

Ulster County Rental Housing Survey 2019



2019
Ulster County
Rental Housing Survey

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

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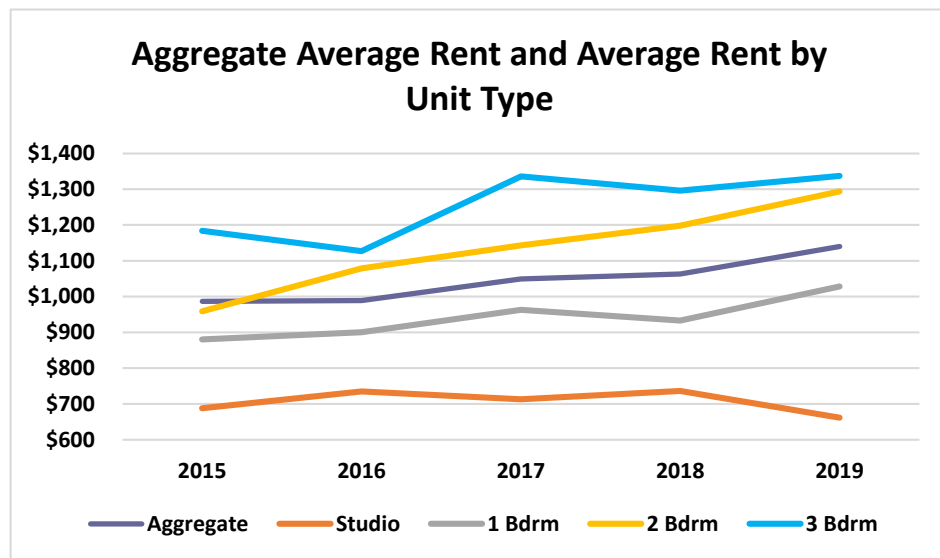
2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Abstract

- **The 2019 Rental Housing Survey was sent to 251 owners/managers. There were 101 responses for an overall response rate of 40.24%, representing 2,705 units.**
- **For Non-Subsidized Housing, the response rate was 32.41% with surveys completed for 70 properties in a sample of 216. A total of 968 units were part of the Survey from these 70 properties.**
- **For Subsidized Housing, the response rate was 88.57% with surveys completed for 31 properties in a sample of 35. These 31 properties have 1,737 units.**
- **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 2019 without being a cost burdened is:**

Studio	\$26,480
1-BR	\$41,120
2-BR	\$51,760
3-BR	\$53,480
- **The vacancy rate, as surveyed, for Non-Subsidized Housing in 2019 is 3.51% with 34 of 968 units vacant. The vacancy rate in 2018 was 3.16%.**
- **This 2019 Rental Housing Survey collected data for 2,974 units, including 269 units in the Advertised Rental Housing sample.**
- **Below are the average aggregate rents for Ulster County from 2015 to 2019. This metric combines market-rate rents for studio, one-bedroom, two-bedroom and three-bedroom and calculates their average for each year. This is meant to give readers a general sense of whether renting a home is getting more expensive, cheaper or costing about the same.**

Aggregate Average Rent by Year	
2019	\$1,140
2018	\$1,063
2017	\$1,049
2016	\$989
2015	\$987



2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Introduction

This report presents fundamental information about Ulster 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.** The 2010 U.S. Decennial Census had 48,189 or 26.4% of the County's population living in rental housing. More than a quarter of our county's population lives in rental 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 2019 Survey, 216 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 2019, the overall response rate was 40.24% with 101 properties responding out of a sample size of 251, which was lower than the 2018 response rate of 43.12%. The sample size in 2018 was larger at 269, with 116 properties responding to the Rental Housing Survey.

RUPCO's Ulster County Apartment Listings supplies data for the Advertised Rental Housing portion of this report. Ulster Publishing's **hudsonvalleyone.com** and the print edition of the **Kingston Times (Almanac Weekly)** along with **Craigslist.org** are also sources of data for Advertised Rental Housing. Ulster County Apartment Listings provide 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.

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Subsidized Housing data originates from responses to the Ulster County Rental 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 2014 – 2018 Five-Year Estimates**, renters in Ulster County comprise many different household types. The table below illustrates the numbers and types of households of Ulster County renters.

