



**2014
Ulster County Rental
Housing Survey**



2014
Ulster County
Rental Housing Survey

**Thank you to all of our Ulster County
apartment owners and managers
for your participation in the survey.**

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

(845) 340-3340

ulstercountyny.gov/planning

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**Special Thanks to Monica Ferrell
of the
State University of New York at New Paltz**

Abstract

- The 2014 Non-Subsidized Housing Survey was sent to 131 owners/managers. Seventy-eight questionnaires were returned for a response rate of 59.5%.
- Average and Median rents of Non-Subsidized Housing for 2014 are:

Studio	\$ 677	(+20%)	Studio	\$ 624	(+10.4%)
1-BR	\$ 887	(+11.4%)	1-BR	\$ 878	(+13.3%)
2-BR	\$ 1023	(+6.7%)	2-BR	\$ 1023	(+7.7%)
3-BR	\$ 1,153	(+0.5%)	3-BR	\$ 1,119	(-4.8%)

Percentage changes are relative to 2011 Average and Median rents.
- The yearly income required to support the Average Rent for Non-Subsidized Housing in 2014 without incurring a rent burden is:

Studio	\$27,080
1-BR	\$35,480
2-BR	\$40,920
3-BR	\$46,120
- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2014 is 4.37% with 76 of 1,740 units vacant. This is higher than the 2011 vacancy rate of 3.08%.
- The Advertised Rental Housing sample for 2014 was 411 units. This data is primarily obtained from newspaper advertisements.
- Average and Median rents of Advertised Rental Housing units for 2014 are:

Studio	\$ 752	(+21.4%)	Studio	\$743	(+24.2%)
1-BR	\$ 871	(+16.6%)	1-BR	\$850	(+14.7%)
2-BR	\$ 949	(+6.7%)	2-BR	\$ 850	(-2.9%)
3-BR	\$ 1203	(+10.7%)	3-BR	\$ 1200	(+8.3%)

Percentage changes are relative to 2011 average rents of Advertised Housing.
- The 2014 Rental Housing Survey had fewer survey responses from subsidized housing providers than in previous years. Because of this, the Survey does not compute a vacancy rate for subsidized housing. In addition, the section devoted to subsidized housing has been amended to remove the detailed discussion of this topic as it remains unchanged from year to year and information is readily available on the web.

Introduction

This is the fifteenth 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. It represents the housing choice of necessity for many low- and moderate-income households.

This report presents fundamental information about the rental housing market in Ulster County. The survey develops information on supply, cost and affordability of housing rentals. Three categories of housing units are included: **Non-Subsidized Housing, Advertised Rental Housing and Subsidized Housing.**

Methodology

Non-Subsidized Housing information is derived from responses to the Ulster County Rental Housing Survey Questionnaire. The questionnaire asks for the following information:

- Number of units by size (# bedrooms)
- 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 2014 Survey, 131 questionnaires were sent.

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

For 2014, responses were received from 78 entities, a response rate of 59.5%, down slightly from the 2011 response rate of 61.8% for 81 responses out of 131 sent.

Advertised Rental Housing results originate from data contained in the **RUPCO** (Rural Ulster Preservation Co.) **Rent Reasonableness Comparison Log**. This data is compiled predominantly from advertisements of available rental units from **The Daily Freeman** and the **Woodstock Times**. A 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 the **online Daily Freeman and the print edition of the Kingston Times**. All data were screened for duplicates.

2014 Ulster County Rental Housing Survey

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

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

Who Rents in Ulster County?

According to **American Community Survey 2011 – 2013 Three Year Estimates**, renters in Ulster County comprise many different household types. The following table illustrates the numbers and types of households of Ulster County renters.

Renter Occupied Units			
by Household Type			
American Community Survey 2011-2013 Three Year Estimates			
Family households	9,842	Non-family households	11,395
Married-couple family	4,354	Householder living alone	8,743
Hholder age 15 - 34	1,166	Hholder age 15 - 34	1,360
Hholder age 35 - 64	2,642	Hholder age 35 - 64	4,447
Hholder age 65 +	546	Hholder age 65 +	2,936
Male hholder, no wife present	1,690	Hholder not living alone	2,652
Hholder age 15 - 34	618	Hholder age 15 - 34	1,650
Hholder age 35 - 64	1,042	Hholder age 35 - 64	764
Hholder age 65 +	30	Hholder age 65 +	238
Fem. hholder, no husb. present	3,798		
Hholder age 15 - 34	1,484		
Hholder age 35 - 64	2,206		
Hholder age 65 +	108		
Total Ulster County Renter Households			21,237
Total Ulster County Renter Persons			46,623

Census Data

The chart below compares 2010 Census rental housing data with the 2014 Rental Survey sample.

