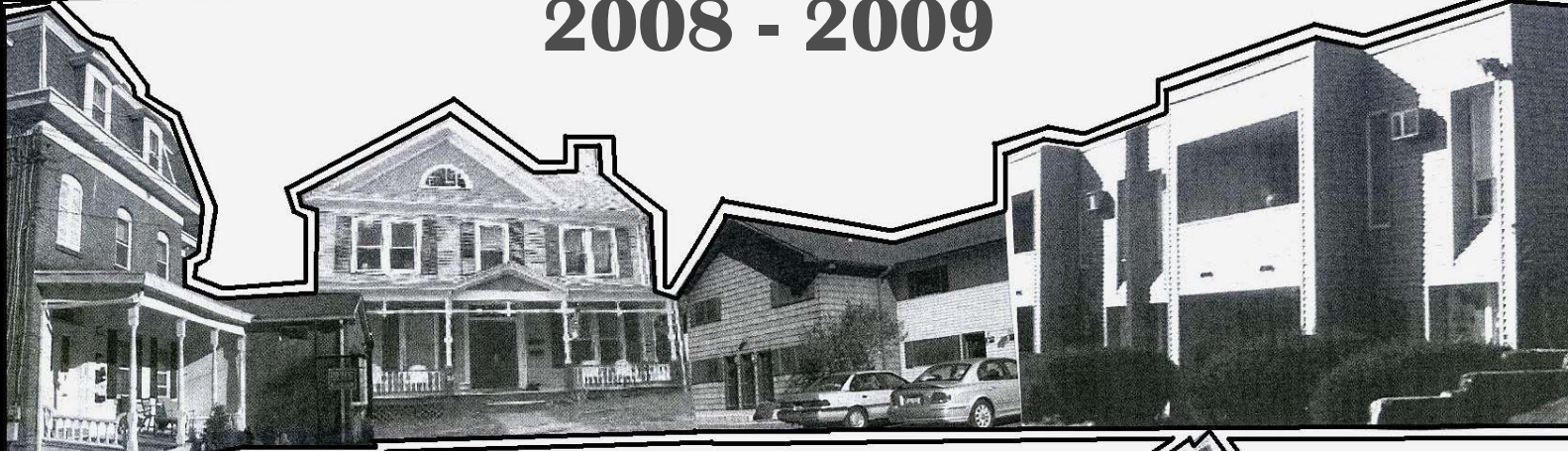


# **Ulster County Rental Housing Survey 2008 - 2009**



**Ulster County Planning Board**



2008 - 2009  
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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**October 2009**

**Abstract**

- The 2008 Non-Subsidized Housing Survey was sent to 136 owners/managers. Sixty-one were returned for a response rate of 44.9 %, representing 1,376 units. In 2009, 141 surveys were sent and 84 were returned, yielding a response rate of 59.6%, representing 1,745 units.

- Average and Median rents of Non-Subsidized Housing for 2008 are:

Studio	\$ 592	(+5.3%)	Studio	\$ 588	(+6.9%)
1-BR	\$ 779	(+2.1%)	1-BR	\$ 780	(+3.2%)
2-BR	\$ 961	(+3.1%)	2-BR	\$ 975	(+1.6%)
3-BR	\$ 1108	(-1.9%)	3-BR	\$ 1155	(+5.0%)

Percentage changes are relative to 2007 Average and Median rents.

- Average and Median rents of Non-Subsidized Housing for 2009 were:

Studio	\$ 567	(-4.2%)	Studio	\$ 565	(-3.9%)
1-BR	\$ 786	(+0.9%)	1-BR	\$ 780	(no change)
2-BR	\$ 966	(+0.5%)	2-BR	\$ 990	(+ 1.5%)
3-BR	\$ 1119	(+1.0%)	3-BR	\$ 1155	(no change)

Percentage changes are relative to 2008 Average and Median rents.

- The hourly wage required to support the Average Rent for Non-Subsidized Housing in 2009 without incurring a rent burden is:

Studio	\$10.90
1-BR	\$15.12
2-BR	\$18.58
3-BR	\$21.52

- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2009 is 3.61% with 63 of 1745 units vacant. This is higher than the 2008 vacancy rate of 2.47%, and higher still than the 2007 vacancy rate of 1.80%

- The Advertised Rental Housing sample for 2009 was 187 units. This data is primarily obtained from newspaper advertisements.

- Average and Median rents of Advertised Rental Housing units for 2009 are:

Studio	\$ 578	(+13.8%)	Studio	\$ 575	(+12.1%)
1-BR	\$ 724	(+1.5%)	1-BR	\$ 700	(-6.7%)
2-BR	\$ 857	(no change)	2-BR	\$ 850	(no change)
3-BR	\$ 1054	(-4.3%)	3-BR	\$1000	(-9.1%)

Percentage changes are relative to 2008 average rents of Advertised Housing.

- There were 15 vacancies among the County's 2,127 Subsidized Housing units at the time of the survey.
- Waiting lists for the 38 Subsidized complexes are as follows: 7 have a wait of up to a year, 12 report a waiting time up to two years, 7 report a 2 - 3 year wait and 2 have more than 3 year wait. Two cannot have waiting lists as they house the homeless. Three did not provide information.

### Introduction

This is the twelfth 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. 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

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. For the 2008 Survey, 136 questionnaires were sent . In 2009, 141 were sent.

