



# 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
<b>Under 5</b>	147	127	106	98	102	101	95
<b>5 to 14</b>	327	282	274	231	198	214	216
<b>15 to 24</b>	230	254	237	230	202	180	197
<b>25 to 34</b>	335	238	245	241	241	217	197
<b>35 to 44</b>	350	333	319	290	298	305	281
<b>45 to 54</b>	216	364	382	361	339	362	376
<b>55 to 64</b>	146	200	320	335	337	327	357
<b>65 to 74</b>	109	119	164	263	283	286	283
<b>75 &amp; Over</b>	57	70	83	110	182	210	217
<b>Total</b>	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>
<b>Total</b>	1,052	1,078	2,130
<b>4 &amp; Under</b>	59	47	106
<b>5 to 9 years</b>	82	59	141
<b>10 to 14 years</b>	56	77	133
<b>15 to 19 years</b>	59	69	128
<b>20 to 24 years</b>	48	61	109
<b>25 to 29 years</b>	50	41	91
<b>30 to 39 years</b>	142	163	305
<b>40 to 49 years</b>	171	171	342
<b>50 to 59 years</b>	195	199	394
<b>60 to 64 years</b>	63	71	134
<b>65 to 74 years</b>	81	83	164
<b>75 to 84 years</b>	32	33	65
<b>85 &amp; Over</b>	14	4	18
<b>18 years +</b>	822	838	1,660
<b>21 years +</b>	790	812	1,602
<b>62 years +</b>	164	162	326
<b>65 years +</b>	127	120	247

## 2010 Census Race & Hispanic Origin

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

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

<b>Minority Pop.</b>	80	3.76%
= Total Population - Non-Hispanic White Pop.		

<b>2010 Census Median Age</b>	<b>Total</b>	41.6
	<b>Female</b>	41.9
	<b>Male</b>	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

<b>Total Population</b>	2,130	<b>In Group Quarters</b>	0
<b>In Households</b>	2,130	<b>Institutionalized Population</b>	0
		<b>Noninstitutionalized Population</b>	0

Source: 2010 Census

## Household Data

	1990	2000	2010	2020	2030	2040	2050
<b>Households</b>	655	747	830	852	869	884	900
<b>Persons/HH</b>	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

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

<b>Owner Vacancy Rate</b>	1.07%	<b>Renter Vacancy Rate</b>	4.95%	<b>Total Rate</b>	1.53%
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Source: 2010 Census

## 2010 Census Households by Type

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

Source: 2010 Census

All Percentages computed as a percent of Total Households

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## 2012-2016 ACS Income Data

	Income	MOE
<b>Per Capita Income</b>	\$33,550	\$3,458
<b>Median Household Income</b>	\$65,592	\$10,064

## 2012-2016 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	37	31	\$50,000 to \$74,999	263	79
\$10,000 to \$19,999	31	30	\$75,000 to \$99,999	118	46
\$20,000 to \$29,999	100	55	\$100,000 to \$149,999	163	56
\$30,000 to \$39,999	52	32	\$150,000 to \$199,999	68	43
\$40,000 to \$49,999	83	57	\$200,000 & Over	27	16

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

## 2012-2016 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
<b>Total Persons</b>	2,240	24	203	105	9.06%	4.69%
<b>5 &amp; Under</b>	92	88	0	42	0.00%	45.96%
<b>6 to 17</b>	304	136	113	28	37.17%	18.93%
<b>18 to 64</b>	1,496	238	84	86	5.61%	5.70%
<b>65 &amp; Over</b>	348	108	6	14	1.72%	4.08%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
<b>Total Households</b>	942	78	74	43	7.86%	4.52%
<b>Married Couples</b>	499	87	8	11	1.60%	2.19%
<b>Married w/ Related Children</b>	127	48	8	19	6.30%	14.81%
<b>Married w/o Related Children</b>	372	74	0	11	0.00%	2.96%
<b>Single Female Head of Household</b>	113	55	46	38	40.71%	27.13%
<b>Female w/ Related Children</b>	69	51	46	45	66.67%	41.56%
<b>Female w/o Related Children</b>	44	35	0	11	0.00%	25.00%
<b>Single Male Head of Household</b>	57	43	0	11	0.00%	19.30%
<b>Male w/ Related Children</b>	36	38	0	19	0.00%	52.92%
<b>Male w/o Related Children</b>	21	33	0	11	0.00%	52.38%
<b>Single Person Living Alone</b>	210	79	20	16	9.52%	6.73%
<b>Other Non-Family Household (2+)</b>	63	117	0	23	0.00%	35.92%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 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.

