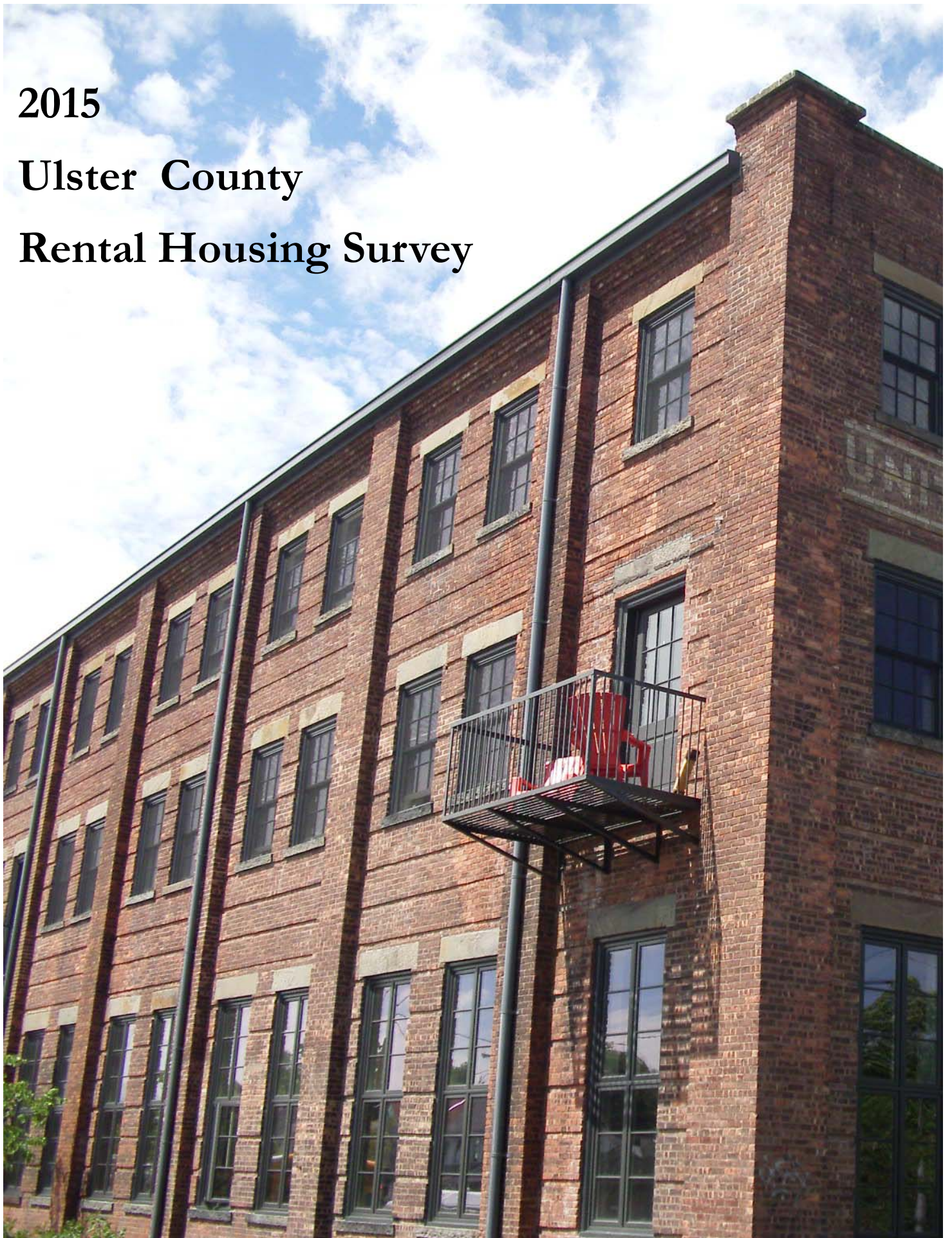


2015

Ulster County

Rental Housing Survey



2015
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!**

**Ulster County Planning Department
244 Fair St.
PO Box 1800
Kingston, NY 12402**

(845) 340-3340

ulstercountyny.gov/planning

June 2016

**COVER PHOTO: The Lace Mill in Kingston, NY.
It was a vacant factory for several decades
before it was turned into affordable housing for artists.**

Abstract

- The 2015 Rental Housing Survey was sent to 354 owners/managers. There were 141 responses for a response rate of 39.83%, representing 3,517 units.
- The total sample size of 354 properties was an increase from recent years. All of the increase was in the portion of the total sample for Non-Subsidized Housing.
- For Non-Subsidized Housing, the response rate was 35.53% with surveys completed for 113 properties in a sample of 318. These 113 properties have 2,330 units.
- For Subsidized Housing, the response rate was 77.78% with surveys completed for 28 properties in a sample of 36. These 28 properties have 1,187 units.

