

Introduction

With this report, the Dutchess County Department of Planning and Development has been surveying the rental market in Dutchess County for eighteen years. The market has experienced some significant changes in this time including the "heated" market in the late 1980's to the decline of the rental market caused by the downsizing of IBM and a subsequent recovery as noted by the last three year's surveys.

The County's Rental Housing Survey assesses the rental housing market by collecting and analyzing data on the three major sectors of our rental housing market: apartment complexes, multi-family housing and subsidized housing. This is the second year the County has also collected information on homes and condominiums for rent. This information has been added to our survey since it is commonly requested by businesses looking to locate in the area.

The information is used by a variety of participants in the rental housing market. Market experts use it to determine the level of demand for rental housing in Dutchess County. Appraisers and realtors use the survey to help them determine the value of units and properties. As noted above, businesses use the information when making location decisions and the public sector, at both the State and local level, uses the information to shape housing policies and programs that will address the needs and gaps identified in this survey.

Method

A master list of apartment complexes has been developed using Department of Planning and Development records and other pertinent sources. In October 1999, a self-administered survey was sent to the owner/ manager of each of these complexes. The respondents were asked to provide current rental information (as of the date the form was completed). Follow-up telephone calls were made to those who did not respond to the initial request. In total, 64 complexes were contacted with 48 responding to the survey, for a response rate of 75 percent. The number of units covered by the responses was 6,692. The complexes not responding included at least 1,116 units.

The other form of data collection was a telephone survey of multi-family rental units in Dutchess County from the Poughkeepsie Journal and Taconic Newspaper classified section. The Poughkeepsie Journal was chosen for its county wide circulation. The Taconic Newspaper was chosen because it contains a significant amount of rental information from eastern Dutchess County which appeared to be under-represented in the Poughkeepsie Journal.

The County also collected information on homes and condominiums for rent. This information was collected from the same sources and in the same manner as noted above for the multi-family rental units.

In addition, the survey includes information collected from subsidized rental units in Dutchess County. Current data was gathered from an existing list of subsidized complexes. Telephone calls were made directly to the complex or the appropriate housing authority.

**Table 1
Apartment Complex Survey Results**

			Number and Rents of Units									
Complex Name	Total Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Other	Vacancies	Type of Fuel	Heat	Hot Water	Electric	
Town of Fishkill												
Mountainview Garden	261	(48) 550	(81) 800	(95) 937		(37) 500 STD/BSMT	0	G	yes	yes	no	
Mountain View Knolls Apt.	99	(22) 625	(24) 900	(48) 1,000		(5) 1,350 3BR TH	0	E&G	some	yes	some	
Olde Post Mail Apts.	280	(34) 520	(164) 680	(82) 775			3	G	yes	yes	no	
Town of Hyde Park												
Crum Elbow Apts.	78		(40) 570	(38) 625			0	O	yes	yes	no	
Golden Apts.	72		(37) 460	(35) 490			0	O	yes	yes	no	
Haviland Apts.	59		(30) 495	(29) 595			0	E	no	no	no	
Hyde Park Estates	70		(28) 540	(40) 600	(2) 650		0	G	no	no	no	
Hyde Park Heights	128		(61) 635	(67) 693			0	O	yes	yes	no	

**Table 1
Apartment Complex Survey Results**

			Number and Rents of Units					Included in Rent			
Complex Name	Total Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Other	Vacancies	Type of Fuel	Heat	Hot Water	Electric
Hyde Park Terrace	24		(12) 500	(12) 625			0	O	yes	yes	no

Ledges/Royal Crest Apts.	197		(78) 535	(119) 585			30	E	no	no	no
Mill Run	48		(24) 580	(24) 635			0	O	yes	yes	no
Partridge Hill Estates	60	(4) 390	(16) 400			(40) 600 2BR TH	0	E	no	no	no
Town of Pleasant Valley											
Arbor Arms Apts.	21		(1) 605	(13) 745	(4) 860	(2) 850 2BR TH (1) 850 3BR HOUSE	0	O	yes	yes	no
Country Commons Apts.	60		(36) 600	(24) 780			0	Heat Pump	no	no	no
Pleasant Valley Estates	48		(48) 595				0	E	no	no	no
Spring Creek Properties	34			(34) 810			0	G	no	no	no
Village Park Apts., Inc.	178		(88) 685	(90) 825			0	G	no	no	no
Town of Poughkeepsie											
Canterbury Gardens	204		(122) 610	(82) 740			4	G	yes	yes	no
Cherry Hill Townhouses	127					(127) 875 2BR TH	0	G&E	yes	yes	no

