

Tioga County NY Housing Study: December 2017



Tioga County Industrial Development Agency

Tioga County Economic Development
and Planning Department

Tioga Opportunities, Inc.

December 2017

Prepared by the Consulting Team of

Susan Payne
Strategic Planning and Economic Development Consultant

And

Elisabeth Corveleyn
Strategy, Market Analytics and Planning Consultant

TABLE OF CONTENTS

Tioga County, NY Housing Study: December 2017

Section	Page
Introduction and Executive Summary	3
Section 1. Factors Impacting Housing Needs and Demand	6
Physical and Environmental Conditions	
Local Regulatory Controls	
Overall Demographic Trends	
Economic Factors: Employers, Jobs, Wages, Proximity to Employment Centers and Local Community Finances	
Available Housing Stock	
Housing Costs and Correlation to Household Income	
Capacity to Pay Rent	
Capacity to Own a Home	
Section 2. Trends and Dynamics in the Housing Markets	27
National, State and Regional Housing Markets	
Tioga County Housing Markets	
Section 3. Target Market Groups and Housing Needs	43
Section 4. Challenges Housing Development and Neighborhood Revitalization	49
Section 5. Recommendations	51
Appendices	
Appendix A. Detailed Situational Analysis	
Appendix B. Local Land Use Regulations	
Appendix C. Employer Survey	
Appendix D. Job Creation in Comparison to Other Areas of New York State	
Appendix E. Maps	
Appendix F. Trends in the National Housing Market	
Appendix G. Examples of Tioga County Housing Stock	
Appendix H. Sources	

Introduction and Executive Summary

Tioga County offers a great deal as a place to live, work and play; but, the lack of housing for moderate and middle-income households, first-time home buyers and seniors is becoming a community and economic development barrier. The Tioga County Industrial Development Agency (IDA), Tioga County Department of Economic Development and Planning, and Tioga Opportunities, Inc. recognized the importance of this piece of the community and economic development puzzle, and commissioned a housing study to be conducted by the consulting team of Susan Payne, Strategic Planning and Economic Development Consultant and Elisabeth Corveleyn, Strategy, Market Analytics and Planning Consultant.

Tioga County's housing needs are driven by a combination of social, cultural and economic dynamics. The consulting team identified and analyzed a wide range of challenges and opportunities including an aging population, stability of employers, workforce retention and attraction issues, workforce participation issues among those ages 20 – 25, job classifications and wages, moderate household incomes and capacity to pay rent and purchase single-family housing, regulatory issues, property taxes, number, age and quality of the housing stock in all categories, and the physical and financial barriers communities face in meeting the housing needs of their residents. Based on this in-depth analysis, the consulting team determined the housing needs and gaps by target market group, and have set recommended strategic priorities and action steps to address the demand.

The opportunities identified in this report are intended to provide short-term but decisive interventions in the various markets that will meet demand and stimulate the market to function more efficiently in the long term. Put in its simplest terms; Tioga County needs to build market momentum to stabilize its population and workforce, and create a safe and desirable place to live for all of its residents. The strategies presented would build that momentum, and begin a process of remaking Tioga County's historically strong and attractive communities.

Tioga County's housing market will not be transformed overnight. It too is a "generational" initiative that may require ten to fifteen years to achieve full success. But, as the adage has it, the longest journey begins with a single step. The strategies set-forth have a five-year window of targeted objectives, at varying levels of effort. This strategy will have long-term impact and also lead to a long-term improvement in the quantity and quality of housing choices for those interested in living in Tioga County. In addition to helping current and prospective homeowners, it will also provide real benefits for employers in the county, as it becomes easier for their workers to find attractive and affordable housing in desirable neighborhoods, and safe places to live for children as well as the aging population.

It will be important to consider the following as the stakeholders and partners move forward with implementing a housing strategy.



- Understand that housing has a significant impact on both the quality of life and the long-term economic viability of the entire county because it is a key element in workforce retention and attraction, property values, and long-term financial sustainability of the communities through property tax revenue.
- Maintain a focus on the relationship between development and sustainability.
- Offer a diversity of housing options that preserve and upgrade the existing housing stock together with new construction.
- Keep focused on the fact that Tioga County’s housing market is a highly segmented market and includes the aging population, middle income families seeking to move-up in the housing market, renters on a pathway to buying a home, and struggling low-income families. This segmentation is a constraint: no single approach can by itself completely address housing issues in Tioga County.
- Target resources at key segments in ways that can build momentum in neighborhoods and among housing types, and builds confidence among the market groups and investors, while simultaneously enhancing the physical and financial viability of the small communities.
- Redefine, revitalize and create mixed-income neighborhoods with a targeted investment strategy.
- Create and maintain vibrant community centers.

The consulting team recognizes and thanks the following individuals and organizations for their participation in the study.

Maureen Abbott
Tioga Opportunities, Inc.

Patrick Ayers
Village of Waverly

Dick Cary
Town of Barton

Don Castellucci
Town of Owego

Darin Clark
Crown Cork and Seal

Charlie Davis
Town of Richford

Jeff Eaton
Arbor Housing and Development

Kevin Engelbert
Town of Nichols

Janice Gillette
Tioga Opportunities, Inc.

Andrew Hafer
Tioga Opportunities, Inc.

Ashlee Hunt
Waverly Central School District

Elaine Jardine
Tioga County Department of
Economic Development and Planning

Roger Katchuk
First Tioga Realty

Susan Kimmel
Two Plus Four Construction

Taunya Knolles-Rosenbloom
Attorney and Realtor, Athens, PA

Christine Lester
Village of Spencer

Steve May
Village of Owego

Jim Mead
Village of Owego

Tom Mullen
United Country Realty

Bryant Myers
Tioga County
Industrial Development Agency

Lesley Pelotte
Village of Nichols

Randy Pryor
Owego Apalachin School District

Teresa Saraceno
Tioga County Department of
Economic Development and Planning

Jeri Sarrge
Realty Solutions Groups

Jeff Soules
Village of Owego

Deb Standinger
Town of Owego

Scott Taylor
Tioga Central School District

Randy Thayer
Town of Spencer

LeeAnn Tinney
Tioga County Department of
Economic Development and Planning

Brittany Woodburn
Tioga County Department of
Economic Development and Planning

Section 1. Factors Impacting Housing Needs and Demand

Physical and Environmental Conditions

Tioga County faces two issues that impact housing; that is, lack of sites for new construction with its rivers and steep elevations, together with a history of flooding that has brought devastating damage to several communities.

The long history of flooding has had a dramatic impact on the county and created a mounting series of issues for both the municipalities and homeowners. This has been an issue primarily in the villages of Waverly, Nichols and Owego, and Towns of Barton and Owego (Apalachin area).

Flooding was most impactful in the Village of Owego where 85% of the village was underwater following Hurricane Irene in 2011. Not only did the floods impact the physical housing stock and overall built infrastructure in these communities, but it had an impact on the affordability for existing and prospective home owners. The quality of the houses was damaged, property values declined, property taxes rose to meet increasing municipal expenses, and mandatory flood insurance was imposed on houses carrying a mortgage.

The towns of Barton, Tioga, Nichols and Owego, together with the villages of Nichols and Owego have been proactive in reducing the cost of flood insurance. The town of Barton also is in the planning stages to create regulations requiring new construction be three feet above the 100-year flood mark. The Village of Nichols is undertaking an engineering study that hopefully will result in new flood rate maps and the village securing accreditation; thereby eliminating the mandatory flood insurance for property owners.

Concerning Trends

- The median real estate tax in the Village of Owego is nearly \$4,000. This issue is further compounded by the mandatory flood insurance costing \$2,000 to \$3,000 annually for properties with a mortgage. It is not uncommon that the combined cost of flood insurance and property taxes are higher than the monthly mortgage payment.
- The combined issues of high property taxes, in relationship to the quality of the house, and the cost of flood insurance are particularly significant barriers to the first-time home buyer.
- This impact of flooding is a contributing factor to blight because the homeowner is struggling to deal with basic repairs, and in some cases obligated to maintaining flood insurance, and cannot put those same cash resources into rehabilitation and upgrades to their home.
- The municipalities are utilizing resources to repair and invest in prevention, and in some cases, are forced to increase property taxes.

Housing Stock

Quantity and Age of the Existing Housing Stock

There are 22,200 housing units in Tioga County. The majority (70.6% or 15,657) of housing structures include one unit, and an additional 10.6% (2,335) include 2 to 4 units. An estimated 15% (3,335) of the housing structures are mobile homes (3,335).

Tioga County's housing stock is aging. The median age of housing is 50 years, as compared to 37 years nationally. More than a third of units were constructed before 1949. Approximately 9,782 homes were built prior to 1960. The average year that homes were built is 1965. Only 7 housing units were constructed in 2014 or later.

At the municipal level, aging housing stock exists throughout the county and is not concentrated in any one location; although the village of Nichols has the oldest housing stock in the county with 79.8% of all units and 91.0% of owner-occupied housing units built before 1939.

Occupancy Rate

Subject	Total	Occupied		Vacant	
		Estimate	%	Estimate	%
Apalachin CDP	549	515	93.8%	34	6.2%
Barton town	3,927	3,561	90.7%	366	9.3%
Berkshire town	561	498	88.8%	63	11.2%
Candor town	2,154	1,915	88.9%	239	11.1%
Candor village	317	258	81.4%	59	18.6%
Newark Valley town	1,735	1,552	89.5%	183	10.5%
Newark Valley village	543	445	82.0%	98	18.0%
Nichols town	1,162	1,032	88.8%	130	11.2%
Nichols village	242	218	90.1%	24	9.9%
Owego town	8,265	7,556	91.4%	709	8.6%
Owego village	1,928	1,673	86.8%	255	13.2%
Richford town	510	446	87.5%	64	12.5%
Spencer town	1,463	1,212	82.8%	251	17.2%
Spencer village	433	378	87.3%	55	12.7%
Tioga town	2,406	2,100	87.3%	306	12.7%
Waverly village	2,121	1,902	89.7%	219	10.3%

The highest vacancy rates are coded in green, and lowest in yellow.

Nearly 90% of the housing units (15,585) in Tioga County are occupied and another 10% (2,311) are vacant.

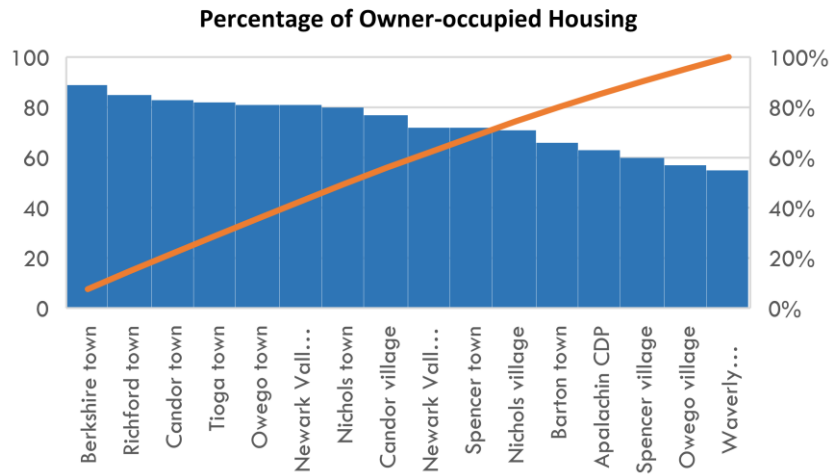
At the municipal level, the highest occupancy rates occur in Apalachin (93.8%), the towns of Barton (90.7%) and Owego (91.4%) and the village of Nichols (90.1%), where rates of occupancy exceed 90%.

These municipalities are notably located proximate to the area's main employers. All are also located within school districts with quality school districts.

The municipalities with the lowest occupancy and highest vacancy rates are those located in the county's most rural reaches. These are the villages of Candor (88.9% OCC, 18.6% VAC) and Newark Valley (82.0% OCC, 18.0% VAC) and the town of Spencer (82.8% OCC, 17.2%) –one of which is located within the region's lowest ranked school districts.

Of the units that are occupied throughout the county, an estimated 80% are owner-occupied and 20% are renter-occupied.

The larger concern is with the high percentage of renter-occupied houses versus those occupied by owners in the villages of Spencer with 41% renter-occupancy rate, and the villages of Owego with 43% and Waverly with 45%.



Renter-occupied Houses in the Municipalities

Municipality	Total Housing Units	Renter-Occupied	% Total
		Estimate	
Berkshire town	498	54	10.8%
Richford town	446	63	14.1%
Candor town	1,915	322	16.8%
Tioga town	2,100	377	18.0%
Owego town	7,556	1,435	19.0%
Newark Valley town	1,552	295	19.0%
Nichols town	1,032	210	20.3%
Candor village	258	58	22.5%
Newark Valley village	445	124	27.9%
Nichols village	218	62	28.4%
Spencer town	1,212	346	28.5%
Barton town	3,561	1,185	33.3%
Apalachin CDP	515	191	37.1%
Spencer village	378	155	41.0%
Owego village	1,673	723	43.2%
Waverly village	1,902	855	45.0%

CONCERNING TRENDS

- *Of all housing units in the county, 10% or 2,311 are vacant, which is a factor that contributes to blight. The highest vacancy rates are in the villages of Candor (18.6%) and Newark Valley (18%), and the Town of Spencer (17.2%).*
- *A significant percentage of housing units in several municipalities are renter occupied. This is of particular concern in the **Village of Owego with 43% and the Village of Waverly with 45% renter-occupied housing**, where much of the rental property is in the form of single-family houses. Close behind is the village of Spencer with 41% and a high concentration of mobile homes.*
- *Tioga county's **housing stock is aged...***
 - ✓ *the median age is 50 years, as compared to 37 years nationally.*
 - ✓ *more than a third of units were constructed before 1949.*
 - ✓ *9,782 were built prior to 1960.*
 - ✓ *only 7 housing units were constructed in 2014 or later*
 - ✓ *the Village of Nichols has the oldest housing stock in the county with 79.8% of all units and 91.0% of owner-occupied housing units built before 1939.*
- *The issue of older and out-dated housing was exacerbated by the flooding of 2011, which devastated the region and severely affected the housing stock in the Village of Owego.*
- *Nearly 200 units lack complete kitchen and plumbing facilities, and some 350 do not have access to telephone service.*
- *There are 3,335 mobile homes, which represents 15% of the housing stock. This is significantly higher than New York State at 2.4% and the nation at 6.4%.*

Local Land Use Regulations

Among the various municipal entities in Tioga County, there is a mix of land use regulations in place, which can impact the quality of housing including the Villages of Owego and Waverly, and the Towns of Nichols and Owego. These localities include the villages of Newark Valley and Owego that have adopted property maintenance ordinances, which have the potential to have a significant impact on neighborhood revitalization. A chart depicting the status of the municipal land use regulations in each of the municipalities is included in Appendix B.

Economic Factors



The relationship between housing and the economy is a two-way street. Housing is a key indicator of the overall quality of life, and an essential element for attraction and retention of a viable workforce and growth of the business sector. Simultaneously, there are several factors that impact the quality and affordability of housing including the viability of the businesses, availability and stability of jobs, and the wages. The economic stability of the county also determines how attractive it is to investors seeking opportunities for construction of new housing.

Employer Dynamics

Major employers in Tioga County represent a wide range of industry sectors including the sophisticated engineering and cutting-edge R&D at Lockheed (2,100 workers) to education with more than 1,330 employees among the six school districts. The warehousing and distribution sector employs nearly 800 workers at CVS Warehouse (480), Best Buy (234) and FedEx (73). Although the closing of Sanmina in 2018 and the loss of 274 jobs will impact the county, the remaining manufacturing sector is strong with several companies such as Upstate Shredding (360), Ensco (225), Stateline Auto (220), FS Lopke (200), Leprino Foods (225) and Crown Cork & Seal (165). Tioga Downs is a regional leader in entertainment and tourism with a forecasted total of 700 employees by 2018. The healthcare sector also is important to the economic landscape with nearly 450 employees at Elderwood and River View Manor. Government and social service agencies employ more than 500 people.¹

In a survey conducted in fall 2017 (see Appendix C), the majority of employers did not indicate plans to expand or increase employment within the next 3-5 years with the exception of Tioga Downs. Only Tioga Downs plans to hire, citing addition of 100 new positions to staff the new hotel,

¹ Tioga County Department of Economic Development and Planning.

events center and restaurant in 2017, then potentially adding 50-70 employees during spring 2018 and annually thereafter. These positions are expected to be concentrated in food and beverage, hotel, racing and the pool.

It is noted that on December 6, 2017, Sanmina Corporation filed a WARN notice with the New York State Department Labor, announcing the firm’s planned plant closing. According to the filing, 161 employees will be separated from the company effective March 7, 2018, and the remainder of the total workers affected – 274 according to the filing – to separate by the yet unannounced closing date. According to survey data submitted by the company, this will displace some 141 full-time employees who reside in Tioga County.

Area employers such as Lockheed, Crown Cork & Seal and Guthrie Health report issues with recruiting talent due to lack of adequate housing options. Many new employees in senior management, engineering and the medical professions are relocating from major metropolitan areas and have an expectation of traditional neighborhoods, quality housing, options at various price points, and lower property taxes.

It is important to consider the stability of employers in the surrounding counties because census data shows that over 55 percent of Tioga County residents commute to work out of the county. This fact suggests that people may prefer to live in Tioga County. For example, an estimated 750 area residents work at Cornell University; among these, 500 reside in Candor, Spencer and Berkshire and another 200 live in Owego, Newark Valley, Richford and Willseyville. Ithaca College employs 150 Tioga County residents. Guthrie Health System employs 4,087 people among its campuses in Pennsylvania and New York. Of this number, 546 are residents of Tioga County; with 350 living in Waverly.

Stable Employers

The stability of employers combined with their commitment to hire locally is reflected in Tioga County’s unemployment rate, which steadily declined during 2017. Unemployment dropped from a high of 6.1% in January to 4.4% in October 2017, as compared to the state-wide rate of 4.6% and the national rate of 4.1%.

This up-trend may change given the Sanmina Corporation’s announcement of plant closure and loss of 141 jobs currently held by Tioga County residents. There is the potential for employment to be strengthened by Tioga Downs’ continued growth and the potential for expansion at other employers such CVS Warehouse, Upstate Shredding, Leprino and Stateline Auto.

Stability tends to strengthen confidence among the various consumer groups, particularly first-time homebuyers and those planning to move-up in the housing important factor in sustaining economic growth.

Month/Year	Tioga County%	New York State%	National %
1 / 2017	6.1%	4.9%	4.8%
3 / 2017	5.5%	4.4%	4.5%
5 / 2017	4.5%	4.3%	4.3%
7 / 2017	4.8%	4.9%	4.3%
9 / 2017	4.6%	4.7%	4.2%
10/2017	4.4%	4.6%	4.1%

Source: New York State Department of Labor. Bureau of Labor Statistics. November 2017.

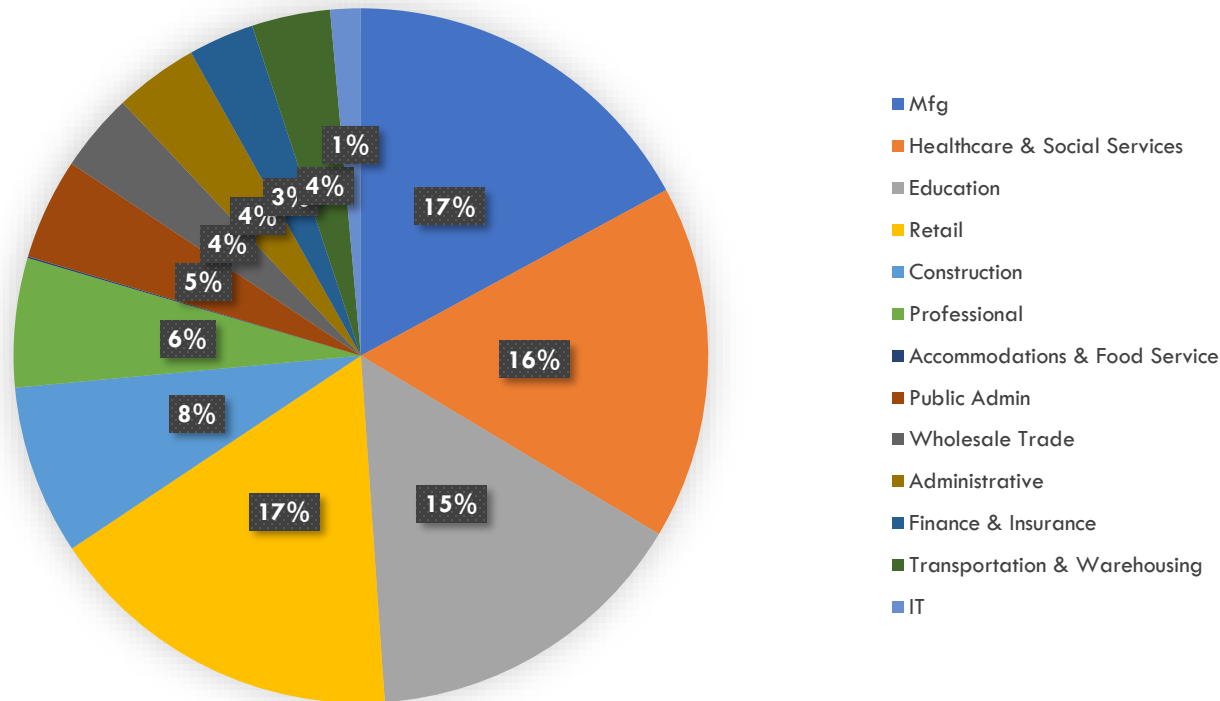
market is an

Workforce Size and Participation Rate

According to the NYS Department of Labor, Tioga County’s workforce was 23,960 in 2015, but dropped to 23,200 in 2016. The workforce has continued to decline, and stood at 23,100 as of October 2017. Of this number, an estimated 22,100 are currently employed and an estimated 1,000 are out of work, significantly down from 2,000 unemployed in 2012. This translates to a workforce participation rate of 95.7%.

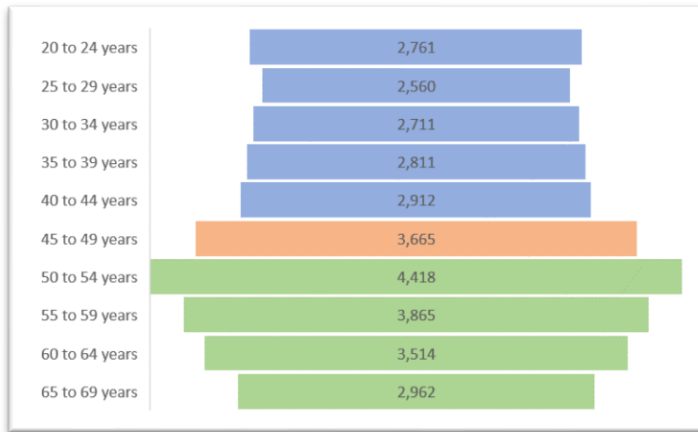
Jobs Held by Tioga County Residents

Tioga County residents work in a wide variety of jobs in the different industry sectors in both Tioga County and the surrounding area. There is a concentration of workers in manufacturing, healthcare, education, construction and retail trade jobs.



The wages associated with employment in these job categories is a key factor in the buying power of the target market groups for both market rate rentals and purchase of single-family houses.

Aging Workforce and Replacement Demand



The prime workforce of ages 25 – 50 are inadequate to replace those who are will be retiring in the next 5-7 years. There is expected to be a gap of no less than 500 workers in the next seven years.

Category	Total EEs 25-44	Total EEs 44-64	Supply/Gap
Wholesale Trade	254	143	111
Wholesale & Retail Trade	61	47	14
Public Administration	138	225	-87
Manufacturing	653	966	-314
Healthcare & Social Assistance	579	719	-140
Educational Services	668	817	-149
Arts, Entertainment & Recreation	239	178	61
Grand Total	2592	3095	-503

CONCERNING TRENDS

- *In 2015 the workforce was 23,960 residents, and **dropped to 23,100 in 2017.***
- *The **median age of Tioga County residents is 43.6 years**, higher than the New York State median age of 38.1 years.*
- ***Population loss in the 15-64 age group is estimated at nearly 10,000 persons.***
- *Many employers will be faced with replacing nearly 30% of their workforce in the next 5-7 years; however, the number of younger workers age 25-45 is not adequate and the workforce participation rate among those ages 20 – 25 is less than 70%.*
- *There is expected to be a **gap of no less than 500 workers in the next 5-7 years**, with the largest in manufacturing and healthcare.*
- *Majority of workers in new jobs being are earning an annual wage of **\$35,000 – \$40,000**, which increases demand for moderate rental housing and **limits demand to single-family housing buying to the \$120,000 – \$150,000 price point** by a 2-member working household.*

Overall Demographic Trends Affecting Housing in Tioga County

The socio-demographic profile of Tioga County suggests that the region is challenged by conditions that are affecting much of upstate New York.² These challenges will impact the progress of improving housing conditions in Tioga County and must be considered in formulating demand.

Overall Population

CONCERNING TRENDS

- *Tioga County's population is 51,125. Between 2010 and 2040, the population loss is projected at more than 10,000 among residents aged 15-64; while the 65+ population is projected to grow by 22.1% or 1,800 persons, and the superaged 85+ population is projected to grow by 31.3% or 305 persons. This rapid aging will level off, and begin to decline, beginning in 2030.*
- *There are 19,872 households. The majority, 14,000 family households, have an average size of three persons.*
- *Nearly 30 %, or 5,700, include one or more persons under 18 years, while 5,151 households include children under 18 years.*
- *The majority of households reside in single-unit structures (70.6% with a higher rate among married couples of 83.9%) and 14.3% reside in structures including 2 or more units. Approximately 15% households reside in mobile homes.*
- *More than 80% of householders living in occupied housing units moved in during the year 2000 or earlier. Estimates reinforce the observation that in-migration is declining and the population is somewhat stagnant.*

Implications

- *It will be important to reverse the population loss and outmigration trends to maintain economic viability. Housing is an important piece.*
- *An increase in elderly residents currently living in single family homes that cannot be properly maintained by the owner.*
- *As the number of aging workers move into retirement, the economic burden increases for the younger working population. For every 100 working age residents (ages 18-64) in Tioga County, there are . . .*
 - ✓ *65.7 dependents, both elderly (65+) and young (<18) – higher than the statewide estimate of 56.1 and national of 50.91.*
 - ✓ *28.8 elderly dependents (65+) – higher than the NYS estimate of 22.40 and national estimate of 22.31.*
 - ✓ *36.9 young dependents (<18) – higher than the NYS estimate of 33.7 and national estimate of 28.6.*

² HR & A Advisors, *Economic Impacts of Affordable Housing on New York State's Economy: Prepared for the New York State Association for Affordable Housing (NYSFAFH)*, February 10, 2017, p.7. Tioga County shares the primary challenges for the state put forth in this report. Bullets are derived from this list.

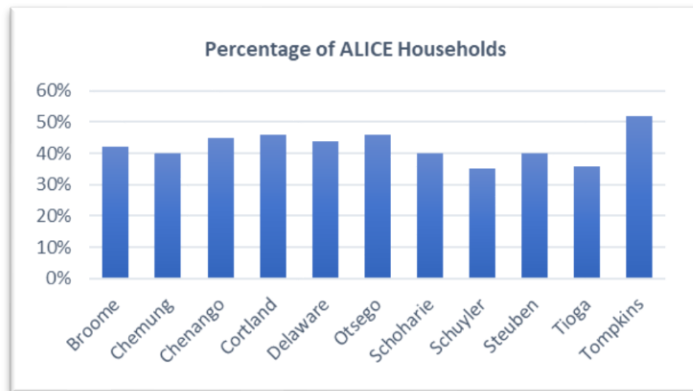
Households Living in Poverty and Struggling Families.

According to federal guidelines for calculating poverty, the poverty status in Tioga County is estimated at 9.7% among individuals as compared with the New York State at 15.7%. The most severe rate of poverty in Tioga County occurs within households headed by single women with children, estimated at 31.7%. The lowest county rates of adult poverty occur in the 65+ population (4.4%), with the highest rates being among population cohort without a high school diploma (18.2%). Estimated poverty rates decline as levels of educational attainment increase.

Within Tioga County 235 households with 140 dependent persons qualify for and receive Section 8 housing assistance; all are renters. Majority led by single female heads of household comprising 72.0% of qualified elderly households and 72.6% of qualified non-elderly households. Owego and Waverly are home to the largest number and proportion of households qualifying for Section 8 assistance, with Spencer in third position in Tioga Opportunities’ rankings. Some 80% of active recipients (n=324) reside in Owego (147, 45.4%), Waverly (87, 26.9%) or Spencer (23, 7.1%). There are 215 persons currently on Tioga Opportunities’ Section 8 wait list.

Although Tioga County’s poverty rate is not high compared to other areas based on federal guidelines, it is important to consider those families that are struggling financially based on asset-limited income-constrained employed (ALICE). At the county level, 41% of households suffer the strain of poverty according to ALICE. Specifically, these households technically earn more than the U.S. poverty level but less than the basic cost of living for the county; that is \$19,380 for a single person and \$56,965 for 2 adults and 2 young children.

Comparatively, Tioga County has a lower proportion of struggling households (36%) than many other counties located in the Central and Eastern Southern Tier, but exhibits a rate similar to neighboring counties such as Chemung (40%) and Broome (42%) Counties.³



NYS County	Total HHs	ALICE + Poverty
Broome	78,810	42%
Chemung	34,617	40%
Chenango	19,560	45%
Cortland	18,045	46%
Delaware	19,370	44%
Otsego	23,798	46%
Schoharie	12,739	40%
Schuyler	7,759	35%
Steuben	41,046	40%
Tioga	20,178	36%
Tompkins	38,120	52%
MEDIAN		42%

Source: Tioga Opportunities, Inc., October 2017.

³ Ibid. p.6. Sources: 2014 Point-in-Time Data: American Community Survey, 2014. ALICE Demographics: American Community Survey, 2014, and the ALICE Threshold, 2014. Income Assessment: Office of Management and Budget, 2015; Department of Treasury, 2016; American Community Survey, 2014; National Association of State Budget Officers, 2015; NCCS Data Web Report Builder, 2012; see Appendix E. Budget: U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS) and New York State Department of Taxation and Finance; New York State Office of Children & Family Services, 2014.

CONCERNING TRENDS

- *50% of households are headed by married couples.*
- *28.7% of households are female headed households.*
- *41% or 8,200, include one or more persons aged 60 or older.*
- *Acceleration of the rate of aging and morbidity within the county, and potential disruption of the balance of domestic in-migration + births and the rate of death and disability.*
- *Given increasing demand to age in place at home, potential freeze within the housing market, and potentially, deterioration of already aged housing stock.*
- *Increasing need for assisted living, home care and long-term care providers to serve the growing elderly cohort, complicated by declines in the caregiver-aged demographic cohort.*



Primary data source for socio-demographic profile: U. S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015. County, Place and Subdivision datasets for Tioga County NY. Please see the detailed analysis in Appendix A for specifics.

Housing Costs and Correlation to Household Income and Wages

The Situational Analysis contained in Appendix A provides detailed information concerning annual income and median household income for both owner-occupied housing units and renter-occupied housing units throughout the county and by individual municipality. Below is a summary of the most significant data provided in the detailed Situational Analysis.



Median Household Income Trends

- ✓ The median household income for Tioga County is \$57,514. The highest median income levels are among married couples with families (\$78,325) and among working age cohorts, 25-64 years of age (\$66,259 - \$67,665K).
- ✓ Single householder status and living alone are indicators of the lowest income households; that is, \$29,120 for male head of household and \$22,858 for female.
- ✓ The highest estimated median annual income levels are in the towns of Owego (\$69,832) and Tioga (\$59,219) and the village of Nichols (\$58,750).
- ✓ The lowest annual median incomes are in the town (\$44,550) and village (\$44,773) of Spencer, and the villages of Waverly (\$41,146) and Richford (\$39,821).

Cost of Housing

The median monthly housing expense is \$774 overall, and is higher for owner-occupied housing units at \$855 than for renter-occupied units at \$644. An estimated 60% of renters spend between \$500 and \$1,000 per month on their housing costs.

At the municipal level, the highest median monthly housing costs occur in owner-occupied housing units in the following communities.

Municipality	Median Monthly Housing Costs
Town of Newark Valley	\$925
Village of Newark Valley	\$1,023
Town of Nichols	\$939
Town of Owego	\$998
Village of Owego	\$964
Town of Spencer	\$925

Aggregates	Occupied housing units	Owner-occupied	Renter-occupied
MONTHLY HOUSING COSTS			
<\$500	23.0%	23.9%	19.9%
\$500 - <\$1000	40.0%	34.5%	60.1%
\$1000-<\$1500	21.5%	25.0%	8.9%
\$1500-<\$2000	30.8%	36.2%	11.4%
\$2000+	6.1%	5.4%	8.5%

Monthly Housing Costs as a Percentage of Household Income

Households Under the Greatest Stress Due to Housing Expenses

Households in Tioga County under the greatest stress due to housing expense (30%+ of income) are more likely to be renters in the lowest median household income categories (<\$30,000).⁴

The situation is particularly dire for low-income renter households. For example:

- ✓ *Nearly 26% of all households with an annual income of less than \$20,000 are spending more than 30% on rent.*
- ✓ *Only 13% of households with income between \$20,000 and \$35,000 are spending more than 30% on rent.*
- ✓ *Only 2% of those households with an income of \$35,000 - \$50,000 exceed the 30% threshold.*

The monthly financial stress for low-income households is less among homeowners. For example, a household with an annual income of \$20,000 to \$35,000 is spending 13% on monthly housing costs as compared to the renting household at nearly 25%.

However, the amount spent on housing increases with the household income. For example, the homeowner household with an annual income of \$50,000 - \$75,000 spends roughly 23% of their monthly expenses on housing, as compared to the renting household that spends 16%.

Subject	Owner-occupied housing units	Renter-occupied housing units
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS		
Less than \$20,000	10.50%	29.80%
30 percent or more	7.50%	25.70%
\$20,000 to \$34,999	12.60%	24.00%
30 percent or more	6.10%	13.30%
\$35,000 to \$49,999	11.60%	11.30%
30 percent or more	3.00%	2.20%
\$50,000 to \$74,999	22.90%	16.10%
30 percent or more	2.60%	0.10%
\$75,000 or more	42.00%	9.30%
30 percent or more	1.60%	0.00%

⁴ American Community Survey 5-Year Estimates. S2503 FINANCIAL CHARACTERISTICS.

Difference in Household Income Between Homeowners and Renters at the Municipal Level

A similar pattern occurs at the municipal level. Households most likely to be stressed by housing costs that consume 30% or more of their income are those with median annual household incomes under \$35,000, and are more likely to be renters rather than owners.⁵ These communities include:

- Towns of Barton, Berkshire and Spencer and the Villages of Spencer and Waverly, among households with <\$35,000 AMHI
- Town and Villages of Candor, Newark Valley and Owego and the Villages of Nichols, Owego among households with <\$20,000 AMHI



The municipalities with the greatest estimated affluence (\$75,000+ AMHI) and the lowest housing burden (0% units with housing burdens of 30% more of income) are:

- Apalachin CDP (32.0% of households at \$75K+ AMHI)
- Village of Newark Valley (32.1% of households at \$75K+ AMHI)
- Town and village of Nichols (26.4% and 36.2% of households at \$75K+ AMHI)
- Town of Richford (25.6% of units at \$75K+ AMHI)

The detailed breakdown by municipality is contained in Appendix A. Situational Analysis.

