

housing unit lease landlord
housing authority apartment
tenant security deposit utilities
market rent lease rents date
available waiting list efficiency
cost burden **2007** renter studio
subsidized **ulster** affordability
accessible **county** rent two
bedroom **rental** advertisement
complex **housing** rent tenure
income limits **survey** property
manager fair market rents HUD
vacancy median rent target
population one bedroom rent
utilities apartment occupancy
lease handicapped accessible

2007
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 2007 Non-Subsidized Housing survey was sent to 150 owners/managers. Eighty-five were returned for a return rate of 56.7%, representing 2,336 units.
- Average rents of Non-Subsidized Housing for 2007 are:
Studio \$ 562 (+ 2.4%)
1-BR \$ 763 (+ 1.5%)
2-BR \$ 932 (+ 1.7%)
3-BR \$ 1129 (+ 3.1%)
Percentage changes are relative to 2006 average rents.
- Median rents of Non-Subsidized Housing for 2007 were:
Studio \$ 550 (no change)
1-BR \$ 756 (- 2.5%)
2-BR \$ 960 (+ 2.7%)
3-BR \$ 1100 (no change)
Percentage changes are relative to 2006 median rents.
- The hourly wage required to support the average rent for Non-Subsidized Housing in 2007 without incurring a rent burden is:
Studio \$10.81
1-BR \$14.67
2-BR \$17.92
3-BR \$21.71
- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2007 is 1.8% with 42 of 2,336 units vacant. This is slightly higher than the 2006 vacancy rate of 1.41%.
- The Advertised Rental Housing sample this year consisted of 78 units. This data is primarily obtained from newspaper advertisements. The small number in the sample is an indication of a lack of available rentals and the ability to rent without advertising.
- Average rents of Advertised Rental Housing units for 2007 are:
Studio \$ 625 (+17.9%)
1-BR \$ 695 (+ 4.5%)
2-BR \$ 843 (-10.2%)
3-BR \$ 1074 (-2.4%).
Percentage changes are relative to 2006 average rents of Advertised Housing.
- There were 4 vacancies among the County's 1934 Subsidized Housing units at the time of the survey.
- Waiting lists for the 34 Subsidized complexes are as follows: 6 have a wait of up to a year, 13 report a waiting time up to two years, 11 report a 2 - 3 year wait and 2 have more than 3 year wait. Two cannot have waiting lists as they house the homeless.

Introduction

This is the tenth 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. This year 150 questionnaires were sent.

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

This year responses were received from 85 entities, a response rate of 56.7%, up from the 2006 response rate of 53.3%

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 small fraction of the listings are received by phone from landlords or rental agents. **The Comparison Log** provides the following information for each rental unit:

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

2007 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 tenant income, family size and certain expenses, rental amounts were not obtained. Additional information requested of subsidized housing providers was:

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

Who Rents in Ulster County?

According to the 2006 American Community Survey, a new Census instrument that is replacing the Census long form, renters in Ulster County comprise many different household types. The following table illustrates the numbers and types of households of Ulster County renters.

Renter Occupied Units					
by Household Type					
American Community Survey 2006					
Family households		10,953	Non-family households		12,296
Married-couple family		6,440	Householder living alone		9,583
Hholder age 15 - 34		2,367	Hholder age 15 - 34		1,426
Hholder age 35 - 64		3,357	Hholder age 35 - 64		5,635
Hholder age 65 +		716	Hholder age 65 +		2,522
Male hholder, no wife present		664	Hholder not living alone		2,713
Hholder age 15 - 34		310	Hholder age 15 - 34		1,832
Hholder age 35 - 64		354	Hholder age 35 - 64		776
Hholder age 65 +		0	Hholder age 65 +		105
Fem. hholder, no husb. present		3,849	Total Renter Households		23,249
Hholder age 15 - 34		1,572	Total Renter Persons		48,500
Hholder age 35 - 64		2,038			
Hholder age 65 +		239			

Census Data

The chart below compares 2000 Census rental housing data with the 2007 Rental Survey sample.

