
APPENDIX B:

DEMOGRAPHIC AND SOCIOECONOMIC ENVIRONMENT

GENERAL INFORMATION

Landmass. Organized in 1683, the County is situated in the Hudson Valley Region of New York State, about 70 miles north of New York City. It is bordered by Orange County to the south, Sullivan County to the west, Delaware County to the northwest, Greene County to the north and the Hudson River to the east. According to data obtained from the U.S. Census Bureau, the County encompasses a total land mass of 1,124.24, making it the twelfth largest county by physical space in the State

Local Governments. As detailed in Exhibits A-I, within the County there sits one (1) city, twenty (20) towns and three (3) villages and sixteen (16) school districts.

Exhibit A-I
Cities, Towns and Villages Within the County



Source: Cornell University (Ulster County Profile 2017) & The Comprehensive Annual Financial Report of the County for the fiscal year ended December 31,2021.

Educational Facilities. According the County’s Comprehensive Annual Financial Report for the fiscal year ended December 31, 2021, there are sixteen (16) elementary and secondary educational facilities within the County.

Higher education facilities located within County limits include, the State University of New York at New Paltz and the Ulster County Community College at Stone Ridge.

Fire District. According the County’s Comprehensive Annual Financial Report for the fiscal year ended December 31, 2021, there a total of forty two (42) fire districts within the County.

Recreation. Much of the County is within the Catskill Mountains and the Shawangunk Ridge, providing residents and visitors with access to a wide array of outdoor recreational activities. In fact, approximately one third of the County is open to the public for outdoor recreation. The County is the home of Minnewaska State Park, Mohonk Preserve, Sundown State Park, VerNooykill State Forest, Witches Hole State Forest, and Shawangunk Ridge State Forest, Sam's Point Preserve and provides direct access to Walkway Over the Hudson.

Transportation. The County is served by a network consisting of all the major forms of transportation. Several primary State and U.S. Highways including the New York State Thruway run through the County, which interconnects with other major roadways.

As detailed in Exhibits A-II, several airports are accessible from locations within the County.

Exhibit A-II
County Accessible Airports

Airport	Distance in Miles ⁽¹⁾
New York Stewart International Airport	42
Albany International Airport	65
Westchester County Airport	92
LaGuardia Airport	98
Newark Liberty International Airport	102
Joh F. Kennedy International Airport	107

(1) Measured in distance from the City of Kingston.

Source: The 2020-21 Ulster County Visitors Guide.

Bus transportation is generally provided through Ulster County Area Transit (“UCAT”). Operated through the County, UCAT provides fixed-route, deviated-fixed route, and commuter transit. Bus transportation within the City of Kingston is provided by the City.

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Medical Facilities. As listed below, hospital services are provided by three (3) hospitals within the County.

- Westchester Health Alliance of the Hudson Valley (Mary’s Avenue Campus)
- Westchester Health Alliance of the Hudson Valley (Broadway Campus)
- Ellenville Regional Hospital

In addition, the County administers a variety of programs to help those in need of health services including patient services, ambulatory clinic services, home health services, health education, environmental health and social work.

Municipal Services and Component Units. The County provides a full range of municipal services including;

- Law Enforcement;
- Educational Assistance;
- Construction and Maintenance of Highways;
- Public Health;
- Public Transportation;
- Environmental Protection;
- Recreational Facilities and Programs;
- Economic Assistance;
- Economic Opportunity and Development; and
- Community Development.

Source: The Comprehensive Annual Financial Report of the County for the fiscal year ended December 31,2021.

Although not discussed in detail, the County also is financially accountable for several separate entities or component units. These units include;

- Ulster Tobacco Asset Securitization Corporation (UTASC)
- Ulster County Economic Development Alliance (UCEDA),
- Ulster County Capital Resource Corporation (UCCRC),
- Ulster County Community College (UCCC), the
- Ulster County Resource Recovery Agency (UCRRA),
- Ulster County Industrial Development Agency (UCIDA),

Source: The Comprehensive Annual Financial Report of the County for the fiscal year ended December 31,2021.

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POPULATION BENCHMARKS

General Population. With an estimated population of 182,951 (Population Estimates Program, U.S. Bureau of the Census), the County is the (20th) most populated county in New York State. Over the period 1970 to 2021 the population of the County increased by approximately 29.5%, which was significantly higher than the State as a whole.

