

# **Ulster County**

## **Rental Housing Survey 2000**

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# Ulster County

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## Ulster County Rental Housing Survey 2000

The Ulster County Planning Board is pleased to announce the release of the third edition of the *Ulster County Rental Housing Survey*. According to 1990 census data, 30.8% of Ulster County's occupied housing units are rental units. It is incumbent upon us then to give attention to the rental housing market.

The Board would like to express its appreciation to those that took the time to participate in the survey and welcomes any questions or comments from those who have concerns with regard to rental housing in Ulster County.

Sincerely,

Herbert Hekler, Director

*A house is a home when it shelters the body and comforts the soul.*

*Phillip Moffitt "Everyman's Xanadu" 1986*

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**134 Hunter St. - Kingston**

## **Introduction**

Welcome to the third publication of the Ulster County Rental Housing Survey. It is the intention of this report to provide fundamental information about the rental housing market in Ulster County. The survey will focus on the supply, cost and affordability of rental units within the County. Three types of rental housing units will be considered: Apartment Complex Units, Multi-Family Units and Subsidized Housing Units.

## **Methodology**

Apartment complex results are based on responses to the Ulster County Rental Housing Survey questionnaire. In the previous two surveys, the questionnaire was sent to a list of apartment complexes compiled from the Ulster County phone book. This year, municipal assessors were asked to add to the existing list of apartment complexes. Thanks to the assessors, questionnaires were sent to 34 additional apartment complexes.

The survey asked complex owners/managers to provide the following information: total number of units, number of units by bedroom count, the average rent for each apartment size category, the type of utilities included in the rent, the number of vacancies in each apartment size category, waiting list information and the number and type of any units set aside for senior citizens or disabled persons.

The response rate for the survey this year was 63.6%. This is an increase from previous years' rates of 53.1% and 56.7%. A total of 42 complexes responded to the survey. The remaining 24 complexes either failed to respond to the questionnaire or declined to participate.

Multi-Family unit results are based on information contained in the Rural Ulster Preservation Company Rent Reasonableness Comp. Log. The log is compiled chiefly from advertisements of available rental units from The Kingston Freeman and the Woodstock Times. A small percentage of the listings are called in to RUPCO by landlords or rental agents.

The Comp. Log lists the following information for each rental unit: number of bedrooms, rent amount, type of utilities included, building type, location, contact phone number, date available and the source of the available unit information.

Subsidized unit information is derived from responses to the Ulster County Housing Survey Questionnaire. Questionnaires were sent to subsidized housing providers on RUPCO's Subsidized Housing List for 2000. Subsidized housing providers were asked for the following information: total number of subsidized units, the number of units by unit size, tenant income limits, type of utilities included and whether there are any target populations served or units specifically set aside for target populations. Vacancy rate and waiting list information was also requested.

Rental amounts for subsidized units vary due to the fact that rents are often based on a percentage of income and/or family size. As a consequence, average rent amounts for subsidized units have not been reported.

**Non-Subsidized Apartment Complex Units**

For the purpose of this report, an Apartment Complex has been defined as "ten or more apartments on a single lot/location regardless of the number of structures."

<b><u>Non-Subsidized Apartment Complexes</u></b>						
<b>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>
Ellenville	1			1		
Esopus	206	6	98	102		
Gardiner	19	1	5	5	8	
Kingston	884	15	366	402	48	53
Lloyd	76	1	55	20		
Marbletown	46		16	22	8	
Marlborough	17	17				
New Paltz	600	46	285	267	1	1
Plattekill	60	2	18	33	6	1
Rosendale	35	2	14	15	3	1
Saugerties	97	5	54	33	5	
Shandaken	14	3	6	5		
Ulster	231		99	77	9	46
<b>Total</b>	<b>2286</b>	<b>98</b>	<b>1016</b>	<b>982</b>	<b>88</b>	<b>102</b>
% of Total		4.3%	44.4%	43.0%	3.8%	4.5%

Distribution of apartments by unit size reveals that 91.7% of the apartment units have two or less bedrooms. Only 3.8% of the units have three bedrooms. A total of 102 units or 4.5% of the units have been included in a category entitled "other". This category includes units with more than three bedrooms; units of varying size that have additional living space such as a den and townhouse units.



**Colonial Hills Apartments - Kingston**

Apartment complex units in Ulster County are concentrated in the City of Kingston (884 units), Town of Ulster (231), Town of Esopus (206 units) and the Village of New Paltz (600 units). A total of 84.0% of the units in the response sample are located within these four municipalities, yet these four municipalities comprise only 28.9% of the total county population according to 1998 census estimates.