Census Rental - 2007 Survey Sample Comparison									
by Municipality									
Municipality	Census Data				Rental Survey Data				
	Housing	Rental	% Rentals	%County	Non-S.	Advtsd.	Subs.	Total	%Survey
	Units	Units	in Muni.	Rentals	Units	Units	Units	in Survey	Units
Denning	517	41	7.9%	0.2%					0.0%
Esopus	3724	957	25.7%	4.2%	214	1		215	4.9%
Gardiner	2255	486	21.6%	2.1%	23			23	0.5%
Hardenburgh	275	26	9.5%	0.1%					0.0%
Hurley	2946	381	12.9%	1.7%	6			6	0.1%
Kingston (C)	10637	5512	51.8%	24.1%	739	40	932	1711	39.4%
Kingston (T)	398	51	12.8%	0.2%	0			0	0.0%
Lloyd	3818	1334	34.9%	5.8%	115	2		117	2.7%
Marbletown	2846	526	18.5%	2.3%	55			55	1.3%
Marlborough	3176	989	31.1%	4.3%	14	1	66	81	1.9%
New Paltz	4679	2089	44.6%	9.1%	462	2	186	650	14.9%
Olive	2306	389	16.9%	1.7%	14	2	19	35	0.8%
Plattekill	3888	1151	29.6%	5.0%	33			33	0.8%
Rochester	3750	687	18.3%	3.0%	6	2	9	17	0.4%
Rosendale	2857	754	26.4%	3.3%	51	1	40	92	2.1%
Saugerties	8257	2286	27.7%	10.0%	124	17	266	407	9.4%
Shandaken	2666	487	18.3%	2.1%	6	3	24	33	0.8%
Shawangunk	3754	759	20.2%	3.3%	65		24	89	2.0%
Ulster	5239	1410	26.9%	6.2%	219	1	196	416	9.6%
Wawarsing	5821	1774	30.5%	7.8%	133	6	148	287	6.6%
Woodstock	3847	774	20.1%	3.4%	57		24	81	1.9%
Total	77,656	22,863	29.4%	100%	2,336	78	1,934	4,348	100%

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

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

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

Non-Subsidized Housing

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

2007 Non-Subsidized Apartments Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	Other
Esopus	214	6	87	89	16	16
Gardiner	23		15	7	1	
Hurley	6		2	4		
Kingston (C)	739	15	299	344	28	53
Lloyd	115	5	39	62	9	
Marbletown	55		23	24	8	
Marlborough	14	1	13			
New Paltz	462		161	270	11	20
Olive	14	1	2	10	1	
Plattekill	33	1	6	25	0	1
Rochester	6		4	2		
Rosendale	51	6	21	20	3	1
Saugerties	124	3	81	35	5	
Shandaken	6	1	4	1		
Shawangunk	65	1	60	4		
Ulster	219		87	77	9	46
Wawarsing	133	2	24	103	3	1
Woodstock	57	17	28	11	1	
Total	2,336	59	956	1,088	95	138
% of Total		2.4%	39.6%	45.1%	3.9%	5.7%

Distribution of apartments by unit size shows that 87.1% of the apartments have two or less bedrooms. Only 3.9% of the total units have three bedrooms. Note that nearly one third of the three bedroom units surveyed are located in the City of Kingston.

There are also 138 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 2007 average and median rent by municipality by bedroom count. Rents were calculated without regard to the number or type of utilities included.