Renter Occupied Units	
by Household Type with Presence and Age of Own Children	
American Community Survey 2014-2018 Five-Year Estimates	
Family Households	9,764
Married-couple family	4,846
with own children under 18 years old	2,181
not own children under 18 years old	2,665
Male householder, no wife present	1,569
with own children under 18 years old	1,039
not own children under 18 years old	530
Female householder, no husband present	3,349
with own children under 18 years old	2,240
not own children under 18 years old	1,109
Non-Family Households	11,960
Total Ulster County Renter Households	21,724
Total Ulster County Renter Persons	47,850

Own children in a family are sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the Current Population Survey (a joint program of the U.S. Census Bureau and U.S. Bureau of Labor Statistics), the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

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Comparison

The chart below compares 2010 Census rental housing data with the 2019 Rental Survey sample.

2010 Census Rental - 2019 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
Ellenville	1,845	914	49.5%	4.0%	68	30	206	304	10.2%
Denning	531	64	12.1%	0.3%					
Esopus	3,969	1,031	26.0%	4.5%	16	8		24	0.8%
Gardiner	2,610	534	20.5%	2.3%	9	6		15	0.5%
Hardenburgh	344	31	9.0%	0.1%					
Hurley	3,069	399	13.0%	1.7%				0	0.0%
Kingston (C)	11,147	5,897	52.9%	25.8%	367	67	876	1,310	44.0%
Kingston (T)	432	60	13.9%	0.3%				0	
Lloyd	4,419	1,362	30.8%	6.0%	109	22	51	182	6.1%
Marbletown	2,989	482	16.1%	2.1%	9	1		10	0.3%
Marlborough	3,644	1,084	29.7%	4.7%	28	10	113	151	5.1%
New Paltz	6,828	3,399	49.8%	14.9%	72	15	24	111	3.7%
Olive	2,498	423	16.9%	1.9%	7	7	19	33	1.1%
Plattekill	4,242	1,174	27.7%	5.1%	60	10		70	2.4%
Rochester	4,019	707	17.6%	3.1%	7	3	9	19	0.6%
Rosendale	2,897	742	25.6%	3.2%	7	5	40	52	1.7%
Saugerties	11,108	3,748	33.7%	16.4%	123	32	161	316	10.6%
Shandaken	2,776	519	18.7%	2.3%	13	3		16	0.5%
Shawangunk	4,333	883	20.4%	3.9%	8	3		11	0.4%
Ulster	5,368	1,574	29.3%	6.9%	35	9	162	206	6.9%
Wawarsing	6,211	1,871	30.1%	8.2%	14	11		25	0.8%
Woodstock	4,157	793	19.1%	3.5%	16	27	76	119	4.0%
Total	89,436	27,691	29.4%	100%	968	269	1737	2,974	100%

Municipalities with the highest number of rental units in the Survey are the City of Kingston, Saugerties (town and village) and Ellenville. Lloyd saw more respondents to the market-rate survey for 2019 than in previous years.

2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Non-Subsidized Housing

2019 Non-Subsidized Apartments Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	68	4	25	25	14
Esopus	16		11	5	
Gardiner	9		7	2	
Hurley	0				
Kingston (C)	367	5	223	116	23
Lloyd	109	1	19	76	13
Marbletown	9	1	5	3	
Marlborough	28	1	8	19	
New Paltz	72	2	27	43	
Olive	7		3	1	3
Plattekill	60	2	21	32	5
Rochester	7		6	1	
Rosendale	7		2	4	1
Saugerties	123	17	41	65	
Shandaken	13		10	1	2
Shawangunk	8		2	6	
Ulster	35	17	16	2	
Wawarsing	14	4	5	4	1
Woodstock	16	2	5	6	3
Total	968	56	436	411	65
% of Total		5.8%	45.0%	42.5%	6.7%

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.

For non-subsidized housing, a total of 216 Surveys were distributed with 70 responses received for a response rate of 32.41%. The only community without a response was Hurley.

One- and two-bedroom units compose 87.6% of the survey responses. This is slightly higher than the 2018 Survey results. At 5.8%, the percentage of studios decreased from 7.0% in last year's sample, whereas the percentage of three-bedroom units increased from 5.8% to 6.6% in the sample.

