



# Ulster County Rental Housing Survey 2010

2010  
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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**Abstract**

- The 2010 Non-Subsidized Housing Survey was sent to 133 owners/managers. Eighty-six were returned for a response rate of 64.7 %, representing 2,412 units.

- Average and Median rents of Non-Subsidized Housing for 2010 are:

Studio	\$ 603	(+6.3%)	Studio	\$ 625	(+10.6%)
1-BR	\$ 821	(+4.5%)	1-BR	\$ 850	(+9.0%)
2-BR	\$ 994	(+2.9%)	2-BR	\$ 1000	(+1.0%)
3-BR	\$ 1165	(+4.1%)	3-BR	\$ 1175	(+1.7%)

Percentage changes are relative to 2009 Average and Median rents.

- The hourly wage required to support the Average Rent for Non-Subsidized Housing in 2010 without incurring a rent burden is:

Studio	\$11.60
1-BR	\$15.79
2-BR	\$19.12
3-BR	\$22.40

- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2010 is 3.52% with 85 of 2412 units vacant. This is slightly lower than the 2009 vacancy rate of 3.61%.

- The Advertised Rental Housing sample for 2010 was 280 units. This data is primarily obtained from newspaper advertisements.

- Average and Median rents of Advertised Rental Housing units for 2010 are:

Studio	\$ 572	(-1.0%)	Studio	\$ 550	(-4.3%)
1-BR	\$ 743	(+2.6%)	1-BR	\$ 750	(+7.1%)
2-BR	\$ 886	(+3.4%)	2-BR	\$ 875	(+2.9%)
3-BR	\$ 1071	(+1.6%)	3-BR	\$1100	(+10.0%)

Percentage changes are relative to 2009 average rents of Advertised Housing.

- There were 13 vacancies among the County's 2,235 Subsidized Housing units at the time of the survey giving a vacancy rate of 0.6%.
- Waiting lists for the 39 Subsidized complexes are as follows: Five have a wait of three to six months, 4 report a waiting time up to a year, 9 report a 1 year wait, 8 have a wait of one to two years and 6 have more than a 2 year wait. Two cannot have waiting lists as they house the homeless. Four have no wait, one of which has targeted population. One complex could not estimate the wait as they expect to have a new building open within 6 months.

## Introduction

This is the thirteenth 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 asks for 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 2010 Survey, 133 questionnaires 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 2010, responses were received from 86 entities, a response rate of 64.7%, up from the 2009 response rate of 59.6% for 84 responses out of 141 sent.

**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)

## 2010 Ulster County Rental Housing Survey

**Subsidized Housing** data originates from responses to the Ulster County Housing Survey Questionnaire and/or phone inquiries to update vacancy and waiting list data. Subsidized housing providers are asked to provide the same information as the Non-Subsidized Housing Questionnaire with some modification. As rental amounts for subsidized units are predicated on subsidy regulations, 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 2006 – 2008 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 2006-2008 Three Year Estimates</b>			
<b>Family households</b>	<b>10,637</b>	<b>Non-family households</b>	<b>12,096</b>
<b>Married-couple family</b>	<b>5,709</b>	<b>Householder living alone</b>	<b>8,972</b>
Hholder age 15 - 34	2,013	Hholder age 15 - 34	2,044
Hholder age 35 - 64	2,993	Hholder age 35 - 64	4,552
Hholder age 65 +	703	Hholder age 65 +	2,376
<b>Male hholder, no wife present</b>	<b>1,198</b>	<b>Hholder not living alone</b>	<b>3,124</b>
Hholder age 15 - 34	656	Hholder age 15 - 34	1,940
Hholder age 35 - 64	503	Hholder age 35 - 64	1,129
Hholder age 65 +	39	Hholder age 65 +	58
<b>Fem. hholder, no husb. present</b>	<b>3,730</b>		
Hholder age 15 - 34	1,469		
Hholder age 35 - 64	2,082		
Hholder age 65 +	179		
<b>Total Ulster County Renter Households</b>			<b>22,733</b>
<b>Total Ulster County Renter Persons</b>			<b>50,008</b>

**Census Data**

The chart below compares 2000 Census rental housing data with the 2010 Rental Survey sample.

