560	\$ 44,000

A look at cumulative increases since 1997 allows a broader view. The rental increases are substantial and easily outpace the Consumer Price Index inflation rate of 27% for the same time period.

Ulster County 2005-2006 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.

Ulster County Subsidized Housing									
by Municipality and Unit Type									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4+	Total	Municipality
Canal Lock Apts.	D	MV		8	32	12		52	V/Ellenville
Ellenville Public Housing	D	MVL		4	15	15		34	V/Ellenville
Ellenville Seniors Hsing.	C	MVL		30				30	V/Ellenville
Glusker Gardens	C	MV		30	2			32	V/Ellenville
Birchwood Village	PV	VL			44	36		80	Kingston
Brigham Apartments	C	V		38		2		40	Kingston
Colonial Addition	C	MVL	32					32	Kingston
Colonial Gardens	S	VL		10	60	28		98	Kingston
Governor Clinton Apts.	A	L	15	77				92	Kingston
Hasbrouck Avenue	PH	MV			4	1	1	6	Kingston
Hunter St.	DS	MV		3	3	1		7	Kingston
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston
Spring Brook Village	N	MV	8	20	70	24		122	Kingston
Stuyvesant Charter Apts.	DS	MVL		40	80			120	Kingston
Stuyvesant Hotel	CH	MV		40				40	Kingston
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Jenny's Garden	C	V		66				66	Marlborough
Huguenot Park Apts.	A	V		24				24	V/New Paltz
Meadowbrook Farms I	N	MV		36	64			100	New Paltz
Meadowbrook Farms II	D	L		50	8	4		62	New Paltz
Tongore Pines	C	MV		19				19	Olive
Blair Road	N	V			9			9	Rochester
Park Heights	C	V		40				40	Rosendale
Arabio Building	N	MV				2		2	V/Saugerties
Brede Building	N	MV		4	3			7	V/Saugerties
Saugerties Senior Hsing.	A	MVL	31	31				62	V/Saugerties
The Mill	A	V	13	76				89	V/Saugerties
Hickory Ridge Apts.	D	MV		32	13	3		48	Saugerties
The Birches	A	VL		52	8			60	Saugerties
Shandaken Village Apts.	C	MVL		24				24	Shandaken
Elsie's Meadow	A	MV		24				24	Shawangunk
Chambers Court	A	VL		60	12			72	Ulster
Seven Greens	A	L	1	123				124	Ulster
Woodstock Meadows	C	MV		24				24	Woodstock
Total by # Bedrms.			242	1069	456	152	17	1936	
% by # Bedrms.			12.5%	55.2%	23.6%	7.9%	0.9%		

Type Legend A - All Seniors C - All Seniors And Disabled D - Some units for Disabled H - Some units for Homeless N - No Target Population P - Some units for Single Parents S - Some units for Seniors V - Veteran Preference	Income Legend M - < 30% of Median Income V - Very Low Income (< 50 % Median) L - Low Income (< 80% Median)
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Ulster County 2005-2006 Rental Housing Survey

Of the 1936 subsidized housing units in Ulster County, 1118 are age restricted for seniors of varying ages; some are over 55, while others are 62 and over. The remaining 818 units, are available for all ages.

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 current tenant will be moved to another unit.

Some subsidized housing units are restricted to single parents or the homeless.

Others give preference to targeted populations such as veterans, single parents or the frail elderly. Income limitations also vary among the different subsidized complexes.



Birchwood Village in Kingston - Subsidized

Subsidized Housing							
Compare Distribution of Units by Municipality vs. Population							
Municipality	# of Units	% of Units	% Pop.	Municipality	# of Units	% of Units	% Pop.
Ellenville	148	7.6%	7.3%	Rosendale	40	2.1%	3.6%
Kingston	932	48.2%	13.2%	Saugerties	268	13.9%	11.2%
Marlborough	66	3.4%	4.6%	Shandaken	24	1.2%	1.8%
New Paltz	186	9.6%	7.2%	Shawangunk	24	1.2%	6.8%
Olive	19	1.0%	2.6%	Ulster	196	10.1%	7.1%
Rochester	9	0.5%	3.9%	Woodstock	24	1.2%	3.5%
Total 1936 Units							

The City of Kingston contains 48% of the county's subsidized housing units. 82% of all Subsidized Units are concentrated in four municipalities: City of Kingston, New Paltz, Saugerties and the Town of Ulster. These four municipalities contain 38% of the population of Ulster County.