⁵ American Community Survey, 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

There is disparity between the annual household income of renters and owners throughout the county. Below is a summary of the median household income at the municipal level and the difference between home owners and renters.

The villages of Nichols, Candor and Owego have the largest disparity in annual household incomes between home owners and renters. For example, a renter's annual household income in the Village of Nichols is only 23.3% of the annual income of a homeowner; and in the Village of Candor the renter's annual household income is 28.9% of that of a homeowner. In terms of actual dollars, the difference in the Village of Candor is \$44,018 and \$56,707 in the Village of Nichols. The Village of Owego homeowners have an annual income of \$44,852 more than a renter.

A more detailed table of this data at specific income levels can be found in Appendix A. It further shows the relatively larger numbers of housing units in the higher income brackets that are owner occupied.⁶

Municipality	Owner-Occupied Housing Units	Renter-occupied Housing Units	Median Household Income: Owner-occupied	Median Household Income: Renter-occupied	Annual Income Difference: Owner-Occupied and Renter-occupied	Renter-occupied Annual Income: % of Annual Owner-occupied Income
Apalachin	324	191	\$59,444	\$42,056	\$(17,388)	70.7%
Town of Barton	2,376	1,185	\$65,917	\$26,109	\$(39,808)	39.6%
Town of Berkshire	444	54	\$57,000	\$21,471	\$(35,529)	37.7%
Town of Candor	1,593	322	\$54,013	\$23,194	\$(30,819)	42.9%
Village of Candor	200	58	\$61,875	\$17,857	\$(44,018)	28.9%
Town of Newark Valley	1,257	295	\$62,021	\$33,264	\$(28,757)	53.6%
Village of Newark Valley	321	124	\$59,688	\$22,500	\$(37,188)	37.7%
Town of Nichols	822	210	\$51,875	\$27,500	\$(24,375)	53.0%
Village of Nichols	156	62	\$73,929	\$17,222	\$(56,707)	23.3%
Town of Owego	6,121	1,435	\$77,686	\$35,609	\$(42,077)	45.8%
Village of Owego	950	723	\$66,860	\$22,088	\$(44,852)	32.9%
Town of Richford	383	63	\$46,375	\$31,063	\$(15,312)	67.0%
Town of Spencer	866	346	\$52,368	\$31,316	\$(21,052)	59.8%
Village of Spencer	223	155	\$63,203	\$30,592	\$(32,611)	48.4%
Town of Tloga	1,723	377	\$64,611	\$28,528	\$(36,083)	44.2%
Village of Waverly	1,047	855	\$67,594	\$25,867	\$(41,727)	38.3%

⁶ American Community Survey 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

Mortgage Activity

The US Department of Housing and Urban Development estimated 5,990 mortgages in Tioga County. A comparison of the owner-occupied housing units with a mortgage suggest:

- Housing unit valuation is lower among non-mortgaged than mortgaged properties.
- Among owner-occupied housing units with a mortgage, largest proportion of housing units (61%) is valued at \$100,000 - \$299,999, with most units (88.4%) valued at between \$50,000 and \$299,999.
- In the non-mortgage category, a larger proportion of units valued at <\$50,000 or 22.5%, than in the mortgage group (6.3%).
- The median value of homes in the mortgage category at \$128,800, is estimated to be higher than the no mortgage category, at \$94,400.

Most homeowners with mortgages (84.9%) have a single mortgage with no second mortgage or home equity loan. Annual median household income (AMHI) of homeowners with a mortgage is higher at about \$78,396 than the overall median income in Tioga County (\$57,571). In the no-mortgage category, median household income is lower at \$49,723.

Housing costs are lower among units with mortgages versus those without. The largest proportion of owner-occupied housing units with a mortgage (40.4%) have monthly costs of between \$1,000 and \$1,499. Nearly 86% have monthly costs in the \$600 to \$1,400 per month range. This is compared with lower housing costs associated with owner-occupied housing units without mortgages; specifically, 90.3% of housing units have monthly costs of between \$200 and \$1,000 per month.

The median monthly housing costs among owner-occupied housing units with a mortgage is about \$1,200 per month as compared with \$491 per month among owners without mortgages, just 40.8% of housing costs among owners with mortgages.

Subject	Owner-occupied housing units WITH a mortgage	Subject	Owner-occupied housing units WITHOUT a mortgage
Owner-occupied housing units with a mortgage	8,746	Owner-occupied housing units without a mortgage	6,839
VALUE		VALUE	
Less than \$50,000	6.30%	Less than \$50,000	22.50%
\$50,000 to \$99,999	27.30%	\$50,000 to \$99,999	32.20%
\$100,000 to \$299,999	61.10%	\$100,000 to \$199,999	32.50%
\$300,000 to \$499,999	4.30%	\$200,000 to \$299,999	8.30%
\$500,000 to \$749,999	0.40%	\$300,000 to \$499,999	3.50%
\$750,000 to \$999,999	0.10%	\$500,000 to \$749,999	0.40%
\$1,000,000 or more	0.40%	\$750,000 to \$999,999	0.40%

Source: US Census Bureau, American Community Survey 5-Year Estimate.

Real Estate Taxes

On a county-wide basis, annual real estate taxes are slightly more than \$3,000 for owner-occupied housing units with a mortgage.

For owner-occupied housing units without an associated mortgage, median real estate taxes are 78.7% of that total, or about \$2,400.

Below is a comparison of Tioga County real estate taxes to those in surrounding counties.

Subject	Owner-occupied housing units with a mortgage	Subject	Owner-occupied housing units without a mortgage
REAL ESTATE TAXES		REAL ESTATE TAXES	
Less than \$800	2.70%	Less than \$800	10.40%
\$800 to \$1,499	13.20%	\$800 to \$1,499	17.40%
\$1,500 or more	81.30%	\$1,500 or more	60.20%
No real estate taxes paid	2.90%	No real estate taxes paid	12.00%
Median (dollars)	\$ 3,046	Median (dollars)	\$ 2,398

	Broome County		Chemung County		Chenango County		Cortland County		Delaware County		Tioga County	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Real Estate Tax	\$3,053	+/-66	\$2,609	+/-61	\$2,390	+/-81	\$3,487	+/-90	\$2,636	+/-97	\$2,922	+/-109
Median real estate taxes for units with a mortgage	\$3,314	+/-76	\$2,901	+/-108	\$2,693	+/-95	\$3,697	+/-109	\$2,910	+/-167	\$3,163	+/-151
Median real estate taxes units without a mortgage	\$2,623	+/-95	\$2,157	+/-111	\$1,990	+/-127	\$3,153	+/-170	\$2,350	+/-135	\$2,587	+/-168

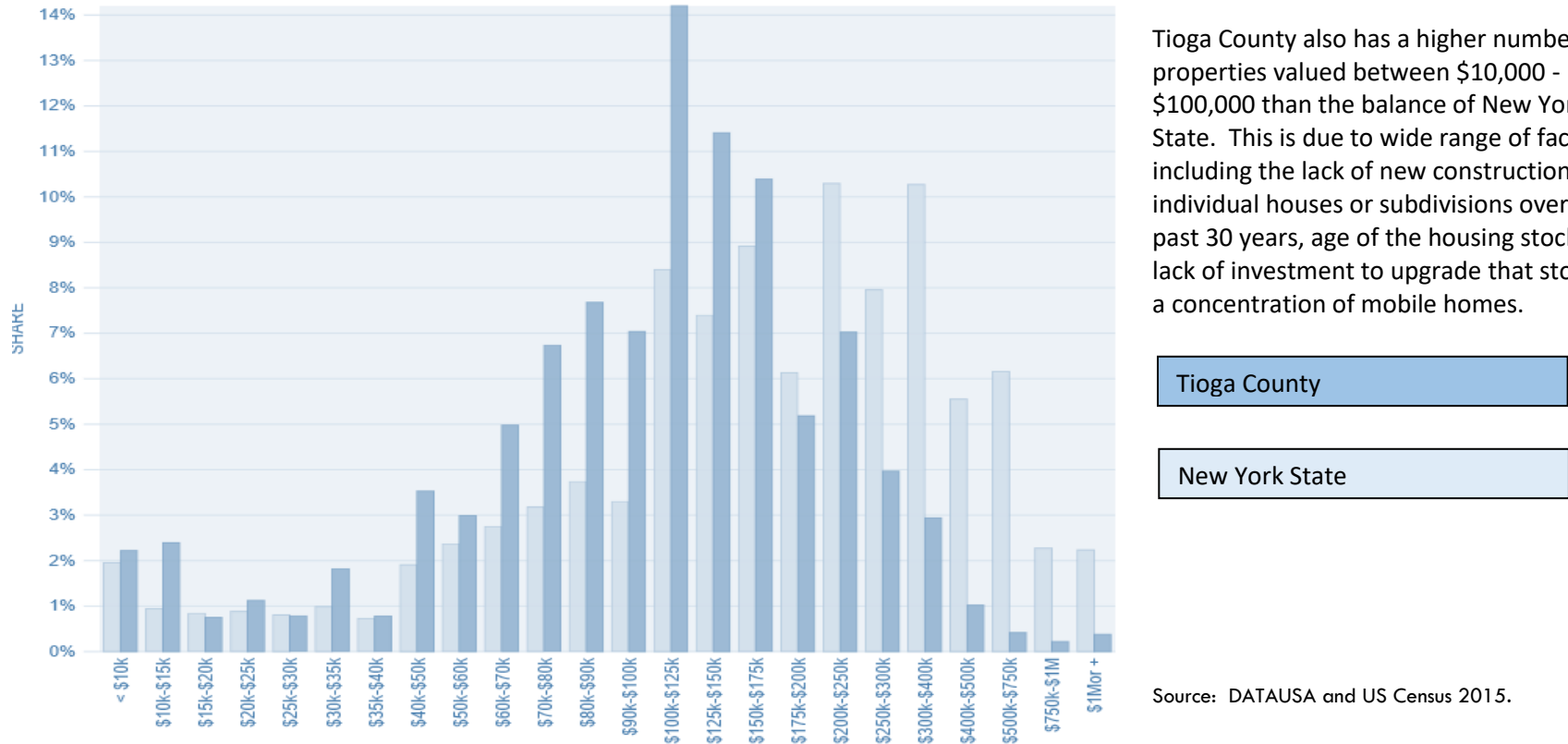
Source: 2012-2016 American Community Survey 5-Year Estimates

Below is a summary of real estate taxes at the municipal level. Highlights indicate those with median expense higher than the county median.

Real Estate Taxes for Owner-occupied housing units with a mortgage	Apalachin CDP	Barton town	Berkshire town	Candor town	Newark Valley town	NV village	Nichols town	Nichols village	Owego town	Owego village	Richford town	Spencer town	Spencer village	Tioga town	Waverly village
Median (dollars)	\$3,340	\$2,487	\$2,588	\$2,983	\$2,599	\$3,167	\$2,327	\$2,163	\$3,782	\$3,961	\$3,226	\$2,456	\$3,182	\$2,656	\$2,625

Property Values

There is a strong cluster of residential properties valued in the \$100,000 - \$175,000 price range.



Tioga County also has a higher number of properties valued between \$10,000 - \$100,000 than the balance of New York State. This is due to wide range of factors including the lack of new construction of individual houses or subdivisions over the past 30 years, age of the housing stock and lack of investment to upgrade that stock, and a concentration of mobile homes.

Source: DATAUSA and US Census 2015.

CONCERNING TRENDS

- Owner-occupied housing units are associated with higher annual median household annual incomes than renter-occupied units; that is, 4.8% of householders have median household incomes of \$50,000 or more, compared with just 27.3% of renters.
- The median household income for renter-occupied units is estimated at 42.9% of median household income for owner-occupied units.
- The greatest percentage of housing units with the largest housing burden occurs among housing units with annual median household incomes (AMHIS) of less than \$35,000, especially among renters.
- Of those households with an annual income of less than \$20,000, an estimated 86% spend more than 30% of their income on rent. And, of all households with an annual income of between \$35,000 and \$50,000, 56% spend more than 30% of their income on rent.
- The median household income for renters is \$28,732, with 12.8% earning less than \$10,000 per year and a third, earning less than \$20,000 annually. This is compared to a median household income of \$66,897 for households that own their homes.
- There is a significant housing cost burden for households that spend 30% or more of annual income. This is double the rate among renters (41.3%) as compared with owners (20.9%).
- The greatest housing burden, where housing costs consume more than 30% of income, occurs among renters in the Town of Berkshire (50%), Town of Candor (54%), Village of Nichols (54%), and Town of Tioga (64%), where 50% or more of renters have a housing burden of greater than 30%.
- The most stressed areas, defined as those with rates of poverty and ALICE households above the median of 41%, are the Village of Owego (48%), the Town of Richford (49%), and the Town (51%) and Village (54%) of Spencer.
- The median real estate tax for a property with a mortgage in Tioga County is \$3,163, which is higher than other rural counties such as Chenango (\$2,693) and Delaware (\$2,910). It also is higher than neighboring Chemung county at \$2,901.
- Within Tioga County, the highest median real estate taxes are highest in the Town of Owego at \$3,782 and the Village of Owego at nearly \$4,000. This is compounded by the cost of flood insurance in the Village of Owego at an annual rate of \$2,000 – \$3,000.
- Mortgage payments not a primary driver of financial stress due to housing expenses; rather, low income appears to be a primary cause. Total owners experiencing stress due to housing costs (defined as housing cost \geq 30% of total annual household income) is similar among owners with mortgages and without mortgages, estimated at 12-15% and primarily among those with incomes less than \$35,000.

Capacity to Purchase a Home

Impact of Annual Wages on Buying Power of Persons in the Workforce

This analysis is based on families with at least one adult working; however, it is important to acknowledge that while the median annual income is estimated at \$57,514 by the US Census Bureau,⁷ detail reveals that women, particularly single heads of household, earn less than the population median and men living in similar conditions. The average annual male salary in 2016 was \$58,923; while the average female salary was \$43,984.

When viewed at the local level, the estimated highest median annual income levels – higher than the county as a whole – occur in just three municipalities – the towns of Owego (\$69,832) and Tioga (\$59,219) and the village of Nichols (\$58,750). The lowest annual median incomes occur in the town (\$44,550) and village (\$44,773) of Spencer, the village of Waverly (\$41,146), and the Town of Richford (\$39,821).

The charts below portray a projection of household buying power for the majority of working families in terms of both monthly rent and purchase of a single-family house.

Job Category	Median Annual Salary	Projected Median Household Income for Workers Age 25 – 45	Capacity to Purchase a House: Ideal Price Point Range
Administrative support	\$40,000	\$55,000	\$125,000 - \$175,000
Business and financial operations	\$49,500	\$85,300	\$175,000 - \$225,000
Clerical	\$31,200	\$68,750	\$150,000 – \$200,000
Construction	\$42,930	\$58,000	\$125,000 – \$175,000
Engineering support	\$49,610	\$71,000	\$150,000 - \$200,000
Grounds & maintenance	\$34,500	\$49,000	\$95,000 – \$125,000
Lift drivers	\$24,500	\$45,000	\$90,000 - \$120,000
IT	\$65,000	\$80,000	\$175,000 - 220,000
Management	\$75,000	\$90,000	\$200,000 – 250,000
Mfg installation & maintenance	\$35,700	\$49,000	\$95,000 – \$125,000
Quality	\$46,800	\$64,000	\$125,000 - \$175,000
Retail	\$22,000	\$35,000	\$75,000 - 110,000
Semi-skilled production workers	\$34,650	\$48,000	\$90,000 – \$125,000
Skilled production workers	\$45,760	\$68,500	\$150,000 – \$175,000
Supervisors	\$45,000	\$67,500	\$150,000 – \$175,000
Technical and professional sales	\$64,960	\$90,000	\$200,000 – 250,000
Transportation/material handler	\$45,220	\$58,200	\$125,000 – \$175,000
Warehouse	\$35,000	\$46,000	\$85,000 - \$115,000

⁷ American Community Survey 5-Year Estimates, 2011-2015. S1903 MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS).

Capacity to Pay Rent

Impact of Annual Wages on Monthly Rental Payments by Persons in the Workforce

The chart below portrays a projection of household buying power for the majority of working families in terms of paying monthly rent.

Job Category	Median Annual Salary	Projected Median Household Income for Workers Age 25 – 45	Maximum Monthly Rent
Administrative support	\$40,000	\$55,000	\$1,075 - \$1,375
Business and financial operations	\$49,500	\$85,300	\$1,600 - \$1,950
Clerical	\$31,200	\$68,750	\$1,400 - \$1,700
Construction	\$42,930	\$58,000	\$850 - \$1,150
Engineering support	\$49,610	\$71,000	\$1,400 - \$1,750
Grounds & maintenance	\$34,500	\$49,000	\$850 - \$1,025
Lift drivers	\$24,500	\$45,000	\$850 - \$1,125
IT	\$65,000	\$80,000	\$1,400 - \$1,750
Management	\$75,000	\$90,000	\$1,950 - \$2,250
Mfg installation & maintenance	\$35,700	\$49,000	\$850 - \$1,025
Quality	\$46,800	\$64,000	\$1,350 - \$1,625
Retail	\$22,000	\$35,000	\$725 - \$875
Semi-skilled production workers	\$34,650	\$48,000	\$850 - \$1,000
Skilled production workers	\$45,760	\$68,500	\$1,400 - \$1,700
Supervisors	\$45,000	\$67,500	\$1,350 - \$1,675
Technical and professional sales	\$64,960	\$90,000	\$1,950 - \$2,250
Transportation/material handler	\$45,220	\$58,200	\$1,250 - \$1,450
Warehouse	\$35,000	\$46,000	\$925 - \$1,150

Section 2. Trends and Dynamics in the Surrounding Housing Markets

New York State and Regional Markets

Housing Stock

Within the Southern Tier Region, Tioga County has the smallest amount off housing stock except for Schuyler County.

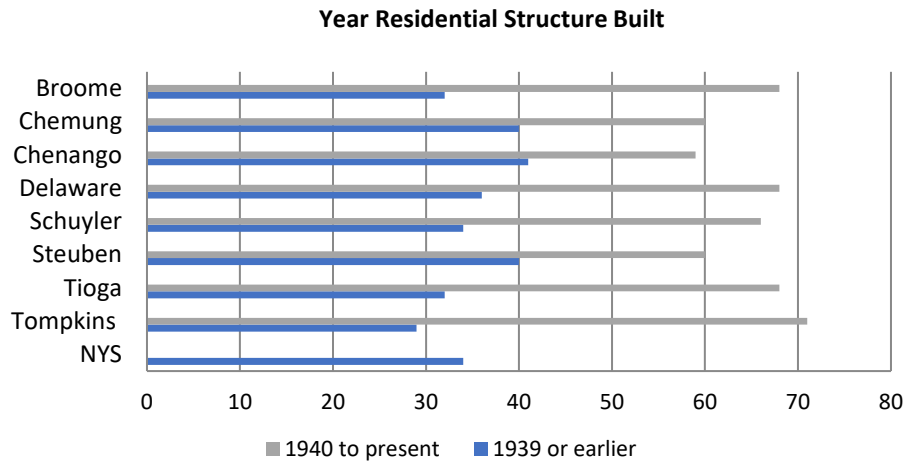
Total Housing Units from 1970 to 2010: State, Region and Counties						
Area	1970	1980	1990	2000	2010	Percent Increase
Southern Tier Region	218,620	257,371	281,867	294,752	307,071	40.5%
Broome	73,371	81,982	87,969	88,817	90,563	23.4%
Chemung	33,051	36,706	37,290	37,745	38,369	16.1%
Chenango	15,427	18,864	22,164	23,890	24,710	60.2%
Delaware	17,734	22,746	27,361	28,952	31,222	76.1%
Schuyler	6,270	7,560	8,472	9,181	9,455	50.8%
Steuben	34,502	40,520	43,019	46,132	48,875	41.7%
Tioga	14,161	17,987	20,254	21,410	22,203	56.8%
Tompkins	24,104	31,006	35,338	38,625	41,674	72.9%

Source: Prepared by New York State, Department of Economic Development State Data Center; U.S. Census Bureau: Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data.

The data shows that throughout the entire Southern Tier Region, new housing units grew by 40% between 1970 and 2010. Tioga County's growth rate was higher at 57%, but there has not been any significant increase since that time.



Age of Housing Stock



The entire housing stock throughout the Southern Tier is dated, leading to an assumption that a portion of the stock is suffering from deferred maintenance and outdated construction materials such as inadequate wiring, use of lead based paint, asbestos, roofing materials, poor insulation and weatherization. Much of the housing stock also is lacking in upgrades that meet the expectations of today's consumers, as well as, amenities important to changing lifestyles such as handicapped accessibility.

Source: Regional Economic Development Council of the Southern Tier. 2017 Progress Report.

Single-family Sales

Homebuyer demand was strong in New York State during 2017. According to data released by the New York State Association of REALTORS, there were 12,178 closed home sales across New York State during October 2017, setting a new record high for the month according to the housing market report released by the New York State Association of Realtors. The 2017 statewide median sales price was \$249,900, an increase of 9.1% from 2016 median of \$229,000.⁸

Average Monthly Rents in Cities Throughout New York State

City	Average Monthly Rent		1 Bedroom		2 Bedrooms	
	2017	2012	2017	2012	2017	2012
Albany	\$1,149	\$939	\$1,009	\$848	\$1,302	\$991
Buffalo	\$1,176	\$763	\$1,149	\$685	\$1,272	\$897
Canandaigua	\$1,333	\$807	\$1,264	\$658	\$1,302	\$802
Corning	\$1,233	\$903	\$971	\$820	\$1,478	\$985
Elmira	\$868	\$629	\$553	\$588	\$1,044	\$638
New York City	\$3,109	\$2,818	\$2,765	\$2,450	\$3,516	\$3,077
Rochester	\$897	\$895	\$800	\$716	\$966	\$995
Saratoga Springs	\$1,946	\$1,219	\$1,548	\$1,039	\$2,111	\$1,150
Syracuse	\$868	\$808	\$670	\$713	\$839	\$898

Source: Rent Jungle. August 2017.

Note: Data includes all rental housing types: apartments, townhouses, duplexes, multi-family houses and single-family houses. Data includes all rental categories, including subsidized.

⁸ New York State Association of Realtors. Third Quarter Activity Report. November 20, 2017.

Tioga County Housing Markets

Rental Housing Market

Market Rate Rental Housing Properties

Name	Street Address	City	Total Units
Gary Lynn Apartments	8642 State Route 434	Apalachin	
5900 State Route 434	5900 State Route 434	Apalachin	24
6058 – 6060 State Route 434	6058 – 6060 State Route 4343	Apalachin	8
Hamar Estates (mobile homes)	761 Owego Road	Candor	44
Hidden Valley Mobile Home Park	2718 Hidden Creek Rd	Newark Valley	53
Hickory Estates	163 Hickories Park Rd	Owego	65
57-59 North Avenue	57 – 59 North Avenue	Owego	13
Ivory Garden Apartments	183-187 Ivory Foster Rd	Owego	63
3 Cooper Street	3 Cooper Street	Waverly	



A detailed mapping of these rental properties is included in Appendix E. Maps.

This roster does not include the many houses and former commercial properties that are now rentals or have been subdivided into several apartments. Much of these units are in the villages such as Owego and Waverly, and range from luxury loft apartments to moderate income rentals. It is estimated that nearly 40% of what appears to be single-family houses in the village of Owego are available for rent as noted in Section 1 of this report.



117 Front Street, Owego (3 apts)



44 Front Street, Owego (4 apts)



18 Lake Street, Owego (4 apts)

Low and Moderate-income Rental Properties

Low-Income Housing Units (Section 8, HOME Rental Assistance, USDA Rural Development Rental Assistance)

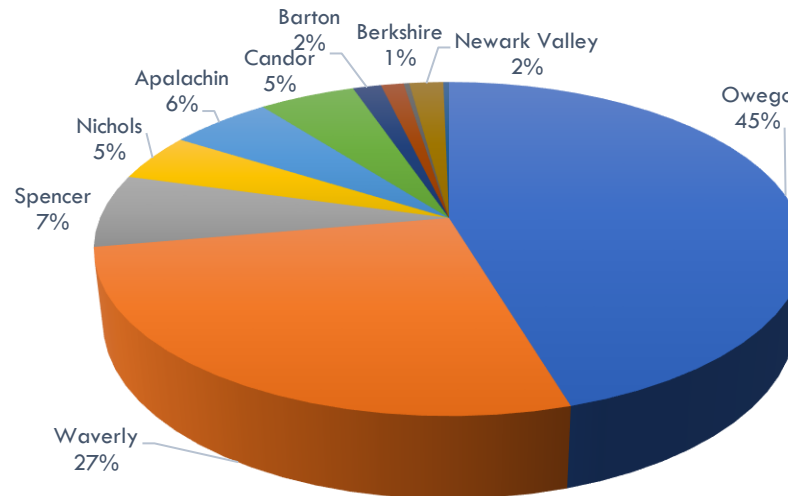
The low-income housing units considered in this section of the report participate in the Section 8 Voucher program, HOME Rental Assistance program and the USDA Rural Development Assistance program.

Section 8 Voucher Program

Section 8 Breakdown by HH Origin	
Municipality	Qualified HHs
Owego	147
Waverly	87
Spencer	23
Nichols	15
Apalachin	18
Candor	17
Barton	5
Berkshire	4
Richford	1
Newark Valley	6
Van Etten	1
Total Households	324

There are 324 households in Tioga County that qualify for the Section 8 Housing Choice Voucher Program. The largest percentage are in Owego at 45% and Waverly at 27%.

For additional Section 8 demographic and socioeconomic detail, please see Appendix A. Situational Analysis.



Below are the multi-family housing projects that are considered low-income housing units because of their participation in the Section 8 Housing Choice Voucher program, HOME Rental Assistance program and the USDA Rural Development Assistance program.

Name	Street Address	City	Total Units	Financing Subsidies and Rental Assistance Programs
Newark Valley Apartments	10 Golden Lane	Newark Valley	18	USDA Section 515 Rural Rental Housing Loan. USDA Rural Development Rental Assistance.
Longmeadow Apts (I & II)	5 Browns Lane	Owego	64	USDA Section 515 Rural Rental Housing Loan. USDA Rural Development Rental Assistance. Section 8 Housing Choice Vouchers.
Owego Community Gardens	148 Dean Street	Owego	22	LIHTC – income based. HOME Rental Assistance Program. USDA Section 515 Rural Rental Housing Loan. USDA Rural Rental Assistance Program.
400 Circle Drive	400 Circle Drive	Richford	24	HOME Rental Assistance Program.
42 Liberty Street	42 Liberty Street	Spencer	12	LIHTC – income based. Section 8 Housing Choice Vouchers.
Spencer Family Housing LP	6 Owego Street	Spencer	24	LIHTC – income based. Section 8 Housing Choice Vouchers. USDA Section 515 Rural Housing Loan. USDA Rural Development Rental Assistance.

A detailed mapping of these rental properties is included in Appendix E. Maps.

Newark Valley

There is one low income housing apartment complex, Newark Valley Apartments, that contains 18 affordable apartments. All 18 units are income based. None are Section 8 subsidized; however, some are Rural Development Housing Assistance units. The complex also has rent based on income because the project did receive low-income housing tax credits. There are 54 other low-income apartments that don't have rental assistance but are still considered to be affordable housing for low-income families.

Owego

There are two low-income housing projects in Owego, including Longmeadow Apartments and Owego Community Gardens (OCG). Longmeadow Apartments serves the elderly, handicapped and disabled. Longmeadow I participates in the USDA Rural Development Rental Assistance program that provides subsidy for 32 apartments. Longmeadow II is a HUD Project Based Section 8 contract project that accepts Section 8 Vouchers for 32 apartments.

OCG LP is a 22-unit affordable housing community located at 148 Dean Street. It is an example of a complex that contains a mix of rental fees based on a combination of the project's original financing and participation in NYS and federal rental assistance programs.

OCG was built in part with financing obtained through the Low Income Housing Tax Credit (LIHTC) program. The project also receives rental subsidies through HUD's Project Based Section 8 program. These programs have different income limits that can lead to apartments in the same property having different income requirements. For example, a renter could earn up to 80% of the Area Median Income (AMI) and be eligible for a

Project Based Section 8 Program unit. But, a renter can earn at most 60% of AMI to be eligible for a LIHTC property and many units may be set aside for those with the lowest incomes (down to 15% of AMI). LIHTC properties may also contain some market rate units.

Since OCG Housing has both programs, the most restrictive of the income limits will apply for each unit. If the entire property is funded by LIHTC, the LIHTC income limit of 60% AMI would be used for all units. Apartments in properties with some units not funded by the LIHTC, but receiving Section 8 assistance, would be open to households making up to 80% AMI. Market rate units would have no subsidies or income restrictions.

In addition, the project participates in The HOME Rental Assistance Program that provides affordable housing to low and moderate-income families. Apartment communities that participate in the program must ensure that 90% of units are occupied by households at or below 60% of the area median income and the remaining 10% of the units are occupied by households at or below 80% of the area median income. Furthermore, if the community has five or more units participating in the HOME program, 20% of those units must be occupied by households at or below 50% of the area median income. The property also participates in the USDA Rural Development Rental Assistance program. This rental subsidy, available only to USDA Section 515 properties, insures renters only pay 30% of their adjusted income towards rent. USDA Rural Development Rental Assistance may not be available for all units at this property.

Richford

The project at 400 Circle Drive participates in the HOME Rental Assistance Program that provides affordable housing to low and moderate-income families. Apartment communities that participate in the program must ensure that 90% of units are occupied by households at or below 60% of the area median income and the remaining 10% of the units are occupied by households at or below 80% of the area median income. Furthermore, if the community has five or more units participating in the HOME program, 20% of those units must be occupied for households at or below 50% of the area median income.

Spencer

There are two low-income housing complexes in Spencer. The complex at 42 Liberty Street contains 12 units. This project received Low Income Housing Tax Credits (LIHTC) and accepts Section 8 Housing Choice Vouchers.

The Spencer Family Housing Project is an example of a project that participates in several financing and rent subsidy programs. In Spencer, HUD calculates the Area Median Income (AMI) for a family of four as \$65,700. Most affordable housing programs determine eligibility based on the percent of AMI for a given household's income. For the Spencer Family Housing Project, there were several programs utilized that determine eligibility based on the AMI including Project Based Section 8 contract, HOME, LIHTC, and USDA Section 515.

Spencer HUD Rental Assistance Income Limits

AMI Band	1 Person	2 Person	3 Person	4 Person
30%	\$13,800	\$16,240	\$20,420	\$24,600
50%	\$23,000	\$26,300	\$29,600	\$32,850
80%	\$36,800	\$42,050	\$47,300	\$52,550

If a household's income is less than 60% of the Area Median Income (AMI), it would not expect to pay more than the rent value for a unit in the table below. Affordable apartment communities that receive funding through the LIHTC program may have rental units that are not subject to income and rent limits. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected household size of the unit would only pay 30% of their income for rent.

Spencer Low Income Housing Tax Credit Income Limits (HERA = Housing and Economic Recovery Act of 2008)

AMI Band	1 Person	2 Person	3 Person	4 Person
50%	\$23,000	\$26,300	\$29,600	\$32,850
HERA 50%	\$23,250	\$26,600	\$29,900	\$33,200
60%	\$27,600	\$31,560	\$35,520	\$39,420
HERA 60%	\$27,900	\$31,920	\$35,880	\$39,840

For example, the expected household size for a two-bedroom apartment is 3 people. Using the table above, the maximum income for a 3-person household at 60% of the AMI in Spencer is \$35,520 a year, or \$2,960 a month. To determine the maximum rent in the table below, the monthly maximum income, \$2,960, is multiplied by 30% to get a maximum rent of \$888 a month.

Rent for units in the LIHTC Program include a utility allowance, which is determined by the average monthly cost of utilities paid directly by residents. This allowance has not been subtracted from the rents in the table below. These utility allowances are set on a property by property basis.

% of AMI	Studio	1Bed	2 Bed	3 Bed	4 Bed
50%	\$575	\$616	\$740	\$854	\$954
60%	\$690	\$740	\$888	\$1,025	\$1,145

Affordable/Low-Moderate Income Housing Complexes (tax credits, rent not subsidized)

There are “affordable” housing units scattered throughout the entire county. The following three projects represent the only projects that do not participate in any form of rent subsidy programs but have received tax credit benefits that provide the developer with the project financing that permits a rent below market rate.

Name	Street Address	City	Total Units
Newark Valley Apartments	10 Golden Lane	Newark Valley	18
Apartments at County Farm *	1023 State Route 38	Owego	14
North Avenue Apts	58-60 North Avenue	Owego	6

* County Farm Apartments at 1023 State Route 38 Owego NY has five 2-bedroom apartments and three 1-bedroom apartments that are operated as low-income housing. One apartment continues to be public assistance shelter allowance for the size family residing in the unit, and includes Project Step Ahead, 6 apartments, which are operated as low-income housing.



58 – 60 North Ave, Owego

Housing Assistance Programs

The majority of housing assistance programs available within Tioga County NY are managed by Tioga Opportunities, Inc. In addition, housing assistance programs are provided to Tioga County residents by Tioga County Department of Social Services and Bishop Sheen Ecumenical Housing Foundation.

Tioga Opportunities, Inc. (TOI)⁹

Housing Management and Services.

- Provides elderly and disabled residents of Tioga County with affordable and accessible housing options
- Provides financial assistance through subsidized housing vouchers to income-eligible individuals
- Strengthens communities through infrastructure development and reinvestment
- Promotes independent living for older adults through provision of services and supports (Office for the Aging)

New York State Housing Choice Voucher Program — Section 8 Rental Assistance.

NYS reports that TOI currently has 254 vouchers leased¹⁰, Tioga Opportunities reports 247 vouchers leased. Program is closed with a waiting list.

Housing Services.

TOI-administered housing-related programs include:¹¹

⁹ Source: Tioga Opportunities, Inc. website, Accessed 11-26-2017. <http://tiogaopp.org/services/housing-services.html>. and onsite interview session with Maureen Abbott, 11-14-2017.

¹⁰ Source: <http://nyhousingsearch.gov/weatherization/> and http://www.socialserve.com/dbh/SearchHousingSubmit.html?ch=NY&type=rental®ion_id=32859, which report available rentals and weatherization resources by county, Accessed 11-26-28, 2017.

- New York State Affordable Housing Corporation Home Repair Program
- Weatherization Assistance Program (WAP) and EmPower New York - for assistance with weatherization, indoor air quality, safe and efficient heating systems, energy efficiency improvements and home improvements

Energy Services.

- Promotes energy savings and reduces energy burdens for local residents through energy audits and energy efficiencies
- Provides emergency furnaces repair for income-eligible residents
- Enhances the health and safety of local residential dwellings through repair and weatherization work
- Educates the community on energy saving tips

Tioga County Department of Social Services

Emergency Housing.

- For homeless populations.

Temporary Assistance.

- Home Energy Assistance Program (HEAP)- A program designed to help eligible households with heating and utility costs and with certain essential home heating equipment repairs. Eligibility is based on income and household size. Certain households such as Public Assistance, Food Stamp and Supplemental Security Income recipients may be categorically eligible.¹²

Bishop Sheen Ecumenical Housing Foundation.¹³

Sheen Housing is a not-for-profit housing agency that addresses the housing needs of very low- to moderate-income families, seniors, veterans and persons with disabilities throughout our service area.¹⁴ Services reported are home repair and financial assistance with home ownership.

