



# Ulster County Rental Housing Survey 2003 - 2004



Ulster County Planning Board

# **2003-2004 ULSTER COUNTY RENTAL HOUSING SURVEY**

## **Acknowledgements:**

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## Abstract



The survey mailing for 2003 - 2004 Non-Subsidized Apartments was 139 surveys. Of the 139 questionnaires sent, 58 were returned for a total of 1,742 Non-Subsidized units surveyed.



Average rents of Non-Subsidized Apts. for 2003 are: Studio \$ 491 (+5.1%), 1-BR \$ 675 (+8.5%), 2-BR \$ 810 (+ 8.9%), and 3-BR \$ 941 (+14.3 %). Changes are relative to average rents from the 2002 survey.



Average rents of Non-Subsidized Apts. for 2004 are: Studio \$ 512 (+4.3%), 1-BR \$ 700 (+3.7%), 2-BR \$ 838 (+3.5 %), and 3-BR \$ 994 (+ 5.6%). Changes are relative to 2003 average rents.



The hourly wage required to support the average rent for a Non-Subsidized Apt. in 2004 without incurring a rent burden is \$9.85 for a Studio, \$13.46 for a 1-BR, \$16.12 for a 2-BR and \$19.12 for a 3-BR.



The vacancy rate, as surveyed, for Non-Subsidized Apts. for 2004 is 1.2% with 21 of 1,742 units vacant. This is slightly higher than the 2002 vacancy rate of 1.15%.



The Advertised Rental Housing sample this year was small, with 82 units in the sample. As this data is primarily obtained from newspaper advertisements, the size of the sample may indicate a lack of available rentals.



Average rents of Advertised Rental Housing units for 2004 are Studio \$493 (-14.3%), 1-BR \$ 624 (+ 2.0%), 2-BR \$ 767 (-6.6%), and 3-BR \$ 951 (+9.7%). Changes are relative to average rents from the 2002 survey.



There was one vacancy in the County's 1635 Subsidized housing units at the time of the survey, giving a vacancy rate of virtually zero.

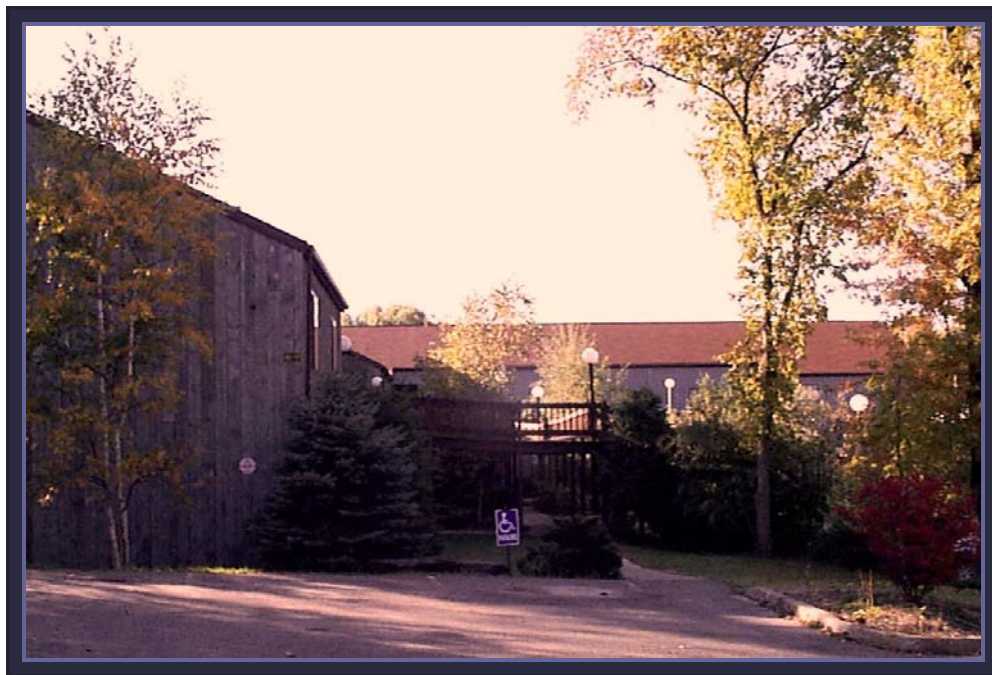


Of the 35 Subsidized complexes, 9 have a wait of up to a year, 12 report a waiting time up to two years, 11 report a 2 - 3 year wait and 2 have a more than 3 year wait.

