



Capital District Regional Planning Commission Community Fact Sheets

<http://www.cdrpc.org/data/cfs>

Town of Grafton

Rensselaer County

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Population

1980	1990	2000	2010	2020	2030	2040	2050
1,665	1,917	1,987	2,130	2,159	2,182	2,202	2,219

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

Age Cohorts

Cohort	1990	2000	2010	2020	2030	2040	2050
Under 5	147	127	106	98	102	101	95
5 to 14	327	282	274	231	198	214	216
15 to 24	230	254	237	230	202	180	197
25 to 34	335	238	245	241	241	217	197
35 to 44	350	333	319	290	298	305	281
45 to 54	216	364	382	361	339	362	376
55 to 64	146	200	320	335	337	327	357
65 to 74	109	119	164	263	283	286	283
75 & Over	57	70	83	110	182	210	217
Total	1,917	1,987	2,130	2,159	2,182	2,202	2,219

Source: U.S. Dept. of Commerce, Bureau of the Census, & CDRPC Projections

2010 Census Gender & Age

	<i>Female</i>	<i>Male</i>	<i>Total</i>
Total	1,052	1,078	2,130
4 & Under	59	47	106
5 to 9 years	82	59	141
10 to 14 years	56	77	133
15 to 19 years	59	69	128
20 to 24 years	48	61	109
25 to 29 years	50	41	91
30 to 39 years	142	163	305
40 to 49 years	171	171	342
50 to 59 years	195	199	394
60 to 64 years	63	71	134
65 to 74 years	81	83	164
75 to 84 years	32	33	65
85 & Over	14	4	18
18 years +	822	838	1,660
21 years +	790	812	1,602
62 years +	164	162	326
65 years +	127	120	247

2010 Census Race & Hispanic Origin

White Alone	2,065	96.95%
Black Alone	4	0.19%
Nat. Am. Alone	6	0.28%
Asian Alone	21	0.99%
Other Alone	1	0.05%
Two + Races	33	1.55%

Not Hispanic	2,110	99.06%
Hispanic	20	0.94%
Mexican	0	0.00%
Puerto Rican	4	20.00%
Other Hisp.	16	80.00%

Minority Pop.	80	3.76%
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= Total Population - Non-Hispanic White Pop.

2010 Census	Total	41.6
Median Age	Female	41.9
	Male	41.3

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Census

Revised: July 2012

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2010 Census Population by Relationship

Total Population	2,130	In Group Quarters	0
In Households	2,130	Institutionalized Population	0
		Noninstitutionalized Population	0

Source: 2010 Census

Household Data

	1990	2000	2010	2020	2030	2040	2050
Households	655	747	830	852	869	884	900
Persons/HH	2.93	2.66	2.57	2.53	2.51	2.49	2.47

Source: 1990, 2000, & 2010 Census

Source: CDRPC Projections

2010 Census Housing Units by Tenancy

Total Units	1,188		Vacant	358	30.13%
Occupied	830	69.87%	For Rent	5	1.40%
Owner	734	88.43%	For Sale	8	2.23%
Renter	96	11.57%	Seasonal	307	85.75%
			Other	38	10.61%

Owner Vacancy Rate	1.07%	Renter Vacancy Rate	4.95%	Total Rate	1.53%
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Source: 2010 Census

2010 Census Households by Type

Total Households	830	100.00%
Married Couples	499	60.12%
Married Couple with Children	194	23.37%
Married Couple without Children	305	36.75%
Single Female Head of Household	62	7.47%
Single Female with Children	26	3.13%
Single Female without Children	36	4.34%
Single Male Head of Household	42	5.06%
Single Male with Children	24	2.89%
Single Male without Children	18	2.17%
Single Person Living Alone	166	20.00%
Single Person Living Alone: 65 & Over	59	7.11%
Other Non-Family Household (2 or More People)	61	7.35%

Source: 2010 Census

All Percentages computed as a percent of Total Households

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2011-2015 ACS Income Data

	Income	MOE
Per Capita Income	\$33,053	\$3,740
Median Household Income	\$65,592	\$10,064

2011-2015 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	40	26	\$50,000 to \$74,999	209	64
\$10,000 to \$19,999	39	29	\$75,000 to \$99,999	127	46
\$20,000 to \$29,999	73	41	\$100,000 to \$149,999	181	54
\$30,000 to \$39,999	41	28	\$150,000 to \$199,999	67	41
\$40,000 to \$49,999	92	61	\$200,000 & Over	16	15

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
Total Persons	2,145	28	175	118	8.16%	5.50%
5 & Under	99	98	0	41	0.00%	41.78%
6 to 17	278	147	88	29	31.65%	19.69%
18 to 64	1,460	249	81	79	5.55%	5.36%
65 & Over	308	127	6	17	1.95%	5.51%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
Total Households	885	74	67	42	7.57%	4.70%
Married Couples	519	85	0	11	0.00%	2.12%
Married w/ Related Children	128	49	0	19	0.00%	14.88%
Married w/o Related Children	391	81	0	11	0.00%	2.81%
Single Female Head of Household	98	57	45	42	45.92%	33.65%
Female w/ Related Children	68	52	45	44	66.18%	40.33%
Female w/o Related Children	30	30	0	11	0.00%	36.67%
Single Male Head of Household	58	43	0	11	0.00%	18.97%
Male w/ Related Children	32	36	0	19	0.00%	59.54%
Male w/o Related Children	26	35	0	11	0.00%	42.31%
Single Person Living Alone	172	66	22	17	12.79%	8.57%
Other Non-Family Household (2+)	38	97	0	24	0.00%	63.27%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

Note: The ACS replaces the decennial census long form. CDRPC recommends using the 5-year data, which is more reliable than the 1- or 3-year data. This also allows for better comparability among municipalities. For more information, please see <http://cdrpc.org/ACS.html>

Note: The Margins of Error (MOE) suitable for creating 90% confidence intervals are now published for most of the estimates. Statistically, there will be a 90% probability that the true population parameter (e.g., mean, median, percent, etc.) falls within the interval: ESTIMATE ± MOE.

