



Foreword to the Population & Housing Study Clayton, NY

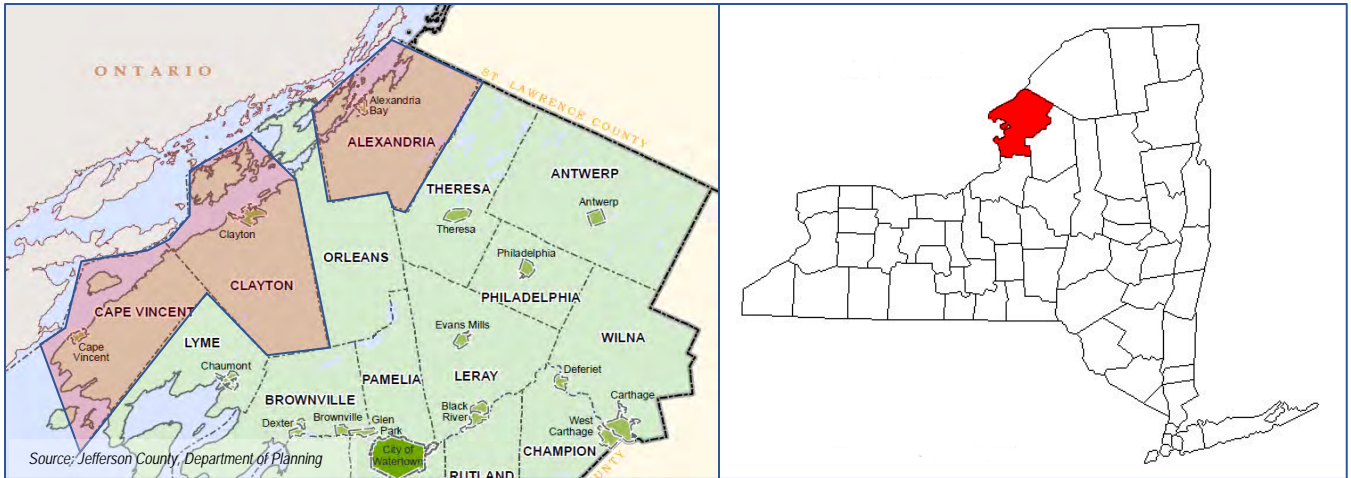
The Clayton Local Development Corporation (“CLDC”) commissioned Asterhill Research to complete a population and housing study for the local community. The intent of the study was to define and quantify the housing challenges the community is facing. The CLDC board has the following observations based on the review of the completed study:

- The study is not user friendly, or easily understood.
- Definitions in the study should have been better clarified to include:
 - Vacant Property – Definition is broad which may include seasonal/recreation, for sale units and/or sold units not occupied and rental units.
 - Short term rental data may only represent a portion of the total short-term market.
 - Renter occupied housing data is limited based on definition criteria.
 - There may be additional short-term rentals that are not classified as vacant, and are instead classified as owner occupied.
- Data sources for the study were limited. Lack of data in some areas may skew interpretation.
- Limited supportive data obtained through the questionnaire process was due to limited responses.
- Permit information was not received or limited from our communities zoning and permit department.
- Although the CLDC reviewed and discussed the study with Asterhill in detail, there is no assurance that some of the data presented is complete or accurate.

In conclusion, while the interpretation of the data can be difficult, the study does support and confirm some of the initial perceived issues and assumptions about the population and housing markets for Clayton and the 1000 Island region.

Clayton & Cape Vincent, NY

Demographic and Housing Profiles



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the following organizations
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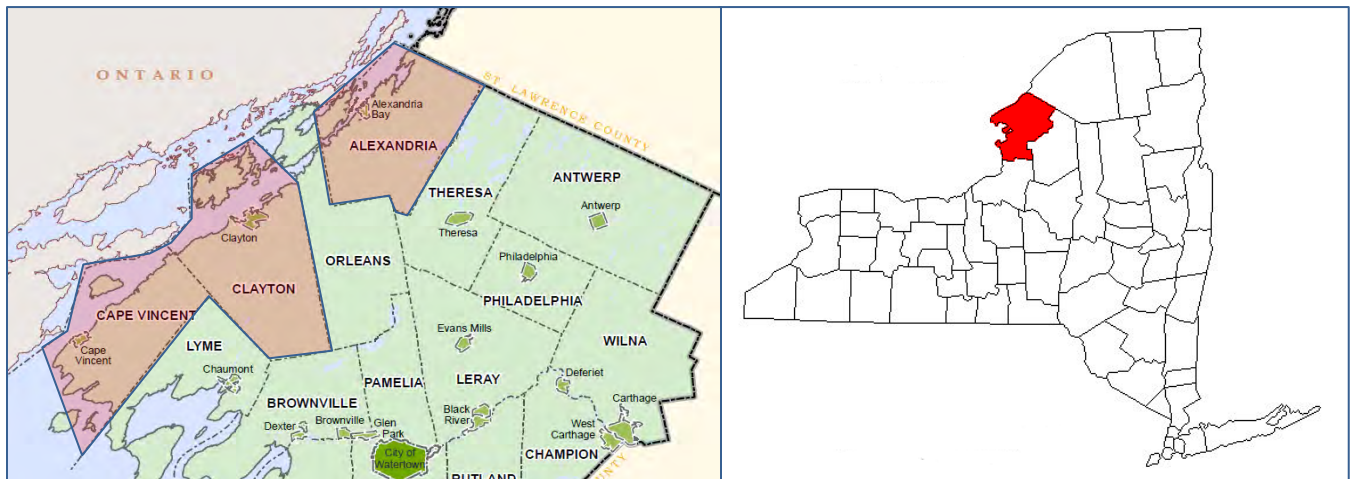
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SUMMARY

SUMMARY

Clayton Local Development Corporation has commissioned **Asterhill Research Company** to compile a *Housing Data Report (HDR)* about the towns of Alexandria, Cape Vincent, Clayton, and the villages of Alexandria Bay, Cape Vincent, and Clayton. This report reviewed Jefferson County population and housing data with select towns and villages to identify trends, markets, and housing changes. Jefferson County is located in the region of NYS, known as the North Country. Alexandria, Cape Vincent, and Clayton are noted for their year-round tourism and recreation activities. The region is known as the “Thousand Islands Region.”



The report found the county population declining, growing tourism, and seasonal-recreation housing increasing. Jefferson County's population will decrease less than 1% by 2030. Alexandria, Cape Vincent, and Clayton are expected to experience the same decline.

There is an unmet demand for housing in select towns.

The following is a discussion of the highlights and demographic profiles. Greater detail for the demographic data is available in Sections II through V and the Appendix. The Appendix provides greater detail for each town and village.

