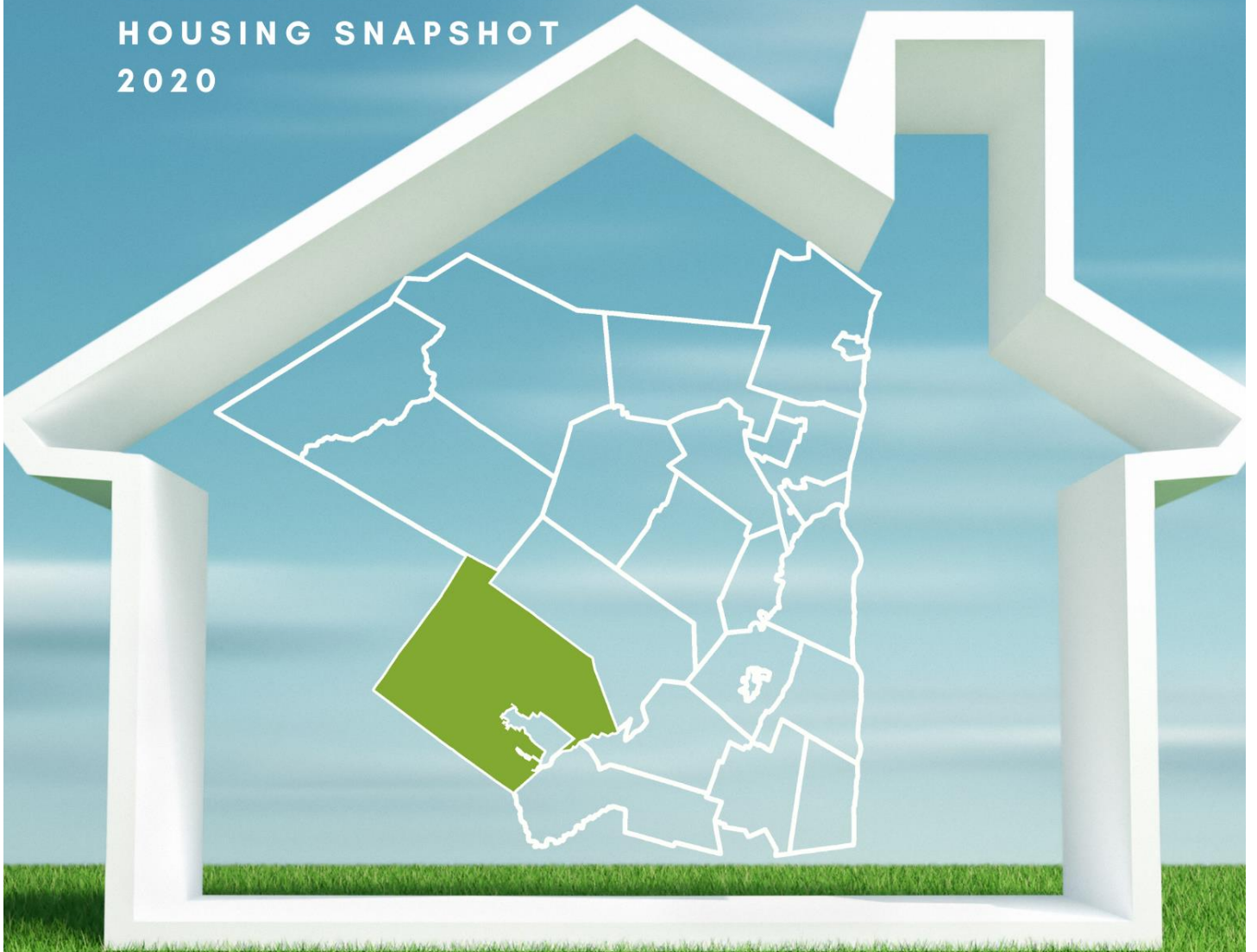


# Town of **WAWARSING**

HOUSING SNAPSHOT  
2020



### Population Basics (*Village of Ellenville excluded*)

		2010	2018	2010 to 2018 Change	2010 to 2018 Percent Change
	Total Population	9,022	8,857	-165	-2%
Age	<20	1,682	1,468	-214	-13%
	20-29	1,190	1,111	-79	-7%
	30-44	2,219	1,979	-240	-11%
	45-64	2,700	2,807	107	4%
	65-74	698	785	87	12%