<b><u>Non-Subsidized Apartment Complexes</u></b>						
<b>Distribution of Apartments by Location</b>						
<b>Municipality</b>	<b>Units</b>	<b>Percentage</b>		<b>Municipality</b>	<b>Units</b>	<b>Units</b>
Ellenville	1	0.0004		New Paltz	600	26.2%
Esopus	206	9.0%		Plattekill	60	2.6%
Gardiner	19	0.8%		Rosendale	35	1.5%
Kingston	884	38.7%		Saugerties	97	4.2%
Lloyd	76	3.3%		Shandaken	14	0.6%
Marbletown	46	2.0%		Ulster	231	10.1%
Marlborough	17	0.7%		<b>Total Units</b>	<b>2286</b>	

Survey participants were asked to report the type of utilities included with the rent. This data may be reviewed in the appendix. Average rent values, however, were calculated without regard to the number or type of utilities included.

<b><u>Non-Subsidized Apartment Complexes</u></b>					
<b>Average Rent by Municipality/Unit Size</b>					
<b>Municipality</b>	<b>Total Units</b>	<b>Studios</b>	<b>1 Bdrm.</b>	<b>2 Bdrm.</b>	<b>3 Bdrm</b>
Ellenville	1			\$ 1053	
Esopus	206	\$ 425	\$ 697	\$ 860	
Gardiner	19	\$ 375	\$ 480	\$ 670	\$ 700
Kingston	884	\$ 390	\$ 595	\$ 688	\$ 781
Lloyd	76	\$ 475	\$ 519	\$ 733	
Marbletown	46		\$ 515	\$ 650	\$ 725
Marlborough	17	\$ 650			
New Paltz	600	\$ 511	\$ 636	\$ 749	\$ 775
Plattekill	60	\$ 500	\$ 558	\$ 681	\$ 845
Rosendale	35	\$ 400	\$ 525	\$ 625	\$ 700
Saugerties	97	\$ 380	\$ 480	\$ 542	\$ 588
Shandaken	14	\$ 340	\$ 467	\$ 500	
Ulster	231		\$ 569	\$ 690	\$ 845
<b>Total Units/Avg. Rent *</b>	<b>2265</b>	<b>\$ 495</b>	<b>\$ 599</b>	<b>\$ 716</b>	<b>\$ 766</b>
<b>Median Rent</b>		<b>\$ 485</b>	<b>\$ 604</b>	<b>\$ 710</b>	<b>\$ 750</b>

\* Average rent was calculated by multiplying the average rent for each municipality/apt. category by the number of units for each municipality/apt. category, totaling these and dividing by the total number of units. This is a weighted average; not simply an average of each municipality's average rents.

Based on the sample's data, New Paltz and Esopus exhibit the highest average rents. No municipality, however, has the highest rent in every apartment size category. Shandaken and Saugerties have the lowest average rents. Shandaken has the lowest average rent for each apartment category.

Housing professionals advise that spending in excess of 30% of gross income on housing costs is evidence of a housing cost burden. The following chart shows the income required to afford an apartment at the average rents in the survey assuming that average rent represents 30% of household income.

<b><u>Non-Subsidized Apartment Complexes</u></b>						
<b>Average Rents</b>						
<b>Unit Size</b>	<b>1997</b>	<b>1998</b>	<b>2000</b>	<b>% Change 1998-2000</b>	<b>% Change 1997-2000</b>	<b>Current Income Required</b>
Studios	\$438	\$500	\$495	- 1.0%	+ 13.0%	\$19,800
1-Bedroom	\$544	\$580	\$599	+ 3.3%	+ 10.1%	\$23,960
2-Bedroom	\$653	\$662	\$716	+ 8.2%	+ 9.6%	\$28,640
3-Bedroom	\$732	\$739	\$766	+ 3.7%	+ 4.6%	\$30,640

The income level required to support the rent for a studio apartment decreased by \$200 this year. One-bedroom units called for an additional \$760 of income, as compared to 1998. Apartment dwellers in the two-bedroom category had the largest increase according to the survey. These tenants had to earn an additional \$2,160 annually to keep pace with 1998 rental levels.



