

URBAN ACTION AGENDA

Housing Profiles



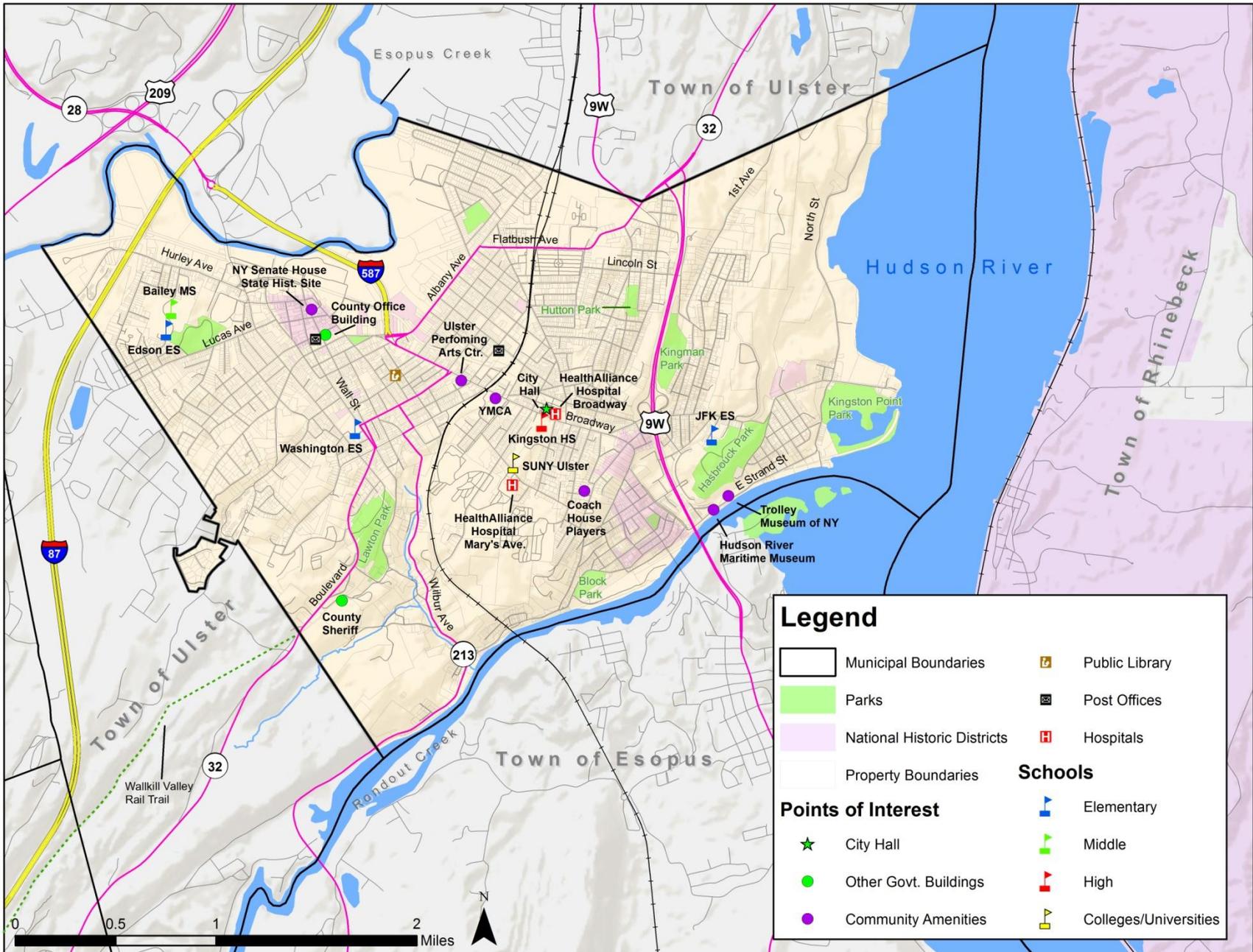
September 2018

CITY OF KINGSTON



HUDSON VALLEY
PATTERN
for
PROGRESS

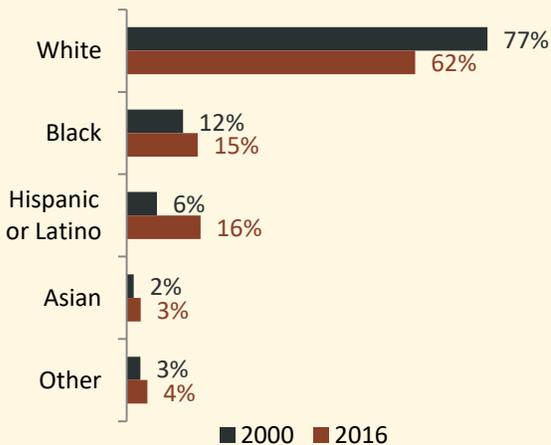
COMMUNITY OVERVIEW MAP



Population Basics

- 23,506** Population (2016)
- 0.2%** Population Change since 2000
- 9,398** Households (2016)
- 4.8%** Households Change since 2000
- 7.7** Square Miles
- 3,053** Population Density (people per sq. mile)

Population by Race and Ethnicity



Source: 2016 American Community Survey; 2000 Decennial Census

Population Stats

- 24%** Population under age 20
- 60%** Population ages 20-64
- 15%** Population 65 and older
- 39** Median Age

Source: 2016 American Community Survey

Population & Demographics Analysis

Kingston’s population has been nearly stagnant since 2000, with an increase of just 0.2%. Over that time, the number of households in the city has shrunk by 4.8%. Though there has been some new construction of housing in recent years, it is likely that this trend has been balanced by a decrease in family size as the Millennial generation starts families later and has fewer children. The median age in the city is 39. 24% of the population is under age 20, while 15% is 65 or older.