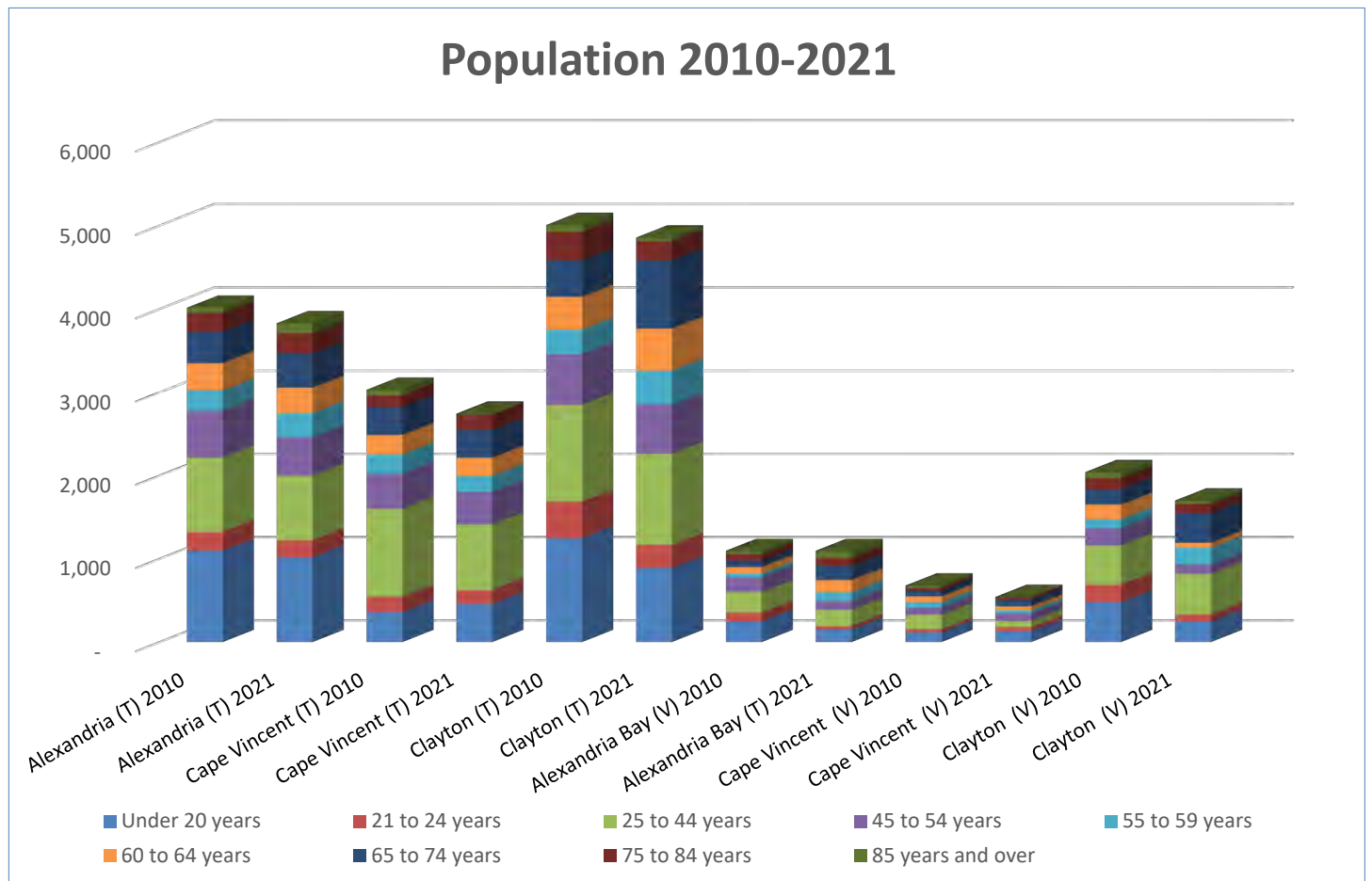
POPULATION CHANGES

The population of Jefferson County grew by 2.2% between 2010 and 2021. The population's age segments are shifting within the county. According to population projections (Cornell PAD), Jefferson County will grow by 3.8% between 2020 and 2040. The most significant changes in the population will be in those age segments under 9 years and seniors 55 years and older. Table 1.1 below illustrates the changes in the population segments between 2010 through 2040.

Table 1.1 Jefferson County Population							
Age Segments	2010	2021	2030 ¹	2040 ¹	Chg 2010-2021	Chg 2021-2030	Chg 2030-2040
Under 20 Years	32,072	31,416	29,679	29,501	-2.0%	-5.5%	-0.6%
20-44 Years	43,995	44,801	42,091	41,547	1.8%	-6.0%	-1.3%
45-54 Years	14,898	12,086	13,360	14,205	-18.9%	10.5%	6.3%
55-59 Years	5,869	6,888	5,628	6,640	17.4%	-18.3%	18.0%
60-64 Years	5,348	6,276	10,209	9,053	17.4%	62.7%	-11.3%
65 Years and Older	12,887	16,167	17,868	17,999	25.5%	10.5%	0.7%
Total	115,069	117,634	118,835	118,945	2.2%	1.0%	0.1%
20+	82,997	86,218	89,156	89,444	3.88%	3.41%	0.32%
< 54	90,965	88,303	85,130	85,253	-2.93%	-3.59%	0.14%
55+	24,104	29,331	33,705	33,692	21.69%	14.91%	-0.04%

1. Estimated using data from the U.S. Census, Cornell PAD, and NYS Department of Labor.

The chart below shows the population by towns and villages in the subject area with age bands.



All of the town and village populations declined except for Alexandria Bay, which had no change. The village of Cape Vincent experienced the greatest population decline at 20%, the village of Clayton at 16.7%, and the town of Alexandria at 9.5% between 2010 and 2021.

INCOME

The U.S. Census shows Jefferson County median incomes have increased since 2010.

- The median income in Jefferson County was \$58,271 (2021) and has increased by 34% since 2010.
- The median income in New York State was \$71,117 (2020) and has increased by 35% since 2010.
- As published by HUD in 2023, the median income for Jefferson County was \$81,500, and in 2022 was \$72,700.

Table 1.2 provides income data for the selected towns and villages.

Table 1.2 Income: Towns and Villages 2021													
HOUSING TENURE	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County
Median Family Income (dollars)	65,000		72,266		70,758		43,264		56,875		53,261		58,271
% Change in Family Median Income	+68%		+18%		+54%		+37%		+28%		+22%		+34%
Per Capita Income ²	42,529		25,524		37,925		35,648		34,393		37,011		29,892
% Change in Per Capita Income	+92%		-8.1%		+48%		+68%		+7.2%		45%		37%
1. Source: U.S. Census 2010-2021 2. Per capita is a term used in economic and statistical analysis that means per person. Per capita is used when comparing a certain economic metric to a population.													

HOUSING

The total number of occupied housing units has increased by 3.2% in Jefferson County since 2010. Owner-occupied units represent 55.2% of all occupied housing units in the county, and renter-occupied units represent 44.8%. The table below compares owner and renter-occupied to vacant housing units in the selected towns and villages.

Table 1.3 Housing Tenure by Town, Village, and County 2021														
	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Occupied housing units	1,536		815		2,110		607		220		874		45,517	
Owner-occupied housing units	1,185	77.1%	743	91.2%	1,479	70.1%	334	55.0%	172	78.2%	439	50.2%	25,121	55.2%
Renter-occupied housing units	351	22.9%	72	8.8%	631	29.9%	273	45.0%	48	21.8%	435	49.8%	20,396	44.8%
All vacant housing units	1,863		1,813		1,542		213		162		305		15,822	
Vacancy Rate	11.1%		6.5%		8.9%		13.9%		0.0%		12.5%		6.7%	
Avg household size owner unit	2.70		2.37		2.39		1.99		2.47		2.10		2.56	
Avg household size rent unit	1.72		2.61		2.06		1.51		2.44		1.75		2.30	
% Change in Owner-occupied Housing 2010-2021	+4.7%		-5.2%		0.0%		+34.7%		-24.2%		0.2%		0.4%	
% Change in Renter-occupied Housing 2010-2021	-36.7%		-62.9%		+4.0%		-6.7%		-51.2%		-4.2%		8.1%	
Changes in Vacancy Rates 2010-2021	-9.8%		+100%		+102%		+24.1%		n/c		+115%		+71%	
Seasonal Recreational Units (SRU)	1,690		1,705		1,300		99		134		126		7,549	
SRU % of all occupied housing units	110%		209%		61.6%		16.3%		60.9%		14.4%		16.6%	

Home Values and Rents

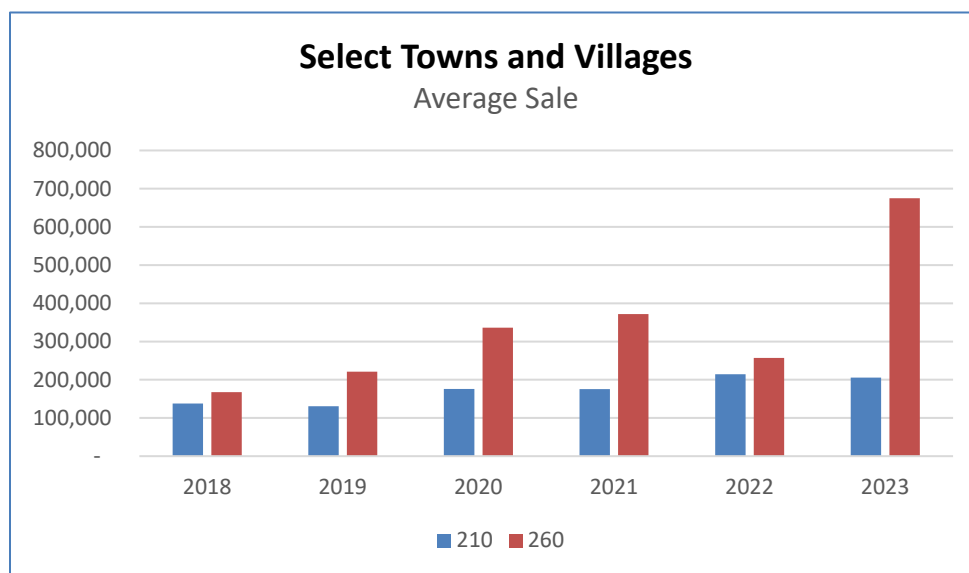
According to the New York State Association of Realtors, a single-family home's average 2022 sale price in Jefferson County was \$190,000, up 4.4 % over the same period in 2021. Sellers achieved 98.4% of their asking price, and overall, the number of sales were down 15.9% from 2021.

Real property sales between 2018 and the first quarter of 2023 were reviewed. Jefferson County classifies all real property sales into several categories. (For more information, see the link in the table below. In this study, the focus was on residential properties, specifically categories 210 and 260.)

Table 1.4 Jefferson County, NY Property Codes		
Code	Type	Description
210	One family year-round residence	A one-family dwelling constructed for year-round occupancy (adequate insulation, heating, etc.)*
260	Seasonal residences	Dwelling units are generally used for seasonal occupancy and not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property should be listed as forest land (see category 900).*

Source: <https://www.tax.ny.gov/research/property/assess/manuals/prclas.htm>

In Category 210, the average property sale in the subject towns and villages varied from a low of \$130,723 in 2018 to a high of \$214,264 in 2021. In category 260 (seasonal properties), the average sales varied too, with a low of \$167,578 in 2018 to a high of \$336,375 in 2021. For more information, see Section 5: Town and Village Profiles.