**Table 1
Apartment Complex Survey Results**

			Number and Rents of Units						Included in Rent			
Complex Name	Total Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Other	Vacancies	Type of Fuel	Heat	Hot Water	Electric	
Circle View Apts.	30	(9) 400	(21) 500	(3) 500			2	O	yes	yes	yes	

Village Green Apts.	144	(7) 585	(96) 700	(41) 810			2	O	yes	yes	no
Town of Wappinger											
Chelsea Ridge Apts.	834		(546) 750	(276) 900	(12) 970		0	G	yes	yes	no
Imperial Gardens Company	250	(28) 500	(132) 620	(72) 830	(18) 985		3	O&G	yes	yes	no
Oak Tree Gardens	46	(1) 500	(22) 630	(19) 745	(4) 895		1	O	yes	yes	no
Tanglewood Apts.	30		(3) 455	(15) 545	(12) 685		0	O	yes	yes	no
Village Crest Apts.	246	(10) 550	(114) 710	(106) 810	(8) 945	(4) 975 2BR TH (4) 1,050 3BR TH	0	O	yes	yes	no
City of Poughkeepsie											
1484 Amsterdam Ave. Realty	32		(22) 390	(4) 525	(6) 600		10	G	yes	yes	no
Corlies Manor Apts.	292		(32) 625	(260) 700			18	O	yes	yes	no
Eden Roc Apts.	36		(8) 710	(16) 845		(12) 1,050 3BR TH	0	G	yes	yes	no
Fallkill Properties	83	(25) 495	(53) 585	(4) 705	(1) 1,000		1	G	no	no	no

**Table 1
Apartment Complex Survey Results**

			Number and Rents of Units					Included in Rent			
Complex Name	Total Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Other	Vacancies	Type of Fuel	Heat	Hot Water	Electric
Forbus Hill Apts.	70	(1) 565	(24) 685	(44) 785		(1) 1,200 4BR APT	1	O	yes	yes	no
Hamilton Garden Apts.	58	(7) 400	(25) 550	(26) 650			0	O	yes	yes	no
Union Bend Apts.	24		(16) 625	(8) 950			0	G	no	no	no
110 Mill Street Associates	20	(1) 530	(9) 552	(10) 776			0	G&HtPmp	no	no	no
192/208-212 Main Street	14		(14) 395				2	G	yes	yes	no
TOTALS	6,692	234	3,307	2,529	173	449	131				

APARTMENT COMPLEX RESULTS

The information listed on the following tables is based on Table 1, Apartment Complex Survey Responses. Please note when comparing information in this section of the survey to information in the multi-family and home and condominium sections, that apartment complex rents generally include heat and hot water while tenants generally pay all utilities in the other types of housing.

As with previous surveys, the municipality with the largest number of apartment complex units is the town of Poughkeepsie with 1,998 units reporting. The towns of Fishkill and Hyde Park also have a significant number of apartment complex units with 1,438 units and 1,406 units, respectively. The units in these municipalities make up 72 percent of the county's apartment complex units.

A review of the sizes of units, Table 2, shows that 87 percent of the apartment complex units are one or two bedroom units. Only 2.6 percent of the units have 3 bedrooms. These percentages are consistent with the percentages in previous surveys.

Municipality*	Total Number of Rental Units	Studios	1-Bedroom	2-Bedroom	3-Bedroom	Other
T/Fishkill	1,438	134	643	493	58	110
T/Hyde Park	736	4	326	364	2	40
T/Pleasant Valley	341	0	173	161	4	2
T/Poughkeepsie	1,998	16	1,049	610	48	275
T/Rhinebeek	144	7	96	41	0	0
T/Wappinger	1,406	39	817	488	54	8
C/Poughkeepsie	629	34	203	372	7	13
Totals	6,692	234	3,307	2,529	173	448

***The town listings include village and unincorporated areas.**

**Table 3
Apartment Complexes Average Rent by Municipality/Size**

Municipality*	Total Number of Rental Units	Studios	1-Bedroom	2-Bedroom	3-Bedroom
T/Fishkill	1,438	\$571	\$765	\$925	\$1,255
T/Hyde Park	736	\$390	\$542	\$607	\$650
T/Pleasant Valley	341	N/A	\$642	\$809	\$860
T/Poughkeepsie	1,998	\$471	\$680	\$795	\$847
T/Rhinebeck	144	\$585	\$700	\$810	N/A
T/Wappinger	1,406	\$513	\$719	\$853	\$902
C/Poughkeepsie	629	\$479	\$402	\$718	\$657