## **Introduction**

2004 marks the seventh year that the Ulster County Planning Board has undertaken the Rental Housing Survey. As more than one quarter of our county's population lives in rental housing and as it represents the housing choice of necessity for low and moderate income households, it is appropriate then, that we track the cost and availability of such housing within the County.

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



**Turtle Rock Apartments in New Paltz – Non-Subsidized**

## **Methodology**

**Non-Subsidized Apartment** 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 category
- Inventory of utilities included in the rent
- Number of vacancies in each apartment category
- Estimated waiting time to availability
- Whether a waiting list was kept and if not, why?
- Number/type of units set aside for seniors/disabled

The number of questionnaires sent has varied over the years as the survey has evolved. In 1997 and 1998, questionnaires were sent to the 32 apartment complexes listed in the Ulster County Yellow Pages. In 2000, the survey mailing was expanded to all 66 identified apartment complexes in the County (complex was defined as containing 10 or more units). The 2001 survey mailing was increased to 168 apartment sites, focusing on municipalities for which data was sparse or completely lacking. No minimum number of units per site was required. In 2002, the survey mailing was again expanded, this time to 321 questionnaires. Again, particular attention was paid to those municipalities that had been under-represented in previous surveys.

In 2004, the mailing was reduced to a more manageable 136 questionnaires. Responses were received from 58 entities, a response rate of 42.6%, down slightly from the 2002 response rate of 43.4%. No survey instrument was sent in 2003, however, the 2004 survey requested rental rates for both 2003 and 2004. Vacancy data was requested for 2004 only.

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

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

**Subsidized Unit** data originates from responses to the Ulster County Housing Survey Questionnaire and yearly phone inquiries to update vacancy and waiting list data. Subsidized housing providers were asked to provide the same information as the Non-Subsidized Apartment Questionnaire with some modification. Rental amounts for subsidized units are predicated on tenant income, family size and certain expenses. Consequently, as average rents for subsidized housing units are not comparably subject to market forces, rental amounts were not obtained. Additional information requested of subsidized housing providers was:

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



Two Family Rental in Kingston – Non-Subsidized

## Census Data

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

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

\* Village totals are included in Town totals

According to the Census, municipalities with high percentages of rental units vs. homeowner units include the City of Kingston, Town of New Paltz, Town of Wawarsing and all three villages. Low percentages of rental units include the Towns of Denning, Hurley and Kingston.

Municipalities with low vacancy rates include the Towns of Denning, Esopus and New Paltz. The Village of New Paltz, considered separately, also has a very low vacancy rate.

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

## Non-Subsidized Units

**Non-Subsidized Units** are any rental housing units, regardless of the number of units in the structure, that do not receive government assistance for their construction and do not have income eligibility that establishes rental rates.

<b>2004 Non-Subsidized Apartments Sample by Municipality / Unit Size</b>						
<b>Municipality</b>	<b>Total Units</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Other</b>
Gardiner	5		4	1		
Hurley	8	1	3	4		
Kingston (C)	676	14	292	287	29	54
Lloyd	70		26	35	9	
Marlborough	5		5			
New Paltz	261		125	135	1	
Olive	14		9	5		
Plattekill	33	1	6	25		1
Rosendale	39	2	14	19	3	1
Saugerties	57		42	15		
Shawangunk	5		2	3		
Ulster	452	17	174	193	11	57
Wawarsing	58	3	30	22	2	1
Woodstock	59	17	28	13	1	
<b>Total</b>	<b>1,742</b>	<b>55</b>	<b>760</b>	<b>757</b>	<b>56</b>	<b>114</b>
<b>% of Total</b>		<b>3.2%</b>	<b>43.6%</b>	<b>43.5%</b>	<b>3.2%</b>	<b>6.5%</b>

Distribution of apartments by unit size shows that 90.2% of the apartments have two or less bedrooms. Only 3.2% of the total units have three bedrooms. Note that the majority (51.8%) of the three bedroom units surveyed are located in the City of Kingston.