<b>2000 Census Rental - 2010 Survey Sample Comparison</b>									
<b>by Municipality</b>									
<b>Municipality</b>	<b>Census Data</b>				<b>Rental Survey Data</b>				
	<b>Housing Units</b>	<b>Rental Units</b>	<b>% Rentals in Muni.</b>	<b>%County Rentals</b>	<b>Non-S. Units</b>	<b>Advtsd. Units</b>	<b>Subs. Units</b>	<b>Total in Survey</b>	<b>%Survey Units</b>
Denning	517	41	7.9%	0.2%				0	0.0%
Esopus	3,724	957	25.7%	4.2%	160	5	80	245	5.0%
Gardiner	2,255	486	21.6%	2.1%	5			5	0.1%
Hardenburgh	275	26	9.5%	0.1%				0	0.0%
Hurley	2,946	381	12.9%	1.7%	6	4		10	0.2%
Kingston (C)	10,637	5,512	51.8%	24.1%	661	145	937	1,743	35.4%
Kingston (T)	398	51	12.8%	0.2%				0	0.0%
Lloyd	3,818	1,334	34.9%	5.8%	111	4	51	166	3.4%
Marbletown	2,846	526	18.5%	2.3%	55	1		56	1.1%
Marlborough	3,176	989	31.1%	4.3%	14		66	80	1.6%
New Paltz	4,679	2,089	44.6%	9.1%	590	1	186	777	15.8%
Olive	2,306	389	16.9%	1.7%	15	9	19	43	0.9%
Plattekill	3,888	1,151	29.6%	5.0%	33	2		35	0.7%
Rochester	3,750	687	18.3%	3.0%		3	9	12	0.2%
Rosendale	2,857	754	26.4%	3.3%	60	12	40	112	2.3%
Saugerties	8,257	2,286	27.7%	10.0%	188	40	266	494	10.0%
Shandaken	2,666	487	18.3%	2.1%	24	16	24	64	1.3%
Shawangunk	3,754	759	20.2%	3.3%	58		24	82	1.7%
Ulster	5,239	1,410	26.9%	6.2%	255	13	262	530	10.8%
Wawarsing	5,821	1,774	30.5%	7.8%	143	18	247	408	8.3%
Woodstock	3,847	774	20.1%	3.4%	34	7	24	65	1.3%
<b>Total</b>	<b>77,656</b>	<b>22,863</b>	<b>29.4%</b>	<b>100%</b>	<b>2,412</b>	<b>280</b>	<b>2,235</b>	<b>4,927</b>	<b>100%</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, the Town of New Paltz and the Town of Ulster. It is under represented in Gardiner, Hurley, Lloyd, Marbletown, Marlborough Plattekill Rochester, Shawangunk and Woodstock.

## 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.

2010 Non-Subsidized Apartments Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	Other
Esopus	160		77	67	16	
Gardiner	5		4	1		
Hurley	6		2	4		
Kingston (C)	661	13	290	265	28	65
Lloyd	111	4	42	56	9	
Marbletown	55	1	22	24	8	
Marlborough	14	1	13			
New Paltz	590	29	238	292	11	20
Olive	15	2	7	5		1
Plattekill	33	1	6	25	1	
Rosendale	60	4	30	22	3	1
Saugerties	188	17	105	58	8	
Shandaken	24	4	9	9	2	
Shawangunk	58	1	54	3		
Ulster	255	19	101	80	9	46
Wawarsing	143	4	31	104	3	1
Woodstock	34	6	23	4	1	
<b>Total</b>	<b>2,412</b>	<b>106</b>	<b>1,054</b>	<b>1,019</b>	<b>99</b>	<b>134</b>
<b>% of Total</b>		<b>4.4%</b>	<b>43.7%</b>	<b>42.2%</b>	<b>4.1%</b>	<b>5.6%</b>

Distribution of apartments by unit size shows that 90.3% of the apartments have two or less bedrooms. Only 4.1% of the total units have three bedrooms.

There are also 134 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 2010 average and median rent by municipality by bedroom count. These calculations were done without regard to the number or type of utilities included.