2010 Census Rental - 2014 Survey Sample Comparison									
by Municipality									
Municipality	Census Data				Rental Survey Data				
	Housing Units	Rental Units	% Rentals in Muni.	%County Rentals	Non-S. Units	Advtstd. Units	Subs. Units	Total in Survey	%Survey Units
Ellenville	1,845	914	49.5%	3.3%	111	24	96	231	6.1%
Denning	531	64	12.1%	0.2%	0	0	0	0	0.0%
Esopus	3,969	1,031	26.0%	3.7%	0	9	0	9	0.2%
Gardiner	2,610	534	20.5%	1.9%	5	6	0	11	0.3%
Hardenburgh	344	31	9.0%	0.1%	0	0	0	0	0.0%
Hurley	3,069	399	13.0%	1.4%	6	6	0	12	0.3%
Kingston (C)	11,147	5,897	52.9%	21.3%	1071	127	821	2,019	53.5%
Kingston (T)	432	60	13.9%	0.2%	0	0	0	0	0.0%
Lloyd	4,419	1,362	30.8%	4.9%	8	16	51	75	2.0%
Marbletown	2,989	482	16.1%	1.7%	0	5	0	5	0.1%
Marlborough	3,644	1,084	29.7%	3.9%	14	6	113	133	3.5%
New Paltz	6,828	3,399	49.8%	12.3%	74	59	0	133	3.5%
Olive	2,498	423	16.9%	1.5%	2	15	19	36	1.0%
Plattekill	4,242	1,174	27.7%	4.2%	41	7	0	48	1.3%
Rochester	4,019	707	17.6%	2.6%	0	0	9	9	0.2%
Rosendale	2,897	742	25.6%	2.7%	52	20	40	112	3.0%
Saugerties	11,108	3,748	33.7%	13.5%	79	41	161	281	7.4%
Shandaken	2,776	519	18.7%	1.9%	26	12	24	62	1.6%
Shawangunk	4,333	883	20.4%	3.2%	2	0	24	26	0.7%
Ulster	5,368	1,574	29.3%	5.7%	237	9	72	318	8.4%
Wawarsing	6,211	1,871	30.1%	6.8%	12	8	142	162	4.3%
Woodstock	4,157	793	19.1%	2.9%	0	41	52	93	2.5%
Total	89,436	27,691	31.0%	100.0%	1,740	411	1,624	3,775	100%

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

Municipalities that have highest number of rental units include the City of Kingston and Town and Village of New Paltz, Town and Village of Saugerties and Wawarsing, which includes Ellenville. These municipalities account for a little more than forty-seven percent of rental units in Ulster County.

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

Non-Subsidized Housing

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

2014 Non-Subsidized Apartments Sample by Municipality / Unit Size						
Municipality	Total Units	Studio	1 BR	2 BR	3 BR	4+ BR
Ellenville	111	2	18	89	2	
Esopus						
Gardiner	5		4	1		
Hurley	6		2	4		
Kingston (C)	1071	17	495	502	57	
Lloyd	8		4	4		
Marbletown						
Marlborough	14	1	13			
New Paltz	74		30	44		
Olive	2		2			
Plattekill	41	1	12	23	5	
Rochester						
Rosendale	52	3	26	19	3	1
Saugerties	79	21	40	18		
Shandaken	26	7	8	9	2	
Shawangunk	2		1		1	
Ulster	237	12	92	106	27	
Wawarsing	12		3	7	2	
Woodstock						
Total	1,740	64	750	826	99	1
% of Total		3.7%	43.1%	47.5%	5.7%	1.6%

Distribution of apartments by unit size shows that 94.3% of the apartments have two or fewer bedrooms. Only 7.3% of the total units have three bedrooms or more or were two-bedroom units with a den or office. Survey results include one four-bedroom unit. No survey data was collected from Esopus, Marbletown, Woodstock and the Town of Rochester.