Average and Median rents of Non-Subsidized Housing for 2015 are:

Avg	Studio	\$ 688	(+1.6%)	Median	Studio	\$ 700	(+12.2%)
	1-BR	\$ 880	(-0.8%)		1-BR	\$ 875	(-0.3%)
	2-BR	\$ 959	(-6.3%)		2-BR	\$ 1,100	(+7.5%)
	3-BR	\$ 1,184	(+2.7%)		3-BR	\$ 1,140	(+1.9%)

Percentage changes are relative to 2014 Average and Median rents.

- Using the HUD definition, the yearly income required to support the Average Rent for Non-Subsidized Housing in 2015 without being a rent burden is:

Studio	\$27,520
1-BR	\$35,200
2-BR	\$38,360
3-BR	\$47,360

- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2015 is 2.92% with 68 of 2,330 units vacant. This is lower than the 2014 vacancy rate of 4.37%.
- The Advertised Rental Housing sample for 2015 was 353 units. This data is from newspaper advertisements and Craigslist.

Average and Median rents of Advertised Rental Housing units for 2015 are:

Avg	Studio	\$ 795	(+5.4%)	Median	Studio	\$ 775	(+4.1%)
	1-BR	\$ 896	(+2.8%)		1-BR	\$ 850	no change
	2-BR	\$ 1,095	(+13.3%)		2-BR	\$ 1,050	(+19.0%)
	3-BR	\$ 1,334	(+9.8%)		3-BR	\$ 1,300	(+7.7%)

Percentage changes are relative to 2014 average rents of Advertised Housing.

- No vacancies were reported among the Subsidized Housing providers who responded to the survey. The largest waitlists were reported by properties for seniors only.
- The Subsidized Housing information no longer lists specific properties. It uses survey data to present a broader picture of who qualifies to live in subsidized housing.
- The cost of living in Ulster County is high enough where employed individuals with moderate incomes still qualify for certain subsidized units.

Introduction

This is the sixteenth year that the Ulster County Planning Department has undertaken the Rental Housing Survey. More than one quarter of our county's population lives in rental housing. The 2010 U.S. Decennial Census had 48,189 or 26.4% of the County's population living in rental housing. This report presents fundamental information about the rental housing market in Ulster County. It includes 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)
- Monthly rent for each apartment size
- Utilities included in the rent
- Number of vacancies in each
- If waiting list was kept and if not, why?
- Number/type of units set aside for seniors/disabled

The number of questionnaires sent has varied each year as the survey evolved. It began with 32 and grew to as many as 321 in 2002. For the 2015 Survey, 354 questionnaires were either sent to landlords or property managers who then completed them or Ulster County Planning Department staff completed these questionnaires at their office in Kingston using information submitted via phone or email.

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

For 2015, the sample size was increased to help maintain a representative sample. Responses were received for 141 properties yielding a response rate of 39.83%. In 2014, the response rate was 59.5%, however the sample size was smaller and there were fewer responses with 78 received.

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 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)

Ulster County Planning Department staff collected data from various print and online resources. See page 9 for more details. All data were screened for duplicates.

2015 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, rental amounts were not obtained. Instead, subsidized housing providers were asked "How is rent calculated?" and "What are the income limits, if any?" Additional information requested of subsidized housing providers was:

- Target populations served (seniors, disabled, homeless, single parent)
- If waiting lists were kept because there was enough demand

Who Rents in Ulster County?

According to **American Community Survey 2010 – 2014 Five 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.

Renter Occupied Units			
by Household Type			
American Community Survey 2010-2014 Five Year Estimates			
Family households	9,587	Non-family households	11,559
Married-couple family	4,565	Householder living alone	9,116
Hholder age 15 - 34	1,440	Hholder age 15 - 34	1,706
Hholder age 35 - 64	2,658	Hholder age 35 - 64	4,350
Hholder age 65 +	467	Hholder age 65 +	3,060
Male hholder, no wife present	1,371	Hholder not living alone	2,443
Hholder age 15 - 34	445	Hholder age 15 - 34	1,458
Hholder age 35 - 64	848	Hholder age 35 - 64	769
Hholder age 65 +	78	Hholder age 65 +	216
Fem. hholder, no husb. present	3,651		
Hholder age 15 - 34	1,253		
Hholder age 35 - 64	2,294		
Hholder age 65 +	104		
Total Ulster County Renter Households			21,146
Total Ulster County Renter Persons			46,456

Census Data

The chart below compares 2010 Census rental housing data with the 2015 Rental Survey sample.

