



2002 ULSTER COUNTY RENTAL HOUSING SURVEY

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Acknowledgements:

**Ulster County Apartment Owners and Managers
RUPCO
Herb Hekler - Director, UCPB
Dennis Doyle - Deputy Director, UCPB
Robert Leibowitz - Senior Planner, UCPB
Marianne Davis - Administrative Assistant, UCPB**

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

(845) 340-3340

www.co.ulster.ny.us/planning

**Prepared by:
Virginia Craft
Planner
10/19/03**

Cover Photo: A Rare Sight ("For Rent" sign in New Paltz)

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Cedar Grove Apartments - Ellenville - Non-Subsidized

Abstract



The survey mailing for 2002 Non-Subsidized Apts. was expanded from 168 to 321 surveys in order to be more representative of the actual distribution of rental units in the County. Of the 321 questionnaires sent, 139 were returned for a total of 3,219 Non-Subsidized units surveyed.



Average rents of Non-Subsidized Apts. for 2002 are: Studio \$ 468 (+2.0%), 1-BR \$ 622 (+2.8%), 2-BR \$ 744 (+ 1.5%), and 3-BR \$ 823 (+ 7.0%). Changes are relative to average rents from the 2001 survey.



In a comparison of only those Non-Subsidized Apts. that have participated in the past three surveys, the percentage increase in average rents is higher (except for 3 BR): Studio +4.8%, 1-BR + 7.7%, 2-BR + 4.7%, and 3-BR + 3.0%.



The hourly wage required to support the average rent for a Non-Subsidized Apt. without incurring a rent burden is \$8.98 for a Studio, \$11.96 for a 1-BR, \$14.31 for a 2-BR and \$15.83 for a 3-BR.



Survey data for Non-Subsidized Apts. show that the highest average rents are in New Paltz, Esopus and the Town of Ulster. Wawarsing, Olive and Shandaken have the lowest average rents. No municipality has the highest or lowest average rent in every apartment size/category.



The vacancy rate, as surveyed, for Non-Subsidized Apts. for 2002 is 1.1% with 37 of 3,219 units vacant. This is slightly higher than the 2001 vacancy rate of 1.0 %.



The Advertised Rental Housing sample this year is extremely small, with only 47 units in the sample. This is down from the 2001 sample of 78 units, the 2000 sample of 168 units and the 1998 sample of 521 units. As this data is primarily obtained from newspaper advertisements, the modest size of the sample may be indicative of a scarcity of available rentals.



Average rents of Advertised Rental Housing units for 2002 are Studio \$ 575 (+15.0%), 1-BR \$ 612 (+ 4.6%), 2-BR \$ 821 (+ 12.8%), and 3-BR \$ 867 (-1.5%). Changes are relative to average rents from the 2001 survey.



The hourly wage required to support the average rent for an Advertised Rental Housing unit without incurring a rent burden is \$ 11.06 for a Studio, \$11.77 for a 1-BR, \$15.79 for a 2-BR and \$16.67 for a 3-BR unit.



There were four vacancies in the County's 1581 Subsidized housing units at the time of the survey, giving a vacancy rate of one quarter of one percent (0.25%).



Of the 34 Subsidized complexes, sixteen have a 1 to 2 year wait, six report a waiting time of more than two years and six have a minimum of a 6 month wait. Three had no wait and three did not report waiting time information.

Introduction

2002 marks the sixth year that the Ulster County Planning Board has undertaken the Rental Housing Survey. According to the 2000 Census, more than one quarter of our county's population lives in rental housing. It is appropriate then, that we pay attention to the state of rental housing affairs.

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.**



Colonial Addition - Kingston - Subsidized

Methodology

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

In 1997 and 1998, survey questionnaires were sent to 32 apartment complexes appearing in the Ulster County Yellow Pages. In 2000, the survey mailing was expanded to 66 apartment complexes (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.