The table below gives 2014 average and median rent organized by municipality and bedroom count. These calculations were done without regard to the number or type of utilities included.

Non-Subsidized Apartments 2014 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	111	\$ 400	\$ 400	\$ 667	\$ 650	\$ 823	\$ 825		
Gardiner	5			\$ 875	\$ 875	\$ 1,000	\$ 1,000		
Hurley	6			\$ 725	\$ 725	\$ 807	\$ 775		
Kingston (C)	1071	\$ 767	\$ 768	\$ 904	\$ 884	\$ 803	\$ 1,013	\$ 1,089	\$ 1,057
Lloyd	8			\$ 940	\$ 940	\$ 1,440	\$ 1,440		
Marlborough	14	\$ 650	\$ 650	\$ 718	\$ 775				
New Paltz	74			\$ 994	\$ 1,000	\$ 1,056	\$ 1,160		
Olive	2			\$ 710	\$ 710				
Plattekill	41	\$ 635	\$ 635	\$ 810	\$ 798	\$ 1,046	\$ 1,038	\$ 1,119	\$ 1,119
Rosendale	52	\$ 595	\$ 600	\$ 784	\$ 800	\$ 909	\$ 925	\$ 1,050	\$ 1,050
Saugerties	79	\$ 696	\$ 775	\$ 692	\$ 658	\$ 727	\$ 753		
Shandaken	26	\$ 496	\$ 519	\$ 560	\$ 548	\$ 722	\$ 722	\$ 865	\$ 865
Shawangunk	2			\$ 650	\$ 650				
Ulster	237	\$ 600	\$ 600	\$ 960	\$ 1,000	\$ 1,111	\$ 1,127	\$ 1,368	\$ 1,378
Wawarsing	12			\$ 692	\$ 738	\$ 800	\$ 763	\$ 763	\$ 763
Ulster County	1,740	\$ 677	\$ 624	\$ 887	\$ 878	\$ 1,023	\$ 1,023	\$ 1,153	\$ 1,119

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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
% Chg. '11-'14	10.4%	13.3%	7.7%	-4.8%
% Chg. '00-'14	28.7%	45.4%	44.1%	49.2%
2014 Income Required w/out Rent Burden	\$24,960	\$35,120	\$40,920	\$44,760

Average rents increased for non-subsidized rental units between 2011 and 2014 for all categories. Median rents also increased for all categories except for three-bedroom units, which decreased.

The 2011 and 2014 Survey had fewer respondents from New Paltz than in years past. However, rents in New Paltz are the highest in Ulster County, particularly for units close to SUNY, College at New Paltz.

The average rents across all categories outpace the rate of inflation in 1997 constant dollars. One-bedroom apartments led the way at 10.54%. Studio apartments rents increased 4.72% above the rate of inflation; two-bedroom apartments, 6.21%; and, three-bedroom apartments, 6.79%.

From 2010 into 2011, average rental prices decreased across all categories. From 2011 to 2014, demand has increased considerably. One-bedroom apartments appear to be the most in demand. The demand for three-bedroom apartments rose, but only slightly.

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
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
% Chg. '11-'14	20.0%	11.4%	6.7%	0.5%
% Chg. '97-'14	54.6%	63.1%	56.7%	57.5%
2014 Income Required w/out Rent Burden	\$27,080	\$35,480	\$40,920	\$46,120

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The table below compares the 2014 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2014. FMR are used in various government programs to calculate the subsidies for eligible low-income renters that will be paid to landlords.

2014 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 659	\$ 677	-\$18	-2.7%	\$ 624	\$35	5.6%
1 BR	\$ 819	\$ 887	-\$68	-7.7%	\$ 878	-\$59	-6.7%
2 BR	\$ 1,062	\$ 1,023	\$39	3.8%	\$ 1,023	\$39	3.8%
3 BR	\$ 1,392	\$ 1,153	\$239	20.7%	\$ 1,119	\$273	24.4%

Survey data of rents for studio and two-bedroom units are comparable with HUD Fair Market Rents (FMR). The rent for one-bedroom units is higher than the FMR, while the rent for three-bedroom units is lower. The FMR had correlated closely with survey rents in 2011. The comparison of 2014 FMR with survey data could be seen as a greater demand for one-bedroom units with three-bedroom units seeing a decreased demand.

The table to the right shows vacancy data for surveyed Non-Subsidized Housing for 2014.