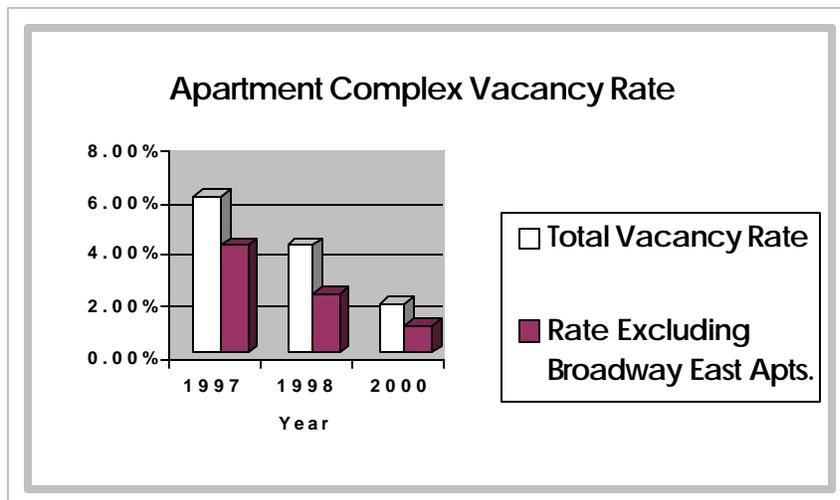
**Black Creek Apartments - Esopus**

<b><u>Non-Subsidized Apartment Complexes</u></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>
Esopus	206	1	0.4%		New Paltz	600	5	0.8%
Ellenville	1	0	0.0%		Plattekill	60	0	0.0%
Gardiner	19	0	0.0%		Rosendale	35	0	0.0%
Kingston	884	34	3.8%		Saugerties	97	0	0.0%
Lloyd	76	0	0.0%		Shandaken	14	1	7.1%
Marbletown	46	0	0.0%		Ulster	231	0	0.0%
Marlborough	17	3	17.6%					
					<b>Total</b>	<b>44</b>	<b>2286</b>	<b>1.9%</b>

The overall vacancy rate for apartment complexes in the county responding to the survey in 2000 is 1.9% with 44 of 2,286 units vacant at the time of the survey. This is a reduction from the 1998 rate of 4.2% and the 1997 rate of 6.1%.

Vacant units at Broadway East Townhouses in the City of Kingston again accounted for the majority of the vacant units in the survey. Of the total vacant units, 45.5% are located at this complex. If Broadway East is excluded from the calculation, the vacancy rate falls to 1.1%. With or without Broadway East, the trend has been clearly moving downward, indicating a scarcity of available rental units (see chart below.)

Housing professionals typically recognize a vacancy rate of 5% as the benchmark of an optimally functioning housing market. This year's vacancy rate is less than one quarter of that. A low vacancy rate, while beneficial to landlords, restricts tenant choice and mobility.



## Multi-Family Units

Multi-Family Units are rental units that were available for rent at the time that the survey was taken. Multi-Family Units may be apartments, mobile homes, row houses or single family detached houses. The data in the multi-family unit section is compiled from the March 2000 edition of the Rural Ulster Preservation Company's Rent Reasonableness Comp. Log. This represents approximately one month's available rentals.

The number of units in the multi-family sample in this year's survey decreased from 521 to 165 units. As the source of this data is obtained primarily from newspaper advertisements, this corroborates the evidence of a tightening rental market.

<b><u>Multi-Family Units</u></b>							
<b>Distribution by Municipality/Unit Size</b>							
<b>Municipality</b>	<b># Units</b>	<b>Studios</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Other</b>	<b>% of Total</b>
Esopus	3	1	0	1	1	0	1.8%
Gardiner	3	0	3	0	0	0	1.8%
Hurley	4	0	2	2	0	0	2.4%
Kingston	44	4	20	14	6	0	26.7%
Lloyd	1	0	0	1	0	0	0.6%
Marbletown	5	1	0	3	1	0	3.0%
Marlborough	1	0	1	0	0	0	0.6%
New Paltz	30	4	10	10	5	1	18.2%
Olive	6	2	2	2	0	0	3.6%
Plattekill	4	0	4	0	0	0	2.4%
Rosendale	10	0	1	4	5	0	6.1%
Saugerties	25	4	10	10	1	0	15.2%
Shandaken	8	0	3	5	0	0	4.8%
Shawangunk	1	0	1	0	0	0	0.6%
Ulster	7	0	2	4	1	0	4.2%
Wawarsing	5	1	0	1	2	1	3.0%
Woodstock	8	3	1	2	2	0	4.8%
<b>Totals</b>	<b>165</b>	<b>20</b>	<b>60</b>	<b>59</b>	<b>24</b>	<b>2</b>	
<b>% of Total</b>		12.1%	36.4%	35.8%	14.5%	1.2%	

The distribution of multi-family units by unit size shows that 84% of the units are in the two-bedroom and less category. The municipalities with the highest number of multi-family units include Kingston with 44 units, Saugerties with 25 units and New Paltz with 30 units. Sixty per cent of the units are located in these three municipalities.

<b><u>Multi-Family Units</u></b>					
<b>Average Rent by Municipality</b>					
<b>Municipality</b>	<b>Studios</b>	<b>1 Bdrm.</b>	<b>2 Bdrm.</b>	<b>3 Bdrm.</b>	<b>Other</b>
Esopus	\$ 325		\$ 490	\$ 675	
Gardiner		\$ 650			
Hurley		\$ 500	\$ 688		
Kingston	\$ 434	\$ 502	\$ 600	\$ 688	
Lloyd			\$ 650		
Marbletown	\$ 370		\$ 645	\$ 750	
Marlborough		\$ 525			
New Paltz	\$ 575	\$ 638	\$ 774	\$ 850	\$ 1500
Olive	\$ 360	\$ 462	\$ 613		
Plattekill		\$ 538			
Rosendale		\$ 575	% 655	\$ 694	
Saugerties	\$ 444	\$478	\$ 613	\$ 1000	
Shandaken		\$ 463	\$ 710		
Shawangunk		\$ 600			
Ulster		\$ 550	\$ 680	\$ 600	
Wawarsing	\$ 350		\$ 520	\$ 695	\$ 1300
Woodstock	\$ 400	\$ 600	\$ 563	\$ 1600	
<b>Average Rent *</b>	<b>\$ 439</b>	<b>\$ 534</b>	<b>\$ 652</b>	<b>\$ 861</b>	<b>\$ 1400</b>

\* Average rent was calculated by multiplying the average rent for each municipality/apt. category by the number of units for each municipality/apt.category, totaling these and dividing by the total number of units. This is a weighted average; not simply an average of each municipality's average rents.