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

For 2008, responses were received from 61 entities, a response rate of 44.9%, down from the 2007 response rate of 56.7%. In 2009, 84 responses were received, a response rate of 59.6%.

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

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

## 2008-2009 Ulster County Rental Housing Survey

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

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

### Who Rents in Ulster County?

According to American Community Survey 2005 – 2007 Three Year Estimates, renters in Ulster County comprise many different household types. The following table illustrates the numbers and types of households of Ulster County renters.

<b>Renter Occupied Units</b>			
<b>by Household Type</b>			
<b>American Community Survey 2005-2007 Three Year Estimates</b>			
<b>Family households</b>	<b>9,822</b>	<b>Non-family households</b>	<b>12,558</b>
<b>Married-couple family</b>	<b>5,328</b>	<b>Householder living alone</b>	<b>9,281</b>
Hholder age 15 - 34	1,822	Hholder age 15 - 34	2,205
Hholder age 35 - 64	2,765	Hholder age 35 - 64	4,674
Hholder age 65 +	741	Hholder age 65 +	2,402
<b>Male hholder, no wife present</b>	<b>1,157</b>	<b>Hholder not living alone</b>	<b>3,277</b>
Hholder age 15 - 34	618	Hholder age 15 - 34	1,978
Hholder age 35 - 64	490	Hholder age 35 - 64	1,238
Hholder age 65 +	49	Hholder age 65 +	61
<b>Fem. hholder, no husb. present</b>	<b>3,337</b>	<b>Total Renter Households</b>	<b>22,380</b>
Hholder age 15 - 34	1,370		
Hholder age 35 - 64	1,784	<b>Total Renter Persons</b>	<b>48,166</b>
Hholder age 65 +	183		

## 2008-2009 Ulster County Rental Housing Survey

### Census Data

The chart below compares 2000 Census rental housing data with the 2009 Rental Survey sample.

<b>Census Rental - 2009 Survey Sample Comparison</b>									
<b>by Municipality</b>									
Municipality	2000 Census Data				2009 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	0.0%
Esopus	3,724	957	25.7%	4.2%	160	1	80	241	5.9%
Gardiner	2,255	486	21.6%	2.1%	5	2		7	0.2%
Hardenburgh	275	26	9.5%	0.1%				0	0.0%
Hurley	2,946	381	12.9%	1.7%	6	1		7	0.2%
Kingston (C)	10,637	5,512	51.8%	24.1%	661	109	937	1,707	42.1%
Kingston (T)	398	51	12.8%	0.2%				0	0.0%
Lloyd	3,818	1,334	34.9%	5.8%	80	2	51	133	3.3%
Marbletown	2,846	526	18.5%	2.3%	55			55	1.4%
Marlborough	3,176	989	31.1%	4.3%	14	4	66	84	2.1%
New Paltz	4,679	2,089	44.6%	9.1%	225	3	186	414	10.2%
Olive	2,306	389	16.9%	1.7%	16	1	19	36	0.9%
Plattekill	3,888	1,151	29.6%	5.0%	33	7		40	1.0%
Rochester	3,750	687	18.3%	3.0%	7	4	9	20	0.5%
Rosendale	2,857	754	26.4%	3.3%	60	2	40	102	2.5%
Saugerties	8,257	2,286	27.7%	10.0%	141	6	266	413	10.2%
Shandaken	2,666	487	18.3%	2.1%	24	14	24	62	1.5%
Shawangunk	3,754	759	20.2%	3.3%	65		24	89	2.2%
Ulster	5,239	1,410	26.9%	6.2%	103	4	196	303	7.5%
Wawarsing	5,821	1,774	30.5%	7.8%	52	25	205	282	6.9%
Woodstock	3,847	774	20.1%	3.4%	38	2	24	64	1.6%
<b>Total</b>	<b>77,656</b>	<b>22,863</b>	<b>29.4%</b>	<b>100.0%</b>	<b>1,745</b>	<b>187</b>	<b>2,127</b>	<b>4,059</b>	<b>100.0%</b>

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

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 Town of Esopus and is under represented in Plattekill, Lloyd, Rochester, Gardiner and Woodstock.

## 2008-2009 Ulster County Rental Housing Survey

### Non-Subsidized Housing

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

<b>2009 Non-Subsidized Apartments Sample by Municipality / Unit Size</b>						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	Other
Esopus	160		61	67	16	16
Gardiner	5		4	1		
Hurley	6		2	4		
Kingston (C)	661	13	290	277	28	53
Lloyd	80	4	17	50	9	
Marbletown	55	1	22	24	8	
Marlborough	14	1	13			
New Paltz	225		30	165	10	20
Olive	16	1	4	10	1	
Plattekill	33	1	6	25	1	
Rochester	7		5	2		
Rosendale	60	4	30	22	3	1
Saugerties	141	15	78	42	6	
Shandaken	24	4	9	9	2	
Shawangunk	65	1	60	4		
Ulster	103	19	38	9		37
Wawarsing	52	4	21	23	3	1
Woodstock	38	9	23	5	1	
<b>Total</b>	<b>1,745</b>	<b>77</b>	<b>713</b>	<b>739</b>	<b>88</b>	<b>128</b>
<b>% of Total</b>		<b>4.4%</b>	<b>40.9%</b>	<b>42.3%</b>	<b>5.0%</b>	<b>7.3%</b>

Distribution of apartments by unit size shows that 87.6% of the apartments have two or less bedrooms. Only 6.1% of the total units have three or more bedrooms.