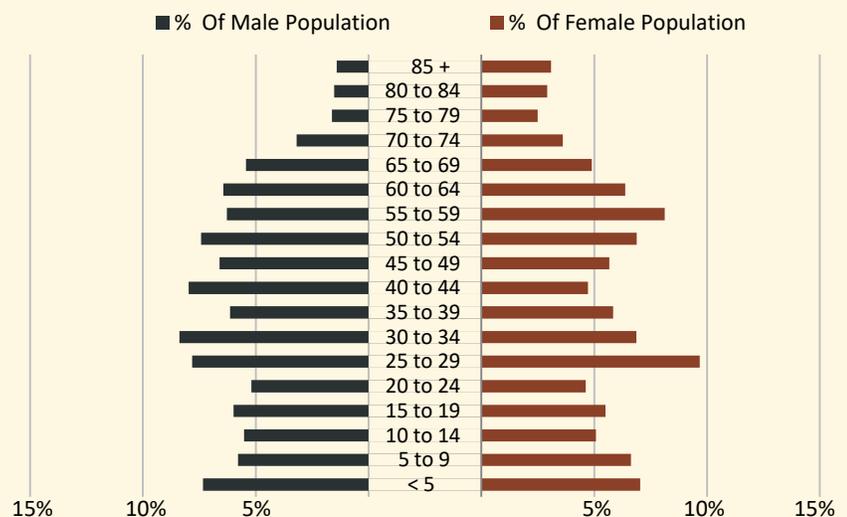
The city has seen a demographic shift since 2000, with a significant decrease in the White population (from 77% to 62%) and a corresponding increase in the Hispanic population, which grew from 6% to 16% of the city’s total. The Black and Asian populations also grew slightly, from 12% to 15% and from 2% to 3%, respectively.

The ratio of women to men is slightly higher in Kingston than elsewhere, with 53 women for every 47 men in the city.

Data Notes

Population by Race & Ethnicity – The “Other” category includes Native Americans, Pacific Islanders, those who checked “Other” on the Census, and individuals with two or more races.

Share of Population by Age and Sex



Source: 2016 American Community Survey

Analysis

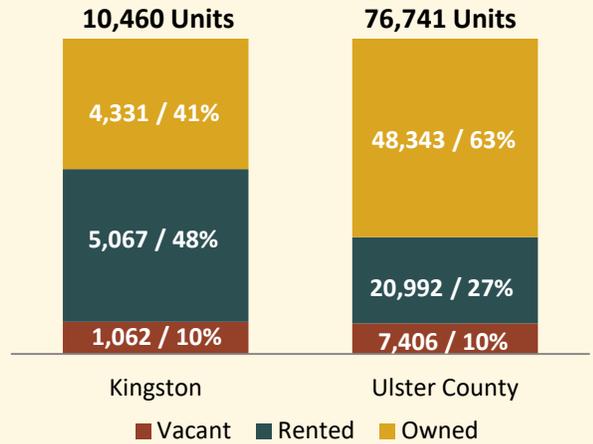
Kingston is known for its historic neighborhoods, and 54% of housing units in the city were built prior to 1940. The city has nearly identical amounts of single family and multifamily housing, although very few units (5%) are in large projects with 20 or more units. 56% of units have two bedrooms or less. 21% of units are public or subsidized affordable housing.

Data Notes

Housing Statistics – Figures on public and subsidized housing come from local, state, and federal housing databases. Detailed data on these categories is on page 11 of this profile.

Housing Occupancy – Vacant units do not include seasonally occupied units but do include both vacant homes and unrented apartments.