2010 Census Rental - 2015 Survey Sample Comparison									
by Municipality									
Municipality	Census Data				Rental Survey Data				
	Housing Units	Rental Units	% Rentals in Muni.	%County Rentals	Non-S. Units	Advtsd. Units	Subs. Units	Total in Survey	%Survey Units
Ellenville	1,845	914	49.5%	4.0%	97	13	96	206	5.3%
Denning	531	64	12.1%	0.3%				0	
Esopus	3,969	1,031	26.0%	4.5%	14	18	13	45	1.2%
Gardiner	2,610	534	20.5%	2.3%	14	9		23	0.6%
Hardenburgh	344	31	9.0%	0.1%					
Hurley	3,069	399	13.0%	1.7%	10	5		15	0.4%
Kingston (C)	11,147	5,897	52.9%	25.8%	1,109	84	362	1,555	40.2%
Kingston (T)	432	60	13.9%	0.3%					
Lloyd	4,419	1,362	30.8%	6.0%	26	18	51	95	2.5%
Marbletown	2,989	482	16.1%	2.1%		4		4	0.1%
Marlborough	3,644	1,084	29.7%	4.7%	17	2	180	199	5.1%
New Paltz	6,828	3,399	49.8%	14.9%	575	52	86	713	18.4%
Olive	2,498	423	16.9%	1.9%		10	19	29	0.7%
Plattekill	4,242	1,174	27.7%	5.1%	26	4		30	0.8%
Rochester	4,019	707	17.6%	3.1%	4	18	9	31	0.8%
Rosendale	2,897	742	25.6%	3.2%	10	15	40	65	1.7%
Saugerties	11,108	3,748	33.7%	16.4%	142	29	159	330	8.5%
Shandaken	2,776	519	18.7%	2.3%	13	9	24	46	1.2%
Shawangunk	4,333	883	20.4%	3.9%	10	2		12	0.3%
Ulster	5,368	1,574	29.3%	6.9%	223	8	72	303	7.8%
Wawarsing	6,211	1,871	30.1%	8.2%	10	13		23	0.6%
Woodstock	4,157	793	19.1%	3.5%	30	40	76	146	3.8%
Total	89,436	27,691	29.4%	100%	2,330	353	1,187	3,870	100%

Municipalities with the highest number of rental unit in the Survey are the City of Kingston and the Towns of Marlborough and Ulster, the Village of Ellenville, New Paltz (town and village) and Saugerties (town and village).

This year’s survey sample is overrepresented in Ellenville, the City of Kingston and New Paltz (town and village). It is underrepresented in Esopus, Gardiner, Hurley, Lloyd, Marbletown, Olive, Plattekill, Rochester, Rosendale, Saugerties (town and village), Shawangunk and Wawarsing.

Non-Subsidized Housing

Non-Subsidized Housing units are rental housing units, regardless of the number of units in the structure, which do not have rental rates based on income eligibility.

2015 Non-Subsidized Apartments Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	4+ BR
Ellenville	97	1	41	36	18	1
Esopus	14	1	12		1	
Gardiner	14		4	8	2	
Hurley	10	1	4	5		
Kingston (C)	1,109	51	494	525	38	1
Lloyd	26	8	8	10		
Marbletown	0					
Marlborough	17	1	13	3		
New Paltz	575	1	265	303	6	
Olive	0					
Plattekill	26		9	17		
Rochester	4			3	1	
Rosendale	10	1	4	5		
Saugerties	142	10	90	39	3	
Shandaken	13	1	10	2		
Shawangunk	10		3	5	2	
Ulster	223	34	122	48	19	
Wawarsing	10		8	2		
Woodstock	30	3	26	1		
Total	2,330	113	1,113	1,012	90	2
% of Total		4.8%	47.8%	43.4%	3.9%	1.8%

Distribution of apartments by unit size shows that 96% of the rental housing has two or fewer bedrooms. Only 4% of the total units have three bedrooms or more. Survey results include 2 five-bedroom units. No survey data was collected from Marbletown and Olive.

Woodstock and New Paltz, particularly in and around the Village of New Paltz, have the highest rents. Ellenville has the lowest rents.