There are also 114 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.



Hudson Valley Apartments in Shawangunk – Non-Subsidized

The following tables give 2004 and 2003 average and median rent by municipality by bedroom count. Rent values were calculated without regard to the number or type of utilities included.

<b>Non-Subsidized Apartments</b>									
<b>2004 Average and Median Rent by Municipality / Unit Size</b>									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Gardiner	5			\$ 625	\$ 625	\$ 600	\$ 600		
Hurley	8	\$ 500	\$ 500	\$ 570	\$ 620	\$ 681	\$ 650		
Kingston (C)	676	\$ 584	\$ 585	\$ 709	\$ 710	\$ 835	\$ 850	\$ 996	\$ 1,000
Lloyd	70			\$ 684	\$ 690	\$ 952	\$ 950	\$ 1,200	\$ 1,200
Marlborough	5			\$ 550	\$ 550				
New Paltz	261			\$ 790	\$ 790	\$ 847	\$ 900	\$ 930	\$ 930
Olive	14			\$ 500	\$ 500	\$ 750	\$ 750		
Plattekill	33	\$ 370	\$ 370	\$ 598	\$ 598	\$ 720	\$ 715		
Rosendale	39	\$ 450	\$ 450	\$ 650	\$ 650	\$ 729	\$ 750	\$ 800	\$ 800
Saugerties	57			\$ 522	\$ 545	\$ 572	\$ 650		
Shawangunk	5			\$ 575	\$ 575	\$ 675	\$ 675		
Ulster	452	\$ 509	\$ 540	\$ 749	\$ 745	\$ 913	\$ 965	\$ 969	\$ 945
Wawarsing	58	\$ 347	\$ 300	\$ 449	\$ 475	\$ 560	\$ 550	\$ 690	\$ 690
Woodstock	59	\$ 501	\$ 500	\$ 612	\$ 600	\$ 701	\$ 700	\$ 600	\$ 600
<b>Ulster County</b>	<b>1,742</b>	<b>\$ 512</b>	<b>\$ 525</b>	<b>\$ 700</b>	<b>\$ 725</b>	<b>\$ 838</b>	<b>\$ 850</b>	<b>\$ 994</b>	<b>\$ 1,000</b>

<b>Non-Subsidized Apartments</b>									
<b>2003 Average and Median Rent by Municipality / Unit Size</b>									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Gardiner	5			\$ 600	\$ 600	\$ 600	\$ 600		
Hurley	8	\$ 365	\$ 365	\$ 563	\$ 600	\$ 663	\$ 625		
Kingston (C)	676	\$ 539	\$ 585	\$ 687	\$ 690	\$ 801	\$ 830	\$ 947	\$ 950
Lloyd	70			\$ 634	\$ 635	\$ 901	\$ 900	\$ 1,100	\$ 1,100
Marlborough	5			\$ 500	\$ 500				
New Paltz	261			\$ 775	\$ 775	\$ 833	\$ 890	\$ 905	\$ 905
Olive	14			\$ 494	\$ 500	\$ 684	\$ 650		
Plattekill	33	\$ 370	\$ 370	\$ 575	\$ 575	\$ 697	\$ 705		
Rosendale	39	\$ 425	\$ 425	\$ 600	\$ 600	\$ 689	\$ 650	\$ 750	\$ 750
Saugerties	57			\$ 502	\$ 525	\$ 551	\$ 610		
Shawangunk	5			\$ 550	\$ 550	\$ 650	\$ 650		
Ulster	452	\$ 490	\$ 525	\$ 711	\$ 695	\$ 885	\$ 950	\$ 930	\$ 905
Wawarsing	58	\$ 342	\$ 300	\$ 439	\$ 460	\$ 551	\$ 550	\$ 670	\$ 670
Woodstock	59	\$ 501	\$ 500	\$ 605	\$ 590	\$ 681	\$ 700	\$ 600	\$ 600
<b>Ulster County</b>	<b>1,742</b>	<b>\$ 491</b>	<b>\$ 525</b>	<b>\$ 675</b>	<b>\$ 695</b>	<b>\$ 810</b>	<b>\$ 830</b>	<b>\$ 941</b>	<b>\$ 950</b>

Based on the survey data, no municipality has the highest or lowest average rent in every apartment category.