For 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. The response rate this year was 43.4% with 139 of 321 apartments responding to the survey. This is a slight decrease from last year's response rate of 48.8%, however, it is an increase in the number of apartment sites responding, 139 up from 82.

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. Questionnaires were sent to 34 Subsidized Housing entities. The response rate was 100%.

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)



Welch Arms - Highland - Non-Subsidized

Census Data Comparison

The chart below presents a comparison of survey sample data and census data with regard to rental housing units. Countywide, 4,684 rental units were surveyed out of the 22,863 rental units reported in the 2000 Census, resulting in a sampling rate of 20.5%.

2002 Rental Housing Survey Sample Data vs. 2000 Census Rental Data								
Municipality	2002 Rental Housing Survey Sample Data					2000 Census Data		%Difference
	Non-Subs Apts.	Advertised Housing	Subsdz. Units	Total Units in Sample	% of Total Sample	# Rental Units	% of Total Rental Units	Sample vs. Census
Denning				0	0.0%	41	0.2%	-0.18
Esopus	214			214	4.6%	957	4.2%	0.38
Gardiner	20	3		23	0.5%	486	2.1%	-1.63
Hardenburgh				0	0.0%	26	0.1%	-0.11
Hurley	13	1		14	0.3%	381	1.7%	-1.37
Kingston (C)	1034	7	762	1803	38.5%	5512	24.1%	14.38
Kingston (T)	5			5	0.1%	51	0.2%	-0.12
Lloyd	226	1		227	4.8%	1334	5.8%	-0.99
Marbletown	55			55	1.2%	526	2.3%	-1.13
Marlborough	21	2	44	67	1.4%	989	4.3%	-2.90
New Paltz	405	15	186	606	12.9%	2089	9.1%	3.80
Olive	21		19	40	0.9%	389	1.7%	-0.85
Plattekill	68			68	1.5%	1151	5.0%	-3.58
Rochester	7	1	9	17	0.4%	687	3.0%	-2.64
Rosendale	60	1	40	101	2.2%	754	3.3%	-1.14
Saugerties	221	2	208	431	9.2%	2286	10.0%	-0.80
Shandaken	21	6	38	65	1.4%	487	2.1%	-0.74
Shawangunk	74	1	24	99	2.1%	759	3.3%	-1.21
Ulster	477		112	589	12.6%	1410	6.2%	6.41
Wawarsing	193		115	308	6.6%	1774	7.8%	-1.18
Woodstock	84	7	24	115	2.5%	774	3.4%	-0.93
Total	3,219	47	1,581	4,847		22,863		

Numbers of units and percentages are given for both sample data and census data in order to determine conformity of sampling. The survey data is over-represented in the City of Kingston and the Town of Ulster. Sample distribution has improved, however, compared to the 2001 survey.



Mulberry Square - New Paltz - Non-Subsidized

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

Census 2000 Ulster County Rental Data						
by Municipality						
Municipality	# Occupied Housing Units	# Renter Occ. Units	% Rentals	# Vacant For Rent	% Rental Vacancies	Avg. Renter HHold Size
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
Total	67,499	21,593	32.0%	1,270	5.6%	2.18
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**

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. Municipalities with low percentages of rental units include the Towns of Denning, Hurley and Kingston.

Note the high vacancy rate in the Town of Shandaken at 16.2%. 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