¹¹ <http://tiogaopp.org/services/housing-services.html>,

¹² Tioga County Department of Social Services. <https://tiogacountyny.com/departments/social-services/>, Accessed 11-26-2017.

¹³ Identified by New York State Housing Search, <http://nyhousingsearch.gov>, Accessed 11-26-2017, as a Tioga County NY service provider.

¹⁴ Sheen Housing, <https://sheenhousing.org/about-us-3/>, Accessed 11-26-2017. Service area identified as Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Tioga, Tompkins, Wayne and Yates Counties in NY.

Senior Housing Market



Independent Living

Name	Street Address	Community	Total Units	Rent Subsidies and Assistance
Candor Elderly Housing	75 Spencer Road	Candor	18	LIHTC income based. Section 8 Housing Choice Vouchers.
Nichols School House	84 Cady Ave	Nichols	13	HOME Rental Assistance. Section 8 Housing Choice Vouchers.
Owego Gardens Senior Community	130 Southside Drive	Owego	62	LIHTC income based.
Owego Community Gardens II	150 Dean Street	Owego	24	LIHTC income based. Section 8 Housing Choice Vouchers. Rural Development Assistance.
Creamery Hills Apartments (55+)	5 Creamery Road	Richford	24	SEPP Property, Section 8 Housing Choice Vouchers.
Spencer Elderly Housing	42 Liberty Street	Spencer	12	LIHTC income based. Section 8 Housing Choice Vouchers.
Van Etten Senior Project	7 John Street	Van Etten	12	LIHTC income based.
Springview	80 Spring Street	Waverly	35	Section 8 Housing Choice Vouchers. Rural Development Rental Assistance.
Muldoon Gardens	443 Pennsylvania Ave	Waverly	31	Income based. Section 8 Housing Choice Vouchers.
Elizabeth Square Apartments	430 Fulton Street	Waverly	48	Section 8 Housing Choice Vouchers. Rural Development Rental Assistance.

Note: Longmeadow Apartments is listed above as a low-income property; however, it serves seniors as well as handicapped and disabled persons.

Assisted Living

Name	Street Address	Community	Total Units
Prentice Homestead	733 Pennsylvania Ave	Apalachin	4
The Homestead/ Barton FTHA	6 Main Street	Apalachin	4
Elderwood Assisted Living	44 Ball Street	Waverly	40

A detailed mapping of these rental properties is included in Appendix C. Maps.

The Candor Elderly Housing project was partially financed through the Low Income Housing Tax Credit (LIHTC) program, which requires that monthly rent cannot exceed the Tax Credit maximum rent for the area. Households earning less than 60% of the area median income qualify for units with reduced rent. The project also received financing through the Section 515 Rural Rental Housing (Section 515) program, which means that very low, low, and moderate-income families, elderly persons, and persons with disabilities are eligible to live at this property. Persons or families living in substandard housing have priority for tenancy.

The Nichols School House is an example of an income-based rental project. The 13-unit project participates in the HOME Rental Assistance Program, which provides affordable housing to low and moderate-income families. Apartment communities that participate in this program must ensure that 90% of units are occupied by households at or below 60% of the area median income and the remaining 10% of the units are occupied by households at or below 80% of the area median income. Furthermore, if the community has five or more units participating in the HOME program, 20% of those units must be occupied for households at or below 50% of the area median income.

An example of the rent subsidies available for senior housing is Owego Community Gardens II (OCG II). It was built in part with financing obtained through the LIHTC program. In addition to providing apartments for low-income households, this property could include some market rate units. Households earning 60% or less of the Area Median Income (AMI) qualify for targeted rental units in LIHTC financed housing. This property may also designate units for renters with even lower incomes, from 60% of AMI down to 30% AMI. It is even possible that all units have been set aside for those with extremely low incomes (as low as 15% of AMI). This means that the same size unit can rent for different amounts based on the income of the renter.

Owego Gardens is a senior community 55 and older. The project, comprised of 62 one- and two-bedroom apartments, opened in early 2017. Financing for the project came from multiple sources, including about \$6.8 million from federal Community Development Block Grant Disaster Recovery Program funds and Low Income Housing Tax Credits (LIHTC). Twenty-four units are set aside for tenants at or below 50 percent of the area median income level.



Owego Gardens Senior Community



In Waverly, Muldoon Gardens is a fully renovated historic building that contains a combination of Section 8 Vouchers and income restricted apartments where the tenant's income must fall below 60% of the Median Income. This is a 55+ age restricted property.

The Springview Apartments project follows the USDA NYS Rural Development Income Guidelines for eligibility; which calls for rent based on 30% of adjusted monthly income. Select units in the Elizabeth Square Apartments are eligible for Section 8 Vouchers.

Also in Waverly is the Elizabeth Square Apartments project, which has a Project-Based Section 8 contract with HUD. Some or all rents at this property are based on tenant incomes based on the Section 8 formula; however, some units may be designated as market rate housing. A tenant can make up to 80% of the Area Median Income (AMI) and be eligible for a Project Based Section 8 Program unit. Market rate units would have no subsidies or income restrictions. Tenants will make a monthly contribution toward rent equal to 30% of their adjusted income. There is a minimum tenant contribution of \$25 for all rents at this property regardless of tenant income.

Project Based Rental Assistance: Waverly HUD Rental Assistance Income Limits							
AMI Band	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30%	\$13,800	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140
50%	\$23,000	\$26,300	\$29,600	\$32,850	\$35,500	\$38,150	\$40,750
80%	\$36,800	\$42,050	\$47,300	\$52,550	\$56,800	\$61,000	\$65,200

Creamery Hills is a 24-unit low-income housing apartment community for seniors in the Town of Harford. Apartments in this community are not rent subsidized. However, this apartment community has rents considered affordable for low income families because it received Low Income Housing Tax Credits. In addition to providing apartments for low-income households, this property could include some market rate units. Households earning 60% or less of the Area Median Income (AMI) qualify for targeted rental units in LIHTC financed housing. This property may also designate units for renters with even lower incomes, from 60% of AMI down to 30% AMI. It is even possible that all units have been set aside for those with extremely low incomes (as low as 15% of AMI). This means that the same size unit can rent for different amounts based on the income of the renter.

The Van Etten Senior Project is a 12-unit low-income LIHTC property targeted toward families that have head of household 62 years and older. The current AMI for Van Etten Senior Project is \$63,400. To qualify for housing, a family's combined income should fall below the 60% income limit figure. The rent for residents of the Van Etten Senior Project cannot exceed roughly 30% of their monthly income. All the units are one bedroom.

50% Income Limit	50% Est. Rent	60% Income Limit	60% Est. Rent
\$23,775	\$594	\$28,530	\$666

Single-family Housing Market

Trends in Tioga County Sales Activity

Real estate activity in the Broome-Tioga area has followed the national and state-wide trends.¹⁵ New Listings were up 9.8% during the period January – October 2017 as compared to the same time frame in 2016. Pending Sales increased 5.3% to 178. Of concern is the shrinking inventory that dropped 15.5% to 1,125 units.

The Tioga County market saw an increase in sales during the first half of 2017, with the majority being among first-time home buyers ages 28-38 buying houses at the \$120,000 - \$180,000 price range. In addition, the median sales price was up 14% at \$143,000. That said, current sales activity is being directly impacted by the lack of inventory available for buyers. The number of new listings in Tioga County is down 14% compared to 2016, and the inventory of houses for sale is down nearly 25%.¹⁶

Tioga County Housing Activity: 3rd Quarter 2016 vs. 2017

New Listings			Closed Sales			Median Sales Price			Houses for Sale			Months Supply		
3 rd Q 2016	3 rd Q 2017		3 rd Q 2016	3 rd Q 2017		3 rd Q 2016	3 rd Q 2017		3 rd Q 2016	3 rd Q 2017		3 rd Q 2016	3 rd Q 2017	
175	150	-14.3%	92	89	-3.3%	\$125,325	\$143,000	+14.1%	273	206	-24.5%	9.8	7.5	-23.5%

Source: New York State Association of REALTORS. Activity Report. October 10, 2017

Housing activity in Tioga County relates less to access to employment and more to other factors. For example, the Town of Owego is closest to the employment base in Broome County and has direct access to the interstate but has not seen growth in new housing construction in decades.

Neither the Towns of Barton and Richford nor the Villages of Waverly and Newark Valley have experienced housing growth over the past several decades despite their proximity to employment at Guthrie Health in Sayre and Cornell University in Ithaca. This is likely due to a combination of lack of downtown vibrancy, lack of “neighborhood charm,” small lots, an older housing stock that is not well maintained, high property taxes for the quality, and the cost of flood insurance in select communities.

Popular Market Area	For Sale	Median Listing Price	Median Closing Price
Apalachin	40	\$122,450	\$142,000
Barton	14	\$109,700	\$108,000
Candor	47	\$89,900	\$108,000
Lounsberry	19	\$94,900	\$126,000
Newark Valley	43	\$94,250	\$65,000
Nichols	20	\$102,400	\$126,000
Owego	86	\$117,250	\$112,000

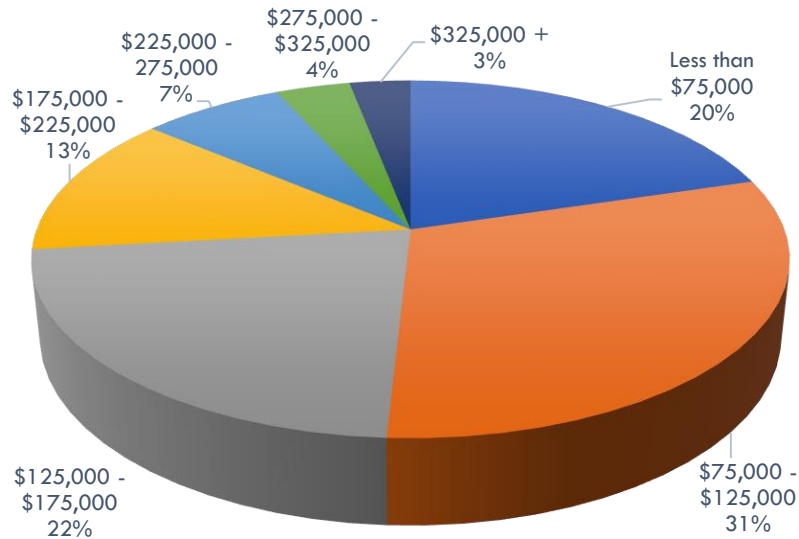
Source: Realtor.com December 4, 2017

¹⁵ Current as of November 10, 2017. All data from the Greater Binghamton Multiple Listing Service. Provided by the New York State Association of REALTORS®. Report © 2017

¹⁶ New York State Association of REALTORS. Activity Report. October 10, 2017

Inventory and Sales as Indicators

The Tioga County inventory indicates that the majority of listings are in the \$50,000 - \$150,000 price range. More than 50% of the houses for sale are at the \$75,000 - \$175,000 price point. Only 50 single family houses, representing 15% of all houses for sale, are priced at \$200,000 or more.



Inventory of Single-family Houses for Sales in Tioga County (November 2017)	
Price Range	Number of Units Listed
\$20,000 – \$50,000	19
\$50,000 - \$75,000	41
\$75,000 – \$100,000	42
\$100,000 - \$125,000	47
\$125,000 – \$150,000	48
\$150,000 - \$175,000	18
\$175,000 - \$200,000	27
\$200,000 - \$225,000	11
\$225,000 - \$250,000	13
\$250,000 - \$275,000	8
\$275,000 - \$300,000	11
\$300,000 - \$325,000	0
\$325,000 - \$350,000	4
\$350,000 - \$375,000	1
\$375,000 - \$400,000	3
\$400,000 +	1

Source: Realtor.com November 27, 2017

This limited housing stock is attributed to the unusual length of time that home owners remain in their homes, together with limited options for “move-up families” resulting in a slow growth housing market. Another contributing factor is that Tioga County residents consider the quality of life in the county as good or very good, and tend to remain in their homes or purchase near family. There also is an increasing number of houses being purchased and converted to rentals, which is having an impact on the inventory available to first-time home buyers.

Many of today’s buyers are seeking move-in houses that are smaller, require less maintenance and offer a neighborhood environment with well-maintained houses and quality schools. The most desirable residential areas are in the Town of Owego because of the quality of the new elementary school, Apalachin because of its proximity to the Binghamton metro area and the quality of its school system, and Waverly because of its location near Guthrie Health. Although Newark Valley has potential because of its proximity to Ithaca, the community does not have desirable housing stock. The most desirable areas also offer municipal water and sewer.

The most desirable subdivisions are Kings Pointe (\$225,000 - \$300,000), Tioga Terrace and Ridgewood (\$100,000 - \$160,000). The Crestview Heights subdivision liabilities include the ages of its home, which were built in the 60’s and 70’s (during the height of IBM) and the fact that it’s in

the Union-Endicott School District. Lincolnshire also lacks desirability because it is an older neighborhood with smaller houses typically in the \$100,000 - \$120,000 price range.

The vibrancy of the housing market also has been stifled by the old the housing stock throughout the county and the high cost to revitalize it. This is particularly an issue in the villages where the housing stock is particularly old, the homes are large and require a significant investment to upgrade them. Another factor influencing the slow rate of turn-over in the housing market is the low rate of foreclosures. As of September 2017, the county's foreclosure rate was at 0.03%, as compared to 0.06% at the national level and 0.05% at the state level. Specifically, one in every 1,678 homes is in foreclosure in the entire county. The highest foreclosure rates are in the Town of Berkshire and Village of Waverly.

This issue is compounded by the large number of seniors remaining in their homes but do not have the financial resources to maintain the basics such as roof and energy efficient windows or to make significant upgrades to kitchens and bathrooms. The lack of grants or other financial incentives for both the senior and first-time home buyer is impacting the market.

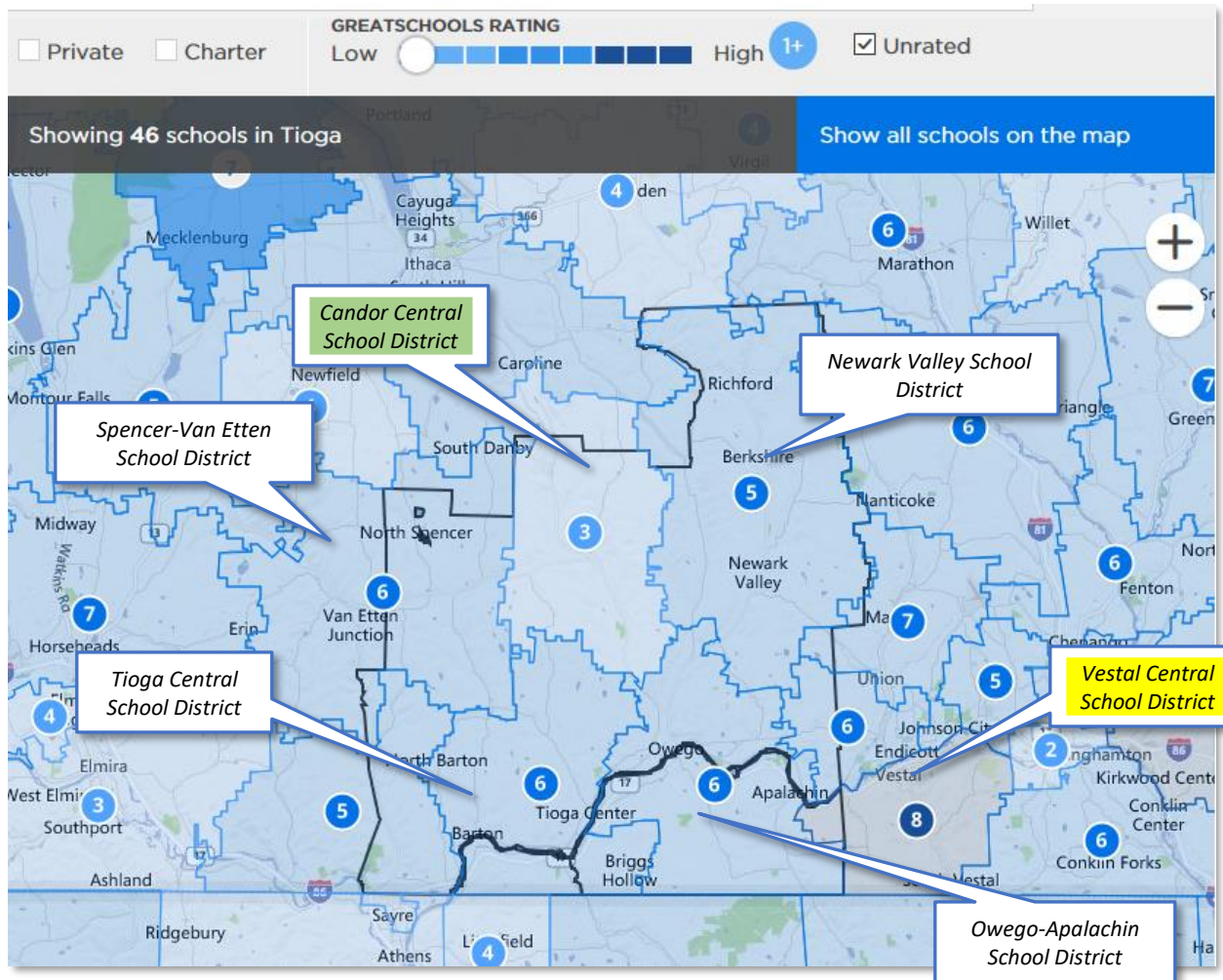


Effect of School Quality on Home Buyer Behavior

The effect of school quality on the behavior of home buyers has been documented. As an example, the National Association of Realtors suggests, of all the local neighborhood amenities that can influence a buyer's decision to purchase a home, proximity to good quality schools is one of the most influential. According to the National Association of Realtors 2015 Profile of Home Buyers and Sellers, "25% of home buyers listed school quality and 20% listed proximity to schools as deciding factors in their home purchase."¹⁷ The map that follows locates and ranks the school districts serving Tioga County residents, and was published by Zillow.com for purposes of comparison and evaluation of school districts prior to a home purchase. The source data is derived from the databases of GreatSchools, a non-profit organization that provides information on K-12 schools, including ratings, information on school resources and student outcomes, and reviews, to aid parents in school selection and improvement.¹⁸

¹⁷ National Association of Realtors, <https://www.nar.realtor/schools-the-homebuying-decision#!#section-166155>, Accessed 11-2017.

¹⁸ Great Schools, <https://www.greatschools.org/gk/about/>, Accessed 11-2017.



GreatSchools ratings follow a 1-10 scale, where 10 is the highest and 1 is the lowest. Ratings at the lower end of the scale (1-3) signal that the school is “below average,” 4-7 indicate “average,” and 8-10 are “above average.”

- Candor Central SD – **3, Below Average**
- Newark Valley Central SD – **5, Average**
- Owego-Apalachin SD – **6, Average**
- Spencer-Van Etten SD – **6, Average**
- Tioga Central – **6, Average**
- Vestal Central SD – **8, Above Average**

Yellow highlight [added] indicates **above average rating**, no highlight indicates an **average rating** and green, a **below average rating**.

“The **GreatSchools Summary Rating** appears at the top of a school’s profile and provides an overall snapshot of school quality based on how well a school prepares all its students for postsecondary success—be it college or career.

The Summary Rating calculation is based on five of the school’s themed ratings (the Test Score Rating, Student or Academic Progress Rating, College Readiness Rating, Equity Rating and Advanced Courses Rating) and flags for discipline and attendance disparities at a school.”

Source: **GreatSchools.**

<https://www.greatschools.org/gk/summary-rating/>.

Accessed 11-2017.

Section 3. Target Market Groups and Housing Needs

Meeting Demand of Target Market Groups

Single-family Home Buyers

First-time Home Buyers

The first-time home buyer is under-served market group. Within this target market are two subgroups.

Subgroup #1: The household income of the following groups translates into buying power for single-family housing priced in the \$90,000 - \$175,000 range.

- Married couples with families that have a median household income of \$78,325.
- Working age people ages 25-55 years of age with a median household income of \$67,665.

It is important to note that 75% of new hires in the next five years will be in skilled labor and service worker jobs with this household income range, which will continue to increase the demand for housing at the \$90,000 - \$150,000 price point. There is pent-up demand among these target market groups, with realtors reporting a limited inventory available that does not require significant investment to bring the house up to consumer expectations.

Subgroup #2: This first-time home buyer group has an annual household income in the \$50,000 - \$65,000 range, and the buying power to purchase houses priced \$50,000 - \$80,000. They are on the cusp of having the financial capacity to afford a “starter home.” Financial assistance and loan programs such as the USDA are available; but, financial counseling and placing interested households in a program designed to transition them from moderate income rental housing to home ownership would be necessary to position them to be successful home owners. It is anticipated this group also will require financial assistance of different types which might include a home revitalization program that begins with a path that encourages for senior homeowners to move into quality rental housing, financial incentives for the home buying families to renovate houses, and property tax relief in select neighborhoods targeted for revitalization.

Strategy and Target to Address Demand

With no new construction of houses below \$200,000, the recommended option is **renovation of the existing housing stock** to offer an adequate inventory of quality housing choices at this price point. Much of the recommended housing to be targeted for this market group strategy is located in the villages and towns near major employer centers including the Villages of Newark Valley, Nichols, Owego and Waverly. The approach needs to focus on rehabilitating whole houses or significant, impactful repairs as opposed to piecemeal repairs. For example, repairing just a sidewalk or a roof will do little in terms of market impact. Instead, making more comprehensive improvements that contain multiple repairs will have the

necessary impact on the housing stock and market, especially on a block-by-block basis. *This strategy does not include new construction; however, it is recommended that a targeted block demolition and reconstruction project be considered in the Village of Owego, and a feasibility assessment be conducted in tandem with the block-by-block analysis of houses targeted for revitalization under this strategy.*

Strategy	Targeted Level of Activity: Years 1-5
<p>Group 1.a. Identify target neighborhoods and inventory housing. Focus on revitalization of housing units with the potential for modest rehabilitation and immediate acquisition price in the \$40,000 – \$75,000 range, and a subsequent market list price in the \$75,000 - \$150,000 range.</p>	<p>Conservative: 40 - 65 Moderate: 65 - 80 Aggressive: 80 - 120</p>
<p>Group 1.a. Identify target neighborhoods and inventory housing. Focus on houses with potential for modest rehabilitation and immediate acquisition price in the \$25,000 – \$40,000 range, and a subsequent market list price in the \$50,000 - \$75,000 range.</p> <p>This group also will require financial assistance to achieve home ownership such as a home revitalization program that also includes a path for seniors to move into quality rental housing and free-up existing housing units, financial incentives for the home buying families to renovate houses, and property tax relief in select neighborhoods targeted for revitalization. Consider existing models such as the Prince George’s County (Maryland) Redevelopment Authority’s Residential Downpayment Assistance Program for First Time Homebuyers.</p>	<p>Conservative: 45 - 65 Moderate: 75 - 100 Aggressive: 100 - 150</p>

Middle-income Move-up Families

There is demand in the \$150,000 - \$225,000 range. This demand is among families who have a household income of \$65,000 – \$90,000, and are moving up from a current house at the \$75,000 - \$125,000 price point. Although this target market group does not have a significantly higher household income and the first-time home buyer, they do have equity in their existing homes, established credit, and the capacity for a larger down payment on a new house.

Strategy	Targeted Level of Activity: Years 1-5
<p>With lack of new construction at the \$150,000 - \$225,000 price point, a strategic and aggressive approach is to “free-up” stock currently occupied by households in the 65+ age range. Consider the relocation of the senior population to newly constructed rental housing and subsequent revitalization of that housing stock through a low-interest loan program for houses in targeted neighborhoods.</p>	<p>Conservative: 35 - 50 Moderate: 50 - 75 Aggressive: 75 - 100</p>

Renters on the Path to Homeownership

Twenty percent of the residents of Tioga County are renting either apartments or entire houses primarily because they are low to moderate-income households. Although renting provides flexibility, it also presents a singular financial challenge; that is, it does not allow people to save for a down payment to purchase a house, and over the long-term, it prevents them from building up equity in a real estate investment.

Much of this target market group includes the low and moderate-income families with a median household income of \$25,000 - \$40,000, and the target purchase price is \$40,000 - \$65,000.

Strategy	Targeted Level of Activity: Years 1-5
<p>Home ownership is a goal shared by most of this group; but, they require a pathway and set of tools that will result in home ownership. These tools include education and job training necessary to obtain jobs that will provide adequate income; counseling about how to become self-sufficient, get off of public assistance, accumulate savings, achieve good credit, and manage money to avoid future foreclosure; restricted savings accounts; financing mechanisms and housing options where the housing payments are less than one-third of a family’s combined monthly income; and an inventory of housing units in their price range that do not require a significant investment in repairs and upgrades.</p> <p>The single-family home purchase price point for this group is typically \$40,000 - \$65,000. There are numerous tools such as HUD’s Homeownership Voucher Program, USDA loans and the new Land Bank.</p>	<p>Conservative: 25 - 40 Moderate: 45 - 60 Aggressive: 60 - 75</p>

Renter Groups

The Aging Population

The number of seniors and those aged 51 - 62 will continue to increase over the next 5 years, and the majority are living in their single-family homes. Many are low and moderate-income households, lacking the financial resources to maintain even basic maintenance such as roof repair, installation of energy efficient windows making necessary upgrades to kitchens and bathrooms. This housing stock is not being freed up for the first-time home buyer, becoming a financial burden on the senior household, continuing to deteriorate and potentially contributing to blight in neighborhoods, and reducing both its value and desirability to prospective home buyers.

Based on the social and cultural norms of Tioga County, it is expected that 60 - 70% of seniors will remain in their homes and another 20% will move in with family members to create multi-generational households. The situational analysis tells us that at least 10% of this group will require independent living and/or assisted living rental housing. There is a need to address this issue through the development of a program to transition the senior population to independent senior housing, and accommodate the increasing demand for safe and secure living conditions.

This forecasted demand is based on a methodology involving the following factors.

- An understanding of the cultural dynamics in Tioga County that indicate a preference to age in place.
- An analysis of the projected increase in the 65+ population over the next seven years indicates that this group will grow from the 2015 level of 8,726 to 10,569 by 2025 and 11,026 by 2030.

	1990	2000	2010	2015	2020	2025	2030	2035	2040
65plus	5,712	6,785	8,032	8,726	9,430	10,569	11,026	10,572	9,808

- It is assumed that the target population for independent senior living in a multi-family project are those ages 65 – 80. The actual increase in the number of persons in this age group between 2020 and 2030 is 1,170.

Tioga County Residents	2015 - 2020				2020 - 2030				2030 - 2040			
	N 2015	N 2020	Δ	% DIFF	N 2020	N 2030	Δ	% DIFF	N 2030	N 2040	Δ	% DIFF
Aged 65 - 79	4,450	4,399	51	-1.1%	4,399	3,876	-523	-11.9%	3,876	3,365	-511	-13.2%

- It is assumed that 5% of those aged 65 – 80 will require assisted living quarters, thereby reducing the number of persons who might otherwise elect to age in place or rent in a senior-only multifamily housing project. Further, it is assumed that although the overwhelming majority of baby boomers will continue to age in their own (or someone else’s) home, a conservative estimate is that 10% of this remaining population will ultimately opt for seniors-only multifamily housing. It is important to note that the 65 plus population will peak at 11,026 in 2030 and decline to 9,808 by 2040, which sends a caution signal not to over build.
- There are 223 existing units of independent living in Tioga County. Assuming that half of the population electing this lifestyle will be couples and there is turn-over among those occupying existing units, the analysis indicates a conservative need for a minimum of 35 - 40 net new units by 2025.

Strategy	Targeted Level of Activity: Years 1-5
The ability of developers to respond to the demand is complicated by financing of new construction projects that allow for a match between the rental structure required to support the developer’s construction costs and the reality of the prospective tenant’s household income. This challenge is further complicated by the lack of shovel-ready sites together with the high operating costs such as insurance, utilities and real estate taxes. Developers likely will require financing subsidies to fill the gap between actual construction costs and a monthly rent structure that matches the incomes of the residents. Such financing subsidies range from Low Income Housing Tax Credit (LIHTC), IDA Pilots, HUD Project Based Section 8 program, USDA Section 515 and the Rural Development Rental Assistance Program, and The HOME Rental Assistance Program.	Conservative: 35 - 50 Moderate: 50 - 65 Aggressive: 65 – 75

Affordable Rental Housing for Moderate Income Households

Moderate income, or affordable **housing, is for households with moderate incomes** that are over 50 percent but no more than 80 percent of median family **income** in a defined geographic location. **There is an immediate gap of no less than 150 - 225 units, and an identified gap reaching 300 units, of moderate income-based housing** that must be filled in the next 3 years to meet the needs of moderate income households.

The 38 existing projects offer reduced monthly rental rates. In most cases, the project developer received some form of a tax credit that allowed the financing structure to manage with at or below fair market rates; that is, income based rent rates. It is important to note that this number does not include single-family houses or individual apartments in subdivided houses that are rented for less than \$500 per month. Identifying the location of such rentals is not possible without conducting a community-by-community inventory. However, this is an important factor because the demand is clearly apparent and being filled by the private sector with the growing number of rental houses in Newark Valley, Owego, Waverly and Spencer.

This gap analysis is based on the understanding and analysis of the following factors.

- The median household income for the entire county is \$57,514, and more than 6,000 households have an income of \$46,011 --- moderate income households by Tioga County standards that require affordable housing either through home ownership or renting.
- 41% of all households in the county (8,100) live under asset-limited income-constrained employed (ALICE) conditions, where households earn more than the U.S. poverty level but less than the basic cost of living for the county. That translates to \$19,380 for a single person and \$56,965 for 2 adults and 2 young children. The Impact of Annual Wages on Buying Power of Persons in the Workforce included earlier demonstrates that there are several job categories in Tioga County that pay an annual wage of less than \$58,000. The greatest number of these struggling families live in the Village of Owego (48%), the Town of Richford (49%), and the Town (51%) and Village (54%) of Spencer.
- Approximately 30% of all rental units, or 1,286, are occupied by persons whose annual income is \$25,000 – \$50,000 and who are considered moderate-income households. An estimated 15% spend \$300 – \$499 and another 45% spend \$500 - \$799 each month on housing.
- There are currently only 38 units in “moderate income-based projects” within the county. The gap is being filled by rentals of older single-family houses or those that have been subdivided into apartments. For example, the median household income in the Village of Owego is \$47,760, and it is estimated that more than 40% or 700+ units of the apartments and single-family housing are rentals in the Village of Owego. This same situation exists in the Village of Waverly where 45% or 855 units are rentals.

Strategy	Targeted Level of Activity: Years 1-5
The shared objective is to meet demand through new construction of apartments and townhouse style rental units, positioning moderate income families on a trajectory for home ownership, and returning single-family rental units to their original home ownership status. It also is essential for the long-term economic viability of the communities to reverse the trend of purchasing single-family houses for the purposes of converting them into rentals. Initial focus should be in Owego and Waverly areas	Conservative: 150 - 175 Moderate: 175 - 225 Aggressive: 250 - 300

Market Rate Rental Housing

There are a limited number of market rate apartment complexes in Tioga County, and the majority are outdated. **The gap represents a minimum of 125 units** of market rate apartments in the \$800 – \$1,250 per month price point. **A conservative demand is for 45 - 60 units to be filled in the next 3 years.** Efforts have been made by a select few investors to develop upper story loft-style apartments in areas such as downtown Owego; but these projects are not part of comprehensive downtown investment strategies that allow such projects to be successful and attract additional investment.

During recent years, there has been a focus on low and moderate-income rental housing and senior housing; but, the market rate housing issue has not been addressed. Market-rate housing continues to be a need that must be addressed from both a workforce and population decline perspective. Select municipal, education and corporate leaders, during qualitative interviews, suggested that market-rate housing developed within the inner circles surrounding neighborhood centers would provide the magnetism to attract new higher-income residents employed within the county or Valley region while also providing the incentive to upgrade neighborhood centers with the services and amenities essential for a quality lifestyle, and preserving the unique historical attributes of each. Having said this, successful market rate housing projects require adjacent residential neighborhoods and commercial areas that are free from blight, clean and have attractive streetscape, provide a safe environment for the residents with amenities such as a lighting and low crime rates, and offer convenient parking.

Developers have not been encouraged to build or convert upper stories in existing buildings in Tioga County due to many reasons ranging from planning and zoning to shortage of building sites, risk aversion, capital resources and focus on low-moderate income rental housing. Although there are numerous beautiful historic buildings in the villages available for renovation, the cost of financing these projects is often a prohibitive barrier.

Strategy	Targeted Level of Activity: Years 1-5
<p>Focus on the rehabilitation of existing buildings to enhance the county’s overall quality of place in order to appeal to and retain its younger residents and attract people locating to the area.</p> <p>This could occur in either new construction or renovation of existing buildings resulting in upper story units. Initial focus should be on Owego, Waverly and Newark Valley areas to take advantage of proximity to major employers. There also should be a focus on renovations and upgrades to existing market rate rental housing, particularly in Apalachin.</p>	<p>Conservative: 45 - 60 Moderate: 60 - 85 Aggressive: 90 - 125</p>

Section 4. Challenges to Housing Development and Neighborhood Revitalization

Old Housing Stock

The existing housing stock is both old and outdated. While Tioga County ranks 5th best in the state for affordable housing, its stock is not attractive to buyers. There is a need to renovate the older housing; but given the uneven quality of neighborhoods, some homeowners will not choose to renovate because they do not believe they will recover the cost in a future sale. In other cases, the older homeowner may not have the financial resources to invest or the desire to upgrade.

Limited Household Income

The median household income for Tioga County is \$57,514. The highest median income levels are among married couples with families at \$78,325 and among working age cohorts, 25-64 years of age at \$66,259 - \$67,665. This places buying power for single-family housing in the \$90,000 - \$175,000 price range for this group. However, 75% of new hires in the next five years will be in skilled labor and service worker jobs with this household income in the \$50,000 - \$70,000 range, which will continue to increase the demand for housing at the \$90,000 - \$150,000 price point.

The lowest annual median incomes are in the town (\$44,550) and village (\$44,773) of Spencer, and the villages of Waverly (\$41,146) and Richford (\$39,821) that brings attention to the growing financial burden on both owners and renters. Housing burden, that is greater than 30% of a household's annual income, is greatest among renters at 41% as compared to homeowners at 21%, which makes it difficult for the struggling family to save money necessary to achieve homeownership. For example, nearly 26% of all households with an annual income of less than \$20,000 are spending more than 30% on rent, while only 2% of those households with an income of \$35,000 - \$50,000 exceed the 30% threshold.

Real Estate Taxes

For owner-occupied housing units with a mortgage, median real estate tax is just over \$3,000. For owner-occupied housing units without an associated mortgage, median real estate taxes are 78.7% of that total, or about \$2,400. At the municipal level, real estate tax expense among mortgage holders varies among localities. Localities with estimated real estate tax expense greater than in the county overall (\$3,046/year) are the Village of Newark Valley (\$3,167), Town and Village of Owego (\$3,782 and \$3,961), Town of Richford (\$3,226) and Village of Spencer (\$3,182).