Non-Subsidized Apartments 2010 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	160			\$971	\$ 990	\$ 1,127	\$ 1,140	\$ 1,400	\$ 1,400
Gardiner	5			\$700	\$ 700	\$ 1,125	\$ 1,125		
Hurley	6			\$775	\$ 775	\$ 844	\$ 775		
Kingston (C)	661	\$653	\$ 650	\$842	\$ 875	\$ 1,031	\$ 1,050	\$ 1,175	\$ 1,175
Lloyd	111	\$546	\$ 545	\$762	\$ 785	\$ 1,033	\$ 1,075	\$ 1,300	\$ 1,300
Marbletown	55	\$650	\$ 650	\$723	\$ 725	\$ 840	\$ 825	\$ 925	\$ 925
Marlborough	14	\$650	\$ 650	\$692	\$ 750				
New Paltz	590	\$700	\$ 700	\$915	\$ 925	\$ 1,079	\$ 1,050	\$ 1,145	\$ 1,125
Olive	15	\$625	\$ 625	\$693	\$ 693	\$ 860	\$ 900		
Plattekill	33	\$500	\$ 500	\$838	\$ 838	\$ 975	\$ 975	\$ 1,000	\$ 1,000
Rosendale	60	\$549	\$ 560	\$740	\$ 725	\$ 798	\$ 800	\$ 925	\$ 925
Saugerties	188	\$573	\$ 558	\$738	\$ 675	\$ 864	\$ 813	\$ 1,071	\$ 1,030
Shandaken	24	\$490	\$ 470	\$589	\$ 580	\$ 693	\$ 680	\$ 865	\$ 865
Shawangunk	58	\$595	\$ 650	\$655	\$ 650	\$ 783	\$ 750		
Ulster	255	\$582	\$ 550	\$810	\$ 850	\$ 986	\$ 1,000	\$ 1,200	\$ 1,200
Wawarsing	143	\$428	\$ 400	\$613	\$ 625	\$ 767	\$ 775	\$ 883	\$ 925
Woodstock	34	\$446	\$ 420	\$730	\$ 795	\$ 777	\$ 777	\$ 800	\$ 800
<b>Ulster County</b>	<b>2,412</b>	<b>\$603</b>	<b>\$ 625</b>	<b>\$821</b>	<b>\$ 850</b>	<b>\$ 994</b>	<b>\$ 1,000</b>	<b>\$ 1,165</b>	<b>\$ 1,175</b>

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

## 2010 Ulster County Rental Housing Survey

<b>Non-Subsidized Apartments</b>				
<b>Average Rent Over Time</b>				
<b>Year / Unit Size</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
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
2010	\$ 603	\$ 821	\$ 994	\$ 1,165
<b>% Chg. 09-10</b>	6.3%	4.5%	2.9%	4.1%
<b>% Chg. '97 - '10</b>	37.7%	50.9%	52.2%	59.2%
<b>2010 Income Required w/out Rent Burden</b>	\$24,120	\$32,840	\$39,760	\$46,600

Overall, rents have increased moderately to sharply over the past year. In all cases, the net increase in rent is more than the rate of inflation, 1.8%, for the same year.

A look over the years since the survey began shows that all apartment rents have increased more than the 36.0% inflation rate for the time period 1997-2010.

<b>Non-Subsidized Apartments</b>				
<b>Median Rent Over Time</b>				
<b>Year / Unit Size</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
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
2010	\$ 625	\$ 850	\$ 1,000	\$ 1,175
<b>% Chg. '09-10</b>	10.6%	9.0%	1.0%	1.7%
<b>% Chg. '00 - '10</b>	28.9%	40.7%	40.8%	56.7%
<b>2010 Income Required w/out Rent Burden</b>	\$25,000	\$34,000	\$40,000	\$47,000

Median Rents for the same period have increased more than Average Rents for Studios and 1 Bedroom apartments but less than Average Rents for 2 and 3 Bedroom apartments.

The increase in Studio and 1 Bedroom apartments is well over the rate of inflation, 1.8%, for the period 2009-2010.

Looking over the span of time that Median Rents have been calculated, 2000 through 2010, all apartment rents have increased more than the 26.8% inflation rate for this time period.