Housing Occupancy

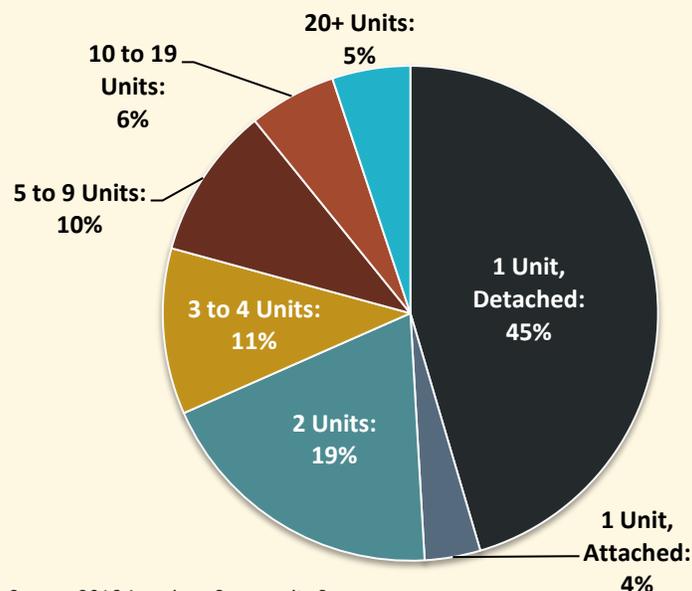


Source: 2016 American Community Survey

Housing Statistics

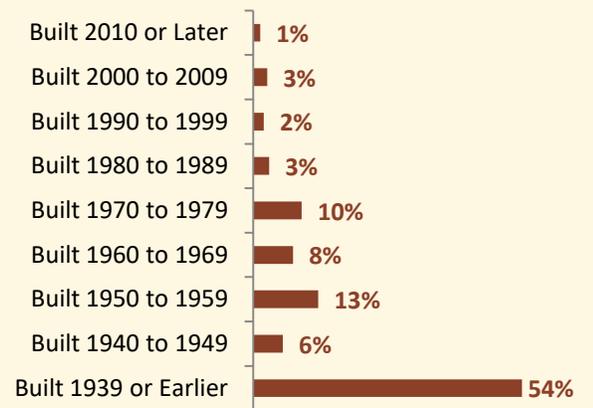
- 49%** Single Family Housing
- 51%** Multifamily Housing
- 81%** Housing built before 1970
- 9%** Public Housing
- 12%** Other subsidized affordable housing
- 79%** Market-rate housing

Units in Structure



Source: 2016 American Community Survey

Age of Housing Stock



Source: 2016 American Community Survey

Housing Bedroom Count

	# of Units	% of Units
No Bedroom	637	6%
1 Bedroom	2,336	22%
2 Bedrooms	2,929	28%
3 Bedrooms	3,285	31%
4 Bedrooms	1,051	10%
5+ Bedrooms	385	4%

Source: 2016 American Community Survey

Year Moved to Current Home



Source: 2016 American Community Survey

Average Household Size

Owners: 2.6 Renters: 2.3

Source: 2016 American Community Survey

Median Household Income



Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Analysis

The median household income in Kingston has declined by 1% since 2000, when accounting for inflation. Over that period, the countywide median household income in Ulster has gone up 1%. Though the median income in Kingston for homeowners with a mortgage is over \$80,000, the median income for renters is under \$30,000.

The average household size in Kingston is about the same for owners and renters.

Two thirds of city residents moved to their current home since 2000, including 41% who moved since 2010. In Ulster County as a whole, just 28% of residents moved to their current home since 2010.

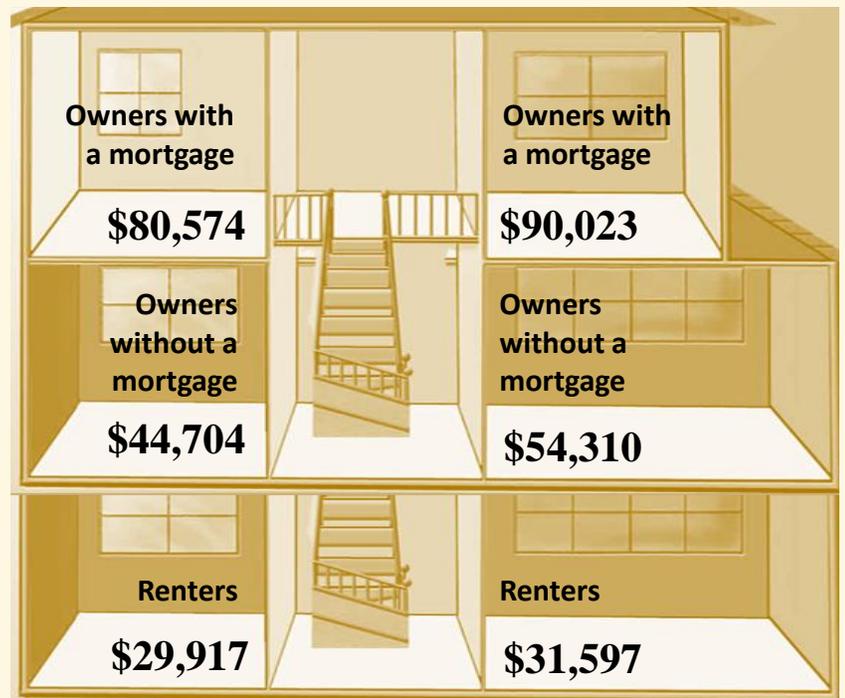
Data Notes

Median Household Income – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Median Income by Tenure

Kingston

Ulster County



Source: 2016 American Community Survey

Analysis

Kingston has seen a significant 26% increase in median rent since 2000 even when accounting for inflation, and more than half of rental units now rent for \$1,000 or more. For 57% of renter households, rent is unaffordable (more than 30% of monthly income), including 31% for whom rent is severely unaffordable (more than 50% of monthly income).