According to the 2021 Census, the median home values and rents have increased since 2010. Table 1.5 compares the increase in home values between 2010 and 2021.

Table 1.5 Median Home Values			
	2010	2021	Change
Jefferson County	116,800	154,000	31.8%
Alexandria, Town	113,400	148,800	31.2%
Cape Vincent, Town	144,200	171,900	19.2%
Clayton, Town	145,600	157,100	7.9%
Alexandria Bay, Village	91,600	119,900	30.9%
Cape Vincent, Village	155,900	141,300	-9.4%
Clayton, Town, Village	128,200	161,400	25.9%
Source U.S. Census 2010-2021			

Table 1.6 compares the increase in median rents between 2010 and 2021.

Table 1.6 Median Rent Values			
	2010	2021	Change
Jefferson County	769	1,072	39.4%
Alexandria, Town	674	736	9.2%
Cape Vincent, Town	493	883	79.1%
Clayton, Town	761	871	14.5%
Alexandria Bay, Village	619	705	13.9%
Cape Vincent, Village	375	725	93.3%
Clayton, Town, Village	758	921	21.5%
Source U.S. Census 2010-2021			

Table 1.7 provides the Market-rate rentals sampled in July 2023.

Table 1.7 Jefferson County Analysis of Market-Rate Units Sampled														
Bedroom Data			Rents			Square Feet			Cost\$/SqFt			% of HUD AMI		
% Distribution	Bedrooms	#Units	Ave	Low	High	Ave	Low	High	Ave	Low	High	Ave	Low	High
4.3%	0	1	750	750	750	450	450	45	1.67	2	2	55.9%	55.9%	55.9%
30.4%	1	7	939	700	1,350	718	600	880	1.30	1.04	1.53	65.3%	48.7%	93.8%
26.1%	2	6	1,141	725	1,325	1,018	700	1,664	1.16	0.90	1.54	66.0%	42.0%	76.7%
26.1%	3	6	1,979	1,450	2,950	1,543	2,378	1,836	1.28	0.92	1.94	99.2%	72.7%	147.9%
13.0%	4+	3	2,405	1,515	3,500	2,175	1,560	3,200	1.121	0.860	1.410	108.1%	68.1%	157.3%
Total Units		23												

Table 1.8 provides the short-term rentals sampled in August 2023. Short-term rentals were primarily provided on a per-night basis. Although weekly rentals were available, all the units sampled had per-night rates. Most of the units sampled were attached to owner-occupied units.

Bedroom Data			Rents-Nights			Square Feet			Cost\$/SqFt			Sleeps
% Distribution	Bedrooms	#Units	Ave	Low	High	Ave	Low	High	Ave	Low	High	Ave
0.0%	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
14.9%	1	7	207	120	400	564	350	1,000	12.98	4.50	30.00	3.3
34.0%	2	16	209	127	350	465	300	800	15.25	4.76	30.00	4.9
29.8%	3	14	338	249	499	736	450	1,400	15.04	8.25	28.47	6.8
21.3%	4+	10	398	250	779	1,400	800	1,800	8.61	5	13	10.9
Total Units		47										

Table 1.9 shows market performance data for the three designated zip codes for the twelve months ending September 2023. The three zip codes showed about \$229,000 in revenues while operating at about 60% occupancy, based on Airbnb/Verbo data. It is important to remember that this represents a portion of these markets.

T/V ¹²	Name	Zip	MP ¹						AR ⁸		OR ⁹		ADR ¹⁰		RevPar ¹¹	
			Score ²	I ³	RD ⁴	RG ⁵	S ⁶	Rg ⁷								
T/V	Clayton	13624	48	79	48	8	4	44	81.4	42%	58%	3%	383.2	20%	224.7	27%
T/V	Cape Vincent	13618	56	82	37	29	4	65	57.9	5%	56%	-7%	283.0	8%	162.6	8%
T/V	Alexandria Bay	13607	58	98	62	10	8	44	90.0	13%	63%	1%	388.5	6%	251.1	18%
						Total Revenues			229.3		Averages		351.6		212.8	

- MP: Market Performance:** This is calculated by comparing a market's performance against the top 2,000 Airbnb markets globally. The market's percentile determines the score for five key metrics: Investability, Rental Demand, Revenue Growth, Seasonality, and Regulations.
- Score:** Market Score is Airbnb's way of ranking a market's performance against what we have determined to be the top Airbnb cities in the world. The market's percentile for each of the five metrics determines the overall score. For example, a market in the 70th percentile would score 70 out of 100. The market score is updated monthly to be a good indicator of any change in the market on the whole.
- I: Investability:** Does the market present good investment opportunities?
- RD: Rental Demand:** How popular is the market in terms of bookings? A high score equals high demand.
- RG: Revenue Growth:** Did rental listing earn more this month compared to a year ago.
- S: Seasonality:** Does seasonality impact rentals, i.e., a higher score indicates low seasonality.
- Rg: Regulation:** Regulation of STR, the higher the score, the lower the regulations.
- AR: Annual Revenue** over the last 12 months. (Expressed in thousands of U.S. Dollars).
- OR: Occupancy Rate** is calculated by dividing the number of reserved days by the total number of available days in the month for a property. Listings with no reservations are excluded.
- ADR: Average Daily Revenues:** Average Daily Rate, or ADR, is calculated by dividing the revenue generated from a reservation by the number of days reserved in the booking, including the cleaning fee set by the host (expressed in U.S. Dollars).
- RevPar: Revenue Per Available Rental:** Revenue Per Available Rental is a metric to see demand in a market. Looking at how many bookings were made and how much revenue was generated, showing the most or least popular times (expressed in U.S. Dollars).
- TV: Town and Village.**
- Source:** Airbnb Database.

ESTIMATED DEMAND

The projected demand for owner-occupied and renter-occupied housing units was estimated for the selected towns. The criterion used to qualify the population for these products are based on age (18 years and older) and income (the demand estimates are broken down by income segment: < 30% to >135% of the Area Median Income (AMI), for more information, see Section IV of this report.

Table 1.10 Estimated Demand for Owner-Occupied and Renter-Occupied Units						
	Owner-Occupied Unit			Renter-Occupied Units		
Town/Year	2023	2024	2025	2023	2024	2025
Alexandria, Town	62	68	75	39	40	42
Cape Vincent, Town	109	112	116	56	57	57
Clayton, Town	16	23	31	27	30	34
Source U.S. Census 2010-2021						

Housing Questionnaire

36 housing questionnaires were emailed out to potential respondents. As of this date, five were emailed back to us (14% response). Calls were made to the remaining 31 respondents, and 15 were interviewed over the phone. The respondents included code enforcement officers (CEO), supervisors, and other leaders in the selected towns and villages in Jefferson County. Local realtors, developers, and builders were contacted to discuss existing conditions. The following is a summary:

Q1. *Are there any new multi-family housing projects under construction, or are they in the planning process, including affordable housing units?*

Most respondents were unaware of new projects under construction or in the planning stages. There was a lot of discussion on potential projects. However, the following projects were identified over the last 12 months.

- (2023) A proposed project for 26 cottages in the planning stages located at 250 Wahl Street, Clayton, NY 13624
- (2023) French Creek Properties is seeking site plan approval for a property located at James Street, Clayton, NY 13624
- (2022) Pre-application made by Jeremy Kellog for housing development on James Street (50-acre parcel)

Q2. *Do you have many code violations?*

Most respondents were unaware of code violations but assumed there were some.

Q3. *Are there any abandoned, condemned, or vacant homes? Why is this?*

Most respondents said they believe there are such properties.

Q4. *How many building permits do you issue each year, and what for?*

Most respondents had no idea.

Q5. *Do you know the number of short-term rentals in the area (Airbnb, Vintags, i.e.)?*

Most respondents had no idea. All agreed there are a lot.

Q6. *Do you know how many homes/rentals have been converted to seasonal units for renters?*

Most respondents had no idea how many, as no mechanism exists to track the numbers. Historically, these conversions have been going on for a long time. Everyone agrees there is a lot.

Q7. *What are your perceptions of the housing market: trends, changes, and future needs?*

All respondents agreed that affordable and middle-income housing is needed and believe that **housing for these groups is currently not achievable**. It was also stated that there is a lack of housing for sale or rent in affordable price ranges.

Developers found the approval process difficult, and there were no incentives to develop affordable and middle-income housing—the cost of materials and labor continue to rise and drive up the price of end products.

All agree that the number of seasonal and recreational units continues to grow. There are short-term benefits, including the property taxes they pay, money spent on the local economy, and creating construction and service jobs for projects during the summer season. The cost of this is the loss of affordable homes and families.

This impacts school districts, evidenced by declining enrollment at all grade levels and the loss of teachers due to a lack of housing in the community. Community services such as fire, EMS, library, and more, which volunteers support, are struggling with manpower issues.

While all the respondents agree that change is needed, many are unsure how it should happen.

