



2017 Ulster County Rental Housing Survey



Michael P. Hein
County Executive

Ulster County Planning Department

2017
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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PHOTO: East Strand Street in Kingston

**Report prepared by
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Abstract

- The 2017 Rental Housing Survey was sent to 256 owners/managers. There were 99 responses for an overall response rate of 38.67%, representing 3,131 units.
- For Non-Subsidized Housing, the response rate was 31.79% with surveys completed for 69 properties in a sample of 217. A total of 1,623 units were part of the Survey from these 69 properties.
- For Subsidized Housing, the response rate was 76.92% with surveys completed for 30 properties in a sample of 39. These 35 properties have 1,508 units.

Average and Median rents of Non-Subsidized Housing for 2017 are:

Avg	Studio	\$ 713	(-3.0%)	Median	Studio	\$ 750	(+5.2%)
	1-BR	\$ 963	(+7.0%)		1-BR	\$ 900	(+2.5%)
	2-BR	\$ 1,143	(+5.9%)		2-BR	\$ 1,098	(+4.8%)
	3-BR	\$ 1,336	(+18.2%)		3-BR	\$ 1,275	(+11.8%)

Percentage changes are relative to 2016 Average and Median rents.

- Using the HUD definition of cost-burdened families i.e. housing expenses of 30% of household income or more, the yearly income required to support the Average Rent for Non-Subsidized Housing in 2017 without being a cost burdened is:

Studio	\$28,520
1-BR	\$38,520
2-BR	\$45,720
3-BR	\$53,440

- The vacancy rate, as surveyed, for Non-Subsidized Housing for 2017 is 2.65% with 43 of 1,623 units vacant. The vacancy rate in 2016 was 2.36%.
- The Advertised Rental Housing sample for 2017 was 308 units. Taken together with the survey data, this report has data on 3,439 units.

Average and Median rents of Advertised Rental Housing units for 2017 are:

Avg	Studio	\$ 810	(+14.6%)	Median	Studio	\$ 800	(+10.3%)
	1-BR	\$ 889	(+6.2%)		1-BR	\$ 895	(+8.5%)
	2-BR	\$ 1,107	(+7.1%)		2-BR	\$ 1,100	(+12.8%)
	3-BR	\$ 1,349	(+8.8%)		3-BR	\$ 1,313	(+9.4%)

Percentage changes are relative to 2016 average rents for Advertised Housing.

- Eleven vacancies were reported by Subsidized Housing providers. Ten of these units had waiting lists, indicating that they would be quickly filled.
- On page 11, a table shows examples of maximum income limits for households in subsidized housing. Subsidized housing typically has minimum income requirements, and often charge 30% of adjusted gross income for rent.
- 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 eighteenth 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 354 in 2015. For the 2017 Survey, 217 questionnaires were sent to landlords or property managers who could complete these questionnaires or have Ulster County Planning Department staff complete them 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 2017, the overall response rate was 38.67% with 99 properties responding out of a sample size of 256, which was lower than the 2016 response rate of 40.66%. The sample size in 2016 was smaller at 241, but 98 properties had responded to the Rental Housing Survey.

RUPCO's Rent Reasonableness Comparison Log supplies data for the Advertised Rental Housing portion of this report. The **Kingston Times (Almanac Weekly)** and **Craigslist** are also major sources of data on Advertised Rental Housing. The Rent Reasonable 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.

2017 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 2012 – 2016 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 2012-2016 Five Year Estimates			
Family households	9,161	Non-family households	11,831
Married-couple family	4,711	Householder living alone	9,341
Hholder age 15 - 34	1,514	Hholder age 15 - 34	1,889
Hholder age 35 - 64	2,597	Hholder age 35 - 64	4,189
Hholder age 65 +	600	Hholder age 65 +	3,263
Male hholder, no wife present	1,434	Householder not living alone	2,490
Hholder age 15 - 34	508	Hholder age 15 - 34	1,590
Hholder age 35 - 64	793	Hholder age 35 - 64	726
Hholder age 65 +	133	Hholder age 65 +	174
Fem. hholder, no husb. present	3,016		
Hholder age 15 - 34	876		
Hholder age 35 - 64	1,911		
Hholder age 65 +	229		
Total Ulster County Renter Households	20,992		
Total Ulster County Renter Persons	44,837		

2017 ULSTER COUNTY RENTAL HOUSING SURVEY

Census Data

The chart below compares 2010 Census rental housing data with the 2017 Rental Survey sample.