Median home values have increased by 37% since 2000 when accounting for inflation, similar to the 38% they have increased in Ulster County as a whole. However, only 30% of homes in Kingston are valued at \$200,000 or more. Housing costs, which average \$1,659 for people with a mortgage and less than half that for people without a mortgage, are affordable for 66% of homeowners.

Data Notes

Rental Statistics – Cost-burdened renter households do not include the category of severely cost-burdened households.

Median Rent – 2000 figures are adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Housing Affordability – HAMFI stands for HUD Area Median Family Income, which is the median family income calculated by HUD for each jurisdiction.

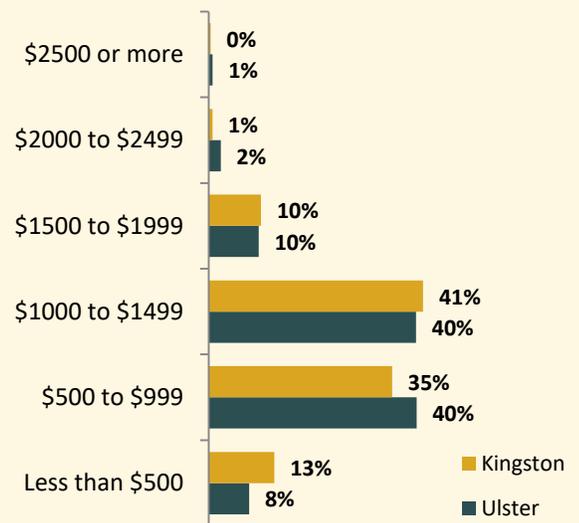
Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Rental Statistics

- 26%** Increase in median rent since 2000
- 1,395 (26%)** Cost-burdened renter households
- 1,690 (31%)** Severely cost-burdened renter households
- 48%** Apartments with monthly rent below \$1,000

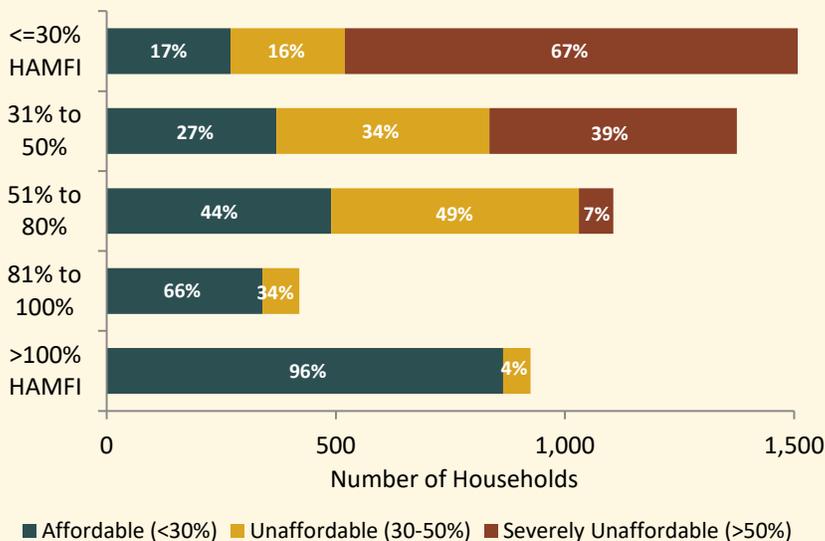
Sources: 2016 American Community Survey; US Dept. of HUD