Ulster County 2005-2006 Rental Housing Survey

The vacancy rate for Subsidized Housing in Ulster County is zero with none of the 1936 units vacant.

Waiting times vary considerably in Subsidized Housing complexes. Of the 35 subsidized complexes, 9 have an average wait of up to a year, 15 have up to a 2 year wait and seven report a waiting time of two to three years. Included in the above, three report waiting time for a specific size apartment to be in excess of three years. Four did not respond to the question.

Last year the Kingston Housing Authority stopped accepting applications for 5 of its 6 subsidized housing complexes due to long waiting lists. As of the writing of this report, KHA will only accept applications for Brigham Apartments on O'Neil St.

Several additions have been made to the Subsidized rental housing stock since the publication of the 2004 Rental Survey.

In October 2005, Birchwood Village, an 80-unit family complex on Flatbush Ave. in the City of Kingston, had its grand opening. Birchwood has 44 two-bedroom units and 36 three-bedroom units. Eight of Birchwood's apartments are fully ADA compliant. Preference is given to veterans and single parents.

The Birches in Saugerties, opened their doors in June 2006. This is a 60 unit complex for seniors located off Rte 9W near Glasco Tpke. There are 52 one-bedroom and 8 two-bedroom units to accommodate caregivers, family members and/or medical equipment. Every unit is handicapped accessible or adaptable with an emergency call system in each bedroom and bath. The grounds and common areas are monitored with surveillance cameras.

Preference is given to the frail elderly.



The Birches in Saugerties – Subsidized

Broadway East Town Houses in the City of Kingston was the recipient of a 4.5 million dollar tax credit financing venture, to remodel and update Broadway East's 122 units. Improvements include dishwashers, new appliances, updated laundry facilities, state-of-the-art security hardware, and improved lighting. In addition, there will now be a part-time Resident Services Coordinator to assist tenants and their children. Along with the facelift, comes a new name. Broadway East is now known as Spring Brook Village.

The second phase of Chambers Court in the Town of Ulster is currently in the planning process. An additional 66 senior units, to be known as The Birches at Chambers, will give preference to the frail elderly. The plan calls for 50 one-bedroom units and 12 two-bedroom units in a two story, double-winged building. The building will have an elevator. There is also a four unit cottage-style building. The Birches at Chambers hopes to be completed by 2008.

Ulster County 2005-2006 Rental Housing Survey

Woodstock Commons, an intergenerational housing complex proposed in the Town of Woodstock is also in the planning process. The design is for 62 units, ten of which will be for purchase by qualified low/mod income families. The remaining 52 units will be rentals, 20 for people age 55 and over, 32 with no age restriction. Woodstock Commons has gone through public scoping; the next step is submittal of the Draft Environmental Impact Statement.

Affordability

Most housing authorities, 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 2005 American Community Survey (ACS), gives us a fairly current look at the affordability of rental housing in Ulster County.

According to the ACS, 52.1% of Ulster County renters are housing cost burdened. And nearly one third (30.7 %) are severely burdened, paying more than half their income toward housing costs.

If this is not startling enough, consider that the Median Household Income for renters in Ulster County, according to the 2005 ACS, is \$29,661. After paying the rent, this leaves little for life's other necessities.

Gross Rent as a Percentage of Household Income		
Ulster County 2005 ACS		
	# Hholds	% of Total
Less than 10.0 %	1,255	5.4%
10.0 to 14.9 %	1,234	5.3%
15.0 to 19.9 %	2,336	10.1%
20.0 to 24.9 %	3,335	14.4%
25.0 to 29.9 %	1,231	5.3%
30.0 to 34.9 %	1,884	8.1%
35.0 to 39.9 %	1,095	4.7%
40.0 to 49.9 %	1,971	8.5%
50.0 % or more	7,092	30.7%
Not computed	1,687	7.3%
Total Renter Households	23,120	
Housing Cost Burdened (30% + >)	12,042	52.1%

The problem of rental housing costs does not stop at the Ulster County border. In New York State, the percent rent burdened runs from a low of 28.3% in Jefferson County to a high of 56.3% in Richmond County (Staten Island). Ulster County, with 52.1% ranks seventh highest on the list of 38 counties for which 2005 data is available.