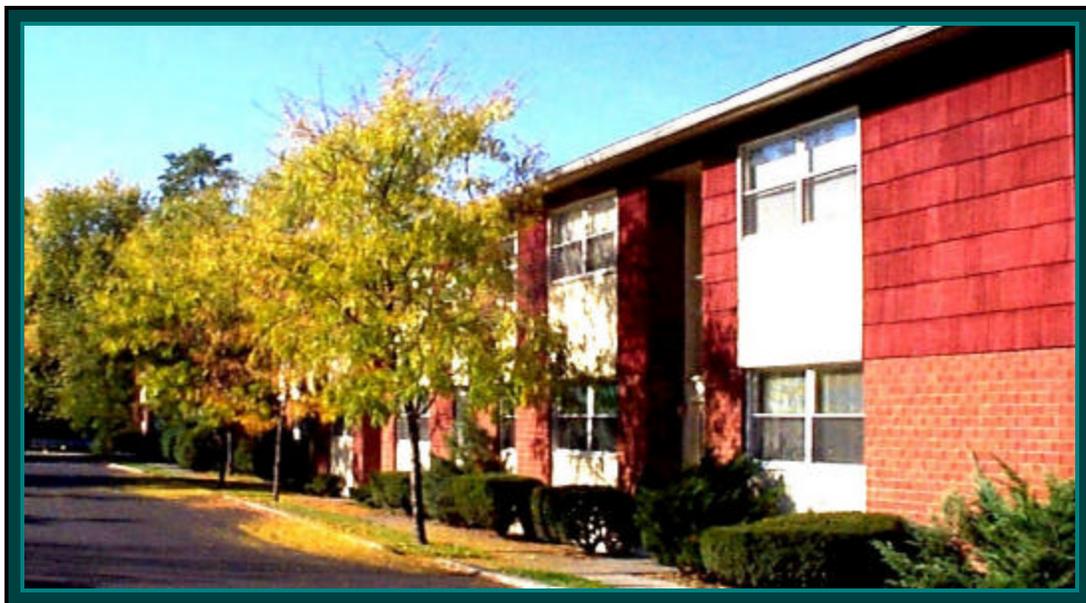
2002 Non-Subsidized Apartments Sample by Municipality / Unit Size

Municipality	Total Units	Studio	1 BR	2 BR	3 BR	Other
Esopus	214	6	87	89		32
Gardiner	20		14	5	1	0
Hurley	13	1	3	6	1	2
Kingston (C)	1,034	34	450	452	45	53
Kingston (T)	5	1	3	1		0
Lloyd	226	30	104	82	10	0
Marbletown	55		23	24	8	0
Marlborough	21		16	5		0
New Paltz	405		153	249	3	0
Olive	21	1	11	9		0
Plattekill	68	2	18	41	6	1
Rochester	7	1	4	2		0
Rosendale	60	6	26	24	3	1
Saugerties	221	20	136	60	5	0
Shandaken	21	4	7	9	1	0
Shawangunk	74	1	62	10	1	0
Ulster	477	28	188	193	11	57
Wawarsing	193	9	65	113	6	0
Woodstock	84	25	36	19	2	2
Total	3,219	169	1,406	1,393	103	148
% of Total		5.3%	43.7%	43.3%	3.2%	4.6%

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.

Distribution of apartments by unit size shows that 92.2% of the apartments have two or less bedrooms. Only 3.2% of the total units have three bedrooms. Note that the majority (43.7%) of the three bedroom units surveyed are located in the City of Kingston.

There are also 148 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.



Paltz Commons - New Paltz - Non-Subsidized

The following table gives average rent and median rent by municipality by bedroom count. Average rent values were calculated without regard to the number or type of utilities included.