Non-Subsidized Apartments 2007 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	214	\$ 525	\$ 525	\$ 826	\$ 925	\$ 1,083	\$ 1,180	\$ 1,400	\$ 1,400
Gardiner	23			\$ 755	\$ 775	\$ 857	\$ 900	\$ 1,375	\$ 1,375
Hurley	6			\$ 700	\$ 700	\$ 806	\$ 775		
Kingston (C)	739	\$ 621	\$ 635	\$ 776	\$ 800	\$ 940	\$ 935	\$ 1,100	\$ 1,100
Lloyd	115	\$ 575	\$ 525	\$ 726	\$ 711	\$ 983	\$ 993	\$ 1,275	\$ 1,275
Marbletown	55			\$ 715	\$ 700	\$ 809	\$ 810	\$ 885	\$ 885
Marlborough	14	\$ 575	\$ 575	\$ 642	\$ 700				
New Paltz	462			\$ 884	\$ 880	\$ 970	\$ 980	\$ 1,124	\$ 1,125
Olive	14	\$ 475	\$ 475	\$ 680	\$ 680	\$ 809	\$ 850	\$ 975	\$ 975
Plattekill	33	\$ 405	\$ 405	\$ 693	\$ 693	\$ 846	\$ 830		
Rochester	6			\$ 600	\$ 600	\$ 850	\$ 850		
Rosendale	51	\$ 571	\$ 500	\$ 707	\$ 700	\$ 818	\$ 800	\$ 900	\$ 900
Saugerties	124	\$ 533	\$ 550	\$ 627	\$ 650	\$ 767	\$ 750	\$ 923	\$ 705
Shandaken	6	\$ 500	\$ 500	\$ 555	\$ 555	\$ 750	\$ 750		
Shawangunk	65	\$ 585	\$ 585	\$ 689	\$ 700	\$ 788	\$ 788		
Ulster	219			\$ 766	\$ 810	\$ 951	\$ 965	\$ 1,140	\$ 1,140
Wawarsing	133	\$ 418	\$ 418	\$ 618	\$ 638	\$ 800	\$ 825	\$ 830	\$ 770
Woodstock	57	\$ 553	\$ 550	\$ 678	\$ 685	\$ 772	\$ 725	\$ 750	\$ 750
Ulster County	2,336	\$ 562	\$ 550	\$ 763	\$ 756	\$ 932	\$ 960	\$ 1,129	\$ 1,100

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

2007 Ulster County Rental Housing Survey

Non-Subsidized Apartments				
Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
1997	\$ 438	\$ 544	\$ 653	\$ 732
1998	\$ 500	\$ 580	\$ 662	\$ 739
2000	\$ 495	\$ 599	\$ 716	\$ 766
2001	\$ 459	\$ 605	\$ 733	\$ 769
2002	\$ 467	\$ 622	\$ 744	\$ 823
2003	\$ 491	\$ 675	\$ 810	\$ 941
2004	\$ 512	\$ 700	\$ 838	\$ 994
2005	\$ 527	\$ 732	\$ 880	\$ 1,063
2006	\$ 549	\$ 752	\$ 916	\$ 1,095
2007	\$ 562	\$ 763	\$ 932	\$ 1,129
% Chg. '06 - '07	2.4%	1.5%	1.7%	3.1%
% Chg. '97 - '07	28.3%	40.3%	42.7%	54.2%
2007 Income Required w/out Rent Burden	\$22,480	\$30,520	\$37,280	\$45,160

Overall, rents have increased moderately between 2006 and 2007, in most cases less than the 2.85% inflation for the same period.

A look over the years since the survey began, however is more revealing. Only studio apartment rents have increased less than the 29.2% inflation rate for this time period (1997-2007).

The table below compares the 2007 US Dept. of Housing and Urban Dev.(HUD) Fair Market Rents (FMR) to the survey average and median rents for 2007. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2007 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$620	\$562	\$58	10.3%	\$550	\$70	12.7%
1 BR	\$672	\$763	-\$91	-11.9%	\$756	-\$84	-11.1%
2 BR	\$805	\$932	-\$127	-13.6%	\$960	-\$155	-16.1%
3 BR	\$1,020	\$1,129	-\$109	-9.7%	\$1,100	-\$80	-7.3%

Currently, HUD FMR are substantially less than survey average and median rents for all units except studio apartments. This trend of FMR being substantially lower than survey rents is discouraging as it further restricts low income renters choice of rental units.

The table below shows vacancy data for surveyed Non-Subsidized Housing for 2007.

The vacancy rate, for Non-Subsidized Housing responding to the survey, is 1.8%, with 42 units vacant at the time of the survey.