Overall, the municipality with the highest average rents for Multi-Family Units is New Paltz, although, not in every size category. According to the calculations, Esopus has the lowest average rents for Multi-Family Units. However, with only three units in the sample, some caution is warranted on the significance of this.

<b><u>Multi-Family Units</u></b>				
<b>Average &amp; Median Rents 2000</b>				
	<b>Studios</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<b>Average Rent</b>	\$ 439	\$ 534	\$ 652	\$ 861
<b>Median Rent</b>	\$ 400	\$ 500	\$ 625	\$ 775



**Two Apartment Multi-Family in New Paltz**

<b><u>Multi-Family Units</u></b>						
<b>Average Rents</b>						
<b>Unit Size</b>	<b>1997</b>	<b>1998</b>	<b>2000</b>	<b>% Change 1998-2000</b>	<b>% Change 1997-2000</b>	<b>Income Required 2000</b>
<b>Studios</b>	\$382	\$408	\$439	+ 7.6%	+ 14.9%	\$17,560
<b>1 Bedroom</b>	\$474	\$501	\$534	+ 6.6%	+ 12.7%	\$21,360
<b>2 Bedroom</b>	\$604	\$651	\$652	+ 0.2%	+ 7.9%	\$26,080
<b>3 Bedroom</b>	\$688	\$846	\$861	+ 1.8%	+ 25.1%	\$34,440

Average rent values for the studio and one-bedroom categories increased moderately at 7.6% and 6.6% respectively. The average cost of a two-bedroom unit increased minimally at 0.2%. For a three-bedroom unit, the increase was 1.8%. However, when looked at over a three-year period, these increases become more noteworthy.

Average weekly wage rates in Ulster County increased by only 7.4% between 1990 and 1998, according to the latest available data. Yet the percentage increase in rents for the past three years is more than that for two bedroom units, double that for studio units and more than triple that for three bedroom units. Many multi-family renters have been obliged to devote higher and higher percentages of their income to the payment of rent.

## **Subsidized Units**

Subsidized Units are those rental units that receive the benefit of any of the various types of governmental support in the construction; purchase or rehabilitation of buildings that will house persons with income limitations. Subsidized Units do not include rental units that are occupied by persons using Section 8 vouchers or certificates.

This list of subsidized housing complexes/buildings is from RUPCO's Subsidized Housing List for 2000 for Ulster County. Rental Survey Questionnaires were sent to subsidized housing providers in order to obtain more detailed information.

There are a number of additions to the Subsidized Units section of the report this year. New construction additions to subsidized housing include Jenny's Garden, a 44-unit complex in the Town of Marlborough for seniors and disabled persons. Jenny's Garden was completed in 1998 and opened in November of that year. Park Heights is a new complex in the Town of Rosendale. Also for seniors and disabled, Park Heights opened in July 1999 and has 40 units. Both complexes are administered by RUPCO.



**Park Heights - Rosendale**

New to this survey are several subsidized buildings that are managed by RUPCO as well. The Stuyvesant Hotel in the City of Kingston accommodates both seniors and disabled persons. The Stuyvesant is unique in the county's subsidized housing inventory in that it is the only one that has units set aside for the homeless or soon to be homeless. Twelve of the 40 units are reserved for that specific purpose.

