URBAN ACTION AGENDA

Housing Profiles

VILLAGE OF SAUGERTIES

September 2018
village of SAUGERTIES
COMMUNITY OVERVIEW MAP

Legend
- Municipal Boundaries
- Parks
- Natl. Historic Districts
- Property Boundaries

Points of Interest
- Village Hall
- Other Govt. Buildings
- Community Amenities
- Library
- Post Offices

Public Schools
- Elementary
- Middle
- High
Population Basics

- Population Change since 2000: -1.4%
- Households (2016): 1,712
- Households Change since 2000: 2.9%
- Square Miles: 2.0
- Population Density (people per sq. mile): 1,950

Population & Demographics Analysis
The total population of the Village of Saugerties remained virtually unchanged from 2000 to 2016, with a slight decline of 1.4% from 3,940 in 2000 to 3,900 in 2016. Over this same time period there has been a slight shift in the racial and ethnic makeup of the village.

The Hispanic population in the village grew by 176%, increasing from 175 in 2000 to 483 in 2016. 12% of village residents are now Hispanic, up from 4% in 2000. Despite the growth of the Hispanic population, White residents continue to account for the overwhelming majority of the village, and there are virtually no Black or Asian residents of Saugerties.

17% of the village’s population is aged 65 or older and the median age is 39. This puts the population of Saugerties towards the older end of the spectrum relative to the other UAA communities.

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.

Population by Race and Ethnicity

- White: 91% (2000), 85% (2016)
- Black: 1% (2000), 1% (2016)
- Hispanic or Latino: 4% (2000), 12% (2016)
- Asian: 2% (2000), 0% (2016)
- Other: 1% (2000), 1% (2016)

Population Stats

- Population under age 20: 24%
- Population ages 20-64: 59%
- Population 65 and older: 17%
- Median Age: 39

Share of Population by Age and Sex

- % Of Male Population
- % Of Female Population

Source: 2016 American Community Survey; 2000 Decennial Census
Analysis
The housing stock in Saugerties is relatively old; 80% of the housing stock in the village was built before 1970 and 49% was built before 1940. There is a roughly even mix of single family homes and multifamily homes in the village. There is no public housing in Saugerties, but 10% of rental housing units are 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 Statistics

- **52%** Single Family Housing
- **48%** Multifamily Housing
- **80%** Housing built before 1970
- **0%** Public Housing
- **10%** Other subsidized affordable housing
- **90%** Market-rate housing

units in Structure

- 10 to 19 Units: 9%
- 5 to 9 Units: 8%
- 3 to 4 Units: 10%
- 20+ Units: 3%
- 1 Unit, Detached: 49%
- 1 Unit, Attached: 2%
- 2 Units: 19%

Source: 2016 American Community Survey

Age of Housing Stock

- Built 2010 or Later: 0%
- Built 2000 to 2009: 4%
- Built 1990 to 1999: 6%
- Built 1980 to 1989: 5%
- Built 1970 to 1979: 6%
- Built 1960 to 1969: 9%
- Built 1950 to 1959: 13%
- Built 1940 to 1949: 10%
- Built 1939 or Earlier: 49%

Source: 2016 American Community Survey

Housing Bedroom Count

<table>
<thead>
<tr>
<th>Bedroom Count</th>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>106</td>
<td>6%</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>438</td>
<td>23%</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>511</td>
<td>27%</td>
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<tr>
<td>3 Bedrooms</td>
<td>512</td>
<td>27%</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>287</td>
<td>15%</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>15</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
Analysis
Median household income in Saugerties fell from $49,860 in 2000 (adjusted for inflation) to $43,125 in 2016, a 14% decrease. In contrast, the median household income of Ulster County slightly increased from $59,722 in 2000 (adjusted for inflation) to $60,393 in 2016, a 1% increase.

There is a large discrepancy in the median income of renters compared to the median income of owners in both Saugerties and Ulster County. In Saugerties, renters earn a median income of $27,460 while home owners with a mortgage earn more than three times that amount with a median household income of $97,381. A similar trend is seen in Ulster County where renters earn a median income of $31,597 and homeowners with a mortgage earn a median income of $90,023.

Data Notes
Analysis
The median rent in Saugerties increased from $779 in 2000 (adjusted for inflation) to $920 in 2016, an 18% increase. Despite the increase in rent, the majority of apartments for rent (58%) have a monthly rent under $1,000.

55% of renters in Saugerties are spending at least one third of their income towards housing costs and 34% of renters are spending more than 50% of their income towards housing costs.

Among all UAA communities, Saugerties experienced the largest percent increase in median home value since 2000. The median home value in the village increased from $126,000 in 2000 to $213,000 in 2016, a 69% increase in home value.