## 2010 Ulster County Rental Housing Survey

The table below compares the 2010 US Dept. of Housing and Urban Dev.(HUD) Fair Market Rents (FMR) to the survey average and median rents for 2010. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

<b>2010 Comparison HUD Fair Market Rents/Survey 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>\$771</b>	<b>\$ 603</b>	<b>\$168</b>	<b>27.9%</b>	<b>\$ 625</b>	<b>\$146</b>	<b>23.4%</b>
<b>1 BR</b>	<b>\$836</b>	<b>\$ 821</b>	<b>\$15</b>	<b>1.8%</b>	<b>\$ 850</b>	<b>-\$14</b>	<b>-1.6%</b>
<b>2 BR</b>	<b>\$1,001</b>	<b>\$ 994</b>	<b>\$7</b>	<b>0.7%</b>	<b>\$ 1,000</b>	<b>\$1</b>	<b>0.1%</b>
<b>3 BR</b>	<b>\$1,268</b>	<b>\$ 1,165</b>	<b>\$103</b>	<b>8.8%</b>	<b>\$ 1,175</b>	<b>\$93</b>	<b>7.9%</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 2010.

The 2010 Vacancy Rate, for Non-Subsidized Housing responding to the survey, is 3.52%, with 85 units vacant at the time of the survey.

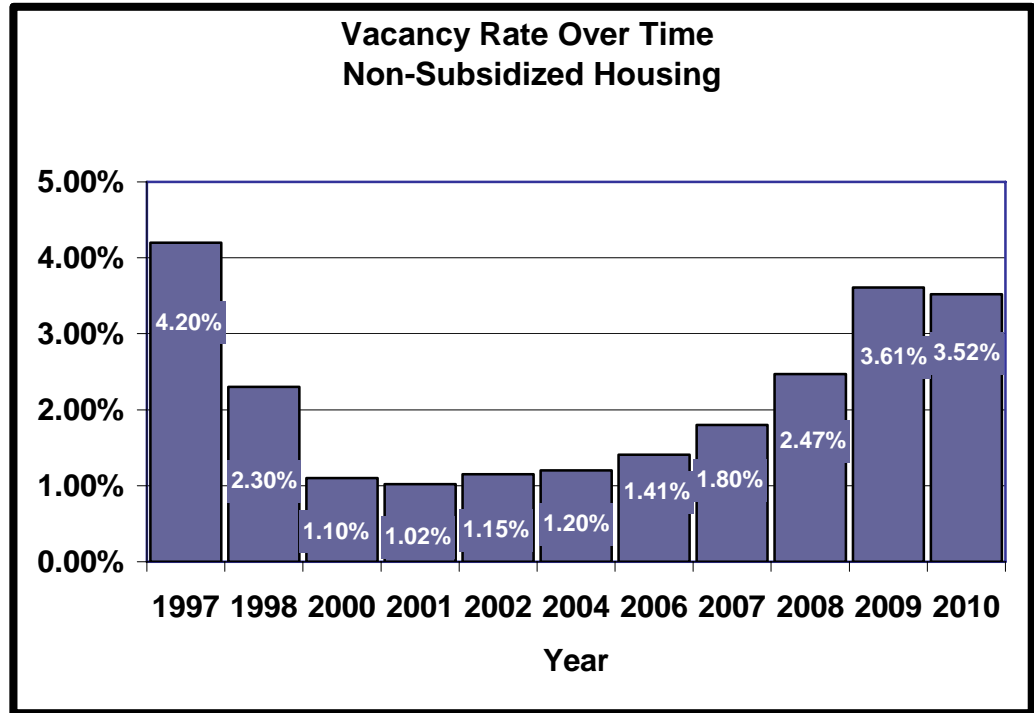
<b>2010 Non-Subsidized Apartments</b>							
<b>Vacant Units by Municipality</b>							
<b>Municipality</b>	<b># Units</b>	<b># Vac.</b>	<b>% Vac.</b>	<b>Municipality</b>	<b># Units</b>	<b># Vac.</b>	<b>% Vac.</b>
<b>Esopus</b>	<b>160</b>	<b>0</b>	<b>0.0%</b>	<b>Plattekill</b>	<b>33</b>	<b>0</b>	<b>0.0%</b>
<b>Gardiner</b>	<b>5</b>	<b>0</b>	<b>0.0%</b>	<b>Rosendale</b>	<b>60</b>	<b>2</b>	<b>3.3%</b>
<b>Hurley</b>	<b>6</b>	<b>0</b>	<b>0.0%</b>	<b>Saugerties</b>	<b>188</b>	<b>13</b>	<b>6.9%</b>
<b>Kingston (C)</b>	<b>661</b>	<b>9</b>	<b>1.4%</b>	<b>Shandaken</b>	<b>24</b>	<b>0</b>	<b>0.0%</b>
<b>Lloyd</b>	<b>111</b>	<b>5</b>	<b>4.5%</b>	<b>Shawangunk</b>	<b>58</b>	<b>5</b>	<b>8.6%</b>
<b>Marbletown</b>	<b>55</b>	<b>0</b>	<b>0.0%</b>	<b>Ulster</b>	<b>255</b>	<b>6</b>	<b>2.4%</b>
<b>Marlborough</b>	<b>14</b>	<b>0</b>	<b>0.0%</b>	<b>Wawarsing</b>	<b>143</b>	<b>40</b>	<b>28.0%</b>
<b>New Paltz</b>	<b>590</b>	<b>2</b>	<b>0.3%</b>	<b>Woodstock</b>	<b>34</b>	<b>3</b>	<b>8.8%</b>
<b>Olive</b>	<b>16</b>	<b>0</b>	<b>0.0%</b>				

