

**ULSTER COUNTY**

**RENTAL  
HOUSING  
SURVEY**

**2001**

**ULSTER COUNTY PLANNING BOARD**

**2001**

**ULSTER COUNTY**

**RENTAL HOUSING SURVEY**

**ACKNOWLEDGEMENTS:**

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**12/19/01**


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**Hasbrouck Avenue Apartments - Kingston**


## **ABSTRACT**


 The survey mailing for Non-Subsidized Apts. for 2001 was expanded from 66 to 168 surveys in order to close informational gaps. The survey sample for 2001 is 82 apartment sites, up from 42 in the 2000 survey. The total number of Non-Subsidized Apts. surveyed this year is 3,025.


 Average rents of Non-Subsidized Apts. for 2001 are: Studio \$ 459 (-7.3%), 1-BR \$ 605 (+1.0%), 2-BR \$ 733 (+ 2.4%), and 3-BR \$ 769 (+ 0.4%). Percentage changes are relative to average rents for Non-Subsidized Apts. from the 2000 survey.


 When comparing only those Non-Subsidized Apts. that participated in both 2000 and 2001 surveys, the percentage increase in average rents is higher: Studio +5.0%, 1-BR + 3.5%, 2-BR + 2.8%, and 3-BR + 1.0%.


 The hourly wage required to support the average rent for a Non-Subsidized Apt. without incurring a rent burden is \$8.83 for a Studio, \$11.63 for a 1-BR, \$14.10 for a 2-BR and \$14.79 for a 3-BR.


 Survey data for Non-Subsidized Apts. show that the highest average rents are in New Paltz, Esopus and the Town of Ulster. Rochester, Olive and Shandaken have the lowest average rents. No municipality has the highest or lowest average rent in every apartment size/category.


 The survey vacancy rate for Non-Subsidized Apts. for 2001 is 1.7% with 51 of 3,025 units vacant. This is a reduction from the year 2000 vacancy rate of 1.9%. These percentages conflict with 2000 Census data that gives a county wide rental vacancy rate of 5.6%.


 The Advertised Rental Housing sample this year is small, with only 78 units in the sample. This is a significant decrease from the year 2000 sample of 168 units and the year 1998 sample of 521 units. As this data is primarily obtained from newspaper advertisements, the modest size of the sample may be indicative of a scarcity of available rentals.

 Average rents of Advertised Rental Housing units for 2001 are Studio \$ 500 (+ 13.9%), 1-BR \$ 585 (+ 9.6%), 2-BR \$ 728 (+ 11.7%), and 3-BR \$ 880 (+ 2.2%). Percentage changes are relative to average rents from the 2000 survey.

 The hourly wage required to support the average rent for an Advertised Rental Housing unit without incurring a rent burden is \$ 9.62 for a Studio, \$11.25 for a 1-BR, \$14.00 for a 2-BR and \$16.92 for a 3-BR.

 Survey data for Advertised Rental Housing show that the highest average rents are in Woodstock and New Paltz. The lowest average rents are in Wawarsing, Rochester and Shandaken.

 Additions to Ulster County's inventory of Subsidized Units are Elsie's Meadow, 24 units; Brigham Apartments, 40 units; Tongore Pines, 19 units; The Mill, 89 units; and Hasbrouck Ave. Apartments, 6 units. This brings the total number of Subsidized Units in the county to 1,581 units.

 Additions to Subsidized Units notwithstanding, the waiting time for an available Subsidized Unit is a minimum of 6 months at nine Subsidized complexes. Thirteen complexes have a 1 to 2 year wait and eight complexes report a waiting time of two years to five years or more.

**INTRODUCTION**

2001 marks the fourth year that the Ulster County Planning Board has undertaken the Rental Housing Survey. There are now 47,080 persons living in 21,593 units of rental housing in Ulster County. It is apropos, that with more than one quarter of our county's population living in rental housing, that we pay attention to the state of rental housing affairs.

The objective of this report is to present fundamental information about the rental housing market in Ulster County. The survey will concern itself with the supply, cost and affordability of housing rentals. Three categories of housing will be examined: Non-Subsidized Apartments, Advertised Rental Housing and Subsidized Housing Units.

**METHODOLOGY**

**Non-Subsidized Apartment** data are derived from responses to the Ulster County Rental Housing Survey Questionnaire. In 1997 and 1998 surveys were sent to apartment complexes appearing in the Ulster County Yellow Pages, a total of 32 surveys. In 2000, thanks to the assistance of municipal assessors, the survey mailing was expanded to 66 apartment complexes identified as containing 10 or more units.

This year, by accessing the RPS (Real Property Services) Database, 781 parcels in Ulster County were identified as containing apartments. This number does not include two or three-family residences, nor does it include condominiums. As a result, the survey mailing was expanded to 168, with particular attention paid to those municipalities where data was completely lacking or sparse.

These informational gaps primarily occurred in the more rural areas where ten-unit apartment complexes are non-existent. Moreover, owing entirely to lack of participation, in the past three years there has been no response from any of the apartment complexes in the Village of Ellenville.

The response rate for the questionnaire this year was 48.8% with 82 of 168 apartments responding to the survey. This is a decrease from last year's response rate of 63.6%. Of the 42 complexes that responded in 2000, only five did not respond in 2001. However, total surveys received for 2001 are nearly double those of 2000, giving an abundance of new data.

The questionnaire asked for the following information:

- Number of units by size ( # bedrooms)
- Average rent for each apartment category
- Inventory of utilities included in the rent
- Number of vacancies in each apartment category
- Estimated waiting time to availability
- Whether a waiting list was kept and if not, why?
- Number/type of units set aside for seniors/disabled

Census Stats			
Housing Units	2000	1990	%Change
Rented	21,593	18,703	15.5%
Owned	45,906	42,104	9.0%
Seasonal	5,238	5,884	-11.0%
Vacant	4,919	5,025	-2.1%
<b>Total</b>	<b>77,656</b>	<b>71,716</b>	<b>8.3%</b>

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

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

Census Stats			
Persons	2000	1990	%Change
In Rental Hsg	47,080	39,365	19.6%
In Owner Hsg	119,375	117,286	1.8%
In Grp. Qrtrs.	11,294	8,653	30.5%
Total	177,749	165,304	7.5%

**Subsidized Unit** data originates from responses to the Ulster County Housing Survey Questionnaire. Questionnaires were sent to 34 Subsidized Housing entities. The response rate was 100%.

Subsidized housing providers were asked to provide the same information as the Non-Subsidized Apartment Questionnaire with some modification. Rental amounts for subsidized units are predicated on tenant income, family size and certain expenses. Consequently, average rent for subsidized housing units was not requested. Additional information requested of subsidized housing providers was:

- Minimum and maximum income limits
- Target populations served (seniors, disabled, homeless, single parent)



Brigham School Apartments - Kingston

**CENSUS DATA COMPARISON**

The chart below presents a comparison of survey sample data and census data with regard to rental housing units. Countywide, 4,684 rental units were surveyed out of 22,863 possible units, resulting in a sampling rate of 20.5%.