***The town listings include village and unincorporated areas.**

A comparison of this year's information with last year's survey shows that several municipalities have experienced significant rent increases. The most notable increases were a 15.2 percent increase in studio rent in the town of Poughkeepsie and a 12.4 percent increase in the two bedroom rent in Fishkill. The only decrease was a 26.7 percent decrease in one bedroom rent in the City of Poughkeepsie. The following table, Table 4, shows the distribution of apartment complex units throughout Dutchess County. These percentages are similar to the percentages in earlier surveys.

**Table 4
Apartment Complexes Percentage of Apartments By Location**

Municipality*	1999 Percentage	1998 Percentage	1997 Percentage
T/Fishkill	21.5	19.9	19.7
T/Hyde Park	10.9	10.2	10.1
T/Pleasant Valley	5.1	4.9	4.7
T/Poughkeepsie	29.9	33.1	32.9
T/Rhinebeck	2.2	2.0	2.0
T/Wappingers	21.0	19.4	18.9
C/Poughkeepsie	9.4	9.2	9.7

Tables 5 and 6 show the average county rents by unit size and the percentage rent change between the last several surveys. This year's survey shows increases in average rents in all unit sizes. The increases range from a 2.0 percent increase in the three bedroom to a 9.9 percent increase in average studio rent.

Table 5					
Apartment Complexes Average County Rents					
	1999	1998	1997	1996	1995
Studios	\$555	\$505	\$486	\$494	\$508
1-Bedroom	\$673	\$636	\$623	\$603	\$587
2-Bedroom	\$794	\$747	\$738	\$714	\$715
3-Bedroom	\$971	\$952	\$927	\$888	\$882

Table 6					
Apartment Complexes Annual Percent Change in Rents					
	1998-1999	1997-1998	1996-1997	1995-1996	1994-1995
Studios	9.9	3.9	-1.6	-2.7	10.0
1-Bedroom	5.8	2.1	3.3	2.7	5.6
2-Bedroom	6.3	1.2	3.5	-0.1	5.3
3-Bedroom	2.0	2.7	4.4	0.7	13.4

VACANCY RESULTS

The overall vacancy rate in the apartment complexes surveyed in 1999 was 2.0 percent. A total of 131 units were vacant out of a total of 6,692 units.

Housing experts recognize a 5.0 percent vacancy rate as an indicator of a healthy rental market. It is low enough not to negatively affect landlords, but high enough to permit tenant mobility. This year's vacancy rate is half the acceptable vacancy rate.

Table 7, which follows, summarizes the vacancy rates from 1995-1999. Table 8 shows the 1999 vacancy rate for each municipality.

Table 7				
Apartment Complexes Vacancy Rates Per Each Annual Survey				
1999	1998	1997	1996	1995
2.0%	2.6%	3.4%	5.8%	4.1%

Table 8	
Apartment Complexes Vacancy Summary by Municipality	
Municipality	Vacancy Rate
T/Fishkill	1.5%
T/Hyde Park	4.1%
T/Pleasant Valley	0.0%
T/Poughkeepsie	2.1%
T/Rhinebeck	1.4%
T/Wappinger	0.3%
C/Poughkeepsie	5.1%

***The town listings include village and unincorporated areas.**

CONVERSION AND CONSTRUCTION RESULTS

The following tables show the construction and conversion history of Dutchess County apartment complexes. This data shows a net loss of apartment complex rental units between 1982 and 1999 of 2,195 units. The conversion of apartments

to condominiums, or co-ops, has declined steadily since 1987, the year that most conversions took place. There have been no conversions in the last decade. Several large conversions that began in 1988 were unsuccessful and these units were placed back on the market as rental units. It should also be noted that a portion of the converted units were purchased by investors and placed back on the rental market.