Distribution of Rents



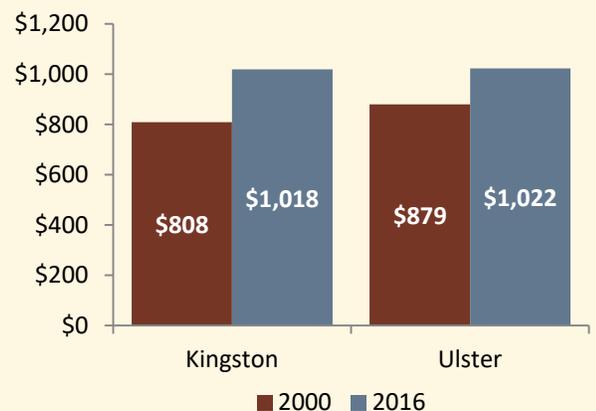
Source: 2016 American Community Survey

Rental Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

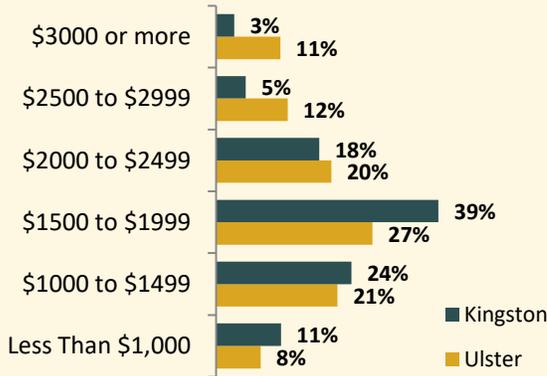
Median Rent



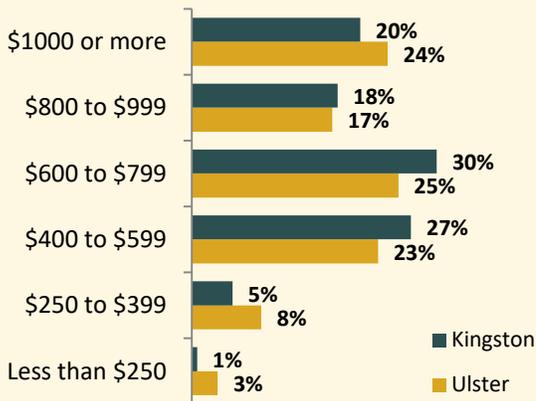
Sources: 2000 Census (Inflation Adj.); 2016 ACS

Distribution of Owner Costs

With Mortgage

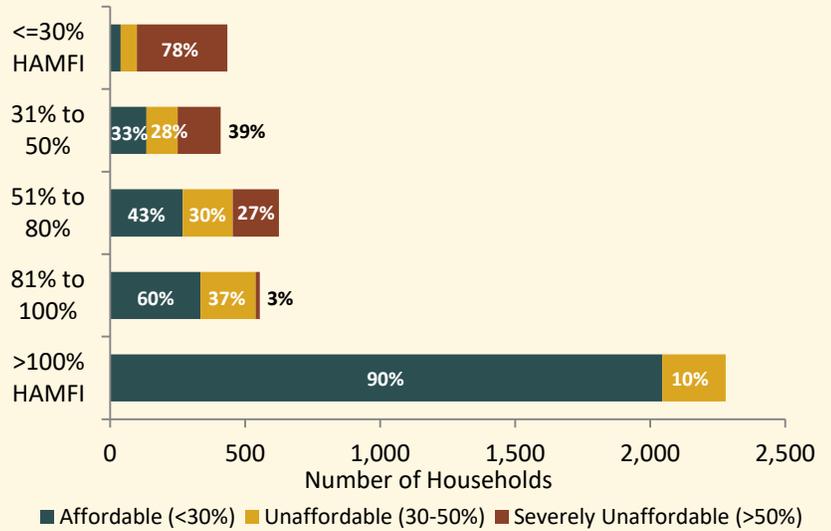


Without Mortgage



Source: 2016 American Community Survey

Housing Affordability



Source: U.S. Dept. of HUD - Comprehensive Housing Affordability Strategy Data (2018)

Median Monthly Owner Costs

\$1,885 Ulster County (Mortgage)

\$730 Ulster County (No Mortgage)

\$1,659 Kingston (Mortgage)

\$736 Kingston (No Mortgage)

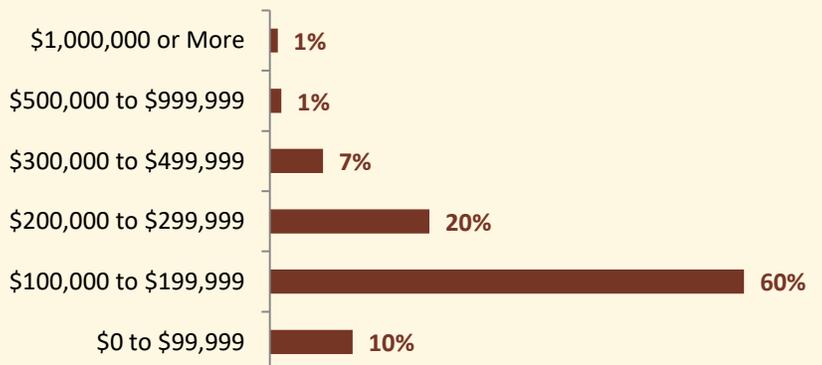
Source: 2016 American Community Survey

Median Home Value



Source: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Home Values



Source: 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

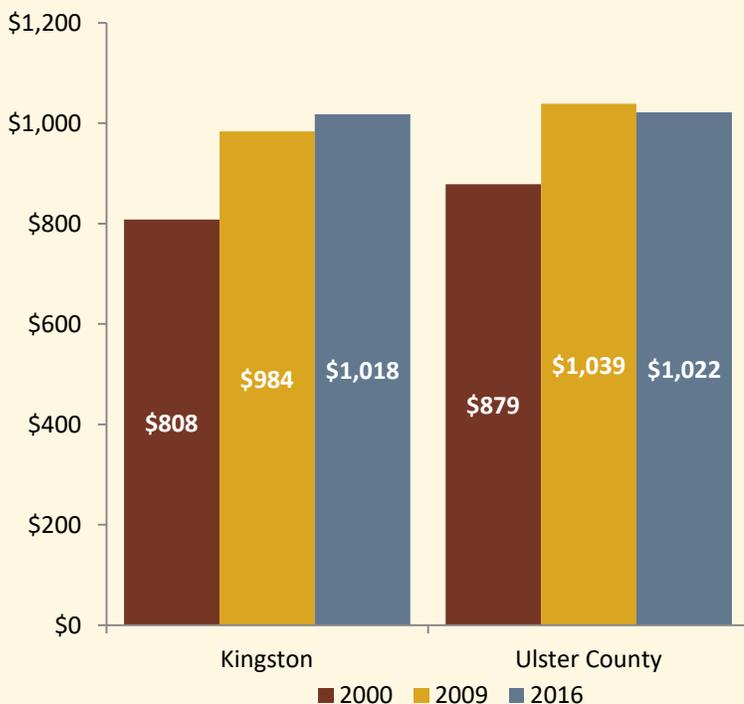
Located on the west bank of the Hudson at the mouth of the Rondout Creek, Kingston is the Ulster County Seat. A historic manufacturing center, river port, and commercial hub for the mid-Hudson Valley, the city grew rapidly in the 19th and early 20th centuries. More than half (54%) of all housing units in the city today were built before 1940. After World War II, as factories closed and highways took the place of the Hudson as a transportation route, Kingston lost population and jobs. Urban “renewal” projects in the 1960s decimated the historic Rondout neighborhood, displacing thousands of residents, many into public housing projects that soon became plagued by crime and chronic unemployment.