Non-Subsidized Apartments 2019 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	68	\$ 503	\$ 488	\$ 838	\$ 875	\$ 1,024	\$ 1,050	\$ 1,168	\$ 1,200
Esopus	16			\$ 650	\$ 775	\$ 1,080	\$ 1,133		
Gardiner	9			\$ 966	\$ 906	\$ 1,140	\$ 1,140		
Hurley	0								
Kingston (C)	368	\$ 720	\$ 700	\$ 1,124	\$ 1,200	\$ 1,319	\$ 1,285	\$ 1,490	\$ 1,545
Lloyd	109	\$ 735	\$ 735	\$ 885	\$ 880	\$ 1,309	\$ 1,300	\$ 1,407	\$ 1,400
Marbletown	9	\$ 650	\$ 650	\$ 800	\$ 800	\$ 933	\$ 933		
Marlborough	28	\$ 700	\$ 700	\$ 850	\$ 850	\$ 1,700	\$ 1,700		
New Paltz	72	\$ 725	\$ 725	\$ 1,164	\$ 1,170	\$ 1,423	\$ 1,425		
Olive	7			\$ 733	\$ 800	\$ 1,000	\$ 1,000	\$ 1,067	\$ 1,050
Plattekill	60	\$ 725	\$ 725	\$ 880	\$ 850	\$ 1,197	\$ 1,250	\$ 1,350	\$ 1,350
Rochester	7			\$ 725	\$ 725	\$ 750	\$ 750		
Rosendale	7			\$ 1,000	\$ 1,000	\$ 1,150	\$ 1,150	\$ 1,260	\$ 1,260
Saugerties	123	\$ 694	\$ 750	\$ 1,134	\$ 1,250	\$ 1,314	\$ 1,450		
Shandaken	13			\$ 639	\$ 649	\$ 1,000	\$ 1,000	\$ 675	\$ 675
Shawangunk	8			\$ 900	\$ 900	\$ 1,050	\$ 1,000		
Ulster	35	\$ 618	\$ 600	\$ 825	\$ 853	\$ 950	\$ 950		
Wawarsing	13	\$ 680	\$ 680	\$ 748	\$ 760	\$ 769	\$ 769	\$ 1,350	\$ 1,350
Woodstock	16	\$ 728	\$ 728	\$ 902	\$ 947	\$ 1,228	\$ 1,216	\$ 1,358	\$ 1,358
Ulster County	968	\$ 662	\$ 650	\$ 1,028	\$ 1,140	\$ 1,294	\$ 1,300	\$ 1,337	\$ 1,400

2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Non-Subsidized Apartments Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2019	\$ 662	\$ 1,028	\$ 1,294	\$ 1,337
% Chg. '18-'19	-10.1%	10.2%	8.0%	3.2%
% Chg. '15-'19	-3.8%	16.8%	34.9%	12.9%
2019 Income Required w/out Rent Burden	\$26,480	\$41,120	\$51,760	\$53,480

Non-Subsidized Apartments Median Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2019	\$ 650	\$ 1,140	\$ 1,300	\$ 1,400
% Chg. '18-'19	-13.3%	26.7%	8.3%	7.8%
% Chg. '15-'19	-7.1%	30.3%	18.2%	22.8%
2019 Income Required w/out Rent Burden	\$26,000	\$45,600	\$52,000	\$56,000

With the exception studios, the survey shows that from 2018 to 2019 countywide percent of rent increases were greater than inflation. Similarly, the five-year (2015-19) rent increase was also greater than inflation. One-bedroom units saw consistent increases in the last five surveys, with the 2018-2019 year-to-year increase surpassing 10%. Two-bedroom units have seen increased average rents in the last four surveys. Three-bedroom units while fluctuating also follow the general trend of increased rents as seen in the last six surveys.

Studios saw a significant decrease in rents for the 2019 Survey with rural areas of the County having markedly lower rents than the urban areas.

The countywide median rents for one-bedroom, two-bedroom and three-bedroom units increased. These increases in median rents were significant, but the increase for one-bedroom units was over three times larger than the increases for two- and three-bedroom units.

As with average rents, the median rent for studios decreased considerably. This suggests that more studio apartments are being rented for amounts seen over 5 years ago.

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The table below compares the 2019 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2019. FMR are used in various government programs to calculate the subsidies for eligible low-income renters that will be paid to landlords.