**85 Vacant Units /2412 Units in Sample = Vacancy Rate of 3.52%**

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.

The vacancy rate has increased from the years 2000-2007 when the rate was less than 2%.



Additional data on rental vacancy for 2006-2008 is available from the **American Community Survey (ACS)**, a new data instrument that has replaced the Census long form.

According to the ACS, for all rental units, the vacancy rate averages 3.56% over the three year period 2006-2008. If subsidized units are subtracted from the equation, the non-subsidized vacancy rate rises to 3.92%. 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 1.99 % to a high of 5.95%.

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 2010, a compilation of several months' available rentals from the **Comparison Log** was used. 2010 figures for **Advertised Housing** are from March, May and June of 2010 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2010 is 280 units. This is an increase from the 2009 sample of 187 units.

The distribution of Advertised Rental Housing units by size shows higher numbers of 1 and 2 bedroom units.

The municipalities with the highest number of Advertised units include Kingston and Saugerties.

<b>2010 Advertised Rental Housing 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>
<b>Esopus</b>	1	2	1	1	5	1.8%
<b>Hurley</b>	1	1	1	1	4	1.4%
<b>Kingston</b>	11	59	42	33	145	51.8%
<b>Lloyd</b>		1	3		4	1.4%
<b>Marbletown</b>		1			1	0.4%
<b>New Paltz</b>		1			1	0.4%
<b>Olive</b>		5	2	2	9	3.2%
<b>Plattekill</b>			2		2	0.7%
<b>Rochester</b>	1	1	1		3	1.1%
<b>Rosendale</b>		6	5	1	12	4.3%
<b>Saugerties</b>	3	25	8	4	40	14.3%
<b>Shandaken</b>	1	8	4	3	16	5.7%
<b>Ulster</b>		5	7	1	13	4.6%
<b>Wawarsing</b>	2	6	6	4	18	6.4%
<b>Woodstock</b>		1	3	3	7	2.5%
<b>County Total</b>	<b>20</b>	<b>122</b>	<b>85</b>	<b>53</b>	<b>280</b>	<b>100%</b>
<b>% of Total</b>	<b>10.7%</b>	<b>65.2%</b>	<b>45.5%</b>	<b>28.3%</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.