**Exhibit A-III
Population (1970 to 2021⁽¹⁾)**

Year	County	State
1970	141,241	18,241,366
1980	158,158	17,557,288
1990	165,304	17,990,455
2000	177,749	18,976,457
2010	182,493	19,378,102
2020	181,851	20,201,249
2021 ⁽¹⁾	182,951	19,835,913
% Change 1970 to 2021⁽¹⁾	29.5%	8.7%

(1) Interim Data.

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 5-Year Estimate and 1-Year Estimate).

Population Gender Statistics. By comparison to the State, the County’s population shows a slightly higher percentage of males. Nevertheless, there was still a greater concentration of females compared to males in the County for 2020.

**Exhibit A-IV
Population Gender Statistics (2020)**

Year	% Male	% Female
County	49.9%	50.1%
State	48.9	51.1

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 5-Year Estimate).

Population Age Statistics. As detailed in the following table, the median age of the County population was 44.5 years, which exceeded the median age of the State by 11.2%.

Exhibit A-V
Population Age Statistics (2021⁽¹⁾)

Age	County	State
Under 5 Years	4.41%	5.51%
5 To 9 Years	4.55	5.58
10 To 14 Years	4.80	6.01
15 To 19 Years	5.99	6.13
20 To 24 Years	5.39	6.25
25 To 34 Years	12.89	14.09
35 To 44 Years	12.43	12.89
45 To 54 Years	13.23	12.42
55 To 59 Years	7.30	6.70
60 To 64 Years	8.35	6.89
65 To 74 Years	12.55	10.30
75 To 84 Years	5.91	5.14
85 Years & Over	2.21	2.09
Median Age (Years)	44.5	39.8

(1) Interim data.

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 1-Year Estimate).

INCOME BENCHMARKS

Per Capita Personal Income. According to information obtained from the U.S. Census Bureau, the per capita money income for residents of the County was estimated to be \$35,816 in 2020, which was lower than the State by 13.2%.

Exhibit A-VI
Per Capita Money Income (2020)

Year	County	State
2020	\$35,816	\$40,898

(1) Interim data.

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 5-Year Estimate).

Median Income of Families. According to information obtained from the U.S. Census Bureau, the median family income in the County for 2021 was estimated to be \$100,244, which is 8.1% higher than the State.

Exhibit A-VII
Median Income of Families (2021 ⁽¹⁾)

Family Income	County	State
Less than \$10,000	2.6%	4.2%
\$10,000 to \$14,999	1.7	2.2
\$15,000 to \$24,999	2.9	5.1
\$25,000 to \$34,999	4.6	5.7
\$35,000 to \$49,999	7.2	8.9
\$50,000 to \$74,999	15.4	14.7
\$75,000 to \$99,999	15.6	12.7
\$100,000 to \$149,999	20.1	18.9
\$150,000 to \$199,999	13.8	10.9
\$200,000 or More	16.2	16.6
Median Family Income		
	\$100,244	\$92,454

(1) Interim data.

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 1-year Estimate).

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EMPLOYMENT BENCHMARKS

Unemployment Rates. As detailed in the following tables, the County’s unemployment rate has historically been lower than that of the State.

**Exhibit A-VIII
Unemployment Rates (2017 to 2021)**

Year	County	State
2017	4.5%	4.6%
2018	3.9	4.1
2019	3.6	3.8
2020	7.7	9.9
2021	4.7	6.9
2022 Monthly		
Jan	3.7	3.9
Feb	3.9	4.9
Mar	3.5	4.8
Apr	2.9	4.3
May	2.8	4.1
Jun	3.0	4.2
Jul	3.4	4.7
Aug	3.5	5.1
Sep	2.8	5.3

Source: The New York State Department of Labor, Bureau of Labor Statistics. Such information has not been seasonally adjusted.

Civilian Labor Force. As detailed in the following tables, the County’s employed labor force for 2021 was estimated at 86,400, which represents a decrease of 3.7% since 2016. Over this same period, the labor force for the State, as a whole, decreased by 4.0%.

**Exhibit A-IX
Civilian Labor Force Benchmarks (2017 to 2021)**

Jurisdiction	2017	2018	2019	2020	2021	% Change 2016 to 2021
County	89,700	90,200	89,800	87,400	86,400	(3.7)%
State	9,838,200	9,842,300	9,880,200	9,575,000	9,441,500	(4.0)

Source: The New York State Department of Labor, Bureau of Labor Statistics. Such information has not been seasonally adjusted.