2019 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 777	\$ 662	\$115	17.4%	\$ 650	\$127	19.5%
1 BR	\$ 962	\$ 1,028	-\$66	-6.4%	\$ 1,140	-\$178	-15.6%
2 BR	\$ 1,210	\$ 1,294	-\$84	-6.5%	\$ 1,300	-\$90	-6.9%
3 BR	\$ 1,537	\$ 1,337	\$200	15.0%	\$ 1,400	\$137	9.8%

Given the large difference between FMR rent and median rent, one-bedroom units appear to have the strongest demand related to the supply of rental housing. This makes rent for one-bedroom units higher than the FMR. The same is true, although less dramatically, for two-bedroom rental units where the FMR is lower than what's charged in the non-subsidized sample.

2019 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	68	1	1.47%	Plattekill	60		0%
Esopus	16	1	6.25%	Rochester	7	3	42.86%
Gardiner	9	1	11.11%	Rosendale	7		0%
Kingston (C)	368	8	2.17%	Saugerties	123	12	9.76%
Lloyd	109	4	3.67%	Shandaken	13		0%
Marbletown	9		0%	Shawangunk	8		0%
Marlborough	28	1	3.57%	Ulster	35		0%
New Paltz	72		0%	Wawarsing	13	3	23.08%
Olive	7		0%	Woodstock	16		0%

34 Vacant Units/968 Units in Sample = Vacancy Rate of 3.51%

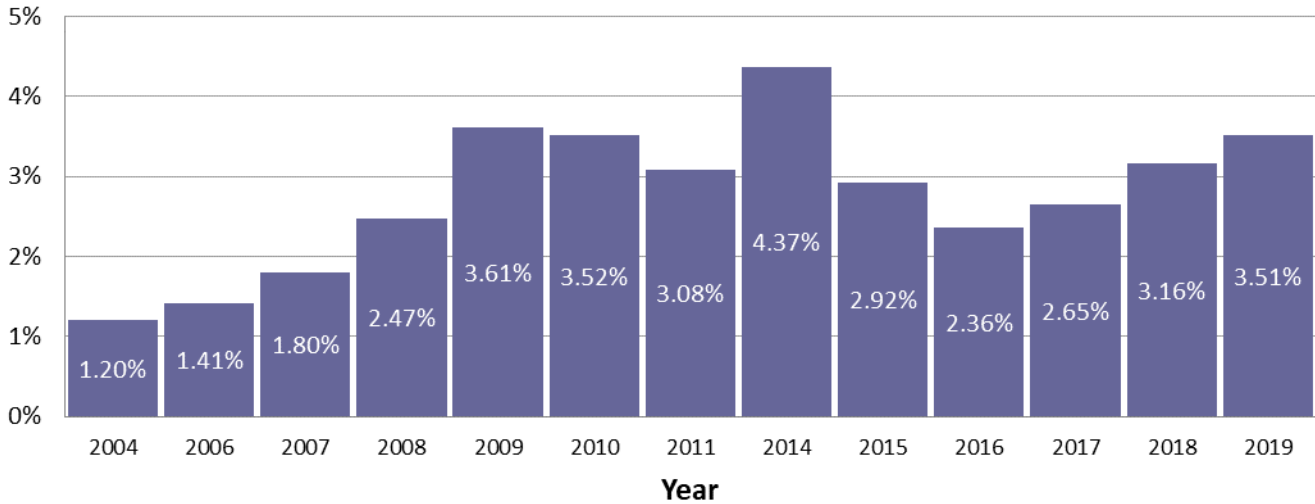
The table above shows vacancy data for surveyed Non-Subsidized Housing for 2019.

The 2019 Vacancy Rate, for Non-Subsidized Housing responding to the survey is 3.51% with 34 units vacant at the time of the Survey.

The sample vacancy rate has been rising over the last few years from 2.36% in 2016, 2.65% in 2017, 3.16% in 2018 and 3.52% in 2019. The current vacancy rate is at a level comparable to that seen in 2009 and 2010.

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 survey county-wide vacancy rate increased in 2019 and remained above 3% for the second consecutive year. However, demand for rental housing remains strong in most of the urbanized areas the County, including Kingston, New Paltz, and Ellenville.

Additional data on rental vacancy is available from the **American Community Survey (ACS)**, this ongoing survey from the U.S. Census Bureau collects sample data every year. The ACS results are published as one and five-year estimates. One-year estimates are the most variable, but allow for year-to-year comparisons. Five-year estimates offer statistics with smaller margins of error.

For the 2014-2018 ACS Five-Year Estimate, rental vacancy rate in Ulster County was 5.3%. In the preceding five-year period, the 2009-2013 ACS Five-Year Estimate had a 6.9% rental vacancy rate. This reduction in vacancy rate would be consistent with this Survey's five-year average.