Non-Subsidized Apartments									
2002 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Esopus	214	\$ 500	\$ 500	\$ 752	\$ 850	\$ 927	\$ 1,025		
Gardiner	20			\$ 565	\$ 575	\$ 620	\$ 600	\$ 850	\$ 850
Hurley	13	\$ 350	\$ 350	\$ 567	\$ 600	\$ 579	\$ 625	\$ 650	\$ 650
Kingston (C)	1,034	\$ 459	\$ 420	\$ 641	\$ 642	\$ 719	\$ 700	\$ 821	\$ 917
Kingston (T)	5	\$ 420	\$ 420	\$ 544	\$ 544	\$ 695	\$ 695		
Lloyd	226	\$ 564	\$ 600	\$ 565	\$ 580	\$ 796	\$ 800	\$ 975	\$ 1,000
Marbletown	55			\$ 633	\$ 615	\$ 716	\$ 715	\$ 815	\$ 815
Marlborough	21			\$ 547	\$ 575	\$ 750	\$ 850		
New Paltz	405			\$ 736	\$ 750	\$ 823	\$ 865	\$ 1,017	\$ 1,125
Olive	21	\$ 360	\$ 360	\$ 482	\$ 500	\$ 633	\$ 650		
Plattekill	68	\$ 550	\$ 550	\$ 583	\$ 605	\$ 721	\$ 705	\$ 875	\$ 875
Rochester	7	\$ 475	\$ 475	\$ 600	\$ 600	\$ 550	\$ 550		
Rosendale	60	\$ 438	\$ 425	\$ 558	\$ 550	\$ 648	\$ 650	\$ 700	\$ 700
Saugerties	221	\$ 453	\$ 463	\$ 507	\$ 500	\$ 589	\$ 575	\$ 632	\$ 620
Shandaken	21	\$ 358	\$ 360	\$ 450	\$ 450	\$ 572	\$ 600	\$ 675	\$ 675
Shawangunk	74	\$ 465	\$ 465	\$ 557	\$ 565	\$ 593	\$ 625	\$ 700	\$ 700
Ulster	477	\$ 429	\$ 425	\$ 662	\$ 645	\$ 821	\$ 875	\$ 890	\$ 865
Wawarsing	193	\$ 396	\$ 430	\$ 454	\$ 475	\$ 538	\$ 535	\$ 635	\$ 658
Woodstock	84	\$ 460	\$ 475	\$ 590	\$ 590	\$ 727	\$ 750	\$ 750	\$ 750
Total	3,219	\$ 467	\$ 475	\$ 622	\$ 605	\$ 744	\$ 750	\$ 823	\$ 865

Based on the survey data, New Paltz, Esopus and the Town of Ulster exhibit the highest average rents. Shandaken and Wawarsing have the lowest average rents. No municipality however, has the highest or lowest average rent in every apartment category.

2002 Comparison HUD Fair Market Rents/Survey Non-Subsidized Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$451	\$467	(\$16)	-3.5%	\$475	(\$24)	-5.3%
1 BR	\$627	\$622	\$5	0.8%	\$605	\$22	3.5%
2 BR	\$754	\$744	\$10	1.3%	\$750	\$4	0.5%
3 BR	\$982	\$823	\$159	16.2%	\$865	\$117	11.9%

HUD Fair Market Rents correlate closely with survey average rents for one and two-bedroom units. They are low for studio apartments and high for three-bedroom units.

2002 Non-Subsidized Units - Average Rents Over Time

Unit Size	1997	1998	2000	2001	2002	% Change 2001-2002	% Change 1997-2002	2002 Income Required
Studio	\$ 438	\$500	\$495	\$ 459	\$ 467	1.7%	6.6%	\$18,680
1 BR	\$ 544	\$580	\$599	\$ 605	\$ 622	2.8%	14.3%	\$24,880
2 BR	\$ 653	\$662	\$716	\$ 733	\$ 744	1.5%	13.9%	\$29,760
3 BR	\$ 732	\$739	\$766	\$ 769	\$ 823	7.0%	12.4%	\$32,920

Overall, rents rose only slightly this past year. One-bedroom units are up 2.8%, two-bedroom units 1.5% Three-bedroom units saw the largest increase at 7.0%. The average rent for a Studio apartment increased by 1.7%.

This year's sample is more varied than last year's and includes rents from the more rural areas of the county. To account for this difference, an additional comparison was done for 2000, 2001 and 2002 using only those apartments that participated all three years.