	75-84	375	525	150	40%
	85+	158	182	24	15%
Race / Ethnicity	Hispanic / Latino	1,384	1,447	63	5%
	Black*	1,308	696	-612	-47%
	White*	6,039	6,199	160	3%
	Asian*	82	51	-31	-38%
	Other*	209	464	255	122%

Source: 2010 Decennial Census & 2010 / 2018 American Community Survey (US Census Bureau)

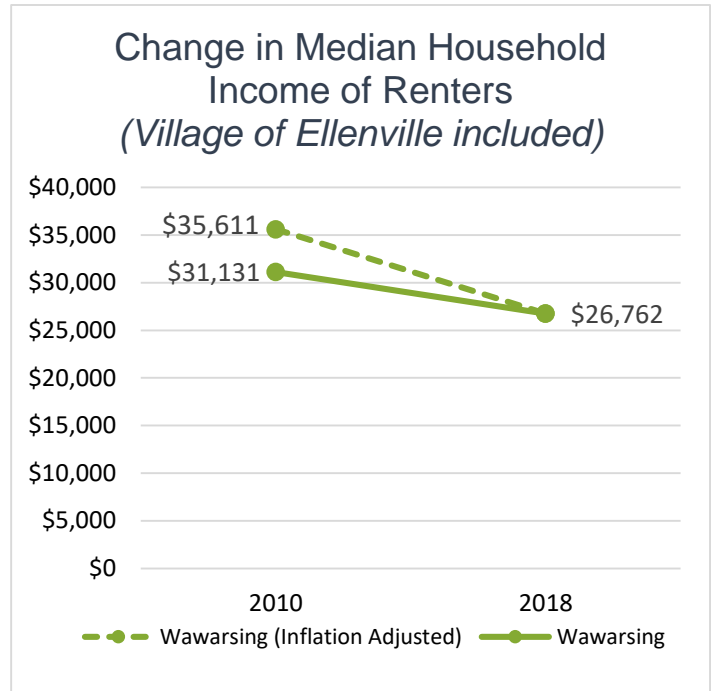
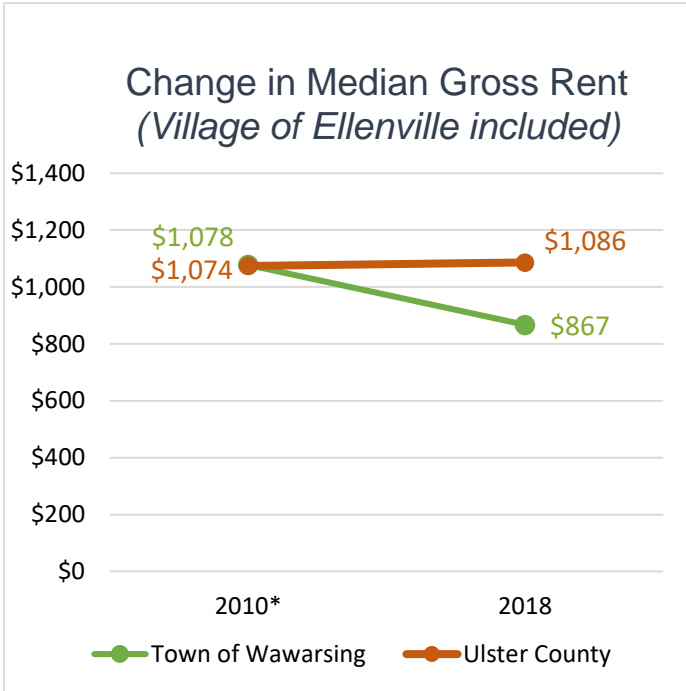
\*Non-Hispanic / Non-Latino