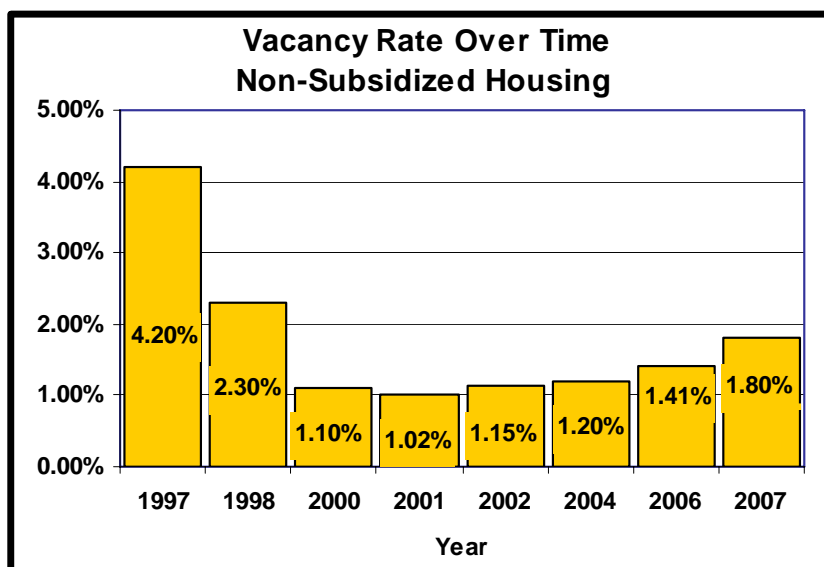
This is a slight, but statistically insignificant, increase from the 2006 vacancy rate of 1.4%.

2007 Non-Subsidized Apartments							
Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Esopus	214	2	0.9%	Plattekill	33	0	0.0%
Gardiner	23	2	8.7%	Rochester	6	2	33.3%
Hurley	6	0	0.0%	Rosendale	51	1	2.0%
Kingston (C)	739	11	1.5%	Saugerties	124	1	0.8%
Lloyd	115	2	1.7%	Shandaken	6	0	0.0%
Marbletown	55	1	1.8%	Shawangunk	65	2	3.1%
Marlborough	14	0	0.0%	Ulster	219	0	0.0%
New Paltz	462	8	1.7%	Wawarsing	133	8	6.0%
Olive	14	0	0.0%	Woodstock	57	2	3.5%

42 Vacant Units / 2,336 Units in Sample = Vacancy Rate of 1.8%

2007 Ulster County Rental Housing Survey

Housing professionals recognize a vacancy rate of 5% as an indicator of an optimally functioning rental housing market. A lower than average vacancy rate restricts tenant choice and mobility and gives landlords significant pricing power.



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

Additional data on rental vacancy for 2006 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 calculates to 2.9%. If subsidized units are subtracted from the equation, the non-subsidized vacancy rate rises to 3.1%. 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 0.8 % to a high of 6.2%.

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 producing income. 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 April 2007 edition of the **RUPCO Rent Reasonableness Comparison Log**. This represents approximately one month of available rentals.

The sample size for Advertised Rental Housing this year is 78 units. This is an increase from the 2006 sample of 44 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 Saugerties.

2007 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Esopus				1	1	1.3%
Kingston	1	14	12	13	40	51.3%
Lloyd			2		2	2.6%
Marlborough			1		1	1.3%
New Paltz			2		2	2.6%
Olive				2	2	2.6%
Rochester		1	1		2	2.6%
Rosendale				1	1	1.3%
Saugerties	1	7	6	3	17	21.8%
Shandaken			1	2	3	3.8%
Ulster		1			1	1.3%
Wawarsing			3	3	6	7.7%
County Total	2	23	28	25	78	100%
% of Total	2.6%	29.5%	35.9%	32.1%	100%	

2007 Advertised Rental Housing Average Rent by Municipality				
Municipality	Studio	1 BR	2 BR	3 BR
Esopus				\$ 1,075
Kingston	\$ 600	\$ 695	\$ 863	\$ 1,088
Lloyd			\$ 738	
Marlborough			\$ 825	
New Paltz			\$ 965	
Olive				\$ 1,150
Rochester		\$ 675	\$ 825	
Rosendale				\$ 1,075
Saugerties	\$ 650	\$ 691	\$ 846	\$ 1,147
Shandaken			\$ 800	\$ 950
Ulster		\$ 750		
Wawarsing			\$ 775	\$ 975
County Avg.	\$ 625	\$ 695	\$ 843	\$ 1,074
County Median	\$ 625	\$ 700	\$ 850	\$ 1,090

The small sample size of 78 units precludes 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.