In the past 20 years, Kingston has attracted investment to once blighted areas, and is now home to a vibrant small business scene that caters to the mix of old and new residents. In 2017, Kingston was named as the Mid-Hudson Region winner of the state's annual \$10 million Downtown Revitalization Initiative competition.

As new residents have arrived, fears of gentrification have grown. Inflation-adjusted median rents in the city rose 22% from 2000 to 2009, faster than the 18% rise in Ulster County. And while the county median rent fell slightly in the wake of the Great Recession, rents in Kingston have risen. Other measures of gentrification are more equivocal. The number of college educated residents is growing in the city, but at a slower rate than in the county, state, and the nation. Median household incomes are down slightly since 2000 after rising rapidly between 2000 and 2009. And median home values, though up 37% since 2000, have simply risen in line with the rest of the county.

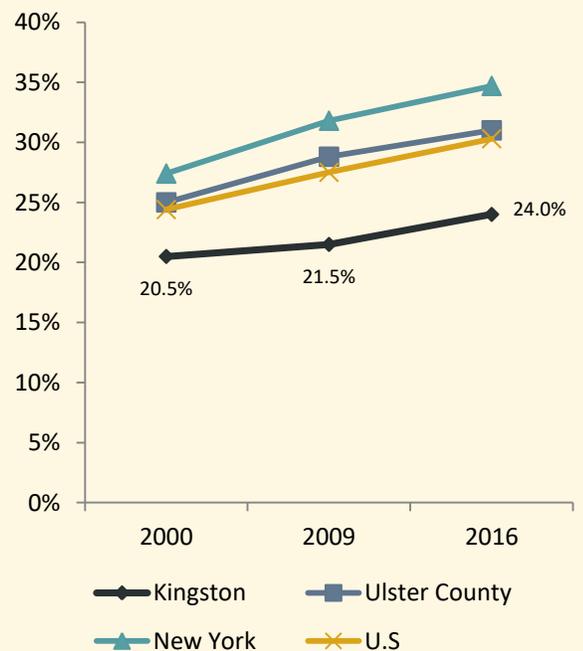
Kingston has a healthy stock of affordable housing (21%), with groups like RUPCO actively engaged in developing new projects to add to the supply. Still, city leaders must work carefully to ensure that as economic growth draws new faces to the city, that existing residents are not priced out of the community.

Median Rent



Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

% of Residents Age 25 and up with Bachelor's Degree or Higher



Sources: 2000 Census, 2009 and 2016 American Community Survey

A CHANGING HOUSING ENVIRONMENT

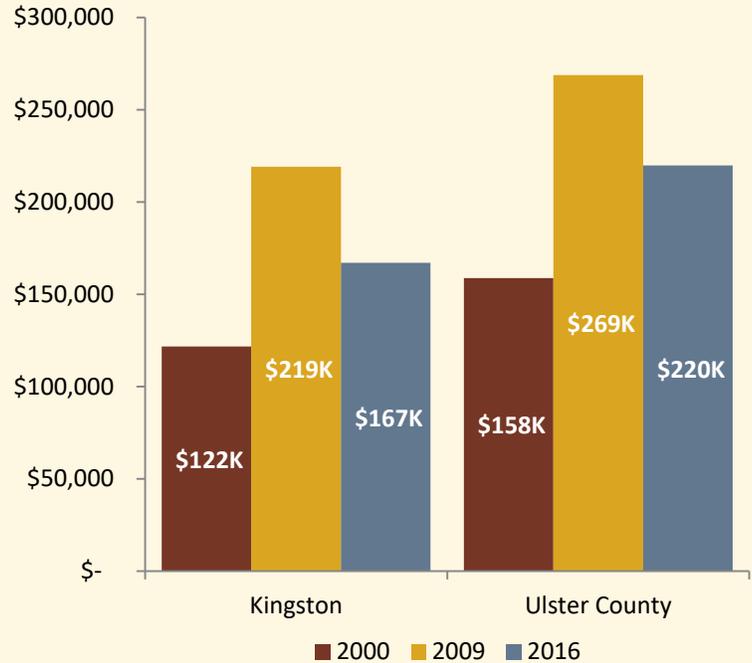
A Toolkit for Housing Policy Top 10 “Best Practices”

A healthy community needs an array of housing options that are affordable to individuals at all income levels. Currently, the growing demand for housing is apparent across all 25 of the UAA communities. Establishing a comprehensive housing strategy is the first step for communities to understand the local needs and state of the housing market and to proactively facilitate the development of housing. The recommendations that follow are offered as strategies to equip local communities with tools to create local policy to help meet the demand for housing.