2010 Ulster County Rental Housing Survey

Advertised Apartments									
2010 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	5	\$ 300	\$ 300	\$ 663	\$ 663	\$ 850	\$ 850	\$ 1,150	\$ 1,150
Hurley	4	\$ 500	\$ 500	\$ 700	\$ 700	\$ 750	\$ 750	\$ 1,200	\$ 1,200
Kingston	145	\$ 602	\$ 625	\$ 767	\$ 750	\$ 897	\$ 885	\$ 1,094	\$ 1,100
Lloyd	4			\$ 875	\$ 875	\$ 900	\$ 900		
Marbletown	1			\$ 695	\$ 695				
New Paltz	1			\$ 696	\$ 696				
Olive	9			\$ 685	\$ 675	\$ 775	\$ 775	\$ 1,050	\$ 1,050
Plattekill	2					\$ 975	\$ 975		
Rochester	3	\$ 525	\$ 525	\$ 700	\$ 700	\$ 800	\$ 800		
Rosendale	12			\$ 724	\$ 735	\$ 939	\$ 1,000	\$ 800	\$ 800
Saugerties	40	\$ 642	\$ 625	\$ 734	\$ 750	\$ 856	\$ 858	\$ 1,163	\$ 1,175
Shandaken	16	\$ 500	\$ 500	\$ 686	\$ 700	\$ 888	\$ 900	\$ 833	\$ 850
Ulster	13			\$ 770	\$ 800	\$ 900	\$ 925	\$ 1,150	\$ 1,150
Wawarsing	18	\$ 528	\$ 528	\$ 692	\$ 675	\$ 747	\$ 753	\$ 900	\$ 900
Woodstock	7			\$ 800	\$ 800	\$ 1,050	\$ 1,200	\$ 1,167	\$ 1,100
<b>Ulster County</b>	<b>280</b>	<b>\$ 572</b>	<b>\$ 550</b>	<b>\$ 743</b>	<b>\$ 750</b>	<b>\$ 886</b>	<b>\$ 875</b>	<b>\$ 1,071</b>	<b>\$ 1,100</b>

Advertised Apartments								
Average and Median Rent Over Time								
Unit Size Year	Studio		1 BR		2 BR		3 BR	
	Avg.	Median	Avg.	Median	Avg.	Median	Avg.	Median
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
2010	\$ 572	\$ 550	\$ 743	\$ 750	\$ 886	\$ 875	\$ 1,071	\$ 1,100
% Chg. '09 - '10	-1.0%	-4.3%	2.6%	7.1%	3.4%	2.9%	1.6%	10.0%
% Chg. '00 - '10	30.3%	37.5%	39.1%	50.0%	35.9%	40.0%	24.4%	41.9%
% Chg. '97 - '10	49.7%		56.8%		46.7%		55.7%	
2010 \$ Required w/out Rent Burden	\$ 22,880	\$ 22,000	\$ 29,720	\$ 30,000	\$ 35,440	\$ 35,000	\$ 42,840	\$ 44,000

During the past year, 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 in nearly all cases outstrip the Consumer Price Index inflation rate of 26.8% for the 2000-2010 time period and 36.0% for the 1997 – 2010 time period.

## 2010 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.

Ulster County Subsidized Housing									
by Municipality and Unit Type									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4+	Total	Municipality
The Birches at Esopus	AV	EV		64	16			80	Esopus
Birchwood Village	PV	VL			44	36		80	Kingston
Brigham Apartments	C	V		38		2		40	Kingston
Colonial Addition	C	EVL	32					32	Kingston
Colonial Gardens	S	VL		10	60	28		98	Kingston
Governor Clinton Apts.	A	L	15	77				92	Kingston
Hasbrouck Avenue	PH	EV			4	1	1	6	Kingston
Hunter St.	DS	EV		3	3	1		7	Kingston
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston
Spring Brook Village	N	EV	8	20	70	24		122	Kingston
Stuyvesant Charter Apts.	DS	EVL		40	80			120	Kingston
Stuyvesant Hotel	CH	EV		40				40	Kingston
The Kirkland	N	L		5				5	Kingston
Wiltwyck Gardens	C	EVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Golden View	A	EV		51				51	Lloyd
Jenny's Garden	C	V		66				66	Marlborough
Huguenot Park Apts.	A	V		24				24	New Paltz
Meadowbrook Farms I	N	EV		36	64			100	New Paltz
Meadowbrook Farms II	D	L		50	8	4		62	New Paltz
Tongore Pines	C	EV		19				19	Olive
Blair Road	N	V			9			9	Rochester
Park Heights	C	V		40				40	Rosendale
Brede Building	N	EV		4	3			7	Saugerties
Saugerties Senior Hsing.	A	EVL	31	31				62	Saugerties
The Mill	A	V	15	74				89	Saugerties
Hickory Ridge Apts.	D	EV		32	13	3		48	Saugerties
The Birches	A	VL		52	8			60	Saugerties
Shandaken Village Apts.	C	EVL		24				24	Shandaken
Elsie's Meadow	A	EV		24				24	Shawangunk
Chambers Court	C	VL		60	12			72	Ulster
The Birches at Chambers	A	L		52	14			66	Ulster
Seven Greens	A	L	1	123				124	Ulster
Canal Lock Apts.	D	EV		8	32	12		52	Wawarsing
Ellenville Public Housing	D	EVL		4	15	15		34	Wawarsing
Ellenville Regional Sr. Hsn.	A	VL		99				99	Wawarsing
Ellenville Seniors Hsing.	C	EVL		30				30	Wawarsing
Glusker Gardens	C	EV		30	2			32	Wawarsing
Woodstock Meadows	C	EV		24				24	Woodstock
<b>Total by # Bedrms.</b>			<b>244</b>	<b>1338</b>	<b>486</b>	<b>150</b>	<b>17</b>	<b>2235</b>	
<b>% by # Bedrms.</b>			<b>10.9%</b>	<b>59.9%</b>	<b>21.7%</b>	<b>6.7%</b>	<b>0.8%</b>		
Type Legend							Income Legend		
A - All Seniors			N - No Target Population				E - < 30% of Area Median Income (AMI)		
C - All Seniors & Disabled			P - Some units for Single Parents				V - Very Low 30 - 50 % AMI		
D - Some units for Disabled			S - Some units for Seniors				L - Low Income 50-80 % AMI		
H - Some units for Homeless			V - Veteran Preference						