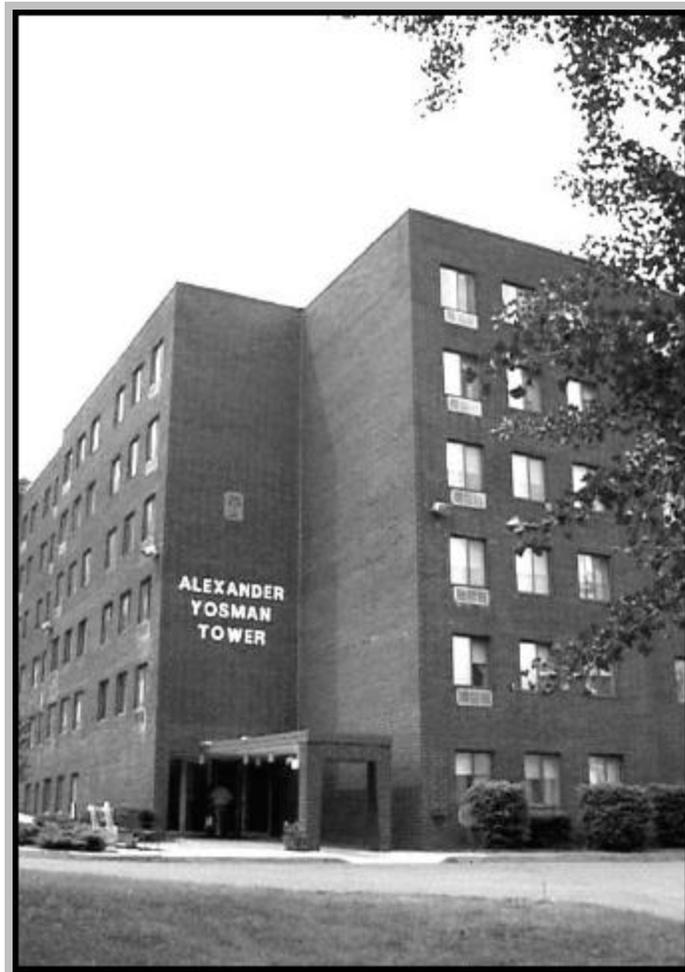
Other RUPCO buildings now included in this survey are the Arabio Building and the Brede Building in the Village of Saugerties, the Blair Road Building in the Town of Rochester and 134 Hunter St. in the City of Kingston. These four buildings serve to house income limited persons. The Hunter St. Building has one unit set aside for a disabled tenant.

<b><u>Subsidized Housing</u></b> <b>by Municipality and Unit Type</b>								
<b>Complex Name</b>	<b>Type</b>	<b>Studio</b>	<b>1 BR.</b>	<b>2 BR</b>	<b>3 BR.</b>	<b>4+BR</b>	<b>Total</b>	<b>Municipality</b>
134 Hunter St.	DV		3	3	1		7	Kingston
Broadway East Townhouses	V	3	11	14	4		32	Kingston
Colonial Addition	AL	32					32	Kingston
Colonial Gardens	LS		10	60	28		98	Kingston
Governor Clinton Apts.	AL	15	77				92	Kingston
Rondout Gardens	DLS	42	20	29	24	16	131	Kingston
Stuyvesant Charter Apts.	DLS		40	80			120	Kingston
Stuyvesant Hotel	CHL		40				40	Kingston
Wiltwyck Gardens	AL	30	30				60	Kingston
Yosman Tower Apts.	AL	70	34				104	Kingston
Jenny's Garden	CV		44				44	Marlborough
Huguenot Park	AV		24				24	New Paltz
Meadowbrook Farms I	V		36	64			100	New Paltz
Meadowbrook Farms II	DL		50	8	4		62	New Paltz
Blair Rd.	V			9			9	Rochester
Park Heights	CMV		40				40	Rosendale
Arabio Building	V				2		2	Saugerties
Brede Building	V		4	3			7	Saugerties
Hickory Ridge I	DV		32	13	3		48	Saugerties
Saugerties Seniors Housing	AL	31	31				62	Saugerties
Shandaken Village Apts.	CLV		23				23	Shandaken
Seven Greens	AL	1	111				112	Ulster
Canal Lock Apts.	DV		8	31	12		51	Ellenville
Ellenville Public Housing	DL		4	15	14		33	Ellenville
Ellenville Seniors Housing	CL		30				30	Ellenville
Woodstock Meadows	CLV		24				24	Woodstock
<b>Total # of Units by Unit Size</b>		<b>224</b>	<b>726</b>	<b>329</b>	<b>92</b>	<b>16</b>	<b>1387</b>	<b>Ulster County</b>
<b>% of Units by Unit Size</b>		<b>16.1%</b>	<b>52.3%</b>	<b>23.7%</b>	<b>6.6%</b>	<b>1.2%</b>		
<b>Type Legend</b>								
<b>A</b> - All Seniors	<b>D</b> - Some units set aside for Disabled	<b>L</b> - Low Income (< 80% of Median)			<b>V</b> - Very Low Income (< 50% of Median)			
<b>C</b> - All Seniors & Disabled	<b>H</b> - Some units set aside for Homeless	<b>M</b> - < 30% of Median Income						
<b>S</b> - Some units set aside for Seniors								

Overall, 92.1% of subsidized units have two or less bedrooms. Only 7.9% of the units have three or more bedrooms.

<b><u>Subsidized Housing</u></b>							
<b>by Targeted Population/Unit Size</b>							
<b>Target Population</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4+ BR</b>	<b>Total</b>	<b>% of Total</b>
Disabled Only	4	24	19	1		48	3.5%
Seniors Only	217	367				584	42.1%
Disabled or Seniors		201				201	14.5%
Income Limited	3	134	310	91	16	554	39.9%
<b>Total # Units</b>	<b>224</b>	<b>726</b>	<b>329</b>	<b>92</b>	<b>16</b>	<b>1387</b>	

Senior only units comprise 61.5% of the small units (less than two bedrooms.) Overall, senior and disabled units account for 60.1 % of the total number of subsidized units.