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 population and housing units 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. The 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.

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Advertised Rental Housing

Advertised Rental Housing is 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 **Ulster County Apartment Listings posted by RUPCO, print edition of the Kingston Times, classifieds section of hudsonvalleyone.com, and Craigslist.org Hudson Valley section for apartments and housing rentals.**

For 2019, a compilation of ten months' available rentals was used. **Advertised Rental Housing** figures for 2019 are from January through October of 2019 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2019 is 269 units, an increase from the 2018 sample of 215 units.

The percentage of one-bedroom units increased from 2018 to 2019. This is the second consecutive survey where it increased. For 2019, the percentage of **Advertised Rental Housing** units by size shows roughly the same percentage of studios, and the exact same percentage of two-bedroom units from the 2018 Survey. The percentage of three-bedroom units in the 2019 Survey increased to over twenty percent of the total share, the first time since the 2011 Survey.

Ellenville's share of **Advertised Rental Housing** units saw a significant increase from 2018 to 2019, going from 4.7% to 11.2%. During this same period, Kingston's share also increased from 20% to 24.9%, as did the share for Saugerties, from 8.8% to 11.9%. The share of units for New Paltz decreased from 13% to 5.6%. Ellenville and New Paltz saw the greatest changes to their share in the advertised sample.

2019 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville	2	7	8	13	30	11.2%
Esopus	1	5	2		8	3.0%
Gardiner		3	1	2	6	2.2%
Hurley					0	0.0%
Kingston (C)	4	19	23	21	67	24.9%
Lloyd	2	11	8	1	22	8.2%
Marbletown		1			1	0.4%
Marlborough	3	2	4	1	10	3.7%
New Paltz	2	5	7	1	15	5.6%
Olive		4	3		7	2.6%
Plattekill		4	5	1	10	3.7%
Rochester		2	1		3	1.1%
Rosendale	2	1	2		5	1.9%
Saugerties	2	13	11	6	32	11.9%
Shandaken			1	2	3	1.1%
Shawangunk		1		2	3	1.1%
Ulster	1	3	5		9	3.3%
Wawarsing		2	6	3	11	4.1%
Woodstock	8	12	3	4	27	10.0%
County Total	27	95	90	57	269	100%
% of Total	10.0%	35.3%	33.5%	21.2%	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 for some municipalities. Average rents were calculated without regard to the number or type of utilities included in the rental amount.

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Advertised Apartments									
2019 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	<u>Studios</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	30	\$ 504	\$ 504	\$ 864	\$ 850	\$ 894	\$ 900	\$ 1,213	\$ 1,200
Esopus	8	\$ 700	\$ 700	\$ 925	\$ 950	\$ 1,025	\$ 1,025		
Gardiner	6			\$ 908	\$ 950	\$ 1,500	\$ 1,500	\$ 1,400	\$ 1,400
Hurley	0								
Kingston (C)	67	\$ 831	\$ 825	\$ 914	\$ 945	\$ 1,214	\$ 1,200	\$ 1,486	\$ 1,500
Lloyd	22	\$ 864	\$ 864	\$ 863	\$ 950	\$ 1,242	\$ 1,263	\$ 1,460	\$ 1,460
Marbletown	1			\$ 950	\$ 950				
Marlborough	10	\$ 825	\$ 775	\$ 900	\$ 925	\$ 1,044	\$ 1,050	\$ 2,000	\$ 2,000
New Paltz	15	\$ 840	\$ 840	\$ 1,137	\$ 1,100	\$ 1,320	\$ 1,350	\$ 1,800	\$ 1,800
Olive	7			\$ 981	\$ 950	\$ 1,117	\$ 1,200		
Plattekill	10			\$ 931	\$ 925	\$ 1,181	\$ 1,275	\$ 1,500	\$ 1,500
Rochester	3			\$ 838	\$ 838	\$ 975	\$ 975		
Rosendale	5	\$ 758	\$ 758	\$ 890	\$ 890	\$ 1,038	\$ 1,038		
Saugerties	32	\$ 688	\$ 688	\$ 962	\$ 975	\$ 1,171	\$ 1,050	\$ 1,442	\$ 1,413
Shandaken	3					\$ 800	\$ 800	\$ 1,300	\$ 1,300
Shawangunk	3			\$ 925	\$ 925			\$ 1,550	\$ 1,550
Ulster	9	\$ 650	\$ 650	\$ 1,009	\$ 975	\$ 1,205	\$ 1,200		
Wawarsing	11			\$ 750	\$ 750	\$ 1,031	\$ 1,043	\$ 1,243	\$ 1,300
Woodstock	27	\$ 846	\$ 825	\$ 1,108	\$ 1,075	\$ 1,233	\$ 1,200	\$ 1,675	\$ 1,600
Ulster County	269	\$ 786	\$ 800	\$ 950	\$ 950	\$ 1,154	\$ 1,175	\$ 1,427	\$ 1,425