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2011-2015 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	1,234	57
Single Family	1,121	83
Two Family	15	25
Three to Four Family	0	11
Five or More Family	5	17
Mobile Homes & Other	86	42

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	78	44	\$200,000 to \$299,999	229	64
\$100,000 to \$149,999	117	51	\$300,000 to \$399,999	59	33
\$150,000 to \$199,999	248	68	\$400,000 or More	11	25

Owner Costs	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$182,200	\$14,166
% of Owners Spending >30% of Income on Housing Costs	23.72%	8.79%

2011-2015 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$500	0	11	\$1,000 to \$1,499	22	33
\$500 to \$749	54	36	\$1,500 or More	0	19
\$750 to \$999	0	11	No Cash Rent	67	48

Renter Costs	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$848	\$11
% of Renters Spending >30% of Income on Housing Costs**	43.42%	46.20%

**Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Educational Attainment of Persons 25 & Older

Number of Persons with:	Estimate	MOE	% of Total	MOE	% with At Least:
Less than a High School Diploma	70	29	4.29%	1.78%	100.00%
High School Diploma (including GED)	501	93	30.70%	5.70%	95.71%
Some College, No Degree	318	84	19.49%	5.15%	65.01%
Associate's Degree	285	89	17.46%	5.45%	45.53%
Bachelor's Degree	272	95	16.67%	5.82%	28.06%
Graduate or Professional Degree	186	55	11.40%	3.37%	11.40%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

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2011-2015 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,153	155
Agriculture, Forestry, Fishing, Hunting, & Mining	0	16
Construction	85	50
Manufacturing	166	76
Wholesale Trade	22	26
Retail Trade	116	49
Transportation and Warehousing, & Utilities	69	37
Information	0	16
Finance and Insurance, and Real Estate and Rental & Leasing	94	48
Finance and Insurance	87	47
Real Estate and Rental & Leasing	7	14
Professional, Scientific, Management, Administrative, & Waste Mgmt. Services	62	32
Professional, Scientific, and Technical Services	41	24
Educational Services, and Health Care & Social Assistance	332	72
Educational Services	182	58
Health Care & Social Assistance	150	60
Arts, Entertainment, Recreation, Accommodation, & Food Services	60	38
Other Services (except Public Administration)	60	33
Public Administration	87	43

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,153	155	100.00%	
Employee of Private Companies			51.00%	6.76%
Self-Employed in Own Incorporated Businesses			3.56%	2.85%
Private Not-for-Profit Wage and Salary Workers			12.58%	4.09%
Local, State, and Federal Government Workers			22.72%	5.47%
Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers			10.15%	4.79%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
Car, Truck, or Van	1,049	150	Bicycle	0	11
Drove Alone	901	141	Walked	5	9
Carpooled	148	65	Taxi, Motorcycle, Other	8	9
Public Transportation (excl. taxicab)	0	11	Worked at home	45	32
			Total (16 & Over)	1,107	156

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey



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Land Use Regulations and Programs

Planning Board	Yes	Zoning Regulations	No
Written Comprehensive Plan	Yes	Subdivision Regulations	Yes
Site Plan Review	Yes		

Source: 2008 Land Use Planning and Regulations: A Survey of New York State Municipalities

2014 Real Property Tax Rates

Rensselaer County Full Value Tax Rate	\$	6.74
Town of Grafton Full Value Tax Rate	\$	3.49
Total Full Value Tax Rate	\$	10.23

*Note: These rates do not include school taxes.
Villages do not include Town Full Value Tax Rates.*

Source: New York State Office of the Comptroller

School Districts

Berlin CSD
Brunswick CSD
Hoosick Falls CSD

Source: CDRPC

FY 2015 Government Revenue & Expenditures in \$1,000s

Revenue	Expenditure †
Property Tax \$ 693.8	General Government \$ 260.1
<i>Non-Property Taxes</i>	Public Safety 41.7
Sales Tax 246.7	Health 1.0
Other Non-Property Tax -	Transportation 593.7
State Aid 191.9	Utilities 38.1
Federal Aid 81.8	Community Services 38.5
Other Intergovernmental 2.6	Economic Assistance -
Charges for Services 33.3	Employee Benefits 214.7
Other Local (fees, etc.) 33.8	Debt Service 34.1
Other Sources -	Education -
Total Revenue \$ 1,283.9	Other Uses -
	Total Expense \$ 1,221.9
	Revenues Less Expenditures \$ 62.0

† Includes Capital and Equipment Outlays. Individual items may not sum to totals due to rounding errors.
Revenue sources such as debt or fund balance appropriations are not classified as revenues and may account for apparent shortfalls.
Source: New York State Office of the Comptroller

