



Capital District Regional Planning Commission Community Fact Sheets

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

	Female	Male	Total
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 Median Age	Total	41.6
	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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2008-2012 ACS Income Data

	Income	MOE
Per Capita Income	\$33,247	\$3,301
Median Household Income	\$70,938	\$16,587

2008-2012 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	29	24	\$50,000 to \$74,999	140	52
\$10,000 to \$19,999	38	22	\$75,000 to \$99,999	149	53
\$20,000 to \$29,999	57	32	\$100,000 to \$149,999	191	59
\$30,000 to \$39,999	34	26	\$150,000 to \$199,999	40	32
\$40,000 to \$49,999	109	57	\$200,000 & Over	12	13

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

2008-2012 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
Total Persons	1,859	171	68	49	3.66%	2.61%
5 & Under	90	45	0	24	0.00%	26.67%
6 to 17	226	72	0	34	0.00%	15.02%
18 to 64	1,316	159	68	57	5.17%	4.27%
65 & Over	227	71	0	24	0.00%	10.57%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
Total Households	799	73	52	42	6.51%	5.22%
Married Couples	468	78	0	12	0.00%	2.56%
Married w/ Related Children	134	44	0	21	0.00%	15.51%
Married w/o Related Children	334	79	0	12	0.00%	3.59%
Single Female Head of Household	46	34	0	12	0.00%	26.09%
Female w/ Related Children	13	29	0	21	0.00%	100.00%
Female w/o Related Children	33	31	0	12	0.00%	36.36%
Single Male Head of Household	19	22	0	12	0.00%	63.16%
Male w/ Related Children	4	27	0	21	0.00%	100.00%
Male w/o Related Children	15	21	0	12	0.00%	80.00%
Single Person Living Alone	190	74	29	24	15.26%	11.15%
Other Non-Family Household (2+)	76	113	23	48	30.26%	44.85%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 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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2008-2012 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	1,230	65
Single Family	1,080	91
Two Family	25	34
Three to Four Family	0	12
Five or More Family	0	24
Mobile Homes & Other	125	61

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

2008-2012 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	102	52	\$200,000 to \$299,999	198	67
\$100,000 to \$149,999	142	50	\$300,000 to \$399,999	55	32
\$150,000 to \$199,999	242	73	\$400,000 or More	24	19

Owner Costs	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$174,200	\$13,156
% of Owners Spending >30% of Income on Housing Costs	23.02%	8.19%

2008-2012 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$500	0	36	\$1,000 to \$1,499	7	16
\$500 to \$749	16	34	\$1,500 or More	0	17
\$750 to \$999	6	19	No Cash Rent	7	10

Renter Costs	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$545	\$869
% of Renters Spending >30% of Income on Housing Costs**	24.14%	77.70%

**Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

2008-2012 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	89	49	6.15%	3.37%	100.00%
High School Diploma (including GED)	481	104	33.26%	6.51%	93.85%
Some College, No Degree	306	80	21.16%	5.14%	60.58%
Associate's Degree	264	72	18.26%	4.71%	39.42%
Bachelor's Degree	137	54	9.47%	3.61%	21.16%
Graduate or Professional Degree	169	59	11.69%	3.91%	11.69%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

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2008-2012 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,066	131
Agriculture, Forestry, Fishing, Hunting, & Mining	0	17
Construction	132	56
Manufacturing	127	58
Wholesale Trade	12	18
Retail Trade	122	51
Transportation and Warehousing, & Utilities	47	30
Information	25	24
Finance and Insurance, and Real Estate and Rental & Leasing	87	46
Finance and Insurance	74	47
Real Estate and Rental & Leasing	13	10
Professional, Scientific, Management, Administrative, & Waste Mgmt. Services	78	35
Professional, Scientific, and Technical Services	54	28
Educational Services, and Health Care & Social Assistance	256	72
Educational Services	158	67
Health Care & Social Assistance	98	36
Arts, Entertainment, Recreation, Accommodation, & Food Services	30	22
Other Services (except Public Administration)	52	31
Public Administration	98	38

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

2008-2012 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,066	131	100.00%	
Employee of Private Companies			52.53%	5.12%
Self-Employed in Own Incorporated Businesses			3.28%	3.23%
Private Not-for-Profit Wage and Salary Workers			10.13%	3.93%
Local, State, and Federal Government Workers			26.08%	6.61%
Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers			7.97%	4.26%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

2008-2012 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
Car, Truck, or Van	982	138	Bicycle	0	12
Drove Alone	870	137	Walked	0	12
Carpooled	112	48	Taxi, Motorcycle, Other	0	12
Public Transportation (excl. taxicab)	2	4	Worked at home	40	28
			Total (16 & Over)	1,024	134

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 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

2011 Real Property Tax Rates

County, Municipal, and School District Taxes

Unadjusted Range per \$1,000 in Assessed Value	\$275.73 to \$311.63
Adjusted Range per \$1,000 in Market Value	\$23.02 to \$26.02
Municipal Equalization Rate	0.0835