The 2014 Vacancy Rate, for Non-Subsidized Housing responding to the survey, is 4.37%, with 76 units vacant at the time of the survey.

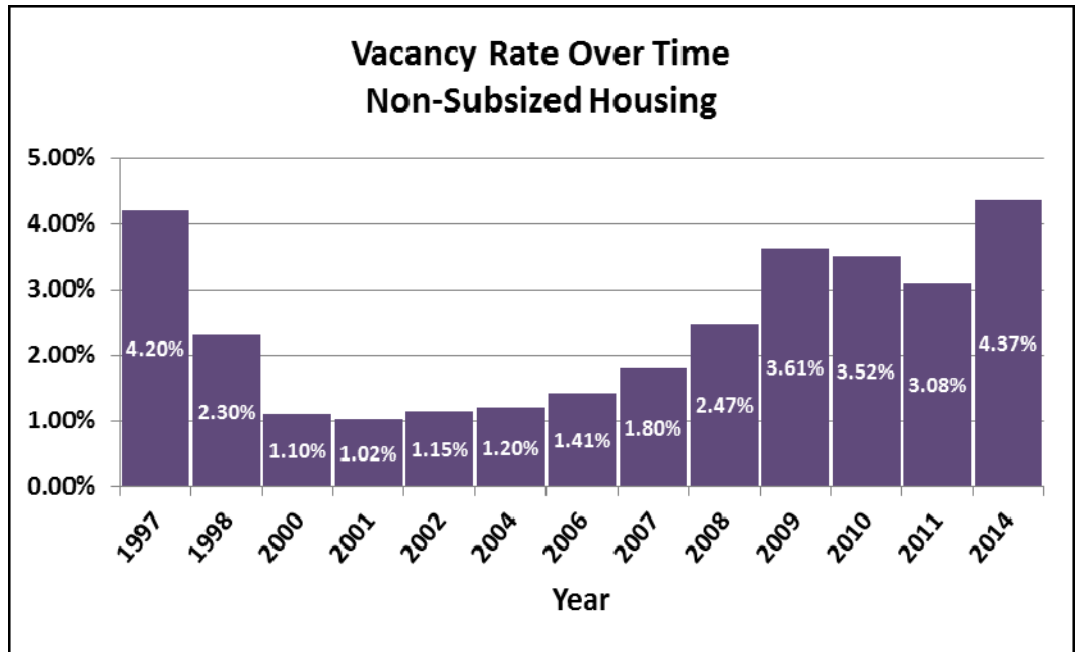
2014 Non-Subsidized Apartments							
Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	111	31	27.9%	Plattekill	41	3	7.3%
Gardiner	5	0	0.0%	Rosendale	52	7	13.5%
Hurley	6	1	16.7%	Saugerties	79	3	3.8%
Kingston (C)	1071	25	2.3%	Shandaken	26	1	3.8%
Lloyd	8	0	0.0%	Shawangunk	2	0	0.0%
Marlborough	14	1	7.1%	Ulster	237	3	1.3%
New Paltz	74	0	0.0%	Wawarsing	12	1	8.3%
Olive	2	0	0.0%				

76 Vacant Units/1740 Units in Sample = Vacancy Rate of 4.37%

For 2014, the vacancy rate is misleading. While the rate did rise from 3.08% in 2011 to 4.37% in 2014, this increase is attributed to Ellenville and Rosendale. High vacancy numbers are localized. The rest of the County has comparatively smaller vacancy rates and/or numbers of vacant rental units. The demand for rental housing continues to be high in Kingston, New Paltz and the Town of Ulster, all of which are Ulster County's most populated areas for residential and commercial activity.

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

The vacancy rate is as high as it has been since the Rental Housing Survey started. High numbers of vacancies appear to be localized to a few municipalities. Rental housing vacancy rates are comparatively low in most parts of the County.



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-, three- and five-year estimates. One-year estimates are the least accurate, but allow individuals to make to year to year comparisons. Three- and five-year estimates offer statistics with smaller margins of error, but offer figures for multiyear periods.