The response rate for non-subsidized housing was 35.53%. There were 113 questionnaires completed for properties whose landlords or property managers supplied data for the Survey. This is out of 318 properties whose landlords were contacted.

Non-Subsidized Apartments 2015 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	97	\$ 550	\$ 550	\$ 754	\$ 800	\$ 902	\$ 950	\$ 1,042	\$ 1,100
Esopus	14	\$ 650	\$ 650	\$ 642	\$ 828			\$ 1,392	\$ 1,392
Gardiner	14			\$ 900	\$ 900	\$ 1,438	\$ 1,500	\$ 1,950	\$ 1,950
Hurley	10	\$ 550	\$ 550	\$ 700	\$ 688	\$ 733	\$ 650		
Kingston (C)	1,109	\$ 690	\$ 750	\$ 942	\$ 873	\$ 1,103	\$ 1,048	\$ 1,173	\$ 1,140
Lloyd	26	\$ 700	\$ 700	\$ 775	\$ 775	\$ 1,010	\$ 1,013		
Marbletown	0								
Marlborough	17	\$ 650	\$ 650	\$ 717	\$ 775	\$ 600	\$ 600		
New Paltz	575	\$ 850	\$ 850	\$ 967	\$ 975	\$ 1,236	\$ 1,270	\$ 1,127	\$ 1,028
Olive	0								
Plattekill	26			\$ 815	\$ 738	\$ 1,100	\$ 1,100		
Rochester	4					\$ 650	\$ 650	\$ 950	\$ 950
Rosendale	10	\$ 600	\$ 600	\$ 905	\$ 873	\$ 1,120	\$ 1,200		
Saugerties	142	\$ 643	\$ 663	\$ 751	\$ 750	\$ 867	\$ 900	\$ 1,016	\$ 1,016
Shandaken	13	\$ 1,000	\$ 1,000	\$ 619	\$ 587	\$ 1,400	\$ 1,400		
Shawangunk	10			\$ 692	\$ 725	\$ 835	\$ 850	\$ 825	\$ 825
Ulster	223	\$ 696	\$ 750	\$ 682	\$ 630	\$ 976	\$ 1,100	\$ 1,343	\$ 1,385
Wawarsing	10			\$ 875	\$ 875	\$ 1,200	\$ 1,200		
Woodstock	30	\$ 685	\$ 685	\$ 981	\$ 872	\$ 1,420	\$ 1,420		
Ulster County	2,330	\$ 688	\$ 700	\$ 880	\$ 875	\$ 959	\$ 1,100	\$ 1,184	\$ 1,140

2015 Ulster County Rental Housing Survey

Non-Subsidized Apartments Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2011	\$ 564	\$ 796	\$ 959	\$ 1,147
2014	\$ 677	\$ 887	\$ 1,023	\$ 1,153
2015	\$ 688	\$ 880	\$ 959	\$ 1,184
% Chg. '14-'15	1.6%	-0.8%	-6.3%	2.7%
% Chg. '00-'15	39.0%	46.9%	33.9%	54.6%
2015 Income Required w/out Rent Burden	\$27,520	\$35,200	\$38,360	\$47,360

From 2014 to 2015, rents for one- and three-bedroom units changed little. One-bedroom units saw slight decreases in both their average and median prices. Three-bedroom units saw slight increases in the both their average and median prices.

Two-bedroom units did not follow a clear trend. Two-bedroom units saw their median price increase from 2014 to 2015, but their average price decrease. The range in rental prices from the highest priced two-bedroom unit to the lowest priced is just over \$900 in the 2015 sample. This range is sizeable, and indicates a large variety in terms of price.

Studio apartments saw their median rents increase by 12.2%. This increase the most seen by any of the units for the survey. Studios with the highest rents in the 2015 sample are more expensive than what was seen in 2014.

Non-Subsidized Apartments Median Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
2000	\$ 485	\$ 604	\$ 710	\$ 750
2001	\$ 475	\$ 615	\$ 735	\$ 805
2002	\$ 475	\$ 605	\$ 750	\$ 865
2003	\$ 525	\$ 695	\$ 830	\$ 950
2004	\$ 525	\$ 725	\$ 850	\$ 1,000
2005	\$ 550	\$ 775	\$ 900	\$ 1,100
2006	\$ 550	\$ 775	\$ 935	\$ 1,100
2007	\$ 550	\$ 756	\$ 960	\$ 1,100
2008	\$ 588	\$ 780	\$ 975	\$ 1,155
2009	\$ 565	\$ 780	\$ 990	\$ 1,155
2010	\$ 625	\$ 850	\$ 1,000	\$ 1,175
2011	\$ 565	\$ 775	\$ 950	\$ 1,175
2014	\$ 624	\$ 878	\$ 1,023	\$ 1,119
2015	\$ 700	\$ 875	\$ 1,100	\$ 1,140
% Chg. '14-'15	12.2%	-0.3%	7.5%	1.9%
% Chg. '00-'15	44.3%	44.9%	54.9%	52.0%
2015 Income Required w/out Rent Burden	\$28,000	\$35,000	\$44,000	\$45,600