1. Provide zoning incentives such as a density bonus for developments that set aside a percentage of units as affordable housing.
2. Streamline the permit process to reduce fees for developers of affordable housing and establish a single point of contact to facilitate the approvals.
3. Establish a local Housing Trust Fund for the creation or preservation of affordable housing.
4. Update local comprehensive plans to prioritize affordable housing and establish a framework to support new construction and adaptive reuse of vacant and blighted buildings for housing.
5. Establish strong support from elected officials, school, planning and other local boards, community organizations and economic development agencies.
6. Consider using publically owned buildings and property to develop affordable housing.
7. Establish tax incentives, phase-ins and PILOTS for developers of affordable housing.
8. Conduct vigorous code enforcement to improve poorly maintained housing.
9. Support workforce training and education to facilitate employment and higher wages.
10. Support and require energy efficiency and green building techniques to reduce housing costs for owners and renters.

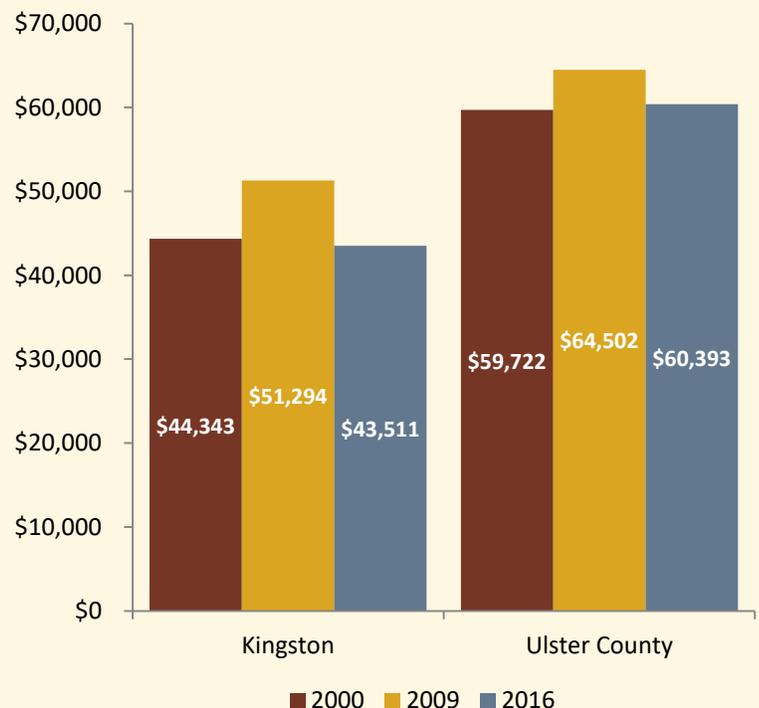
Some of the strategies in this toolkit may not apply to every community.