Property Appreciation

The appreciation rate of residential properties has continued to rise, but at a very slow pace; it is essentially a flat line. Much of this is due to the history of flooding and increasing property taxes. This issue is combined with limited home sales, leading to lack of comps necessary for appraisals to secure home loan approvals.

Flooding and Cost of Flood Insurance

The long history of flooding has been most impactful in the villages of Waverly, Nichols and Owego, and Towns of Barton and Owego (Apalachin area). The quality of the houses was damaged, property values declined, property taxes rose to meet increasing municipal expenses, and in some cases the high cost of flood insurance was imposed. It is not uncommon that the combined cost of flood insurance and property taxes are higher

than the monthly mortgage payment, with flood insurance costing \$2,000 to \$3,000 per year in the Village of Owego. The combined issues of high property taxes, in relationship to the quality of the house, and the cost of flood insurance are particularly significant barriers to the first-time home buyer. This issue also is a contributing factor to blight because the homeowner is obligated to maintaining flood insurance and cannot put those same cash resources into rehabilitation and upgrades to their home.

Limited Number of Traditional Subdivisions

Subdivisions such as Tioga Terrace near Lockheed and the Broome County border are most desirable. An estimated 45 new houses have been constructed there in the past 10 years. These subdivisions are within the well-rated Vestal School District with the benefit of lower property taxes in Tioga County (as compared to Broome County). On the other hand, Crestview Heights subdivision sales and home values are flat because this subdivision is in the Union-Endicott School District that has a less desirable reputation.

Neighborhood Revitalization

There are four barriers to neighborhood revitalization including lack of potential sites due to geographic barriers, environment issues such as flooding, local resistance to low-moderate income housing and limited land use regulations.

Increasing Number of Rental Properties in Community Neighborhoods

An expanding number of rental properties have been purchased by out-of-town buyers who are perceived as “slum landlords.” This group is buying foreclosure properties for as little as \$30,000 - \$40,000 with no required flood insurance. These properties are encroaching on the more desirable neighborhoods, and many are perceived as “drug houses.” This is a growing issue in Waverly, Owego, Candor, Spencer and Newark Valley.

Dynamic Community Centers

The county lacks attractive “gateway entrances and vibrant community centers.” Many population centers do not have attractive commercial centers, restaurants and entertainment and other amenities supporting vibrant lifestyles. The municipalities are faced with limited financial resources to invest and incentivize private investors. Although the state offers programs such as NY Main Street and Restore NY, many property owners cannot afford to wait out the reimbursement period.

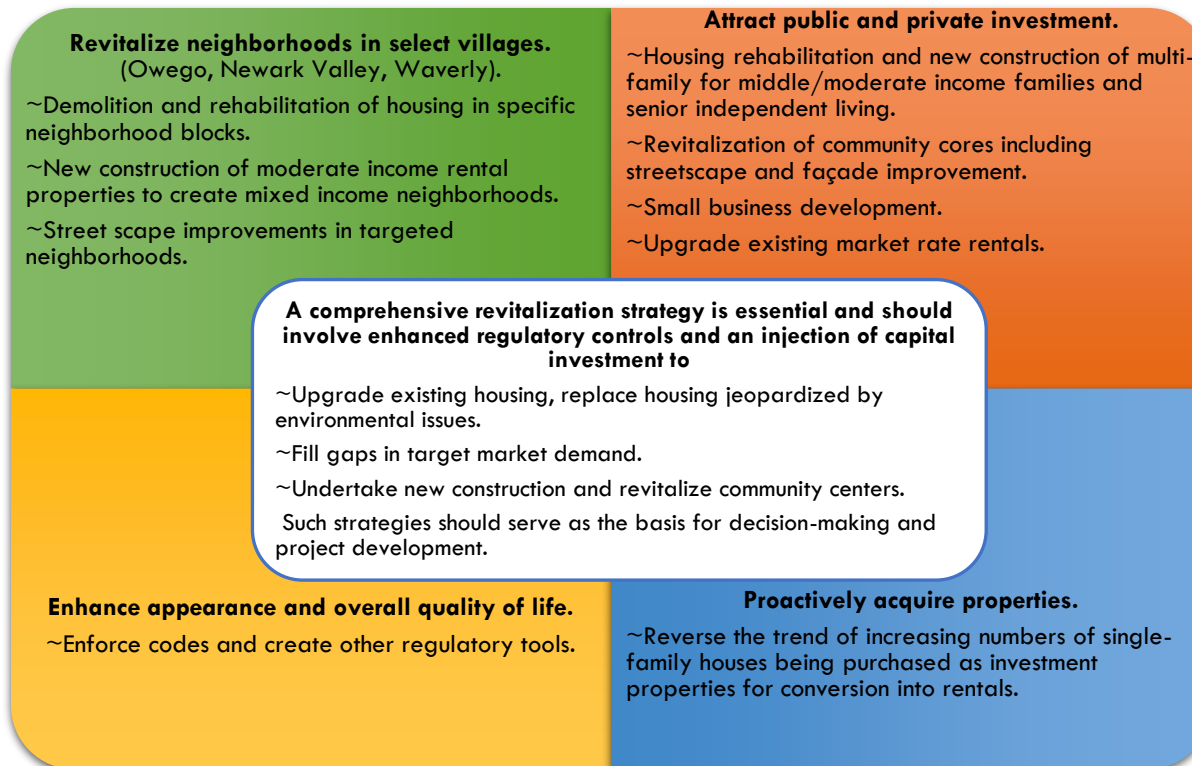
Desire for Stability and Predictability at the Local Level

There is a great deal of pride among the residents of Tioga County, and at the same time, a desire for stability and predictability. These are positive traits, but at the same time can deter revitalization and new construction to meet the changing needs of the communities. There also is a passion to address the needs of the elderly who cannot remain in their homes for safety reasons, and who also cannot invest in upgrades or even basic maintenance. This latter situation only contributes to the continued deterioration of the aging housing stock, and leads to a dual need to address the increasing demand for senior housing with new construction while freeing up housing stock for home buyers.

Section 5: Recommendations

Strategic Priorities

Based on the factors driving housing demand in Tioga County, it is recommended the stakeholders and partner organizations undertake a comprehensive revitalization strategy that involves enhanced regulatory controls and an injection of capital investment to upgrade existing housing, replace housing jeopardized by environmental issues, fill gaps in target market demand, undertake new construction and revitalize the community centers. Such strategies should serve as the basis for decision-making and project development.



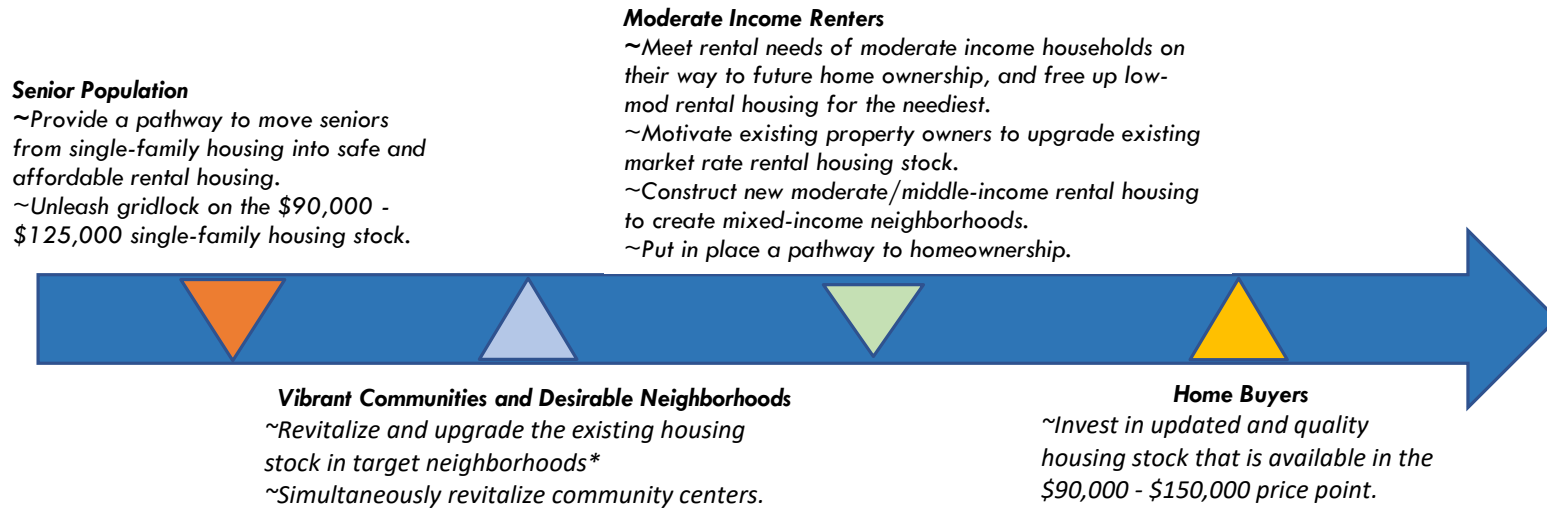
Proposed Action Plan

The proposed action plan is based on the following set of assumptions and principles that will form the foundation for meaningful impact.

- Recognize that a qualified workforce is essential for the stability and growth of the business sector and the county's overall economic sustainability. Quality housing is a primary element of retention and recruitment of the workforce; particularly in consideration of the trend toward a shrinking number in the prime workforce age group (20 – 45) and need to replace the aging workforce (45 – 64).
- Provide safe and affordable rental housing for the senior population, that simultaneously allows for the older housing stock to be upgraded and increases the available housing inventory available for first-time home buyers.
- Vibrant and attractive community centers are a key element for buyers in making housing choices.
- Increasing owner-occupied housing is a tool to retain the quality and value of the housing stock; especially in consideration of the increasing percentage of renter-occupied properties in the villages.
- Stabilizing and increasing the pool of well-maintained housing stock and quality neighborhoods will attract buyers who are seeking stable and competitive property values.
- Creating a pathway to homeownership for low and moderate-income families will achieve wealth and economic stability among a greater number of income households through strategic investments in real estate
- Attracting private investment to stabilize and enhance the quality of life is a essential component of revitalizing the housing market; particularly in the community centers.

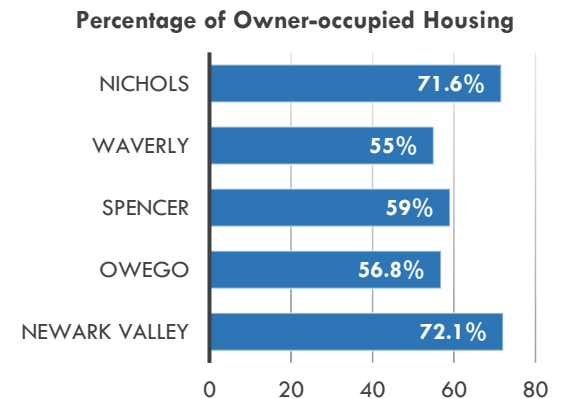
Action Plan

1. **Adopt an overall housing strategy that functions as a trajectory to meet the housing needs of the priority target market groups and positions communities for paced renewal and economic sustainability. The strategy should be based on the filling the gaps and meeting target market group needs as identified in Section 3 of this report.**



*Revitalize the Single-family Housing Stock in Target Neighborhoods

- Focus on housing stock available for first-time home buyers and those moving up to the \$90,000 – \$150,000 price point. Drive revitalization of the existing housing stock in targeted neighborhoods with financial incentives for owners and prospective home buyers. Initially focus on neighborhoods in the villages of Newark Valley, Owego and Waverly.
- Capture and revitalize single-family houses in the \$30,000 – \$75,000 price point to reverse the trend of houses being purchased for conversion to multi-tenant rentals. Renovate and target homeownership for moving-up home buyers, and moderate-income families seeking quality rental housing and on a trajectory to home ownership.



2. Develop investment strategies to revitalize the community centers.

Communities that invest in themselves can better keep and attract the young families that energize communities and create new businesses. Initially undertake community investment strategies in the villages of Newark Valley, Owego and Waverly. At a minimum, such strategies should include the following elements.

- Identification of targeted residential neighborhoods and a block-by-block assessment of the housing stock to determine the future status of each property ranging from demolition to major rehabilitation
- Investment in a financing strategy
- Demolition as necessary and rehabilitation of the existing single-family housing stock
- Conversion of rental properties back to original single-family use
- Neighborhood streetscape improvements
- Enhanced code enforcement and creation of new regulatory tools as necessary
- Revitalization of the community centers
- Development of senior and moderate-income rental housing

Recommended principles of planning and implementation of a community investment strategy include the following.



- Undertake housing revitalization and new construction at the “right” pace of change that balances erosion with renewal.
- The involvement, support and commitment to implementation of an investment strategy is necessary at all levels of government and at each step of the way.
- Prioritizing projects should be based on advancing the investment strategy and meeting the needs of the target market groups.
- Each proposed action item or proposed project should include clear objectives and expected outcomes, and a statement of how it will advance Tioga County as a whole, what’s in it for the individual community in terms of achieving a balance and sustainability of its social and economic fabric, how it plays a part in advancing the communities investment strategy, and the benefits to the investor.
- Utilize existing regulatory tools such as code enforcement and identify addition regulatory controls important to successful implementation of the community investment strategy.

3. Develop and pursue financing strategies to implement the investment strategies.

The public-private partnership proposed in action item #4 below should actively pursue a wide range of financing opportunities to implement the community investment strategies.

- Aggressively pursue financing sources that will range from the CFA grant competition to tax credits and other incentive programs, to New York State financing programs and traditional financing utilizing the Community Development Finance Initiative (CoDeFi).
- Seek out successful models that have leveraged several financing sources. The Chemung Crossings project in Elmira is an example of a partnership with a development organization, the local municipality, and several state agencies and a private foundation. CDS Monarch (a development organization) received financing from the NYS Homes and Community Renewal Housing Trust Fund program (\$2M), Low Income Housing Tax Credits, the NYS Office for People with Developmental Disabilities (\$1.2M) and a local private foundation (\$75,000). The project consists of fifty, 1-bedroom affordable units to meet the needs of seniors and people with physical and developmental disabilities.
- Work with developers and investors to identify the optimal mix of tax credit and moderate/middle income units to minimize real estate risk and maximize tax credit equity. For example, explore options for project utilizing the SLIHC and its allocation of tax credits, and recommendations to New York State to refine HCR's new Middle Income Housing Program (MIHP) to ensure full utilization. Continue to fund units at a range of AMIs up to the allowable maximum 130%, and ensure the inclusion of neighborhoods where markets may not currently be strong enough to reach 130% AMI levels.
- Explore options available to the Tioga County IDA, banking institutions and newly formed Tioga County Property Development Corporation (land bank) working in collaboration to develop and implement a multi-pronged financing strategy that would involve housing acquisition and rehabilitation, and offer current or potential property owners a financial incentive package to participate in a housing purchase and redevelopment program. Such a program should include working with the local municipalities to target neighborhoods and inventory housing in select blocks, using the land bank to capture vacant houses prior to sale, offering property tax relief and a combination of low-interest loans and grants to assist new property owners undertake renovations that make the purchase of an older home a viable business investment. It is recommended the initial phase focus on targeted neighborhoods in the villages of Owego, Newark Valley and Waverly.
- In tandem, consider working with the Village of Owego in identifying targeted neighborhoods or blocks for demolition and redevelopment.

Development of this model will require development and maintenance of an inventory system, creation of a low-interest rehabilitation fund to provide gap financing for the homeowner, strict code enforcement on the part of the local municipalities, and promotion program. Consider models that have been created in communities in the Southern Tier such as the Corning Housing Partnership that was formed in 2016 and is undertaking a neighborhood redevelopment program that involves renovation of single-family houses in targeted areas. Also consider offering property tax incentives to stimulate investment in significant rehabilitation of single-family houses in target neighborhoods or price points, and a

gap financing program together with tax incentives to leverage private investment for property acquisition to convert multi-family properties back to original use as a single-family structure, real property tax exemption for single-family houses.

Consider the many existing funding sources such as:

- New York State's Affordable Housing Corporation (AHC) creates homeownership opportunities for low- and moderate-income families by providing grants to governmental, not-for-profit and charitable organizations to help subsidize the cost of newly constructed houses and the renovation of existing housing. Several organizations in the Southern Tier have participated such as Arbor Housing and Development, Bishop Sheen, Opportunities for Chenango, Inc., Ithaca Neighborhood Housing Services, Inc. and Community Progress Inc. in Corning.
- The New York State Neighborhood Stabilization Program (NSP), administered by the Housing Finance Agency (HFA), offers financing to local municipalities and affordable housing developers to acquire and redevelop foreclosed, abandoned, and vacant properties. Once renovated or newly constructed, homes are sold or rented to low-, moderate-, and middle-income households, with mandated long-term affordability. NSP funds are also available for local land banking initiatives focused on foreclosed residential properties, and selected demolition of blighted properties in targeted neighborhoods. The program targets communities most severely affected by foreclosure.
- The Tax-exempt Private Activity Bonds program and 4% as-of-right tax credits. They have been used to finance affordable multifamily units and mortgages for homeowners. The NYS 2018 budget has \$2.5 billion earmarked for affordable housing programs. New York State also uses Private Activity Bonds to subsidize competitive SONYMA program loans for first-time low- and moderate-income buyers with down payment assistance loans, low-interest mortgages for veterans, and new programs that help homebuyers purchase and renovate zombie homes to fight blight.
- Consider creative combinations of financing such as those recently applied to the 210 Hancock Street project in Ithaca. This project involved financing from the Middle Income Housing Program, the Community Investment Fund, NYSERDA and the Community Preservation Corporation.
- NYSERDA also offers its Low-rise Residential New Construction Program to more seamlessly support the higher performance multifamily new construction market.

It is important to note that the Federal Reserve System New York District is actively promoting community development through a variety of programs, and recently announced its intention to help advance economic mobility and resiliency of communities across its Second District. As part of this effort, the Federal Reserve is encouraging capital providers to allocate funding to innovate, measurable and impactful projects. In 2017 the Fed took steps to formalize its work and launched the Community Development Financing Initiative. CoDeFi supports the transformation of entire communities in the region by working closely with regional organizations to increase the effectiveness of community development investments. The Federal Reserve System has created a community development finance progression model to advance this effort. CoDeFi also leverages the Federal Reserve System's role in overseeing financial institutions' compliance with the Community Reinvestment Act (CRA).

4. Create an organizational structure to implement the recommendations.

- Create a public-private partnership to drive community investment strategies in the major population centers, with a focus on revitalizing the community centers and meeting the housing needs of the various target market groups. This partnership should develop a county-wide housing pipe-line strategy that leads to a mixed-income housing stock and reflects the population's economic characteristics, focuses on the retention of the prime workforce between the ages of 24 – 45, addresses the county's aging population, and sets a path to home ownership. Priority target market groups include first-time home buyers, moving-up home buyers, and moderate-income families seeking quality rental housing.
- The public-private partnership should be responsible for working with the target communities to develop community investment strategies and financing/business plans to prioritize and implement the strategies, secure and attract financing sources, and drive implementation. These strategies also should be proactive in addressing barriers to a vibrant economic base such as a program to acquire properties in an effort to reduce the number of single-family properties being acquired by out-of-town buyers and converting them into multi-family rentals.
- Simultaneously, this public-private partnership should collaborate with county and regional government agencies and community organizations to identify and coordinate the wide range of tools and resources available to support the individual community investment strategies, as well as, a county-wide housing pipe-line strategy. Examples include historic tax credits, Tioga County Land Bank, Tioga County IDA, Tioga Opportunities, municipal regulatory authority, banks and credit unions, community foundations, Tioga County Department of Economic Development and Planning, planning agencies such as STERP, and existing organizational structures such as REAP.

It will be important to consider these principles as the stakeholders and partners move forward with implementing a housing strategy.



- Understand that housing has a significant impact on both the quality of life and the long-term economic viability of the entire county because it is a key element in workforce retention and attraction, property values, and long-term financial sustainability of the communities through property tax revenue.
- Maintain a focus on the relationship between development and sustainability.
- Offer a diversity of housing options that preserve and upgrade the existing housing stock together with new construction.
- Redefine and revitalize neighborhoods with a targeted investment strategy.
- Create and maintain vibrant community centers.

Appendix A. Situational Analysis



Established in 1791 and presently comprised of 523 square miles of land, Tioga County NY is located west of Binghamton and directly north of the border with Pennsylvania. The Susquehanna River flows into Pennsylvania from this county¹⁹ and was the cause of devastating flooding in the wake of Tropical Storm Lee and Hurricane Irene.

Age and Gender

Like much of New York’s Southern Tier, the population of Tioga County is aging rapidly, fueled by decreases estimated within the younger working family cohort and net outmigration. According to the Empire Center, the trend persists across upstate New York and has intensified.²⁰

“Upstate New York’s population began to decline at a faster rate between mid-2014 and 2015, according to updated Census Bureau estimates. “Forty-one of the 50 upstate counties lost population between 2010 and 2015— also in contrast to 2000-2010, when only 18 upstate counties lost residents. Nonetheless, growth in New York City was strong enough to push up the state’s total population by 417,704 people, or 2.2 percent, during the latest five-year period.”

“. . . migration explains much of the difference between upstate and downstate trends. All regions have lost population due to domestic migration—the movement of residents to other states (and across county lines)—and the rate of migration to other states is higher for New York City than for most upstate counties. But “natural increase” from childbirths and an influx of foreign immigrants more than offset the downstate loss.”

The U.S. Census Bureau estimates the total Tioga County population at 51,125, distributed equally between the two genders. The concerning trend, evident in both the 2010-2015 American Community Survey estimates and the Cornell University Program on Applied Demographics (PAD) trended

¹⁹ State of New York. <http://www.ny.gov/counties/tioga#>, Accessed 10-13-2017.

²⁰ Research and Data: Population is dropping faster in upstate New York counties, March 2016. <https://www.empirecenter.org/wp-content/uploads/2016/03/CountyPops2016-final.pdf>, Accessed 10-13/14-2017, pp. 1-4.

data, demonstrates the increasing numbers and proportions of residents ages 65+ and 85+ as well as the increasing ratio of these persons to the working age population. As would be expected, in these older age cohorts, population totals include more females than males.

- The median age in Tioga County is 43.6, higher than the state median age of 38.1
- For every 100 working age residents (ages 18-64) in Tioga County, there are . . .
 - 65.7 dependents, both elderly (65+) and young (<18) – higher than the statewide estimate of 56.1 and national estimate of 50.91.
 - 28.8 elderly dependents (65+) – higher than the NYS estimate of 22.40 and national estimate of 22.31.
 - 36.9 young dependents (<18) – higher than the NYS estimate of 33.7 and national estimate of 28.6.
- Nationally, the age and old-age dependency ratio have been rising and the child dependency ratio has been falling since the 1960s.

Tioga County, New York	Total	Male	Female	Tioga County, New York	Total	Male	Female					
	Estimate	Estimate	Estimate		Estimate	Estimate	Estimate	Estimate			2015	ca. 1960
Population	50,199	24,794	25,405	SELECTED AGE CATEGORIES								
AGE				AGE RANGE								
Under 5 years	2,610	1,364	1,270	5 to 14 years	6,425	3,248	3,201					
5 to 9 years	3,062	1,463	1,601	15 to 17 years	2,108	1,041	1,067					
10 to 14 years	3,363	1,785	1,601	18 to 24 years	3,865	1,984	1,880					
15 to 19 years	3,213	1,612	1,601	15 to 44 years	16,967	8,678	8,282					
20 to 24 years	2,761	1,438	1,321	16 years and over	40,561	19,885	20,654					
25 to 29 years	2,560	1,289	1,270	18 years and over	39,005	19,141	19,867					
30 to 34 years	2,711	1,438	1,296	60 years and over	12,198	5,653	6,580					
35 to 39 years	2,811	1,463	1,346	62 years and over	10,642	4,810	5,818					
40 to 44 years	2,912	1,463	1,448	65 years and over	8,735	3,967	4,751					
45 to 49 years	3,665	1,760	1,905	75 years and over	3,916	1,636	2,261					
50 to 54 years	4,418	2,132	2,286	Geography →	Tioga County NY			New York State			US ^d	
55 to 59 years	3,865	1,984	1,880	SUMMARY INDICATORS ↓	Total	Male	Female	Total	Male	Female	2015	ca. 1960
60 to 64 years	3,514	1,686	1,829	Median age (years)	43.6	41.70	44.80	38.1	36.5	39.7		
65 to 69 years	2,962	1,413	1,524	Sex ratio (males per 100 females)	97.6	(X)	(X)	94.2				
70 to 74 years	1,857	917	940	Age dependency ratio ^a	65.7	(X)	(X)	56.1			50.91	67.13 (1961)
75 to 79 years	1,606	793	813	Old-age dependency ratio ^b	28.8	(X)	(X)	22.4			22.31	15.23 (1960)
80 to 84 years	1,104	521	584	Child dependency ratio ^c	36.9	(X)	(X)	33.7			28.6	51.64 (1961)
85 years +	1,155	298	864									

^a A measure defined by dividing the combined under 18 years and 65 years and over by the 18-64 years population and multiplying by 100. Definition: Age dependency ratio is the ratio of dependents – people younger than 15 or older than 64 – to the working-age population--those ages 15-64. Data are shown as the proportion of dependents per 100 working-age population.

^b A measure derived by dividing the population 65 years and over by the 18 to 64 years population and multiplying by 100. Definition: Old-age dependency ratio, is the ratio of older dependents--people older than 64--to the working-age population--those ages 15-64. Data are shown as the proportion of dependents per 100 working-age population.

^c A measure derived by dividing the population under 18 years by the 18 to 64 years population and multiplying by 100. Definition: Age dependency ratio, young, is the ratio of younger dependents--people younger than 15--to the working-age population--those ages 15-64. Data are shown as the proportion of dependents per 100 working-age population.

^d Source: World Bank, via <http://www.indexmundi.com/facts/united-states/age-dependency-ratio>, Accessed 10-14-2017.

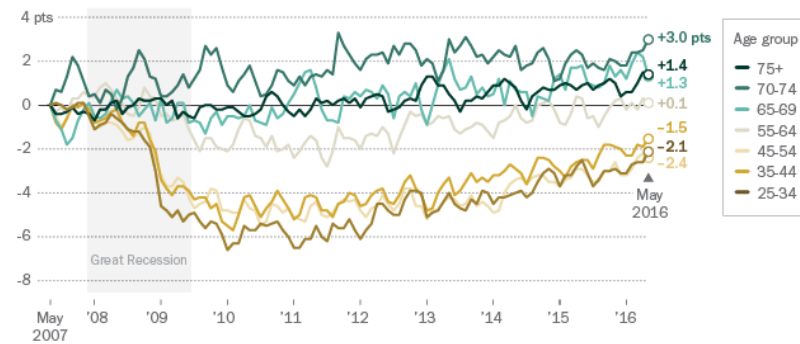
Sources: Chart Data: US Census Bureau. American Community Survey Five-Year Estimates, 2010-2015. Definitions: US Census Bureau American Community Survey and World Bank, Accessed 10-2017.

Cornell University’s PAD program publishes population projections based on US Census Bureau datasets, by decennial and five-year increments. Estimates below suggest gradual decline, were no efforts made to reverse the aging out and out-migration of the younger population.

- The fastest growing age cohorts are those including elderly populations, which over time are estimated to become increasingly female.
 - But, younger elderly persons are continuing to be productive. A recent Pew Charitable Trust study suggests that nearly 20% of persons 65+ are still working full- or part-time,²¹ a rate that has been rising since 2000 when the rate was 12.8% nationally.

Greater share of older Americans working now than on eve of Great Recession

Change from May 2007 in % of the population that is employed



Note: Ages 16-19 (-4.0 pts) and 20-24 (-3.4 pts) are omitted due to the extreme seasonality of their employment patterns. Source: Bureau of Labor Statistics.

PEW RESEARCH CENTER

Share of older Americans on the job has risen since 2000, even as overall employment has fallen

% of the population that is employed, Jan. 2000-May 2016



Source: Bureau of Labor Statistics.

PEW RESEARCH CENTER

- Cornell University

PAD projections confirm the overall decline in population numbers within Tioga County, more evident among males than females, and consistent with the aging of the county population.²²

²¹DeSilver, Drew. **More older Americans are working, and working more, than they used to.** June 20, 2016. <http://www.pewresearch.org/fact-tank/2016/06/20/more-older-americans-are-working-and-working-more-than-they-used-to/>, Accessed 10-14-2017.

²² Cornell University Program on Applied Demographics. <https://pad.human.cornell.edu/counties/projections.cfm>, Accessed 8-22-2017.

- The overall population exhibiting greatest estimated contraction and outmigration occur among the younger and working age cohorts, with little change indicated in the youngest of the old, persons, aged 65-74 and greatest change in the 65+ and 85+ superaged population.

Age Cohort	1990	2000	2010	2020	2025	2030	2035	2040	Absolute and % Change					
									N 2010 - 2020	% 2010 -2020	N 2010 - 2030	% 2010 -2030	N 2010 - 2040	% 2010 -2040
Total	52,337	51,784	51,125	48,337	46,579	44,570	42,388	40,121	-2,788	-5.5%	-6,555	-12.8%	-11,004	-21.5%
0-4	4,120	3,262	2,973	2,543	2,374	2,230	2,119	2,022	-430	-14.5%	-743	-25.0%	-951	-32.0%
5-14	8,385	8,140	6,827	6,267	5,897	5,586	5,278	5,017	-560	-8.2%	-1,241	-18.2%	-1,810	-26.5%
15-24	6,672	6,230	5,895	5,082	4,877	4,613	4,328	4,044	-813	-13.8%	-1,282	-21.7%	-1,851	-31.4%
25-44	16,739	14,926	11,588	11,001	10,535	9,837	9,217	8,714	-587	-5.1%	-1,751	-15.1%	-2,874	-24.8%
45-64	10,709	12,441	15,810	14,014	12,327	11,278	10,874	10,516	-1,796	-11.4%	-4,532	-28.7%	-5,294	-33.5%
65plus	5,712	6,785	8,032	9,430	10,569	11,026	10,572	9,808	1,398	17.4%	2,994	37.3%	1,776	22.1%
85plus	580	765	976	969	979	1,046	1,182	1,281	-7	-0.7%	70	7.2%	305	31.3%

Males	25,809	25,576	25,345	23,878	22,916	21,811	20,630	19,414	-1,467	-5.8%	-3,534	-13.9%	-5,931	-23.4%
Females	26,528	26,208	25,780	24,459	23,663	22,759	21,758	20,707	-1,321	-5.1%	-3,021	-11.7%	-5,073	-19.7%

Veteran Status.²³

The profile of veterans reflects the demographics of the Tioga County population. More than 98% of veterans are Caucasian and the clear majority of veterans are male. Most served in the two Gulf wars, Korea and Viet Nam. The largest proportion, nearly 40%, served in Viet Nam, and the smallest, due to the advancing age of this cohort, in World War II. The most recent veterans – those who served in the second Gulf war – represent the smallest percentage of the total population who have served. No data was available for service in Afghanistan, the Middle East or elsewhere.

Subject	Total	Percent	Veterans	Percent	Non-veterans	Percent
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Civilian population 18 years and over	39,011	(X)	4,124	10.6%	34,887	89.4%
PERIOD OF SERVICE						
Gulf War (9/2001 or later) veterans	(X)	(X)	409	9.9%	(X)	(X)
Gulf War (8/1990 to 8/2001) veterans	(X)	(X)	609	14.8%	(X)	(X)

²³ American Community Survey, 5-Year Estimates. S2101 VETERAN STATUS.

Vietnam era veterans	(X)	(X)	1,560	37.8%	(X)	(X)
Korean War veterans	(X)	(X)	544	13.2%	(X)	(X)
World War II veterans	(X)	(X)	237	5.7%	(X)	(X)
SEX						
Male	19,146	49.1%	3,818	92.6%	15,328	43.9%
Female	19,865	50.9%	306	7.4%	19,559	56.1%
AGE						
18 to 34 years	9,142	23.4%	259	6.3%	8,883	25.5%
35 to 54 years	13,784	35.3%	879	21.3%	12,905	37.0%
55 to 64 years	7,362	18.9%	857	20.8%	6,505	18.6%
65 to 74 years	4,827	12.4%	1,123	27.2%	3,704	10.6%
75 years and over	3,896	10.0%	1,006	24.4%	2,890	8.3%

A comparison of other socioeconomic characteristics of this population cohort suggests:

- The median income among veterans is higher than that for the population 18+ with income and for non-veterans. Likely the large male component of this population is a factor, as women in the county – and elsewhere in the region – generally earn less than their employed male colleagues. (\$36,773 veterans, \$28,755 overall, non-veterans \$28,755). The median income of women translates to 74 cents for veterans and 60 cents for non-veterans on a male’s dollar.
- Estimates suggest a slightly greater proportion of veterans lack a high school diploma (10.2%) than the working population 18+ and the non-veteran cohort (both ~9%), a statistically insignificant difference and at just over 1/3 or 33.1%, a smaller proportion of veterans earned high school diplomas than the whole universe (35.9%) or non-veterans (36.3%), again, a small difference. A larger proportion of veterans completed an associate’s degree or some college (35.5%), and a smaller percentage achieved graduation with a bachelor’s degree or more (21.1%) than the other two cohorts.
- Labor force participation rates – at 78-79% – are similar among veteran and non-veteran cohorts as well as the universe of employed persons 18+, but the unemployment rate estimate for veterans was higher at 11.2% than overall rate of 7.0% and the rate among non-veterans of 6.7%.
- The poverty rate among veterans is estimated to be lower at 4.5% than overall (9.1%) or among non-veterans (9.6%). This may correlate with the proportion of working women included in each group.
- Finally, the rate of disability among veterans is estimated to be higher at 24.5% than the overall (15.6%) and non-veteran (14.6%) rates.

Subject	Tioga County, New York					
	Total	Percent	Veterans	Percent	Non-veterans	Percent
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)						
Civilian population 18 years and over with income	\$ 29,859	(X)	\$ 36,773	(X)	\$ 28,755	(X)
Male	(X)	(X)	\$ 37,694	(X)	\$ 37,188	(X)
Female	(X)	(X)	\$ 27,768	(X)	\$ 22,277	(X)
EDUCATIONAL ATTAINMENT						
Civilian population 25 years and over	35,148	(X)	4,063	(X)	31,085	(X)
Less than high school graduate	3,195	9.1%	415	10.2%	2,780	8.9%
High school graduate (includes equivalency)	12,625	35.9%	1,346	33.1%	11,279	36.3%
Some college or associate's degree	10,752	30.6%	1,444	35.5%	9,308	29.9%
Bachelor's degree or higher	8,576	24.4%	858	21.1%	7,718	24.8%
EMPLOYMENT STATUS						
Civilian population 18 to 64 years	30,288	(X)	1,995	(X)	28,293	(X)
Labor force participation rate	(X)	79.3%	(X)	78.1%	(X)	79.3%
Civilian labor force 18 to 64 years	24,008	(X)	1,559	(X)	22,449	(X)
Unemployment rate	(X)	7.0%	(X)	11.2%	(X)	6.7%
POVERTY STATUS IN THE PAST 12 MONTHS						
Civilian population 18 years and over for whom poverty status is determined	38,664	(X)	4,099	(X)	34,565	(X)
Income in the past 12 months below poverty level	3,502	9.1%	185	4.5%	3,317	9.6%
Income in the past 12 months at or above poverty level	35,162	90.9%	3,914	95.5%	31,248	90.4%
DISABILITY STATUS						
Civilian population 18 years and over for whom poverty status is determined	38,664	(X)	4,099	(X)	34,565	(X)
With any disability	6,037	15.6%	1,006	24.5%	5,031	14.6%
Without a disability	32,627	84.4%	3,093	75.5%	29,534	85.4%

Employment

The US Census Bureau estimates²⁴ that of the total Tioga County population, aged 16+ (40,547) nearly two-thirds are engaged in the labor force. Of note, the percentage of employed adults residing in Tioga County is highest among adults in the growing family age groups – ages 25-54, with the highest rates at the older end of the range. Employment-to-Population ratios in the age range from 30-54 are estimated at about 80%, with work force participation in the flanking cohorts of 25-29 and 55-59 estimated at just under that rate at 77% and 74%.