## 2010 Ulster County Rental Housing Survey

Of the 2,235 subsidized housing units in Ulster County, 1,414 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 other targeted populations such as veterans or the frail elderly.

Income limitations also vary among the different subsidized entities depending on their financing, but none are permitted to accept tenants with incomes over 80% of the Area Median Income (AMI), adjusted for family size. The 2010 AMI for a family of four in Ulster County is \$70,100. In order to qualify for subsidized housing, a family of four could not have income greater than 80% of the AMI or \$56,100 and for some subsidized housing the income limit would be substantially less.

<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>3.6%</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>1.8%</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>11.9%</b>	<b>10.6%</b>
<b>Kingston City</b>	<b>937</b>	<b>41.9%</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>2.3%</b>	<b>5.6%</b>	<b>Ulster</b>	<b>262</b>	<b>11.7%</b>	<b>7.1%</b>
<b>Marbletown</b>	<b>0</b>	<b>0.0%</b>	<b>3.3%</b>	<b>Wawarsing</b>	<b>247</b>	<b>11.1%</b>	<b>7.8%</b>
<b>Marlborough</b>	<b>66</b>	<b>3.0%</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>8.3%</b>	<b>7.2%</b>	<b>Ulster County</b>	<b>2235</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total 2235 Units</b>							

The City of Kingston contains 41.9% of the county's subsidized housing units. Eighty-five 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% (0.58%) with 13 of the 2,235 units vacant.

Waiting times vary considerably in Subsidized Housing complexes. Five have a wait of three to six months, 4 report a waiting time up to a year, 9 report a 1 year wait, 8 have a wait of one to two years and 6 have more than a 2 year wait. Two cannot have waiting lists as they house the homeless. Four others have no wait, one of which has targeted population. One complex could not estimate the wait as they expect to have a new building open within 6 months.

## 2010 Ulster County Rental Housing Survey

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.

Additions to the Subsidized rental housing stock since the publication of the 2009 Rental Survey include Ellenville Regional Seniors Housing, the second phase of a three phase project for seniors in the Town of Wawarsing. This second phase added 42 one-bedroom units to the 57 units from Phase I, and opened its doors in August of 2010. Phase III has already broken ground and is expected to be ready in February of 2011. Phase III will add 44 units bringing the total units to 144.

Recently completed, the Birches at Chambers, is a 66 unit senior housing project, consisting of 52 one bedroom and 14 two bedroom apartments. The Birches at Chambers is adjacent to Chambers Court Senior Housing in the Town of Ulster.

Woodstock Commons, an intergenerational housing complex proposed in the Town of Woodstock has received final approval. The design is for 52 rental units, 20 for people age 55 and over, 32 with no age restriction. Woodstock Commons will also have ten units set aside for artists. Construction is expected to begin in March 2011 with a July 2012 completion date.

Also funded, is Milton Harvest, a senior housing complex in the Town of Marlborough. Milton Harvest will have 47 one bedroom apartments. This complex has completed planning approvals and construction is currently in progress.