2010 Census Rental - 2017 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%	87	19	206	312	9.1%
Denning	531	64	12.1%	0.3%					
Esopus	3,969	1,031	26.0%	4.5%	152	17		169	4.9%
Gardiner	2,610	534	20.5%	2.3%	11	2		13	0.4%
Hardenburgh	344	31	9.0%	0.1%					
Hurley	3,069	399	13.0%	1.7%		4		4	0.1%
Kingston (C)	11,147	5,897	52.9%	25.8%	623	79	816	1,518	44.1%
Kingston (T)	432	60	13.9%	0.3%				0	
Lloyd	4,419	1,362	30.8%	6.0%	268	23	51	342	9.9%
Marbletown	2,989	482	16.1%	2.1%	67	4		71	2.1%
Marlborough	3,644	1,084	29.7%	4.7%	19	7	114	140	4.1%
New Paltz	6,828	3,399	49.8%	14.9%	105	29		134	3.9%
Olive	2,498	423	16.9%	1.9%		9	19	28	0.8%
Plattekill	4,242	1,174	27.7%	5.1%	57	14		71	2.1%
Rochester	4,019	707	17.6%	3.1%	7	4	9	20	0.6%
Rosendale	2,897	742	25.6%	3.2%	11	10	40	61	1.8%
Saugerties	11,108	3,748	33.7%	16.4%	45	30	153	228	6.6%
Shandaken	2,776	519	18.7%	2.3%	20	8	24	52	1.5%
Shawangunk	4,333	883	20.4%	3.9%	18	1		19	0.6%
Ulster	5,368	1,574	29.3%	6.9%	95	8		103	3.0%
Wawarsing	6,211	1,871	30.1%	8.2%		12		12	0.3%
Woodstock	4,157	793	19.1%	3.5%	38	28	76	142	4.1%
Total	89,436	27,691	29.4%	100%	1,623	308	1,508	3,439	100%

Municipalities with the highest number of rental units in the Survey are the City of Kingston followed by the Town of Lloyd, the Village of Ellenville, and the Towns of Saugerties (town and village) and Marlborough.

This year's survey sample is overrepresented in the Village of Ellenville, the City of Kingston and the Town of Lloyd. It is underrepresented in Towns of New Paltz (town and village), Saugerties (town and village), Ulster and Woodstock.

2017 ULSTER COUNTY RENTAL HOUSING SURVEY

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.

2017 Non-Subsidized Apartments Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	87		16	71	
Esopus	152		72	64	16
Gardiner	11		8	3	
Hurley	0				
Kingston (C)	623	12	289	276	46
Lloyd	268	1	16	153	98
Marbletown	67		23	36	8
Marlborough	19			19	
New Paltz	105	4	29	69	3
Olive	0				
Plattekill	57	3	20	25	9
Rochester	7		6	1	
Rosendale	11	1	6	4	
Saugerties	45	16	20	9	
Shandaken	20		17		3
Shawangunk	18		8	8	2
Ulster	95	7	41	30	17
Wawarsing	0				
Woodstock	38	18	17	3	
Total	1,623	62	588	771	202
% of Total		3.8%	36.2%	47.5%	12.4%

About 84% of the non-subsidized units in the Rental Housing Survey are one or two-bedroom. Usually the percentage of these units is around ninety percent. At 12.4%, the percentage of three-bedroom units is unusually high. The percentage of studios decreased for the third consecutive year.

Survey data wasn't received from Hurley, Olive and Wawarsing.

The response rate for non-subsidized housing was 31.79%. There were 69 questionnaires completed for properties whose landlords or property managers supplied data for the Survey. This is out of 217 properties that received a questionnaire.