Table 9						
Apartment Complexes Conversion/Construction History						
	1999	1998	1997	1996	1995-82	Total
Units Converted	0	0	0	0	3,220	3,220
Units Constructed	0	0	156	0	869	1,025

Table 10**Apartment Complexes Construction History**

Survey	Complex	Location	# of Units
1998-1999	N/A	N/A	0
1997	Grande Pointe Park	T/Poughkeepsie	156
1994-1996	N/A	N/A	0
1993	Avalon View (originally Townview)	T/Fishkill	288
1992	N/A	N/A	0
1991	Spring Creek Townhouses	T/Pleasant Valley	34
1990	N/A	N/A	0
1989	Village Park Apartments	T/Pleasant Valley	178
1987-1988	N/A	N/A	0
1986	Cherry Hill Estates North, Section IV	T/Poughkeepsie	70
	Colonial Manor	T/Poughkeepsie	116
1982-1985	Cherry Hill Townhouses	T/Poughkeepsie	130
	Crum Elbow Apts.	T/Hyde Park	29
	119 Mill Street	C/Poughkeepsie	24
Total			1,025

Table 11**Apartment Complexes Conversion History**

Survey	Complex	Location	# of Units
1990-1999	N/A	N/A	0
1989	Eden Rock Apts.	C/Poughkeepsie	36
1988	Cherry Hill Townhouses, Section IV & V*	T/Poughkeepsie	-130
	Colonial Springs Park	C/Beacon	144
	14 Square Apts.	C/Poughkeepsie	30
	Imperial Gardens*	T/Wappinger	-250
Total			174
1987	Arbor Apartments	T/Hyde Park	150
	Beechwood South Apts.	T/Poughkeepsie	106
	Fleetwood Apts.	T/Wappinger	42
	Highview Estates	T/Poughkeepsie	140
	Ledges	T/Hyde Park	218
	Montclair Townhouses	T/Wappinger	296
	The Park Apts.	T/Fishkill	170
	Rock Hill Apts.	T/Wappinger	34
	Royal Crest Apts.	T/Hyde Park	54
	White Gate Apts.	T/Wappinger	220
Total			1,430
1986	Ashley Garden Apts.	T/Wappinger	71
	Cherry Hill Estates III	T/Poughkeepsie	84
	Envoy Plaza	T/Poughkeepsie	58

**Table 11
Apartment Complexes Conversion History**

Survey	Complex	Location	# of Units
	Fishkill Park	T/Fishkill	88
	Greenbriar Apts.	T/Poughkeepsie	92
	Scenic Garden Apts.	T/Wappinger	145
	Wildwood Manor	T/Wappinger	100
Total			638
1985	Cherry Hill Estates 11	T/Poughkeepsie	60
	Pavillion Apts.	T/Wappinger	280
Total			340
1982-84	Cherry Hill Estates	T/Poughkeepsie	96
	Executive Towers	C/Poughkeepsie	135
	Georgetown Square	C/Poughkeepsie	72
	Locust Grove	T/Fishkill	132
	River Terrace	C/Poughkeepsie	75
	Rombout Village	T/Fishkill	30
	Sutton North	T/LaGrange	62
Total			602

***Conversion was not successful; units placed back on the rental market.**

MULTI-FAMILY UNITS RESULTS

This section of the survey summarizes the results of a newspaper and telephone survey of multi-family rental units in Dutchess County. The survey included units listed in the Poughkeepsie Journal and the Taconic Newspapers.

The surveyed units included those listed in the "Unfurnished Apartments for Rent" section of the Poughkeepsie Journal of October 3rd, 10th, 17th, and 24th,

1999. Information was also collected from the Taconic Newspaper's "Apartments for Rent" section of the September 30th and October 7th, 15th, and 22nd 1999 issues. A review of the information shows that there were 5.6 percent less apartment units listed in the newspapers during the standard four week survey period compared to the same period in 1998.

As in previous year's surveys, the municipality with the largest number of rental units was the city of Poughkeepsie with 75 units. On the other end of the spectrum, the towns of Beekman, East Fishkill and Pawling reported one unit each, while the town of Milan reported none at all.

The average multi-family rent decreased for studios and and increased for one, two, and three bedroom units. While the average rents for studio apartments decreased by 0.5 percent, the average rents for one, two, and three bedroom units experienced increases of 10.1, 7.4, and 7.8 percent, respectively.

A review of the median rent information basically confirms the average rent data. Median numbers are often considered more reliable indicators of a market as they remove the exaggerating influence of extremely high and low rents. The median studio rent increased by \$13, the one bedroom units increased by \$25, and rents for two and three bedroom units increased by \$50.