### Housing Characteristics (*Village of Ellenville excluded*)

		Number	Percent of Total
	Total Housing Units	4,375	-
	Occupied Housing Units	2,977	68%
	Vacant Housing Units*	1,398	32%
Type	Renter Occupied Housing Units	855	29%
	Owner Occupied Housing Units	2,122	71%
Year Built	Built Prior to 1940	1,152	26%
	Built 1940 to 1959	767	18%
	Built 1960 to 1979	1,146	26%
	Built 1980 to 1999	812	19%
	Built 2000 or Later	498	11%

Source: 2018 American Community Survey (US Census Bureau)

\*Includes vacant units that are for sale, for rent, and for seasonal / recreational use



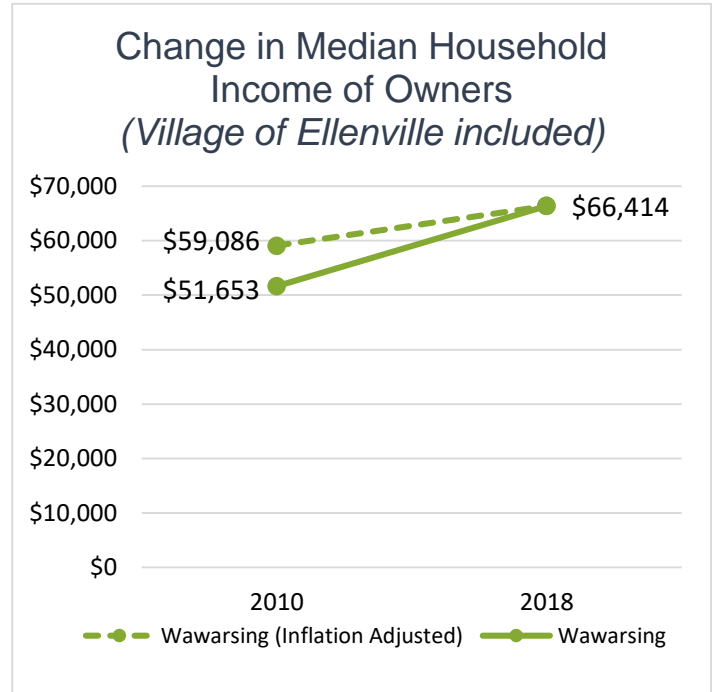
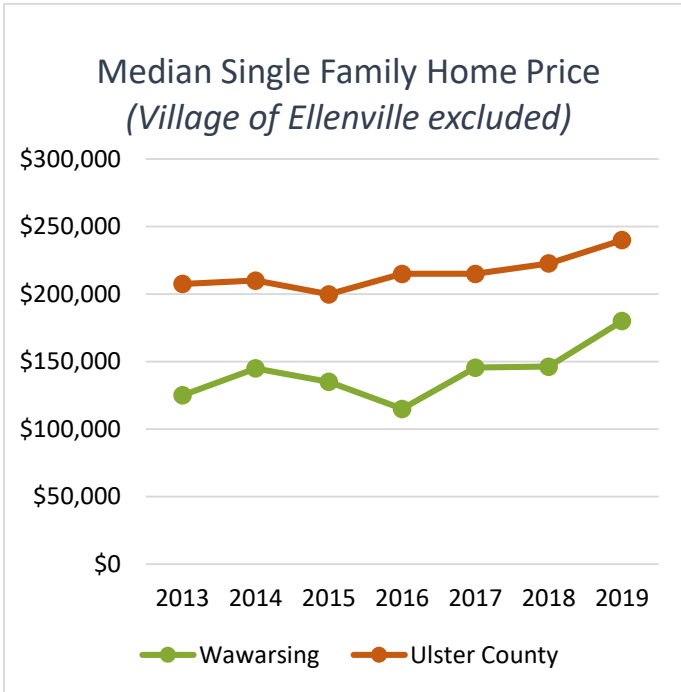
Source: 2010 Decennial Census & 2018 American Community Survey (US Census Bureau)