Age Cohorts	Tioga County, New York			
	Total	Labor Force Participation Rate	Employment:Population Ratio	Un-employment rate
	Estimate	Estimate	Estimate	Estimate
Population 16 years and over	40,547	63.40%	59.10%	6.90%
AGE				
16 to 19 years	2,641	42.30%	34.50%	18.40%
20 to 24 years	2,758	69.50%	57.50%	17.30%
25 to 29 years	2,552	84.60%	77.20%	8.70%
30 to 34 years	2,727	85.30%	80.20%	5.90%
35 to 44 years	5,705	86.10%	81.90%	4.90%
45 to 54 years	8,079	84.60%	80.30%	5.10%
55 to 59 years	3,863	77.70%	74.30%	4.30%
60 to 64 years	3,499	61.50%	57.10%	7.20%
65 to 74 years	4,827	23.20%	22.60%	2.80%
75 years and over	3,896	4.90%	4.90%	0.00%

²⁴ American Community Survey 5-Year Estimates, 2011-2015. S2301 EMPLOYMENT STATUS.

Of Tioga County residents aged 20-64, slightly more men (83.2%) than women (76.5%) are estimated to be participating in the labor force. Residents with children under 18 living at home are estimated at approximately 5,000, 78.7% of whom are active in the workforce.²⁵

Age Cohorts	Tioga County, New York			
	Total	Labor Force Participation Rate	Employment:Population Ratio	Un-employment rate
	Estimate	Estimate	Estimate	Estimate
Population 20 to 64 years	29,183	79.80%	74.60%	6.60%
SEX				
Male	14,604	83.20%	77.60%	6.70%
Female	14,579	76.50%	71.60%	6.40%
With own children under 18 years	5,010	78.70%	74.30%	5.50%
With own children under 6 years only	998	67.30%	62.90%	6.50%
With own children under 6 years and 6 to 17 years	905	78.50%	75.80%	3.40%
With own children under 6 to 17 years only	3,107	82.40%	77.60%	5.80%

American Community Survey estimates suggest higher educational attainment predicts greater labor force participation rates and a higher employment-to-population ratio within the working age cohorts of Tioga County.²⁶

Subject	Tioga County, New York			
	Total	Labor Force Participation Rate	Employment:Population Ratio	Un-employment rate
	Estimate	Estimate	Estimate	Estimate
EDUCATIONAL ATTAINMENT				
Population 25 to 64 years	26,425	80.90%	76.40%	5.60%
Less than high school graduate	1,856	64.40%	57.80%	10.40%
High school graduate (includes equivalency)	8,996	78.10%	72.90%	6.70%
Some college or associate's degree	8,701	83.10%	78.70%	5.30%
Bachelor's degree or higher	6,872	86.20%	83.00%	3.70%

²⁵ American Community Survey 5-Year Estimates, 2011-2015. S2301 EMPLOYMENT STATUS.

²⁶ Idem.

As would be expected, participation in the labor force is significantly lower among residents living below the poverty line, as compared with those living at or above that level. Disability also impacts participation in the labor force, where the estimated rate is lower than that found among those living in poverty.²⁷

Subject	Tioga County, New York			
	Total	Labor Force Participation Rate	Employment to Population Ratio	Un-employment rate
	Estimate	Estimate	Estimate	Estimate
POVERTY STATUS IN THE PAST 12 MONTHS				
Below poverty level	2,846	47.40%	33.60%	29.30%
At or above the poverty level	26,228	83.70%	79.40%	5.20%
DISABILITY STATUS				
With any disability	3,096	42.30%	36.50%	13.80%

Estimates²⁸ suggest married-couple families by far constitute the majority of working residents in Tioga County, with some 53.3% (5,775) with both husband and wife in the labor force. Some 71% or ~2,500 of those dual-income families are estimated to have dependent children at home aged <18. Some 27% (~1,000) of families with children under 18 at home have one parent in the workforce, and it is estimated, that as many as 2,100 families have no workforce participation; very few, .07%, are estimated to have children under 18.

Subject	Tioga County, New York			
	Total	Percent	Families with own children under 18 years	Percent Families with own children under 18 years
	Estimate	Estimate	Estimate	Estimate
Families	13,812	13,812	5,151	5,151
EMPLOYMENT STATUS CHARACTERISTICS				
Married-couple families	10,837	10,837	3,527	3,527
Both husband and wife in labor force	5,775	53.30%	2,497	70.80%
Husband in labor force, wife not in labor force	1,923	17.70%	845	24.00%

²⁷ American Community Survey 5-Year Estimates, 2011-2015. S2301 EMPLOYMENT STATUS.

²⁸ American Community Survey 5-Year Estimates, 2011-2015. S2302 EMPLOYMENT CHARACTERISTICS OF FAMILIES.

Subject	Tioga County, New York			
	Total	Percent	Families with own children under 18 years	Percent Families with own children under 18 years
	Estimate	Estimate	Estimate	Estimate
Wife in labor force, husband not in labor force	992	9.20%	161	4.60%
Both husband and wife not in labor force	2,109	19.50%	24	0.70%
Other families	2,975	2,975	1,624	1,624
Female householder, no husband present	2,297	77.20%	1,248	76.80%
In labor force	1,711	57.50%	1,083	66.70%
Not in labor force	586	19.70%	165	10.20%
Male householder, no wife present	678	22.80%	376	23.20%
In labor force	515	17.30%	332	20.40%
Not in labor force	163	5.50%	44	2.70%

Estimates²⁹ also predict that just over half of persons engaged in the workforce residing in Tioga County NY worked 50-52 weeks per year, with the rate among men slightly higher than that for women. The rate among those who did not work at all is estimated at over 20%.

The proportion of employees who worked 50-52 weeks of the year in the county is estimated at 58.2%, with 21.6% estimated to have not worked at all. The median age of Tioga County workers is estimated at 44.5 years, with the median slightly higher for women (45) than men (44.1).³⁰

Subject	Tioga County, New York					
	Total	Percent Total	Male	Percent Male	Female	Percent Female
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Population 16 to 64 years	31,824	31,824	15,910	15,910	15,914	15,914
WEEKS WORKED						
Worked 50 to 52 weeks	18,533	58.20%	10,110	63.50%	8,423	52.90%
Worked 48 to 49 weeks	335	1.10%	160	1.00%	175	1.10%
Worked 40 to 47 weeks	1,781	5.60%	692	4.30%	1,089	6.80%

²⁹American Community Survey 5-Year Estimates, 2011-2015. S2303 WORK STATUS IN THE PAST 12 MONTHS.

³⁰ S2303 WORK STATUS IN THE PAST 12 MONTHS, 2011-2015 American Community Survey 5-Year Estimates

Worked 27 to 39 weeks	1,835	5.80%	838	5.30%	997	6.30%
Worked 14 to 26 weeks	1,023	3.20%	408	2.60%	615	3.90%
Worked 1 to 13 weeks	1,448	4.60%	785	4.90%	663	4.20%
Did not work	6,869	21.60%	2,917	18.30%	3,952	24.80%

Subject	Tioga County, New York					
	Total	Percent Total	Male	Percent Male	Female	Percent Female
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Mean usual hours worked for workers	38.2	(X)	40.9	(X)	35.2	(X)
Median age of workers 16 to 64 years	44.5	(X)	44.1	(X)	45	(X)
Workers 16 to 64 years who worked full-time, year-round	16,093	64.50%	9,399	72.30%	6,694	56.00%

Subject	Tioga County, New York						
	Total	Percent Total	Male	Percent Male	Female	Percent Female	
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	
Population 16 to 64 years	31,824	31,824	15,910	15,910	15,914	15,914	
WEEKS WORKED							
Worked 50 to 52 weeks	18,533	58.20%	10,110	63.50%	8,423	52.90%	
Worked 48 to 49 weeks	335	1.10%	160	1.00%	175	1.10%	
Worked 40 to 47 weeks	1,781	5.60%	692	4.30%	1,089	6.80%	
Worked 27 to 39 weeks	1,835	5.80%	838	5.30%	997	6.30%	
Worked 14 to 26 weeks	1,023	3.20%	408	2.60%	615	3.90%	
Worked 1 to 13 weeks	1,448	4.60%	785	4.90%	663	4.20%	
Did not work	6,869	21.60%	2,917	18.30%	3,952	24.80%	

Working Tioga County residents most all commute to work utilizing a car, van or truck and an estimated 85% are estimated to commute alone.³¹ While estimated suggest some 90% work within New York state, only 40% are predicted to be working within Tioga County – nearly half, an estimated 49.6% -- leave the county to get to their workplaces. Just over 10% are estimated to cross the state border, presumably to work in Pennsylvania.

³¹American Community Survey 5-Year Estimates, 2011-2015. S0801 COMMUTING CHARACTERISTICS BY SEX.

Subject	Tioga County, New York		
	Total	Male	Female
	Estimate	Estimate	Estimate
Workers 16 years and over	23,484	12,313	11,171
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	93.60%	93.00%	94.20%
Drove alone	84.80%	86.00%	83.60%
Carpooled	8.70%	7.00%	10.60%
In 2-person carpool	7.40%	6.20%	8.60%
In 3-person carpool	0.80%	0.50%	1.20%
In 4-or-more person carpool	0.50%	0.30%	0.80%
Workers per car, truck, or van	1.05	1.04	1.06
Public transportation (excluding taxicab)	0.50%	0.20%	0.90%
Walked	1.40%	1.50%	1.20%
Bicycle	0.10%	0.10%	0.20%
Taxicab, motorcycle, or other means	1.20%	1.50%	0.80%
Worked at home	3.30%	3.60%	2.80%
PLACE OF WORK			
Worked in state of residence	89.50%	90.30%	88.60%
Worked in county of residence	39.90%	39.90%	40.00%
Worked outside county of residence	49.60%	50.40%	48.60%
Worked outside state of residence	10.50%	9.70%	11.40%

Estimates³² also suggest that many Tioga County residents are day-shift employees, given the start times of their commutes. More than 60% of workers are estimated to commute between the hours of 600AM and 830AM. Just over 20% of Tioga County workers are estimated to commute to work between 9AM and midnight, with another ~5% commuting between midnight and 5AM. Mean travel time is estimated at some 23.3 minutes. Most commuting workers (80.9%) commute for less than 35 minutes to get to work.

³² Idem.

Subject	Tioga County, New York		
	Total	Male	Female
	Estimate	Estimate	Estimate
Workers 16 years and over who did not work at home	22,720	11,866	10,854
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	4.60%	6.20%	2.80%
5:00 a.m. to 5:29 a.m.	3.20%	4.50%	1.80%
5:30 a.m. to 5:59 a.m.	6.10%	8.60%	3.30%
6:00 a.m. to 6:29 a.m.	9.50%	12.60%	6.10%
6:30 a.m. to 6:59 a.m.	11.70%	11.60%	11.90%
7:00 a.m. to 7:29 a.m.	16.10%	13.80%	18.60%
7:30 a.m. to 7:59 a.m.	13.50%	11.00%	16.20%
8:00 a.m. to 8:29 a.m.	9.80%	7.10%	12.70%
8:30 a.m. to 8:59 a.m.	5.40%	4.70%	6.10%
9:00 a.m. to 11:59 p.m.	20.20%	19.90%	20.50%
TRAVEL TIME TO WORK			
Less than 10 minutes	16.50%	15.00%	18.10%
10 to 14 minutes	13.20%	12.90%	13.60%
15 to 19 minutes	13.70%	14.70%	12.60%
20 to 24 minutes	16.50%	16.90%	16.00%
25 to 29 minutes	8.40%	7.30%	9.60%
30 to 34 minutes	12.60%	12.80%	12.40%
35 to 44 minutes	7.40%	6.70%	8.00%
45 to 59 minutes	8.00%	9.50%	6.20%
60 or more minutes	3.80%	4.20%	3.30%
Mean travel time to work (minutes)	23.3	24.2	22.3

The proportion of employees who worked full time in the county is estimated at 58.2%, with 21.6% estimated to have not worked at all.³³

Subject	Tioga County, New York					
	Total	Percent Total	Male	Percent Male	Female	Percent Female
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Population 16 to 64 years	31,824	31,824	15,910	15,910	15,914	15,914
WEEKS WORKED						
Worked 50 to 52 weeks	18,533	58.20%	10,110	63.50%	8,423	52.90%
Worked 48 to 49 weeks	335	1.10%	160	1.00%	175	1.10%
Worked 40 to 47 weeks	1,781	5.60%	692	4.30%	1,089	6.80%
Worked 27 to 39 weeks	1,835	5.80%	838	5.30%	997	6.30%
Worked 14 to 26 weeks	1,023	3.20%	408	2.60%	615	3.90%
Worked 1 to 13 weeks	1,448	4.60%	785	4.90%	663	4.20%
Did not work	6,869	21.60%	2,917	18.30%	3,952	24.80%

Subject	Tioga County, New York					
	Total	Percent Total	Male	Percent Male	Female	Percent Female
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Mean usual hours worked for workers	38.2	(X)	40.9	(X)	35.2	(X)
Median age of workers 16 to 64 years	44.5	(X)	44.1	(X)	45	(X)
Workers 16 to 64 years who worked full-time, year-round	16,093	64.50%	9,399	72.30%	6,694	56.00%

Households, Income and Poverty

Households.

An overview of Tioga County households³⁴ estimates there are some 20,000 households in the county, about half of which are married-couple family households as discussed earlier. The county includes some 14,000 families of an average size of three. Some 41% or 8,200, include one or more persons aged 60 or older, while just 28.7% or 5,700, include one or more persons under 18 years of age.

Of households within Tioga County, estimates suggest that the majority reside in single-unit structures (70.6% with a higher rate among married couples of 83.9%) and 14.3% reside in structures including 2 or more units. Households residing in mobile homes are estimated at 15.1%, with the highest rates estimated for female-headed households at 28.7%.

³³ S2303 WORK STATUS IN THE PAST 12 MONTHS, 2011-2015 American Community Survey 5-Year Estimates

³⁴ American Community Survey 5-Year Estimates, 2011-2015. S1101 HOUSEHOLDS AND FAMILIES.

Among Tioga County households, 78.7% of housing units are estimated to be owner-occupied (90% among married couple households) and 21.6% are renter-occupied. More than one-third of single-male or single-female headed households are estimated to reside in renter-occupied units.

	Total	Married-couple family household	Male householder, no wife present, family household	Female householder, no husband present, family household	Nonfamily household
	Estimate	Estimate	Estimate	Estimate	Estimate
Total households	19,872	10,837	678	2,297	6,060
Average household size	2.5	3.06	3.09	3.18	1.17
FAMILIES					
Total families	13,812	10,837	678	2,297	(X)
Average family size	2.99	3.03	2.61	2.91	(X)
AGE OF OWN CHILDREN					
Households with own children of the householder under 18 years	5,151	3,527	376	1,248	(X)
Under 6 years only	19.00%	16.50%	31.60%	22.30%	(X)
Under 6 years and 6 to 17 years	17.60%	18.20%	5.90%	19.70%	(X)
6 to 17 years only	63.30%	65.30%	62.50%	58.00%	(X)
Total households	19,872	10,837	678	2,297	6,060
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18 years	28.70%	35.10%	60.20%	64.50%	0.10%
Households with one or more people 60 years and over	41.10%	41.50%	24.80%	24.50%	48.60%
Householder living alone	26.10%	(X)	(X)	(X)	85.50%
65 years and over	10.20%	(X)	(X)	(X)	33.30%
UNITS IN STRUCTURE					
1-unit structures	70.60%	83.90%	67.70%	49.70%	55.10%
2-or-more-unit structures	14.30%	5.30%	22.30%	21.50%	26.70%
Mobile homes and all other types of units	15.10%	10.80%	10.00%	28.70%	18.20%

Income

While the median income within Tioga County is estimated at \$57,514 by the US Census Bureau,³⁵ detail reveals that women, particularly single heads of household earn significantly less than the population median and men living in similar conditions. The highest median income levels occur within married couples with families (\$78,325) and among working age cohorts, 25-64 years of age (\$66,259 - \$67,665K). Circumstances associated with the lowest median household income include living in non-family households and especially, living alone.

Subject	Tioga County, New York	
	Total	Median income (dollars)
	Estimate	Estimate
Households	19,872	\$57,514
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER		
15 to 24 years	2.6%	25,612
25 to 44 years	25.3%	66,259
45 to 64 years	45.3%	67,665
65 years and over	26.8%	40,970
FAMILIES		
Families	13812	68,659
With own children of householder under 18 years	37.3%	63,237
With no own children of householder under 18 years	62.7%	70,247
Married-couple families	78.5%	78,325
Female householder, no husband present	16.6%	33,713
Male householder, no wife present	4.9%	36,923
NONFAMILY HOUSEHOLDS		
Nonfamily households	6060	26,928
Female householder	53.2%	22,858
Living alone	47.7%	20,652
Not living alone	5.6%	59,650
Male householder	46.8%	32,284
Living alone	37.9%	29,120
Not living alone	8.9%	62,463

³⁵ American Community Survey 5-Year Estimates, 2011-2015. S1903 MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS).

Further, when viewed at the local level, the estimated highest median annual income levels – higher than the county as a whole – occur in just three municipalities – the towns of Owego (the county seat and governmental center, \$69,832) and Tioga (\$59,219) and the village of Nichols (\$58,750). The lowest annual median incomes – and presumably the most housing-related stress – occur in the town (\$44,550) and village (\$44,773) of Spencer, and the villages of Waverly (\$41,146) and Richford (\$39,821).

Municipality	Total	Median income (dollars)
Tioga County NY - HH Median		\$ 57,514
Owego town	7,556	\$ 69,832
Tioga town	2,100	\$ 59,219
Nichols village	218	\$ 58,750
Newark Valley town	1,552	\$ 55,776
Apalachin CDP	515	\$ 51,856
Berkshire town	498	\$ 51,607
Candor town	1,915	\$ 51,143
Barton town	3,561	\$ 50,872
Candor village	258	\$ 50,417
Newark Valley village	445	\$ 48,083
Owego village	1,673	\$ 47,760
Nichols town	1,032	\$ 47,353
Spencer village	378	\$ 44,773
Spencer town	1,212	\$ 44,550
Waverly village	1,902	\$ 41,146
Richford town	446	\$ 39,821

Poverty

According to Tioga Opportunities, Inc., the poverty status of some 99.1% (49,761) of Tioga County residents has been established and is estimated at 9.7% as compared with the New York State poverty rate of 15.7%.³⁶ Tioga Interviews confirmed that the qualification rate is as high as 60% in poorer school districts.³⁷ Tioga Opportunities also reports that the most severe rate of poverty in Tioga County occurs within households headed by single women with children, a rate estimated at 31.7%. The lowest rates of adult poverty occur among the 65+ population, and the highest rates occur among those residents who have not completed a high school diploma. Estimated poverty rates decline as levels of educational attainment increase.

³⁶ Tioga Opportunities, Inc. <http://nyscommunityaction.org/PovReport/2016/Tioga.pdf>, Accessed 10-18-2017

³⁷ Interview. Scot Taylor, Superintendent, Tioga Central School District. 10-16-2017.

	Persons	
County Population	50,199	% Total
Population for whom poverty status is determined (PS)	49,761	99.1%
		% Total PS
Population Under 18	11,097	22.3%
Population 25 & Over	34,837	70.0%
Population over 65	8,503	17.1%

	Persons	%
New York State Poverty Rate		15.70%
Tioga County Poverty Rate	4,801	9.70%
Individuals	4,801	9.70%
Children (<18 years)	1,299	11.70%
Adults 25+	2,566	7.40%
Seniors 65+	377	4.40%

Tioga County Education and Poverty	Total Population		Living in Poverty	
	Persons	%	Persons	%
No HS Diploma	3,109	8.90%	566	18.20%
HS Diploma	12,492	35.90%	1,227	9.80%
Associates Degree	10,676	30.70%	514	4.80%
	8,560	24.60%	259	3.00%

Poverty is only part of the challenge. “ALICE, an acronym for Asset-Limited, Income Constrained Employed, are households that earn more than the U.S. poverty level, but less than the basic cost of living for the county (the ALICE threshold or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.”³⁸

In Tioga County, the report estimates the annual household survival budget at \$19,380 (\$1615 monthly) for a single adult and \$56,964 (\$4,747 monthly) for a couple with one infant and one preschooler. The corresponding hourly wage for each category are \$9.69 for the single and \$28.48 for the family as described.

³⁸ United Way ALICE Report. P. 269. http://unitedwayalice.org/documents/16UW%20ALICE%20Report_NY_Lowres_11.11.16.pdf.

Comparatively, Tioga County appears to have a lower proportion of struggling households (36%) than many other counties located in the Central and Eastern Southern Tier, but exhibits a rate similar to neighboring counties such as Chemung (40%) and Broome (42%) Counties.³⁹

NYS County	Total HHs	ALICE + Poverty
Broome	78,810	42%
Chemung	34,617	40%
Chenango	19,560	45%
Cortland	18,045	46%
Delaware	19,370	44%
Otsego	23,798	46%
Schoharie	12,739	40%
Schuyler	7,759	35%
Steuben	41,046	40%
Tioga	20,178	36%
Tompkins	38,120	52%
MEDIAN		42%

At the municipality level, the variance among locations suggests the most stressed areas are defined as those with rates of poverty and ALICE households above the median of 41%. These municipalities are the village of Owego (48%), the town of Richford (49%), and the town (51%) and village (54%) of Spencer. The greatest housing burden, where housing costs consume more than 30% of income, occurs among renters, in the town of Berkshire (50%), the town of Candor (54%), the village of Nichols (54%), and the town of Tioga (64%), where 50% or more of renters have a housing burden on greater than 30%.

Municipality by County	Population	HHs	Poverty %	ALICE %	Above ALICE Threshold %	Poverty + ALICE %	Gini Coefficient**	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%
Apalachin CDP, Tioga County	1448	492	15%	22%	63%	37%	0.3669	12.80%	91%	23%	31%
Barton town, Tioga County	8751	3,553	15%	26%	59%	41%	0.4437	8.90%	92%	19%	45%
Berkshire town, Tioga County	1526	566	11%	29%	60%	40%	0.3624	3.90%	92%	31%	50%
Candor town, Tioga County	5215	1,995	11%	27%	62%	38%	0.44	6.00%	92%	21%	54%
Candor village, Tioga County	722	283	17%	16%	67%	33%	0.3765	7.90%	94%	21%	36%
Newark Valley town, Tioga County	3892	1,692	7%	32%	61%	39%	0.519	5.10%	87%	22%	38%
Newark Valley village, Tioga County	1093	449	11%	33%	56%	44%	0.4263	7.40%	93%	30%	47%

³⁹ Ibid. p.6. Sources: 2014 Point-in-Time Data: American Community Survey, 2014. ALICE Demographics: American Community Survey, 2014, and the ALICE Threshold, 2014. Income Assessment: Office of Management and Budget, 2015; Department of Treasury, 2016; American Community Survey, 2014; National Association of State Budget Officers, 2015; NCCS Data Web Report Builder, 2012; see Appendix E. Budget: U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS) and New York State Department of Taxation and Finance; New York State Office of Children & Family Services, 2014.

Municipality by County	Population	HHs	Poverty %	ALICE %	Above ALICE Threshold %	Poverty + ALICE %	Gini Coefficient**	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%
Nichols town, Tioga County	2519	931	14%	26%	60%	40%	0.3947	9.30%	92%	21%	28%
Nichols village, Tioga County	484	172	22%	14%	64%	36%	0.4441	7.30%	95%	10%	54%
Owego town, Tioga County	19595	7,665	7%	21%	72%	28%	0.3959	7.10%	93%	20%	37%
Owego village, Tioga County	3819	1,699	14%	34%	52%	48%	0.4512	7.20%	86%	29%	48%
Richford town, Tioga County	1033	480	14%	35%	51%	49%	0.4314	9.10%	93%	20%	14%
Spencer town, Tioga County	3102	1,262	15%	36%	49%	51%	0.3826	7.40%	91%	27%	47%
Spencer village, Tioga County	981	391	21%	33%	46%	54%	0.4203	9.70%	83%	20%	42%
Tioga town, Tioga County	4831	2,034	8%	33%	59%	41%	0.4429	10.30%	94%	24%	64%
Waverly village, Tioga County	4362	1,885	14%	31%	55%	45%	0.441	6.10%	93%	16%	46%

**The Gini coefficient measures the inequality among values of a frequency distribution (for example, levels of income). A Gini coefficient of zero expresses perfect equality, where all values are the same (for example, where everyone has the same income). A Gini coefficient of 1 (or 100%) expresses maximal inequality among values (e.g., for a large number of people, where only one person has all the income or consumption, and all others have none, the Gini coefficient will be very nearly one).[3][4] However, a value greater than one may occur if some persons represent negative contribution to the total (for example, having negative income or wealth). For larger groups, values close to or above 1 are very unlikely in practice. Given the normalization of both the cumulative population and the cumulative share of income used to calculate the Gini coefficient, the measure is not overly sensitive to the specifics of the income distribution, but rather only on how incomes vary relative to the other members of a population. The exception to this is in the redistribution of wealth resulting in a minimum income for all people. When the population is sorted, if their income distribution were to approximate a well-known function, then some representative values could be calculated.

Housing Detail.

Occupancy.

Of some 22,200 housing units within Tioga County, it is estimated⁴⁰ that 89.6% (15,585) are occupied and 10.4% (2,311) are vacant. Of the 19,872 units that are occupied, 78.4% (15,585) are owner-occupied and 21.6% (4,287) are renter-occupied. The average household size among owner-occupied housing units, estimated at 2.56, is slightly higher than the average household size among renters at 2.27.

Subject	Tioga County	
	Estimate	Percent
HOUSING OCCUPANCY		
Total housing units	22,183	22,183
Occupied housing units	19,872	89.60%
Vacant housing units	2,311	10.40%
Homeowner vacancy rate	0.7	(X)
Rental vacancy rate	2.2	(X)

Subject	Tioga County	
	Estimate	Percent
HOUSING TENURE		
Occupied housing units	19,872	19,872
Owner-occupied	15,585	78.40%
Renter-occupied	4,287	21.60%
Average household size of owner-occupied unit	2.56	(X)
Average household size of renter-occupied unit	2.27	(X)

At the municipal level, the highest occupancy rates occur in Apalachin (93.8%), the towns of Barton (90.7%) and Owego (91.4%) and the village of Nichols (90.1%), where rates of occupancy exceed 90%. These municipalities are notably located proximate to the area's main employers. All are also located within school districts with average ratings, excepting Apalachin, which borders the only area school district with an above average rating. It is also closest to the retail, commercial and industrial centers of the Triple Cities area.⁴¹ The municipalities with the lowest occupancy and highest vacancy rates are those located in the county's most rural reaches. These are the villages of Candor (88.9% OCC, 18.6% VAC) and Newark

⁴⁰American Community Survey 5-Year Estimates, 2011-2015. DP04 SELECTED HOUSING CHARACTERISTICS.

⁴¹ Source: Zillow.com, <https://www.zillow.com/tioga-county-ny/schools/#/tioga-county-ny/schools/bb=-76.891938%2C41.874162%2C-75.756226%2C42.555609®ionId=748&zoom=9&zipid=&address=barton%20NY&gsRating=1&level=&type=&unrated=true>, and Great Schools, <https://www.greatschools.org/>, Accessed 11-2017.

Valley (82.0% OCC, 18.0% VAC) and the town of Spencer (82.8% OCC, 17.2%) –one of which is located within the region’s lowest ranked school districts.

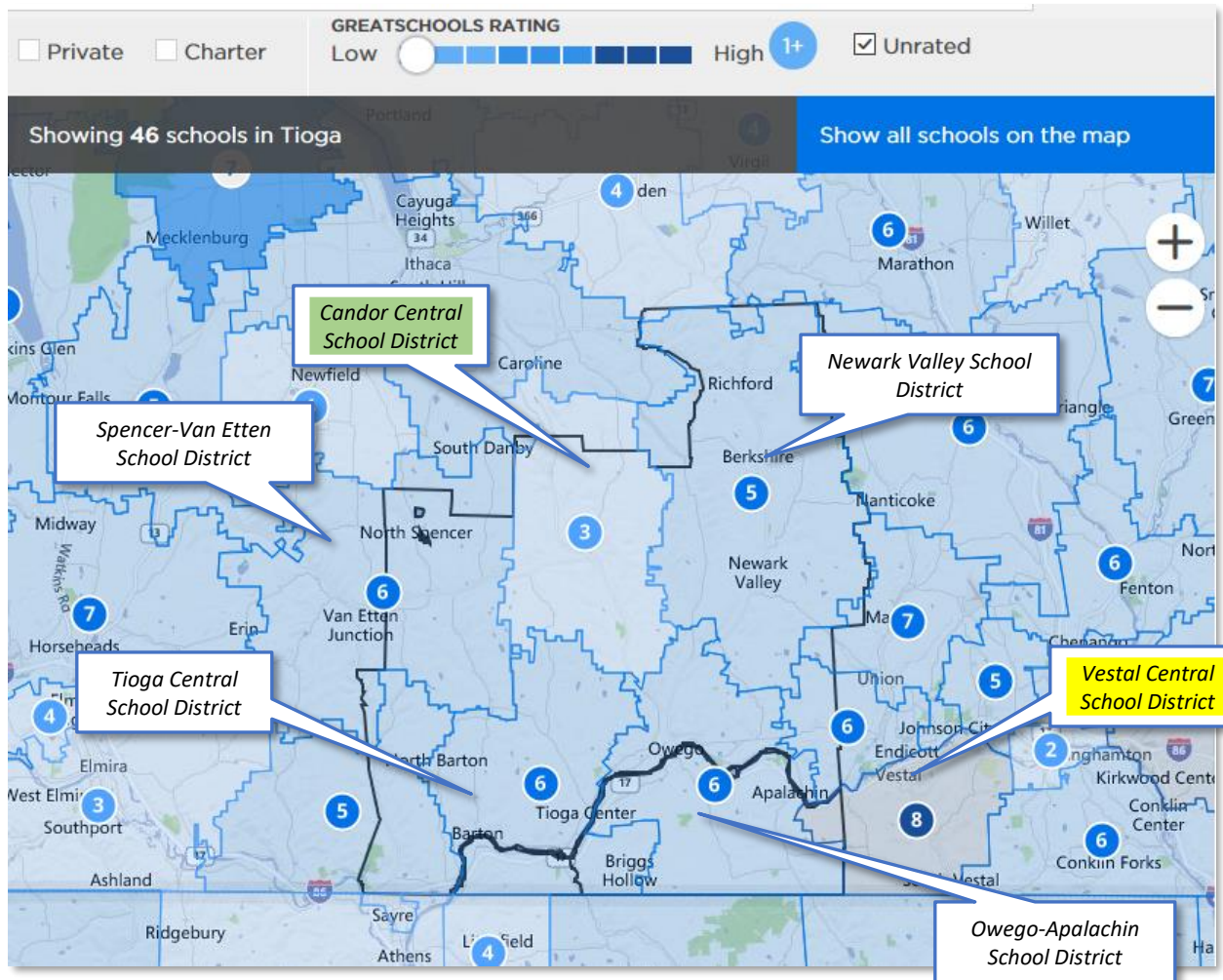
Subject	Total	Occupied		Vacant	
		Estimate	%	Estimate	%
Apalachin CDP	549	515	93.8%	34	6.2%
Barton town	3,927	3,561	90.7%	366	9.3%
Berkshire town	561	498	88.8%	63	11.2%
Candor town	2,154	1,915	88.9%	239	11.1%
Candor village	317	258	81.4%	59	18.6%
Newark Valley town	1,735	1,552	89.5%	183	10.5%
Newark Valley village	543	445	82.0%	98	18.0%
Nichols town	1,162	1,032	88.8%	130	11.2%
Nichols village	242	218	90.1%	24	9.9%
Owego town	8,265	7,556	91.4%	709	8.6%
Owego village	1,928	1,673	86.8%	255	13.2%
Richford town	510	446	87.5%	64	12.5%
Spencer town	1,463	1,212	82.8%	251	17.2%
Spencer village	433	378	87.3%	55	12.7%
Tioga town	2,406	2,100	87.3%	306	12.7%
Waverly village	2,121	1,902	89.7%	219	10.3%

The significant effect of school quality on the buyer behavior of families shopping for a new home has been well documented. As an example, the National Association of Realtors suggests, of all the local neighborhood amenities that can influence a buyer's decision to purchase a home, proximity to good quality schools is one of the most influential. According to the National Association of Realtors 2015 Profile of Home Buyers and Sellers, "25% of home buyers listed school quality and 20% listed proximity to schools as deciding factors in their home purchase."⁴²

The map that follows locates and ranks the school districts serving Tioga County residents, and was published by Zillow.com for purposes of comparison and evaluation of school districts prior to a home purchase. The source data is derived from the databases of GreatSchools, a non-profit organization that provides information on K-12 schools, including ratings, information on school resources and student outcomes, and reviews, to aid parents in school selection and improvement.⁴³

⁴² National Association of Realtors, <https://www.nar.realtor/schools-the-homebuying-decision#!#section-166155>, Accessed 11-2017.

⁴³ Great Schools, <https://www.greatschools.org/gk/about/>, Accessed 11-2017.



GreatSchools ratings follow a 1-10 scale, where 10 is the highest and 1 is the lowest. Ratings at the lower end of the scale (1-3) signal that the school is “below average,” 4-7 indicate “average,” and 8-10 are “above average.”

- Candor Central SD – **3, Below Average**
- Newark Valley Central SD – **5, Average**
- Owego-Apalachin SD – **6, Average**
- Spencer-Van Etten SD – **6, Average**
- Tioga Central – **6, Average**
- Vestal Central SD – **8, Above Average**

Yellow highlight [added] indicates **above average rating**, no highlight indicates an **average rating** and green, a **below average rating**.

“The **GreatSchools Summary Rating** appears at the top of a school’s profile and provides an overall snapshot of school quality based on how well a school prepares all its students for postsecondary success—be it college or career.

The Summary Rating calculation is based on five of the school’s themed ratings (the Test Score Rating, Student or Academic Progress Rating, College Readiness Rating, Equity Rating and Advanced Courses Rating) and flags for discipline and attendance disparities at a school.”

Source: **GreatSchools**.
<https://www.greatschools.org/gk/summary-rating/>.
 Accessed 11-2017.

Tenure.