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 Housing Affordability

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>0</th>
<th>50</th>
<th>100</th>
</tr>
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<tbody>
<tr>
<td>&lt;=30%</td>
<td>13%</td>
<td>9%</td>
<td>78%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td>10%</td>
<td>41%</td>
<td>49%</td>
</tr>
<tr>
<td>51% to 80%</td>
<td>57%</td>
<td>38%</td>
<td>5%</td>
</tr>
<tr>
<td>81% to 100%</td>
<td>96%</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td>100%</td>
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Rental Statistics
- 18% Increase in median rent since 2000
- 194 (21%) Cost-burdened renter households
- 320 (34%) Severely cost-burdened renter households
- 58% Apartments with monthly rent below $1,000

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

Distribution of Rents

<table>
<thead>
<tr>
<th>Range</th>
<th>Saugerties</th>
<th>Ulster</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2500 or more</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>$2000 to $2499</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>$1500 to $1999</td>
<td>5%</td>
<td>10%</td>
</tr>
<tr>
<td>$1000 to $1499</td>
<td>37%</td>
<td>40%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Less than $500</td>
<td>8%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

Median Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Village</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$779</td>
<td>$920</td>
</tr>
<tr>
<td>2016</td>
<td>$879</td>
<td>$1,022</td>
</tr>
</tbody>
</table>

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

- **With Mortgage**
  - <=30% HAMFI: 29% (Saugerties), 71% (Ulster County)
  - 31% to 50%: 16% (Saugerties), 47% (Ulster County)
  - 51% to 80%: 74% (Saugerties), 23% (Ulster County)
  - 81% to 100%: 90% (Saugerties), 10% (Ulster County)
  - >100%: 92% (Saugerties), 8% (Ulster County)

- **Without Mortgage**
  - <=30% HAMFI: 81% (Saugerties), 14% (Ulster County)
  - 31% to 50%: 51% (Saugerties), 29% (Ulster County)
  - 51% to 80%: 23% (Saugerties), 15% (Ulster County)
  - 81% to 100%: 3% (Saugerties), 4% (Ulster County)
  - >100%: 47% (Saugerties), 7% (Ulster County)

**Median Monthly Owner Costs**

- Ulster County (Mortgage): $1,885
- Ulster County (No Mortgage): $730
- Saugerties (Mortgage): $1,994
- Saugerties (No Mortgage): $805

**Median Home Value**

<table>
<thead>
<tr>
<th>Year</th>
<th>Village of Saugerties</th>
<th>Ulster County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$126K</td>
<td>$213K</td>
</tr>
<tr>
<td>2016</td>
<td>$159K</td>
<td>$220K</td>
</tr>
</tbody>
</table>

**Home Values**

- $1,000,000 or More: 0%
- $500,000 to $999,999: 0%
- $300,000 to $499,999: 14%
- $200,000 to $299,999: 36%
- $100,000 to $199,999: 43%
- $0 to $99,999: 7%

Sources:
- 2016 American Community Survey
- 2000 Decennial Census (Inflation Adjusted)
The Village of Saugerties is located in the northeast corner of Ulster County along the banks of the Hudson River where the Esopus Creek empties into the Hudson. The village was incorporated in 1831 as the village of Ulster. The name was later changed to the village of Saugerties in 1855. Saugerties has a quaint downtown with a walkable main street comprised of antique stores, cafes, bookstores, and more. Not far from the main street is the Esopus Creek. The Esopus is a popular recreational destination offering activities such as canoeing, kayaking, tubing, swimming, and fishing.

Housing in Saugerties is generally older, and home values remain lower than many UAA communities. About half of housing units were built before 1940, and 43% of homes have a value less than $200,000.

From 2000 to 2009 median home value in Saugerties increased significantly, nearly doubling in value from $126,000 to $247,000 (adjusted for inflation). In the wake of the Great Recession, median home value decreased slightly dropping 14% from $247,000 in 2009 to $213,000 in 2016. Saugerties fared well relative to many other UAA communities where median home value dropped significantly from 2009 to 2016.

Inflation-adjusted median rent in the village increased steadily in recent years, rising from $779 in 2000 to $920 in 2016, an 18% increase. Increasing rents coupled with a 14% decrease in median household income since 2000 has likely contributed to an increased burden of housing costs for renters in the village. 55% of renters in Saugerties are spending at least one third of their income towards housing costs and 34% of renters are spending more than 50% of their income towards housing costs. Gentrification is typically associated with a displacement of Black or Hispanic residents by White residents; although that is clearly not taking place in Saugerties, the data on rising home values and rents suggests that some gentrification may be occurring.
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.
village of SAUGERTIES
AFFORDABLE HOUSING
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.