There are also 128 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 following table gives 2009 average and median rent by municipality by bedroom count. Rents were calculated without regard to the number or type of utilities included.

<b>Non-Subsidized Apartments</b>									
<b>2009 Average and Median Rent by Municipality / Unit Size</b>									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Esopus	160			\$ 881	\$ 899	\$ 985	\$ 990	\$ 1,200	\$ 1,200
Gardiner	5			\$ 700	\$ 700	\$ 1,100	\$ 1,100		
Hurley	6			\$ 733	\$ 733	\$ 806	\$ 775		
Kingston (C)	661	\$ 652	\$ 650	\$ 830	\$ 838	\$ 1,002	\$ 1,020	\$ 1,155	\$ 1,155
Lloyd	80	\$ 548	\$ 535	\$ 709	\$ 700	\$ 1,032	\$ 1,075	\$ 1,290	\$ 1,290
Marbletown	55	\$ 650	\$ 650	\$ 732	\$ 725	\$ 840	\$ 825	\$ 925	\$ 925
Marlborough	14	\$ 635	\$ 635	\$ 692	\$ 750				
New Paltz	225			\$ 889	\$ 885	\$ 1,031	\$ 1,008	\$ 1,150	\$ 1,125
Olive	16	\$ 400	\$ 400	\$ 685	\$ 685	\$ 855	\$ 900	\$ 1,025	\$ 1,025
Plattekill	33	\$ 375	\$ 375	\$ 803	\$ 803	\$ 950	\$ 950	\$ 1,100	\$ 1,100
Rochester	7			\$ 750	\$ 750	\$ 800	\$ 800		
Rosendale	60	\$ 549	\$ 560	\$ 737	\$ 725	\$ 811	\$ 800	\$ 925	\$ 925
Saugerties	141	\$ 554	\$ 563	\$ 730	\$ 745	\$ 831	\$ 810	\$ 1,043	\$ 993
Shandaken	24	\$ 478	\$ 470	\$ 589	\$ 580	\$ 693	\$ 680	\$ 865	\$ 865
Shawangunk	65	\$ 650	\$ 650	\$ 755	\$ 775	\$ 788	\$ 788		
Ulster	103	\$ 582	\$ 550	\$ 713	\$ 698	\$ 861	\$ 825		
Wawarsing	52	\$ 428	\$ 400	\$ 587	\$ 575	\$ 721	\$ 700	\$ 908	\$ 925
Woodstock	38	\$ 566	\$ 565	\$ 773	\$ 795	\$ 766	\$ 765	\$ 800	\$ 800
<b>Ulster County</b>	<b>1,745</b>	<b>\$ 567</b>	<b>\$ 565</b>	<b>\$ 786</b>	<b>\$ 780</b>	<b>\$ 966</b>	<b>\$ 990</b>	<b>\$ 1,119</b>	<b>\$ 1,155</b>

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

## 2008-2009 Ulster County Rental Housing Survey

<b>Non-Subsidized Apartments</b>				
<b>Average Rent Over Time</b>				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
1997	\$ 438	\$ 544	\$ 653	\$ 732
1998	\$ 500	\$ 580	\$ 662	\$ 739
2000	\$ 495	\$ 599	\$ 716	\$ 766
2001	\$ 459	\$ 605	\$ 733	\$ 769
2002	\$ 467	\$ 622	\$ 744	\$ 823
2003	\$ 491	\$ 675	\$ 810	\$ 941
2004	\$ 512	\$ 700	\$ 838	\$ 994
2005	\$ 527	\$ 732	\$ 880	\$ 1,063
2006	\$ 549	\$ 752	\$ 916	\$ 1,095
2007	\$ 562	\$ 763	\$ 932	\$ 1,129
2008	\$ 592	\$ 779	\$ 961	\$ 1,108
2009	\$ 567	\$ 786	\$ 966	\$ 1,119
% Chg. '07-08	5.3%	2.1%	3.1%	-1.9%
% Chg. '08-09	-4.2%	0.9%	0.5%	1.0%
% Chg. '97 - '09	29.5%	44.5%	47.9%	52.9%
<b>2009 Income Required w/out Rent Burden</b>	<b>\$22,680</b>	<b>\$31,440</b>	<b>\$38,640</b>	<b>\$44,760</b>

Overall, rents have increased slightly between 2007 and 2009. In some cases, they have gone up then down and in others, down then up. In most cases, the net increase in rent is less than the rate of inflation, 4.1%, for the same two year period.

A look over the years since the survey began, however is more revealing. Only studio apartment rents have increased less than the 34.5% inflation rate for the time period 1997-2007.