2001 Rental Housing Survey Sample Data vs. 2000 Census Rental Data								
Municipality	2001 Rental Housing Survey Sample Data					2000 Census Data		%Difference Sample vs. Census
	Non-Subs. Apts.	Advertised Housing	Subsdz. Units	Total Units in Sample	% of Total Sample	# Rental Units	% of Total Rental Units	
Denning				0	0.0%	41	0.2%	-0.18
Esopus	214	2		216	4.6%	957	4.2%	0.43
Gardiner	22	5		27	0.6%	486	2.1%	-1.55
Hardenburgh				0	0.0%	26	0.1%	-0.11
Hurley	4	1		5	0.1%	381	1.7%	-1.56
Kingston (C)	1032	14	762	1808	38.6%	5512	24.1%	14.49
Kingston (T)	5			5	0.1%	51	0.2%	-0.12
Lloyd	149	3		152	3.2%	1334	5.8%	-2.59
Marbletown	46	2		48	1.0%	526	2.3%	-1.28
Marlborough	8	2	44	54	1.2%	989	4.3%	-3.17
New Paltz	554	13	186	753	16.1%	2089	9.1%	6.94
Olive	18	4	19	41	0.9%	389	1.7%	-0.83
Plattekill	52	1		53	1.1%	1151	5.0%	-3.90
Rochester	13	1	9	23	0.5%	687	3.0%	-2.51
Rosendale	35	6	40	81	1.7%	754	3.3%	-1.57
Saugerties	218	10	208	436	9.3%	2286	10.0%	-0.69
Shandaken	13	3	38	54	1.2%	487	2.1%	-0.98
Shawangunk	56		24	80	1.7%	759	3.3%	-1.61
Ulster	479	3	112	594	12.7%	1410	6.2%	6.51
Wawarsing	51	2	115	168	3.6%	1774	7.8%	-4.17
Woodstock	56	6	24	86	1.8%	774	3.4%	-1.55
<b>Total</b>	<b>3,025</b>	<b>78</b>	<b>1,581</b>	<b>4,684</b>		<b>22,863</b>		

Numbers of units and percentages are given for each municipality for both sample data and census data in order to determine conformity of sampling. The survey data is over-represented in the City of Kingston, the Town of New Paltz and Town of Ulster. The survey data is under-represented in the Towns of Marlborough, Plattekill and Wawarsing.

Census Stats								
Number of Persons per Household								
# Persons in Hhold.	1	2	3	4	5	6	7+	Total
# Renter Households	8,886	6,002	3,009	2,027	1,013	348	218	21,593
% of Renters	41.2%	27.8%	13.9%	9.4%	4.7%	1.6%	1.0%	
# Owner Households	9,946	16,621	7,829	7,129	2,926	990	465	45,906
% of Owners	21.7%	36.2%	17.1%	15.5%	6.4%	2.2%	1.0%	

The following chart presents Ulster County rental housing data from the 2000 Census by municipality.

<b>Census 2000 Ulster County Rental Data</b>						
<b>by Municipality</b>						
<b>Municipality</b>	<b># Occupied</b>	<b># Renter</b>	<b>%</b>	<b># Vacant</b>	<b>% Rental</b>	<b>Avg. Renter</b>
	<b>Housing Units</b>	<b>Occ. Units</b>	<b>Rentals</b>	<b>For Rent</b>	<b>Vacancies</b>	<b>HHold Size</b>
Denning	215	40	18.6%	1	2.4%	2.28
Esopus	3,439	930	27.0%	27	2.8%	2.07
Gardiner	1,997	471	23.6%	15	3.1%	2.11
Hardenburgh	95	25	26.3%	1	3.8%	1.88
Hurley	2,694	366	13.6%	15	3.9%	2.21
Kingston (C)	9,871	5,211	52.8%	301	5.5%	2.07
Kingston (T)	356	49	13.8%	2	3.9%	2.29
Lloyd	3,626	1,261	34.8%	73	5.5%	2.23
Marbletown	2,386	501	21.0%	25	4.8%	2.13
Marlborough	3,020	946	31.3%	43	4.3%	2.31
New Paltz	4,455	2,037	45.7%	52	2.5%	2.04
Olive	1,869	372	19.9%	17	4.4%	2.27
Plattekill	3,649	1,087	29.8%	64	5.6%	2.40
Rochester	2,688	635	23.6%	52	7.6%	2.44
Rosendale	2,587	713	27.6%	41	5.4%	2.02
Saugerties	7,478	2,117	28.3%	169	7.4%	2.20
Shandaken	1,463	408	27.9%	79	16.2%	2.05
Shawangunk	3,433	736	21.4%	23	3.0%	2.47
Ulster	4,850	1,333	27.5%	77	5.5%	2.15
Wawarsing	4,382	1,644	37.5%	130	7.3%	2.60
Woodstock	2,946	711	24.1%	63	8.1%	1.76
<b>Total</b>	<b>67,499</b>	<b>21,593</b>	<b>32.0%</b>	<b>1,270</b>	<b>5.6%</b>	<b>2.18</b>
V/Ellenville *	1,540	909	59.0%	67	6.9%	2.63
V/New Paltz *	1,898	1,370	72.2%	33	2.4%	1.99
V/Saugerties *	1,663	879	52.9%	121	12.1%	2.09

\* Village totals are included in Town totals

Municipalities with high percentages of rental units include the City of Kingston, Town of New Paltz, Town of Wawarsing and all three villages. Municipalities with low percentages of rental units include the Towns of Denning, Hurley and Kingston.

Please note the high vacancy rate in the Town of Shandaken at 16.2%. Municipalities with low vacancy rates include the Towns of Denning, Esopus and New Paltz. The Village of New Paltz, considered separately, also has a very low vacancy rate.

Average household size for renters is highest in the Village of Ellenville and the Town of Wawarsing. The Towns of Hardenburgh and Woodstock and the Village of New Paltz all have an average household size of less than 2 persons.



**NON-SUBSIDIZED APARTMENTS**

**Non-Subsidized Apartments** may be apartment complexes, garden apartments, townhouses or any rental housing unit regardless of the number of units in the structure.

<b>Non-Subsidized Apartments</b>					
<b>Distribution of Apartments by Municipality</b>					
<b>Municipality</b>	<b>Total Units</b>	<b>Percentage</b>	<b>Municipality</b>	<b>Total Units</b>	<b>Percentage</b>
Esopus	214	7.1%	Plattekill	52	1.7%
Gardiner	22	0.7%	Rochester	13	0.4%
Hurley	4	0.1%	Rosendale	35	1.2%
Kingston (C)	1,032	34.1%	Saugerties	218	7.2%
Kingston (T)	5	0.2%	Shandaken	13	0.4%
Lloyd	149	4.9%	Shawangunk	56	1.9%
Marbletown	46	1.5%	Ulster	479	15.8%
Marlborough	8	0.3%	Wawarsing	51	1.7%
New Paltz	554	18.3%	Woodstock	56	1.9%
Olive	18	0.6%	<b>Total</b>	<b>3,025</b>	

Non-Subsidized Apartments surveyed in Ulster County are concentrated in the City of Kingston (1,032 units), New Paltz (554 units), and the Town of Ulster (479 units). Of the 3,025 total units in the response sample, 68.3% are located in these three municipalities. These three municipalities contain 39.4% of the total county rental units, according to 2000 Census data.