Revised: January 2018

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## 2012-2016 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	1,276	73
Single Family	1,126	88
Two Family	16	25
Three to Four Family	0	11
Five or More Family	7	18
Mobile Homes & Other	121	54

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

## 2012-2016 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	119	55	\$200,000 to \$299,999	193	52
\$100,000 to \$149,999	122	51	\$300,000 to \$399,999	70	32
\$150,000 to \$199,999	247	76	\$400,000 or More	11	25

Owner Costs	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$171,700	\$9,236
% of Owners Spending >30% of Income on Housing Costs	21.52%	8.54%

## 2012-2016 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	73	54	\$1,500 or More	0	19
\$750 to \$999	19	27	No Cash Rent	66	50

Renter Costs	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$872	\$11
% of Renters Spending >30% of Income on Housing Costs**	44.74%	39.72%

\*\*Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

## 2012-2016 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	69	39	4.11%	2.30%	100.00%
High School Diploma (including GED)	544	102	32.44%	6.08%	95.89%
Some College, No Degree	318	78	18.96%	4.65%	63.45%
Associate's Degree	285	88	16.99%	5.25%	44.48%
Bachelor's Degree	293	108	17.47%	6.44%	27.49%
Graduate or Professional Degree	168	61	10.02%	3.64%	10.02%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

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## 2012-2016 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
<b>Total</b> (Civilian Employed Population 16 & Over)	80,239	1,100
<b>Agriculture, Forestry, Fishing, Hunting, &amp; Mining</b>	416	102
<b>Construction</b>	5,678	557
<b>Manufacturing</b>	5,970	474
<b>Wholesale Trade</b>	1,817	261
<b>Retail Trade</b>	8,383	636
<b>Transportation and Warehousing, &amp; Utilities</b>	4,087	406
<b>Information</b>	1,513	283
<b>Finance and Insurance, and Real Estate and Rental &amp; Leasing</b>	4,571	441
<b>Finance and Insurance</b>	3,491	346
<b>Real Estate and Rental &amp; Leasing</b>	1,080	235
<b>Professional, Scientific, Management, Administrative, &amp; Waste Mgmt. Services</b>	7,727	534
<b>Professional, Scientific, and Technical Services</b>	5,357	443
<b>Educational Services, and Health Care &amp; Social Assistance</b>	21,694	882
<b>Educational Services</b>	9,493	596
<b>Health Care &amp; Social Assistance</b>	12,201	694
<b>Arts, Entertainment, Recreation, Accommodation, &amp; Food Services</b>	6,207	533
<b>Other Services (except Public Administration)</b>	3,487	399
<b>Public Administration</b>	8,689	561

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

## 2012-2016 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
<b>Total</b> (Civilian Employed Population 16 & Over)	80,239	1,100	100.00%	
<b>Employee of Private Companies</b>			57.72%	1.28%
<b>Self-Employed in Own Incorporated Businesses</b>			2.35%	0.33%
<b>Private Not-for-Profit Wage and Salary Workers</b>			13.19%	0.79%
<b>Local, State, and Federal Government Workers</b>			21.89%	0.98%
<b>Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers</b>			4.84%	0.48%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

## 2012-2016 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
<b>Car, Truck, or Van</b>	70,011	1,135	<b>Bicycle</b>	106	48
<b>Drove Alone</b>	63,253	1,137	<b>Walked</b>	3,200	433
<b>Carpooled</b>	6,758	644	<b>Taxi, Motorcycle, Other</b>	492	147
<b>Public Transportation (excl. taxicab)</b>	2,091	312	<b>Worked at home</b>	2,676	340
			<b>Total (16 &amp; Over)</b>	78,576	1,147

Source: U.S. Dept. of Commerce, Bureau of the Census, 2012-2016 American Community Survey

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## Land Use Regulations and Programs