Median Home Values



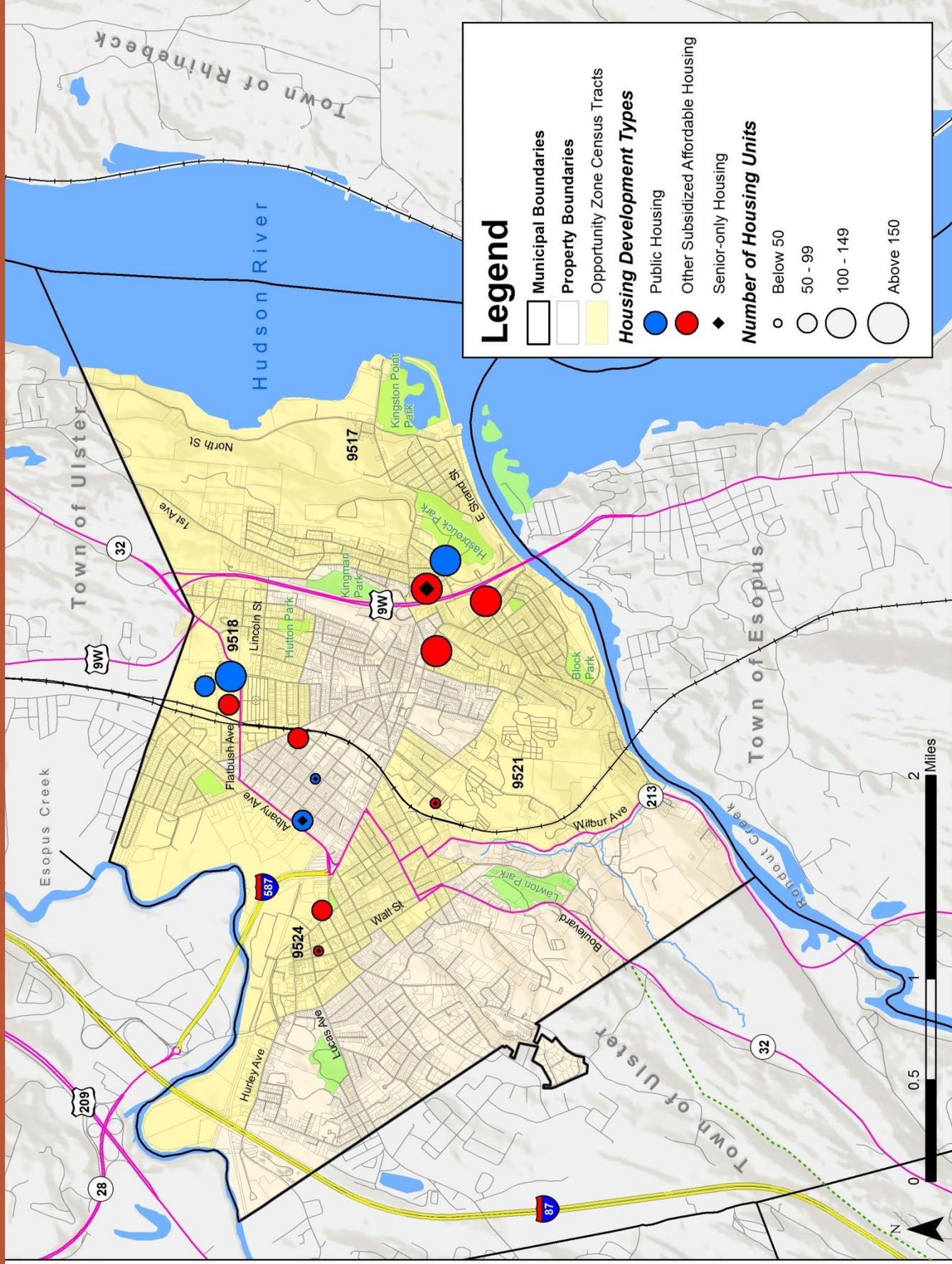
Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

Median Household Incomes



Sources: 2000 Census (Inflation Adj.); 2009 (Inf. Adj.) & 2016 American Community Survey

city of KINGSTON
AFFORDABLE HOUSING



**Rental
Housing Detail**



**TOTAL NUMBER OF
SUBSIDIZED
HOUSING UNITS***

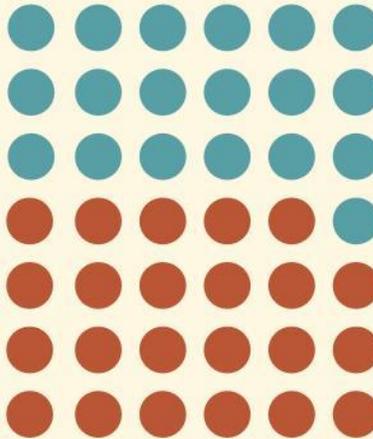
1086

*The subsidized housing unit total only includes sites with 10 or more units. Actual totals are likely to be slightly higher.



**SENIOR ONLY
RESIDENCES**

272



**FAMILY
RESIDENCES**

814

461

**PUBLIC HOUSING
UNITS**

625

**OTHER SUBSIDIZED
AFFORDABLE
HOUSING UNITS**

20 APPROXIMATELY
20 RESIDENTIAL UNITS

ABOUT THIS PROJECT

The Urban Action Agenda (UAA) is a major initiative led by Hudson Valley Pattern for Progress to promote growth and revitalization in urban centers throughout the Hudson Valley. The Valley contains a wide variety of urban centers located along the Hudson River and other historic transportation corridors. With their existing infrastructure, access to transit, and traditions of denser development, these communities are well positioned to accommodate the region's growth in the 21st Century. To keep the project's scale manageable, the UAA focuses on a group of 25 higher-need urban areas selected for reasons including changing demographics and poverty.

In addition to the creation of an expanded set of Community Profiles issued in March, 2018, Pattern has developed new Housing Profiles for all 25 UAA communities. The Housing Profiles take a deep dive into rental and owner-occupied

housing by providing analysis of affordability, existing conditions, and demographic changes. Shining a spotlight on housing in these 25 communities represent the next step in the UAA's efforts to provide useful data to policymakers, residents, and business and community groups. Funding for the housing profiles comes from Empire State Development and the NYS Department of State through the Mid-Hudson Regional Economic Development Council.

About Hudson Valley Pattern for Progress

Pattern is a half-century old not-for-profit policy, planning, advocacy, and research organization whose mission is to promote regional, balanced, and sustainable solutions that enhance the growth and vitality of the Hudson Valley. To learn more about Pattern and the UAA, visit our website: www.patternforprogress.com.

URBAN ACTION AGENDA COMMUNITIES

Housing
Profiles