**Yosman Tower Apartments - Kingston**

<b><u>Subsidized Housing</u></b>					
<b>Distribution of Units by Location</b>					
<b>Municipality</b>	<b># of Units</b>	<b>% of Total</b>	<b>Municipality</b>	<b># of Units</b>	<b>% of Total</b>
Kingston	716	51.6%	Saugerties	119	8.6%
Marlborough	44	3.2%	Shandaken	23	1.7%
New Paltz	186	13.4%	Ulster	112	8.1%
Rochester	9	0.6%	Ellenville	114	8.2%
Rosendale	40	2.9%	Woodstock	24	1.7%
<b>Total 1387 Units</b>					

The majority of subsidized units are located in the City of Kingston. In total, 89.9% of the units are concentrated in four municipalities: Kingston, New Paltz, Saugerties and Ulster.



**Meadowbrook Farms - New Paltz**

Vacancy rates for subsidized units are near zero with 5 of 1387 units vacant at the time of the survey. This gives a vacancy rate overall of 0.36%.

Of the 26 subsidized entities, two have no wait, four have a wait of between 3 months and 1 year, three have a wait of between 1 and 2 years, seven have a 2 to 3 year wait and 2 have waiting times of between 3 to 5 years. Eight did not report waiting time information.

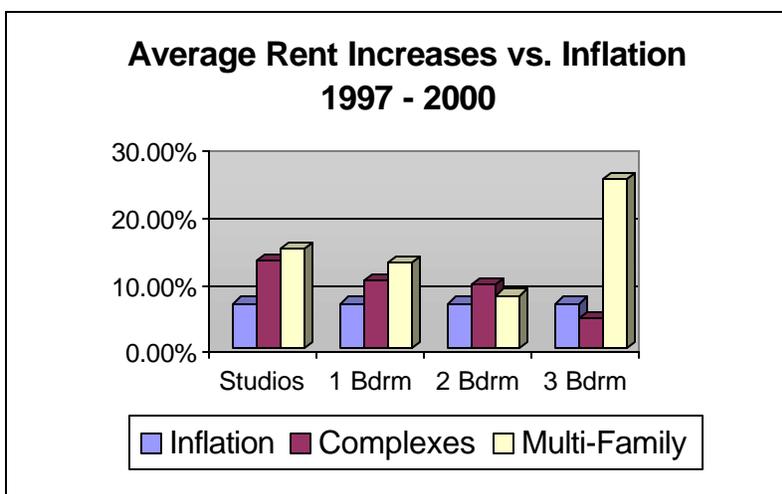
Kingston Housing Authority, which administers nearly one third of all subsidized units in the county, declined to disclose waiting time as "it is difficult to predict and (they) do not want to discourage applicants." KHA added, "senior waiting times tend to be much shorter than family waiting times."

## **Comments**

From the information provided by this year's survey, one inference that may be drawn is that there is a call for additional rental housing in Ulster County. The overall vacancy rate is far below the time-honored parameter of 5%. In more than three-quarters of non-subsidized apartment complexes surveyed, there are no vacancies. A majority of apartment complexes surveyed do not keep waiting lists, having found that this is unnecessary. Vacancies are filled quickly by word of mouth alone.

For subsidized housing, vacancy rates are virtually zero (0.36%.) Waiting lists are extensive and in quite a few instances the waiting time information is unavailable. When a public housing authority will not release waiting time information because it "does not want to discourage applicants," it is apparent that there is a need for more housing.

Average rents have appreciated between 4.6 % and 25.1% for the period 1997 to 2000. Inflation for that same interval, according to the Consumer Price Index, was 6.7%. In real dollars then, some rent increases have not even kept up with inflation, while others have exceeded it (see chart below.)



The pressure of the rental market notwithstanding, the increases in average rents have not been sufficient to initiate new construction of apartments as evidenced by the paucity of such. The demand for rental units however, has triggered conversions of single family residences to multi-family apartments.

Conversion brings its own issues to the fore; parking, population density, noise, demographic change. In the Village of New Paltz, conversion concerns have initiated discussions with SUNY New Paltz with regard to rental housing shortages. The Village of Ellenville has recently amended their zoning statute restricting the location of multi-family units due to the number of conversions.

The distribution of rental housing currently shows a propensity toward the more urbanized areas of the county (see tables pp. 3, 7.) Factors such as infrastructure and available transportation influence these locality preferences. Given the tight rental market, increasing rents, and decisions to provide commuter transit service to more rural areas of the county, it is to be expected that where permitted by local zoning, conversion to multi-family rental units may occur in more outlying areas.

The previous two surveys presented data that suggested that the housing cost burden, particularly, the affordability of rental housing, is a concern that warrants the notice of policymakers in Ulster County. The data from this year's survey reinforce that concern yet again.

The United States Department of Housing and Urban Development increased Fair Market Rents for Ulster County by only 0.18% in 2000. Fair Market Rents for the period 1997 - 2000 increased a mere 2.6%. However, apartment complex and multi-family rental rates in the County increased between 4.6% and 25.1 % during that same time.