Georgetown Bluffs - Lloyd - Non-Subsidized

Non-Subsidized Units 2000 - 2002

Comparison of Avg.Rents - Only Units Participating All Years

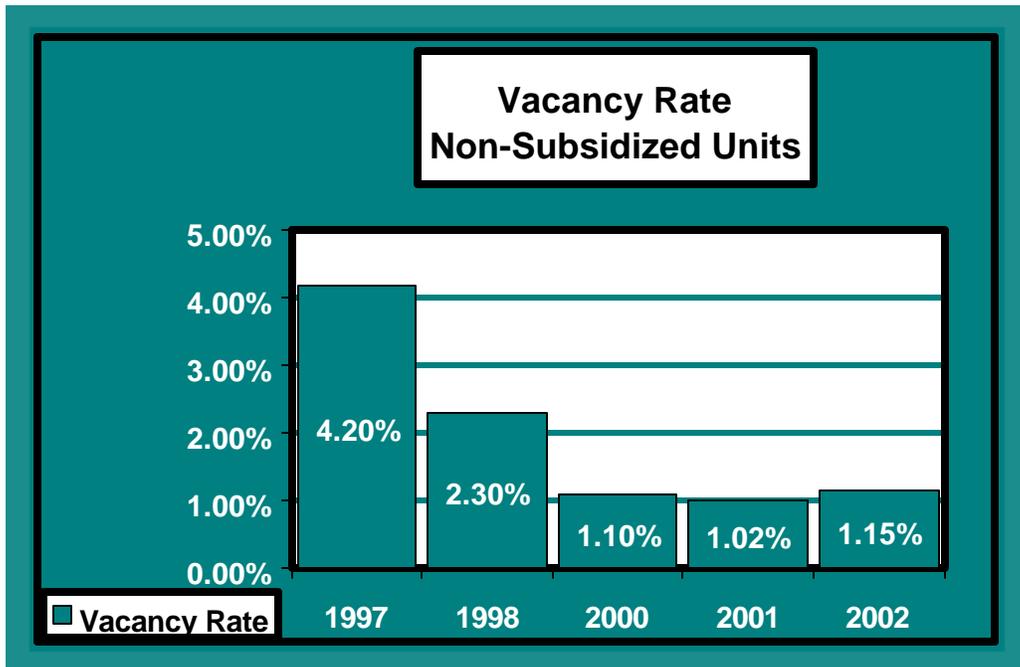
Apt. Type	Avg. Rent	Avg. Rent	Avg. Rent	% Change	% Change
	2000	2001	2002	2000-2001	2001-2002
Studios	\$ 397	\$ 418	\$ 438	5.3%	4.8%
1 BR	\$ 595	\$ 609	\$ 656	2.4%	7.7%
2 BR	\$ 708	\$ 729	\$ 763	3.0%	4.7%
3 BR	\$ 772	\$ 780	\$ 804	1.0%	3.1%

For those apartments that submitted data for all three years, the increases in average rents are higher than the average increases for the entire survey. One-bedroom apartments saw the greatest increase at 7.7%. Studio and two-bedroom units rose 4.8% and 4.7% respectively, and three-bedroom units had the smallest increase at 3.1%.

2002 Non-Subsidized Apartments							
Percentage of Vacant Units by Municipality							
Municipality	# Units	#Vacant	%Vacant	Municipality	# Units	#Vacant	%Vacant
Esopus	214	4	1.9%	Plattekill	68	2	2.9%
Gardiner	20	0	0.0%	Rochester	7	0	0.0%
Hurley	13	0	0.0%	Rosendale	60	0	0.0%
Kingston City	1034	5	0.5%	Saugerties	221	11	5.0%
Kingston Town	5	0	0.0%	Shandaken	21	0	0.0%
Lloyd	226	2	0.9%	Shawangunk	74	0	0.0%
Marbletown	55	0	0.0%	Ulster	477	2	0.4%
Marlborough	21	1	4.8%	Wawarsing	193	6	3.1%
New Paltz	405	4	1.0%	Woodstock	84	0	0.0%
Olive	21	0	0.0%	County Total	3219	37	1.1%

The vacancy rate for Non-Subsidized Apartments responding to the survey in 2002 is 1.1% with 37 of 3,219 units vacant at the time of the survey. This is a slight increase from the 2001 vacancy rate of 1.0%.