\*2010 median rent is inflation adjusted to 2018 dollars

### Rental Housing - Out of Reach (Village of Ellenville included)

Municipality	2BR FMR Fiscal Year 2018	Annual Wage to Afford 2BR	Hourly Wage to Afford 2BR	Renter Wage Rate 2018	Rent Affordable at Renter Wage Rate	Gap in Monthly Rent 2018	# of hours per week at Renter Wage Rate to Afford a 2BR at FMR
<b>Wawarsing</b>	\$1,155	\$46,200	\$22.21	\$12.02	\$625	-\$530	74
<b>Ulster County</b>	\$1,155	\$46,200	\$22.21	\$13.33	\$693	-\$462	67

Source: US Department of Housing and Urban Development (HUD) & 2018 American Community Survey



Source: (left chart) Office of Real Property Tax  
(right chart) 2010 Decennial Census & 2018 American Community Survey (US Census Bureau)

## Town of Wawarsing Employment and Wages

	Number of Residents Employed in Industry	% of Employed Residents	Average Industry Wage in Ulster County
Agriculture, forestry, fishing and hunting	24	0.5%	\$32,700
Mining, quarrying, and oil and gas extraction	0	0.0%	\$54,794
Construction	556	11.0%	\$55,555
Manufacturing	220	4.4%	\$50,121
Wholesale trade	120	2.4%	\$57,515
Retail trade	505	10.0%	\$30,475
Transportation and warehousing	437	8.7%	\$35,814
Utilities	58	1.1%	\$54,794
Information	97	1.9%	\$41,162
Finance and insurance	162	3.2%	\$65,787
Real estate and rental and leasing	0	0.0%	\$45,918
Professional, scientific, and technical services	242	4.8%	\$60,839
Management of companies and enterprises	0	0.0%	\$73,155
Administrative and support and waste management services	143	2.8%	\$40,750
Educational services	411	8.1%	\$34,658
Health care and social assistance	760	15.1%	\$43,258
Arts, entertainment, and recreation	142	2.8%	\$29,313
Accommodation and food services	417	8.3%	\$22,288
Other services, except public administration	384	7.6%	\$27,290
Public administration	367	7.3%	\$60,291
<b>Total - All Industries</b>	<b>5,045</b>	<b>100.0%</b>	<b>\$44,020</b>

Source: NYS Department of Labor & 2018 American Community Survey (US Census Bureau)



**Ulster County Area Media Income by Family Size**

% AMI	1-person	2-person	3-person	4-person	5-person	6-person
<b>30%</b>	\$17,600	\$20,100	\$22,600	\$26,200	\$30,680	\$35,160
<b>50%</b>	\$29,300	\$33,500	\$37,700	\$41,850	\$45,200	\$48,550
<b>60%</b>	\$35,160	\$40,200	\$45,240	\$50,220	\$54,240	\$58,260
<b>80%</b>	\$46,900	\$53,600	\$60,300	\$66,950	\$72,350	\$77,700
<b>100%</b>	\$58,600	\$67,000	\$75,400	\$83,700	\$90,400	\$97,100

Source: Department of Housing and Urban Development (HUD)