Major Non-Retail Employers. Herein follows a summary of major non-retail employers located within County limits.

Exhibit A-X
Selected Major Employers in the County
Non-Retail

Employer	Business	Estimated Employees (Range)
County of Ulster	Government	1,000+
Health Alliance of the Hudson Valley	Health Services	1,000+
NY State Correctional Facilities	Correctional Services	1,000+
SUNY New Paltz	Educational	1,000+
Bank of America, N.A.	Finance	500-999
Mohonk Mountain House	Resort/Hotel	500-999
SUNY Ulster	Educational	500-999
BOCES	Educational	250-499
City of Kingston	Government	250-499
Hudson Valley Resort & Spa	Resort/Hotel	250-499
Kingston Consolidated School District	Educational	250-499
Northeast Center for Special Care	Health Services	250-499
Ten Broeck Commons	Health Services	250-499
Honor's Haven	Resort/Hotel	250-499
Ulster Savings	Finance	250-499
Ametek Rotron	Manufacturing	100-249
Brooklyn Bottling Company	Manufacturing	100-249
CH Energy Group	Utility	100-249
Ellenville Central School District	Educational	100-249
Ellenville Regional Hospital	Health Services	100-249
Elna Magnetics	Manufacturing	100-249
Fair Rite Products	Manufacturing	100-249
Fala Technologies	Manufacturing	100-249
Full Moon Resort	Resort/Hotel	100-249
Gateway Community Industries	Misc.	100-249
GHI Insurance	Insurance	100-249
HUCK International	Manufacturing	100-249

Source: Recent County Preliminary Official Statement as of October 25, 2022

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Major Retail Employers. Herein follows a summary of major retail employers located within County limits.

Exhibit A-XI
Selected Major Retail Employers in the County

Employer	Business	Estimated Employees (Range) ⁽¹⁾
Wal-Mart	Retail	500-999
Hannaford	Retail	250-499
Adams Fairacre Farms	Retail	100-249
Home Depot	Retail	100-249
Kohl's	Retail	100-249
Lowe's	Retail	100-249
Price Chopper	Retail	100-249
Sam's Club	Retail	100-249
Shop Rite	Retail	100-249
Target	Retail	100-249

Source: Recent County Preliminary Official Statement as of October 25, 2022

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Employment by Industry. Herein follows a summary of employment by industry for the County and the State.

Exhibit A-XII
Employment by Industry
County and State (2021 – Not Seasonally Adjusted)

Industry	COUNTY		STATE	
	Avg. Employment	%	Avg. Employment	%
Education and Health Services	9,000	15.7%	2,050,800	22.7%
Financial Activities	2,000	3.5	704,000	7.8
Information	800	1.4	280,900	3.1
Leisure and Hospitality	7,500	13.1	720,300	8.0
Manufacturing	3,300	5.7	408,300	4.5
Natural Resources, Mining and Construction	2,800	4.9	380,000	4.2
Professional and Business Services	4,700	8.2	1,279,700	14.1
Trade Transportation and Utilities	11,200	19.5	1,423,000	15.7
Other Services	2,600	4.5	362,400	4.0
TOTAL PRIVATE SECTOR	43,800	76.5	7,609,800	84.1
Government	13,500	23.5	1,434,700	15.9
TOTAL ALL INDUSTRIES	57,300	100.0%	9,044,500	100.0%

Source: Quarterly Census of Employment and Wages, developed through a cooperative program between the State of New York and the U. S. Bureau of Labor Statistics.

HOUSING BENCHMARKS

Housing Unit Statistics. According to information obtained from the U.S. Census Bureau, the median value of an owner-occupied home in the County for 2020 was estimated to be \$239,400, which was approximately 30.3% below the average for the State as a whole. The County’s median gross (monthly) rent was \$1,119, which was approximately 16.1% below the median for the State as a whole.

Exhibit A-XIII
Housing Units (2020)

Jurisdiction	Median Value Owner-Occupied Housing Units	% Owner-Occupied Housing Units	Median Gross Rent
County	\$239,400	68.6%	\$1,119
State	325,000	54.1	1,315

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey 5-Year Estimate).