<b>Non-Subsidized Apartments</b>				
<b>Median Rent Over Time</b>				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
2000	\$ 485	\$ 604	\$ 710	\$ 750
2001	\$ 475	\$ 615	\$ 735	\$ 805
2002	\$ 475	\$ 605	\$ 750	\$ 865
2003	\$ 525	\$ 695	\$ 830	\$ 950
2004	\$ 525	\$ 725	\$ 850	\$ 1,000
2005	\$ 550	\$ 775	\$ 900	\$ 1,100
2006	\$ 550	\$ 775	\$ 935	\$ 1,100
2007	\$ 550	\$ 756	\$ 960	\$ 1,100
2008	\$ 588	\$ 780	\$ 975	\$ 1,155
2009	\$ 565	\$ 780	\$ 990	\$ 1,155
% Chg. '07-08	6.9%	3.2%	1.6%	5.0%
% Chg. '08-09	-3.9%	0.0%	1.5%	0.0%
% Chg. '00 - '09	16.5%	29.1%	39.4%	54.0%
<b>2009 Income Required w/out Rent Burden</b>	<b>\$22,600</b>	<b>\$31,200</b>	<b>\$39,600</b>	<b>\$46,200</b>

Median Rents for the same period have increased more than Average Rents, however all except for 3 bedroom units have increased less than the rate of inflation, 4.1%, for the period 2007-2009.

Looking over the span of time that Median Rents have been calculated, 2000 through 2009, again only Studio apartment rents have increased less than the 25.3% inflation rate for this time period. One, two and three bedroom rent increases all exceed this.



## 2008-2009 Ulster County Rental Housing Survey

The table below compares the 2009 US Dept. of Housing and Urban Dev.(HUD) Fair Market Rents (FMR) to the survey average and median rents for 2009. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

<b>2009 Comparison HUD Fair Market Rents/Survey Avg. Non-Subsidized Rents</b>							
<b>Apt.Type</b>	<b>FMR</b>	<b>Avg. Rent</b>	<b>\$ Diff.</b>	<b>% Diff.</b>	<b>Median Rent</b>	<b>\$ Diff.</b>	<b>% Diff.</b>
<b>Studio</b>	<b>\$742</b>	<b>\$567</b>	<b>\$175</b>	<b>30.9%</b>	<b>\$565</b>	<b>\$177</b>	<b>31.3%</b>
<b>1 BR</b>	<b>\$805</b>	<b>\$786</b>	<b>\$19</b>	<b>2.4%</b>	<b>\$780</b>	<b>\$25</b>	<b>3.2%</b>
<b>2 BR</b>	<b>\$964</b>	<b>\$966</b>	<b>-\$2</b>	<b>-0.2%</b>	<b>\$990</b>	<b>-\$26</b>	<b>-2.6%</b>
<b>3 BR</b>	<b>\$1,221</b>	<b>\$1,119</b>	<b>\$102</b>	<b>9.1%</b>	<b>\$1,155</b>	<b>\$66</b>	<b>5.7%</b>

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

The table to the right shows vacancy data for surveyed Non-Subsidized Housing for 2009.

The 2009 Vacancy Rate, for Non-Subsidized Housing responding to the survey, is 3.61%, with 63 units vacant at the time of the survey.

<b>2009 Non-Subsidized Apartments</b>							
<b>Vacant Units by Municipality</b>							
<b>Municipality</b>	<b># Units</b>	<b># Vac.</b>	<b>% Vac.</b>	<b>Municipality</b>	<b># Units</b>	<b># Vac.</b>	<b>% Vac.</b>
<b>Esopus</b>	<b>160</b>	<b>5</b>	<b>3.1%</b>	<b>Plattekill</b>	<b>33</b>	<b>2</b>	<b>6.1%</b>
<b>Gardiner</b>	<b>5</b>	<b>0</b>	<b>0.0%</b>	<b>Rochester</b>	<b>7</b>	<b>5</b>	<b>71.4%</b>
<b>Hurley</b>	<b>6</b>	<b>0</b>	<b>0.0%</b>	<b>Rosendale</b>	<b>60</b>	<b>3</b>	<b>5.0%</b>
<b>Kingston (C)</b>	<b>661</b>	<b>17</b>	<b>2.6%</b>	<b>Saugerties</b>	<b>141</b>	<b>9</b>	<b>6.4%</b>
<b>Lloyd</b>	<b>80</b>	<b>1</b>	<b>1.3%</b>	<b>Shandaken</b>	<b>24</b>	<b>1</b>	<b>4.2%</b>
<b>Marbletown</b>	<b>55</b>	<b>0</b>	<b>0.0%</b>	<b>Shawangunk</b>	<b>65</b>	<b>1</b>	<b>1.5%</b>
<b>Marlborough</b>	<b>14</b>	<b>2</b>	<b>14.3%</b>	<b>Ulster</b>	<b>103</b>	<b>2</b>	<b>1.9%</b>
<b>New Paltz</b>	<b>225</b>	<b>3</b>	<b>1.3%</b>	<b>Wawarsing</b>	<b>52</b>	<b>7</b>	<b>13.5%</b>
<b>Olive</b>	<b>16</b>	<b>3</b>	<b>18.8%</b>	<b>Woodstock</b>	<b>38</b>	<b>2</b>	<b>5.3%</b>