Table 12

Multi-Family Units Total Number of Rental Units by Municipality/Size

Municipality*	Total Number	Studios	1-Bedroom	2-Bedroom	3-Bedroom
T/Amenia	8	0	6	2	0
T/Beekman	1	0	1	0	0
T/Clinton	2	2	0	0	0
T/Dover	4	0	3	1	0
T/East Fishkill	1	0	0	1	0
T/Fishkill	6	0	5	1	0
T/Hyde Park	13	1	8	3	1
T/LaGrange	3	1	0	2	0
T/North East	3	1	2	0	0
T/Pawling	1	0	1	0	0
T/Pine Plains	11	3	5	3	0
T/Pleasant Valley	9	1	6	2	0
T/Poughkeepsie	17	2	10	5	0
T/Red Hook	7	0	4	3	0
T/Rhinebeck	16	2	8	6	0
T/Stanford	4	2	1	1	0
T/Union Vale	3	1	0	2	0
T/Wappinger	19	2	11	5	1
T/Washington	8	0	5	2	1
C/Beacon	9	0	6	2	1
C/Poughkeepsie	75	17	26	25	7
Totals	220	35	108	66	11

***The town listings include village and unincorporated areas.**

**Table 13
Multi-Family Units Average Rent by Municipality/Size**

Municipality*	Total Number	Studios	1-Bedroom	2-Bedroom	3-Bedroom
T/Amenia	8	N/A	\$547	\$538	N/A
T/Beekman	1	N/A	\$525	N/A	N/A
T/Clinton	2	N/A	\$900	N/A	N/A
T/Dover	4	N/A	\$450	\$610	N/A
T/East Fishkill	1	N/A	N/A	\$825	N/A
T/Fishkill	6	N/A	\$743	\$700	N/A
T/Hyde Park	13	\$500	\$542	\$850	\$750
T/LaGrange	3	\$400	N/A	\$755	N/A
T/North East	3	\$375	\$413	N/A	N/A
T/Pawling	1	N/A	\$850	N/A	N/A
T/Pine Plains	11	\$467	\$543	\$558	N/A
T/Pleasant Valley	9	\$575	\$565	\$850	N/A
T/Poughkeepsie	17	\$438	\$591	\$734	N/A
T/Red Hook	7	N/A	\$541	\$687	N/A
T/Rhinebeck	16	\$475	\$654	\$757	N/A
T/Stanford	4	\$425	\$390	\$800	N/A
T/Union Vale	3	\$375	N/A	\$688	N/A
T/Wappinger	19	\$488	\$587	\$665	\$800
T/Washington	8	N/A	\$535	\$800	\$790
C/Beacon	9	N/A	\$595	\$673	\$900
C/Poughkeepsie	75	\$420	\$546	\$687	\$732
Total	220				

***The town listings include village and unincorporated areas.**

**Table 14 Multi-Family Units
Total Average Rents**

	1999	1998	1997	1996	1995
Studios	\$437	\$439	\$428	\$453	\$397
1-Bedroom	\$577	\$524	\$543	\$515	\$515
2-Bedroom	\$701	\$653	\$643	\$628	\$624
3-Bedroom	\$760	\$705	\$722	\$689	\$693

**Table 15
Multi-Family Units Percentage Change**

	1998-1999	1997-1998	1996-1997
Studios	-0.5	2.6	-5.5
1-Bedroom	10.1	-3.5	5.4
2-Bedroom	7.4	1.6	2.4
3-Bedroom	7.8	-2.4	4.8

**Table 16
Multi-Family Units Median Rent**

	1999	1998	1997	1996
Studios	\$425	\$438	\$435	\$450
1 -Bedroom	\$550	\$525	\$525	\$500
2-Bedroom	\$700	\$650	\$650	\$625
3-Bedroom	\$750	\$700	\$750	\$700

SINGLE-FAMILY HOMES AND CONDOMINIUMS

This section of the Rental Housing Survey reviews the average and median rent for various size homes and condominiums throughout Dutchess County. This is the second year the County has surveyed this sector of the rental housing market. We have chosen to do so because of requests for such information throughout the year. Although a much smaller sector of the market, it is an important sector particularly for families who are new to the county.

The survey was conducted in the same manner as the multi-family section of this report. The County surveyed the "Homes for Rent" and "Condos/Townhouses for Rent" section of the Poughkeepsie Journal of October 3rd, 10th, 17th, and 24th, 1999. Information was also collected from the Taconic Newspaper's "Houses for Rent" section of the September 30th, October 7th, 15th, and 22nd 1999 issues. Most of the condominiums were located in Wappinger and the Town of Poughkeepsie, while most of the homes for rent were located in Rhinebeck and Hyde Park.