<b>Census Stats</b>				
<b>Renter Occupied Units</b>				
<b>Household Type</b>	<b>Age of Householder (HH)</b>			<b>Total</b>
	<b>15 -34</b>	<b>35 -64</b>	<b>65+</b>	
<b>Family</b>	3,623	5,497	793	9,913
Married Family	1,786	2,839	520	5,145
Male HH(no Wife)	489	670	61	1,220
Female HH(no Husband)	1,348	1,988	212	3,548
<b>Non-Family</b>	3,946	5,349	2,385	11,680
Male HH alone	1,180	2,430	601	4,211
Male HH w/others	942	532	55	1,529
Female HH alone	981	2,012	1,682	4,675
Female HH w/others	843	375	47	1,265
<b>Total</b>	<b>7,569</b>	<b>10,846</b>	<b>3,178</b>	<b>21,593</b>

<b>Non-Subsidized Apartments</b>						
<b>by Municipality / Unit Size</b>						
<b>Municipality</b>	<b>Total Units</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Other</b>
Esopus	214	6	87	89		32
Gardiner	22	1	5	6	10	
Hurley	4		1	3		
Kingston (C)	1,032	34	442	454	49	53
Kingston (T)	5	1	3	1		
Lloyd	149	11	62	68	8	
Marbletown	46		16	22	8	
Marlborough	8		8			
New Paltz	554	46	241	266	1	
Olive	18	1	9	7	1	
Plattekill	52	2	13	30	6	1
Rochester	13	2	10	1		
Rosendale	35	2	14	15	4	
Saugerties	218	16	115	82	5	
Shandaken	13	3	5	5		
Shawangunk	56	1	52	3		
Ulster	479	28	192	192	10	57
Wawarsing	51	3	23	20	5	
Woodstock	56	18	29	8	1	
<b>Total</b>	<b>3,025</b>	<b>175</b>	<b>1,327</b>	<b>1,272</b>	<b>108</b>	<b>143</b>
<b>% of Total</b>		<b>5.8%</b>	<b>43.9%</b>	<b>42.0%</b>	<b>3.6%</b>	<b>4.7%</b>

Distribution of apartments by unit size shows that 91.7% of the apartments have two or less bedrooms. Only 3.6% of the total units have three bedrooms. There are 143 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 Mansion" at Chestnut Mansion Apartments - Kingston

<b>Non-Subsidized Apartments</b>					
<b>Average Rent by Municipality / Unit Size</b>					
<b>Municipality</b>	<b>Total Units</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Esopus	214	\$ 475	\$ 692	\$ 873	
Gardiner	22	\$ 385	\$ 500	\$ 700	\$ 720
Hurley	4		\$ 600	\$ 650	
Kingston (C)	1,032	\$ 440	\$ 611	\$ 704	\$ 781
Kingston (T)	5	\$ 420	\$ 535	\$ 695	
Lloyd	149	\$ 436	\$ 578	\$ 756	\$ 810
Marbletown	46		\$ 575	\$ 650	\$ 800
Marlborough	8		\$ 550		
New Paltz	554	\$ 537	\$ 673	\$ 775	\$ 775
Olive	18	\$ 360	\$ 478	\$ 600	\$ 650
Plattekill	52	\$ 500	\$ 578	\$ 702	\$ 820
Rochester	13	\$ 300	\$ 375	\$ 700	
Rosendale	35	\$ 350	\$ 525	\$ 625	\$ 675
Saugerties	218	\$ 444	\$ 482	\$ 609	\$ 608
Shandaken	13	\$ 360	\$ 450	\$ 600	
Shawangunk	56	\$ 450	\$ 545	\$ 600	
Ulster	479	\$ 412	\$ 634	\$ 786	\$ 869
Wawarsing	51	\$ 372	\$ 421	\$ 534	\$ 603
Woodstock	56	\$ 456	\$ 562	\$ 654	
<b>Total/Avg. Rent</b>	<b>3,025</b>	<b>\$ 459</b>	<b>\$ 605</b>	<b>\$ 733</b>	<b>\$ 769</b>
<b>Median Rent</b>		<b>\$ 475</b>	<b>\$ 615</b>	<b>\$ 735</b>	<b>\$ 805</b>

\* Average Rent was calculated by multiplying the Avg. Rent for each municipality/apt. category by the number of units in each municipality/apt. category, totaling these and dividing by the total number of units in each apt. category. This is a weighted average, not simply an average of each municipality's Average Rent.

Survey participants were asked to report the type of utilities included with the rent. This data may be reviewed in the appendix. Average rent values were calculated without regard to the number or type of utilities included.

Based on the survey data, New Paltz, Esopus and Town of Ulster exhibit the highest average rents. Rochester, Olive and Shandaken have the lowest average rents. No municipality however, has the highest or lowest average rent in every apartment category.

<b>HUD Fair Market Rents/Survey Rents Comparison 2001</b>							
<b>Apt. Type</b>	<b>FMR</b>	<b>Non-Subs. Avg. Rent</b>	<b>\$ Diff.</b>	<b>% Diff.</b>	<b>Non-Subs. Median Rent</b>	<b>\$ Diff.</b>	<b>% Diff.</b>
<b>Studio</b>	<b>\$440</b>	<b>\$459</b>	<b>(\$19)</b>	<b>-4.3%</b>	<b>\$475</b>	<b>(\$35)</b>	<b>-8.0%</b>
<b>1 BR</b>	<b>\$612</b>	<b>\$605</b>	<b>\$7</b>	<b>1.1%</b>	<b>\$615</b>	<b>(\$3)</b>	<b>-0.5%</b>
<b>2 BR</b>	<b>\$736</b>	<b>\$733</b>	<b>\$3</b>	<b>0.4%</b>	<b>\$735</b>	<b>\$1</b>	<b>0.1%</b>
<b>3 BR</b>	<b>\$958</b>	<b>\$769</b>	<b>\$189</b>	<b>19.7%</b>	<b>\$805</b>	<b>\$153</b>	<b>16.0%</b>

HUD Fair Market Rents correlate closely for one and two-bedroom units. They are slightly under for studio apartments and somewhat high for three-bedroom units.

<b>Non-Subsidized Apartments</b>							
<b>Average Rents Over Time</b>							
					<b>% Change</b>	<b>% Change</b>	<b>2001</b>
<b>Unit Size</b>	<b>1997</b>	<b>1998</b>	<b>2000</b>	<b>2001</b>	<b>2000-2001</b>	<b>1997-2001</b>	<b>Income Required</b>
<b>Studio</b>	\$ 438	\$ 500	\$ 495	\$ 459	-7.3%	4.8%	\$18,360
<b>1 Bedroom</b>	\$ 544	\$ 580	\$ 599	\$ 605	1.0%	11.2%	\$24,200
<b>2 Bedroom</b>	\$ 653	\$ 662	\$ 716	\$ 733	2.4%	12.3%	\$29,320
<b>3 Bedroom</b>	\$ 732	\$ 739	\$ 766	\$ 769	0.4%	5.1%	\$30,760

Rents increased minimally this past year. One-bedroom units are up 1%, two-bedroom units 2.4% and three bedroom units 0.4%. The average rent for a Studio apartment decreased by 7.3%.