**Housing Need Scenarios for top Industries in Wawarsing**

	Family of 1 1 income AMI \$58,600	Family of 2 1 income AMI \$67,600	Family of 3 1 income AMI \$75,400	Family of 4 2 incomes AMI \$83,700	Family of 5 2 incomes AMI \$90,400
<b>Industry/Job title</b>	Transportation and warehousing	Health care	Construction	Accommodation and food services & Retail	Health care & Education
<b>Percentage of Employed Population in Community</b>	8.7%	15.10%	11.00%	8.3% & 10.0%	15.1% & 8.1%
<b>Annual Average Wage</b>	\$35,814	\$43,258	\$55,555	\$22,288 & \$30,475	\$43,258 & \$34,658
<b>% County AMI Adjusted for Family Size</b>	61.1%	64.0%	73.7%	63.0%	86.2%
<b>Rent/Mortgage Payment Should Not Exceed</b>	\$895	\$1,081	\$1,389	\$1,319	\$1,948
<b>Can Afford a Home Valued up to</b>	\$98,000	\$121,000	\$159,000	\$150,000	\$228,000
<b>Median Sales Price</b>	\$337,000	\$337,000	\$337,000	\$337,000	\$337,000
<b>Gap (What's Affordable – Median Sale Price)</b>	<b>\$239,000</b>	<b>\$116,000</b>	<b>\$178,000</b>	<b>\$187,000</b>	<b>\$109,000</b>
<b>Number of Homes for Sale on MLS at Affordable Price</b>	0 / 38	4 / 38	5 / 38	5 / 38	10 / 38

\* Based on NYS ORPS; \*\* Based on Ulster MLS search mid-September 2020

Scenarios are based on standard underwriting with a 30 year fixed rate mortgage at 3.25% interest and 5% down payment. The tax rate is based on the Ulster County Real Property Data Report, which does not include special districts. The school tax is based on the primary district in the Town. The underwriting assumes that as a household size increases from 1-person to 5-persons, the other recurring monthly debts that are used in the back end ratio also increase.

Existing market conditions for Town of Wawarsing show a median price of \$337,000 with homes on the market for an average of 85 days. There are 38 single-family homes for sale with a low of \$110,000 and a high of \$1,950,000.

Assuming a 4-person household with \$650 in other recurring monthly debt, such as car loans, personal loans, student debt, and other unsecured loans, would need to earn \$113,000 a year in order to purchase the median priced home in the Town. This represents 135% of the Area Median Household Income for Ulster County. The median household in the Town is \$47,229, which can purchase a home valued at \$125,000. There are five single-family homes out of 38 active listings below \$125,000, representing 13.1% of the total market.