2015 Ulster County Rental Housing Survey

The table below compares the 2015 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2015. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2015 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 689	\$ 688	\$1	0.1%	\$ 700	-\$11	-1.6%
1 BR	\$ 856	\$ 880	-\$24	-2.7%	\$ 875	-\$19	-2.2%
2 BR	\$ 1,110	\$ 959	\$151	15.7%	\$ 1,100	\$10	0.9%
3 BR	\$ 1,455	\$ 1,184	\$271	22.9%	\$ 1,140	\$315	27.6%

Survey data of rents for studio and two-bedroom units are comparable with HUD Fair Market Rents (FMR). This suggests that the demand for rental housing in Ulster County is strongest for studio and one-bedroom units. Two and three-bedroom units have rents lower than the FMR, suggesting that the demand for them isn't as strong as smaller rental units, or given the range in rents found in this report, a methodology issue in sampling.

The table to the right shows vacancy data for surveyed Non-Subsidized Housing for 2015.

The 2015 Vacancy Rate, for Non-Subsidized Housing responding to the survey is 2.92% with 68 units vacant at the time of the survey.

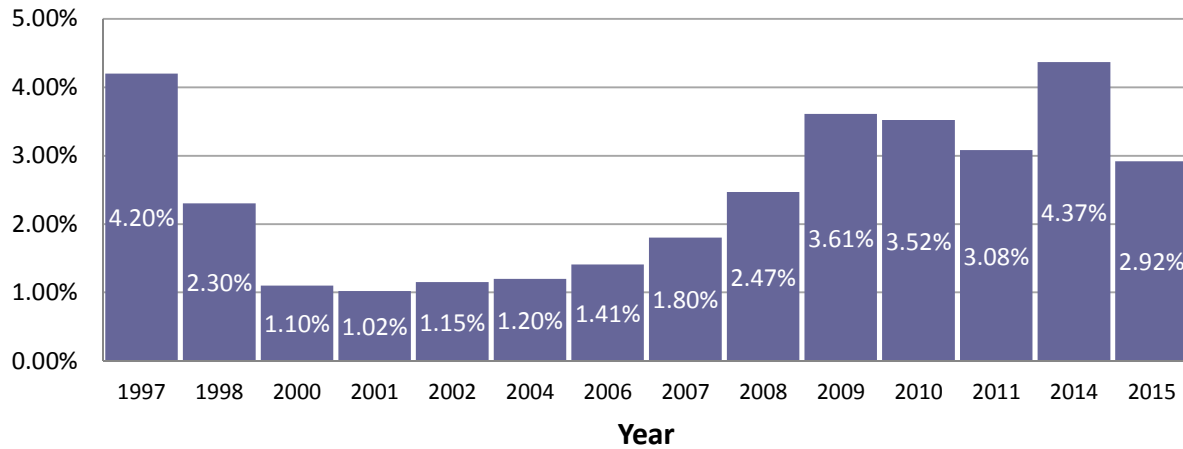
2015 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	97	8	8.2%	Rochester	4		0.0%
Esopus	14		0.0%	Rosendale	10		0.0%
Gardiner	14		0.0%	Saugerties	142	11	7.7%
Hurley	10	5	50.0%	Shandaken	13	2	15.4%
Kingston (C)	1,109	15	1.4%	Shawangunk	10		0.0%
Lloyd	26	1	3.8%	Ulster	223	7	3.1%
Marlborough	17	4	23.5%	Wawarsing	10		0.0%
New Paltz	575	13	2.3%	Woodstock	10	1	10.0%
Plattekill	26	1	3.8%				

68 Vacant Units/2330 Units in Sample = Vacancy Rate of 2.92%

For 2015, the vacancy rate dropped from 4.37% in 2014 to 2.92% in 2015. The City of Kingston's vacancy rate decreased during this period from 2.3% to 1.4%. New Paltz saw an increase to 2.3% in 2015, after vacancy rates of zero in the last two rental housing surveys. Even with a 2.3% vacancy rate, the demand for rental housing remains high in New Paltz. The demand for rental housing also continues to be high in the Towns of Ulster and Lloyd, given their access to areas with employment opportunities.