<b>Planning Board</b>	Yes	<b>Zoning Regulations</b>	No
<b>Written Comprehensive Plan</b>	Yes	<b>Subdivision Regulations</b>	Yes
<b>Site Plan Review</b>	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
<b>Total Full Value Tax Rate</b>	<b>\$</b>	<b>10.23</b>

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

Revised: October 2016

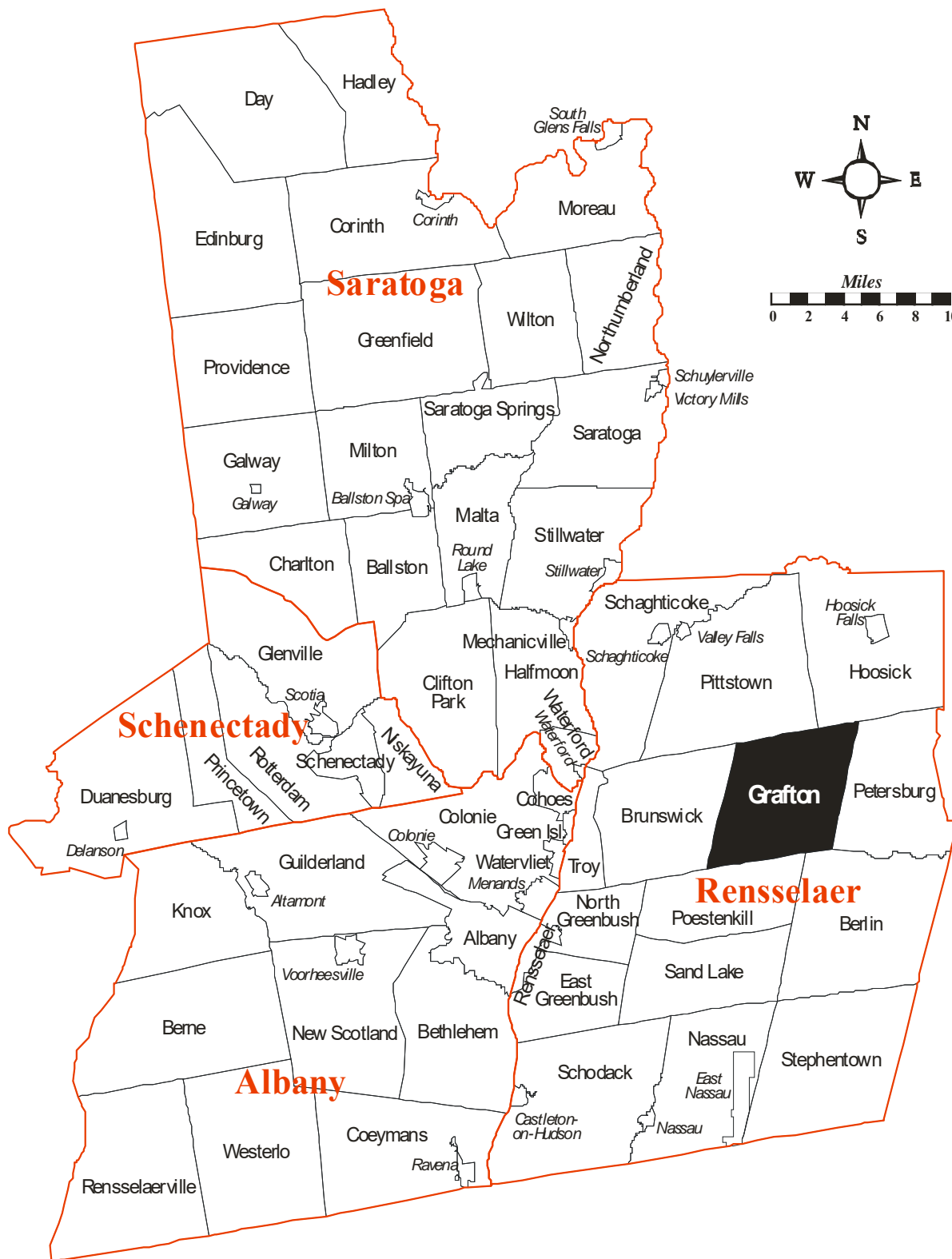


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