Within Tioga County, estimates suggest that some 80% of housing units are owner-occupied and some 20% are renter-occupied. Households stressed by housing expenses of 30% or more of their annual income occur at double the rate among renters as compared with owners. At the county level, the rate of such households varies inversely with annual income levels, as would be expected. This effect is particularly evident among renters.⁴⁴

Subject	Tioga County, New York			Housing Costs: % Total by Income Level, Costs >=30% Annual Income		
	Estimate	% Total		% Owner	% Renter	
Total Occupied Housing Units:	19,872					
Owner-occupied housing units	15,585	78.4%				
Housing Costs > 30%	3,252	20.9%	% Total O Occ	Less than \$20,000	71.9%	86.2%
Renter-occupied housing units	4,287	21.6%		\$20,000 to \$34,999	48.7%	55.7%
Housing Costs > 30%	1,769	41.3%	% Total R Occ	\$35,000 to \$49,999	25.5%	5.3%
				\$50,000 to \$74,999	11.4%	0.9%
				\$75,000 or more	3.8%	0.0%

At the municipal level, data suggest the correlation of higher rates of renter occupancy with specific areas of the county. Specifically, the proportions of owner- and renter-occupied housing units that differ most from Tioga County overall rates are the town of Barton and the villages of Spencer, Owego and Waverly, where the rate of renter-occupied housing units is estimated to be higher than in the county overall. Owego and Waverly also are home to the largest number and proportion of households qualifying for Section 8 assistance, with Spencer in a distant third position in Tioga Opportunities’ rankings.⁴⁵ Households participating in the Section 8 program are all renters, 80% of whose heads of households are aged 40-79, and 84.7% whose household incomes are less than \$20,000 annually.

Municipality	Total Housing Units	Owner-Occupied		Renter-Occupied	
		Estimate	% Total	Estimate	% Total
Berkshire town	498	444	89.2%	54	10.8%
Richford town	446	383	85.9%	63	14.1%
Candor town	1,915	1,593	83.2%	322	16.8%
Tioga town	2,100	1,723	82.0%	377	18.0%
Owego town	7,556	6,121	81.0%	1,435	19.0%
Newark Valley town	1,552	1,257	81.0%	295	19.0%
Nichols town	1,032	822	79.7%	210	20.3%
Candor village	258	200	77.5%	58	22.5%

⁴⁴ American Community Survey 5-Year Estimates, 2011-2015. B25106 TENURE BY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS.

⁴⁵Tioga Opportunities, Inc. Section 8 Breakdown by Municipality. October 26, 2017.

Municipality	Total Housing Units	Owner-Occupied		Renter-Occupied	
		Estimate	% Total	Estimate	% Total
Newark Valley village	445	321	72.1%	124	27.9%
Nichols village	218	156	71.6%	62	28.4%
Spencer town	1,212	866	71.5%	346	28.5%
Barton town	3,561	2,376	66.7%	1,185	33.3%
Apalachin CDP	515	324	62.9%	191	37.1%
Spencer village	378	223	59.0%	155	41.0%
Owego village	1,673	950	56.8%	723	43.2%
Waverly village	1,902	1,047	55.0%	855	45.0%

Section 8 Breakdown by HH Origin	
Municipality	Qualified HHs
Owego	147
Waverly	87
Spencer	23
Nichols	15
Apalachin	18
Candor	17
Barton	5
Berkshire	4
Richford	1
Newark Valley	6
Van Etten	1
Total Households	324

Selected Financial Housing Characteristics.

In terms of annual median household income for occupied housing units, owner-occupied housing units generally have substantially higher household annual incomes than renter-occupied units in the county. Estimated median household income for renter occupied units is reported to be just 42.9% of median household income for owner-occupied units. Median household income for Tioga County renters is clustered primarily in the \$25,000 - \$74,000 range with an estimated 12.8% earning less than \$10,000 per year and a third, or 33.5% earning less than \$20,000 annually. As noted earlier, the population of renters is significantly more stressed by the burden of housing costs than owners. Interviews with municipal and academic leaders noted, that stressed householders suffer more instability and transience than those who are not burdened by housing stress.

Among homeowners, the median household income profile is much healthier. Some 64.8% of householders are estimated to have median household incomes of \$50,000 or more, compared with just 27.3% of renters.⁴⁶

Subject	Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
Occupied housing units	19,872	15,585	4,287
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)			
Less than \$5,000	1.90%	1.10%	5.00%
\$5,000 to \$9,999	2.80%	1.40%	7.80%
\$10,000 to \$14,999	5.20%	3.90%	10.10%
\$15,000 to \$19,999	5.80%	4.50%	10.60%
\$20,000 to \$24,999	5.70%	4.90%	9.00%
\$25,000 to \$34,999	9.60%	7.80%	16.30%
\$35,000 to \$49,999	12.10%	11.60%	13.90%
\$50,000 to \$74,999	21.60%	22.90%	16.60%
\$75,000 to \$99,999	11.40%	13.30%	4.40%
\$100,000 to \$149,999	15.30%	18.40%	4.20%
\$150,000 or more	8.40%	10.20%	2.10%
Median household income (dollars)	\$ 57,514	\$ 66,897	\$ 28,732

At the local level, estimated median household incomes among owner-occupied versus renter-occupied housing units is universally higher across the county’s localities. At this level significant differences emerge among localities. For example, the difference between the annual median household income among owner-occupied housing units as compared with renter-occupied units is greatest in the villages of Nichols, Owego, Candor and Waverly, and the towns of Owego and Barton, where there is a difference of from \$40,000 to \$57,000 in annual median household income between renter- and owner-occupied housing units. A similar scenario occurs in the village of Candor. The median household income difference is the smallest in Apalachin, with renter income estimated at 70.7% of owner-occupied homes, the closest ratio in Tioga County.

A summary table comparing the difference between householder annual estimated annual median household income (AMHI) among owners and renters (Renter AMHI – Owner AMHI) and the percentage of Owner AMHI estimated for renters follows. There may be a correlation with the

⁴⁶ American Community Survey 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

relative quality of both sets of housing units – owned and rented, where higher – or lower – quality among both predicts a smaller variance in AMHIs. Larger variances may correlate to greater difference in housing quality among the two housing unit categories.⁴⁷

Municipality	Ann Income Difference: Owner-Occupied v. Renter Occupied	Renter-Occupied Ann Income: % of Ann Owner-Occupied Income
Nichols village	\$ (56,707)	23.3%
Owego village	\$ (44,852)	32.9%
Candor village	\$ (44,018)	28.9%
Owego town	\$ (42,077)	45.8%
Waverly village	\$ (41,727)	38.3%
Barton town	\$ (39,808)	39.6%
Newark Valley village	\$ (37,188)	37.7%
Tioga town	\$ (36,083)	44.2%
Berkshire town	\$ (35,529)	0.377
Spencer village	\$ (32,611)	32.9%
Candor town	\$ (30,819)	0.429
Newark Valley town	\$ (28,757)	53.6%
Nichols town	\$ (24,375)	53.0%
Spencer town	\$ (21,052)	45.8%
Apalachin CDP	\$ (17,388)	70.7%
Richford town	\$ (15,312)	67.0%

Detail follows showing the percentage of occupied housing units by category by income cohort for each municipality. This view again emphasizes the disparity between the AMHI of renters and owners in the county, as well as the relatively larger numbers of housing units in the higher income brackets that are owner occupied.⁴⁸

⁴⁷ Calculated from estimates reported in the American Community Survey 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

⁴⁸ American Community Survey 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

Subject	Apalachin CDP, New York			Barton town, Tioga County, New York			Berkshire town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	515	324	191	3,561	2,376	1,185	498	444	54
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	1.40%	2.20%	0.00%	3.40%	0.90%	8.30%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	0.00%	0.00%	0.00%	3.60%	1.40%	7.80%	4.00%	3.80%	5.60%
\$10,000 to \$14,999	1.60%	2.50%	0.00%	7.30%	5.80%	10.40%	3.00%	2.70%	5.60%
\$15,000 to \$19,999	6.20%	8.30%	2.60%	6.30%	4.80%	9.30%	7.60%	6.10%	20.40%
\$20,000 to \$24,999	0.00%	0.00%	0.00%	9.70%	8.70%	11.90%	8.40%	5.60%	31.50%
\$25,000 to \$34,999	13.00%	10.20%	17.80%	11.00%	5.00%	23.20%	10.20%	10.60%	7.40%
\$35,000 to \$49,999	23.10%	14.50%	37.70%	7.70%	8.90%	5.40%	14.90%	13.70%	24.10%
\$50,000 to \$74,999	22.70%	20.70%	26.20%	24.30%	26.40%	20.20%	19.30%	21.60%	0.00%
\$75,000 to \$99,999	9.50%	15.10%	0.00%	9.30%	13.60%	0.80%	17.30%	18.70%	5.60%
\$100,000 to \$149,999	16.30%	16.70%	15.70%	13.30%	18.90%	1.90%	13.30%	14.90%	0.00%
\$150,000 or more	6.20%	9.90%	0.00%	4.00%	5.70%	0.80%	2.00%	2.30%	0.00%
Median household income (dollars)	\$ 51,856	\$ 59,444	\$ 42,056	\$ 50,872	\$ 65,917	\$ 26,109	\$ 51,607	\$ 57,000	\$ 21,471
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (17,388)			\$ (39,808)			\$ (35,529)
Renter-Occupied Ann Income: % of Ann Owner-Occupied Income			70.7%			39.6%			37.7%

Subject	Candor town, Tioga County			Candor village, Tioga County			Newark Valley town, Tioga County		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	1,915	1,593	322	258	200	58	1,552	1,257	295
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	3.00%	1.90%	8.40%	1.60%	2.00%	0.00%	0.70%	0.90%	0.00%
\$5,000 to \$9,999	3.50%	1.20%	14.90%	5.80%	1.50%	20.70%	3.00%	0.20%	14.90%
\$10,000 to \$14,999	6.30%	6.60%	5.00%	7.00%	1.00%	27.60%	7.70%	5.90%	15.60%
\$15,000 to \$19,999	9.20%	7.10%	19.60%	7.80%	6.50%	12.10%	7.00%	6.70%	8.10%
\$20,000 to \$24,999	5.20%	5.00%	6.20%	4.30%	4.50%	3.40%	5.60%	4.90%	8.80%
\$25,000 to \$34,999	8.30%	8.60%	6.50%	8.50%	8.00%	10.30%	7.90%	8.20%	6.80%
\$35,000 to \$49,999	12.50%	12.20%	14.00%	14.70%	18.00%	3.40%	11.50%	10.30%	16.60%
\$50,000 to \$74,999	22.70%	26.70%	2.50%	19.00%	20.50%	13.80%	20.50%	20.00%	22.40%
\$75,000 to \$99,999	9.60%	7.50%	19.90%	14.30%	16.00%	8.60%	12.00%	13.40%	6.40%
\$100,000 to \$149,999	12.90%	14.90%	3.10%	15.10%	19.50%	0.00%	11.80%	14.50%	0.30%
\$150,000 or more	6.80%	8.20%	0.00%	1.90%	2.50%	0.00%	12.20%	15.10%	0.00%
Median household income (dollars)	\$ 51,143	\$ 54,013	\$ 23,194	\$ 50,417	\$ 61,875	\$ 17,857	\$ 55,776	\$ 62,021	\$ 33,264
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (30,819)			\$ (44,018)			\$ (28,757)
Renter-Occupied Ann Income: % of Ann Owner-Occupied Income			42.9%			28.9%			53.6%

Subject	Newark Valley village, New York			Nichols town, Tioga County, New York			Nichols village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	445	321	124	1,032	822	210	218	156	62
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	0.40%	0.60%	0.00%	2.10%	0.50%	8.60%	0.90%	0.00%	3.20%
\$5,000 to \$9,999	10.30%	0.60%	35.50%	3.70%	3.00%	6.20%	6.00%	5.80%	6.50%
\$10,000 to \$14,999	2.70%	2.80%	2.40%	4.60%	1.60%	16.20%	8.70%	1.30%	27.40%
\$15,000 to \$19,999	6.50%	5.90%	8.10%	3.30%	1.10%	11.90%	10.10%	0.60%	33.90%
\$20,000 to \$24,999	7.00%	5.90%	9.70%	6.70%	6.60%	7.10%	5.00%	2.60%	11.30%
\$25,000 to \$34,999	7.90%	10.30%	1.60%	11.00%	12.80%	4.30%	2.80%	1.90%	4.80%
\$35,000 to \$49,999	17.80%	15.60%	23.40%	20.30%	23.40%	8.60%	9.60%	10.90%	6.50%
\$50,000 to \$74,999	15.30%	15.30%	15.30%	21.90%	22.00%	21.40%	20.60%	28.80%	0.00%
\$75,000 to \$99,999	7.20%	8.70%	3.20%	11.10%	12.90%	4.30%	18.80%	24.40%	4.80%
\$100,000 to \$149,999	14.80%	20.20%	0.80%	12.80%	13.10%	11.40%	11.50%	15.40%	1.60%
\$150,000 or more	10.10%	14.00%	0.00%	2.40%	3.00%	0.00%	6.00%	8.30%	0.00%
Median household income (dollars)	\$ 48,083	\$ 59,688	\$ 22,500	\$ 47,353	\$ 51,875	\$ 27,500	\$ 58,750	\$ 73,929	\$ 17,222
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (37,188)			\$ (24,375)			\$ (56,707)
Renter-Occupied Ann Income: % of Ann Owner-Occupied Income			37.7%			53.0%			23.3%

Subject	Owego town, Tioga County, New York			Owego village, New York			Richford town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	7,556	6,121	1,435	1,673	950	723	446	383	63
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	1.40%	1.10%	3.00%	3.30%	3.40%	3.20%	4.30%	4.20%	4.80%
\$5,000 to \$9,999	1.50%	0.60%	5.40%	2.50%	0.70%	4.70%	1.30%	1.60%	0.00%
\$10,000 to \$14,999	4.00%	1.80%	13.20%	12.10%	2.50%	24.60%	6.70%	7.80%	0.00%
\$15,000 to \$19,999	2.70%	2.00%	5.50%	5.40%	3.80%	7.60%	10.30%	9.90%	12.70%
\$20,000 to \$24,999	4.20%	3.30%	7.90%	7.90%	3.10%	14.40%	6.50%	4.40%	19.00%
\$25,000 to \$34,999	9.30%	8.10%	14.40%	9.00%	5.60%	13.40%	12.30%	8.40%	36.50%
\$35,000 to \$49,999	12.20%	10.70%	18.70%	11.10%	10.20%	12.30%	16.10%	16.20%	15.90%
\$50,000 to \$74,999	19.80%	21.00%	14.80%	20.60%	26.40%	12.90%	16.80%	17.80%	11.10%
\$75,000 to \$99,999	13.70%	16.00%	3.80%	7.70%	13.60%	0.00%	15.70%	18.30%	0.00%
\$100,000 to \$149,999	20.00%	22.80%	7.90%	15.90%	23.70%	5.70%	5.80%	6.80%	0.00%
\$150,000 or more	11.20%	12.50%	5.50%	4.50%	7.10%	1.20%	4.00%	4.70%	0.00%
Median household income (dollars)	\$ 69,832	\$ 77,686	\$ 35,609	\$ 47,760	\$ 66,860	\$ 22,008	\$ 39,821	\$ 46,375	\$ 31,063
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (42,077)			\$ (44,852)			\$ (15,312)
Renter- Occupied Ann Income: % of Ann Owner-Occupied Income			45.8%			32.9%			67.0%

Subject	Spencer town, Tioga County, New York			Spencer village, New York			Tioga town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	1,212	866	346	378	223	155	2,100	1,723	377
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	2.10%	0.00%	7.50%	6.90%	0.00%	16.80%	0.80%	0.90%	0.00%
\$5,000 to \$9,999	1.70%	1.70%	1.40%	1.30%	0.00%	3.20%	5.80%	4.10%	13.80%
\$10,000 to \$14,999	7.40%	7.90%	6.40%	8.50%	8.50%	8.40%	2.60%	3.20%	0.00%
\$15,000 to \$19,999	7.50%	7.40%	7.80%	4.20%	4.00%	4.50%	11.30%	7.70%	28.10%
\$20,000 to \$24,999	6.40%	4.30%	11.80%	4.50%	2.70%	7.10%	3.50%	4.20%	0.00%
\$25,000 to \$34,999	13.10%	11.00%	18.50%	11.60%	4.90%	21.30%	7.30%	4.50%	20.20%
\$35,000 to \$49,999	17.00%	15.70%	20.20%	15.30%	17.50%	12.30%	10.70%	9.50%	16.20%
\$50,000 to \$74,999	23.80%	24.00%	23.10%	21.20%	22.40%	19.40%	23.10%	24.90%	14.90%
\$75,000 to \$99,999	7.80%	10.60%	0.90%	6.10%	9.00%	1.90%	7.80%	8.00%	6.90%
\$100,000 to \$149,999	11.40%	15.00%	2.30%	16.10%	23.80%	5.20%	13.10%	16.00%	0.00%
\$150,000 or more	1.70%	2.40%	0.00%	4.20%	7.20%	0.00%	14.00%	17.00%	0.00%
Median household income (dollars)	\$ 44,550	\$ 52,368	\$ 31,316	\$ 44,773	\$ 63,203	\$ 30,592	\$ 59,219	\$ 64,611	\$ 28,528
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (21,052)			\$ (32,611)			\$ (36,083)
Renter- Occupied Ann Income: % of Ann Owner-Occupied Income			59.8%			48.4%			44.2%

Subject	Waverly village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
Occupied housing units	1,902	1,047	855
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)			
Less than \$5,000	3.00%	0.70%	6.00%
\$5,000 to \$9,999	5.40%	2.00%	9.60%
\$10,000 to \$14,999	7.60%	5.70%	9.80%
\$15,000 to \$19,999	6.00%	3.90%	8.50%
\$20,000 to \$24,999	10.10%	7.30%	13.60%
\$25,000 to \$34,999	14.20%	4.10%	26.70%
\$35,000 to \$49,999	7.60%	10.00%	4.60%
\$50,000 to \$74,999	24.60%	29.10%	19.10%
\$75,000 to \$99,999	7.00%	11.70%	1.20%
\$100,000 to \$149,999	11.80%	21.40%	0.00%
\$150,000 or more	2.70%	4.00%	1.10%
Median household income (dollars)	\$ 41,146	\$ 67,594	\$ 25,867
Ann Income Difference: Owner-Occupied v. Renter Occupied			\$ (41,727)
Renter-Occupied Ann Income: % of Ann Owner-Occupied Income			38.3%

The median monthly housing expense in Tioga County is estimated⁴⁹ at \$774 overall, higher for owner-occupied housing units (\$855) than renter-occupied units (\$644). In the under \$2,000 per month range, monthly housing costs is more evenly distributed among owner-occupied dwellings through the first four \$500 increments, while among renter occupied dwellings, monthly housing costs are concentrated (80%) in the under \$1,000 per month range.

Subject	Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS			
Less than \$300	6.10%	6.20%	6.00%
\$300 to \$499	16.90%	17.70%	13.90%
\$500 to \$799	27.90%	23.20%	45.10%
\$800 to \$999	12.10%	11.30%	15.00%
\$1,000 to \$1,499	21.50%	25.00%	8.90%
\$1,500 to \$1,999	9.30%	11.20%	2.50%
\$2,000 to \$2,499	1.60%	2.10%	0.00%
\$2,500 to \$2,999	1.70%	2.10%	0.10%
\$3,000 or more	1.00%	1.20%	0.00%
No cash rent	1.80%	(X)	8.40%
Median (dollars)	\$ 774	\$ 855	\$ 644

Aggregates	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
MONTHLY HOUSING COSTS			
<\$500	23.0%	23.9%	19.9%
\$500 - <\$1000	40.0%	34.5%	60.1%
\$1000-<\$1500	21.5%	25.0%	8.9%
\$1500-<\$2000	30.8%	36.2%	11.4%
\$2000+	6.1%	5.4%	8.5%

At the municipal level, the highest median monthly housing costs occur among owner-occupied housing units, specifically in the town (\$925/mo) and village (\$1,023/mo) of Newark Valley, the town of Nichols (\$939/mo), the town (\$998/mo) and village (\$964/mo) of Owego and the town of Spencer (\$925/mo).⁵⁰

⁴⁹ American Community Survey 5-Year Estimates. S2503 FINANCIAL CHARACTERISTICS.

⁵⁰ American Community Survey 5-Year Estimates. S2503 FINANCIAL CHARACTERISTICS.

Subject	Apalachin CDP, New York			Barton town, Tioga County, New York			Berkshire town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS									
<\$500	15.7%	25.0%	0.0%	29.1%	31.3%	24.7%	22.5%	25.2%	0.0%
<\$1000 >\$500	54.6%	30.8%	94.8%	46.6%	38.8%	62.2%	44.1%	40.5%	74.1%
<\$2000 >\$1000	24.8%	39.5%	0.0%	19.8%	26.3%	6.8%	26.9%	29.5%	5.6%
\$2000+	2.9%	4.6%	0.0%	2.6%	3.6%	0.5%	4.2%	4.8%	0.0%
Median (dollars)	\$ 672	\$ 824	\$ 644	\$ 670	\$ 723	\$ 630	\$ 706	\$ 698	\$ 720

Subject	Candor town, Tioga County, New York			Candor village, New York			Newark Valley town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS									
<\$500	28.4%	32.6%	7.7%	22.5%	28.0%	3.4%	20.3%	15.9%	39.0%
<\$1000 >\$500	38.7%	33.2%	65.5%	44.2%	31.5%	87.9%	42.3%	39.1%	55.6%
<\$2000 >\$1000	27.6%	30.4%	14.0%	31.4%	39.5%	3.4%	34.7%	42.8%	0.0%
\$2000+	3.2%	3.8%	0.0%	0.8%	1.0%	0.0%	1.7%	2.2%	0.0%
Median (dollars)	\$ 702	\$ 713	\$ 639	\$ 709	\$ 814	\$ 634	\$ 769	\$ 925	\$ 538

Subject	Newark Valley village, New York			Nichols town, Tioga County, New York			Nichols village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS									
<\$500	22.2%	14.0%	43.5%	31.7%	34.5%	20.5%	23.4%	21.2%	29.0%
<\$1000 >\$500	40.0%	34.3%	54.8%	39.2%	36.7%	48.6%	44.9%	41.1%	54.9%
<\$2000 >\$1000	34.3%	47.6%	0.0%	24.5%	27.4%	13.3%	27.5%	36.6%	4.8%
\$2000+	2.9%	4.0%	0.0%	1.1%	1.4%	0.0%	0.9%	1.3%	0.0%
Median (dollars)	\$ 791	\$ 1,023	\$ 611	\$ 638	\$ 700	\$ 618	\$ 865	\$ 939	\$ 613

Subject	Owego town, Tioga County, New York			Owego village, New York			Richford town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS									
<\$500	16.8%	16.4%	18.6%	23.7%	20.6%	27.6%	35.0%	36.1%	28.6%
<\$1000 >\$500	38.0%	33.7%	56.4%	42.5%	32.5%	55.8%	34.3%	32.1%	47.6%
<\$2000 >\$1000	36.7%	41.4%	16.5%	27.0%	37.5%	13.0%	25.5%	28.9%	4.8%
\$2000+	6.9%	8.5%	0.0%	5.3%	9.3%	0.0%	2.4%	2.9%	0.0%
Median (dollars)	\$ 885	\$ 998	\$ 638	\$ 745	\$ 964	\$ 586	\$ 667	\$ 663	\$ 619

Subject	Spencer town, Tioga County, New York			Spencer village, New York			Tioga town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS									
<\$500	24.0%	29.5%	10.7%	23.0%	18.1%	23.4%	25.1%	27.4%	14.9%
<\$1000 >\$500	38.9%	30.5%	60.2%	44.7%	61.9%	44.9%	37.4%	29.4%	73.5%
<\$2000 >\$1000	34.1%	37.3%	26.3%	28.0%	13.6%	27.5%	31.4%	38.3%	0.0%
\$2000+	2.0%	2.8%	0.0%	1.6%	0.0%	0.9%	4.2%	5.0%	0.0%
Median (dollars)	\$ 893	\$ 824	\$ 925	\$ 738	\$ 836	\$ 721	\$ 765	\$ 867	\$ 715

Subject	Waverly village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS			
<\$500	23.9%	24.4%	23.0%
<\$1000 >\$500	49.6%	38.6%	63.0%
<\$2000 >\$1000	21.4%	33.3%	6.8%
\$2000+	2.3%	3.7%	0.7%
Median (dollars)	\$ 708	\$ 815	\$ 637

Households in Tioga County under the greatest stress due to housing expense (30%+ of income) are more likely to be renters in the lowest median household income categories (<\$30,000).⁵¹

Subject	Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS			
Less than \$20,000	14.70%	10.50%	29.80%
Less than 20 percent	0.80%	1.00%	0.30%
20 to 29 percent	2.40%	1.90%	3.90%
30 percent or more	11.50%	7.50%	25.70%
\$20,000 to \$34,999	15.10%	12.60%	24.00%
Less than 20 percent	3.80%	3.90%	3.70%
20 to 29 percent	3.50%	2.60%	6.90%
30 percent or more	7.70%	6.10%	13.30%
\$35,000 to \$49,999	11.50%	11.60%	11.30%
Less than 20 percent	5.00%	5.50%	3.30%
20 to 29 percent	3.70%	3.10%	5.70%
30 percent or more	2.80%	3.00%	2.20%
\$50,000 to \$74,999	21.40%	22.90%	16.10%
Less than 20 percent	14.40%	14.50%	13.80%

⁵¹ American Community Survey 5-Year Estimates. S2503 FINANCIAL CHARACTERISTICS.

Subject	Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS			
20 to 29 percent	5.00%	5.80%	2.20%
30 percent or more	2.10%	2.60%	0.10%
\$75,000 or more	34.90%	42.00%	9.30%
Less than 20 percent	29.60%	35.40%	8.20%
20 to 29 percent	4.10%	4.90%	1.10%
30 percent or more	1.30%	1.60%	0.00%
Zero or negative income	0.60%	0.40%	1.10%
No cash rent	1.80%	(X)	8.40%

A similar pattern occurs at the municipal level. Households most likely to be stressed by housing costs that consume 30% or more of their income are those with median annual household incomes under \$35,000, and are more likely to be renters rather than owners.⁵² The greatest percentage of housing units with the largest housing burden occurs primarily among housing units in the with annual median household incomes (AMHIs) of less than \$35,000, **especially among renters.**

- Towns of Barton, Berkshire and Spencer and the villages of Spencer and Waverly, among units with <%35,000 AMHI
- Town and villages of Candor, Newark Valley and Owego and the villages of Nichols, Owego among units with <%20,000 AMHI

The municipalities with the greatest estimated affluence (\$75,000+ AMHI) and the lowest housing burden (0% units with housing burdens of 30% more of income) are Apalachin CDP (32.0% of units at \$75K+), the village of Newark Valley (32.1% of units at \$75K+), the town and village of Nichols 26.4% and 36.2% of units at \$75K+) and the Town of Richford (25.6% of units at \$75K+).

⁵² American Community Survey, 5-Year Estimates, 2011-2015. S2503 FINANCIAL CHARACTERISTICS.

Subject	Apalachin CDP, New York			Barton town, Tioga County, New York			Berkshire town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	9.1%	13.0%	2.6%	19.4%	12.0%	34.2%	14.1%	12.6%	25.9%
Less than 20 percent	0.0%	0.0%	0.0%	1.2%	1.3%	0.9%	1.2%	1.4%	0.0%
20 to 29 percent	5.2%	8.3%	0.0%	3.8%	2.7%	5.9%	0.6%	0.7%	0.0%
30 percent or more	3.9%	4.6%	2.6%	14.4%	8.0%	27.3%	12.2%	10.6%	25.9%
\$20,000 to \$34,999	13.0%	10.2%	17.8%	19.9%	13.6%	32.3%	17.7%	16.2%	29.6%
Less than 20 percent	0.0%	0.0%	0.0%	4.5%	5.2%	3.1%	6.4%	7.2%	0.0%
20 to 29 percent	9.7%	4.9%	17.8%	5.3%	2.9%	9.9%	1.8%	1.1%	7.4%
30 percent or more	3.3%	5.2%	0.0%	10.1%	5.5%	19.3%	9.4%	7.9%	22.2%
\$35,000 to \$49,999	21.2%	14.5%	32.5%	7.3%	8.9%	4.2%	14.9%	13.7%	24.1%
Less than 20 percent	8.2%	9.0%	6.8%	4.0%	5.7%	0.6%	8.4%	6.5%	24.1%
20 to 29 percent	11.5%	3.1%	25.7%	2.6%	2.1%	3.6%	2.2%	2.5%	0.0%
30 percent or more	1.6%	2.5%	0.0%	0.7%	1.1%	0.0%	4.2%	4.7%	0.0%
\$50,000 to \$74,999	22.7%	20.7%	26.2%	24.0%	26.4%	19.2%	19.3%	21.6%	0.0%
Less than 20 percent	18.1%	13.3%	26.2%	17.7%	18.0%	17.2%	9.8%	11.0%	0.0%
20 to 29 percent	1.7%	2.8%	0.0%	4.7%	6.4%	1.4%	4.4%	5.0%	0.0%
30 percent or more	2.9%	4.6%	0.0%	1.5%	2.0%	0.5%	5.0%	5.6%	0.0%
\$75,000 or more	32.0%	41.7%	15.7%	26.3%	38.1%	2.7%	31.9%	35.8%	0.0%
Less than 20 percent	28.2%	35.5%	15.7%	23.6%	34.0%	2.7%	27.3%	30.6%	0.0%
20 to 29 percent	3.9%	6.2%	0.0%	2.1%	3.1%	0.0%	4.2%	4.7%	0.0%
30 percent or more	0.0%	0.0%	0.0%	0.7%	1.1%	0.0%	0.4%	0.5%	0.0%
Zero or negative income	0.0%	0.0%	0.0%	1.2%	0.9%	1.6%	0.0%	0.0%	0.0%

Subject	Candor town, Tioga County, New York			Candor village, New York			Newark Valley town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	19.1%	15.9%	34.8%	22.1%	11.0%	60.3%	16.8%	12.9%	33.2%
Less than 20 percent	0.1%	0.1%	0.0%	0.8%	1.0%	0.0%	1.5%	1.8%	0.0%
20 to 29 percent	4.0%	4.1%	3.1%	0.8%	1.0%	0.0%	0.3%	0.2%	0.7%
30 percent or more	15.0%	11.7%	31.7%	20.5%	9.0%	60.3%	15.0%	10.9%	32.5%
\$20,000 to \$34,999	13.5%	13.6%	12.7%	12.8%	12.5%	13.8%	13.5%	13.0%	15.6%
Less than 20 percent	4.3%	5.2%	0.0%	3.5%	4.5%	0.0%	5.1%	4.9%	6.1%
20 to 29 percent	3.8%	3.1%	6.8%	4.7%	4.0%	6.9%	3.5%	3.0%	5.4%
30 percent or more	5.4%	5.3%	5.9%	4.7%	4.0%	6.9%	5.0%	5.2%	4.1%
\$35,000 to \$49,999	12.5%	12.2%	14.0%	14.7%	18.0%	3.4%	11.5%	10.3%	16.6%
Less than 20 percent	6.4%	7.7%	0.0%	7.8%	10.0%	0.0%	5.0%	5.1%	4.7%
20 to 29 percent	1.7%	1.9%	0.6%	2.3%	2.0%	3.4%	4.0%	2.1%	11.9%
30 percent or more	4.4%	2.6%	13.4%	4.7%	6.0%	0.0%	2.5%	3.1%	0.0%
\$50,000 to \$74,999	22.6%	26.7%	2.2%	18.6%	20.5%	12.1%	20.5%	20.0%	22.4%
Less than 20 percent	13.4%	15.7%	2.2%	8.5%	7.5%	12.1%	14.2%	12.3%	22.4%
20 to 29 percent	6.9%	8.3%	0.0%	5.4%	7.0%	0.0%	4.8%	5.9%	0.0%
30 percent or more	2.2%	2.7%	0.0%	4.7%	6.0%	0.0%	1.5%	1.8%	0.0%
\$75,000 or more	28.7%	30.6%	19.3%	30.6%	38.0%	5.2%	36.1%	43.0%	6.8%
Less than 20 percent	25.6%	26.9%	19.3%	26.4%	32.5%	5.2%	28.9%	34.0%	6.8%
20 to 29 percent	2.5%	3.0%	0.0%	4.3%	5.5%	0.0%	5.4%	6.7%	0.0%
30 percent or more	0.6%	0.8%	0.0%	0.0%	0.0%	0.0%	1.8%	2.2%	0.0%
Zero or negative income	1.5%	0.9%	4.3%	0.0%	0.0%	0.0%	0.6%	0.7%	0.0%

Subject	Newark Valley village, New York			Nichols town, Tioga County, New York			Nichols village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	19.6%	10.0%	44.4%	11.4%	6.2%	31.9%	22.5%	7.7%	59.7%
Less than 20 percent	1.8%	2.5%	0.0%	0.4%	0.5%	0.0%	0.0%	0.0%	0.0%
20 to 29 percent	0.9%	0.6%	1.6%	2.8%	2.2%	5.2%	5.5%	3.8%	9.7%
30 percent or more	16.9%	6.9%	42.7%	8.2%	3.5%	26.7%	17.0%	3.8%	50.0%
\$20,000 to \$34,999	14.8%	16.2%	11.3%	17.0%	19.3%	7.6%	7.8%	4.5%	16.1%
Less than 20 percent	0.4%	0.6%	0.0%	7.2%	8.3%	2.9%	1.4%	1.9%	0.0%
20 to 29 percent	5.8%	7.5%	1.6%	3.1%	3.5%	1.4%	1.4%	0.0%	4.8%
30 percent or more	8.5%	8.1%	9.7%	6.7%	7.5%	3.3%	5.0%	2.6%	11.3%
\$35,000 to \$49,999	17.8%	15.6%	23.4%	19.8%	23.4%	5.7%	9.6%	10.9%	6.5%
Less than 20 percent	5.4%	3.1%	11.3%	12.5%	15.3%	1.4%	3.7%	5.1%	0.0%
20 to 29 percent	6.5%	4.4%	12.1%	2.0%	1.5%	4.3%	3.2%	1.9%	6.5%
30 percent or more	5.8%	8.1%	0.0%	5.2%	6.6%	0.0%	2.8%	3.8%	0.0%
\$50,000 to \$74,999	15.3%	15.3%	15.3%	21.9%	22.0%	21.4%	20.6%	28.8%	0.0%
Less than 20 percent	9.0%	6.5%	15.3%	16.4%	16.7%	15.2%	9.6%	13.5%	0.0%
20 to 29 percent	4.7%	6.5%	0.0%	4.8%	4.5%	6.2%	10.1%	14.1%	0.0%
30 percent or more	1.6%	2.2%	0.0%	0.7%	0.9%	0.0%	0.9%	1.3%	0.0%
\$75,000 or more	32.1%	43.0%	4.0%	26.4%	29.1%	15.7%	36.2%	48.1%	6.5%
Less than 20 percent	28.3%	37.7%	4.0%	25.2%	28.0%	14.3%	32.6%	44.9%	1.6%
20 to 29 percent	3.8%	5.3%	0.0%	1.2%	1.1%	1.4%	3.7%	3.2%	4.8%
30 percent or more	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zero or negative income	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Subject	Owego town, Tioga County, New York			Owego village, New York			Richford town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	9.0%	5.3%	24.5%	22.7%	10.4%	38.9%	19.3%	20.9%	9.5%
Less than 20 percent	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	3.8%	4.4%	0.0%
20 to 29 percent	1.3%	0.6%	4.3%	4.2%	0.9%	8.4%	1.6%	1.8%	0.0%
30 percent or more	7.6%	4.6%	20.2%	18.5%	9.5%	30.4%	13.9%	14.6%	9.5%
\$20,000 to \$34,999	13.5%	11.4%	22.2%	16.9%	8.6%	27.8%	16.6%	12.8%	39.7%
Less than 20 percent	3.3%	3.0%	4.9%	4.0%	2.1%	6.5%	4.7%	5.5%	0.0%
20 to 29 percent	2.8%	2.0%	6.1%	3.7%	1.6%	6.5%	8.1%	5.5%	23.8%
30 percent or more	7.3%	6.5%	11.1%	9.2%	4.9%	14.8%	3.8%	1.8%	15.9%
\$35,000 to \$49,999	11.5%	10.7%	15.1%	11.1%	10.2%	12.3%	16.1%	16.2%	15.9%
Less than 20 percent	4.6%	4.0%	7.0%	5.3%	4.1%	6.9%	9.0%	9.7%	4.8%
20 to 29 percent	4.4%	3.9%	6.7%	3.3%	4.0%	2.5%	1.3%	0.5%	6.3%
30 percent or more	2.5%	2.8%	1.5%	2.5%	2.1%	2.9%	5.8%	6.0%	4.8%
\$50,000 to \$74,999	19.8%	21.0%	14.8%	20.6%	26.4%	12.9%	16.8%	17.8%	11.1%
Less than 20 percent	12.9%	13.0%	12.3%	14.5%	18.2%	9.7%	10.3%	10.2%	11.1%
20 to 29 percent	4.6%	5.1%	2.5%	3.4%	3.6%	3.2%	4.3%	5.0%	0.0%
30 percent or more	2.3%	2.8%	0.0%	2.6%	4.6%	0.0%	2.2%	2.6%	0.0%
\$75,000 or more	44.5%	51.4%	14.9%	27.1%	44.3%	4.6%	25.6%	29.8%	0.0%
Less than 20 percent	36.0%	41.6%	12.1%	21.0%	33.5%	4.6%	22.0%	25.6%	0.0%
20 to 29 percent	6.5%	7.4%	2.9%	5.6%	9.8%	0.0%	3.6%	4.2%	0.0%
30 percent or more	1.9%	2.4%	0.0%	0.6%	1.1%	0.0%	0.0%	0.0%	0.0%
Zero or negative income	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	2.9%	2.6%	4.8%