Portraits of Housing Need

**Family of One**



Transportation and warehousing: \$35,814

Makes up 8.7% of employed population in the Town of Wawarsing

61.1% of AMI

Rent should not exceed \$895/month

Can afford a home valued up to \$98,000

**Family of Two**



Health care: \$43,258

Makes up 15.1% of employed population in the Town of Wawarsing

64.0% of AMI

Rent should not exceed \$1,081/month

Can afford a home valued up to \$121,000

**Family of Three**



Construction: \$55,555

Makes 11.0% of employed population in the Town of Wawarsing

73.7% of AMI

Rent should not exceed \$1,389/month

Can afford a home valued up to \$159,000

**Family of Four**



Accommodation and food services: \$22,288  
Retail: \$30,475

Makes up 8.3% and 10.0% of employed population in the Town of Wawarsing

63.0% of AMI

Rent should not exceed \$1,319/month

Can afford a home valued up to \$150,000

**Family of Five**



Health care: \$43,258  
Education: \$34,658

Makes up 15.1% and 8.1% of employed population in the Town of Wawarsing

86.2% of AMI

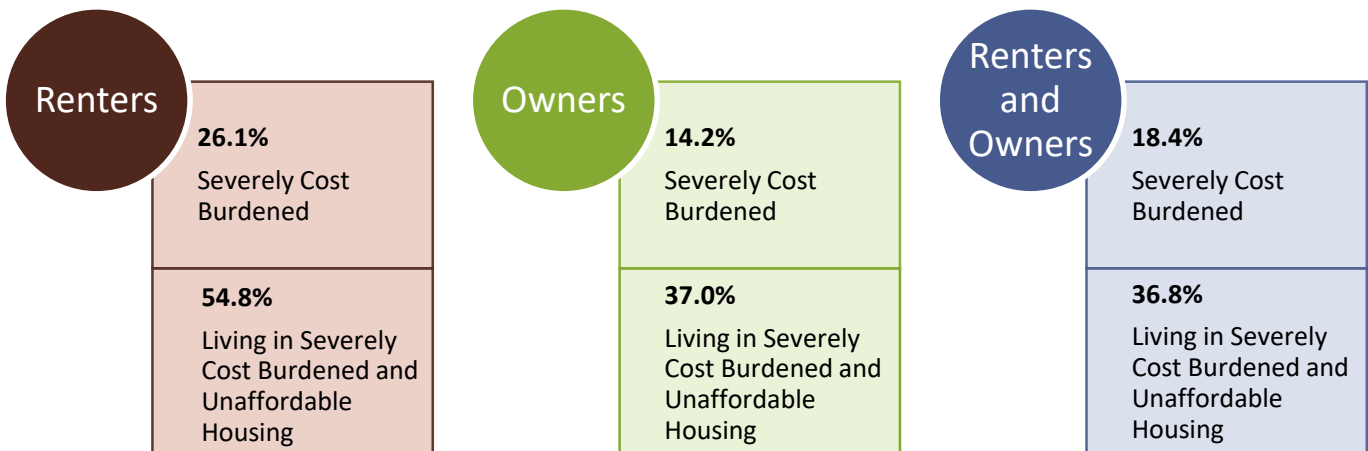
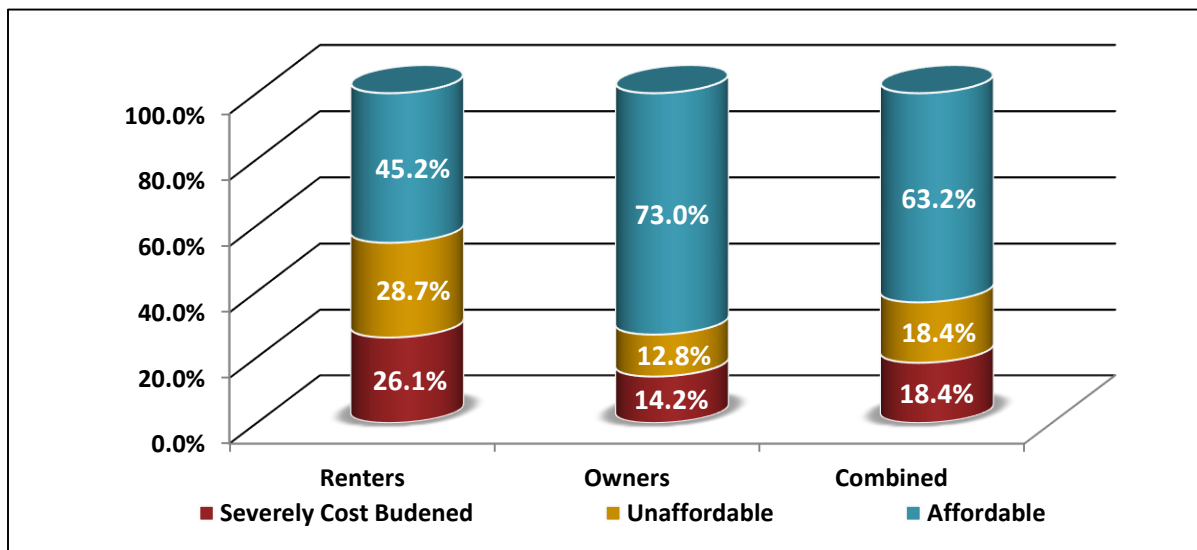
Rent should not exceed \$1,948/month

Can afford a home valued up to \$228,000

## HOUSING COST BURDEN DETAILS

### AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
<b>RENTERS</b>	710	450	410	1,570
as a % of the total number	45.2%	28.7%	26.1%	100%
<b>OWNERS</b>	2,130	375	415	2,920
as a % of the total number	73.0%	12.8%	14.2%	100%
<b>COMBINED RENTERS AND OWNERS</b>	2,840	825	825	4,490
as a % of the total number	63.2%	18.4%	18.4%	100%



Source: US Department of Housing and Urban Development (HUD) & 2018 American Community Survey



