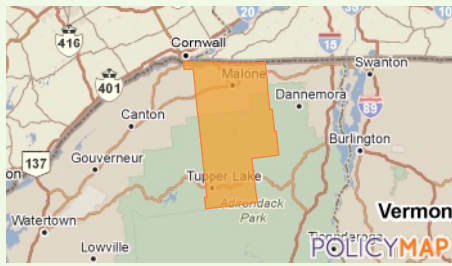


Current Report:
Rental Housing Report of Custom Region:
Franklin Co



Date: June 20, 2017

Proposed Area:

This area is located in Franklin County, in the state of New York

It is located within or touches the following 2010 census tract(s): 36033950700, 36033950800, 36033950600, 36033950900, 36033950300, 36033950100, 36033950200, 36033951100, 36033950400, 36033951200, 36033951000, 36033950502, 36033940000, 36033950501.

Similarly, it is located within or touches the following zip code(s): 12847, 12986, 12980, 12953, 12983, 12989, 12946, 12981, 12970, 12912, 12920, 12966, 13613, 12969, 12926, 12917, 12916, 12945, 12976, 12967, 12930, 12914, 12957, 12937, 12955, 12913, 13655, 12952, 12939.

Data presented in this report summarize the geographies specified in the citation information in each section.

This Area is Served by (or touches):

School District(s): *Too many to display*

Congressional District(s): New York's 21st District

Senators: Kirsten E. Gillibrand (D-NY), Charles E. Schumer (D-NY)

State Senate District(s): State Senate District 45

State House District(s): Assembly District 115

Rents:

Across the area, an estimated 27.27% or 5,221 households rented their home between 2011-2015. According to the U.S. Census Bureau, the area had rental units with cash rent of the following sizes between 2011-2015:

Rental Units by Size	Number of Units	Percent of All Rental Units
Franklin Co		
0 or 1 Bedroom	1,411	29.94%
2 Bedrooms	1,738	36.88%
3 or more Bedrooms	1,563	33.17%
All	4,712	100%
County (Franklin)		
0 or 1 Bedroom	1,411	29.94%
2 Bedrooms	1,738	36.88%
3 or more Bedroom	1,563	33.17%
All	4,712	100%
State (New York)		
0 or 1 Bedroom	1,387,693	42.72%
2 Bedrooms	1,156,907	35.61%
3 or more Bedroom	703,974	21.67%
All	3,248,574	100%

Source: [Census](#)
 Data aggregated by:
 2011-2015 Data Contains: 1 Counties

For 2011-2015, typical (median) gross rent for rental units with cash rent in this area was \$671. According to the U.S. Census Bureau, the number of rental units with cash rent by average gross rent and by bedroom size were as follows:

Gross Rent in 2011-2015	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
Franklin Co			
< \$300 / month	242	181	30
< \$500 / month	542	410	148
< \$750 / month	1,177	1,177	610
< \$1,000 / month	1,304	1,502	1,251
> \$1,000 / month	107	236	312
County (Franklin)			
< \$300 / month	242	181	30
< \$500 / month	542	410	148
< \$750 / month	1,177	1,177	610
< \$1000 / month	1,304	1,502	1,251
> \$1000 / month	107	236	312
State (New York)			
< \$300 / month	107,945	47,233	20,457
< \$500 / month	214,347	113,604	55,945
< \$750 / month	397,480	271,164	136,860
< \$1000 / month	611,608	474,008	247,745
> \$1000 / month	776,085	682,899	456,229

Source: [Census](#)
 Data aggregated by:
 2011-2015 Data Contains: 1 Counties

Incomes:

According to the Census' American Community Survey (ACS), the median household income here was \$47,923 between 2011-2015. The range of household incomes in this area is as follows:

2011-2015 Annual Income Category	Number of Households	Percent of Households
Franklin Co		
Less than \$25,000	5,574	29.11%
\$25,000 - \$34,999	1,844	9.63%
\$35,000 - \$49,999	2,534	13.23%
\$50,000 - \$74,999	3,781	19.75%
\$75,000 - \$99,999	2,573	13.44%
\$100,000 - \$124,999	1,329	6.94%
\$125,000 - \$149,999	656	3.43%
\$150,000 or more	857	4.48%
County (Franklin)		
Less than \$25,000	5,574	29.11%
\$25,000 - \$34,999	1,844	9.63%
\$35,000 - \$49,999	2,534	13.23%
\$50,000 - \$74,999	3,781	19.75%
\$75,000 - \$99,999	2,573	13.44%
\$100,000 - \$124,999	1,329	6.94%
\$125,000 - \$149,999	656	3.43%
\$150,000 or more	857	4.48%
State (New York)		
Less than \$25,000	1,661,850	22.88%
\$25,000 - \$34,999	641,022	8.83%
\$35,000 - \$49,999	848,598	11.69%
\$50,000 - \$74,999	1,189,040	16.37%
\$75,000 - \$99,999	863,158	11.89%
\$100,000 - \$124,999	634,452	8.74%
\$125,000 - \$149,999	408,076	5.62%

Source: [Census](#)
 Data aggregated by:
 2011-2015 Data Contains: 1 Counties

Rental Affordability:

According to the U.S. Census' ACS, 2,334 renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2011-2015.

Of those renters, 11.65% were over the age of 65. Additionally, 73.31% of cost burdened renters earned less than \$20,000 between 2011-2015.

Burdens by Age	Cost Burdened Renters between 2011-2015	
	#	% of all cost burdened renters
Franklin Co		
Under 65	2,062	88.35%
65 or older	272	11.65%
County (Franklin)		
Under 65	2,062	88.35%
65 or older	272	11.65%
State (New York)		
Under 65	1,360,376	79.57%
65 or older	349,264	20.43%

Burdens by Annual Income	Cost Burdened Renters between 2011-2015	
	#	% of all cost burdened renters
Franklin Co		
Less than \$20,000	1,711	73.31%
Less than \$50,000	2,313	99.1%
Less than \$75,000	2,324	99.57%
County (Franklin)		
Less than \$20,000	1,711	73.31%
Less than \$50,000	2,313	99.1%
Less than \$75,000	2,324	99.57%
State (New York)		
Less than \$20,000	775,394	45.35%
Less than \$50,000	1,473,142	86.17%
Less than \$75,000	1,636,938	95.75%

Source: [Census](#)
 Data aggregated by:
 2011-2015 Data Contains: 1 Counties

Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent in 2000 (Census) differs from what is referred to as gross rent between 2011-2015 (Census' American Community Survey) because the universe of renters in the Census' American Community Survey is "renter occupied", whereas in Census 2000 the universe was "specified renter-occupied housing units." Due to this difference in universe, the 2000 (Census) count of cost-burdened renters is likewise incomparable to the 2011-2015 (Census' American Community Survey) count of cost-burdened renters.

Calculations presented here were performed by staff at PolicyMap and are based on estimates from the U.S. Census' American Community Survey for 2011-2015. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

For custom areas, such as radii, custom regions, school districts, and political districts, Census ACS data was calculated by summing the following component County in 2011-2015: Franklin.

Depending on the size of the area selected, numbers presented in this report capture data within block groups, census tracts, zip codes, counties or states that are either within or touch the area selected. Sometimes these geographies extend beyond the exact area selected for the report. As a result, numbers in this report may be reflective of a slightly larger geography. For example, if you have an area that touches part of a block group, data for that entire block group will be included in this report.

Rental Housing Report by Custom Region: Franklin Co for area in Franklin County

06/20/2017

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