Hudson Valley Apartments - Wallkill

This year's sample is more varied than last year's and included rents from the more rural areas of the county. To account for this difference, an additional comparison was done for 2000 and 2001 using only those apartments that participated both years.

<b>Non-Subsidized Apartments</b>			
<b>Comparison of Average Rents 2000-2001</b>			
<b>Only Apartments Participating Both Years</b>			
<b>Unit Size</b>	<b>Average Rent</b>	<b>Average Rent</b>	<b>% Change</b>
	<b>2000</b>	<b>2001</b>	<b>2000-2001</b>
<b>Studio</b>	\$ 463	\$ 486	5.0%
<b>1 BR</b>	\$ 602	\$ 623	3.5%
<b>2 BR</b>	\$ 716	\$ 736	2.8%
<b>3 BR</b>	\$ 766	\$ 774	1.0%

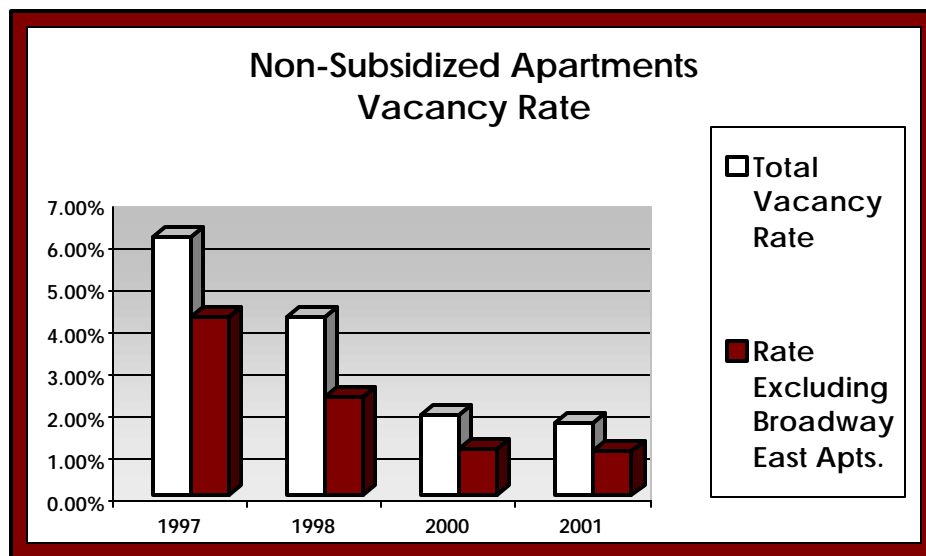
For those apartments that submitted data for both 2000 and 2001, the increases in average rents are higher than the average increases for the entire survey. Studios increased the greatest percentage at 5.0%. One bedroom and two bedroom units rose 3.5% and 2.8% respectively, and three bedroom units had a minimal increase of 1.0%.

Non-Subsidized Apartments							
Percentage of Vacant Units by Municipality							
Municipality	# Units	# Vacant	% Vacant	Municipality	# Units	# Vacant	% Vacant
Esopus	214	0	0.0%	Plattekill	52	0	0.0%
Gardiner	22	0	0.0%	Rochester	13	0	0.0%
Hurley	4	0	0.0%	Rosendale	35	1	2.9%
Kingston (C)	1,032	21	2.0%	Saugerties	218	3	1.4%
Kingston (T)	5	0	0.0%	Shandaken	13	0	0.0%
Lloyd	149	4	2.7%	Shawangunk	56	1	1.8%
Marbletown	46	0	0.0%	Ulster	479	4	0.8%
Marlborough	8	0	0.0%	Wawarsing	51	5	9.8%
New Paltz	554	0	0.0%	Woodstock	56	1	1.8%
Olive	18	0	0.0%	<b>Total</b>	<b>3,025</b>	<b>51</b>	<b>1.7%</b>

The vacancy rate for Non-Subsidized Apartments responding to the survey in 2001 is 1.7% with 51 of 3,025 units vacant at the time of the survey. This is a slight reduction from the 2000 vacancy rate of 1.9%.

Many housing professionals recognize a vacancy rate of 5% as an indicator of an optimally functioning housing market. This year's vacancy rate is less than one quarter of that. A low vacancy rate, while advantageous to landlords, restricts tenant choice and mobility.

Vacant units at the Broadway East Townhouses in the City of Kingston again accounted for a considerable portion of the vacant units in the survey with 21 of the 51 total vacancies. If Broadway East is excluded from the calculation, the vacancy rate falls to 1.0%. Anecdotal evidence indicates that the vacant units at Broadway East are not actually available to be rented, suggesting that a 1.0% vacancy rate is the more accurate. With or without Broadway East, the trend has been clearly moving downward, indicating a scarcity of available rental units in this category.



**ADVERTISED RENTAL HOUSING**

**Advertised Rental Housing** are rental 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 March 2001 edition of the **RUPCO Rent Reasonableness Comparison Log**. This represents approximately one month's available rentals.

The sample size for Advertised Rental Housing this year is a mere 78 units. This is a reduction from the year 2000 sample of 168 units and the 521 units reported in 1998. This data is obtained primarily from newspaper advertisements and corroborates other evidence of a tight rental market.

<b>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>4 BR</b>	<b>Total Units</b>	<b>% of Total</b>
Esopus		1	1			2	2.6%
Gardiner		1	3	1		5	6.4%
Hurley				1		1	1.3%
Kingston		5	6	2	1	14	17.9%
Lloyd		2		1		3	3.8%
Marbletown		2				2	2.6%
Marlborough			2			2	2.6%
New Paltz	2	5	4		2	13	16.7%
Olive	2	1	1			4	5.1%
Plattekill		1				1	1.3%
Rochester		1				1	1.3%
Rosendale		3	1	2		6	7.7%
Saugerties		5	4	1		10	12.8%
Shandaken		3				3	3.8%
Ulster		2	1			3	3.8%
Wawarsing	1		1			2	2.6%
Woodstock	3	2		1		6	7.7%
<b>Totals</b>	<b>8</b>	<b>34</b>	<b>24</b>	<b>9</b>	<b>3</b>	<b>78</b>	<b>100.0%</b>
<b>% of Total</b>	<b>10.3%</b>	<b>43.6%</b>	<b>30.8%</b>	<b>11.5%</b>	<b>3.8%</b>	<b>100.0%</b>	

The distribution of Advertised Rental Housing units by size shows that 85% of the units are in the two-bedroom and less category. The municipalities with the highest number of these units include Kingston with 14, New Paltz with 13 and Saugerties with 10. These three municipalities contain 47% of the units.