Source: New York State Office of the Comptroller

School Districts

Berlin CSD
Brunswick CSD
Hoosick Falls CSD

Source: CDRPC

FY 2011 Government Revenue & Expenditure in \$1,000s

Revenue	Expenditure †
Property Tax \$ 672.3	General Government \$ 232.9
<i>Non-Property Taxes</i>	Public Safety 43.7
Sales Tax 216.3	Health 1.0
Other Non-Property Tax -	Transportation 760.8
State Aid 205.7	Utilities 45.2
Federal Aid 370.7	Community Services 42.4
Other Intergovernmental -	Economic Assistance -
Charges for Services 46.0	Employee Benefits 145.8
Other Local (fees, etc.) 42.4	Debt Service 67.1
Other Sources -	Education -
Total Revenue \$ 1,553.4	Other Uses -
	Total Expense \$ 1,338.9
	Revenues Less Expenditures \$ 214.5

† 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

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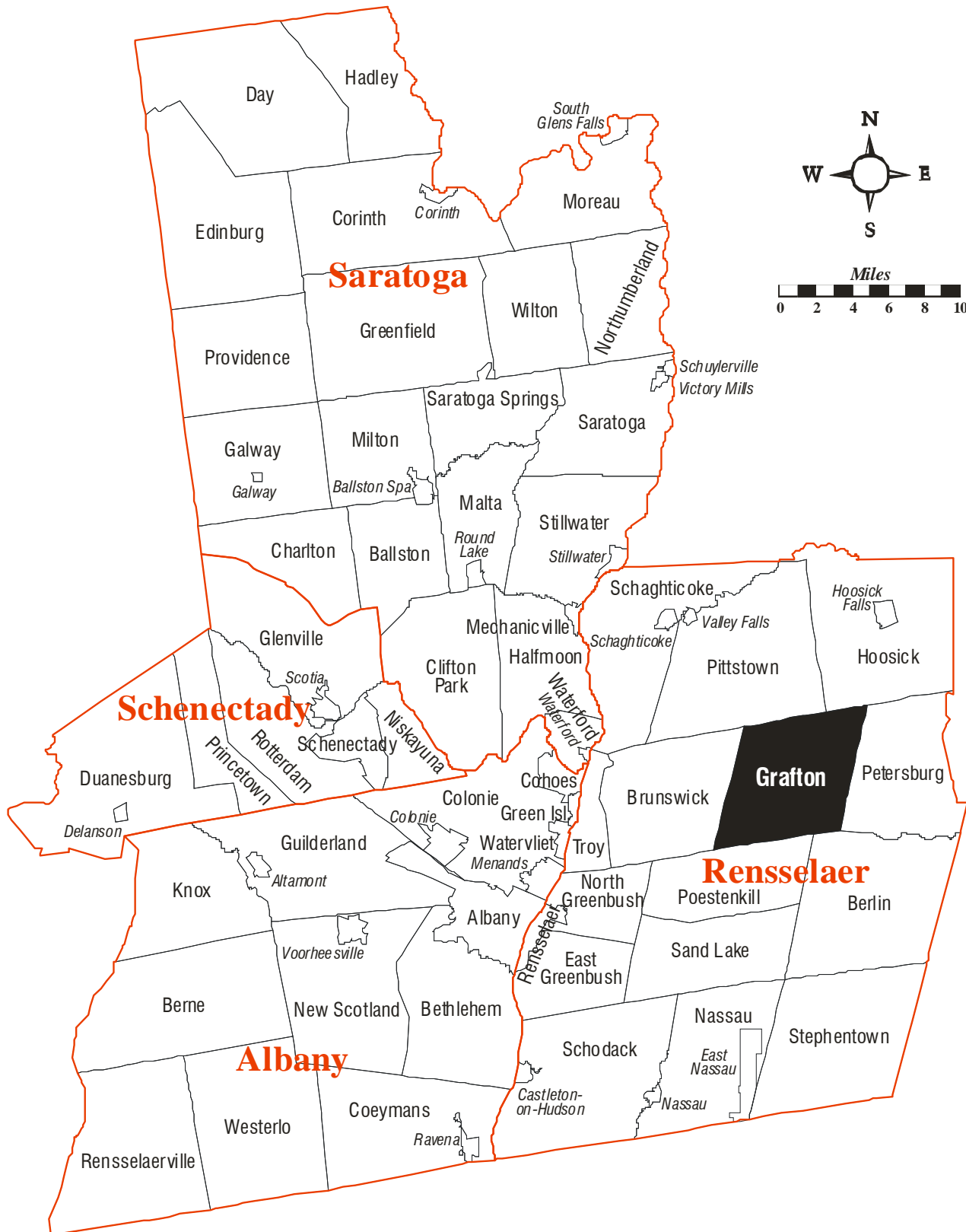


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