Subject	Spencer town, Tioga County, New York			Spencer village, New York			Tioga town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	17.7%	17.0%	19.4%	17.50%	12.60%	24.50%	20.5%	15.8%	41.9%
Less than 20 percent	2.4%	3.3%	0.0%	0.50%	0.90%	0.00%	1.7%	2.1%	0.0%
20 to 29 percent	4.9%	5.4%	3.5%	4.20%	5.80%	1.90%	2.8%	3.4%	0.0%
30 percent or more	10.4%	8.2%	15.9%	12.70%	5.80%	22.60%	16.0%	10.4%	41.9%
\$20,000 to \$34,999	19.6%	15.2%	30.3%	16.10%	7.60%	28.40%	10.8%	8.8%	20.2%
Less than 20 percent	1.7%	1.6%	2.0%	2.90%	1.80%	4.50%	2.0%	1.3%	5.0%
20 to 29 percent	4.2%	3.6%	5.8%	7.70%	4.00%	12.90%	2.3%	2.1%	3.2%
30 percent or more	13.6%	10.0%	22.5%	5.60%	1.80%	11.00%	6.5%	5.3%	11.9%
\$35,000 to \$49,999	17.0%	15.7%	20.2%	15.30%	17.50%	12.30%	8.6%	9.5%	4.5%
Less than 20 percent	4.0%	5.4%	0.6%	5.30%	8.10%	1.30%	2.2%	2.7%	0.0%
20 to 29 percent	7.6%	6.1%	11.3%	2.90%	0.90%	5.80%	4.0%	3.9%	4.5%
30 percent or more	5.4%	4.2%	8.4%	7.10%	8.50%	5.20%	2.4%	2.9%	0.0%
\$50,000 to \$74,999	22.9%	24.0%	20.2%	18.50%	22.40%	12.90%	23.1%	24.9%	14.9%
Less than 20 percent	13.7%	14.3%	12.1%	15.10%	16.60%	12.90%	16.4%	16.7%	14.9%
20 to 29 percent	6.8%	6.4%	8.1%	1.90%	3.10%	0.00%	4.4%	5.3%	0.0%
30 percent or more	2.4%	3.3%	0.0%	1.60%	2.70%	0.00%	2.3%	2.8%	0.0%
\$75,000 or more	21.0%	28.1%	3.2%	26.50%	39.90%	7.10%	34.9%	41.0%	6.9%
Less than 20 percent	17.1%	22.9%	2.6%	23.50%	35.90%	5.80%	32.3%	37.8%	6.9%
20 to 29 percent	3.1%	4.2%	0.6%	2.90%	4.00%	1.30%	1.2%	1.5%	0.0%
30 percent or more	0.7%	1.0%	0.0%	0.00%	0.00%	0.00%	1.4%	1.7%	0.0%
Zero or negative income	1.1%	0.0%	3.8%	3.40%	0.00%	8.40%	0.0%	0.0%	0.0%

Subject	Waverly village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS			
Less than \$20,000	21.3%	11.7%	33.2%
Less than 20 percent	1.4%	1.5%	1.3%
20 to 29 percent	5.4%	3.2%	8.2%
30 percent or more	14.5%	7.0%	23.7%
\$20,000 to \$34,999	22.6%	11.4%	36.4%
Less than 20 percent	2.6%	2.7%	2.6%
20 to 29 percent	6.8%	4.2%	9.9%
30 percent or more	13.2%	4.5%	23.9%
\$35,000 to \$49,999	7.6%	10.0%	4.6%
Less than 20 percent	3.6%	5.8%	0.8%
20 to 29 percent	3.6%	3.5%	3.7%
30 percent or more	0.4%	0.7%	0.0%
\$50,000 to \$74,999	24.0%	29.1%	17.7%
Less than 20 percent	17.5%	19.6%	15.0%
20 to 29 percent	4.9%	7.3%	2.0%
30 percent or more	1.6%	2.3%	0.7%
\$75,000 or more	20.9%	37.2%	1.1%
Less than 20 percent	18.7%	33.1%	1.1%
20 to 29 percent	1.7%	3.2%	0.0%
30 percent or more	0.5%	0.9%	0.0%
Zero or negative income	0.7%	0.7%	0.7%

Mortgage Status.

A comparison of the estimated total 8,746 owner-occupied housing units with a mortgage and the 6,839 owner-occupied housing units without a mortgage within Tioga County suggests⁵³ –

- Among owner-occupied housing units with a mortgage, the value of the largest proportion of housing units (61%) is estimated at \$100,000 - \$299,999, with the majority of units (88.4%) valued at between \$50,000 and \$299,999. In the non-mortgage category, a far larger proportion of units had an estimated median value of <\$50,000 or 22.5%, than in the mortgage group at 6.3%. The median value of homes in the mortgage category at \$128,800, is estimated to be higher than the no mortgage category, at \$94,400.
- Most homeowners with mortgages (84.9%) have a single mortgage with no second mortgage or home equity loan.
- The annual median household income (AMHI) of homeowners with a mortgage is higher at about \$78,396 than the overall median income in Tioga County (\$57,571). In the no-mortgage category, median household income is lower at \$49,723 than the county overall AMHI, estimated at about \$57,000. The AMHI among owner-occupied units without a mortgage is less than 2/3 or 63.4% of the AMHI of owners with mortgages.
- The largest proportion of owner-occupied housing units with a mortgage (40.4%) have estimated monthly costs of between \$1,000 and \$1,499. Some 85.9% have estimated monthly costs in the range of \$600 to \$1,400 per month. This compares with lower housing costs associated with owner-occupied housing units without mortgages, where 90.3% of housing units have monthly costs of between \$200 and \$1,000 per month.
- Housing units with no mortgage appear to be more affordable than those with mortgages, attracting more occupants with lower median household incomes than those with mortgages. Median monthly housing costs among owner-occupied housing units with a mortgage is estimated at about \$1,200 per month as compared with \$491 per month among owners without mortgages, just 40.8% of housing costs among owners with mortgages.

Subject	Owner-occupied housing units WITH a mortgage	Subject	Owner-occupied housing units WITHOUT a mortgage
	Estimate		Estimate
Owner-occupied housing units with a mortgage	8,746	Owner-occupied housing units without a mortgage	6,839
VALUE		VALUE	
Less than \$50,000	6.30%	Less than \$50,000	22.50%
\$50,000 to \$99,999	27.30%	\$50,000 to \$99,999	32.20%
\$100,000 to \$299,999	61.10%	\$100,000 to \$199,999	32.50%
\$300,000 to \$499,999	4.30%	\$200,000 to \$299,999	8.30%
\$500,000 to \$749,999	0.40%	\$300,000 to \$499,999	3.50%
\$750,000 to \$999,999	0.10%	\$500,000 to \$749,999	0.40%
\$1,000,000 or more	0.40%	\$750,000 to \$999,999	0.40%
		\$1,000,000 or more	0.30%

⁵³ American Community Survey, 5-Year Estimates, 2011-2015. S2506 FINANCIAL CHARACTERISTICS FOR HOUSING UNITS WITH A MORTGAGE & S2507 FINANCIAL CHARACTERISTICS FOR HOUSING UNITS WITHOUT A MORTGAGE.

Subject	Owner-occupied housing units WITH a mortgage	Subject	Owner-occupied housing units WITHOUT a mortgage
	Estimate		Estimate
Median (dollars)	\$ 128,800	Median (dollars)	\$ 94,400
MORTGAGE STATUS			
With either a second mortgage, or home equity loan, but not both	14.70%		
Second mortgage only	2.30%		
Home equity loan only	12.40%		
Both second mortgage and home equity loan	0.40%		
No second mortgage and no home equity loan	84.90%		
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)		HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)	
Less than \$10,000	1.10%	Less than \$10,000	4.30%
\$10,000 to \$24,999	6.90%	\$10,000 to \$24,999	21.50%
\$25,000 to \$34,999	5.80%	\$25,000 to \$34,999	10.30%
\$35,000 to \$49,999	9.50%	\$35,000 to \$49,999	14.20%
\$50,000 to \$74,999	24.20%	\$50,000 to \$74,999	21.20%
\$75,000 to \$99,999	16.50%	\$75,000 to \$99,999	9.30%
\$100,000 to \$149,999	23.50%	\$100,000 to \$149,999	11.90%
\$150,000 or more	12.50%	\$150,000 or more	7.30%
Median household income (dollars)	\$ 78,396	Median household income (dollars)	\$ 49,723
RATIO OF VALUE TO HOUSEHOLD INCOME IN THE PAST 12 MONTHS		RATIO OF VALUE TO HOUSEHOLD INCOME IN THE PAST 12 MONTHS	
Less than 2.0	66.50%	Less than 2.0	58.40%
2.0 to 2.9	16.70%	2.0 to 2.9	14.10%
3.0 to 3.9	6.80%	3.0 to 3.9	8.90%
4.0 or more	10.00%	4.0 or more	17.60%
Not computed	0.00%	Not computed	1.00%
MONTHLY HOUSING COSTS		MONTHLY HOUSING COSTS	
Less than \$200	0.00%	Less than \$200	3.80%
\$200 to \$399	0.50%	\$200 to \$399	27.40%
\$400 to \$599	3.90%	\$400 to \$599	37.50%
\$600 to \$799	11.30%	\$600 to \$999	25.40%
\$800 to \$999	14.70%	\$1,000 to \$1,299	4.10%
\$1,000 to \$1,499	40.40%	\$1,300 to \$1,499	1.10%
\$1,500 to \$1,999	19.50%	\$1,500 or more	0.60%

Subject	Owner-occupied housing units WITH a mortgage	Subject	Owner-occupied housing units WITHOUT a mortgage
	Estimate		Estimate
\$2,000 to \$2,499	3.70%	Median (dollars)	\$ 491
\$2,500 to \$2,999	3.60%		
\$3,000 or more	2.20%		
Median (dollars)	\$ 1,203		

Mortgage payments do not appear to be a primary driver of financial stress due to housing expenses. Low income appears to be a primary cause. The total number of owners experiencing stress due to housing costs (defined as housing cost $\geq 30\%$ of total annual household income) is similar among owners with mortgages and without mortgages, estimated at 12-15% and primarily among those with incomes less than \$35,000 per year. Detail shows, among owners without mortgages, the rate of stress is higher among those with incomes less than \$20,000 (11.2% without a mortgage vs. 4.7% with a mortgage), but among owners with mortgages, the greatest proportion of owners with a large housing burden occurs among those with incomes between \$20,000 and \$34,999 (8.1% with a mortgage vs. 3.7% without a mortgage).

Tioga County, New York

Tioga County, New York

Subject	Owner-occupied housing units with a mortgage	Subject	Owner-occupied housing units without a mortgage
	Estimate		Estimate
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS		MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	
Less than \$20,000	4.70%	Less than \$20,000	17.90%
Less than 20 percent	0.00%	Less than 20 percent	2.30%
20 to 29 percent	0.00%	20 to 29 percent	4.40%
30 percent or more	4.70%	30 percent or more	11.20%
\$20,000 to \$34,999	9.10%	\$20,000 to \$34,999	17.20%
Less than 20 percent	0.20%	Less than 20 percent	8.60%
20 to 29 percent	0.80%	20 to 29 percent	4.80%
30 percent or more	8.10%	30 percent or more	3.70%
\$35,000 to \$49,999	9.50%	\$35,000 to \$49,999	14.20%
Less than 20 percent	1.40%	Less than 20 percent	10.70%
20 to 29 percent	3.00%	20 to 29 percent	3.30%
30 percent or more	5.10%	30 percent or more	0.20%

Tioga County, New York

Tioga County, New York

Subject	Owner-occupied housing units with a mortgage	Subject	Owner-occupied housing units without a mortgage
	Estimate		Estimate
	\$50,000 to \$74,999		24.20%
Less than 20 percent	10.50%	Less than 20 percent	19.70%
20 to 29 percent	9.20%	20 to 29 percent	1.40%
30 percent or more	4.50%	30 percent or more	0.20%
\$75,000 or more	52.50%	\$75,000 or more	28.50%
Less than 20 percent	41.10%	Less than 20 percent	28.20%
20 to 29 percent	8.50%	20 to 29 percent	0.20%
30 percent or more	2.90%	30 percent or more	0.00%
Zero or negative income	0.00%	Zero or negative income	1.00%

The proportion of owner-occupied housing units’ real estate taxes – whether with or without a mortgage – is greatest in the \$1500+ category. For owner-occupied housing units with a mortgage, the median real estate tax is estimated at just over \$3,000. For owner-occupied housing units without an associated mortgage, median real estate taxes are estimated at 78.7% of that total, or about \$2,400. This comparison does not include the expense of flood insurance, which in the village of Owego, where 2011 flooding was most severe and damaged some 85% of the village, adds thousands of dollars in insurance expense for owner-occupied units, and discourages housing sales in the flood plain.

Tioga County, New York

Tioga County, New York

Subject	Owner-occupied housing units with a mortgage	Subject	Owner-occupied housing units without a mortgage
	Estimate		Estimate
REAL ESTATE TAXES		REAL ESTATE TAXES	
Less than \$800	2.70%	Less than \$800	10.40%
\$800 to \$1,499	13.20%	\$800 to \$1,499	17.40%
\$1,500 or more	81.30%	\$1,500 or more	60.20%
No real estate taxes paid	2.90%	No real estate taxes paid	12.00%
Median (dollars)	\$ 3,046	Median (dollars)	\$ 2,398

At the municipal level, a comparison of real estate tax expense among mortgage holders estimates the variance among localities. Highlights indicate those localities with estimated median expense that is higher than the county median.

Subject	Apalachin CDP, New York	Barton town, Tioga County, New York	Berkshire town, Tioga County, New York	Candor town, Tioga County, New York	Newark Valley town, Tioga County, New York	Newark Valley village, New York	Nichols town, Tioga County, New York
Owner-occupied housing units with a mortgage	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
REAL ESTATE TAXES							
Less than \$800	0.0%	3.1%	2.2%	0.5%	5.3%	3.3%	4.8%
\$800 to \$1,499	8.0%	21.5%	27.2%	12.4%	15.4%	9.1%	19.5%
\$1,500 or more	75.3%	72.8%	69.3%	81.1%	77.1%	85.6%	69.8%
No real estate taxes paid	16.7%	2.6%	1.3%	5.9%	2.2%	1.9%	6.0%
Median (dollars)	\$ 3,340	\$ 2,487	\$ 2,588	\$ 2,983	\$ 2,599	\$ 3,167	\$ 2,327

Subject	Nichols village, New York	Owego town, Tioga County, New York	Owego village, New York	Richford town, Tioga County, New York	Spencer town, Tioga County, New York	Spencer village, New York	Tioga town, Tioga County, New York	Waverly village, New York
Owner-occupied housing units with a mortgage	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
REAL ESTATE TAXES								
Less than \$800	2.2%	1.2%	1.5%	3.6%	2.5%	1.8%	5.8%	1.6%
\$800 to \$1,499	18.7%	6.8%	6.9%	11.4%	17.8%	8.0%	16.4%	20.2%
\$1,500 or more	76.9%	90.1%	91.7%	83.2%	78.2%	87.6%	72.8%	78.2%
No real estate taxes paid	2.2%	1.9%	0.0%	1.8%	1.4%	2.7%	5.0%	0.0%
Median (dollars)	\$ 2,163	\$ 3,782	\$ 3,961	\$ 3,226	\$ 2,456	\$ 3,182	\$ 2,656	\$ 2,625

Selected Physical Housing Characteristics.

Some 81.2% of housing structures located in Tioga County include one to four housing units. The majority (70.6% or 15,657) of housing structures in Tioga County include only one unit, and an additional 10.6% (2,335) include 2 to 4 units. Some 15% of housing structures in the county are mobile homes (15.0% or 3,335), double the number of housing structures with 3 – 20+ units in the county.⁵⁴

Subject	Tioga County, New York	
	Estimate	Percent
UNITS IN STRUCTURE		
Total housing units	22,183	
1 unit	15,657	70.6%
2 units	1,524	6.9%
3 or 4 units	811	3.7%
5 to 9 units	264	1.2%
10 to 19 units	207	0.9%
20 or more units	370	1.7%
Mobile home	3,335	15.0%
Boat, RV, van, etc.	15	0.1%

[Town, Subdivision, Place run and to be added]

⁵⁴ American Community Survey 5-Year Estimates, 2011-2015. S2304 PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS.

Tioga County’s housing stock is aging. Only an estimated 7 housing units were constructed in 2014 or later, and more than half of housing units were built during the 1960s or earlier. It is also estimated that more than a third were constructed before 1949. The problem was exacerbated by the flooding of 2011, which devastated the region and as cited earlier, severely affected the village of Owego.⁵⁵

Subject	Tioga County, New York		Aggregates	Estimate	Percent
	Estimate	Percent			
YEAR STRUCTURE BUILT					
Total housing units	22,183	22,183			
Built 2014 or later (age <= 3 years)	7	0.00%	Built 2000 - 2014	1715	7.70%
Built 2010 to 2013 (4-7 years)	204	0.90%			
Built 2000 to 2009 (8-17 years)	1,504	6.80%			
Built 1990 to 1999 (18-27 years)	2,229	10.00%	Built 1980-1999	4,922	22.10%
Built 1980 to 1989 (28-37 years)	2,693	12.10%			
Built 1970 to 1979 (38-47 years)	3,329	15.00%	Built 1970-1979	3,329	15.0%
Built 1960 to 1969 (48-57 years)	2,435	11.00%			
Built 1950 to 1959(58-67 years)	2,035	9.20%	Built 1950-1969	4,470	20.20%
Built 1940 to 1949 (68-77 years)	740	3.30%			
Built 1939 or earlier (>=78 years)	7,007	31.60%	Built 1949 or earlier	7,747	34.90%
			Built 1969 or earlier	12,217	55.10%

⁵⁵ American Community Survey 5-Year Estimates, 2011-2015. S2304 PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS.

At the municipal level, estimates show that aging housing stock exists throughout the county and is not concentrated in any one location. The proportion of homes constructed after the year 2000 is significantly lower than the proportion constructed before. The village of Nichols is estimated to have the oldest housing stock in the county with 79.8% of all units and 91.0% of owner-occupied housing units were built before 1939.⁵⁶

Subject	Apalachin CDP, New York			Barton town, Tioga County, New York			Berkshire town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT									
2014 or later	0.0%	0.0%	0.0%	0.2%	0.3%	0.0%	0.0%	0.0%	0.0%
2010 to 2013	0.0%	0.0%	0.0%	1.2%	1.3%	1.0%	0.6%	0.7%	0.0%
2000 to 2009	1.6%	2.5%	0.0%	8.8%	8.2%	10.0%	6.8%	7.7%	0.0%
1980 to 1999	8.9%	14.2%	0.0%	20.6%	20.4%	20.8%	30.1%	27.5%	51.9%
1960 to 1979	34.0%	22.8%	52.9%	14.7%	15.4%	13.3%	19.9%	21.4%	7.4%
1940 to 1959	18.3%	21.9%	12.0%	12.7%	11.1%	15.9%	4.0%	3.4%	9.3%
1939 or earlier	37.3%	38.6%	35.1%	41.8%	43.2%	39.0%	38.6%	39.4%	31.5%

Subject	Candor town, Tioga County, New York			Candor village, New York			Newark Valley town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT									
2014 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2010 to 2013	1.3%	1.6%	0.0%	0.4%	0.5%	0.0%	0.0%	0.0%	0.0%
2000 to 2009	2.3%	2.8%	0.0%	1.6%	2.0%	0.0%	4.2%	5.2%	0.0%
1980 to 1999	36.7%	39.8%	21.4%	8.5%	6.5%	15.5%	19.6%	21.4%	11.9%
1960 to 1979	23.8%	24.7%	19.3%	11.6%	12.5%	8.6%	35.1%	35.2%	34.6%
1940 to 1959	5.2%	5.4%	4.0%	8.1%	10.5%	0.0%	9.0%	10.1%	4.1%
1939 or earlier	30.7%	25.7%	55.3%	69.8%	68.0%	75.9%	32.2%	28.2%	49.5%

⁵⁶ Idem.

Subject	Newark Valley village, New York			Nichols town, Tioga County, New York			Nichols village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT									
2014 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2010 to 2013	0.0%	0.0%	0.0%	1.6%	1.9%	0.0%	0.0%	0.0%	0.0%
2000 to 2009	1.1%	1.6%	0.0%	6.8%	6.6%	7.6%	0.0%	0.0%	0.0%
1980 to 1999	3.4%	2.8%	4.8%	23.3%	20.4%	34.3%	6.4%	2.6%	16.1%
1960 to 1979	25.2%	19.3%	40.3%	17.4%	19.2%	10.5%	4.6%	2.6%	9.7%
1940 to 1959	11.2%	11.8%	9.7%	14.1%	13.4%	17.1%	9.2%	3.8%	22.6%
1939 or earlier	59.1%	64.5%	45.2%	36.8%	38.4%	30.5%	79.8%	91.0%	51.6%

Subject	Owego town, Tioga County, New York			Owego village, New York			Richford town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT									
2014 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2010 to 2013	0.4%	0.5%	0.0%	0.0%	0.0%	0.0%	2.2%	2.6%	0.0%
2000 to 2009	6.1%	5.2%	9.8%	9.6%	2.2%	19.4%	7.0%	8.1%	0.0%
1980 to 1999	15.1%	17.6%	4.7%	4.7%	7.3%	1.4%	29.4%	28.5%	34.9%
1960 to 1979	35.7%	37.8%	26.8%	12.3%	13.9%	10.1%	23.5%	24.3%	19.0%
1939 or earlier	25.4%	20.7%	45.5%	64.7%	69.8%	58.0%	31.4%	30.0%	39.7%

Subject	Spencer town, Tioga County, New York			Spencer village, New York			Tioga town, Tioga County, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT									
2014 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2010 to 2013	1.7%	2.3%	0.0%	0.0%	0.0%	0.0%	1.0%	1.3%	0.0%
2000 to 2009	7.8%	6.4%	11.6%	0.8%	1.3%	0.0%	11.6%	14.1%	0.0%
1980 to 1999	30.9%	35.7%	19.1%	10.1%	5.4%	16.8%	29.1%	30.4%	23.6%
1960 to 1979	15.3%	15.7%	14.5%	13.5%	9.4%	19.4%	27.6%	27.0%	30.0%
1940 to 1959	12.0%	11.9%	12.1%	19.3%	23.3%	13.5%	12.0%	10.9%	17.0%
1939 or earlier	32.3%	28.1%	42.8%	56.3%	60.5%	50.3%	18.7%	16.3%	29.4%

Subject	Waverly village, New York		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
YEAR STRUCTURE BUILT			
2014 or later	0.0%	0.0%	0.0%
2010 to 2013	1.4%	1.3%	1.4%
2000 to 2009	3.9%	1.7%	6.7%
1980 to 1999	9.9%	3.0%	18.4%
1960 to 1979	9.0%	4.9%	14.0%
1940 to 1959	15.0%	9.3%	22.0%
1939 or earlier	60.8%	79.8%	37.5%

Within Tioga County more than 80% of householders living in occupied housing units moved in in the year 2000 or earlier. Estimates reinforce the observation that in-migration is declining in the county.⁵⁷

YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	19,872	19,872
Moved in 2015 or later	96	0.50%
Moved in 2010 to 2014	3,547	17.80%
Moved in 2000 to 2009	6,599	33.20%
Moved in 1990 to 1999	3,991	20.10%
Moved in 1980 to 1989	2,536	12.80%
Moved in 1979 and earlier	3,103	15.60%

81.70%

At the municipal level, data are only reported for county subdivisions, or towns. Data for villages and census-defined places have not been published. With the exception of Barton and Spencer (where 75.6% and 72% of residents moved into their homes in the year 2000 or before), an estimated 80% or more of residents moved into their homes during or before the year 2000.

Subject	Barton town, Tioga County, New York		Berkshire town, Tioga County, New York		Candor town, Tioga County, New York		Newark Valley town, Tioga County, New York		Nichols town, Tioga County, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
YEAR HOUSEHOLDER MOVED INTO UNIT										
Occupied housing units	3,561	3,561	498	498	1,915	1,915	1,552	1,552	1,032	1,032
Moved in 2015 or later	25	0.7%	9	1.8%	0	0.0%	0	0.0%	0	0.0%
Moved in 2010 to 2014	846	23.8%	82	16.5%	246	12.8%	191	12.3%	185	17.9%
Moved in 2000 to 2009	1,345	37.8%	136	27.3%	666	34.8%	651	41.9%	375	36.3%
Moved in 1990 to 1999	583	16.4%	102	20.5%	444	23.2%	319	20.6%	135	13.1%
Moved in 1980 to 1989	285	8.0%	70	14.1%	369	19.3%	182	11.7%	140	13.6%
Moved in 1979 and earlier	477	13.4%	99	19.9%	190	9.9%	209	13.5%	197	19.1%
		75.6%		81.8%		87.2%		87.7%		82.1%

⁵⁷ American Community Survey 5-Year Estimates, 2011-2015. S2304 PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS.

Subject	Owego town, Tioga County, New York		Richford town, Tioga County, New York		Spencer town, Tioga County, New York		Tioga town, Tioga County, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
YEAR HOUSEHOLDER MOVED INTO UNIT								
Occupied housing units	7,556	7,556	446	446	1,212	1,212	2,100	2,100
Moved in 2015 or later	57	0.8%	0	0.0%	5	0.4%	0	0.0%
Moved in 2010 to 2014	1,275	16.9%	50	11.2%	329	27.1%	343	16.3%
Moved in 2000 to 2009	2,323	30.7%	126	28.3%	327	27.0%	650	31.0%
Moved in 1990 to 1999	1,601	21.2%	97	21.7%	264	21.8%	446	21.2%
Moved in 1980 to 1989	865	11.4%	91	20.4%	182	15.0%	352	16.8%
Moved in 1979 and earlier	1,435	19.0%	82	18.4%	105	8.7%	309	14.7%
		82.3%		88.8%		72.5%		83.7%

Additional Physical Housing Detail.

A summary of the room count within Tioga County housing units indicates a median room count of 6.2.

Subject	Tioga County, New York	
	Estimate	Percent
ROOMS		
Total housing units	22,183	
1 room	266	1.2%
2 rooms	254	1.1%
3 rooms	1,226	5.5%
4 rooms	2,767	12.5%
5 rooms	3,479	15.7%
6 rooms	4,330	19.5%
7 rooms	3,608	16.3%
8 rooms	2,620	11.8%
9 rooms or more	3,633	16.4%
Median rooms	6.2	(X)
BEDROOMS		
Total housing units	22,183	
No bedroom	300	1.4%
1 bedroom	1,418	6.4%
2 bedrooms	4,998	22.5%
3 bedrooms	10,345	46.6%

Subject	Tioga County, New York	
	Estimate	Percent
ROOMS		
4 bedrooms	3,969	17.9%
5 or more bedrooms	1,153	5.2%

Other characteristics of Tioga County housing units include heating fuel source and availability of basic living needs. Estimates suggest that nearly 200 units lack complete kitchen and plumbing facilities, and some 350 do not have access to telephone service.

Subject	Tioga County, New York	
	Estimate	Percent
HOUSE HEATING FUEL		
Occupied housing units	19,872	19,872
Utility gas	5,990	30.1%
Bottled, tank, or LP gas	2,460	12.4%
Electricity	2,105	10.6%
Fuel oil, kerosene, etc.	6,092	30.7%
Coal or coke	848	4.3%
Wood	2,054	10.3%
Solar energy	0	0.0%
Other fuel	269	1.4%
No fuel used	54	0.3%
SELECTED CHARACTERISTICS		
Occupied housing units	19,872	19,872
Lacking complete plumbing facilities	68	0.3%
Lacking complete kitchen facilities	119	0.6%
No telephone service available	346	1.7%

Addendum 1

**Housing Choice Voucher Active and Moved Participants
VOUCHER PROGRAM FAMILY INFORMATION
Tioga County, New York**

Tenant Statistical Report, October 26, 2017

Source: Tioga Opportunities, Inc.

Number of Households – Section 8	235
Total Dependents	140

Race/Ethnicity	Total	Percent
White	356	89.90%
Black	22	5.56%
Asian	7	1.77%
American Indian/Native Alaskan	4	1.01%
Paciica Islander	0	0.00%
Hispanic	7	1.77%
TOTAL PERSONS	396	100.0%

ELDERLY HEAD OF HOUSEHOLD OR SPOUSE

	0 Bedroom	1 Bedroom	2 Bedrooms	3+ Bedrooms	Totals	Percent HHs
All Elderly:	0	74	24	2	100	42.6%
Disabled or handicapped	0	44	16	2	62	62.0%
	0					
HOH Male:	0	24	2	0	26	26.0%
HOH Female:	0	50	22	0	72	72.0%
Single Parent:	0	0	2	1	3	3.0%
Public Assistance:	0	49	17	2	68	68.0%
FSS (Family Self-Sufficiency Program):	0	0	0	0	0	0
FUP (Family Unification Program):	0	0	0	0	0	0
Homeownership Voucher Program:	0	0	0	0	0	0
VASH (Veterans Affairs Supportive Housing):	0	0	0	0	0	0

of all HHs
of elderly HHs

of elderly HHs

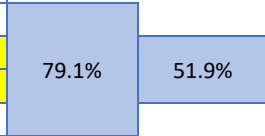
NON-ELDERLY HEAD OF HOUSEHOLD, CO-HOH OR SPOUSE

	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Totals	Percent
All Non-Elderly:	1	54	42	33	4	1	135	57.45%
Disabled or handicapped	1	52	27	14	0	1	95	70.37%
HOH Male:	1	18	11	5	2	0	37	27.41%
HOH Female:	0	36	31	28	2	1	98	72.59%
Single Parent:	0	1	16	9	1	0	27	20.00%
Public Assistance:	0	42	34	28	4	1	109	80.74%
FSS (Family Self-Sufficiency Program):	0	0	0	0	0	0	0	0
FUP (Family Unification Program):	0	0	0	0	0	0	0	0
Homeownership Voucher Program:	0	0	0	0	0	0	0	0
VASH (Veterans Affairs Supportive Housing):	0	0	0	0	0	0	0	0

HOH GENDER	Number	% Total
Total HOH Males	63	26.81%
Total HOH Females	172	73.19%

AVERAGE INCOME PER UNIT SIZE	Average Annual Income
0 Bedrooms	\$ 21,122
1 Bedroom	\$ 13,241
2 Bedrooms	\$ 14,750
3 Bedrooms	\$ 19,846
4 Bedrooms	\$ 18,782
5+ Bedrooms	\$ 24,318

AVERAGE HOH AGE	Number	Percent
<18	0	0.0%
18 - 29	11	4.7%
30 - 39	23	9.8%
40 - 49	36	15.3%
50 - 59	58	24.7%
60 - 69	64	27.2%
70 - 79	28	11.9%
80+	15	6.4%
Total	235	100.0%



AVERAGE FAMILY INCOME	Number	Percent
0 - 4,999	0	0.0%
5,000 - 9,999	16	6.8%
10,000 - 14,999	144	61.3%
15,000 - 19,999	39	16.6%
20,000 - 24,999	22	9.4%
25,000+	14	6.0%
Total	235	100.0%

Appendix B. Municipal Land Use Regulations

MUNICIPALITY	COMPREHENSIVE PLAN	AG & FARMLAND PROTECTION PLAN	ZONING	SITE PLAN REVIEW	SUBDIVISION LAW	JUNK / JUNKYARD	PROPERTY MAINTENANCE	SIGN LAW	NOISE CONTROL LAW	LIGHT CONTROL LAW	HISTORIC PRESERVATION	FLOOD DAMAGE PROTECTION LAW	TELECOMMUN. LAW	DRIVEWAY PERMIT
Town of Barton	X			X	X	X			X			X	X	X
Village of Waverly	X		X	X				X				X	X	X
Town of Berkshire	X			X	X	X						X	X	
Town of Candor	X		X	X	X	X		X	X	P		X	X	X
Village of Candor												X		
Town of Newark Valley	P			X	X	X			X			X	X	X
Village of Newark Valley	X			X	X	X	X	X	X			X		
Town of Nichols	X	X	X	P		X	P	X	X			X		X
Village of Nichols	X			X								X		
Town of Owego	X		X	X	X	X		X	X	X		X	X	X
Village of Owego	X		X	X	X	X	X	X	X		X	X	X	
Town of Richford	X			X	X	X						X	X	X
Town of Spencer	X			X	X	X						X	X	X
Village of Spencer	X			X								X		
Town of Tioga	X			X	X	X						X	X	X
Tioga County	N/A	X	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	X

KEY: X= exists X= exists in some form that is either not official or non-traditional Blank = does not exist P=Pending
 Source: Tioga County Department of Economic Development and Planning. December 2017.

Appendix C. Employer Workforce Survey

The Employer Workforce Survey was co-developed by the consulting team, together with the Tioga County Industrial Development Agency and Tioga County Department of Economic Development and Planning teams, and implemented during the early fall of 2017.