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

Vacancy Rate Over Time Non-Subsidized Housing



The vacancy rate decreased from 2014 into 2015. At 2.92%, the 2015 vacancy rate is closer to levels seen around the beginning of the decade. The demand for rental housing remains strong in any parts of Ulster County and, in the case of Kingston, appears to be increasing.

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

For the 2011-2014 Estimate, rental vacancy rate in Ulster County was 7.1%. The 2006-2010 Estimate had a 4.7% rental vacancy rate in the preceding five year period.

The **2010 U.S. Decennial Census** reported a rental vacancy rate of 7.9% for Ulster County. It should be noted that the Decennial Census is a physical count of the entire population in the United States and not a statistical sample.

All vacancy rates referred to in this report are market vacancies, not economic vacancies. The market vacancy rate is the number of units available for rent divided by the total number of rentable units. An economic vacancy is usually characterized as a unit that is not available for rent. Examples of economic vacancies are model units, manager units, units being readied for occupancy, units being used for storage, units being renovated or any unit that is not rentable in its current condition. ACS and Decennial Census vacancy statistics include rental units that are vacant but not available for rent. This would be one reason ACS and Decennial Census vacancy rates are larger than the ones found in the Ulster County Rental Survey.

Differences between market vacancy rates and economic vacancy rates can vary widely. As the focus of this report is the availability and affordability of rental housing from a consumer perspective, market vacancy rate is the vacancy rate provided.

Advertised Rental Housing

Advertised Rental Housing was any unit available for rent at the time that the survey was taken. Advertised Rental Housing may be apartments, mobile homes, row houses or single family detached houses. The information contained in the Advertised Rental Housing section is compiled from the **RUPCO Rent Reasonableness Comparison Log, online edition of the Daily Freeman, print edition of the Kingston Times and Craigslist.org Hudson Valley section for apartments and housing rentals.**

For 2015, a compilation of several months' available rentals was used. 2015 figures for **Advertised Rental Housing** are from January through October of 2015 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2015 is 353 units. This is a decrease from the 2014 sample of 411 units.

The distribution of **Advertised Rental Housing** units by size shows higher numbers of 1 and 2 bedroom units. The percentage of 1 bedroom units is lower than what was seen in the 2014 Rental Housing Survey, with percentage of 2 bedroom units having increased. The percentage of studios and 3 bedroom units have held steady.

Kingston, New Paltz, Saugerties and Woodstock continue to have high numbers of advertised units compared to other municipalities.

The screening process for duplicate rental housing advertisements removed a greater number of listings than anticipated. However, more municipalities have data than in the 2014 Rental Housing Survey.

2015 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville	2	4	5	2	13	3.7%
Esopus	2	12	4		18	5.1%
Gardiner		5	3	1	9	2.5%
Hurley			4	1	5	1.4%
Kingston (C)	7	29	26	22	84	23.8%
Lloyd		10	6	2	18	5.1%
Marbletown			3	1	4	1.1%
Marlborough		1		1	2	0.6%
New Paltz	5	20	20	7	52	14.7%
Olive		3	5	2	10	2.8%
Plattekill		2	1	1	4	1.1%
Rochester	1	7	6	4	18	5.1%
Rosendale	1	6	5	3	15	4.2%
Saugerties	3	11	8	7	29	8.2%
Shandaken	1	6		2	9	2.5%
Shawangunk		1	1		2	0.6%
Ulster		4	3	1	8	2.3%
Wawarsing	1	9		3	13	3.7%
Woodstock	9	17	12	2	40	11.3%
County Total	32	147	112	62	353	100%
% of Total	9.1%	41.6%	31.7%	17.6%	100%	

The table on the next page gives the Average and Median Rents for **Advertised Rental Housing**, with data categorized by municipality and bedroom count.