Q8. *Should short-term rentals be regulated, and/or should there be a permit for short-term rentals?*

The responses were mixed. Some respondents said no; they felt the government would try to regulate them and charge more fees and taxes. Others thought some regulations might be good to ensure everyone was operating with the same standards and safety precautions.

Q9. *What is the greatest housing need? (i.e., affordable or workforce)*

All the responses agree that affordable, workforce, and middle-income housing is needed. One respondent stated that senior housing was needed for middle and upper-income seniors.

- Affordable housing (≤80% AMI)
- Workforce housing (81-120% AMI)
- Middle-income housing (<121-200% AMI)

Jim McKenna, CEO of The Regional Office of Stainable Tourism (ROOST), stated that affordable and middle-income housing is needed. While ROOST is focused on Essex and Hamilton Counties and other areas of the northern Adirondack Park region, the need is throughout the North Country of New York State. Together with the North Region Economic Development Council (NREDC), they prioritize housing.

Q10. What is your greatest obstacle to new affordable and workforce housing?

All the respondents agreed that the greatest obstacles are:

- Lack of houses for sale
- Lack of long-term rentals
- Prices too high
- Cost of construction materials
- Cost of financing
- Education
- Available land for development
- Infrastructure
- Zoning needs to allow the correct density of housing
- Developers and investors for projects
- Housing that is affordable for:
 - Low-income
 - Workforce, and
 - Middle-income individuals and families.
- Jobs with livable wages
- Reduce some of the development burdens placed on developers
- Allow spot zoning and small cluster development
- Housing that allows first-time buyers to settle in the towns/villages

Q11. What type of incentives do you think are needed for housing?

Many of the respondents stated:

- Financial assistance for first-time home buyers
- Low-interest rates on mortgages
- Tax credit programs
- RE tax abatements
- Zoning changes to permit the needed housing
- Homesteading programs
- Deed restrictions to keep housing and land affordable
- Land banks or trust

Q12. Is there a shortage of workers (permanent and seasonal)

Respondents stated Yes.

Q13. Would seasonal or dual-use zoning improve housing and economic development in the community?

Many respondents did not know what it is; some thought it already existed.

Q14. What do you think the community needs most to improve the quality of life?

Many respondents stated:

- Stabilize the community with affordable housing

- Provide better public access to the amenities
- More jobs other than seasonal

Q15. Where would you locate new housing in the village or town?

Most respondents stated the towns or villages of Clayton and Cape Vincent.

Q16. How do you feel about the growth in seasonal and recreational housing?

Most respondents said this type of housing has helped the local economy, but it has cost the families that have been the community's core and made it strong.

CONCLUSIONS

1. The Population is Declining

- The overall population in Jefferson County increased by 2% between 2010 and 2021. and is projected to grow by 1% between 2020 and 2040.
- The town of Cape Vincent decreased by 9% between 2010 and 2021 and is projected to decline by less than 1% between 2020 and 2030.
- The town of Clayton decreased by 3% between 2010 and 2021 and is projected to grow by less than 1% between 2020 and 2030.
- The town of Alexandria decreased by 4.6% between 2010 and 2021 and is projected to decline by 3% between 2020 and 2030.

While seasonal populations are growing, the overall resident population is declining in part due to a lack of affordable housing.

2. The Housing Market is Changing

- Owner-occupied units have declined by less than 1% in Jefferson County.
 - The town of Cape Vincent's owner-occupied housing units declined by 5%, with seasonal/recreational housing units increasing by 17%.
 - The town of Clayton's owner-occupied housing units had no change, with seasonal/recreational housing units increasing by 19%.
 - The town of Alexandria's owner-occupied housing units grew by 5%, with seasonal/recreational housing units increasing by 21%.
- Renter-occupied units increased by 8% in the county.
 - The town of Cape Vincent's renter-occupied housing units declined by 63%, with vacancy rates at 4% (with no change from 2010).
 - The town of Clayton's renter-occupied housing increased by 4%, with vacancy rates at 9% (up 112% since 2010).
 - The town of Alexandria's renter-occupied housing units declined by 36%, with vacancy rates at 11% (down 10% since 2010).

- **There is a lack of housing inventory to rent or own.**
- **Housing is not affordable to residents.** Affordable, middle-income and workforce housing is not available to individuals and families to rent or buy; the affordability gap is too high.
- **Seasonal, secondary, and recreational housing is growing faster and consuming local housing stock.**

3. Income is on the Rise

- The median income in Jefferson County was \$58,856 and has risen by 34% between 2010 and 2020.
 - The town of Cape Vincent's median in 2021 was \$60,978, up 18%, and per capita income was \$27,784, down 8%.
 - The town of Clayton's median in 2021 was \$70,758, up 54%, and per capita income was \$37,925, up 48%.
 - The town of Alexandria's renter-occupied median in 2021 was \$65,000, up 67%, and per capita income was \$42,529, up 92%.

Median incomes are not rising as fast as the median cost of owner-occupied and renter-occupied housing units.

Housing affordability is decreasing, and the lack of occupiable housing stock drives potential owners and renters to other markets to meet their needs.

COMMENT AND RECOMMENDATION

Tourism has been a major economic generator for Jefferson County for many decades, and it has large economic benefits for local communities and businesses actively involved. Some towns in the county garner less attention and are perceived as more difficult to develop and market. However, there are exceptions to this view, such as exotic lodges, beautiful resorts, and unique bed-and-breakfast properties in rural locations.

There are concerns over the growth of tourism and its impact on natural resources and communities. The effects on communities show declining affordable housing, populations, and livable wages. This trend is a difficult turn. Individuals and families move to other markets to fill their income and housing needs. School districts and the delivery of other public services begin to show stress as tax revenues decline. Thus, there is a cycle of degrowth.

The term “**overtourism**” refers to a condition when too many visitors negatively impact the quality of life and the health of the public decline. Communities need to look at their tourism, focus on their communities' health, and rebuild tourism's social capacities. Residents play an essential role in tourism, and their support for tourism development contributes to the health of the tourism industry and successful community development. It is in the best interest of residents, the tourism

industry, and tourists; residents have a positive outlook and experiences with tourism development.

Stakeholders, business partners, and residents need to ask:

- How can local public transportation be used
 - Jefferson County's Coordinated Transportation Plan (adopted 2022) may present opportunities for seasonal employment opportunities. See the following link: <https://www.dot.ny.gov/divisions/policy-and-strategy/public-trans-respository/Jefferson%20County%20Coordinated%20Transportation%20Plan%202022.pdf>. The Clayton Corridor is expected to be open by the summer of 2024 (<https://www.wwnytv.com/2022/10/26/4-public-bus-routes-planned-jefferson-county/>).
- What strategies can be implemented to use tourism to rebuild communities without losing the economic benefits of tourism?
- How can communities support first-time homebuyers and existing residents?
 - Homesteading programs
- Housing and Community Development
 - NORC (Naturally Occurring Retirement Community) Programs
This non-profit organization helps coordinate a broad range of health and social services to help support older residents in their own homes and utilize the strength of the older residents in the design, implementation, and prioritization of services and activities. The NORC program intends to facilitate and integrate the health and social services already available in the community and organize those necessary to help meet the goal of enabling older adults to remain at home (<https://aging.ny.gov/naturally-occurring-retirement-community-norc>).
 - Maximize the use of state, county, and community resources.
 - Better utilization of DOS planning professional, training, and technical assistance
 - County Housing Assistance Programs
 - HAPEC
 - Pilot Programs
 - Land Banks and Land Swaps
Is it possible to take land unsuitable for development (i.e., wetlands) and swap it for developable land with municipalities, DEC, and other agencies (as applicable)
 - Public-Private Sector programs
 - Affordable Housing
 - Infrastructure program.
 - Community Development Program
 - A pilot program where NYS and county contribute 12-13 basis points to create funds solely for community development projects.

- Example Washington State:
HB 1406 Affordable Housing Sales Tax Credit: participating cities will receive a share between 0.0073%- 0.146% of taxable retail sales for eligible use
(<https://mrsc.org/Home/Explore-Topics/Planning/Housing/Affordable-Housing-Funding-Sources.aspx#levy>).
- Are there opportunities to bring higher-paying jobs to the communities?
- Are there opportunities for public-private partnerships to improve:
 - Community centers
 - Create affordable housing programs:
 - Cluster developments
 - Scattered site development
 - Spot zoning
- Can you improve your working relationship with APA?
 - More transparency
 - Seek the Governor's assistance
 - Partnerships projects
 - Land swaps
 - Updating zoning
- What are the opportunities to improve zoning?
 - Towns
 - Villages
 - County
- Improve support of Code Enforcement Officers and other staff, including:
 - Education
 - Training
 - Staff

Pending legislation on Short-Term Rents and Residential Sprinkler Systems

Pending Short-Term Legislation

As of June 2023, Senate Bill S.885 has been approved by the NYS Senate. Short-term rental owners will be looking at new state oversight and tax collection in this proposed legislation. According to state Senator Michelle Hinchey (D-Kingston), it will create a new registration system for short-term rentals in New York state and allow for the collection of sales and occupancy taxes generated from the rentals by the state and local municipalities. Many counties in NY, including hotels, motels, and private rentals, will be subject to occupancy taxes. Airbnb and Verbo properties will need to collect this tax. Another potential impact of this new law may be restricting how guests can stay in the dwelling. For more information, follow this link: <https://www.nysenate.gov/legislation/bills/2023/S885/amendment/B>.