Maple Avenue Apartments - Kerhonkson

<b>Advertised Rental Housing</b>					
<b>Average Rent by Municipality</b>					
<b>Municipality</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
Esopus		\$ 600	\$ 750		
Gardiner		\$ 620	\$ 717	\$ 750	
Hurley				\$ 675	
Kingston		\$ 614	\$ 680	\$ 808	\$ 900
Lloyd		\$ 525		\$ 825	
Marbletown		\$ 575			
Marlborough			\$ 825		
New Paltz	\$ 503	\$ 730	\$ 804		\$ 1,500
Olive	\$ 475	\$ 450	\$ 700		
Plattekill		\$ 600			
Rochester		\$ 400			
Rosendale		\$ 617	\$ 900	\$ 800	
Saugerties		\$ 545	\$ 730	\$ 1,200	
Shandaken		\$ 420			
Ulster		\$ 628	\$ 650		
Wawarsing	\$ 425		\$ 450		
Woodstock	\$ 540	\$ 648		\$ 1,250	
<b>Average Rent</b>	<b>\$ 500</b>	<b>\$ 585</b>	<b>\$ 728</b>	<b>\$ 880</b>	<b>\$ 1,300</b>
<b>Median Rent</b>	<b>\$ 475</b>	<b>\$ 600</b>	<b>\$ 733</b>	<b>\$ 816</b>	<b>\$ 1,000</b>

\* Average Rent was calculated by multiplying the Avg. Rent for each municipality/apt. category by the number of units in each municipality/apt. category, totaling these and dividing by the total number of units in each apt. category. This is a weighted average, not simply an average of each municipality's Average Rent.

Overall, the municipalities with the highest average rents for Advertised Rental Housing units are Woodstock and New Paltz. Municipalities with the lowest average rents include Wawarsing, Rochester and Shandaken. As the entire sample is just 78 units, some caution is warranted on the implication of these observations. Average rents were calculated without regard to the number or type of utilities included in the rental amount.



The Clermont - Saugerties

Advertised Rental Housing							
Average Rents Over Time							
Unit Size	1997	1998	2000	2001	% Change 2000-2001	% Change 1997-2001	2001 Income Required
Studio	\$ 382	\$ 408	\$ 439	\$ 500	13.9%	30.9%	\$ 20,000
1 BR	\$ 474	\$ 501	\$ 534	\$ 585	9.6%	23.4%	\$ 23,400
2 BR	\$ 604	\$ 651	\$ 652	\$ 728	11.7%	20.5%	\$ 29,120
3 BR	\$ 688	\$ 846	\$ 861	\$ 880	2.2%	27.9%	\$ 35,200

Over the last year, average rents for studios, one bedroom and two bedroom apartments increased considerably at 13.9%, 9.6% and 11.7% respectively. The average rent for a three-bedroom Advertised Rental Housing unit rose only 2.2%. Looking at the cumulative increases since 1997, the percentages are significant and outpace inflation for this time period.



Woodland Valley Apartments - Stone Ridge



## SUBSIDIZED UNITS

**Subsidized Units** 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. There are a number of additions to the Subsidized Units section of the survey this year.

New construction additions to subsidized housing include Elsie's Meadow, a 24-unit complex, located in the Hamlet of Wallkill that opened in April of 2000. This is the first subsidized housing development built in the Town of Shawangunk. Elsie's Meadow is for seniors over age 55 and has two fully equipped handicapped units.

Brigham Apartments is a new 40-unit complex situated on O'Neil St. in the City of Kingston. Construction was completed in November of 2000 and the complex opened in December of that year. Brigham Apartments are for seniors and disabled of any age. The **Kingston Housing Authority** manages Brigham Apartments.

Tongore Pines is the first subsidized housing complex to be sited in the Town of Olive. Tongore Pines is also for seniors and disabled of any age. There are 19 units in Tongore; four of them are completely handicapped equipped. Construction was completed in July of 2001 and the first occupants moved in August of this year. Tongore Pines is managed by the **SHARP (Shandaken Revitalization Plan) Committee**.



**Tongore Pines - Olive**

The Mill, an 89-unit complex in the Village of Saugerties, is for seniors over age 55. Originally a paper mill built in 1887; the Mill has been completely gutted and refurbished. The renovation began in September of 1998 and The Mill opened in April of 2000.

**RUPCO** has also added to the inventory of subsidized rental housing this year with the opening of Hasbrouck Avenue Apartments in the City of Kingston. Hasbrouck Avenue's six apartments are especially noteworthy in that they are exclusively for single parents (head of household) with custody of their children.

New to the Subsidized Housing section of the survey are three apartment sites located in the Town of Shandaken administered by the **SHARP Committee**. Lasher Rd. Apts. has four units in Big Indian. Church St. Apts., in Phoenicia, also has four units. Friendship Manor Apts. are located in Pine Hill and comprise six units, one of which is set aside for a homeless, handicapped person.

Subsidized Housing									
by Municipality and Unit Type									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4 +	Total	Municipality
Brigham Apartments	C	V		38		2		40	Kingston
Broadway East	N	MV	3	11	14	4		32	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	P	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
Stuyvesant Charter Apts.	DS	MVL		40	80			120	Kingston
Stuyvesant Hotel	CH	MV		40				40	Kingston
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Jenny's Garden	C	V		44				44	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
Arabio Building	N	MV				2		2	Saugerties
Brede Building	N	MV		4	3			7	Saugerties
Hickory Ridge Apts.	D	MV		32	13	3		48	Saugerties
Saugerties Senior Hsing.	A	MVL	31	31				62	Saugerties
The Mill	A	V	13	76				89	Saugerties
Church St.	D	MVL		4				4	Shandaken
Friendship Manor Apts.	DH	MV		3	2	1		6	Shandaken
Lasher Rd.	N	MVL			4			4	Shandaken
Shandaken Village Apts.	C	MVL		24				24	Shandaken
Elsie's Meadow	A	MV		24				24	Shawangunk
Seven Greens	A	L	1	111				112	Ulster
Canal Lock Apts.	D	MV		8	32	12		52	Wawarsing
Ellenville Public Housing	D	MVL		4	15	14		33	Wawarsing
Ellenville Seniors Hsing.	C	MVL		30				30	Wawarsing
Woodstock Meadows	C	MV		24				24	Woodstock
<b>Total by # Bedrms.</b>			<b>237</b>	<b>891</b>	<b>340</b>	<b>96</b>	<b>17</b>	<b>1,581</b>	
<b>% by # Bedrms.</b>			<b>15.0%</b>	<b>56.4%</b>	<b>21.5%</b>	<b>6.1%</b>	<b>1.1%</b>		

Type Legend		Income Legend	
<b>A</b> - All Seniors	<b>N</b> - No Target Population	<b>M</b> - < 30% of Median Income	
<b>C</b> - All Seniors And Disabled	<b>P</b> - Units for Single Parents	<b>V</b> - Very Low Income ( < 50 % Median)	
<b>D</b> - Some units for Disabled	<b>S</b> - Some units for Seniors	<b>L</b> - Low Income (< 80% Median)	
<b>H</b> - Some units for Homeless		<b>Median Income for a family of 4 is \$44,500</b>	

Of the total subsidized rental units, only 7.2% have 3 or more bedrooms.

<b>Subsidized Housing</b>							
<b>by Targeted Population / Unit Size</b>							
Target Population	Studio	1 BR	2 BR	3BR	4+	Total	% of Total
Seniors Only	98	403				501	31.7%
Disabled Only	4	32	19	1		56	3.5%
Seniors or Disabled	132	302		2		436	27.6%
Homeless		13				13	0.8%
Single Parents			4	1	1	6	0.4%
Income Limited	3	141	317	92	16	569	36.0%
<b>Total # Units</b>	<b>237</b>	<b>891</b>	<b>340</b>	<b>96</b>	<b>17</b>	<b>1,581</b>	<b>100%</b>

Overall, units for seniors and the disabled constitute 62.8% of the total units. Of the total subsidized units, 36% do not target a specific population.