**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 **2006-2008 American Community Survey (ACS)** three Year Estimates, gives us a current look at the affordability of rental housing in Ulster County.

According to the ACS, 48.7% of Ulster County renters are housing cost burdened. And more than one quarter (27.92 %) 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 \$34,806. 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 2006-2008 ACS Three Year Estimates</b>		
	<b># Hholds</b>	<b>% of Total</b>
<b>Less than 10.0 %</b>	<b>642</b>	<b>2.8%</b>
<b>10.0 to 14.9 %</b>	<b>1,638</b>	<b>7.2%</b>
<b>15.0 to 19.9 %</b>	<b>2,474</b>	<b>10.9%</b>
<b>20.0 to 24.9 %</b>	<b>2,803</b>	<b>12.3%</b>
<b>25.0 to 29.9 %</b>	<b>2,522</b>	<b>11.1%</b>
<b>30.0 to 34.9 %</b>	<b>2,220</b>	<b>9.8%</b>
<b>35.0 to 39.9 %</b>	<b>1,024</b>	<b>4.5%</b>
<b>40.0 to 49.9 %</b>	<b>1,472</b>	<b>6.5%</b>
<b>50.0 % or more</b>	<b>6,349</b>	<b>27.9%</b>
<b>Not computed</b>	<b>1,589</b>	<b>7.0%</b>
<b>Total Renter Households</b>	<b>22,733</b>	<b>100.0%</b>
<b>Housing Cost Burdened (30% + &gt;)</b>	<b>11,065</b>	<b>48.7%</b>
<b>Severely Cost Burdened (50% + &gt;)</b>	<b>6,092</b>	<b>27.9%</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 30.3% in Jefferson County to a high of 56.0 % in Suffolk County. Ulster County, with 48.7% ranks 19<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 12.5% in Lewis County to a high of 32.2% in Oswego County. Ulster County ranks 8<sup>th</sup> highest in NYS, as 27.9% of Ulster County's renter households are severely burdened.

Nationwide, the percent burdened range from 30.1% in Wyoming to 52.8% in Florida. New York is 6<sup>th</sup> highest with 47.8%. For severely burdened, Wyoming again has the lowest percentage at 14.2%, while Florida is again highest at 26.4%. New York State ranks 4<sup>th</sup> with 25.6% of its renters severely burdened.

As a nation, 45.8% 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\* 2010 Survey Responses for Non-Subsidized Apartments by Municipality**

Municipality	Apartment/ Company Name	Rent \$				Other Units	Utilities
		Studio	1 BR	2 BR	3 BR	Type/Rent	Included
Esopus	1825 Broadway		\$700	\$850			W,S
	Lakeshore Villas		\$990	\$1,140	\$1,400		H,Hw,G,W,S
Kingston (C)	103 Downs St			\$935			H,W,S
	Chestnut Mansion Apts.	\$685	\$883	\$1,000			H,Hw,G,W,S
	Colonial Hills Apts.		\$975	\$1,275		1BR+Den \$1000	H,Hw,G,W,S
	Colonial Village Apts.		\$895	\$1,175			H,Hw
	Dutch Village Apts.		\$730	\$950		2BR+Den \$955	Hw,W,S
Marbletown	Fairview Ave.	\$650	\$718	\$1,000			Hw,E,G,W,S
New Paltz	Mulberry Square			\$1,150			
	Paltz Commons			\$1,100			W,S
Olive	Croswell Manor			\$900			H,W,S
Plattekill	Tamar Estates	\$500	\$750	\$975	\$1,000		H,Hw,W,S
	Woodcrest Apts.		\$925	\$975			H,Hw,W,S
Saugerties	The Clermont	\$675	\$850	\$1,175			H,Hw,E,G,W,S
Shawangunk	Hudson Valley Apts.	\$595	\$650				W,S
Ulster	Lake Katrine Apts.		\$850	\$1,000	\$1,200	1 BR + Den \$950	H,HW,G, W,S
	Skytop Village Apts		\$733	\$850		2BR TnHs \$1040, 3BR TnHs \$1103	W,S
Wawarsing	Cedar Grove Apts.		\$625	\$775			W,S
	Cape Ave.			\$800			H,Hw,W,S
	Park St.			\$715			W,S
	Park St. Apts.	\$510		\$650	\$925		H,Hw,W,S

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