The impact of this legislation will change the short-term rental market. This proposed oversight and taxation may drive prices up, reduce the number of beds available in the market, and potentially drive some providers out.

Residential Sprinkler Systems

Since 2021, Governor Hochul has advocated and supported legislation mandating fire sprinkler systems in single and two-family homes. Assemblywoman Monica Wallace and State Senator John Brooks have sponsored bills. Fire sprinkler systems are required for commercial buildings and multi-family dwellings. See the following links:

<https://www.nysenate.gov/legislation/laws/GBS/759-A> and
<https://legislation.nysenate.gov/pdf/bills/2021/S6761>.

Current legislation requires developers/builders to provide an estimate for a fire sprinkler system.

The impact of this legislation on the residential market will be significant. The actual cost of the fire sprinkler system is estimated to be higher than represented by Wallace and Brook.

There are many other issues and costs to be considered that have not been addressed, including:

- Maintenance
- Winter Risk:
 - Frozen pipes
- Water Supply Urban vs. Rural
 - Water pumps
 - Water reserves
- Back-Flow Devices

POPULATION

POPULATION

The demographic profile is used to describe a population's characteristics and segments. This typically involves age, social class, housing, and income bands. This profile has been compiled to examine changes in population, household, and income segments in the towns and villages of Clayton, Cape Vincent, and Alexandria towns and villages. Data from the U.S. Census (2010-2021), the NYS Department of Labor, and the University of Cornell's PAD (Program on Applied Demographics, *PAD works closely with the New York State Department of Labor and the U.S. Census Bureau*) was used to generate that data and projection below.

1. Jefferson County Populations

The county population was approximately 111,454 (*with estimates adjusted up to 115,134*) in 2021, with about 28,205 ages 55 years and older representing 24.5% of the population. By 2030, it is estimated that these population segments will account for 26.3% of the total population.

Table 2.1 Jefferson County Population Projections 2020-2040

	Actual ¹	Estimated ²												Trend	
Age/Yr	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	20-30	30-40
0-4	8,673	9,019	8,674	8,567	8,472	8,390	8,316	8,256	8,208	8,171	8,139	8,061	8,081	-6.2%	-0.7%
5-9	7,638	8,254	7,818	7,783	7,785	7,755	7,720	7,680	7,639	7,603	7,569	7,485	7,460	-0.9%	-1.4%
10-14	6,696	7,036	7,260	7,239	7,204	7,164	7,170	7,178	7,175	7,192	7,198	7,139	7,109	7.5%	-1.2%
15-19	6,511	7,107	6,728	6,792	6,808	6,879	6,863	6,830	6,817	6,805	6,773	6,857	6,851	4.0%	1.2%
20-24	11,040	11,410	11,150	11,115	11,073	11,056	11,132	11,229	11,291	11,297	11,345	11,207	11,425	2.8%	0.7%
25-34	18,811	19,465	17,437	17,187	16,994	16,687	16,374	16,140	16,021	16,020	15,982	16,147	16,203	-15.0%	1.4%
35-44	12,840	13,926	15,146	15,151	15,086	15,108	15,135	15,102	15,017	14,860	14,764	14,192	13,919	15.0%	-5.7%
45-54	11,823	12,086	11,854	11,930	12,079	12,245	12,432	12,689	12,930	13,154	13,360	14,038	14,205	13.0%	6.3%
55-59	6,361	6,888	6,515	6,327	6,168	6,033	5,936	5,853	5,771	5,700	5,628	6,200	6,640	-11.5%	18.0%
60-64	5,892	6,276	6,141	6,194	6,222	6,228	6,163	6,055	5,897	5,771	5,664	5,284	5,801	-3.9%	2.4%
65-74	8,832	9,661	9,294	9,416	9,541	9,695	9,864	9,971	10,090	10,159	10,209	9,787	9,053	15.6%	-11.3%
75-84	4,600	4,749	4,595	4,719	4,868	4,994	5,082	5,139	5,216	5,313	5,437	5,904	6,184	18.2%	13.7%
85+	1,737	1,757	2,078	2,093	2,067	2,048	2,053	2,105	2,154	2,199	2,222	2,508	2,762	27.9%	24.3%
Total	111,454	117,634	114,690	114,513	114,367	114,282	114,240	114,227	114,226	114,244	114,290	114,809	115,693	2.5%	1.2%
55+	27,422	29,331	28,623	28,749	28,866	28,998	29,098	29,123	29,128	29,142	29,160	29,683	30,440	6.3%	4.4%
% of Pop	24.6%	24.9%	25.0%	25.1%	25.2%	25.4%	25.5%	25.5%	25.5%	25.5%	25.5%	25.9%	26.3%		
1. Sources: Census, Cornell PAD, and NYSDOL, 2020 Census reported originally a total population of 111,454; there may be some revisions coming showing an increase. 2. Cornell PAD and NYSDOL															

2. Town and Village Populations

See Table 2.2 for population details and trends for towns and villages in 2021. By 2030, these populations will be estimated to continue their existing trends. See Section 5 for more information on the towns and villages.

Table 2.2 Towns and Villages Population 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Total	3,828		2,743		4,855		1,097		542		1,700		117,634	
Under 5 years	257	6.7%	98	3.6%	237	4.9%	29	2.6%	42	7.7%	56	3.3%	9,019	7.7%
5 to 9 years	193	5.0%	107	3.9%	119	2.5%	27	2.5%	38	7.0%	64	3.8%	8,254	7.0%
10 to 14 years	301	7.9%	110	4.0%	227	4.7%	41	3.7%	8	1.5%	69	4.1%	7,036	6.0%
15 to 19 years	271	7.1%	146	5.3%	311	6.4%	57	5.2%	47	8.7%	62	3.6%	7,107	6.0%
20 to 24 years	202	5.3%	165	6.0%	277	5.7%	42	3.8%	45	8.3%	85	5.0%	11,410	9.7%
25 to 34 years	341	8.9%	387	14.1%	617	12.7%	85	7.7%	43	7.9%	320	18.8%	19,465	16.5%
35 to 44 years	441	11.5%	405	14.8%	479	9.9%	108	9.8%	33	6.1%	166	9.8%	13,926	11.8%
45 to 54 years	458	12.0%	391	14.3%	590	12.2%	111	10.1%	90	16.6%	114	6.7%	12,086	10.3%
55 to 59 years	293	7.7%	193	7.0%	402	8.3%	102	9.3%	41	7.6%	201	11.8%	6,888	5.9%
60 to 64 years	298	7.8%	219	8.0%	506	10.4%	147	13.4%	47	8.7%	61	3.6%	6,276	5.3%
65 to 74 years	412	10.8%	333	12.1%	816	16.8%	172	15.7%	77	14.2%	354	20.8%	9,661	8.2%
75 to 84 years	238	6.2%	184	6.7%	231	4.8%	96	8.8%	30	5.5%	113	6.6%	4,749	4.0%
85 years +	123	3.2%	5	0.2%	43	0.9%	80	7.3%	1	0.2%	35	2.1%	1,757	1.5%
Median Age	42.3		42.5		48.1		58.1		46.7		48.1		32.9	
% Change from 2010-2021	-4.6%		-9.5%		-3.0%		0.0%		-20.2%		-16.7%		+2.2%	

3. Households in the Towns and Villages

Overall, the total number of occupied housing units increased by 3.2% in Jefferson County, compared to 4.5% in New York State (NYS) between 2010 and 2021. See Table 2.3 below for current housing conditions as of 2021. See Section 5 for details of the towns and villages.

Table 2.3 Housing Tenure by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Occupied housing units	1,536		815		2,110		607		220		874		45,517	
Owner-occupied housing units	1,185	77.1%	743	91.2%	1,479	70.1%	334	55.0%	172	78.2%	439	50.2%	25,121	55.2%
Renter-occupied housing units	351	22.9%	72	8.8%	631	29.9%	273	45.0%	48	21.8%	435	49.8%	20,396	44.8%
All vacant housing units	1,863		1,813		1,542		213		162		305		15,822	
Vacancy rate	11.1%		6.5%		8.9%		13.9%		0.0%		12.5%		6.7%	
Avg household size owner unit	2.70		2.37		2.39		1.99		2.47		2.10		2.56	
Avg household size renter unit	1.72		2.61		2.06		1.51		2.44		1.75		2.30	
% Change in owner-occupied housing 2010-2021	+4.7%		-5.2%		0.0%		+34.7%		-24.2%		0.2%		0.4%	
% Change in renter-occupied housing 2010-2021	-36.7%		-62.9%		+4.0%		-6.7%		-51.2%		-4.2%		8.1%	
Changes in vacancy rates 2010-2021	-9.8%		+100%		+102%		+24.1%		n/c		+115%		+71%	
Seasonal recreational units	1,690		1,705		1,300		99		134		126		7,549	
% of all owner and renter-occupied housing units	110%		209%		61.6%		16.3%		60.9%		14.4%		16.6%	

Seasonal and recreational housing dominates these towns and villages, growing faster than owner or rental-occupied housing.