2007 Ulster County Rental Housing Survey

Over the last year, average rents for studios and one-bedroom Advertised units increased, while average rent for two and three- bedroom units decreased.

Caution is given to ascribing trends over the short term, due to the small sample size.

Advertised Apartments				
Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
1997	\$ 382	\$ 474	\$ 604	\$ 688
1998	\$ 408	\$ 501	\$ 651	\$ 846
2000	\$ 439	\$ 534	\$ 652	\$ 861
2001	\$ 500	\$ 585	\$ 728	\$ 880
2002	\$ 575	\$ 612	\$ 821	\$ 867
2004	\$ 493	\$ 624	\$ 767	\$ 951
2005	\$ 552	\$ 621	\$ 751	\$ 1,030
2006	\$ 530	\$ 665	\$ 939	\$ 1,100
2007	\$ 625	\$ 695	\$ 843	\$ 1,074
% Chg. '06 - '07	17.9%	4.5%	-10.2%	-2.4%
% Chg. '97 - '07	63.6%	46.6%	39.6%	56.1%
2007 Income Required w/out Rent Burden	\$ 25,000	\$ 27,800	\$ 33,720	\$ 42,960

A look at cumulative increases since 1997 allows a broader view. The rental increases are substantial and easily outstrip the Consumer Price Index inflation rate of 29.2% for the same time period.

2007 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
Canal Lock Apts.	D	MV		8	32	12		52	V/Ellenville
Ellenville Public Housing	D	MVL		4	15	15		34	V/Ellenville
Ellenville Seniors Hsing.	C	MVL		30				30	V/Ellenville
Glusker Gardens	C	MV		30	2			32	V/Ellenville
Birchwood Village	PV	VL			44	36		80	Kingston
Brigham Apartments	C	V		38		2		40	Kingston
Colonial Addition	C	MVL	32					32	Kingston
Colonial Gardens	S	VL		10	60	28		98	Kingston
Governor Clinton Apts.	A	L	15	77				92	Kingston
Hasbrouck Avenue	PH	MV			4	1	1	6	Kingston
Hunter St.	DS	MV		3	3	1		7	Kingston
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston
Spring Brook Village	N	MV	8	20	70	24		122	Kingston
Stuyvesant Charter Apts.	DS	MVL		40	80			120	Kingston
Stuyvesant Hotel	CH	MV		40				40	Kingston
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Jenny's Garden	C	V		66				66	Marlborough
Huguenot Park Apts.	A	V		24				24	V/New Paltz
Meadowbrook Farms I	N	MV		36	64			100	New Paltz
Meadowbrook Farms II	D	L		50	8	4		62	New Paltz
Tongore Pines	C	MV		19				19	Olive
Blair Road	N	V			9			9	Rochester
Park Heights	C	V		40				40	Rosendale
Brede Building	N	MV		4	3			7	V/Saugerties
Saugerties Senior Hsing.	A	MVL	31	31				62	V/Saugerties
The Mill	A	V	15	74				89	V/Saugerties
Hickory Ridge Apts.	D	MV		32	13	3		48	Saugerties
The Birches	A	VL		52	8			60	Saugerties
Shandaken Village Apts.	C	MVL		24				24	Shandaken
Elsie's Meadow	A	MV		24				24	Shawangunk
Chambers Court	A	VL		60	12			72	Ulster
Seven Greens	A	L	1	123				124	Ulster
Woodstock Meadows	C	MV		24				24	Woodstock
Total by # Bedrms.			244	1067	456	150	17	1934	
% by # Bedrms.			12.6%	55.2%	23.6%	7.8%	0.9%		

Type Legend A - All Seniors C - All Seniors And Disabled D - Some units for Disabled H - Some units for Homeless N - No Target Population P - Some units for Single Parents S - Some units for Seniors V - Veteran Preference	Income Legend M - < 30% of Median Income V - Very Low Income (< 50 % Median) L - Low Income (< 80% Median)
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2007 Ulster County Rental Housing Survey

Of the 1934 subsidized housing units in Ulster County, 1118 are age restricted for seniors of varying ages; some are over 55, while others are 62 and over. The remaining 816 units, are available for all ages.