<b>Non-Subsidized Apartments</b>											
<b>Average Rent Over Time</b>											
Unit								% Chg.	% Chg.	% Chg.	2004 Income
Size	1997	1998	2000	2001	2002	2003	2004	02-03	03-04	97-04	w/No Burden
Studio	\$ 438	\$ 500	\$ 495	\$ 459	\$ 467	\$ 491	\$ 512	5.1%	4.3%	16.9%	\$20,480
1 BR	\$ 544	\$ 580	\$ 599	\$ 605	\$ 622	\$ 675	\$ 700	8.5%	3.7%	28.7%	\$28,000
2 BR	\$ 653	\$ 662	\$ 716	\$ 733	\$ 744	\$ 810	\$ 838	8.9%	3.5%	28.3%	\$33,520
3 BR	\$ 732	\$ 739	\$ 766	\$ 769	\$ 823	\$ 941	\$ 994	14.3%	5.6%	35.8%	\$39,760

Overall, rents increased appreciably between 2002 and 2003 and more moderately from 2003 to 2004. A look over the years since the survey began, however are more revealing. Only studio apartment rents are less than the 19% inflation rate for this time period.

Below are tables that compare the US Dept. of Housing and Urban Development (HUD) Fair Market Rents to the survey average and median rents for 2003 and 2004.

<b>2004 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents</b>							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$462	\$512	-\$50	-10.8%	\$525	-\$63	-13.6%
1 BR	\$643	\$700	-\$57	-8.9%	\$725	-\$82	-12.8%
2 BR	\$773	\$838	-\$65	-8.4%	\$850	-\$77	-10.0%
3 BR	\$1,007	\$994	\$13	1.3%	\$1,000	\$7	0.7%

<b>2003 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents</b>							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$460	\$491	-\$31	-6.7%	\$525	-\$65	-14.1%
1 BR	\$641	\$675	-\$34	-5.3%	\$695	-\$54	-8.4%
2 BR	\$770	\$810	-\$40	-5.2%	\$830	-\$60	-7.8%
3 BR	\$1,003	\$941	\$62	6.2%	\$950	\$53	5.3%

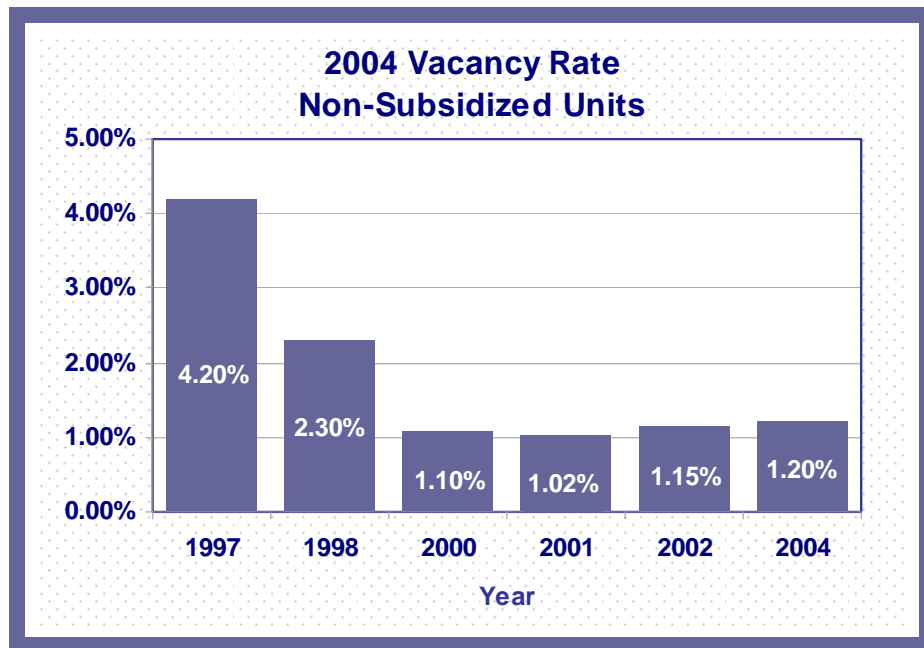
Please note that the HUD Fair Market Rents are less than survey average and median rents for studios, one and two-bedroom units. The FMR are higher than survey rents only for three-bedroom units, but just barely. Up to 2002, the FMR were lower than survey rents only for studios. This trend of Fair Market Rents being substantially lower than survey rents is discouraging as FMR are used by government agencies to subsidize low-income renters and/or reimburse landlords.