- Surveys were distributed to a total of 35 of the county's largest employers, including manufacturers, education providers, health and human services providers and others. 71% or 25 responded; 10 did not.
- Employers are largely based in Tioga County, and generally draw their workforces from the county, with many smaller firms drawing from small local radii. Those that are larger draw additional workers from neighboring localities that include Vestal, Endicott, Sayre-Athens and Western Chemung County.
- Exceptions are very large regional institutions in health and education services. These are Cornell University and Ithaca College based at Ithaca NY and Guthrie Health based at Sayre PA with regional offices in 31 locations including three in Tioga County. Each draws employees from the office's neighboring locality in Tioga County.

The survey form requested total full-time and part-time employees by gender, age cohort and home zip code origin, as well as totals for job class, job category and hourly rate ranges. Among those employers responding, data reflected characteristics for just over 20,600 employees – 89% FT and 11% PT. PT employees are more likely to be female than male (40% M v. 60% F); among FT employees the gender breakout is more equally distributed (57% M v. 43% F) - likely because of the high proportion of education and health services employees.

Not all worksites provided age demographics. For those that did, results reflect a total of employed persons. Among the 22 worksites reporting age demographics, the largest 13 currently employ more persons aged in their 45+ than in aged 25-44 cohort, who would presumably be the next employee generation. Filling that age gap will require creating attractive communities where the younger demographic will want to live.

An estimated 1,400 workers in the sample live in Tioga County and leave to work at large regional employers outside of the county – Cornell University, Guthrie Health and Ithaca College. Totals in age cohorts have been estimated based on the percentage of total employees reported in each category. The remainder of workers in the sample live and work locally. Additionally, the location of these regional employers inflates the employee counts for Ithaca and Sayre, where they are headquartered and significant numbers of workers in the sample consequently reside.

Within the sample, employee origin data was submitted for some 12,700 full-time and 1,300 part-time employees. Some employers submitted complete reports and other appear to have submitted data for only zip codes hard copied into the survey form. A comparison of companies employing Tioga County and other area residents suggests that most employees live within close or reasonable proximity.

- Both Cornell University and Ithaca College draw the majority of Tioga County employees from nearby towns accessible by major highway – especially Spencer, Berkshire and Candor. Cornell also employs more Tioga County residents than all other companies in the study.
- Guthrie Health draws the largest number of Tioga County employees from Waverly, the closest NY municipality to its headquarters in Sayre. Guthrie also draws more heavily from residents who live close to its Waverly, Owego and Apalachin regional offices.

- Other Tioga County employers draw the largest proportion of workers from the worksite’s municipal location and adjacent zip codes.
- The greatest concentration of Tioga County employees occurs in localities proximate too larger, stable employers.

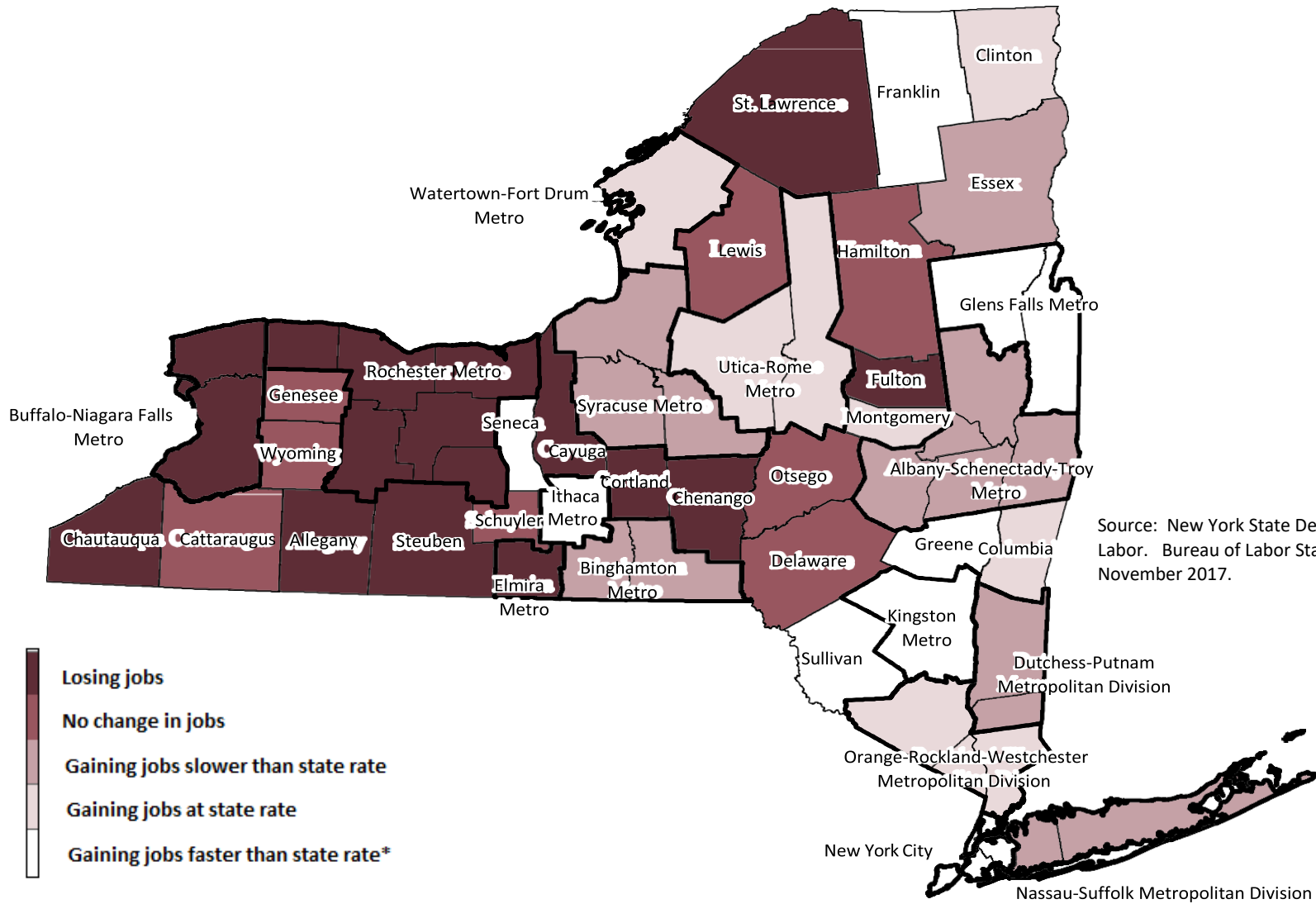
Given the option, it appears from this dataset that employees prefer to reside closer to their workplaces. Travel time to work data in the detailed Situational Analysis (Appendix A) supports this finding.

Employee Origin (Filtered to include only Tioga County and select zip codes included on the survey form. Does not reflect the company's total workforce employee count)

Total Employees by City Origin

Company	Apalachin	Athens	Barton	Berkshire	Candor	Endicott	Endwell	Horseheads	Ithaca	Johnson City	Lockwood	Newark Valley	Nichols	Owego	Richford	Sayre	Spencer	Tioga	Van Etten	Vestal	Waverly	Willseyville	
Best Buy (Nichols Distribution LLC)													290										
Cornell University	6		6	108	186	58		67	4437	6	10	56	3	74	61	5	189			13	24	52	
Crown Cork & Seal USA	9	15	5	2	3	12		2	1	1	2	6	9	5	3	14	4				9	1	
CVS Health	2	28	24		3	3		16			10	4	10	8		57	3	1			60		
Double Aught Lumber, Inc.			8	1	16						2	3	4	21			1	1	1			4	
Elderwood at Waverly	1		9		1	3		8	1		8	1	4	11		52	3				107		
ENSCO Avionics	5		1	1	1	47				8	0	4		8						7	2		
Guthrie Health	23	349	53	4	10	33	13	220	42	13	37	10	29	46	1	793		2		19	351	3	
Ithaca College	2		1	8	41	7		10	678		0	8	1	18	5	2	49			4	3	15	
Leprino Foods Company	9		3			1		6			3		6	2		65					40		
Midwestern Pet Foods Inc.	0	6	2			2					4			3		9					14		
Owego Apalachin School District	110	1	7	2	13	97			3	10	1	11	18	282	2	6	2	2		24	9	1	
Raymond-Hadley Corp.			1		1	3		3	2		3			1		5	14				1	1	
Sanmina Corporation	18		4	4	7						1	20	19	48			4	2			13		
Spencer Van Etten School District	1	3		1	9	1		7	10		14	2	2	6		3	58		37	4	5	1	
Tioga Central School District	3	3	38		6	4		4	1	1	2		19	24		7	1	2		4	15		
Tioga County Government	26		21	6	37	54		0	2	9	3	36	7	171	2	3	17	1		11	17	3	
Tioga Downs Casino	20		35		10	35		14		10	2	8	49	32		51	8	1		13	49		
Tioga Hardwoods Inc.	1		1	11		1			1			11		11	2								
Tioga Opportunities Inc.			4		3	13				1		3	20				3			1			
Tioga State Bank	5		2		6	9			1	2		1	1	12		5	17	1		5	1	2	
Vulcraft of New York	2	25	2		0	1		24	2		6	1	1	2		25	1			1	29		
Waverly Central School District	2	11	3		1						11	0	11	5			1		1		96		

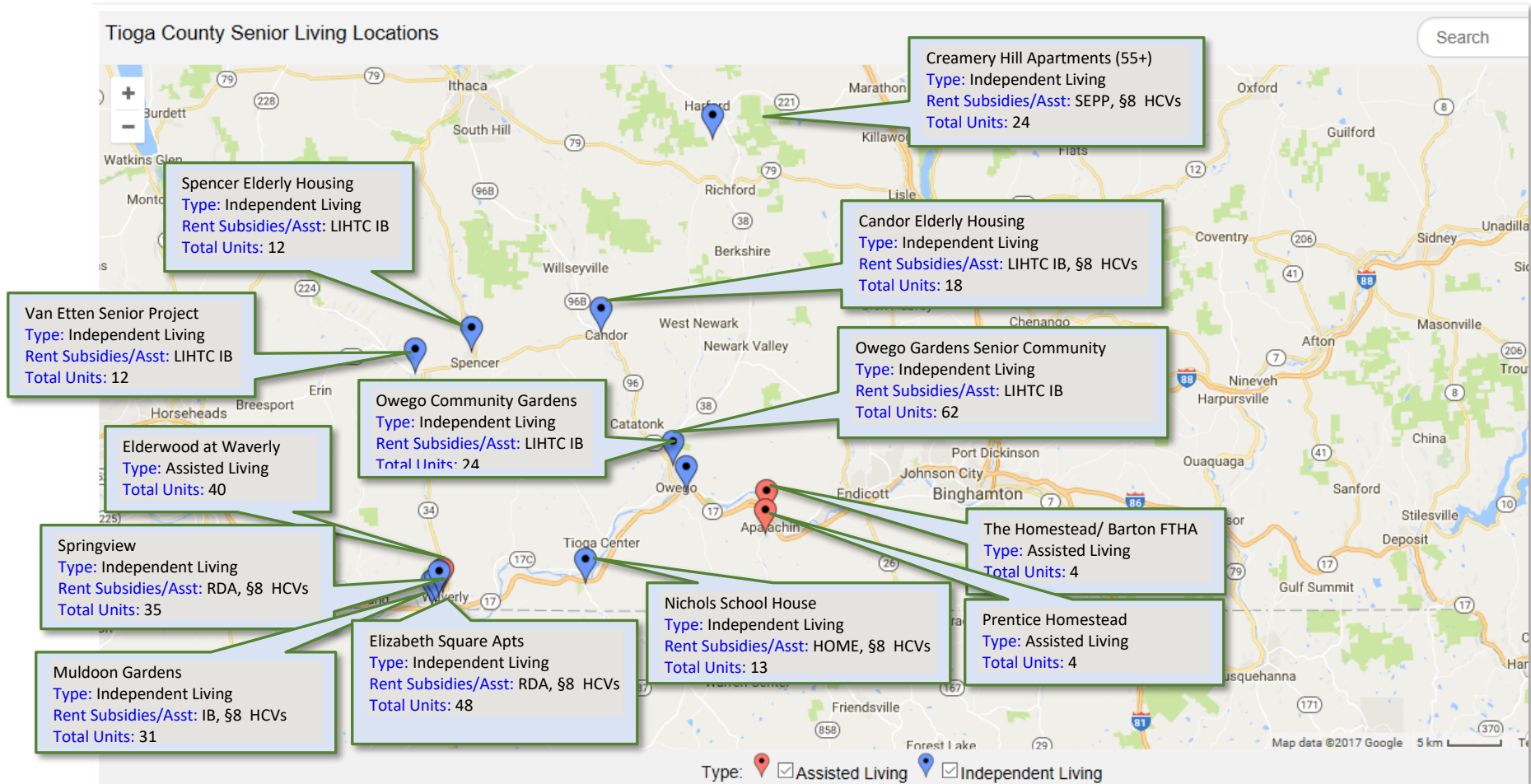
Appendix D. Job Creation in Comparison to Other Areas of New York State



Source: New York State Department of Labor. Bureau of Labor Statistics. November 2017.

Appendix E. Maps.

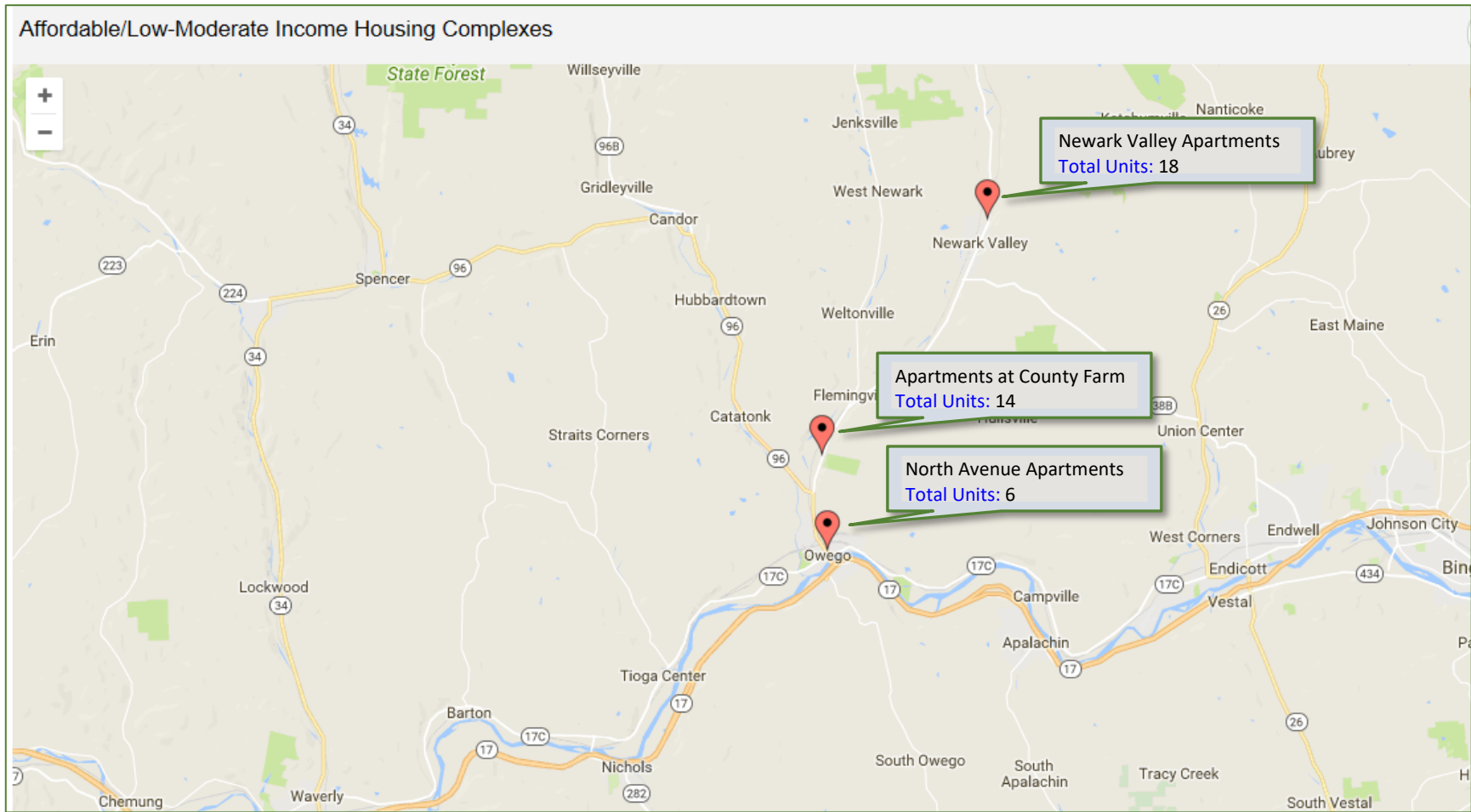
B1. Senior Living Locations.



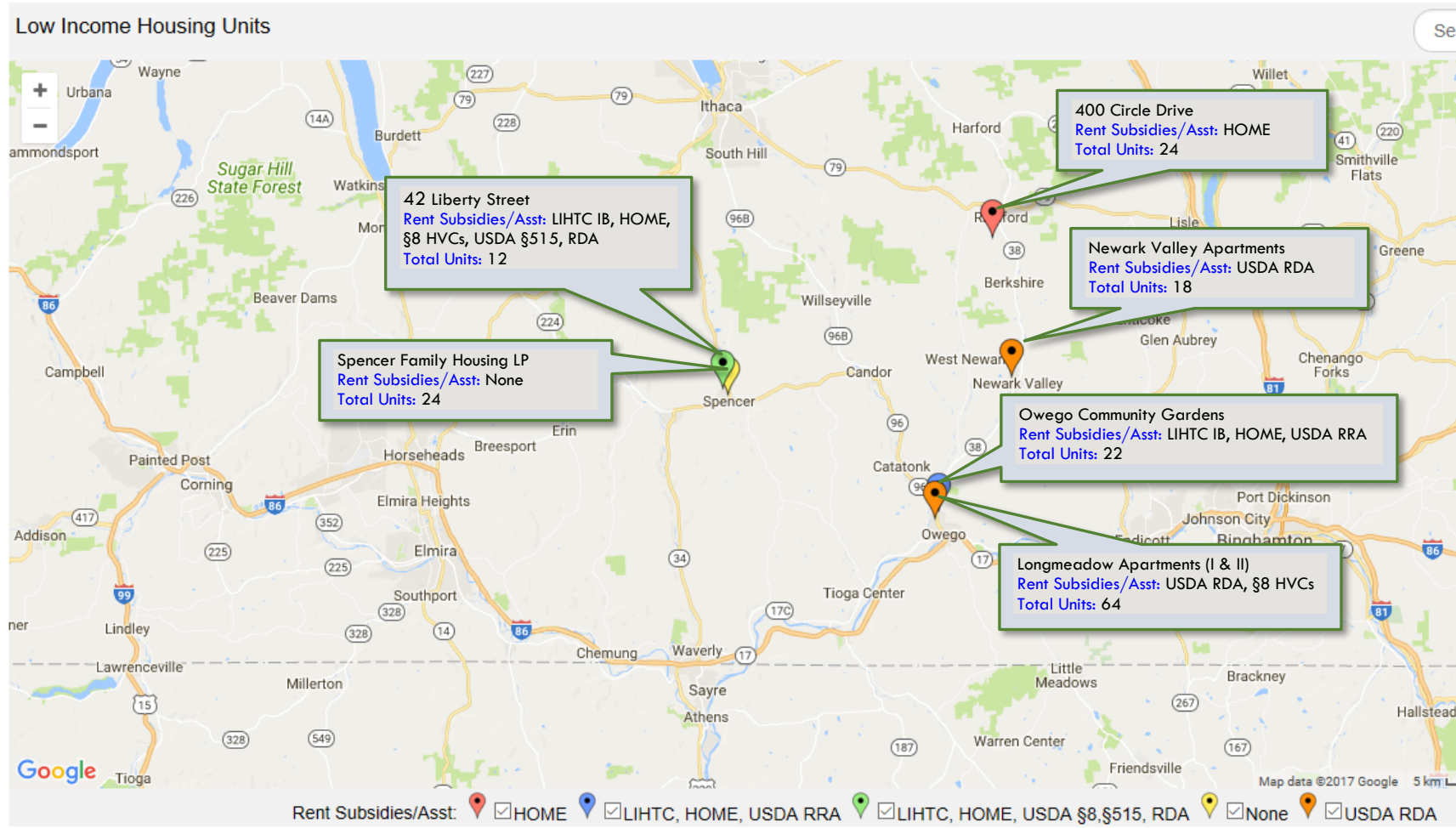
Key – Subsidies and Assistance:

- LIHTC IB** Low-Income Housing Tax Credit – Income Based
- USDA RDA** USDA Rural Development Rental Assistance
- USDA \$8 HCVs** USDA Section 8 Housing Choice Vouchers
- HOME** HOME Rental Assistance Program

B2. Low-Moderate Income Housing Complexes.



B3. Low Income Housing Units



Key – Subsidies and Assistance:

LIHTC IB	Low-Income Housing Tax Credit – Income Based
USDA RDA	USDA Rural Development Rental Assistance
USDA §515	USDA Section 515 Rural Housing Loan
USDA §8 HVCs	USDA Section 8 Housing Choice Vouchers
HOME	HOME Rental Assistance Program

Appendix F. Trends in the National Housing Market.

Single-family Real Estate Market

Record breaking levels of home-ownership, all cash-sales and demand exceeding inventory for single-family housing, including townhouses, are attributed to consumer confidence in the economy, job stability, employment growth and low mortgage interest rates.

The pace of single-family home sales was active in 2017, but leveled or declined in some markets due to the lack of inventory, homeowners increasingly “staying put” rather than moving.⁵⁸ They are investing in upgrades and remodeling of existing properties. In addition, persons 65+ are aging in place and not releasing stock to first-time home buyers.

Sales of new single-family houses in October 2017 were at a seasonally adjusted annual rate of 685,000, according to estimates released jointly by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 6.2 percent (± 18.0 percent)* above the revised September rate of 645,000 and is 18.7 percent (± 23.5 percent) above the October 2016 estimate of 577,000.

The number of homes on the market rose 2.1%, but supply was down 8.4% from a year ago. The median house price increased to an all-time high of \$252,800, a 5.8% jump from one year ago, reflecting this lack of inventory. At the current sales rate, it would take 4.2 months to clear inventory, down from 4.7 months one year ago. The median number of days homes were on the market in May was 27, the shortest time frame since NAR began tracking data in 2011.

The median sales price of new houses sold in October 2017 was \$312,800, with the average sales price at \$400,200. Sales are occurring at all price points, with the highest concentration in the \$200,000 – \$299,000 and \$300,000 – \$399,999 price points. Cash sales also are increasing, particularly among investors growing their rental market portfolios. This is seen in communities with older housing stock at low prices.

The ATTOM Data Solutions Q2 2017 Home Sales Report shows that homeowners who sold in the second quarter realized an average price gain of \$51,000 since purchase — the highest average price gain for home sellers since Q2 2007, when it was \$57,000.

The report also shows that homeowners who sold in the second quarter had owned an average of 8.05 years, up from 7.85 years in the previous quarter and up from 7.59 years in Q2 2016 to the longest average homeownership tenure as far back as data is available, Q1 2000.

First-time home buyers represent the largest consumer group at 34%, with most sales in the \$200,000 - \$300,000 range. Most are 36 years or younger (Millennials/Gen Y'ers). Forty-five percent of buyers 36 years and younger have student loan debt with a median balance of \$25,000. While only 27% of buyers ages 37 to 51 have student loan debt, they have the highest median balance of debt at \$30,000. Their preference is for

⁵⁸ U.S. Census Bureau, HUD. November 27, 2017.

new construction with low maintenance, or older houses with architectural character that have been renovated; however, there is limited inventory that satisfies this criterion. National surveys indicate that Millennials envision themselves moving to a new city, state or country fewer than two more times in their lives. Sixty-eight percent prefer to build a life in one community, rather than live and work in multiple geographies.⁵⁹ As of 2016, 43% of Millennials have bought their homes, while 75% of non-homeowners say they could be motivated to buy a house.

Buyers in the 52 to 61 years of age group are active; buying multi-generational houses. Seniors at the upper end of the Boomer age spectrum would like to trade down for a smaller home, preferring condos or villa-style townhomes with less maintenance and upkeep requirements. Among this group, at least 50% will opt for rental housing (either independent or assisted living) as opposed to purchasing. In addition to the desired amenities listed above, seniors will need age-related home features such as wider hallways to accommodate wheel chairs or walkers, open showers and no stairs.

Buyer Preferences

Across the country, new residential construction is a mix of style that typically includes 30% condo style developments, 50% townhouse developments and 20% single-family developments; however, this does not necessarily represent the consumer market in this study's target market area. Across the board, consumers are seeking to purchase housing that will result in a return on investment; with 70% preferring purchase of a single-family house or townhouse.

Remodeling and New Construction

The housing stock is old with an average age of 30 years on a nation-wide basis. Much of the inventory remaining on the market either calls for significant investment in upgrades, or is not deemed worth the asking price.

Due to the shortage of inventory, many homeowners are opting to remain in their current houses and invest in remodeling. The National Home Remodeling Association announced in July 2017 that an estimated \$316 billion will be spent on home remodeling in 2017.

The Remodeling Market Index (RMI) published by the National Association of Home Builders, reports that buyers are investing in upgrades; particularly in houses that are 30+ years old.

The number of homes that have been sold but haven't yet started construction jumped by 30% in October from a year earlier. That suggests housing starts should rise strongly in the coming months.

"The fact that you've got gains in homes sold but not started construction is confirmation that there is simply not enough inventory," said Robert Dietz, chief economist at the National Association of Home Builders. "The markets that are going to grow are ones where builders can add that entry level product."

⁵⁹ *Millennials have redefined the American Dream.* Wall Street Journal TS. Jason Nottle May 6, 2017

That is good news for the U.S. economy overall because it indicates consumers have confidence in their economic prospects and will be making ancillary purchases, such as new flooring, furniture and landscaping, in the months ahead.

“New home sales are a leading indicator, and the jump in October sales are leading the economy higher as we finish out the year,” said Chris Rupkey, chief financial economist at financial-services firm MUFJ.

According to the US Department of Commerce, total construction activity for October 2017 (\$1,241.5 billion) was 1.4 percent (+/-1.5 percent) above September 2017 (\$1,224.6 billion). Purchases of newly built single-family homes, a small portion of all U.S. home sales, increased 6.2% to a seasonally adjusted annual rate of 685,000 in October from the previous month.⁶⁰

In all, new home sales were up 8.9% in the first 10 months of the year from the same period last year and have jumped 18.7% in the past 12 months. This is being driven primarily by demand for entry level homes. Although single-family homes are selling at all price points, the largest volume is in the \$200,000 – \$299,000 and \$300,000 – \$399,999 price ranges.

New construction has not kept up with the expanding population and demand for maintenance free housing. According to ATTOM Data Solutions, the October 2017 robust growth comes after new-home sales jumped 14.2% in September 2017, signaling this segment of the housing market remains strong despite recent hurricanes and supply shortages that are constraining purchases of existing homes.

Challenges in the Market

Home Builders Cautious: Home builders are cautious following the housing bubble in 2008. The current supply of new construction is 5.4 months and among existing houses is 3.8 months, which is beneath the six-month supply considered healthy. Although new residential housing construction has been brisk, it remains below the peak of activity in 2004-2006.

Increasing Cost to Buy: A seller's market has been driving up existing home prices for the past four years. Realtor.com Data Review reports that home prices increased 4.8 % in 2016. We also know that it takes 2.6 years of average household income to buy an average house (not in a metro area), assuming a 20% down payment. This is up from 2.03 years in 2000. Most of the young first-time home buyers are 36 years or younger (Millennials/Gen Y'ers), and 45% of these buyers have student loan debt with a median balance of \$25,000.

New Tax Legislation: The newly adopted Federal tax legislation includes two changes to the income tax structure that could potentially have significant impacts on homeowners, and by extension the housing market.

The first change involves the mortgage interest rate deduction, which calls for a reduction in the amount of mortgage interest that can be claimed as a deduction for federal income taxes. Currently, homeowners can deduct interest paid on up to \$1 million worth of home loans, but under the

⁶⁰ US Department of Commerce. Construction Spending Release. December 1, 2017.

new legislation, homeowners can only deduct interest paid on up to \$500,000 worth of home loans. This will impact home owners in Teton County, Wyoming (49.2 percent); District of Columbia (35.1 percent); Falls Church City, Virginia (34.6 percent); Arlington County, Virginia (29.6 percent); and Nantucket County (Martha’s Vineyard), Massachusetts (29.2 percent). Among those same counties, those with the highest volume of loan originations above \$500,000 in 2017 were Los Angeles County, CA (28,523); Orange County, CA (15,527); San Diego County, CA (12,739); Santa Clara County, CA,322); and King County (Brooklyn), NY (11,110).

The second change is a new cap on how much homeowners can deduct for property taxes. Under the proposal, homeowners can only deduct up to \$10,000 in property taxes from their federal income taxes. Among the 1,731 counties analyzed, those with the highest share of homes with property taxes above \$10,000 were Westchester County, NY (73.4 percent); Luna County, NM (68.7 percent); Rockland County, NY (60.0 percent); Mathews County, VA (54.4 percent); and New York County (Manhattan), NY (52.5 percent). Among those same counties those with the highest volume of homes with property taxes above \$10,000 were Nassau County (Long Island), NY (176,946); Los Angeles County, CA (165,078); Suffolk County (Long Island), NY,592); Bergen County, NJ (126,096); and Harris County (Houston), TX (125,792).⁶¹

National Trends in the Market Rate Rental Market

- Rental vacancy rate was 7% in Q1 of 2017. This compares to the high point of 10.6% set in 2010.
- Highest level of vacancy rates occurred during the housing bubble in 2007 – 2010, when a large percentage of renters entered the home ownership market and then were forced back into rental housing in 2010 due to a high level of foreclosures. The vacancy rate has remained somewhat level since 2013.
- Monthly rental rates have continued to increase over the past decade. The median asking rent was \$864 in 1Q 2017; up from \$430 in 1995.
- Average U.S. apartment asking rent grew 0.4% in the first quarter of 2017, up to \$1,315; and by 3.3% on a year-over-year basis since the first quarter of 2016. Highest vacancy rate currently is among Class A apartments, which is at its highest point over the five-year period with an increase from 29 to 47.

⁶¹ ATTOM Data Solutions. December 4, 2017.

Appendix G. Examples of Housing Stock for Sale (November 2017).

List Price: \$20,000 to \$50,000

Location: Apalachin List Price: \$20,000



Location: Berkshire List Price: \$44,000



Location: Spencer List Price: \$27,500



Location: Waverly List Price: \$44,900



Location: Richford List Price: \$35,000



Location: Nichols List Price: \$49,900



List Price: \$50,000 - \$75,000

Location: Candor List Price: \$52,500



Location: Owego List Price: \$56,900



Location: Waverly List Price: \$57,000



Location: Newark Valley List Price: \$69,500



Location: Berkshire List Price: \$74,900



Location: Apalachin List Price: \$90,000



Location: Owego List Price: \$95,000



List Price: \$100,000 - \$125,000

Location: Waverly List Price: \$103,000



Location: Tioga Center List Price: \$114,900



Location: Candor List Price: \$109,000



Location: Nichols List Price: \$114,900



Location: Lockwood List Price: \$109,900



Location: Waverly List Price: \$115,000



Location: Owego List Price: \$117,000



Location: Spencer List Price: \$123,900



Location: Spencer List Price: \$118,000



Location: Waverly List Price: \$122,000



Location: Apalachin List Price: \$124,900



List Price: \$126,000 – \$150,000

Location: Owego List Price: \$129,500



Location: Owego List Price: \$129,900



Location: Nichols List Price: \$131,000



Location: Apalachin List Price: \$135,000



Location: Candor List Price: \$138,900



Location: Spencer List Price: \$139,900



Location: Newark Valley: List Price: \$140,000



Location: Crestview Heights Subdivision List Price: \$145,000



Location: Berkshire List Price: \$144,000



Location: Waverly List Price: \$147,500



Location: Waverly List Price: \$144,900



Location: Candor List Price: \$149,000



List Price: \$150,000 – \$175,000

Location: Waverly List Price: \$152,000



Location: Nichols List Price: \$152,900



Location: Owego List Price: \$156,000



Location: Crestview Heights Subdivision List Price: \$157,900



Location: Owego List Price: \$159,500 Year Built: 1966



Location: Apalachin List Price: \$159,900 Year Built: 1963



List Price: \$175,000 - \$250,000

Location: Waverly List Price \$177,900 Year Built: 1940



Location: Candor List Price: \$185,300 Year Built: 1972



Location: Apalachin List Price: \$182,500 Year Built: 1971



Location: Berkshire List Price: \$189,000 Year Built: 1975



Location: Barton List Price: \$185,000 Year Built: 1982



Location: Barton List Price: \$189,900 Year Built: 1971



Location: Owego List Price: \$199,000 Year Built: 1906



Location: Town of Owego List Price: \$224,900 Year Built: 1989



Location: Waverly List Price: \$229,900 Year Built: 1993



Location: Newark Valley List Price: \$219,000



Location: Spencer List Price: \$229,000 Year Built: 1980



Source: Realtor.com

Appendix H. Sources.

Affordable Housing On-line: <https://affordablehousingonline.com>

American Community Survey 5-Year Estimates, 2011-2015.

Aspiring Home Buyer Profile Report. National Association of Realtors Research Department. February 2017.

ATTOM Data Solutions.

AXIOMETRICS INC.

Broome-Tioga Board of Realtors.

Broome-Tioga Workforce NY. Tioga Employment Center.

Community Foundation for South Central New York Needs Assessment: Tioga County. January 2016.

Cornell Program on Applied Demographics.

DATAUSA.

Great Schools.org

Housing and Community Survey. Demand Institute. 2013.

Housing Market Index (HMI).

Housing Opportunities and Market Experience (HOME) Report. National Association of Realtors.

Interviews with area realtors: Roger Ketchuk, First Tioga Realty; Tom Mullen, United Country-Waverly; Taunya Knolles-Rosenbloom, Attorney and Real Estate Broker, Athens, PA; Jeri Sarrge, Realty Solutions Groups

Interviews with municipal leaders representing Villages of Nichols, Owego, Spencer, Waverly and the Towns of Barton, Nichols, Owego, Richford, Spencer.

Interviews with representatives of school districts: Tioga Central School District, Owego-Apalachin School District, Waverly Central School District.

[JobsEQ®](#) Data as of 2017Q3.

low-income-housing.credio.com

Millennials have redefined the American Dream. Wall Street Journal TS. Jason Notte. May 6, 2017.

Multi-family Market Survey, NAHB Economics and Housing Policy Group.

Municipal Planning Documents:

Town of Berkshire Comprehensive Plan. Draft. Aug 2017.

Newark Valley Capital Plan. 2016.

Town of Candor Comprehensive Plan. September 2016.

Town of Newark Valley. Draft. July 2017.

Town of Tioga Comprehensive Plan. 2016

Town of Richford Comprehensive Plan. 2015.

Town of Spencer Comprehensive Plan. 2014.

Village of Owego Comprehensive Plan. 2013.

New York State Department of Labor.
U.S. Census Bureau. American Community Survey 5-Year Estimates. 2011-2015.
U.S. Census Bureau. QuickFacts – Tioga County NY.