Most of the subsidized complexes in the county contain some units that are handicapped accessible and also some that are fully ADA compliant. Generally, handicapped units will not be left vacant if there is no handicapped tenant to rent it. However, the occupying tenant must sign a statement acknowledging that should the unit be needed for a handicapped tenant, the current tenant will be moved to another unit.

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

Subsidized Housing							
Compare Distribution of Units by Municipality vs. Population							
Municipality	# of Units	% of Units	% Pop.	Municipality	# of Units	% of Units	% Pop.
Denning	0	0%	0.3%	Olive	19	1.0%	2.6%
Esopus	0	0%	5.2%	Plattekill	0	0%	5.6%
Gardiner	0	0%	2.9%	Rochester	9	0.5%	3.9%
Hardenburgh	0	0%	0.1%	Rosendale	40	2.1%	3.6%
Hurley	0	0%	3.7%	Saugerties	266	13.8%	10.6%
Kingston City	932	48.2%	13.2%	Shandaken	24	1.2%	1.8%
Kingston Town	0	0%	0.5%	Shawangunk	24	1.2%	6.8%
Lloyd	0	0.0%	5.6%	Ulster	196	10.1%	7.1%
Marbletown	0	0.0%	3.3%	Wawarsing	148	7.7%	7.8%
Marlborough	66	3.4%	4.6%	Woodstock	24	1.2%	3.5%
New Paltz	186	9.6%	7.2%	Ulster County	1934	100.0%	100.0%
Total 1934 Units							

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

The vacancy rate for Subsidized Housing in Ulster County is virtually zero (one-fifth of one percent) with 4 of the 1934 units vacant.

Waiting times vary considerably in Subsidized Housing complexes. Six have a wait of up to a year, 13 report a waiting time up to two years, 11 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.

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.

2007 Ulster County Rental Housing Survey

Additions to the Subsidized rental housing stock since the publication of the 2006 Rental Survey include the newly completed Golden View in the Town of Lloyd. Golden View is a 51 unit senior residence for age 55 and older. All units are 1 bedroom. Eight units are for the frail elderly. Leasing began in December 2007 and is now nearly complete.

Also ready for occupancy are several units in the recently restored Kirkland Hotel in the City of Kingston. The Kirkland is a multi-use building containing a restaurant, office space and 7 apartments, 5 of which are subsidized and 2 at market rates.

In the Town of Wawarsing, the first phase of a three phase project for seniors is currently under construction. This first phase will contain 55 1 bedroom units, 9 of which are targeted for the frail elderly. The project, a collaboration with Ellenville Hospital, will ultimately comprise 144 units. Phase I is scheduled for occupancy in October 2008.

Ground has been broken in the Town of Esopus for an 80 unit senior housing project. Twelve of the 80 units are intended for veterans and the frail elderly.

The second phase of Chambers Court in the Town of Ulster is in the planning process. An additional 66 senior units, will give preference to the frail elderly.

Woodstock Commons, an intergenerational housing complex proposed in the Town of Woodstock is also in the planning process. The design is for 62 units, ten of which will be for purchase by qualified low/mod income families. The remaining 52 units will be rentals, 20 for people age 55 and over, 32 with no age restriction.

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

According to the ACS, 45.8% of Ulster County renters are housing cost burdened. And nearly one quarter (24.5 %) 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 2006 ACS, is \$36,141. After paying the rent, this leaves little for life's other necessities.