Non-Subsidized Apartments 2017 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	87			\$ 687	\$ 675	\$ 850	\$ 850		
Esopus	152			\$ 1,382	\$ 1,382	\$ 1,578	\$ 1,578	\$ 1,905	\$ 1,905
Gardiner	11			\$ 875	\$ 875	\$ 1,400	\$ 1,600		
Hurley									
Kingston (C)	623	\$ 780	\$ 745	\$ 969	\$ 900	\$ 1,067	\$ 1,033	\$ 1,189	\$ 1,155
Lloyd	268	\$ 620	\$ 620	\$ 893	\$ 820	\$ 1,369	\$ 1,450	\$ 1,467	\$ 1,325
Marbletown	67			\$ 799	\$ 775	\$ 909	\$ 875	\$ 975	\$ 975
Marlborough	19					\$ 1,400	\$ 1,400		
New Paltz	105	\$ 744	\$ 775	\$ 1,072	\$ 1,099	\$ 1,218	\$ 1,310	\$ 1,467	\$ 1,300
Olive									
Plattekill	57	\$ 742	\$ 750	\$ 850	\$ 825	\$ 1,138	\$ 1,150	\$ 1,293	\$ 1,295
Rochester	7			\$ 713	\$ 713	\$ 750	\$ 750		
Rosendale	11	\$ 600	\$ 600	\$ 873	\$ 880	\$ 1,100	\$ 1,150		
Saugerties	45	\$ 716	\$ 750	\$ 758	\$ 757	\$ 939	\$ 850		
Shandaken	20			\$ 573	\$ 500			\$ 1,000	\$ 1,050
Shawangunk	18			\$ 756	\$ 725	\$ 863	\$ 888	\$ 925	\$ 925
Ulster	95	\$ 664	\$ 625	\$ 837	\$ 870	\$ 1,148	\$ 1,103	\$ 1,423	\$ 1,423
Wawarsing									
Woodstock	38	\$ 685	\$ 750	\$ 772	\$ 813	\$ 1,150	\$ 995		
Ulster County	1,623	\$ 713	\$ 750	\$ 963	\$ 900	\$ 1,143	\$ 1,098	\$ 1,336	\$ 1,275

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Non-Subsidized Apartments Average Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2016	\$ 735	\$ 900	\$ 1,079	\$ 1,127
2017	\$ 713	\$ 963	\$ 1,143	\$ 1,336
% Chg. '16-'17	-3.0%	7.0%	5.9%	18.5%
% Chg. '02-'17	52.7%	54.8%	53.6%	62.3%
2017 Income Required w/out Rent Burden	\$28,520	\$38,520	\$45,720	\$53,440

From 2016 to 2017, the average rent for one-bedroom, two-bedroom and three-bedroom units increased. Median rents also increased for these same unit types, but not to the degree that average rents rose. Units at the more expensive end of the rental housing market had a stronger impact on increasing average rents found in the Survey.

Three-bedroom units saw the largest increase in rents charged. The average rent increased 18.5% and the median rent rose by 11.8% from the previous year. The likely reason is too few of these units are available to meet demand; more specifically, homes and apartments large enough for families that would need three bedrooms and looking to sign leases of one year or more.

Non-Subsidized Apartments Median Rent Over Time				
Year / Unit Size	Studio	1 BR	2 BR	3 BR
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
2016	\$ 713	\$ 878	\$ 1,048	\$ 1,140
2017	\$ 750	\$ 900	\$ 1,098	\$ 1,275
% Chg. '16-'17	5.2%	2.5%	4.8%	11.8%
% Chg. '02-'17	57.9%	48.8%	46.4%	47.4%
2017 Income Required w/out Rent Burden	\$30,000	\$36,000	\$43,920	\$50,880

Studios followed a different trend from the larger unit types in the Survey. While the median rent increased for studios, the average rent decreased from 2016 to 2017. Prior to this, studios had seen increases in average rents for several years in the Survey. The last decrease occurred between 2010 and 2011.

2017 ULSTER COUNTY RENTAL HOUSING SURVEY

The table below compares the 2017 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2017. FMR are used in various government programs to calculate the subsidies for eligible low income renters that will be paid to landlords.

2017 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 724	\$ 713	\$11	1.5%	\$ 750	-\$26	-3.5%
1 BR	\$ 904	\$ 963	-\$59	-6.1%	\$ 900	\$4	0.4%
2 BR	\$ 1,141	\$ 1,143	-\$2	-0.2%	\$ 1,098	\$43	3.9%
3 BR	\$ 1,479	\$ 1,336	\$143	10.7%	\$ 1,275	\$204	16.0%

One-bedroom units have the strongest demand for rental housing in Ulster County. Survey data show that average rents for one- and two-bedroom apartments are higher than the FMR. The difference between the average rent for two-bedroom units and the FMR is small, but the difference between one-bedroom units and the FMR is considerable. The average rent for three-bedroom units is lower than the FMR, however the increases seen in reported rents for 2017 reflect a strengthening demand.