Table 17, below, shows the average and median rent for condominiums by bedroom size. This table shows that the average rent for a one bedroom condominium is \$628 while a 2 bedroom condominium rent is \$754. when we compare the average rents for one or two bedroom apartments to the average rents of one or two bedroom condominiums, a condominium is more expensive by an average of \$102. The rents for three bedroom condominiums are noted in the report but the sample size for this unit type is too small to be considered reliable.

The average and median rent for a home is noted on Table 18. It shows that the average rent for a two bedroom house is \$918. The average rents for three and four bedroom homes are \$1,198 and \$1,356, respectively. A comparison of the average rents for homes with the average rents for apartments shows that homes are significantly more expensive than apartment units.

Table 19 shows the distribution of homes and condominiums throughout Dutchess County.

Table 17

Condominium Units Average and Median Rents by Unit Size

	Total Number	Average Rent	Median Rent
1-Bedroom	9	\$628	\$630
2-Bedroom	7	\$754	\$750
3-Bedroom	4	\$1,113	\$1,100
Total	20		

Table 18

Homes for Rent Average and Median Rents by Unit Size

	Total Number	Average Rent	Median Rent
1-Bedroom	9	\$688	\$700
2-Bedroom	29	\$918	\$850
3-Bedroom	23	\$1,198	\$1,200
4-Bedroom	8	\$1,356	\$1,350
5-Bedroom	3	\$1,398	\$1,400
Total	72		

Table 19		
Number of Homes/Condos for Rent by Municipality		
Municipality*	Homes	Condominiums
T/Amenia	2	0
T/East Fishkill	5	0
T/Fishkill	0	4
T/Hyde Park	7	2
T/LaGrange	2	0
T/Milan	1	0
T/North East	1	0
T/Pawling	3	0
T/Pine Plains	4	0
T/Pleasant Valley	3	0
T/Poughkeepsie	8	5
T/Red Hook	4	1
T/Rhinebeck	25	0
T/Wappinger	3	6
T/Washington	1	0
C/Beacon	0	1
C/Poughkeepsie	3	1
Total	72	20

CONCLUSION

As stated in the introduction, the purpose of this survey is to give interested parties an overview of the rental housing market. This year's survey confirms that the County's rental housing market has recovered from its stagnant period in the early 1990's. Rents are increasing at significant rates and the vacancy rate for apartment complex units has once again decreased.

Specifically, apartment complex rents have increased from between 2.0 to 9.9 percent. The vacancy rate in apartment complex units is 2.0 percent. In multi-family housing, rents increased 7.4 percent for two bedroom units and 7.8 percent for three bedroom units and 10.1 percent for one bedroom units. Only the multi-family studio unit rent decreased by .5 percent.

The extremely low vacancy rate is a concern. A low vacancy rate may benefit landlords but it negatively affects tenants by limiting their mobility and choices. In the long term, it may accelerate rent increases beyond an acceptable level making housing unaffordable to current and future residents.

Each year, as part of the survey, the Dutchess County Department of Planning and Development calculates the annual household income that would be required to afford an apartment at the average rents listed in this survey. Using the U.S. Department of Housing and Urban Development's guidelines that a household should not pay more than 30 percent of their gross income for housing, including utilities, households would need the following incomes to afford the average rents in this survey:

Unit Sizes	Annual Income
Apartment Complexes	
Studio	\$22,200
1-Bedroom	\$26,920
2-Bedroom	\$31,760
3-Bedroom	\$38,840
Multi-Family Units*	
Studio	\$17,480
1-Bedroom	\$23,080
2-Bedroom	\$28,040
3-Bedroom	\$30,400

***Multi-family units do not generally include utilities. A utility allowance, based on the Section 8 allowances, was added to each unit types average rent before the annual income was calculated. Apartment complex units generally do not include electric costs and as such, the Section 8 electric allowance was added to all apartment complex rents.**

While the income levels noted above may not be difficult for two income families to attain, they are difficult for senior citizens, single-income families and single parent families and entry level employees. In addition, although two income families are more able to afford these rents than the groups noted above, these rents consume such a large portion of their income that it is difficult to save money for the downpayment and closing costs associated with the purchase of a home.