The table below shows vacancy data for survey Non-Subsidized Apartments for 2004.

<b>2004 Non-Subsidized Apartments</b>							
<b>Percentage of Vacant Units by Municipality</b>							
<b>Municipality</b>	<b># Units</b>	<b># Vacant</b>	<b>% Vacant</b>	<b>Municipality</b>	<b># Units</b>	<b># Vacant</b>	<b>% Vacant</b>
Gardiner	5	0	0.0%	Plattekill	33	0	0.0%
Hurley	8	0	0.0%	Rosendale	39	1	2.6%
Kingston City	676	7	1.0%	Saugerties	57	0	0.0%
Lloyd	70	0	0.0%	Shawangunk	5	0	0.0%
Marlborough	5	0	0.0%	Ulster	452	4	0.9%
New Paltz	261	4	1.5%	Wawarsing	58	4	6.9%
Olive	14	0	0.0%	Woodstock	59	1	1.7%

**21 Vacant Units / Sample of 1742 Units = 1.2% Vacancy Rate**

The vacancy rate for Non-Subsidized Apartments responding to the survey is 1.2% with 21 units vacant at the time of the survey. This is a slight, but statistically insignificant, increase from the 2002 vacancy rate of 1.1%.



Many housing professionals recognize a vacancy rate of 5% as an indicator of an optimally functioning rental housing market. This year's vacancy rate is less than one quarter of that. A low vacancy rate restricts tenant choice and mobility and gives landlords significant pricing power.

## 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 May 2004 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 82 units. This is an increase from the year 2002 sample of 47 units, yet still well below the 2000 sample of 168 units and the 521 units reported in 1998.

As this data is obtained primarily from newspaper advertisements, it corroborates other report evidence of a tight rental market.

The distribution of Advertised Rental Housing units by size shows that 75.6% of the units are in the two-bedroom and less category.

The municipalities with the highest number of advertised units include Kingston with 30, Saugerties with 9 and New Paltz with 7.

<b>2004 Advertised Rental Housing</b>							
<b>Distribution by Municipality/Unit Size</b>							
<b>Municipality</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>	<b>% of Total</b>
<b>Esopus</b>		3	1			4	4.9%
<b>Gardiner</b>			1	1		2	2.4%
<b>Hurley</b>		1	1			2	2.4%
<b>Kingston</b>	2	8	9	10	1	30	36.6%
<b>Lloyd</b>		1		1		2	2.4%
<b>Marlbletown</b>		3				3	3.7%
<b>New Paltz</b>	3	3	1			7	8.5%
<b>Olive</b>		2		1		3	3.7%
<b>Plattekill</b>		1		1		2	2.4%
<b>Rosendale</b>				1		1	1.2%
<b>Saugerties</b>	1	4	4			9	11.0%
<b>Shandaken</b>		2	2	1		5	6.1%
<b>Shawangunk</b>		1				1	1.2%
<b>Ulster</b>		2		1		3	3.7%
<b>Wawarsing</b>		1	1	2		4	4.9%
<b>Woodstock</b>		4				4	4.9%
<b>County Total</b>	<b>6</b>	<b>36</b>	<b>20</b>	<b>19</b>	<b>1</b>	<b>82</b>	<b>100%</b>
<b>% of Total</b>	<b>7.3%</b>	<b>43.9%</b>	<b>24.4%</b>	<b>23.2%</b>	<b>1.2%</b>	<b>100%</b>	