2017 Non-Subsidized Apartments Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	87	3	3.45%	Plattekill	57	4	7.02%
Esopus	152	2	1.32%	Rochester	7	2	28.57%
Gardiner	11		0%	Rosendale	11		0%
Kingston (C)	623	7	1.12%	Saugerties	45	4	8.89%
Lloyd	268	12	4.48%	Shandaken	20		0%
Marbletown	67	1	1.49%	Shawangunk	18		0%
Marlborough	19		0%	Ulster	95	6	6.32%
New Paltz	105	1	0.95%	Woodstock	38	1	2.63%

43 Vacant Units/1623 Units in Sample = Vacancy Rate of 2.65%

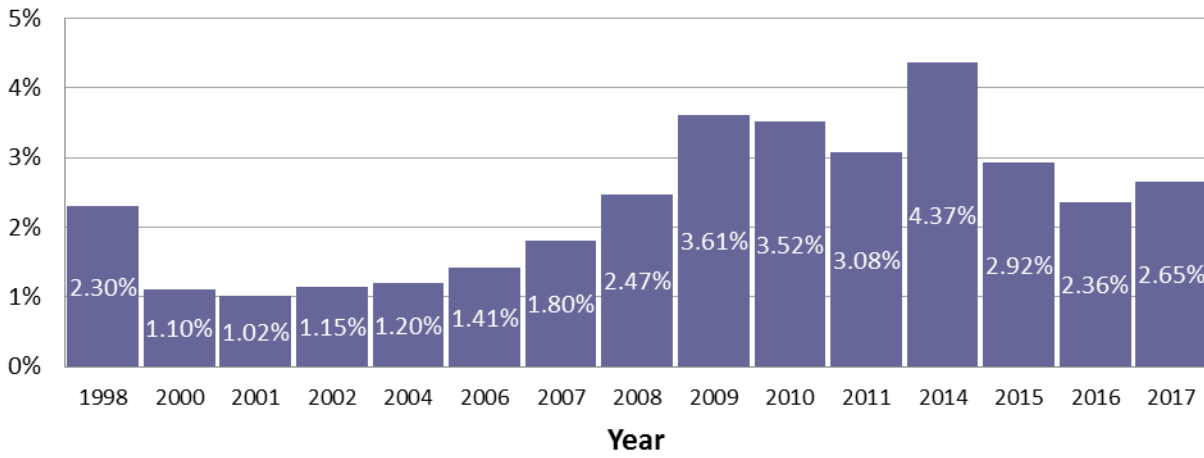
The table above shows vacancy data for surveyed Non-Subsidized Housing for 2017.

The 2017 Vacancy Rate, for Non-Subsidized Housing responding to the survey is 2.65% with 43 units vacant at the time of the Survey.

Ulster County's vacancy rate rose slightly from 2.36% in 2016 to 2.65% in 2017. The vacancy rate decreased again in Ellenville, going from 5.1% in 2016 to about 3.5% in 2017. New Paltz and the City of Kingston continue to have strong demand for rental housing. Both places have vacancy rates at or around 1%. Areas situated within the Catskills such as Woodstock and Shandaken also consistently have low vacancy rates.

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 increased slightly from 2016 into 2017. At 2.65%, the vacancy rate stays under 3% for the third consecutive survey. The demand for rental housing remains strong in many parts of Ulster County, particularly in its most densely populated municipalities.

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 year-to-year comparisons. Five-year estimates offer statistics with smaller margins of error.

For the 2012-2016 Estimate, rental vacancy rate in Ulster County was 6.4%. The 2007-2011 Estimate had a 5.3% 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.

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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, print edition of the Kingston Times and Craigslist.org Hudson Valley section for apartments and housing rentals.**

For 2017, a compilation of several months' available rentals was used. 2017 figures for **Advertised Rental Housing** are from January through October of 2017 and were screened to eliminate duplicate listings.

The sample size for Advertised Rental Housing for 2017 is 308 units. This is a decrease from the 2016 sample of 391 units.

The percentage of one-bedroom units has decreased over the last two surveys. For 2017, the distribution of **Advertised Rental Housing** units by size shows roughly the same number of one- and two-bedroom units. From 2016 to 2017, the percentage of studios and three-bedroom units in the Survey increased.

Kingston continues to have the largest number of advertised units, with over a quarter of the units.

Every other community has less than a 10% share in the Survey. New Paltz, Saugerties and Woodstock each had over a 9% share.

The majority of the units in Ellenville's share are three-bedroom units. Usually, one- or two-bedroom units compose the largest group in a share.