For severely burdened, paying more than 50 % of gross income toward rent, the range is 6.9% in Madison County to 35.3% in Tompkins County. Ulster County ranks fourth highest on this list with 30.7%.

Nationwide, the percent burdened range from 30.6% in Wyoming to 51.7% in California. New York is fourth highest with 45.3%. For severely burdened, Wyoming again has the lowest percentage at 13.7%, while Michigan and California tie for the high of 26.0%. New York State runs close behind with 25.9%.

Selected 2006 Survey Responses for Non-Subsidized Apartments by Municipality

Municipality	Apartment/ Company Name	Rent \$				Other Units Type/Rent	Utilities Included
		Studio	1 BR	2 BR	3 BR		
Esopus	1825 Broadway		\$625.00	\$900.00			W,S
	Lakeshore Villas		\$895.00	\$1,165.00	\$1,340.00	1BR+Den \$965, 2BR+Den \$1265	H,Hw,G,W,S
Hurley	SPM Associates 1		\$650.00	\$775.00			Hw,W,S
	SPM Associates 2		\$750.00	\$900.00			H,Hw,E,W,S
Kingston (C)	103 Downs St			\$958.00			H,W,S
	Chestnut Mansion Apts.	\$600.00	\$800.00	\$900.00			H,Hw,G,W,S
	Colonial Hills Apts.		\$875.00	\$1,100.00			H,Hw,G,W,S
	Colonial Village Apts.		\$775.00	\$1,000.00			H,Hw,W,S
	Dutch Village Apts.		\$660.00	\$820.00		2BR+Den \$865	Hw,W,S
	Spring Brook Village						H,Hw,E,G,W,S
	St. James Apts.	\$519.00	\$692.00	\$787.00	\$962.00		H,Hw,W,S
Lloyd	Coach House		\$704.00				W,S
	Welch Arms II	\$525.00	\$825.00				H,Hw,W,S
Marbletown	Woodland Country Apts.		\$714.00	\$824.00	\$885.00		W,S
Marlborough	Manor Apts.	\$575.00	\$700.00				H,Hw,W,S
New Paltz	Mulberry Square			\$1,000.00			
	Paltz Commons			\$760.00			W,S
	Turtle Rock Apts.			\$935.00			
Olive	5055 Route 213		\$550.00				H,Hw,E,G,W,S
Plattekill	Tamarac Estates	\$405.00	\$675.00	\$790.00		4BR \$825	H,Hw,W,S
	Woodcrest Apts.		\$690.00	\$790.00			H,Hw,W,S
Rochester	465 Cherrytown Rd.	\$550.00	\$600.00	\$850.00			W,S
Saugerties	Barclay Arms Apts.		\$675.00	\$775.00			W,S
	Barclay Heights Apts.	\$500.00	\$650.00	\$750.00			W,S
	Hickory Ridge Apts.		\$540.00	\$610.00	\$680.00		H,Hw,G,W,S
	SPM Associates 3		\$750.00	\$825.00			W,S
	The Clermont	\$550.00	\$725.00	\$1,025.00			H,Hw,E,G,W,S
Shawangunk	Hudson Valley Estates	\$585.00	\$700.00				W,S
Ulster	Lake Katrine Apts.		\$795.00	\$945.00	\$1,095.00	1BR+Den \$895	H,Hw,G,W,S
	Skytop Village Apts		\$650.00	\$775.00		2BRTwnHs \$925, 3BRTwnHs \$1025	W,S
Wawarsing	4 Bogardus Place		\$650.00	\$780.00			H,Hw,W,S
	5 Park St. Apts.						W,S
	Cape Ave.			\$735.00			H,Hw,W,S
	Cedar Grove Apts.		\$650.00	\$825.00			W,S
	Park St.			\$675.00			W,S
	Park St. Apts.	\$475.00		\$570.00	\$750.00		H,Hw,W,S
Woodstock	Orchard House Apts.	\$600.00	\$700.00	\$800.00			W,S
	Simmons Ct.	\$550.00	\$650.00	\$850.00			W,S