8 – Family Rental in Kingston – Non-Subsidized

## 2004 Advertised Rental Housing

### Average Rent by Municipality

Municipality	Studio	1 BR	2 BR	3 BR	4 BR
Esopus		\$ 583.00	\$ 750.00		
Gardiner			\$ 700.00	\$ 950.00	
Hurley		\$ 725.00	\$ 800.00		
Kingston	\$ 513.00	\$ 603.00	\$ 763.00	\$ 905.00	\$ 1,025.00
Lloyd		\$ 600.00	\$ 850.00		
Marlbletown		\$ 647.00			
New Paltz	\$ 510.00	\$ 667.00			
Olive		\$ 563.00			
Plattekill		\$ 750.00		\$ 1,150.00	
Rosendale				\$ 1,100.00	
Saugerties	\$ 400.00	\$ 644.00	\$ 750.00		
Shandaken		\$ 550.00	\$ 850.00	\$ 1,000.00	
Shawangunk		\$ 650.00			
Ulster		\$ 550.00		\$ 925.00	
Wawarsing		\$ 600.00	\$ 750.00	\$ 1,025.00	
Woodstock		\$ 679.00			
<b>County Avg.</b>	<b>\$ 493</b>	<b>\$ 624</b>	<b>\$ 767</b>	<b>\$ 951</b>	<b>\$ 1,025</b>
<b>County Median</b>	<b>\$ 500</b>	<b>\$ 613</b>	<b>\$ 763</b>	<b>\$ 925</b>	<b>\$ 1,025</b>

The sample size of 82 units precludes observations 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.

## 2004 Advertised Rental Units

### Average Rents Over Time - Ulster County

Unit Size	1997	1998	2000	2001	2002	2004	% Change 2002-2004	% Change 1997-2004	2004 Income Required
<b>Studios</b>	<b>\$382</b>	<b>\$408</b>	<b>\$439</b>	<b>\$500</b>	<b>\$575</b>	<b>\$493</b>	<b>-14.3%</b>	<b>29.1%</b>	<b>\$ 19,720</b>
<b>1 BR</b>	<b>\$474</b>	<b>\$501</b>	<b>\$534</b>	<b>\$585</b>	<b>\$612</b>	<b>\$624</b>	<b>2.0%</b>	<b>31.6%</b>	<b>\$ 24,960</b>
<b>2 BR</b>	<b>\$604</b>	<b>\$651</b>	<b>\$652</b>	<b>\$728</b>	<b>\$821</b>	<b>\$767</b>	<b>-6.6%</b>	<b>27.0%</b>	<b>\$ 30,680</b>
<b>3 BR</b>	<b>\$688</b>	<b>\$846</b>	<b>\$861</b>	<b>\$880</b>	<b>\$867</b>	<b>\$951</b>	<b>9.7%</b>	<b>38.2%</b>	<b>\$ 38,040</b>

Over the last year, average rents for studios and two-bedroom Advertised units decreased considerably at 14.3% and 6.6% respectively. The average rent for a one-bedroom apt. rose 2.0 % and a three-bedroom 9.7%. Given the small sample size, caution is given to ascribing trends over the short term.

A look at cumulative increases since 1997 allows a broader view. The increases are substantial and easily outpace the Consumer Price Index inflation rate of 19% for this time period.

## Subsidized Units

**Subsidized Units** are those rental units that receive the benefit from any of the various types of governmental support in the construction, purchase or rehabilitation of buildings that will house persons with income limitations.