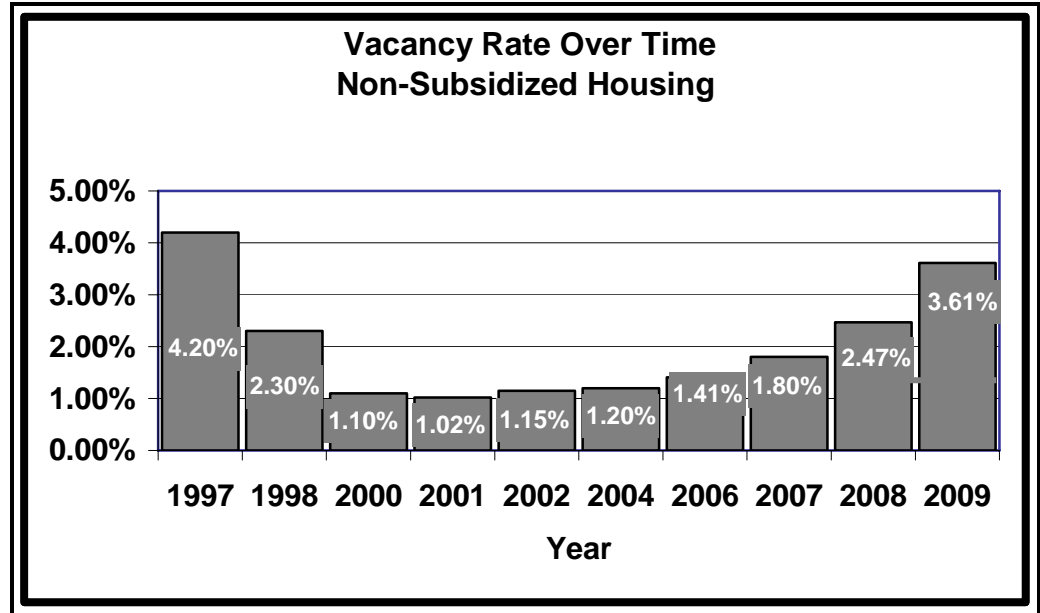
63 Vacant Units /1,745 Units in Sample = Vacancy Rate of 3.61%

Anecdotal evidence also indicates that the rental market in Ulster County has loosened. Landlords report needing to advertise to fill vacancies, when word of mouth would previously suffice. Landlords and property managers also report advertising for longer periods with fewer responses than in the 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.

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.

## 2008-2009 Ulster County Rental Housing Survey

The vacancy rate shows a steady increase from the years 2000-2007 when the rate was between 1 and 2%.



Source: Ulster County Rental Housing Survey

Additional data on rental vacancy for 2005-2007 is available from the American Community Survey (ACS), a new data instrument that is replacing the Census long form.

According to the ACS, for all rental units, the vacancy rate averages 4.7% over the three year period 2005-2007. If subsidized units are subtracted from the equation, the non-subsidized vacancy rate rises to 5.19%. As the ACS is a sample, margins of error are provided with all statistics. Using the margins of error to calculate the possible range of rental vacancy rates, the vacancy rate for non-subsidized units can be as low as 2.92 % to a high of 7.76%.

It should be noted that 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 renovated or any unit that is not rentable in its current condition.

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. Also, given the method with which the ACS reports vacancy data, it would not be possible to derive economic vacancy rates from these data.

**Advertised Rental Housing**

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

For 2008, the April 2008 **Comparison Log** was analyzed. This represents approximately one month of available rentals. For 2009, a compilation of several months' available rentals from the **Comparison Log** was used in order to expand the database. 2009 figures for **Advertised Housing** are from March through July 2009 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2008 is 111 units. For 2009, the sample is 187 units. This is an increase from the 2007 sample of 78 units.

The distribution of Advertised Rental Housing units by size shows a fairly even distribution of the units by bedroom count with the exception of studios.

The municipalities with the highest number of advertised units include Kingston and the Town of Wawarsing.

<b>2009 Advertised Rental Housing</b>						
<b>Distribution by Municipality/Unit Size</b>						
<b>Municipality</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Total</b>	<b>% of Total</b>
Esopus		1			1	0.5%
Gardiner		1	1		2	1.1%
Kingston					0	0.0%
Hurley		1			1	0.5%
Kingston	10	20	35	44	109	58.3%
Lloyd		2			2	1.1%
Marlborough		2	1	1	4	2.1%
New Paltz		2		1	3	1.6%
Olive			1		1	0.5%
Plattekill	1	3	3		7	3.7%
Rochester	1		3		4	2.1%
Rosendale		2			2	1.1%
Saugerties		4	1	1	6	3.2%
Shandaken	1	2	5	6	14	7.5%
Ulster		2	1	1	4	2.1%
Wawarsing	2	6	12	5	25	13.4%
Woodstock		2			2	1.1%
<b>County Total</b>	<b>15</b>	<b>50</b>	<b>63</b>	<b>59</b>	<b>187</b>	<b>100%</b>
<b>% of Total</b>	<b>8.0%</b>	<b>26.7%</b>	<b>33.7%</b>	<b>31.6%</b>	<b>100%</b>	