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, while advantageous to landlords, restricts tenant choice and mobility.



Advertised Rental Housing

Advertised Rental Housing are rental 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 March 2002 edition of the **RUPCO Rent Reasonableness Comparison Log**. This represents approximately one month's available rentals.

The sample size for Advertised Rental Housing this year is a mere 47 units.

This is a reduction from the year 2001 sample of 78 units, the 2000 sample of 168 units and the 521 units reported in 1998. This data is obtained primarily from newspaper advertisements and corroborates other evidence of a tight rental market.

2002 Advertised Rental Housing							
Distribution by Municipality/Unit Size							
Municipality	Studios	1 BR	2 BR	3 BR	4+ BR	Total	% of Total
Gardiner		3				3	6.4%
Hurley		1				1	2.1%
Kingston		4	2	1		7	14.9%
Lloyd	1					1	2.1%
Marlborough		2				2	4.3%
New Paltz	2	5	5	1	2	15	31.9%
Rochester			1			1	2.1%
Rosendale		1				1	2.1%
Saugerties		1	1			2	4.3%
Shandaken		4	2			6	12.8%
Shawangunk		1				1	2.1%
Woodstock	1	2	3	1		7	14.9%
Totals	4	24	14	3	2	47	100.0%
% of Total	8.5%	51.1%	29.8%	6.4%	4.3%	100.0%	



Turtle Rock Apartments - New Paltz - Non-Subsidized

The distribution of Advertised Rental Housing units by size shows that 89.4% of the units are in the two-bedroom and less category. The municipalities with the highest number of advertised units include Kingston with 7, New Paltz with 15, Shandaken with 6 and Woodstock with 7.



Blair St. Apartments - Rochester - Subsidized

2002 Advertised Rental Housing

Average/Median Rent by Municipality

Municipality	Studio	1 BR	2 BR	3 BR	4 BR
Gardiner		\$ 587			
Hurley		\$ 600			
Kingston		\$ 494	\$ 663	\$ 875	
Lloyd	\$ 555				
Marlborough		\$ 850			
New Paltz	\$ 623	\$ 710	\$ 705	\$ 875	\$ 1,300
Rochester			\$ 1,000		
Rosendale		\$ 500			
Saugerties		\$ 750	\$ 600		
Shandaken		\$ 494	\$ 750		
Shawangunk		\$ 560			
Woodstock	\$ 500	\$ 663	\$ 1,183	\$ 850	
Avg. Rent	\$ 575	\$ 612	\$ 821	\$ 867	\$ 1,300
Median Rent	\$ 578	\$ 600	\$ 725	\$ 875	\$ 1,300

As the entire sample of Advertised Rental Units is just 47 units, no observations will be made with regard to municipalities with highest and lowest rents. Rents were calculated without regard to the number or type of utilities included in the rental amount.

Over the last year, average rents for studios and two-bedroom apartments increased considerably at 15.0% and 12.8% respectively. The average rent for a one-bedroom apt. rose 4.6% and the average rent for a three-bedroom Advertised unit decreased 1.5%.

Looking at cumulative increases since 1997, however, the increases are substantial and easily outpace the 12.1% inflation rate for this time period, according to the Consumer Price Index.

2002 Advertised Rental Units

Average Rents Over Time

Unit Size	1997	1998	2000	2001	2002	%Change 2001-2002	% Change 1997-2002	2002 Income Required
Studios	\$ 382	\$ 408	\$ 439	\$ 500	\$ 575	15.0%	50.5%	\$ 23,000
1 BR	\$ 474	\$ 501	\$ 534	\$ 585	\$ 612	4.6%	29.1%	\$ 24,480
2 BR	\$ 604	\$ 651	\$ 652	\$ 728	\$ 821	12.8%	35.9%	\$ 32,840
3 BR	\$ 688	\$ 846	\$ 861	\$ 880	\$ 867	-1.5%	26.0%	\$ 34,360

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.