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

2015 Ulster County Rental Housing Survey

Advertised Apartments									
2015 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	13	\$ 662	662	\$ 731	\$ 725	\$ 931	\$ 975	\$ 1,282	\$ 1,282
Esopus	18	\$ 725	\$ 725	\$ 907	\$ 825	\$ 859	\$ 850		
Gardiner	9			\$ 950	\$ 950	\$ 1,333	\$ 1,400	\$ 1,700	\$ 1,700
Hurley	5					\$ 1,425	\$ 1,550	\$ 1,400	\$ 1,400
Kingston (C)	84	\$ 741	\$ 760	\$ 810	\$ 800	\$ 1,054	\$ 965	\$ 1,211	\$ 1,175
Lloyd	18			\$ 926	\$ 880	\$ 1,358	\$ 1,400	\$ 1,325	\$ 1,325
Marbletown	4					\$ 1,142	\$ 1,100	\$ 1,000	\$ 1,000
Marlborough	2			\$ 895	\$ 895			\$ 1,750	\$ 1,750
New Paltz	52	\$ 811	\$ 850	\$ 1,098	\$ 1,000	\$ 1,155	\$ 1,163	\$ 1,606	\$ 1,550
Olive	10			\$ 930	\$ 800	\$ 965	\$ 1,025	\$ 1,325	\$ 1,325
Plattekill	4			\$ 800	\$ 800	\$ 975	\$ 975	\$ 1,100	\$ 1,100
Rochester	18	\$ 800	\$ 800	\$ 1,029	\$ 1,150	\$ 892	\$ 838	\$ 1,463	\$ 1,400
Rosendale	15	\$ 750	\$ 750	\$ 949	\$ 850	\$ 1,160	\$ 1,200	\$ 1,233	\$ 950
Saugerties	29	\$ 750	\$ 725	\$ 890	\$ 850	\$ 956	\$ 850	\$ 1,379	\$ 1,400
Shandaken	9	\$ 850	\$ 850	\$ 688	\$ 713			\$ 975	\$ 975
Shawangunk	2			\$ 1,250	\$ 1,250	\$ 1,200	\$ 1,200		
Ulster	8			\$ 856	\$ 850	\$ 1,008	\$ 1,000	\$ 1,100	\$ 1,100
Wawarsing	13	\$ 650	\$ 650	\$ 759	\$ 750			\$ 1,092	\$ 900
Woodstock	40	\$ 904	\$ 950	\$ 871	\$ 875	\$ 1,158	\$ 1,075	\$ 2,248	\$ 2,248
Ulster County	353	\$ 795	\$ 775	\$ 896	\$ 850	\$ 1,095	\$ 1,050	\$ 1,334	\$ 1,300

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	
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	
2011	\$ 591	\$ 563	\$ 726	\$ 725	\$ 885	\$ 875	\$ 1,074	\$ 1,100	
2014	\$ 752	\$ 743	\$ 871	\$ 850	\$ 949	\$ 850	\$ 1,203	\$ 1,200	
2015	\$ 795	\$ 775	\$ 896	\$ 850	\$ 1,095	\$ 1,050	\$ 1,334	\$ 1,300	
% Chg. '14 - '15	5.4%	4.1%	2.8%	0.0%	13.3%	19.0%	9.8%	7.7%	
% Chg. '05 - '15	30.6%	25.8%	30.7%	23.5%	31.4%	28.6%	22.8%	19.2%	
% Chg. '00 - '15	44.8%	48.4%	40.4%	41.2%	40.5%	40.5%	35.5%	40.4%	
2015 \$ Required w/out Rent Burden	\$27,080	\$31,800	\$35,840	\$34,000	\$43,800	\$42,000	\$53,360	\$52,000	

Rents for advertised 1 bedroom units have remained the same at the county level from 2014 to 2015. There were increases for studios, 2 bedroom and 3 bedroom units during this same period.