Advertised Apartments									
Average and Median Rent Over Time									
Unit Size Year	<u>Studio</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		
	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	
2019	\$ 786	\$ 800	\$ 950	\$ 950	\$ 1,154	\$ 1,175	\$ 1,427	\$ 1,425	
% Chg. '18 - '19	-1.0%	6.7%	4.6%	5.6%	-1.9%	2.2%	-1.1%	1.8%	
% Chg. '15 - '19	-1.1%	3.2%	6.0%	11.8%	5.4%	11.9%	7.0%	9.6%	
2019 \$ Required w/out Rent Burden	\$31,440	\$32,000	\$38,000	\$38,000	\$46,160	\$47,000	\$57,080	\$57,000	

For 2019, average rents decreased slightly for studios, two and three-bedroom units from the previous year. During this same time, average rents increased 4.6% for one-bedroom units, and median rents increased for each type of unit.

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 - 2019				
	Percentage of Area Median Income (AMI) By Income Bands			
	30% AMI	50% AMI	60% AMI	80% AMI
1 Person	\$17,500	\$29,200	\$35,040	\$46,700
2 Person	\$20,000	\$33,350	\$40,020	\$53,350
3 Person	\$22,500	\$37,500	\$45,000	\$60,000
4 Person	\$25,750	\$41,650	\$49,980	\$66,650
5 Person	\$30,170	\$45,000	\$54,000	\$72,000
6 Person	\$34,590	\$48,350	\$58,020	\$77,350

Source: United States Department of Housing and Urban Development

The table above shows maximum income limits for subsidized housing in Ulster County. These figures are based on the area’s median family income (AMI) of **\$83,300 for Ulster County in 2019**. 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 2019 Rental Survey was 88.57%, with 31 responses for 35 different properties.

Of these 31 properties, there were 1,737 units with 1,044 one-bedroom, 313 two-bedroom, 11 three-bedroom, and 12 four-bedroom and 5 five-bedroom and 252 studios.

In the subsidized sample, 16 properties were focused on senior housing. The sample is comprised of 957 units from these properties. Other properties in the survey sets aside a few units exclusively for seniors, in addition to having units available for younger individuals and families. Their contribution would increase the number of senior units to an estimated 1,120 units or 64.48% of the subsidized sample. Senior housing is typically available to individuals and couples with incomes as high as 50% and 60% AMI. Some of these properties set aside units just for seniors with lower yearly incomes, such as the 30% or 40% AMI. Even taking into consideration properties that did not participate in the survey, most subsidized apartments are senior housing. Senior housing complexes still have long wait lists. Units that become available are quickly filled. Subsidized apartment complexes focused on groups other than seniors continue to report sizable waiting lists.

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.

2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Utilities: Non-Subsidized Units

This section has average and median rents that factor in utilities for units in the non-subsidized sample. 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 2018 and 2019 survey results for two categories. For 2018 and 2019, data were collected for cable, electricity, gas, heat, sewer and wifi. The Survey for 2019 allowed respondents to write in utilities with water and hot water being the most common.

Heat and any additional Utilities									
2018					2019				
352 Rental Units					600 Rental Units				
	Average		Median			Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample		With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$702	\$736	\$750	\$750	Studio	\$679	\$662	\$680	\$650
1 Bdrm	\$920	\$933	\$900	\$900	1 Bdrm	\$1,058	\$1,028	\$1,170	\$1,140
2 Bdrm	\$1,168	\$1,198	\$1,200	\$1,200	2 Bdrm	\$1,254	\$1,294	\$1,275	\$1,300
3 Bdrm	\$1,227	\$1,296	\$1,200	\$1,299	3 Bdrm	\$1,232	\$1,337	\$1,200	\$1,400