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	14		33	V/Ellenville
Ellenville Seniors Hsing.	C	MVL		30				30	V/Ellenville
Glusker Gardens	C	MV		30	2			32	V/Ellenville
Brigham Apartments	C	V		38		2		40	Kingston
Broadway East	N	MV	3	11	14	4		32	Kingston
Colonial Addition	C	MVL	32					32	Kingston
Colonial Gardens	S	VL		10	60	28		98	Kingston
Governor Clinton Apts.	A	L	15	77				92	Kingston
Hasbrouck Avenue	P	MV			4	1	1	6	Kingston
Hunter St.	DS	MV		3	3	1		7	Kingston
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston
Stuyvesant Charter Apts.	DS	MVL		40	80			120	Kingston
Stuyvesant Hotel	CH	MV		40				40	Kingston
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Yosman Tower Apts.	C	L	70	34				104	Kingston
Jenny's Garden	C	V		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
Arabio Building	N	MV				2		2	V/Saugerties
Brede Building	N	MV		4	3			7	V/Saugerties
Hickory Ridge Apts.	D	MV		32	13	3		48	Saugerties
Saugerties Senior Hsing.	A	MVL	31	31				62	V/Saugerties
The Mill	A	V	13	76				89	V/Saugerties
Church St.	D	MVL		4				4	Shandaken
Friendship Manor Apts.	DH	MV		3	2	1		6	Shandaken
Lasher Rd.	N	MVL			4			4	Shandaken
Shandaken Village Apts.	C	MVL		24				24	Shandaken
Elsie's Meadow	A	MV		24				24	Shawangunk
Seven Greens	A	L	1	111				112	Ulster
Woodstock Meadows	C	MV		24				24	Woodstock
<b>Total by # Bedrms.</b>			<b>237</b>	<b>943</b>	<b>342</b>	<b>96</b>	<b>17</b>	<b>1635</b>	
<b>% by # Bedrms.</b>			<b>14.5%</b>	<b>57.7%</b>	<b>20.9%</b>	<b>5.9%</b>	<b>1.0%</b>		

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

Units restricted to seniors and the disabled constitute 64% of the total units, while 35% do not specify a particular population.

<b>Subsidized Housing</b>							
<b>by Targeted Population/Unit Size</b>							
Target Population	Studio	1 BR	2 BR	3BR	4+	Total	% of Total
Seniors Only	98	403				501	30.6%
Disabled Only	4	32	19	1		56	3.4%
Seniors or Disabled	132	354	2	2		490	30.0%
Homeless		13				13	0.8%
Single Parents			4	1	1	6	0.4%
Income Limited	3	141	317	92	16	569	34.8%
<b>Total # Units</b>	<b>237</b>	<b>943</b>	<b>342</b>	<b>96</b>	<b>17</b>	<b>1635</b>	<b>100%</b>



Hasbrouck Apartments in Kingston - Subsidized

<b>Subsidized Housing</b>							
<b>Compare Distribution of Units by Municipality vs. Population</b>							
Municipality	# of Units	% of Units	% Pop.	Municipality	# of Units	% of Units	% Pop.
Ellenville	147	9.0%	7.3%	Rosendale	40	2.4%	3.6%
Kingston	762	46.6%	13.2%	Saugerties	208	12.7%	11.2%
Marlborough	66	4.0%	4.6%	Shandaken	38	2.3%	1.8%
New Paltz	186	11.4%	7.2%	Shawangunk	24	1.5%	6.8%
Olive	19	1.2%	2.6%	Ulster	112	6.9%	7.1%
Rochester	9	0.6%	3.9%	Woodstock	24	1.5%	3.5%
<b>Total 1635 Units</b>							

47% of all subsidized units are located in the City of Kingston. 71% of all Subsidized Units are concentrated in three municipalities: Kingston, New Paltz and Saugerties. These three municipalities contain 31.6% of the population of Ulster County.

<b>Subsidized Housing</b>							
<b>Vacancy by Municipality</b>							
<b>Municipality</b>	<b># Units</b>	<b># Vacant</b>	<b>% Vacant</b>	<b>Municipality</b>	<b># Units</b>	<b>#Vacant</b>	<b>% Vacant</b>
Ellenville	115	0	0.0%	Rosendale	40	0	0.0%
Kingston	762	0	0.0%	Saugerties	208	0	0.0%
Marlborough	66	0	0.0%	Shandaken	38	0	0.0%
New Paltz	186	0	0.0%	Shawangunk	24	0	0.0%
Olive	19	0	0.0%	Ulster	112	0	0.0%
Rochester	9	1	11.1%	Woodstock	24	0	0.0%
<b>1635 Total Units</b>			<b>1 Vacant Unit</b>	<b>&lt; 1/10 of 1 % Vacancy Rate</b>			

The vacancy rate for Subsidized Units in Ulster County is virtually zero with 1 of 1,635 units vacant.