Subsidized Housing									
by Municipality and Unit Type									
Apartment Name	Type	Income	Studio	1 BR	2 BR	3 BR	4 +	Total	Municipality
Arabio Building	N	MV				2		2	Saugerties
Blair Road	N	V			9			9	Rochester
Brede Building	N	MV		4	3			7	Saugerties
Brigham Apartments	C	V		38		2		40	Kingston
Broadway East Townhouses	N	MV	3	11	14	4		32	Kingston
Canal Lock Apts.	D	MV		8	32	12		52	Wawarsing
Church St.	D	MVL		4				4	Shandaken
Colonial Addition	C	MVL	32					32	Kingston
Colonial Gardens	S	VL		10	60	28		98	Kingston
Ellenville Public Housing	D	MVL		4	15	14		33	Wawarsing
Ellenville Seniors Housing	C	MVL		30				30	Wawarsing
Elsie's Meadow	A	MV		24				24	Shawangunk
Friendship Manor Apts.	DH	MV		3	2	1		6	Shandaken
Governor Clinton Apts.	A	L	15	77				92	Kingston
Hasbrouck Avenue	P	MV			4	1	1	6	Kingston
Hickory Ridge Apts.	D	MV		32	13	3		48	Saugerties
Huguenot Park Apts.	A	V		24				24	New Paltz
Hunter St.	DS	MV		3	3	1		7	Kingston
Jenny's Garden	C	V		44				44	Marlborough
Lasher Rd.	N	MVL			4			4	Shandaken
Meadowbrook Farms I	N	MV		36	64			100	New Paltz
Meadowbrook Farms II	D	L		50	8	4		62	New Paltz
Park Heights	C	V		40				40	Rosendale
Rondout Gardens	DS	VL	42	20	29	24	16	131	Kingston
Saugerties Senior Housing	A	MVL	31	31				62	Saugerties
Seven Greens	A	L	1	111				112	Ulster
Shandaken Village Apts.	C	MVL		24				24	Shandaken
Stuyvesant Charter Apts.	DS	MVL		40	80			120	Kingston
Stuyvesant Hotel	CH	MV		40				40	Kingston
The Mill	A	V	13	76				89	Saugerties
Tongore Pines	C	MV		19				19	Olive
Wiltwyck Gardens	C	MVL	30	30				60	Kingston
Woodstock Meadows	C	MV		24				24	Woodstock
Yosman Tower Apts.	C	L	70	34				104	Kingston
Total by # BRs			237	891	340	96	17	1581	
% by # BRs			15.0%	56.4%	21.5%	6.1%	1.1%		

Type Legend

A - All Seniors
 C - All Seniors And Disabled
 D - Some units for Disabled

H - Some units for Homeless
 N - No Target Population
 P - Units for Single Parents
 S - Some units for Seniors

Income Legend

M - < 30% of Median Income
 V - Very Low Income (< 50 % Median)
 L - Low Income (< 80% Median)

Overall, units for seniors and the disabled constitute 62.8% of the total units. 36% do not specify a particular population.

Subsidized Housing							
by Targeted Population/Unit Size							
Target Population	Studio	1 BR	2 BR	3BR	4+	Total	% of Total
Seniors Only	98	403				501	31.7%
Disabled Only	4	32	19	1		56	3.5%
Seniors or Disabled	132	302		2		436	27.6%
Homeless		13				13	0.8%
Single Parents			4	1	1	6	0.4%
Income Limited	3	141	317	92	16	569	36.0%
Total # Units	237	891	340	96	17	1581	100%