Heat, Gas and any additional Utilities									
2018					2019				
50 Rental Units					161 Rental Units				
	Average		Median			Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample		With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$650	\$736	\$650	\$750	Studio	\$634	\$662	\$600	\$650
1 Bdrm	\$864	\$933	\$825	\$900	1 Bdrm	\$985	\$1,028	\$1,140	\$1,140
2 Bdrm	\$1,200	\$1,198	\$1,230	\$1,200	2 Bdrm	\$1,140	\$1,294	\$1,275	\$1,300
3 Bdrm	\$1,200	\$1,296	\$1,300	\$1,299	3 Bdrm	\$1,201	\$1,337	\$1,100	\$1,400

Heat, Electricity, Sewer and any additional Utilities				
2019				
94 Rental Units				
	Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$682	\$662	\$680	\$650
1 Bdrm	\$871	\$1,028	\$850	\$1,140
2 Bdrm	\$1,067	\$1,294	\$1,000	\$1,300
3 Bdrm	\$1,187	\$1,337	\$1,260	\$1,400

Heat, Gas and Sewer Only				
2019				
87 Rental Units				
	Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$677	\$662	\$650	\$650
1 Bdrm	\$1,095	\$1,028	\$1,140	\$1,140
2 Bdrm	\$1,153	\$1,294	\$1,275	\$1,300
3 Bdrm	\$1,213	\$1,337	\$1,038	\$1,400

Sewer Only				
2019				
145 Rental Units				
	Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$550	\$662	\$475	\$650
1 Bdrm	\$893	\$1,028	\$947	\$1,140
2 Bdrm	\$1,241	\$1,294	\$1,285	\$1,300
3 Bdrm	\$1,435	\$1,337	\$1,413	\$1,400

Heat, Electricity, Gas and Sewer Only				
2019				
70 Rental Units				
	Average		Median	
	With Utilities	Non-Sub. Sample	With Utilities	Non-Sub. Sample
Studio	\$631	\$662	\$600	\$650
1 Bdrm	\$880	\$1,028	\$875	\$1,140
2 Bdrm	\$1,107	\$1,294	\$1,000	\$1,300
3 Bdrm	\$1,187	\$1,337	\$1,260	\$1,400

2019 ULSTER COUNTY RENTAL HOUSING SURVEY

Affordability

Many Ulster County renters continue to be housing-cost burdened, paying more than thirty percent of their income for housing. According to the **2014-2018 American Community Survey (ACS)**, 55.1% of Ulster County renters are housing-cost burdened. Of which, 30.3% are also categorized as severely burdened, paying more than half their income toward housing costs. The last comparable period from the 2009-2013 ACS had 52.6% of renters as cost burdened and 28.1% as severely burdened.

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 26.09% in Hamilton County to a high of 58.03 % in Rockland County. Ulster County, at 55.11%, ranks 5th 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 13.68% in Herkimer County to a high of 34.88% in Rockland County. Ulster County ranks 8th in New York State, as 30.29% 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 35.70% in North Dakota to 52.72% in Florida. New York is 4th with 50.04%. For severely burdened, Wyoming has the lowest percentage at 16.91%, while New York is the highest at 27.14%.

As a nation, 46.53% of the USA's renters are housing-cost burdened, and of this population, 23.36% of the country's renters pay more than half their income towards rent.

Most housing providers use HUD's 30% of income as a barometer for housing affordability. 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 2014-2018 ACS Five-Year Estimates, gives a current look at rental housing affordability in Ulster County, as shown in the table to the right.

Median household income for renters has risen significantly. According to the 2014-2018 ACS Five-Year Estimates, the estimated median income for renters was \$38,610. The next comparable period from the 2009-2013 ACS has a median income of \$32,466. This is an increase of 18.92%.

Gross Rent as a Percentage of Household Income		
Ulster County 2014-2018 ACS Five-Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	549	2.5%
10.0 to 14.9 %	1,356	6.2%
15.0 to 19.9 %	1,991	9.2%
20.0 to 24.9 %	2,457	11.3%
25.0 to 29.9 %	1,716	7.9%
30.0 to 34.9 %	2,111	9.7%
35.0 to 39.9 %	1,452	6.7%
40.0 to 49.9 %	1,829	8.4%
50.0 % or more	6,581	30.2%
Not computed	1,682	7.7%
Total Renter Households	21,724	100.0%
Housing Cost Burdened (30% + >)	11,973	55.1%
Severely Cost Burdened (50% + >)	6,581	30.3%