4. Income

The U.S. Census defines median income as the amount that divides the income distribution into two equal groups - half having incomes above the median and half having incomes below the median⁵. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals. The medians are based on people 15 years old and over with income. The median income for Jefferson County varies in several ways.

Table 2.4 Incomes: Town, Village, and County 2021¹

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
	931		526		1,367		262		123		441		29,680	
Less than \$10,000	2	0.2%	6	1.1%	18	1.32%	2	0.8%	0	0.0%	18	4.1%	1,065	3.6%
\$10,000 to \$14,999	0	0.0%	6	1.1%	13	0.95%	0	0.0%	3	2.4%	4	0.9%	580	2.0%
\$15,000 to \$24,999	73	7.8%	10	1.9%	43	3.15%	22	8.4%	4	3.3%	21	4.8%	1,626	5.5%
\$25,000 to \$34,999	27	2.9%	21	4.0%	99	7.24%	2	0.8%	4	3.3%	15	3.4%	2,774	9.3%
\$35,000 to \$49,999	152	16.3%	43	8.2%	151	11.05%	88	33.6%	27	22.0%	69	15.6%	3,603	12.1%
\$50,000 to \$74,999	205	22.0%	95	18.1%	321	23.48%	24	9.2%	11	8.9%	80	18.1%	6,138	20.7%
\$75,000 to \$99,999	157	16.9%	118	22.4%	241	17.63%	19	7.3%	22	17.9%	57	12.9%	4,966	16.7%
\$100,000 to \$149,999	155	16.6%	138	26.2%	319	23.34%	47	17.9%	21	17.1%	137	31.1%	5,714	19.3%
\$150,000 to \$199,999	92	9.9%	68	12.9%	103	7.53%	38	14.5%	31	25.2%	26	5.9%	2,093	7.1%
\$200,000 or more	68	7.3%	21	4.0%	59	4.32%	20	7.6%	0	0.0%	14	3.2%	1,121	3.8%
Median Family Income (dollars)	76,354		89,444		78,937		60,833		84,028		83,750		70,928	
% Change in Family Median Income	+68%		+18%		+57%		+37%		+28%		+22%		+34%	
Per Capita Income ²	42,529		25,524		37,925		35,648		34,393		37,011		29,892	
% Change in Per Capita Income	+92%		-8.1%		+48%		+68%		+7.2%		45%		37%	

1. Source: U.S. Census 2010-2021

2. Per capita is a term used in economic and statistical analysis that means per person. Per capita is used when comparing a certain economic metric to a population.

The income of households in Jefferson County has increased since 2010. All the towns and villages experienced increased median income, with Alexandria and Clayton realizing a 57%-68% increase since 2010 (or 5-6% yearly increases).

5. Education

The Jefferson County population of 25 years old and older has increased. Grades 9th -12th receiving diplomas have decreased by 6.9% between 2010-2021, and students attending some colleges decreased by 5.4% between 2010 and 2021. The number of students attaining a Bachelor's Degree has risen by 11%, and graduate/professional degrees increased by 27% between 2010 and 2021 (see Table 2.5 for more details).

Table 2.5 Educational Attainment by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
High school graduate (includes equivalency)	814	-3%	691	-15%	1,053	11%	376	21%	99	-31%	384	1%	24,284	-80%
Some college, no degree	555	-23%	471	-25%	735	5%	191	31%	83	-42%	205	4%	16,230	-83%
Associate's degree	363	-11%	175	21%	650	6%	79	9%	47	24%	292	-31%	9,495	-79%
Bachelor's degree	470	40%	189	-41%	435	57%	102	46%	53	-43%	174	83%	10,704	-75%
Graduate or professional degree	228	75%	245	3%	479	-3%	105	4%	68	-33%	222	-32%	7,490	-77%

6. Ethnicity

The subject towns and villages and Jefferson County have experienced changes in the population's diversity. Black/African American and Hispanic populations have declined in the towns and villages and grown in the county between 2010 and 2021. White residents have decreased in the towns and villages and grown in the county. It is anticipated that this trend will continue.

Table 2.6 Race and Ethnicity 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
White	3,761	-4.4%	2,125	-5.9%	4,840	-1.0%	1,061	-1.7%	637	-18.4%	1,685	-12.9%	105,126	1.0%
African Am	33	-64.1%	474	n/a	81	n/a	36	-44.4%	27	-44.4%	10	-80.0%	9,935	34.9%
Am Indian	33	266.7%	103	114.6%	30	172.7%	9	77.8%	-	n/a	3	-72.7%	1,697	24.0%
Asian	9	-55.0%	34	47.8%	2	n/a	20	-55.0%	15	-46.7%	2	n/a	3,313	58.5%
Hawaiian/Pacific Islander	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	623	40.0%
Other	21	-25.0%	175	n/a	42	n/a	3	600.0%	-	n/a	6	n/a	3,809	6.7%
Hispanic	-	-100.0%	-	-100.0%	-	-100.0%	43	-100.0%	19	-100.0%	-	n/a	9,094	50.6%

7. Poverty

The federal poverty level is used by the U.S. government to define who is poor. It is based on a family's annual cash income rather than its total wealth, yearly consumption, or well-being assessment. The poverty level guidelines are issued each January by the Department of Health and Human Services (HHS). It determines who receives federal subsidies or aid, including welfare programs such as Food Stamps, Medicaid, and the Affordable Care Act.

Jefferson County has one HUD Qualified census tract: 9900.01 in Cape Vincent.

Jefferson County's poverty rate was 13.1% (in 2021), and the NYS's was 13.5% (2021).

Table 2.7 shows the 2021 poverty rates for the subject towns and villages.

Table 2.7 Poverty (2021)						
	Alexandria, Town	Cape Vincent, Town	Clayton, Town	Alexandria Bay Village	Cape Vincent, Village	Clayton, Village
Population for whom poverty status is determined	3,795	1,920	4,834	1,077	542	1,700
Children Under 18	48	28	148	9	16	31
Adults 18 to 64 Years	182	119	426	82	57	103
Seniors 65 Years and older	67	10	148	38	0	112

HOUSING

HOUSING

1. Households

Overall, the total number of occupied housing units increased by 3.2% in Jefferson County, compared to 4.5% in New York State (NYS) between 2010 and 2021. See Table 3.1 below for the current housing tenure as of 2021.

Table 3.1 Housing Tenure by Town, Village, and County 2021

HOUSING TENURE	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Occupied housing units	1,536		815		2,110		607		220		874		45,517	
Owner-occupied housing units	1,185	77.1%	743	91.2%	1,479	70.1%	334	55.0%	172	78.2%	439	50.2%	25,121	55.2%
Renter-occupied housing units	351	22.9%	72	8.8%	631	29.9%	273	45.0%	48	21.8%	435	49.8%	20,396	44.8%
All Vacant Housing Units	1,863		1,813		1,542		213		162		305		15,822	
Vacancy Rate	11.1%		6.5%		8.9%		13.9%		0.0%		12.5%		6.7%	
Ave household size owner unit	2.70		2.37		2.39		1.99		2.47		2.10		2.56	
Ave household size rent unit	1.72		2.61		2.06		1.51		2.44		1.75		2.30	
% Change in Owner-occupied Housing 2010-2021	+4.7%		-5.2%		0.0%		+34.7%		-24.2%		0.2%		0.4%	
% Change Renter-occupied Housing 2010-2021	-36.7%		-62.9%		+4.0%		-6.7%		-51.2%		-4.2%		8.1%	
Changes in Vacancy Rates 2010-2021	-9.8%		+100%		+102%		+24.1%		n/c		+115%		+71%	
Seasonal Recreational Units	1,690		1,705		1,300		99		134		126		7,549	
% of all owner and renter-occupied housing units	110%		209%		61.6%		16.3%		60.9%		14.4%		16.6%	

A. Renters Age

There has been a shift in the head of owner-occupied households. The average age of owner-occupied head of households has increased in towns, villages, and county. Seniors (55 years and older) have grown the most.

Table 3.2 Age of Owner-Occupied Head of Household by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
Under 25 years	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	292	-10.4%
25 to 34 years	62	121.4%	26	-62.9%	66	-10.8%	17	750.0%	12	-68.4%	43	38.7%	2,498	0.8%
35 to 44 years	175	-11.2%	68	15.3%	186	-46.4%	23	-36.1%	14	0.0%	62	-12.7%	3,932	-18.2%
45 to 54 years	232	1.3%	141	-4.7%	297	36.2%	35	-52.1%	27	-28.9%	49	-31.9%	4,547	-26.2%
55 to 64 years	237	-19.1%	209	-9.9%	456	24.9%	71	12.7%	52	-14.8%	111	0.0%	5,785	11.0%
65 to 74 years	288	26.3%	188	2.7%	331	55.4%	130	519.0%	56	47.4%	113	91.5%	4,833	47.6%
75 years and over	191	21.7%	111	20.7%	143	-44.8%	58	9.4%	11	-71.1%	61	-34.4%	3,234	8.9%
Total	1,185		743		1,479		334		172		439		25,121	

There has been a shift in the head renter-occupied households. The average age of renter-occupied head of households has increased in Towns, Villages, and County. Under 25 years has declined consistently among the Towns, Villages, and the County.