2017 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville		1	8	10	19	6.2%
Esopus	2	9	6		17	5.5%
Gardiner		2			2	0.6%
Hurley		1	2	1	4	1.3%
Kingston (C)	9	27	18	25	79	25.6%
Lloyd	1	8	14		23	7.5%
Marbletown		1	2	1	4	1.3%
Marlborough		4	3		7	2.3%
New Paltz	3	13	8	5	29	9.4%
Olive		5	2	2	9	2.9%
Plattekill	5	4	5		14	4.5%
Rochester	1	2	1		4	1.3%
Rosendale	1	1	5	3	10	3.2%
Saugerties	4	9	11	6	30	9.7%
Shandaken	1	3	1	3	8	2.6%
Shawangunk		1			1	0.3%
Ulster		2	5	1	8	2.6%
Wawarsing	1	6	4	1	12	3.9%
Woodstock	8	8	9	3	28	9.1%
County Total	36	107	104	61	308	100%
% of Total	11.7%	34.7%	33.8%	19.8%	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.

2017 ULSTER COUNTY RENTAL HOUSING SURVEY

Advertised Apartments									
2017 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	<u>Studios</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	19			\$ 700	\$ 700	\$ 946	\$ 925	\$ 1,215	\$ 1,200
Esopus	17	\$ 810	\$ 810	\$ 929	\$ 950	\$ 958	\$ 950		
Gardiner	2			\$ 935	\$ 935				
Hurley	4			\$ 1,000	\$ 1,000	\$ 1,138	\$ 1,138	\$ 1,600	\$ 1,600
Kingston (C)	79	\$ 802	\$ 800	\$ 875	\$ 900	\$ 1,048	\$ 1,098	\$ 1,366	\$ 1,325
Lloyd	23	\$ 600	\$ 600	\$ 909	\$ 895	\$ 1,125	\$ 1,125		
Marbletown	4			\$ 800	\$ 800	\$ 1,113	\$ 1,113	\$ 1,800	\$ 1,800
Marlborough	7			\$ 913	\$ 950	\$ 1,150	\$ 1,200		
New Paltz	29	\$ 758	\$ 750	\$ 1,025	\$ 1,000	\$ 1,403	\$ 1,475	\$ 1,615	\$ 1,575
Olive	9			\$ 789	\$ 800	\$ 1,038	\$ 1,038	\$ 1,200	\$ 1,200
Plattekill	14	\$ 812	\$ 800	\$ 875	\$ 913	\$ 1,100	\$ 1,038		
Rochester	4	\$ 750	\$ 750			\$ 1,000	\$ 1,000	\$ 1,400	\$ 1,400
Rosendale	10	\$ 725	\$ 725	\$ 750	\$ 750	\$ 1,113	\$ 1,050	\$ 1,158	\$ 1,175
Saugerties	30	\$ 830	\$ 950	\$ 877	\$ 800	\$ 1,120	\$ 1,100	\$ 1,358	\$ 1,250
Shandaken	8	\$ 680	\$ 680	\$ 755	\$ 700	\$ 950	\$ 950	\$ 908	\$ 900
Shawangunk	1			\$ 795	\$ 795				
Ulster	8			\$ 775	\$ 775	\$ 1,239	\$ 1,150	\$ 1,750	\$ 1,750
Wawarsing	12	\$ 675	\$ 675	\$ 738	\$ 700	\$ 969	\$ 938	\$ 1,400	\$ 1,400
Woodstock	28	\$ 906	\$ 873	\$ 938	\$ 898	\$ 1,181	\$ 1,100	\$ 1,533	\$ 1,500
Ulster County	308	\$ 810	\$ 800	\$ 889	\$ 895	\$ 1,107	\$ 1,100	\$ 1,349	\$ 1,313

Advertised Apartments									
Average and Median Rent Over Time									
Unit Size Year	<u>Studio</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		
	Avg.	Median	Avg.	Median	Avg.	Median	Avg.	Median	
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	
2016	\$ 707	\$ 725	\$ 837	\$ 825	\$ 1,034	\$ 975	\$ 1,240	\$ 1,200	
2017	\$ 810	\$ 800	\$ 889	\$ 895	\$ 1,107	\$ 1,100	\$ 1,349	\$ 1,313	
% Chg. '16 - '17	14.6%	10.3%	6.2%	8.5%	7.1%	12.8%	8.8%	9.4%	
% Chg. '07 - '17	29.6%	28.0%	27.9%	27.9%	31.3%	29.4%	25.6%	20.5%	
% Chg. '02 - '17	40.9%	39.1%	45.3%	49.2%	34.8%	51.7%	55.6%	50.1%	
2017 \$ Required w/out Rent Burden	\$32,400	\$32,000	\$35,560	\$35,800	\$44,280	\$44,000	\$53,960	\$52,520	

Advertised rents for each of the four types of units increased from 2016 to 2017. The long-term trend shows the steepest increases in rent for three-bedroom units. Studios have seen the biggest increases from 2016 to 2017.