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

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

2008-2009 Ulster County Rental Housing Survey

Advertised Apartments									
2009 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	1			\$ 785	\$ 785				
Gardiner	2			\$ 650	\$ 650	\$ 800	\$ 800		
Hurley	1			\$ 825	\$ 825				
Kingston (C)	109	\$ 600	\$ 600	\$ 729	\$ 700	\$ 901	\$ 900	\$ 1,096	\$ 1,050
Lloyd	2			\$ 863	\$ 863				
Marlborough	4			\$ 875	\$ 872	\$ 995	\$ 995	\$ 1,300	\$ 1,300
New Paltz	3			\$ 790	\$ 790			\$ 1,400	\$ 1,400
Olive	1					\$ 750	\$ 750		
Plattekill	7	\$ 575	\$ 575	\$ 725	\$ 725	\$ 942	\$ 925		
Rochester	4	\$ 550	\$ 550			\$ 848	\$ 870		
Rosendale	2			\$ 800	\$ 800				
Saugerties	6			\$ 656	\$ 675	\$ 850	\$ 850	\$ 950	\$ 950
Shandaken	14	\$ 500	\$ 500	\$ 533	\$ 533	\$ 715	\$ 650	\$ 832	\$ 795
Ulster	4			\$ 763	\$ 763	\$ 750	\$ 750	\$ 950	\$ 950
Wawarsing	25	\$ 525	\$ 525	\$ 667	\$ 675	\$ 780	\$ 775	\$ 875	\$ 900
Woodstock	2			\$ 663	\$ 663				
<b>Ulster County</b>	<b>187</b>	<b>\$ 578</b>	<b>\$ 575</b>	<b>\$ 724</b>	<b>\$ 700</b>	<b>\$ 857</b>	<b>\$ 850</b>	<b>\$ 1,054</b>	<b>\$ 1,000</b>

Advertised Apartments								
Average and Median Rent Over Time								
Unit Size	Studio		1 BR		2 BR		3 BR	
	Year	Avg.	Median	Avg.	Median	Avg.	Median	Avg.
1997	\$ 382	n/a	\$ 474	n/a	\$ 604	n/a	\$ 688	n/a
1998	\$ 408	n/a	\$ 501	n/a	\$ 651	n/a	\$ 846	n/a
2000	\$ 439	\$ 400	\$ 534	\$ 500	\$ 652	\$ 625	\$ 861	\$ 775
2001	\$ 500	\$ 475	\$ 585	\$ 600	\$ 728	\$ 740	\$ 880	\$ 816
2002	\$ 575	\$ 575	\$ 612	\$ 600	\$ 821	\$ 725	\$ 867	\$ 875
2004	\$ 493	\$ 500	\$ 624	\$ 613	\$ 767	\$ 763	\$ 951	\$ 925
2005	\$ 552	\$ 575	\$ 621	\$ 650	\$ 751	\$ 750	\$ 1,030	\$ 1,050
2006	\$ 530	\$ 530	\$ 665	\$ 680	\$ 939	\$ 850	\$ 1,100	\$ 1,175
2007	\$ 625	\$ 625	\$ 695	\$ 700	\$ 843	\$ 850	\$ 1,074	\$ 1,090
2008	\$ 508	\$ 513	\$ 713	\$ 750	\$ 857	\$ 850	\$ 1,101	\$ 1,100
2009	\$ 578	\$ 575	\$ 724	\$ 700	\$ 857	\$ 850	\$ 1,054	\$ 1,000
% Chg. '07 - '08	-18.7%	-17.9%	2.6%	7.1%	1.7%	0.0%	2.5%	0.9%
% Chg. '08 - '09	13.8%	12.1%	1.5%	-6.7%	0.0%	0.0%	-4.3%	-9.1%
% Chg. '00-'09		43.8%		40.0%		36.0%		29.0%
% Chg.'97 - '09	51.3%		52.7%		41.9%		53.2%	
2009 \$ Required w/out Rent Burden	\$ 23,120	\$ 23,000	\$ 28,960	\$ 28,000	\$ 34,280	\$ 34,000	\$ 42,160	\$ 40,000

Over the last two years, the data show that the trend in rents for Advertised units is inconsistent. Caution is given to ascribing trends over the short term, due to the small sample size.

However, a look at the cumulative increases allows a broader view. The rental increases are substantial and easily outstrip the Consumer Price Index inflation rate of 25.3% for the 2000-2009 time period and 34.5% for the 1997 – 2009 time period.

## 2008-2009 Ulster County Rental Housing Survey

### Subsidized Housing

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

<b>Ulster County Subsidized Housing</b>									
<b>by Municipality and Unit Type</b>									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4+	Total	Municipality
The Birches at Esopus	AV	MV		64	16			80	Esopus
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
The Kirkland	N	L		5				5	Kingston
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Golden View	A	MV		51				51	Lloyd
Jenny's Garden	C	V		66				66	Marlborough
Huguenot Park Apts.	A	V		24				24	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
Brede Building	N	MV		4	3			7	Saugerties
Saugerties Senior Hsing.	A	MVL	31	31				62	Saugerties
The Mill	A	V	15	74				89	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
Canal Lock Apts.	D	MV		8	32	12		52	Wawarsing
Ellenville Public Housing	D	MVL		4	15	15		34	Wawarsing
Ellenville Regional Sr. Hsn.	A	VL		57				57	Wawarsing
Ellenville Seniors Hsing.	C	MVL		30				30	Wawarsing
Glusker Gardens	C	MV		30	2			32	Wawarsing
Woodstock Meadows	C	MV		24				24	Woodstock
<b>Total by # Bedrms.</b>			<b>244</b>	<b>1244</b>	<b>472</b>	<b>150</b>	<b>17</b>	<b>2127</b>	
<b>% by # Bedrms.</b>			<b>11.5%</b>	<b>58.5%</b>	<b>22.2%</b>	<b>7.1%</b>	<b>0.8%</b>		

<b>Type Legend</b> 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	<b>Income Legend</b> M - < 30% of Median Income V - Very Low Income (< 50 % Median) L - Low Income (< 80% Median)
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## 2008-2009 Ulster County Rental Housing Survey

Of the 2,127 subsidized housing units in Ulster County, 1,306 are age restricted for seniors of varying ages; some are over 55, while others are 62 and over. The remaining 821 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 or the frail elderly. Income limitations also vary among the different subsidized complexes but none will accept incomes over 80% of the Area Median Income, adjusted for family size.