# HOUSING COST BURDEN SUMMARY

## COMBINED RENTERS AND OWNERS

### Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	240	32.2%	505	67.8%	<b>745</b>
Household Income >30% to <=50% HAMFI	375	44.9%	460	55.1%	<b>835</b>
Household Income >50% to <=80% HAMFI	605	69.5%	265	30.5%	<b>870</b>
Household Income >80% to <=100% HAMFI	380	80.0%	95	20.0%	<b>475</b>
Household Income >100% HAMFI	1,320	84.3%	245	15.7%	<b>1,565</b>
<b>Total</b>	<b>2,920</b>	<b>65.0%</b>	<b>1,570</b>	<b>35.0%</b>	<b>4,490</b>

## RENTERS ONLY

### Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	110	80	315	505	<b>62.4%</b>
Household Income >30% to <=50% HAMFI	125	240	95	460	<b>20.7%</b>
Household Income >50% to <=80% HAMFI	180	85	0	265	<b>0.0%</b>
Household Income >80% to <=100% HAMFI	95	0	0	95	<b>0.0%</b>
Household Income >100% HAMFI	200	45	0	245	<b>0.0%</b>
<b>Total</b>	<b>710</b>	<b>450</b>	<b>410</b>	<b>1,570</b>	<b>26.1%</b>

410 Renter Households =< 50% HAMFI  
Severely Cost Burdened

730 Renter Households =< 50% HAMFI  
pay over 30% toward rent

## OWNERS ONLY

### Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	15	15	210	240	<b>87.5%</b>
Household Income >30% to <=50% HAMFI	150	120	105	375	<b>28.0%</b>
Household Income >50% to <=80% HAMFI	370	160	75	605	<b>12.4%</b>
Household Income >80% to <=100% HAMFI	315	40	25	380	<b>6.6%</b>
Household Income >100% HAMFI	1,280	40	0	1,320	<b>0.0%</b>
<b>Total</b>	<b>2,130</b>	<b>375</b>	<b>415</b>	<b>2,920</b>	<b>14.2%</b>

315 Owner Households =< 50% HAMFI  
Severely Cost Burdened

450 Owner Households =< 50% HAMFI  
pay over 30% toward owning a home

Source: US Department of Housing and Urban Development (HUD) & 2018 American Community Survey

**Households with Severe Housing Problems**  
*(Village of Ellenville excluded)*

	Renters		Owners		Renters and Owners	
	Number of Renter Households	Percent of Total Renter Households	Number of Owner Households	Percent of Owner Households	Number of Households	Percent of Households
Incomplete plumbing or Kitchen facilities	0	0%	9	0%	9	0%
Severely Overcrowded	69	8%	14	1%	83	3%
Severely Cost Burdened	200	22%	315	15%	515	17%

Source: Comprehensive Housing Affordability Strategy 2012-16 (HUD)

**Households with at Least One Severe Housing Problem**  
*(Village of Ellenville excluded)*

Renters		Owners		Renters and Owners	
Number of Renter Households with at Least One Severe Housing Problem	Percent of Total Renter Households with at Least One Severe Housing Problem	Number of Owner Households with at Least One Severe Housing Problem	Percent of Owner Households with at Least One Severe Housing Problem	Number of Households with at Least One Severe Housing Problem	Percent of Households with at Least One Severe Housing Problem
214	24%	338	16%	552	18%

Source: Comprehensive Housing Affordability Strategy 2012-16 (HUD)

**Households with at Least One Severe Housing Problem – By Income Range**  
*(Village of Ellenville excluded)*

	Renter Households with at Least One Severe Housing Problem	Owner Households with at Least One Severe Housing Problem	Renter and Owner Households with at Least One Severe Housing Problem
Household Income <= 30% HAMFI	130	174	304
Household Income >30% to <=50% HAMFI	80	105	185
Household Income >50% to <=80% HAMFI	4	40	44
Household Income >80% to <=100% HAMFI	0	9	9
Household Income >100% HAMFI	0	10	10

Source: Comprehensive Housing Affordability Strategy 2012-16 (HUD)