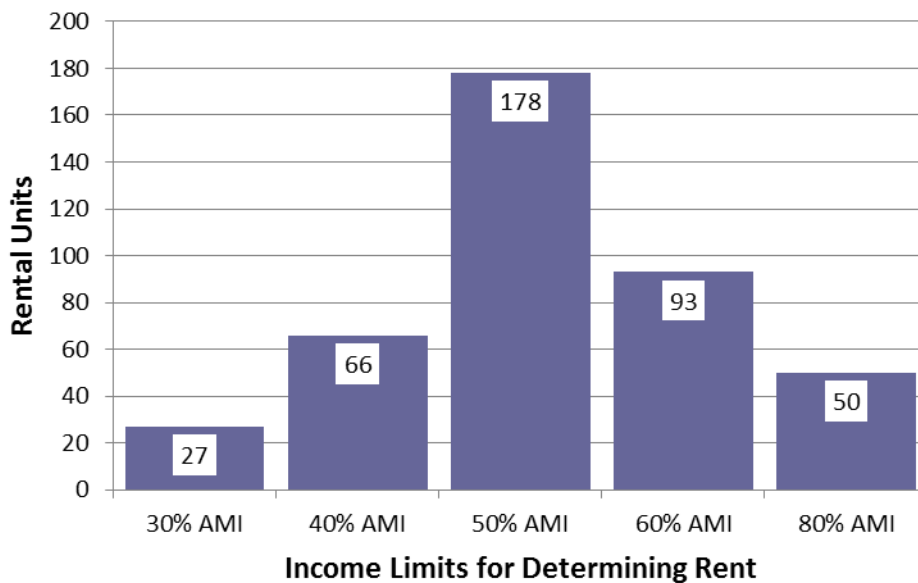
Subsidized Housing

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

The response rate for the subsidized housing portion of the 2015 Rental Survey was 77.78%, with 28 responses for 36 different properties. Of the properties that reported how much rent they collect, most indicated 30% of a renters adjusted gross income.

To determine which households qualify to live at a property, ten respondents reported using a percentage of Ulster County's Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD). Ulster County's AMI in 2015 was \$75,200. Properties had rental units available where the maximum income could be 30%, 40%, 50%, 60% or 80% of AMI.

**Housing with Rents Determined by
Income Limits as a Percentage of
2015 Area Median Income**



As shown in the chart above, most of the rental units are available to households earning up to 50% AMI. For 2015, using a 50% AMI income limit, a one-person household could earn up to \$26,350 and a four-person family, \$37,600. Using an 80% AMI income limit, a one-person household could earn up to \$42,150 and four-person family, \$60,150. HUD's 2015 Income Limits Summary is available at: <https://www.huduser.gov/portal/datasets/il/il2015/2015summary.odn>

Properties that didn't use AMI for income limits set higher limits when determining who could rent from them. These properties would have an income limits for one-person households anywhere from the low \$30,000s to the low \$40,000s.

Of the respondents, 13 are senior housing complexes with minimum-age requirements of 55 or 62 years old. Subsidized senior housing in Ulster County has waiting lists, so it has become customary to apply ahead of time and new projects generally choose occupants via a lottery.

Affordability

Most housing providers use HUD’s 30% of income 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 **2010-2014 American Community Survey (ACS)** Five Year Estimates, gives us a current look at the affordability of rental housing in Ulster County.

According to the ACS, 54.5% of Ulster County renters are housing cost burdened. And 29.3% are severely burdened, paying more than half their income toward housing costs. Census figures over the last decade show a slight decrease in the number of renter households, but more of them being housing cost burdened.

Adding to the burden, median household income for renters decreased. According to the 2010-2014 ACS, the estimated median income for renters was \$32,212. This is a decrease from the next comparable period from the 2005-2009 ACS, when it was \$34,422.

Gross Rent as a Percentage of Household Income		
Ulster County 2010-2014 ACS Five-Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	393	1.9%
10.0 to 14.9 %	1,064	5.0%
15.0 to 19.9 %	2,074	9.8%
20.0 to 24.9 %	2,403	11.4%
25.0 to 29.9 %	1,833	8.7%
30.0 to 34.9 %	2,005	9.5%
35.0 to 39.9 %	1,554	7.3%
40.0 to 49.9 %	1,714	8.1%
50.0 % or more	6,187	29.3%
Not computed	1,919	9.1%
Total Renter Households	21,146	100.0%
Housing Cost Burdened (30% + >)	11,460	54.2%
Severely Cost Burdened (50% + >)	6,187	29.3%

The problem of rental housing costs is significant in Ulster County as it is in other areas of New York State. In New York State, the percent of rent-burdened households runs from a low of 25.2% in Hamilton County to a high of 57.7 % in Bronx County. Ulster County, at 54.2%, ranks 6th highest out of all 62 counties New York State. More than half of Ulster County’s renters pay 30% or more of their income toward rent.

For severely burdened, paying more than 50% of gross income toward rent, the range is from a low of 14.1% in Wyoming County to a high of 47.6% in Niagara County. Ulster County ranks 19th in New York State, as 29.3% of Ulster County’s renter households are severely burdened. Over a quarter of Ulster County’s renters pay more than half of their income toward rent.

Nationwide, the percent burdened range from 35.8% in North Dakota to 54.5% in Florida. New York is 6th with 50.8%. For severely burdened, Wyoming has the lowest percentage at 16.7%, while Florida is the highest at 28.6%. New York State ranks 3rd with 27.9% of its renters severely burdened.

As a nation, 48.3% of the USA’s renters are rent burdened. And 24.9% of our entire country’s renters pay more than half their income towards rent.