<b>Subsidized Housing</b>							
<b>Compare Distribution of Units by Municipality vs. Population</b>							
<b>Municipality</b>	<b># of Units</b>	<b>% of Units</b>	<b>% Pop.</b>	<b>Municipality</b>	<b># of Units</b>	<b>% of Units</b>	<b>% Pop</b>
<b>Denning</b>	<b>0</b>	<b>0.0%</b>	<b>0.3%</b>	<b>Olive</b>	<b>19</b>	<b>0.9%</b>	<b>2.6%</b>
<b>Esopus</b>	<b>80</b>	<b>3.8%</b>	<b>5.2%</b>	<b>Plattekill</b>	<b>0</b>	<b>0.0%</b>	<b>5.6%</b>
<b>Gardiner</b>	<b>0</b>	<b>0.0%</b>	<b>2.9%</b>	<b>Rochester</b>	<b>9</b>	<b>0.4%</b>	<b>3.9%</b>
<b>Hardenburgh</b>	<b>0</b>	<b>0.0%</b>	<b>0.1%</b>	<b>Rosendale</b>	<b>40</b>	<b>1.9%</b>	<b>3.6%</b>
<b>Hurley</b>	<b>0</b>	<b>0.0%</b>	<b>3.7%</b>	<b>Saugerties</b>	<b>266</b>	<b>12.5%</b>	<b>10.6%</b>
<b>Kingston City</b>	<b>937</b>	<b>44.1%</b>	<b>13.2%</b>	<b>Shandaken</b>	<b>24</b>	<b>1.1%</b>	<b>1.8%</b>
<b>Kingston Town</b>	<b>0</b>	<b>0.0%</b>	<b>0.5%</b>	<b>Shawangunk</b>	<b>24</b>	<b>1.1%</b>	<b>6.8%</b>
<b>Lloyd</b>	<b>51</b>	<b>2.4%</b>	<b>5.6%</b>	<b>Ulster</b>	<b>196</b>	<b>9.2%</b>	<b>7.1%</b>
<b>Marbletown</b>	<b>0</b>	<b>0.0%</b>	<b>3.3%</b>	<b>Wawarsing</b>	<b>205</b>	<b>9.6%</b>	<b>7.8%</b>
<b>Marlborough</b>	<b>66</b>	<b>3.1%</b>	<b>4.6%</b>	<b>Woodstock</b>	<b>24</b>	<b>1.1%</b>	<b>3.5%</b>
<b>New Paltz</b>	<b>186</b>	<b>8.7%</b>	<b>7.2%</b>	<b>Ulster County</b>	<b>2,127</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total 2,127 Units</b>							

The City of Kingston contains 44.1% of the county's subsidized housing units. Eighty-four percent of all Subsidized Units are concentrated in five municipalities: City of Kingston, New Paltz, Saugerties, the Town of Ulster and Wawarsing. These five municipalities contain 45.9% of the population of Ulster County.

The vacancy rate for Subsidized Housing in Ulster County is less than 1% (0.7%) with 15 of the 2,127 units vacant. Four of those vacancies are from the initial rent-up of the newest complex.

Waiting times vary considerably in Subsidized Housing complexes. Seven have a wait of up to a year, 12 report a waiting time up to two years, 7 report a 2 – 3 year wait and 2 have more than a 3 year wait. Two cannot have waiting lists as they house the homeless. Five others have no wait, three of which have targeted populations. Three complexes did not provide information.

The Kingston Housing Authority has extensive waiting lists. With the exception of Brigham Apartments on O'Neil St., KHA has closed its waiting lists to applications for all but efficiency units.

## 2008-2009 Ulster County Rental Housing Survey

Additions to the Subsidized rental housing stock since the publication of the 2007 Rental Survey include Ellenville Regional Seniors Housing, the first phase of a three phase project for seniors in the Town of Wawarsing. This first phase contain 57 one bedroom units and opened its doors in September of 2008. The project, a collaboration with Ellenville Hospital, will ultimately comprise 144 units. Phase II, an additional 42 one bedroom units, is currently under construction and is expected to open in April of 2010.

Recently completed, the Birches at Esopus, is an 80 unit senior housing project, consisting of 64 one bedroom and 16 two bedroom apartments. Preference is given to veterans and the frail elderly. The Birches at Esopus had its opening celebration in September of this year. This is the first subsidized housing in the Town of Esopus.

The second phase of Chambers Court in the Town of Ulster broke ground in February of 2009. An additional 66 senior units will give preference to the frail elderly. Chambers hopes to be open next spring.

Woodstock Commons, an intergenerational housing complex proposed in the Town of Woodstock is still in the planning process. The design is for 52 rental units, 20 for people age 55 and over, 32 with no age restriction.

Also funded, is Milton Harvest, a senior housing complex in the Town of Marlborough. Milton Harvest will have 47 one bedroom apartments. This complex is completing planning approvals and construction should begin late this year.