Colonial Gardens - Kingston - Subsidized

Subsidized Housing - Distribution of Units by Municipality							
Municipality	# of Units	% of Total	% Pop.	Municipality	# of Units	% of Total	% Pop.
Kingston	762	48.2%	13.2%	Saugerties	208	13.2%	11.2%
Marlborough	44	2.8%	4.6%	Shandaken	38	2.4%	1.8%
New Paltz	186	11.8%	7.2%	Shawangunk	24	1.5%	6.8%
Olive	19	1.2%	2.6%	Ulster	112	7.1%	7.1%
Rochester	9	0.6%	3.9%	Wawarsing	115	7.3%	7.3%
Rosendale	40	2.5%	3.6%	Woodstock	24	1.5%	3.5%

Just under half of all subsidized units are located in the City of Kingston. Three quarters of the total Subsidized Units are concentrated in three municipalities: Kingston, New Paltz and Saugerties. These three municipalities contain 31.6% of the population of Ulster County.



Stuyvesant Charter Apartments - Kingston - Subsidized

The vacancy rate for Subsidized Units in Ulster County is 0.25% with 4 of 1,581 units vacant.

Waiting times vary considerably in Subsidized Housing complexes.

Subsidized Housing - Percentage of Vacant Units by Municipality							
Municipality	# Units	# Vacant	% Vacant	Municipality	# Units	# Vacant	% Vacant
Kingston	762	0	0.0%	Saugerties	208	1	0.5%
Marlborough	44	0	0.0%	Shandaken	38	0	0.0%
New Paltz	186	1	0.5%	Shawangunk	24	0	0.0%
Olive	19	0	0.1%	Ulster	112	0	0.0%
Rochester	9	2	22.2%	Wawarsing	115	0	0.0%
Rosendale	40	0	0.0%	Woodstock	24	0	0.0%
1,581 Total Units				4 Vacant Units		0.2% Vacancy Rate	

Of the 34 subsidized complexes, sixteen have a 1 to 2 year wait and six report a waiting time of more than two years. Six have a 6-month to one-year wait, three had no wait and three did not report waiting time information, but were fully occupied.

In general, waiting time for a senior unit is less than that for a family unit.



Jenny's Garden - Marlborough - Subsidized

Rental Affordability

According to HUD (US Dept. of Housing and Urban Development), any household paying more than 30% of gross income for housing and housing related costs, is considered housing cost burdened. The following table compares data from the 1990 Census to the 2000 Census with regard to the percentage of household income spent on rental housing costs. The table provides the data for two age groups, under 65 and 65 and over.

Renter Costs as a Percent of Household Income by Age						
1990/2000 Census Data Comparison						
	Age 15 to 64			Age 65 and up		
% Income	1990	2000	% Change	1990	2000	% Change
< 20 %	2,385	5,248	54.6%	405	564	39.3%
20-24 %	2,274	2,234	-1.8%	212	207	-2.4%
25-29 %	1,905	1,971	3.3%	341	395	15.8%
30-34%	1,021	1,024	0.3%	378	348	-7.9%
35% + >	4,420	6,086	27.4%	1,323	1,258	-4.9%
n/a	982	1,034		405	478	
Total	12,987	17,597	35.5%	3,064	3,250	6.1%
# Burdened	5,441	7,110	23.5%	1,701	1,606	-5.6%
% Burdened	41.9%	40.4%	-1.5%	55.5%	49.4%	-6.1%

The number of under age 65 cost burdened renters increased substantially (23.5%) while the percentage of renters burdened in this age group decreased slightly (-1.5%). This may be accounted for by the large increase in the number of renter households (35.5%).

In the 65 and over age group, both the number of households burdened and the percentage burdened both decreased moderately even though the number of senior renter households increased.

During this decade, 285 units of subsidized senior housing were built in Ulster County and it is likely that these units played a role in this decrease. If the number of 2000 senior rent burdened households is increased by 285, both the number burdened and the percentage burdened show increases rather than decreases compared to 1990, +11.1% and +2.7% respectively.

Public policy can make a difference!



Southside Terrace Apts. - New Paltz - Non-Subsidized