According to the ACS, the vacancy rate was 7.2% for all rental units over the three year period 2011-2013. This rate is higher than the one found in our 2014 data. The 2008-2010 vacancy rate is the next comparable timeframe, and for this three year period, the vacancy rate was 4.7%. This vacancy rate is slightly higher than the vacancy rates in the Housing Survey for the same time period as seen in the above chart. As the ACS is a sample, margins of error are provided with all statistics. The margin of error for the 2011-2013 Estimate's rental vacancy rate is +/- 1.6%. The 2008-2010 Estimate is also +/- 1.6%. The 2009-2013 Estimate has a vacancy rate average of 6.9% over this five year period with a +/- 1.2% margin of error. Data is not yet available for a comparable five year period.

The **2010 U.S. Decennial Census** reported a 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 and has a much smaller margin of error.

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 helps to explain why 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, the market vacancy rate is the best measure.

Advertised Rental Housing

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

For 2014, a compilation of several months' available rentals was used. 2014 figures for **Advertised Rental Housing** are from January through September of 2014 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2014 is 411 units. This is a decrease from the 2011 sample of 258 units.

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

The municipality with the highest number of advertised units is Kingston. New Paltz and Saugerties continue to have high numbers of advertised units. Ulster has fewer than in past years; whereas Woodstock has more. No units in Rochester and Shawangunk were found that could be used in the sample.

Ellenville and Wawarsing are now treated separately. The Rental Housing Survey does not gather data for Denning for the time being.

2014 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville		4	11	9	24	9.3%
Esopus		5	3	1	9	3.5%
Gardiner		3	2	1	6	2.3%
Hurley		1	3	2	6	2.3%
Kingston (C)	4	52	45	26	127	49.0%
Lloyd	1	10	3	2	16	6.2%
Marbletown		3	1	1	5	1.9%
Marlborough	1	2	2	1	6	2.3%
New Paltz	15	26	13	5	59	22.8%
Olive		5	9	1	15	5.8%
Plattekill	1	5	1		7	2.7%
Rochester					0	0.0%
Rosendale	3	8	6	3	20	7.7%
Saugerties	8	12	14	7	41	15.8%
Shandaken	4	3	5		12	4.6%
Shawangunk					0	0.0%
Ulster		5	4		9	3.5%
Wawarsing	1	2	2	3	8	3.1%
Woodstock	3	28	8	2	41	15.8%
County Total	41	174	132	64	411	159%
% of Total	15.8%	67.2%	51.0%	24.7%	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 municipalities. Average rents were calculated without regard to the number or type of utilities included in the rental amount.

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Advertised Apartments									
2014 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	24			\$ 793	\$ 810	\$ 850	\$ 825	\$ 1,123	\$ 1,050
Esopus	9			\$ 840	\$ 750	\$ 1,167	\$ 1,200	\$ 1,050	\$ 1,050
Gardiner	6			\$ 933	\$ 900	\$ 975	\$ 975	\$ 950	\$ 950
Hurley	6			\$ 1,200	\$ 1,200	\$ 857	\$ 875	\$ 1,325	\$ 1,325
Kingston (C)	127	\$ 695	\$ 693	\$ 839	\$ 817	\$ 944	\$ 950	\$ 1,162	\$ 1,200
Lloyd	16	\$ 675	\$ 675	\$ 993	\$ 888	\$ 1,065	\$ 1,000	\$ 1,475	\$ 1,475
Marbletown	5			\$ 867	\$ 800	\$ 710	\$ 710	\$ 950	\$ 950
Marlborough	6	\$ 895	\$ 895	\$ 788	\$ 788	\$ 1,073	\$ 1,073	\$ 1,500	\$ 1,500
New Paltz	59	\$ 802	\$ 775	\$ 973	\$ 980	\$ 1,146	\$ 1,100	\$ 1,418	\$ 1,495
Olive	15			\$ 780	\$ 750	\$ 862	\$ 800	\$ 975	\$ 975
Plattekill	7	\$ 675	\$ 675	\$ 838	\$ 750	\$ 950	\$ 950		
Rochester	0								
Rosendale	20	\$ 850	\$ 750	\$ 796	\$ 800	\$ 982	\$ 970	\$ 1,292	\$ 1,400
Saugerties	40	\$ 799	\$ 825	\$ 797	\$ 750	\$ 900	\$ 900	\$ 1,196	\$ 1,200
Shandaken	12	\$ 635	\$ 673	\$ 708	\$ 600	\$ 760	\$ 750		
Shawangunk	0								
Ulster	9			\$ 874	\$ 895	\$ 986	\$ 950		
Wawarsing	9	\$ 600	\$ 600	\$ 675	\$ 675	\$ 800	\$ 800	\$ 1,104	\$ 950
Woodstock	41	\$ 580	\$ 625	\$ 903	\$ 875	\$ 999	\$ 963	\$ 1,498	\$ 1,498
Ulster County	411	\$ 752	\$ 743	\$ 871	\$ 850	\$ 949	\$ 850	\$ 1,203	\$ 1,200