Elsie's Meadow - Walkill

<b>Subsidized Housing</b>					
<b>Distribution of Units by Municipality</b>					
Municipality	# of Units	% of Total	Municipality	# of Units	% of Total
Kingston	762	48.2%	Saugerties	208	13.2%
Marlborough	44	2.8%	Shandaken	38	2.4%
New Paltz	186	11.8%	Shawangunk	24	1.5%
Olive	19	1.2%	Ulster	112	7.1%
Rochester	9	0.6%	Wawarsing	115	7.3%
Rosendale	40	2.5%	Woodstock	24	1.5%
<b>Total 1,581 Units</b>					

Just under half of all subsidized units are located in the City of Kingston. Three quarters of the total Subsidized Units are concentrated in three municipalities: Kingston, New Paltz and Saugerties. These three municipalities contain 31.6% of the population of Ulster County.

<b>Subsidized Housing</b>							
<b>Percentage of Vacant Units by Municipality</b>							
<b>Municipality</b>	<b># Units</b>	<b># Vacant</b>	<b>% Vacant</b>	<b>Municipality</b>	<b># Units</b>	<b># Vacant</b>	<b>% Vacant</b>
Kingston	762	8	1.0%	Saugerties	208	1	0.5%
Marlborough	44	0	0.0%	Shandaken	38	0	0.0%
New Paltz	186	0	0.0%	Shawangunk	24	0	0.0%
Olive	19	0	0.1%	Ulster	112	0	0.0%
Rochester	9	1	11.1%	Wawarsing	115	0	0.0%
Rosendale	40	0	0.0%	Woodstock	24	0	0.0%
<b>1581 Total Units</b>			<b>10 Vacant Units</b>	<b>0.6% Vacancy Rate</b>			

The county wide vacancy rate for Subsidized Units is 0.6% with 10 of 1,581 units vacant. Eight of these 18 vacancies are at Broadway East Townhouses.

Waiting times vary considerably in Subsidized Housing Units. Of the 34 subsidized entities, three have no wait, nine have a wait of 6 months to 1 year, thirteen have a 1 to 2 year wait, five have a 2 to 5 year wait and three a wait of 5 or more years. One did not report waiting time information. In general, waiting time for a senior unit is less than that for a family unit.



**The Mill - Saugerties**

## COMMENTS

According to the National Low Income Housing Coalition's annual report, **Out of Reach 2001 - America's Growing Wage-Rent Disparity**,

"...data this year reveal that nowhere in the United States - in no state, metropolitan area, county or New England town - is the prevailing minimum wage adequate to afford the FMR (Fair Market Rent) for a two bedroom home."

Wages needed to pay for a two-bedroom unit, without being rent burdened (spending 30% or more of income for rent), vary from a low of \$8.50/hr. in West Virginia to a high of \$18.33/hr. in California. New York State comes in near the top at \$17.57 /hr. and in Ulster County that figure is \$14.10/hr. Considering our minimum wage of \$5.15 per hour, not only is this a problem for two-bedroom units, but as this survey reveals, even a one-bedroom apartment would require earnings of \$11.63/hr., more than twice the minimum wage.

The minimum wage analysis gives an indication of the disparity between rent and income, but how many renters are actually rent burdened? HUD estimates that 55% of renters in Ulster County cannot afford a two-bedroom apartment at Fair Market Rents (NYS Consolidated Plan 2001-2005). The 1990 Census revealed that 44% of renter households in our county are rent burdened. The 1990 Census also showed that 43% of renter households earned less than \$20,000 annually. It is clear that a significant portion of renters in the County spent more than 30% of their income on housing in 1990, and as discussed below, all factors point to an increase in those numbers when information becomes available from the 2000 Census. Owner occupied households fare better than renters, but still have substantial problems. According to the 1990 Census, 20.1% of owner households were rent burdened and 19% had incomes of less than \$20,000.

Several sets of statistics suggest that since 1990, rents in Ulster County have increased at a rate that outstrips growth in income. Average Weekly Earnings in Ulster County decreased annually from 1992 to 1996 before beginning to rise again. This was largely due to IBM leaving the county. It was not until 1999 before the county finally recouped those losses and was back to where it was in 1992 with respect to Average Weekly Earnings. As these figures are not adjusted for inflation, being back to 1992 dollars in 1999 is not necessarily a complete recovery. Another note with regard to Average Weekly Earnings: In 1999 (most current available data) the average paycheck of an Ulster County worker was \$496.39. This wage is below what is needed to afford the average cost of a two-bedroom apartment.

The shift in earnings is most likely the result of the 49% decrease in jobs in the higher paid manufacturing sector that were replaced with increases in lower paying service and retail sector jobs. This exchange in jobs gave us a low unemployment rate along with a lower average wage. A look at projected job openings for our region does not brighten the picture. Large numbers of job openings are projected for salespersons, cashiers, janitors, waitstaff, clerks and food preparation workers; all jobs in the \$10/hr. or less wage category. Projected openings of higher paying jobs are much fewer and diminish as the pay scale rises (NYS Dept. Labor).

It is no surprise that supply and demand affects housing. 2000 Census data released to date provides a wealth of statistics related to these factors. The number of rental units increased 15.5% from 1990. During those years, 7,715 more people became renters in 2,890 additional rental units. The average household size for renters increased from 2.10 to 2.18 persons. Vacancy rates are reported at 5.5%. This percentage conflicts with this rental housing survey. The survey shows that the vacancy rate for non-subsidized apartments in Ulster County has steadily declined from 6.1% in 1997 to 1.7% in 2001. Given that a 5% vacancy rate is considered an appropriate balance of supply and demand, landlords enjoy a substantial advantage in the current market.

Although additional rental units have been added, the vacancy rate clearly indicates the need for even more units. Why then are these not being constructed? Increase in costs, site availability, zoning restrictions, all play a role. In addition, one factor often overlooked is the Tax Reform Act of 1986 (TRA86), which may have inflicted most of the damage. TRA86 dealt a triple blow to real estate investment, and most particularly rental investment. First, was the loss of the capital gains tax differential. Second, depreciation write-off rules were rewritten; considerably increasing cost recovery time. The revisions to depreciation also rearranged recovered costs from earlier years to later years. Third, was a new rule that restricted deductions of "passive investment" losses. Since 1986, rental property has had to make a profit, a good profit and an immediate profit. The truth is that it often does not and many investors have put their dollars somewhere other than rental housing.

Construction of subsidized housing has been left to fill this void. In Ulster County, tax-credit financing has been the primary engine behind this construction and nearly all additions have been for senior citizens. While senior housing was and is needed, the fact remains that virtually no new subsidized family housing has been added. Although less popular, and often omitted from zoning statutes, affordable family housing is also needed and we cannot shrink from it merely because of siting difficulties.