Of greater significance is the fact that wage increases have also failed to match rent increases. This is evidenced by only a 7.4% increase in the average weekly wage for the County for the eight-year period from 1990 to 1998, containing the latest available data. However, rents have climbed in the range of 4.6% to 25.1% in just the three-year period between 1997 and 2000. It is apparent that those seeking affordable rental housing cannot preserve the status quo when wage increases do not keep pace with housing costs.

Low-income wage earners, single-earner households, the elderly and entry-level workers will have difficulty finding affordable housing or remaining in their current housing situation. The ramifications from an economic development standpoint may include employers struggling to fill entry-level positions or keeping those employees that they now have.

*'Mid pleasures and palaces though we may roam,  
Be it ever so humble, there's no place like home;*

*J. Howard Payne 1792-1852*

**Appendix**

## Apartment Complex List

### Non-Subsidized Complexes Responding to the Survey

<u>Complex Name</u>	<u>Municipality</u>	<u>Complex Name</u>	<u>Municipality</u>
Broadway East Townhouses	Kingston	Colonial Arms Apartments	New Paltz
Colonial Hills Apartments	Kingston	Mulberry Square	New Paltz
Colonial Hill Village Apartments	Kingston	Paltz Commons	New Paltz
Dutch Village Apartments	Kingston	Riverside Apartments	New Paltz
Fairview Garden Apartments	Kingston	Southside Terrace Apartments	New Paltz
Franklin Apartments	Kingston	Turtle Rock Apartments	New Paltz
Hudson Valley Landing	Kingston	Windsor Court Apartments	New Paltz
Old Freeman Building Apartments	Kingston	Elliot Arms	Plattekill
St. James Apartments	Kingston	Nova Valley Apartments	Plattekill
Stony Run Apartments	Kingston	Taramar Estates	Plattekill
Black Creek Apartments	Esopus	Woodcrest Apartments	Plattekill
Lakeshore Villas	Esopus	Cottekill Village Apartments	Rosendale
Gardiner Townhouse Condominiums	Gardiner	Barclay Heights Apartments	Saugerties
Brookside Apartments	Lloyd	Hickory Ridge Apartments	Saugerties
Elting Apartments	Lloyd	Skyline Woods Apartments	Saugerties
Village Apartments I	Lloyd	Shandaken Village Apartments	Shandaken
Village Apartments II	Lloyd	Skyrise Apartments	Shandaken
Welch Arms I	Lloyd	Lake Katrine Apartments	Ulster
Welch Arms II	Lloyd	Seven Greens	Ulster
Woodland Country Apartments	Marbletown	Skytop Village Apartments	Ulster
Marlboro Efficiencies	Marlboro	Canal Lock Apartments	Wawarsing/Ellenville

## Apartment Complex List

### Non-Subsidized Complexes Failing to Respond to the Survey

<u>Complex/Owner Name</u>	<u>Municipality</u>
Chestnut Mansion Apartments	Kingston
Cloverleaf Realty, Inc.	Kingston
Fairmont Apartments	Kingston
Harder Bros., Inc.	Kingston
Lucas Avenue Corner	Kingston
Park View Terrace	Kingston
Willow Manor	Kingston
Rifton Terrace	Esopus
Williams Ventura 6	Esopus
Fini Del Mondo Co.	Hurley
LBT Corp.	Hurley
SPM Associates	Hurley
Applewood Property Mgmt.	Lloyd
Orchard Heights	Lloyd
Valley View Apartments	Marbletown
Casa Bianca Apartments	Plattekill
Betterton's River Rd. Apartments	Rosendale
East Bridge St. Assoc. LLC	Saugerties
Hudson Valley Apartments	Shawangunk
Neighborhood Apt. Corp.	Ulster
Sunset Garden Apartments	Ulster
Ashil Ellenville LLC	Wawarsing/Ellenville
Country Club Arms	Wawarsing/Ellenville
Ellenville Apartments	Wawarsing/Ellenville