**Affordability**

Most housing providers, including HUD, use 30% as the barometer of affordability for housing. If more than this percentage of a household's income is spent on housing, the household is considered housing cost burdened. Recent data released by the Census, the 2005-2007 American Community Survey (ACS) three Year Estimates, gives us a fairly current look at the affordability of rental housing in Ulster County.

According to the ACS, 46.1% of Ulster County renters are housing cost burdened. And more than one quarter (26.2 %) 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 2005-2007 ACS, is \$34,422. After paying the rent, this leaves little for life's other necessities.

<b>Gross Rent as a Percentage of Household Income</b>		
<b>Ulster County 2005-2007 ACS Three Year Estimates</b>		
	<b># Hholds</b>	<b>% of Total</b>
<b>Less than 10.0 %</b>	<b>1,018</b>	<b>4.5%</b>
<b>10.0 to 14.9 %</b>	<b>1,553</b>	<b>6.9%</b>
<b>15.0 to 19.9 %</b>	<b>2,276</b>	<b>10.2%</b>
<b>20.0 to 24.9 %</b>	<b>3,158</b>	<b>14.1%</b>
<b>25.0 to 29.9 %</b>	<b>2,086</b>	<b>9.3%</b>
<b>30.0 to 34.9 %</b>	<b>1,824</b>	<b>8.2%</b>
<b>35.0 to 39.9 %</b>	<b>1,106</b>	<b>4.9%</b>
<b>40.0 to 49.9 %</b>	<b>1,702</b>	<b>7.6%</b>
<b>50.0 % or more</b>	<b>6,092</b>	<b>27.2%</b>
<b>Not computed</b>	<b>1,565</b>	<b>7.0%</b>
<b>Total Renter Households</b>	<b>22,380</b>	
<b>Housing Cost Burdened (30% + &gt;)</b>	<b>10,724</b>	<b>47.9%</b>
<b>Severely Cost Burdened (50% + &gt;)</b>	<b>6,092</b>	<b>27.2%</b>

The problem of rental housing costs does not stop at the Ulster County border. In New York State, the percent of rent burdened households runs from a low of 26.62% in Chenango County to a high of 54.5% in Putnam County. Ulster County, with 47.9% ranks 16<sup>th</sup> highest on a list of the 60 counties for which data is available.

For severely burdened, paying more than 50% of gross income toward rent, the range is from a low of 11.7% in Madison County to a high of 31.3% in Rockland County. Ulster County ranks 13<sup>th</sup> highest in NYS, as 27.2% of Ulster County's renter households are severely burdened.

Nationwide, the percent burdened range from 28.7% in Wyoming to 51.9% in Florida. New York is third highest with 48.0%. For severely burdened, Wyoming again has the lowest percentage at 13.4%, while New York is tied with both California and Michigan for the highest at 25.7%.

Overall as a nation, 45.7% of the USA's renters are rent burdened. And 23.0% of our entire country's renters pay more than half their income towards rent.



**Selected\* 2009 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		\$675	\$880			W,S
	Lakeshore Villas		\$899	\$990	\$1,200	1BR+Den \$990	H,Hw,G,W,S
Hurley	SPM Associates 1		\$690	\$775			Hw,W,S
	SPM Associates 2		\$775	\$900			H,Hw,E,W,S
Kingston (C)	103 Downs St			\$935			H,W,S
	Chestnut Mansion Apts.	\$675	\$850	\$975			H,Hw,G,W,S
	Colonial Hills Apts.		\$950	\$1,113			H,Hw,G,W,S
	Colonial Village Apts.		\$895	\$1,150			H,Hw,W,S
	Dutch Village Apts.		\$730	\$915		2BR+Den \$955	Hw,W,S
Marbletown	Fairview Ave.	\$650	\$750	\$1,000			Hw,E,G,W,S
Marlborough	Manor Apts.	\$635	\$750				H,Hw,W,S
New Paltz	Mulberry Square			\$1,100			
	Paltz Commons			\$1,000			W,S
Olive	Croswell Manor			\$900			H,W,S
	Mountain Rd. Apts.			\$950	\$1,025		H,Hw,E,G,W,S
Plattekill	Tamar Estates	\$375	\$725	\$950		4BR \$1100	H,Hw,W,S
	Woodcrest Apts.		\$880	\$950			H,Hw,W,S
Rochester	465 Cherrytown Rd.		\$750	\$800			W,S
Saugerties	Barclay Arms Apts.		\$675	\$775			W,S
	Hickory Ridge Apts.		\$745	\$810	\$885		H,Hw,G,W,S
	SPM Associates 3		\$775	\$875			W,S
	The Clermont	\$625	\$850	\$1,175			H,Hw,E,G,W,S
Shawangunk	Hudson Valley Apts.	\$650	\$775				W,S
Ulster	Skytop Village Apts		\$698	\$825		2BR TwnHs \$996, 3BR TwnHs \$1070	W,S
Wawarsing	4 Bogardus Place		\$750	\$850			H,Hw,W,S
	Cape Ave.			\$800			H,Hw,W,S
	Maple Ave. Apts.		\$625		\$875		H, W, S
	Park St.			\$705			W,S
	Park St. Apts.	\$510		\$650	\$925		H,Hw,W,S
Woodstock	Simmons Ct.	\$565	\$750	\$800			W,S

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