The cost of owning housing may also be intensifying the pressure on the rental market. Evidence suggests that the cost of single family housing is beyond the means of a majority of the County residents. The current estimated median family income of \$44,500 would support a purchase price of approximately \$112,000, yet the median price of housing in the County for 2001 is above \$120,000. Remember that the number of rental units increased 15.5% while the number of owner-occupied units only increased 9%. There were 2,089 additional people for an additional 3,802 owned units. This suggests that affordability played a role in the choice to rent or own, resulting in additional strain on the rental market.

Housing and economic growth are closely linked. Housing costs, choice and availability all affect the quality of the workforce and the ability to attract new business and labor. Failure to provide adequate and affordable housing can stagnate economic growth or drastically affect commutation patterns requiring a public investment in transportation infrastructure. This is a complex problem that requires a broad-based response from government, industry, developers, builders, banks, and community groups. In general, local governments including the County have recognized the importance of economic development and put policies and programs in place to encourage it. The same cannot be said for housing, where often no public policy exists that encourages affordable housing, and in some cases, substantial regulatory barriers exist. Nearly all housing programs arise from state and federal impetus. Clearly, on the local level, housing needs the same policy and program status accorded to economic development.

## Apartments Responding to the Survey

12 Bridge St. Apts.	Shawangunk	Ellenville Public Housing	Wawarsing	Paltz Commons	New Paltz
120 Tinker St. Apts.	Woodstock	Ellenville Seniors Housing	Wawarsing	Park Heights	Rosendale
131 Tinker St. Apts.	Woodstock	Elsie's Meadow	Shawangunk	Park View Terrace	Kingston
14 Park St. Apts.	Wawarsing	Elting Apts.	Lloyd	Pine Crest Apartments	Kingston (T)
15 Mountain Rd. Apts	Olive	Fairview Garden Apts.	Kingston	River House	Lloyd
16 & 18 Circle Ave. Apts.	Wawarsing	Forty Second St. Apts	Wawarsing	Riverside Apts.	New Paltz
1767 Ulster Ave. Apts.	Ulster	Franklin Apts.	Kingston	Rondout Gardens	Kingston
1825 Broadway	Esopus	Friendship Manor Apts.	Shandaken	Rte 32 Apts.	Saugerties
213 Partition St. Apts.	Saugerties	Gardiner Townhouses	Gardiner	Saugerties Senior Housing	Saugerties
24 Broadview Apts.	Woodstock	Glenn Marr Realty	Wawarsing	Seamon Park Inc.	Saugerties
261 Riverside Rd. Apts.	Lloyd	Governor Clinton Apts.	Kingston	Seven Greens	Ulster
33 Barclay St. Apts.	Saugerties	Hasbrouck Avenue	Kingston	Shandaken Village Apts.	Shandaken
49 Center St. Apts.	Wawarsing	Hickory Ridge Apts.	Saugerties	Simmons Ct.	Woodstock
5 Park St. Apts.	Wawarsing	Hudson Valley Apts.	Shawangunk	Skyline Woods Apts.	Saugerties
Arabio Building	Saugerties	Hudson Valley Landing	Kingston	Skyrise Apts.	Shandaken
Barclay Arms Apts.	Saugerties	Hugo's on Bonnie Brae La.	Olive	Skytop Village Apts	Ulster
Barclay Heights Apts.	Saugerties	Huguenot Park Apts.	New Paltz	Southside Terrace Apts.	New Paltz
Bearsville Apartments	Woodstock	Hunter St.	Kingston	SPM Associates	Hurley
Black Creek Apts.	Esopus	Ideal NY Properties	Kingston	St. James Apts.	Kingston
Blair Road	Rochester	J & L Associates	Wawarsing	Stony Run Apts.	Kingston
Boiceville Apts.	Olive	Jenny's Garden	Marlborough	Stuyvesant Charter Apts.	Kingston
Bragg Apartments	Lloyd	Kalina Apts.	Rochester	Stuyvesant Hotel	Kingston
Brede Building	Saugerties	Karen Ct. Apts.	Saugerties	Sunset Garden Apts.	Ulster
Brigham Apartments	Kingston	Lake Hill Apts.	Woodstock	Tamar Estates	Plattekill
Broadway East	Kingston	Lake Katrine Apts.	Ulster	The Clermont	Saugerties
Brookside Apts.	Lloyd	Lakeshore Villas	Esopus	The Mill	Saugerties
Canal Lock Apts.	Wawarsing	Lasher Rd.	Shandaken	Tongore Pines	Olive
Charles Franco Rentals	Wawarsing	Main St. Apts.	Lloyd	Turtle Rock Apts.	New Paltz
Chestnut Mansion Apts.	Kingston	Manor Apts.	Marlborough	Village Apts. I	Lloyd
Church St.	Shandaken	Maple Ave. Apts	Wawarsing	Village Apts. II	Lloyd
Colonial Addition	Kingston	Meadowbrook Farms I	New Paltz	Willow Manor I	Kingston
Colonial Arms Apts.	New Paltz	Meadowbrook Farms II	New Paltz	Willow Manor II	Saugerties
Colonial Gardens	Kingston	Mulberry Square	New Paltz	Wiltwyck Gardens	Kingston
Colonial Hills Apts.	Kingston	Nova Valley Apts.	Plattekill	Windsor Court Apts.	New Paltz
Colonial Village Apts.	Kingston	Oak Grove Chalet Apts.	Ulster	Woodcrest Apts.	Plattekill
Cottekill Village Apts.	Rosendale	Old Freeman Bldg. Apts.	Kingston	Woodland Country Apts.	Marbletown
Dutch Village Apts.	Kingston	Orchard Hills	Lloyd	Woodstock Meadows	Woodstock
		Overlook Estates	Saugerties	Yosman Tower Apts.	Kingston