Advertised Apartments								
Average and Median Rent Over Time								
Unit Size Year	Studio		1 BR		2 BR		3 BR	
	Avg.	Median	Avg.	Median	Avg.	Median	Avg.	Median
1997	\$ 382	n/a	\$ 474	n/a	\$ 604	n/a	\$ 688	n/a
1998	\$ 408	n/a	\$ 501	n/a	\$ 651	n/a	\$ 846	n/a
2000	\$ 439	\$ 400	\$ 534	\$ 500	\$ 652	\$ 625	\$ 861	\$ 775
2001	\$ 500	\$ 475	\$ 585	\$ 600	\$ 728	\$ 740	\$ 880	\$ 816
2002	\$ 575	\$ 575	\$ 612	\$ 600	\$ 821	\$ 725	\$ 867	\$ 875
2004	\$ 493	\$ 500	\$ 624	\$ 613	\$ 767	\$ 763	\$ 951	\$ 925
2005	\$ 552	\$ 575	\$ 621	\$ 650	\$ 751	\$ 750	\$ 1,030	\$ 1,050
2006	\$ 530	\$ 530	\$ 665	\$ 680	\$ 939	\$ 850	\$ 1,100	\$ 1,175
2007	\$ 625	\$ 625	\$ 695	\$ 700	\$ 843	\$ 850	\$ 1,074	\$ 1,090
2008	\$ 508	\$ 513	\$ 713	\$ 750	\$ 857	\$ 850	\$ 1,101	\$ 1,100
2009	\$ 578	\$ 575	\$ 724	\$ 700	\$ 857	\$ 850	\$ 1,054	\$ 1,000
2010	\$ 572	\$ 550	\$ 743	\$ 750	\$ 886	\$ 875	\$ 1,071	\$ 1,100
2011	\$ 591	\$ 563	\$ 726	\$ 725	\$ 885	\$ 875	\$ 1,074	\$ 1,100
2014	\$ 752	\$ 743	\$ 871	\$ 850	\$ 949	\$ 850	\$ 1,203	\$ 1,200
% Chg. '11 - '14	21.4%	24.2%	16.6%	14.7%	6.7%	-2.9%	10.7%	8.3%
% Chg. '00 - '14	41.6%	46.2%	38.7%	41.2%	31.3%	26.5%	28.4%	35.4%
% Chg. '97 - '14	49.2%		45.6%		36.4%		42.8%	

The data shows that average and median rents have seen double-digit increases since 1997. No trend can be established for the short term due to the lack of data for 2012 and 13.