Waiting times vary considerably in Subsidized Housing complexes.

Of the 35 subsidized complexes, 9 have a wait of up to a year, 12 have up to a 2 year wait and eleven report a waiting time of two to three years. Two expect waiting time to be in excess of three years.

Since the publication of the 2002 Rental Survey, additions have been made to the Subsidized rental housing stock in Ulster County.

In June 2003, Glusker Gardens opened their doors for the first time. Glusker Gardens is a 32-unit seniors complex on Center St. in the Village of Ellenville. They have 30 one-bedroom units and 2 two-bedroom units.

Jenny's Garden in the Town of Marlborough, added 22 senior units to their pre-existing 44 units, bringing their total to 66 one bedroom apartments. The new units were available for occupancy in June 2004.

Chambers Senior Housing in the Town of Ulster is nearing completion with approximately 50 of its 72 units occupied. Chambers is for seniors over the age of 55 and gives preference to the frail elderly.

Birchwood Village, an 80-unit family complex located in the City of Kingston has broken ground. If all goes according to plan, Birchwood hopes to begin occupancy in October of 2005. Birchwood will have 44 two-bedroom units and 36 three-bedroom units. Eight of Birchwood's apartments will be fully ADA compliant. Veterans and single parents will get preference.

## Selected 2004 Survey Responses for Non-Subsidized Apartments by Municipality

Municipality	Apartment Name	Studio	1 BR	2 BR	3 BR	Other Units Type/\$Rent	Utilities Included
		\$ Rent	\$ Rent	\$ Rent	\$ Rent		
Gardiner	Michelle Dr. Apts.		\$625	\$600			H,HW
Kingston	Wall & John St.	\$600	\$625	\$925		4 BR \$1100	W,S
	Cedar St.		\$750	\$850			H,HW,E,G,W,S
	Chestnut Mansion Apts.	\$550	\$725	\$850	\$875		H,HW,G,W,S
	Colonial Hills Apts.		\$825	\$1,000			H,HW,G,W,S
	Colonial Village Apts.		\$750	\$925			H,HW,W,S
	Dutch Village Apts.		\$620	\$765		2BR+Den \$805	HW,W,S
	Stony Run Apts.		\$700	\$850	\$1,000	1BR+Den \$830/2BR+Den \$930	H,HW,G
	Willow Manor I		\$500	\$550			W,S
Llloyd	Brookside Apts.		\$750	\$950			H,HW,W,S
	Coach House		\$642				W,S
Plattekill	Taramar Estates	\$370	\$575	\$730		4 BR \$775	H,HW,W,S
	Woodcrest Apts.		\$620	\$715			H,HW,W,S
Rosendale	Cottekill Village	\$450	\$650	\$750	\$800	4 BR \$885	H,HW,E,W,S
Saugerties	Willow Manor II		\$500				W,S
Ulster	Lake Katrine Apts.		\$745	\$845	\$945	1 BR + Den \$795	H,HW,G,W,S
	Sunset Garden Apts.	\$540	\$820	\$965	\$1,075	Efficiency \$645/Small 1BR \$725	H,HW,G,W,S
Wawarsing	Cape Ave.			\$650			H,HW,W,S
	Park St.			\$660			W,S
	Park St Apts.	\$440		\$550	\$690		H,HW,W,S
	Pearl St.		\$500				HW,W,S
Woodstock	120 Tinker St.		\$600	\$745			W,S
	Orchard Lane	\$500	\$600	\$700			W,S
	Rock City Rd.		\$625	\$800			H,HW,E,W,S
	Simmons Ct.	\$525	\$680	\$735			W,S

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

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