Gross Rent as a Percentage of Household Income		
Ulster County 2006 ACS		
	# Hholds	% of Total
Less than 10.0 %	865	3.7%
10.0 to 14.9 %	1,259	5.4%
15.0 to 19.9 %	2,908	12.5%
20.0 to 24.9 %	3,489	15.0%
25.0 to 29.9 %	2,818	12.1%
30.0 to 34.9 %	2,133	9.2%
35.0 to 39.9 %	1,473	6.3%
40.0 to 49.9 %	1,359	5.8%
50.0 % or more	5,694	24.5%
Not computed	1,251	5.4%
Total Renter Households	23,249	
Housing Cost Burdened (30% + >)	10,659	45.8%
Severely Cost Burdened (50% + >)	5,694	24.5%

The problem of rental housing costs does not stop at the Ulster County border. In New York State, the percent rent burdened runs from a low of 27.5% in Jefferson County to a high of 64.5% in Putnam County. Ulster County, with 45.8% ranks 23rd on the list of 38 counties for which 2005 data is available.

For severely burdened, paying more than 50% of gross income toward rent, the range is from a low of 11.9% in Jefferson County to a high of 32.7% in Rockland County. Ulster County ties with Dutchess County for 19th on this list with 24.5%.

Nationwide, the percent burdened range from 30.0% in Wyoming to 51.9% in California. New York is tied for fourth highest with 48.1%. For severely burdened, Wyoming again has the lowest percentage at 15.3%, while California is the highest at 26.0%. New York State runs a close second with 25.8%.

Selected 2007 Survey Responses for Non-Subsidized Apartments by Municipality

Municipality	Apartment/ Company Name	Rent \$				Other Units Type/Rent	Utilities Included
		Studio	1 BR	2 BR	3 BR		
Esopus	1825 Broadway		\$625	\$900			W,S
	Lakeshore Villas		\$925	\$1,180	\$1,400	1BR+Den \$1025	H,Hw,G,W,S
Gardiner	Route299		\$800				W,S
Hurley	SPM Associates 1		\$650	\$775			Hw,W,S
	SPM Associates 2		\$750	\$900			H,Hw,E,W,S
Kingston (C)	103 Downs St			\$945			H,W,S
	Chestnut Mansion Apts.	\$650	\$800	\$930			H,Hw,G,W,S
	Colonial Hills Apts.		\$875	\$1,250			H,Hw,G,W,S
	Colonial Village Apts.		\$825	\$1,100			H,Hw,W,S
	Dutch Village Apts.		\$685	\$860		2BR+Den \$905	Hw,W,S
Lloyd	Coach House		\$713				W,S
Marbletown	Fairview Ave.		\$750	\$795			Hw,E,G,W,S
Marlborough	Manor Apts.	\$575	\$700				H,Hw,W,S
New Paltz	Mulberry Square			\$1,100			
	Paltz Commons			\$780			W,S
	Route 299		\$1,100	\$800			H,Hw,W,S
	Route 299			\$975			W,S
Olive	Croswell Manor			\$850			H,W,S
	Mountain Rd. Apts.			\$883	\$975		H,Hw,E,G,W,S
Plattekill	Taramar Estates	\$405	\$675	\$880		4BR \$860	H,Hw,W,S
	Woodcrest Apts.		\$710	\$830			H,Hw,W,S
Rochester	465 Cherrytown Rd.		\$600	\$850			W,S
Saugerties	Barclay Arms Apts.		\$675	\$775			W,S
	Hickory Ridge Apts.		\$565	\$635	\$705		H,Hw,G,W,S
	SPM Associates 3		\$750	\$825			W,S
	The Clermont	\$550	\$725	\$1,025			H,Hw,E,G,W,S
Shawangunk	Greer Rd. Apts.		\$550	\$850			W,S
	Hudson Valley Estates	\$585	\$700				W,S
Ulster	Lake Katrine Apts.		\$810	\$965	\$1,140	1BR+Den \$935	H,Hw,G,W,S
	Skytop Village Apts		\$650	\$785		2BRTwnHs \$975, 3BRTwnHs \$1025	W,S
Wawarsing	4 Bogardus Place		\$700	\$850			H,Hw,W,S
	125 Center St.		\$600	\$660			H,Hw,W,S
	Cape Ave.			\$743			H,Hw,W,S
	Cedar Grove Apts.		\$650	\$825			W,S
	Park St.			\$685			W,S
	Park St. Apts.	\$485		\$590	\$770		H,Hw,W,S
Woodstock	Orchard House Apts.	\$600	\$700	\$875			W,S
	Simmons Ct.	\$550	\$675	\$890			W,S