2014 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.								0	Ellenville
Mountainside Apts.	N	M	0	4	15	15	0	34	Ellenville
Hillside Heights	C	M	0	30	0	0	0	30	Ellenville
Glusker Gardens	C	L	0	30	2	0	0	32	Ellenville
The Birches at Esopus								0	Esopus
Birchwood Village								0	Kingston (C)
Brigham Apartments	C	L	0	38	0	2	0	40	Kingston (C)
Colonial Addition	C	V	32	0	0	0	0	32	Kingston (C)
Colonial Gardens	S	V	0	10	60	28		98	Kingston (C)
Governor Clinton Apts.	A	M	15	77	0	0	0	92	Kingston (C)
Hasbrouck Avenue	PH	*	0	0	4	1	1	6	Kingston (C)
Hunter St.	DS	M	1	3	2	2	0	8	Kingston (C)
Rondout Gardens	DS	V	41	21	29	24	16	131	Kingston (C)
Spring Brook Village	N	M	8	20	70	24	0	122	Kingston (C)
Stuyvesant Charter Apts.	DS	M	0	40	80	0	0	120	Kingston (C)
Stuyvesant Hotel	CH	M		40					Kingston (C)
The Kirkland	N	M	1	7	0	0	0	8	Kingston (C)
Wiltwyck Gardens	C	V	30	30	0	0	0	60	Kingston (C)
Yosman Tower Apts.	C	M	70	34	0	0	0	104	Kingston (C)
Golden View	A	L	0	51	0	0	0	51	Lloyd
Milton Harvest	A	L	0	47	0	0	0	47	Marlborough
Jenny's Garden	C	L	0	66	0	0	0	66	Marlborough
Huguenot Park Apts.								0	New Paltz
Meadowbrook Farms I								0	New Paltz
Meadowbrook Farms II								0	New Paltz
Tongore Pines	C	L	0	19	0	0	0	19	Olive
Blair Road	N	L	0	0	9	0	0	9	Rochester
Park Heights	C	L	0	40	0	0	0	40	Rosendale
Arabio	N	M	0	0	0	2	0	2	Saugerties
Jacob Brede Apts.	N	L	0	4	3	0	0	7	Saugerties
Saugerties Senior Hsing.	A	M	0	31	32	0	0	63	Saugerties
The Mill	C	M	14	75	0	0	0	89	Saugerties
Hickory Ridge Apts.								0	Saugerties
The Birches								0	Saugerties
Shandaken Village Apts.	C	V	0	24	0	0	0	24	Shandaken
Elsie's Meadow	A	L	0	24	0	0	0	24	Shawangunk
Chambers Court	C	M	0	60	12	0	0	72	Ulster
The Birches at Chambers								0	Ulster
Seven Greens								0	Ulster
Ellenville Regional Sr. Hsn.	A	L	0	142	0	0	0	142	Wawarsing
Woodstock Commons	C	L	0	24	16	12	0	52	Woodstock
Woodstock Meadows								0	Woodstock
Total by # Bedrms.			212	991	334	110	17	1,624	
% by # Bedrms.			13.1%	61.0%	20.6%	6.8%	1.0%		

Type Legend		Income Legend - in Area Median Income or AMI
A - All Seniors	N - No Target Population	V - up to 30% or 33.33%
C - All Seniors & Disabled	P - Some units for Single Parents	L - up to 50% or 60% AMI
D - Some units for Disabled	S - Some units for Seniors	M - up to 80 % AMI
H - Some units for Homeless	V - Veteran Preference	* Hasbrouck Ave Apts are for families facing homelessness.

Affordability

Most housing providers, including HUD, use costs at or below 30% of household 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 to be housing cost burdened. Recent data released by the Census, the **2011-2013 American Community Survey (ACS)** three Year Estimates, gives us a current look at the affordability of rental housing in Ulster County.

According to the ACS, 53.5% of Ulster County renters are housing cost burdened. And almost one-third (30.1%) are severely burdened, paying more than half their income toward housing costs. The figures reflect a steady increase over the last few years from the last year time the Rental Housing Survey was conducted in 2011.

Adding to the burden, median household income for renters decreased. According to the 2011-2013 ACS, the median income for renters is \$30,624, \$225 lower than reported in the 2011 Rental Housing Survey.

Gross Rent as a Percentage of Household Income		
Ulster County 2011-2013 ACS Three Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	451	2.1%
10.0 to 14.9 %	1,187	5.6%
15.0 to 19.9 %	2,139	10.1%
20.0 to 24.9 %	2,339	11.0%
25.0 to 29.9 %	1,624	7.6%
30.0 to 34.9 %	1,680	7.9%
35.0 to 39.9 %	1,640	7.7%
40.0 to 49.9 %	1,664	7.8%
50.0 % or more	6,382	30.1%
Not computed	2,131	10.0%
Total Renter Households	21,237	100.0%
Housing Cost Burdened (30% + >)	11,366	53.5%
Severely Cost Burdened (50% + >)	6,382	30.1%

The problem of rental housing costs does not stop at the Ulster County border. In New York State, the percent of rent-burdened households runs from a low of 36.7% in Steuben County to a high of 62.9 % in Fulton County. Ulster County, at 53.5%, ranks 10th highest on a list of the 60 counties for which data is available. 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 13.6% in Wyoming County to a high of 36.8% in Putnam County. Ulster County ranks 10th highest in New York State, as 30.1% of Ulster County's renter households are severely burdened. Close to a third 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 5th with 50.8%. For severely burdened, South Dakota has the lowest percentage at 15.8%, while California and Florida is tied for the highest at 28.7%. 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 25.1% of our entire country's renters pay more than half their income towards rent.