## Survey Responses for Non-Subsidized Apartments by Municipality

Municipality	Apartment Name	Total	Studio		1 Bedroom		2 Bedroom		3 Bedroom		Other Units	Utilities	Total
		Units	#Units	\$ Rent	#Units	\$ Rent	#Units	\$ Rent	#Units	\$ Rent	#Units/Type/\$Rent	Included	Vacant
Esopus	Lakeshore Villas	152			56	\$760	64	\$950			16 1BR w/Den \$ 825	H,HW,G,W,S	0
											16 2BR w/Den \$ 1025		
	Black Creek Apts.	54	6	\$475	26	\$575	22	\$675				W,S	0
	1825 Broadway	8			5	\$540	3	\$680				W,S	0
Gardiner	Gardiner Townhouses	22	1	\$385	5	\$500	6	\$700	10	\$720		W,S	0
Hurley	SPM Associates	4			1	\$600	3	\$650				HW,W,S	0
Kingston (City)	Chestnut Mansion Apts.	59	1	\$500	34	\$615	23	\$740	1	\$850		H,HW,G,W,S	0
	Colonial Hills Apts.	36			12	\$785	24	\$975				H,HW,G,W,S	0
	Stony Run Apts.	267			65	\$620	134	\$765	28	\$890	15 1 BR w/Den \$ 700	H,HW,G,S	1
											25 2 BR w/Den \$ 850		
	Park View Terrace	68	12	\$545	35	\$650	21	\$750				H,HW,W,S	2
	St. James Apts.	15	5	\$390	5	\$490	5	\$620				H,HW,W,S	0
	Broadway East	90	5	\$400	9	\$440	56	\$525	20	\$625		H,HW,E,G,W,S	21
	Colonial Village Apts.	98			90	\$685	8	\$895				H,HW,W,S	3
	Ideal NY Properties	11	6	\$315	5	\$450						H,HW,W,S	0
	Franklin Apts.	16	3	\$400	6	\$425	7	\$525				HW,W,S	0
	Dutch Village Apts.	130			52	\$575	65	\$705			13 2 BR w/Den \$ 750	HW,W,S	0
	Fairview Garden Apts.	152			116	\$575	36	\$685				W,S	5
	Willow Manor I	10			2	\$375	8	\$425				W,S	0
	Old Freeman Bldg. Apts.	14	2	\$450	11	\$575	1	\$650				None	0
	Hudson Valley Landing	66					66	\$650				None	0
Kingston (Town)	Pine Crest Apartments	5	1	\$420	3	\$535	1	\$695				H,HW,E,G,W,S	0
Lloyd	Main St. Apts.	14	2	\$450	8	\$500	4	\$600				H,HW,E,G,W,S	0
	Village Apts. I	13			13	\$580						H,HW,G,W,S	0
	Village Apts. II	8			4	\$585	4	\$675				H,HW,G,W,S	0
	Orchard Hills	52	8	\$425	16	\$600	20	\$720	8	\$810		H,HW,W,S	3
	Brookside Apts.	19			3	\$625	16	\$825				H,HW,W,S	0
	Bragg Apartments	14	1	\$500	5	\$550	8	\$750				H,HW,W,S	1
	Elting Apts.	10			10	\$575						W,S	0
	River House	11			3	\$650	8	\$850				W,S	0
	261 Riverside Rd. Apts.	8					8	\$740				H,HW,S	0
Marbletown	Woodland Country Apts.	46			16	\$575	22	\$650	8	\$800		W,S	0
Marlborough	Manor Apts.	8			8	\$550						H,HW,W,S	0
New Paltz	Riverside Apts.	17	17	\$535								H,HW,W,S	0
	Colonial Arms Apts.	225			125	\$615	99	\$725	1	\$775		H,HW,W,S	0
	Windsor Court Apts.	64			28	\$650	36	\$750				H,HW,W,S,C	0
	Paltz Commons	36					36	\$615				W,S	0
	Turtle Rock Apts.	24					24	\$785				W,S	0
	Southside Terrace Apts.	140	29	\$538	88	\$764	23	\$1,056				H,HW,C	0
	Mulberry Square	48					48	\$875				None	0

Utilities Key: H - Heat, HW - Hot Water, E - Electric, G - Gas, W - Water, S - Sewer, C - Cable



Olive	15 Mountain Rd. Apts.	2				1	\$600	1	\$650		H,HW,E,G,W,S	0
	Hugo's on Bonnie Brae La.	9			7	\$500	2	\$700			H,HW,G,W,S	0
	Boiceville Apts.	7	1	\$360	2	\$400	4	\$550			W,S	0
Plattekill	Nova Valley Apts.	20	2	\$500	7	\$580	5	\$760	6	\$820	H,HW,W,S	0
	Tamarac Estates	12			3	\$550	8	\$680			1 4 BR \$ 750	0
	Woodcrest Apts.	20			3	\$600	17	\$695			H,HW,W,S	0
Rochester	Kalina Apts.	13	2	\$300	10	\$375	1	\$700			H,HW,W,S	0
Rosendale	Cottekill Village Apts.	35	2	\$375	14	\$525	15	\$625	3	\$675	1 4 BR \$ 785	1
Saugerties	The Clermont	22			12	\$550	10	\$760			H,HW,E,G,W,S	1
	33 Barclay St. Apts.	9	3	\$350	6	\$500					H,HW,W,S	2
	213 Partition St. Apts.	14	8	\$500	6	\$550					H,HW,W,S	0
	Barclay Arms Apts.	28			20	\$470	8	\$570			W,S	0
	Barclay Heights Apts.	10	1	\$450	4	\$500	5	\$600			W,S	0
	Willow Manor II	16			16	\$425					W,S	0
	Karen Ct. Apts.	8					8	\$625			W,S	0
	Rte 32 Apts.	6			1	\$450	5	\$525			W,S	0
	Seamon Park Inc.	6					6	\$650			W,S	0
	Skyline Woods Apts.	48	4	\$400	28	\$475	14	\$575	2	\$650	W,S	0
	Hickory Ridge Apts.	39			22	\$480	12	\$520	3	\$580	H,HW,G,W,S	0
	Overlook Estates	12					12	\$660			S	0
Shandaken	Skyrise Apts.	13	3	\$360	5	\$450	5	\$600			H,HW,E,W,S	0
Shawangunk	12 Bridge St. Apts.	8			5	\$500	3	\$600			W,S	0
	Hudson Valley Apts.	48	1	\$450	47	\$550					W,S	1
Ulster	1767 Ulster Ave. Apts.	17	11	\$350	6	\$450					H,HW,E,G,W,S	0
	Sunset Garden Apts.	219	9	\$475	88	\$695	115	\$825	1	\$900	6 Efficiency \$ 580	4
	Seven Greens	12			12	\$499					H,HW,E,G,W,S	0
	Lake Katrine Apts.	152			63	\$630	71	\$735	9	\$865	9 1 BR w/Den \$ 695	0
	Oak Grove Chalet Apts.	12	8	\$425	4	\$550					H,HW,E,W,S	0
	Skytop Village Apts.	67			24	\$546	6	\$640			20 2 BR TnHs \$ 794	0
											17 3 BR TnHs \$ 827	
Wawarsing	J & L Associates	7			3	\$450	4	\$625			H,HW,W,S	0
	Forty Second St. Apts.	10	1	\$400	6	\$410	3	\$490			H,HW,W,S	0
	Glenn Marr Realty	4			3	\$400			1	\$650	H,HW,W,S	0
	16 & 18 Circle Ave. Apts.	9			3	\$475	6	\$525			H,HW,W,S	1
	14 Park St. Apts.	5	1	\$415			2	\$550	2	\$658	H,HW,W,S	0
	Maple Ave. Apts.	3			2	\$425			1	\$600	H,HW,W,S	0
	Charles Franco Rentals	6			3	\$400	2	\$425	1	\$450	W,S	4
	5 Park St. Apts.	3	1	\$300			2	\$525			W,S	0
	49 Center St. Apts.	4			3	\$400	1	\$550			W,S	0
Woodstock	Lake Hill Apts.	9	5	\$325	4	\$400					H,HW,E,G,W,S	0
	24 Broadview Apts.	18			16	\$590	2	\$660			H,HW,E,W,S	0
	Bearsville Apartments	9	5	\$475	1	\$550	3	\$610			H,HW,W,S	1
	131 Tinker St. Apts.	3			2	\$550					1 4 BR \$800	0
	120 Tinker St. Apts.	4			2	\$600	2	\$700			W,S	0
	Simmons Ct.	13	8	\$525	4	\$600	1	\$680			W,S	0