## Non-Subsidized Apartment Complex Survey Responses

### by Municipality

Municipality/Complex	Total Units	Studios		1 Bedroom		2 Bedroom		3 Bedroom		Other	Utilities Included	Total Vacant
		#	Rent	#	Rent	#	Rent	#	Rent			
<b>City of Kingston</b>												
Broadway East	90	5	\$ 400	9	\$ 440	56	\$ 525	20	\$ 625		H,HW,E,G,W,S	20
Colonial Hills Apts.	36			12	\$ 675	24	\$ 875				H,HW,G, W, S	0
Colonial Village Apts.	98			90	\$ 650	8	\$ 775				H,HW, W, S	1
Dutch Village Apts.*	130			52	\$ 560	65	\$ 695			13 2BR Apt w/Den \$ 735	HW, W, S	2
Fairview Garden Apts.*	152			116	\$ 585	36	\$ 695				W,S	10
Franklin Apartments	16	3	\$ 390	6	\$ 420	7	\$ 550				HW, W, S	0
Hudson Valley Landing	66					66	\$ 625				None	0
Old Freeman Bldg. Apts	14	2	\$ 425	11	\$ 550	1	\$ 650				None	0
St. James Apts.	15	5	\$ 365	5	\$ 465	5	\$ 580				H, HW, W, S	0
Stony Run Apts.	267			65	\$ 604	134	\$ 754	28	\$ 892	15 1BR Apt w/Den \$ 690 25 2BR Apt w/Den \$ 831	H, HW, G, W, S	2
<b>Town of Esopus</b>												
Black Creek Apts.	54	6	\$425	26	\$ 550	22	\$ 625				W, S	0
Lakeshore Villas	152			72	\$ 750	80	\$ 925				H, HW, G, W, S	1
<b>Town of Gardiner</b>												
Gardiner Townhouses	19	1	\$ 375	5	\$ 480	5	\$ 670	8	\$ 700		W, S	0
<b>Town of Lloyd</b>												
Brookside Apts.	19			3	\$ 575	16	\$ 750				H, HW, W, S	0
Elting Apts.	10			10	\$ 550						W, S	0
Village Apts. I	13			13	\$ 560						H, HW, G, W, S	0
Village Apts. II	8			4	\$ 575	4	\$ 665				H, HW, G, W, S	0
Welch Arms I	20			20	\$ 450						W, S	0
Welch Arms II	6	1	\$ 475	5	\$ 550						H, HW, W, S	0
<b>Town of Marbletown</b>												
Woodland Country Apts	46			16	\$ 515	22	\$ 650	8	\$ 725		W, S	0
<b>Town of Marlborough</b>												
Marlboro Efficiencies	17	17	\$ 650								H, HW, E, W, S	3

\* Has 2 apartments set aside for handicapped persons

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

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Municipality/Complex	Total Units	Studios		1 Bedroom		2 Bedroom		3 Bedroom		Other	Utilities Included	Total Vacant
		#	Rent	#	Rent	#	Rent	#	Rent			
<b><u>Village of New Paltz</u></b>												
Colonial Arms *	225			125	\$ 615	99	\$ 725	1	\$ 775		H, HW, W, S	5
Mulberry Square	32					32	\$ 850				None	0
Paltz Commons	36					36	\$ 600				W, S	0
Riverside Apts.	79	17	\$ 485	44	\$ 625	17	\$ 735			1 5BR Apt. \$ 985	H, HW, W, S	0
Southside Terrace Apts.	140	29	\$ 527	88	\$ 681	23	\$ 1050				H, HW, C	0
Turtle Rock Apts.	24					24	\$ 720				W, S	0
Windsor Court Apts.	64			28	\$ 610	36	\$ 710				H, HW, W, S, C	0
<b><u>Town of Plattekill</u></b>												
Elliot Arms	8			5	\$ 500	3	\$ 600				H, HW, W, S	0
Nova Valley Apts.	20	2	\$ 500	7	\$ 605	5	\$ 785	6	\$ 845		H, HW, G, W, S	0
Taramar Estates	12			3	\$ 525	8	\$ 650				H, HW, W, S	0
Woodcrest Apts.	20			3	\$ 580	18	\$ 680				H, HW, W, S	0
<b><u>Town of Rosendale</u></b>												
Cottkill Village Apts.	35	2	\$ 400	14	\$ 525	15	\$ 625	3	\$ 700	1 4BR Apt \$ 780	H, HW, E, W, S	0
<b><u>Village of Saugerties</u></b>												
Barclay Heights Apts.	10	1	\$ 400	4	\$ 500	5	\$ 600				W, S	0
<b><u>Town of Saugerties</u></b>												
Hickory Ridge Apts. **	39			22	\$ 480	14	\$ 520	3	\$ 580		H, HW, G, W, S	0
Skyline Woods Apts.	48	4	\$ 375	28	\$ 475	14	\$ 543	2	\$ 600		W, S	0
<b><u>Town of Shandaken</u></b>												
Shandaken Village Apts.	1			1	\$ 427						W, S	0
Skyrise Apts.	13	3	\$ 340	5	\$ 475	5	\$ 500				H, HW, E, W, S	1
<b><u>Town of Ulster</u></b>												
Lake Katrine Apts.	152			63	\$ 595	71	\$ 695	9	\$ 845	9 1BR Apt w/Den \$ 665	H, HW, G, W, S	0
Seven Greens	12			12	\$ 499						H, HW, E, G, W, S	0
Skytop Village Apts.	67			24	\$ 534	6	\$ 625			20 2BR TH Avg \$ 778 17 3BR TH Avg \$ 805	W, S	0
<b><u>Village of Ellenville</u></b>												
Canal Lock Apts.	1					1	\$ 1053				H, HW, W, S	0

\* Offers a \$25 discount on monthly rent to persons older than 65 or retired and receiving Social Security

\*\* Has 3 apartments set aside for handicapped persons