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.

Examples of Maximum Income Limits by Household Size Ulster County, NY - 2017				
	Percentage of Area Median Income (AMI)			
	30% AMI	50% AMI	60% AMI	80% AMI
1 Person	\$16,500	\$27,500	\$33,000	\$44,000
2 Person	\$18,840	\$31,400	\$37,680	\$50,240
3 Person	\$21,210	\$35,350	\$42,420	\$56,560
4 Person	\$23,550	\$39,250	\$47,100	\$62,800
5 Person	\$25,440	\$42,400	\$50,880	\$67,840
6 Person	\$27,330	\$45,550	\$54,660	\$72,880

Source: New York State Office of Housing and Community Renewal

The table above shows typical maximum income limits for subsidized housing in Ulster County. These figures are based on the area median income (AMI) of **\$78,500 for Ulster County in 2017**. Many of the properties that participated in the survey have income limits of 50% or 60% AMI. A few do both, setting aside some units for households up to 50% AMI and the rest at 60% AMI. AMI is determined by the United States Department of Housing and Urban Development.

HUD’s Income Limits and AMI data are available at: <https://www.huduser.gov/portal/datasets/il.html>

The response rate for the subsidized housing portion of the 2017 Rental Survey was 76.92%, with 30 responses for 39 different properties.

Of these thirty properties, there were 1,508 units with 899 one-bedroom, 303 two-bedroom, 110 three-bedroom, and 12 four-bedroom and 5 five-bedroom and 179 studios.

Thirteen properties were intergenerational and could cater to families. They represent 689 units (170 one-bedroom, 287 two-bedroom, 96 three-bedroom, 12 four-bedroom, and 5 five-bedroom and 119 studios).

Seventeen properties that participated in the Survey designated units for senior housing. All of them reported the use of waiting lists. One intergenerational property had 20 one-bedroom units designated only for seniors.

Sixteen properties in the Survey are entirely senior housing. They represent 767 units (705 one-bedroom, 2 three-bedroom and 60 studios). The waiting list for one-bedroom units ranged from 3 people to 169. Properties with studios had wait lists as high as 31.

Subsidized senior housing has minimum-age requirements of 55 or 62 years old, but often allows younger, disabled individuals. Because subsidized senior housing in Ulster County has waiting lists, 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 **2012-2016 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, 55.1% of Ulster County renters are housing cost burdened. And 29.8% are severely burdened, paying more than half their income toward housing costs. Census figures over the last decade continue to show a slight decrease in the number of renter households. Many of these households continue to be housing cost burdened.

Median household income for renters is lower than ten years ago. According to the 2012-2016 ACS, the estimated median income for renters was \$31,597. The next comparable period from the 2007-2011 ACS has median income at \$34,176.

Gross Rent as a Percentage of Household Income		
Ulster County 2012-2016 ACS Five-Year Estimates		
	# Hholds	% of Total
Less than 10.0 %	532	2.5%
10.0 to 14.9 %	1,256	6.0%
15.0 to 19.9 %	1,982	9.4%
20.0 to 24.9 %	2,318	11.0%
25.0 to 29.9 %	1,410	6.7%
30.0 to 34.9 %	1,946	9.3%
35.0 to 39.9 %	1,599	7.6%
40.0 to 49.9 %	1,778	8.5%
50.0 % or more	6,251	29.8%
Not computed	1,920	9.1%
Total Renter Households	20,992	100.0%
Housing Cost Burdened (30% + >)	11,574	55.1%
Severely Cost Burdened (50% + >)	6,251	29.8%

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 38.2% in Wyoming County to a high of 58.5 % in Rockland County. Ulster County, at 55.1%, ranks 7th 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 14.0% in Wyoming County to a high of 35.6% in Rockland County. Ulster County ranks 7th in New York State, as 29.8% of Ulster County's renter households are severely burdened. Nearly a third of Ulster County's renters pay more than half of their income toward rent.

Nationwide, the percent burdened range from 35.2% in North Dakota to 53.6% in California. New York is 4th with 50.5%. For severely burdened, Wyoming has the lowest percentage at 16.2%, while California is the highest at 27.9%. New York State ranks 2nd with 27.6% of its renters severely burdened.

As a nation, 47.3% of the USA's renters are rent burdened. And 24.1% of our entire country's renters pay more than half their income towards rent.