Table 3.3 Age of Renter-Occupied Head of Household by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
Under 25 years	50	-50.5%	4	-83.3%	36	-78.2%	15	n/a	4	-75.0%	6	-95.5%	3,261	-19.0%
25 to 34 years	14	-91.8%	31	-32.6%	220	66.7%	14	-68.9%	10	-60.0%	146	89.6%	7,133	20.5%
35 to 44 years	71	-31.1%	4	-66.7%	77	n/a	41	-41.4%	4	-42.9%	28	-64.1%	3,676	1.9%
45 to 54 years	50	-35.1%	11	-21.4%	26	-59.4%	44	33.3%	11	22.2%	26	n/a	2,139	-2.7%
55 to 64 years	98	345.5%	9	-72.7%	78	225.0%	91	313.6%	9	-47.1%	49	n/a	1,989	76.8%
65 to 74 years	22	-26.7%	5	-79.2%	126	117.2%	22	-15.4%	2	n/a	126	n/a	1,151	46.4%
75 years and over	46	-4.2%	8	-80.5%	68	-6.8%	46	64.3%	8	33.3%	54	-26.0%	1,047	-13.8%
Total	351		72		631		273		48		435		20,396	

B. Bedrooms

The changes in the number of bedrooms have varied for owner-occupied households depending on location. The number of units with three and five bedrooms has increased for owner-occupied units (see Table 3.4).

Table 3.4 Owner-Occupied Bedroom Tenure by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Owner-Occupied Housing Units		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
Studio	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	60	25.0%
1 bedroom	46	-4.2%	11	-38.9%	31	-31.1%	39	333.3%	0	-100.0%	4	n/a	629	-24.2%
2 bedrooms	168	-46.3%	224	-10.8%	309	26.1%	50	-5.7%	61	-22.8%	150	37.6%	4,625	-2.5%
3 bedrooms	549	4.0%	356	8.9%	736	-0.5%	150	24.0%	80	-12.1%	206	-4.6%	12,642	4.9%
4 bedrooms	254	17.6%	118	-23.9%	295	-3.0%	70	37.3%	24	-27.3%	72	-16.3%	5,022	-10.3%
5 or more bedrooms	168	522.2%	34	3.0%	108	-25.5%	25	78.6%	7	-66.7%	7	-58.8%	2,143	9.3%
Total	1,185		743		1,479		334		172		439		25,121	

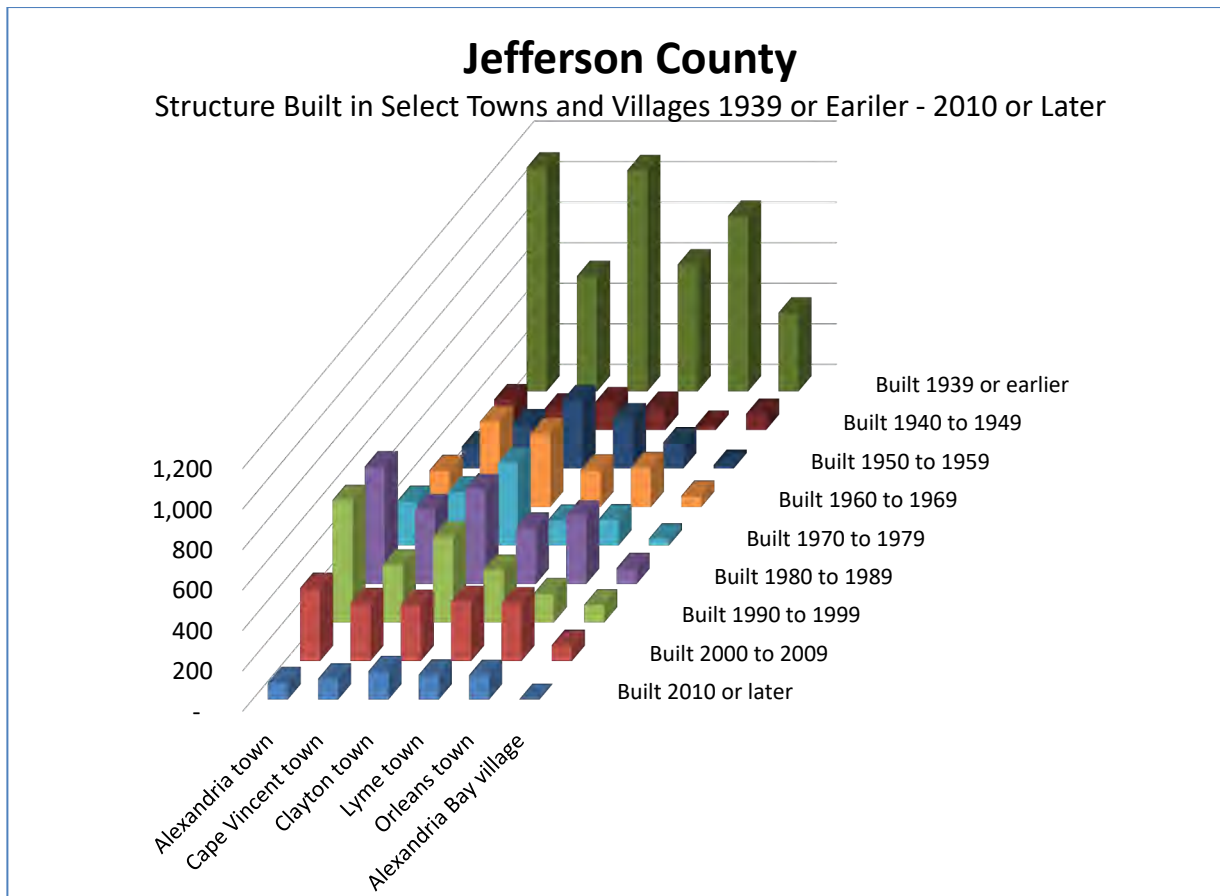
The changes in the number of bedrooms have varied for renter-occupied households depending on location. The number of units with three and five bedrooms has increased for owner-occupied units (see Table 3.5.)

Table 3.5 Renter-Occupied Bedroom Tenure by Town, Village, and County 2021

	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County	
Owner-Occupied Housing Units		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021		% Chg 2010-2021
Studio	24	200.0%	0	n/a	6	-57.1%	24	n/a	0	n/a	6	100%	743	118.5%
1 bedroom	91	-22.9%	25	-19.4%	132	0.8%	84	-16.8%	10	-67.7%	102	-7.3%	3,617	-8.1%
2 bedrooms	156	-16.6%	16	-81.6%	202	25.5%	126	21.2%	16	-68.6%	119	12.3%	8,203	-4.3%
3 bedrooms	70	-57.6%	27	-22.9%	197	33.1%	35	-23.9%	21	n/a	143	5.9%	5,774	31.0%
4 bedrooms	10	-83.3%	4	-85.7%	76	n/a	4	-78.9%	1	-75.0%	47	-42.0%	1,561	17.3%
5 or more bedrooms	0	n/a	0	n/a	18	-5.3%	0	-100.0%	0	n/a	18	-5.3%	498	72.3%
Total	351		72		631		273		48		435		20,396	

C. Structures

Over 87% of the housing units in Jefferson County were built before the year 2000. See the chart below.



D. Building Permits

Within Jefferson County, single-family permits declined between 2004 and 2010, and since 2012, building permits have leveled off. Multi-family permits have remained very low, except in 2011. The tables below provide details on building permits for Jefferson County.

Jefferson County Building Permits

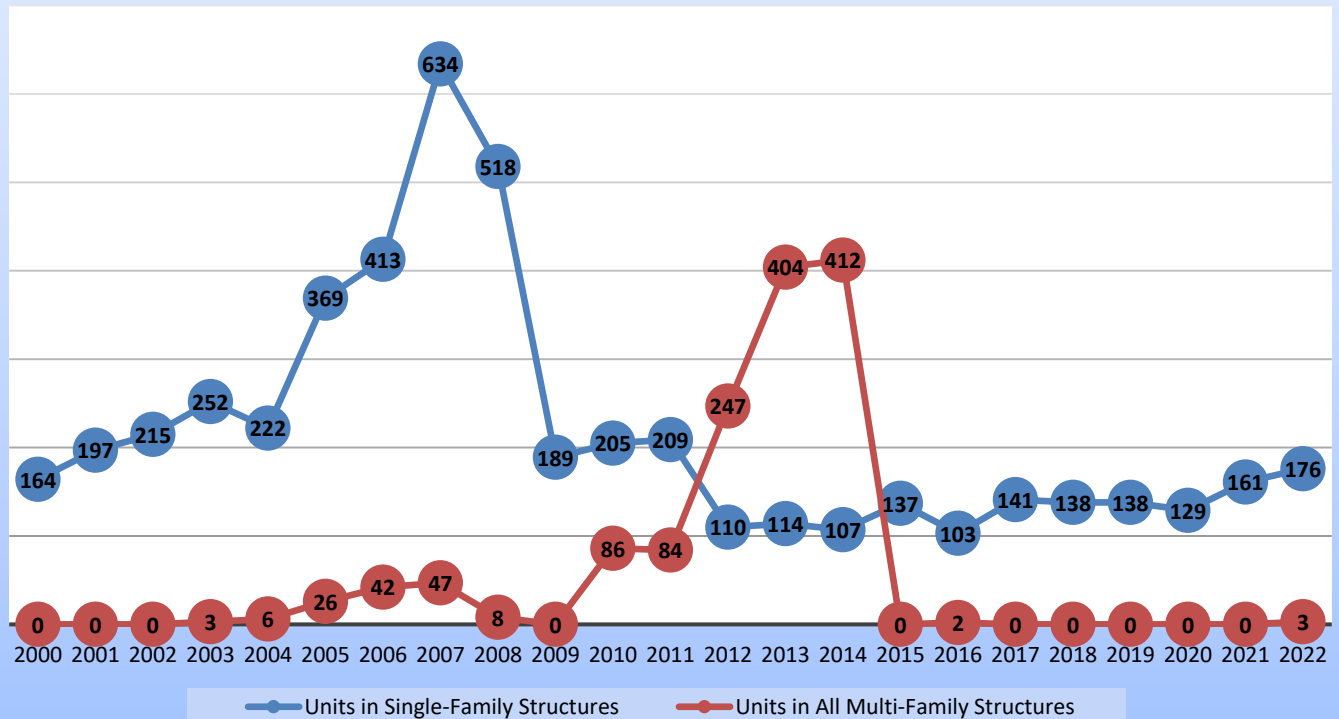


Table 3.6 provides the number of permits recorded in Jefferson County between 2013-2022.

Table 3.6 Housing Unit Building Permits for Jefferson County

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units in Structures	518	519	137	105	141	138	138	129	161	179
Units in Single-Family	114	107	137	103	141	138	138	129	161	176
Units in All Multi-Family	404	412	0	2	0	0	0	0	0	3

Source: HUD Building Permit Database

Table 3.7 shows the permits recorded in select towns and villages between 2013-2022. There were no permits; local Code Enforcement Officers reported permits for remodeling and addition to existing structures. While no permits for new structures were reported according to HUD, it is possible there were new permits issued but not reported to HUD.

Table 3.7 Housing Unit Building Permits for Select Towns and Villages										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Town of Alexander										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Town of Cape Vincent										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Town of Clayton										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Village of Alexandria										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Village of Cape Vincent										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Village of Clayton										
Total Units in Structures	0	0	0	0	0	0	0	0	0	0
Units in Single-Family	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family	0	0	0	0	0	0	0	0	0	0
Source: HUD Building Permit Database										

E. Market-Rate Rental Housing

In the subject towns and villages, limited market-rate rentals were being offered. The sampling of the market-rate rentals includes units outside the town limits. See Table 3.8 for a summary of the market rentals sampled.

Table 3.8 Jefferson County Analysis of Market-Rate Units Sampled

Bedroom Data			Rents			Square Feet			Cost\$/SqFt			% of HUD AMI		
% Distribution	Bedrooms	#Units	Ave	Low	High	Ave	Low	High	Ave	Low	High	Ave	Low	High
4.3%	0	1	750	750	750	450	450	45	1.67	2	2	55.9%	55.9%	55.9%
30.4%	1	7	939	700	1,350	718	600	880	1.30	1.04	1.53	65.3%	48.7%	93.8%
26.1%	2	6	1,141	725	1,325	1,018	700	1,664	1.16	0.90	1.54	66.0%	42.0%	76.7%
26.1%	3	6	1,979	1,450	2,950	1,543	2,378	1,836	1.28	0.92	1.94	99.2%	72.7%	147.9%
13.0%	4+	3	2,405	1,515	3,500	2,175	1,560	3,200	1.121	0.860	1.410	108.1%	68.1%	157.3%
Total Units		23												

The map below shows the locations of the market-rate rentals sampled.



F. Subsidized Properties

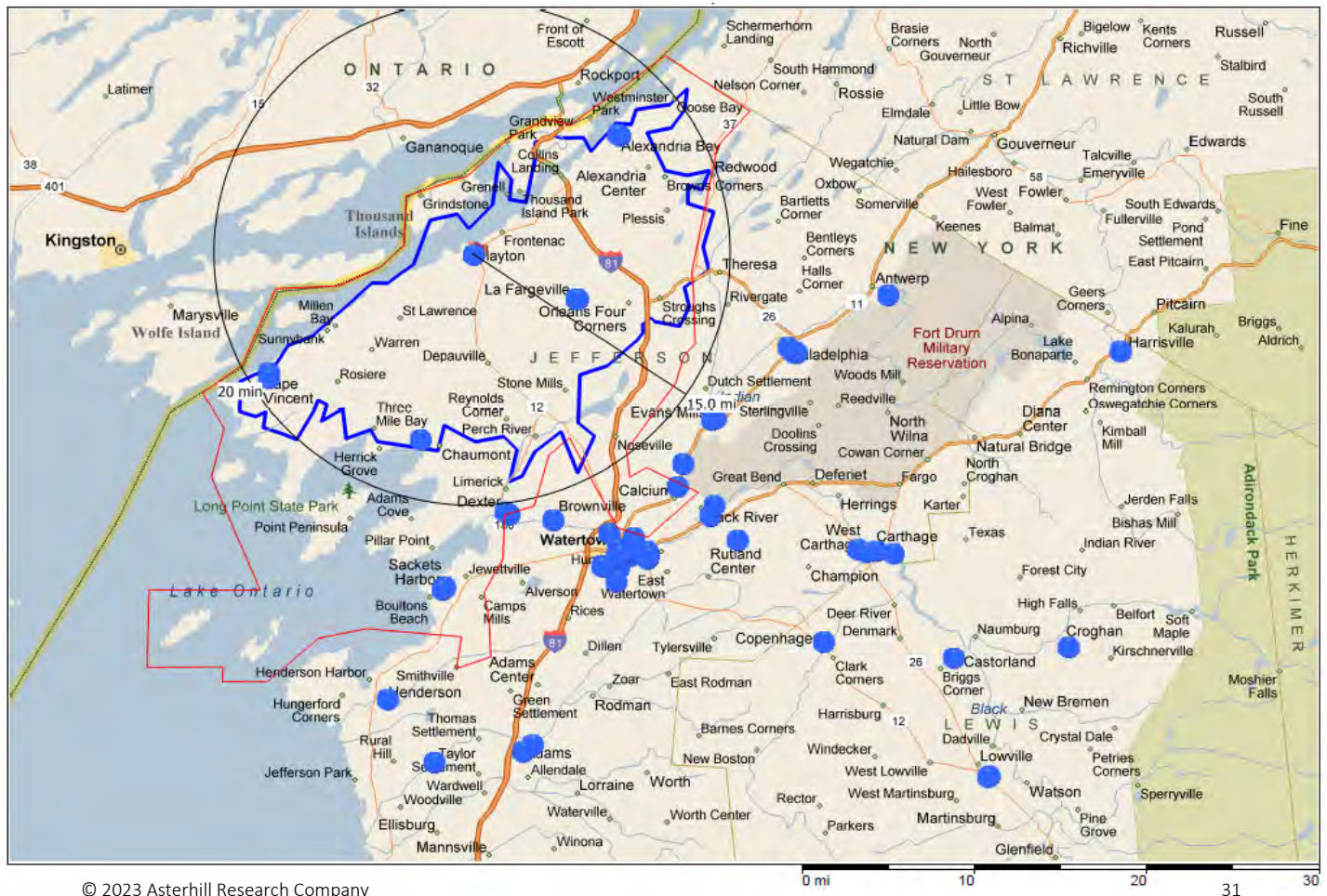
Reviewing the subsidized housing stock in the subject towns and Jefferson County was completed. There are 55 low-income housing apartment communities offering 3,045 affordable apartments for rent in Jefferson County, NY. Tenants of income-based apartments typically pay no more than 30% of their income toward rent and utilities. Section 8 Housing Choice vouchers pay Jefferson County landlords \$1,000 per month towards rent, and the average voucher holder contributes \$300 to rent. See Table 3.9 for a comparison of the subject towns.

Table 3.9 Subsidized Housing in Jefferson County and Subject Towns				
	Towns			County
	Alexandria Bay	Cape Vincent	Clayton, NY	Jefferson County
Total Affordable Apartment Properties	3	1	3	55
Total Low-Income Apartments	122	24	103	3,045
Total Housing Units with Rental Assistance	69	24	71	1,883
Percentage of Housing Units Occupied By Renters	22.9%	8.8%	29.9%	44.8%
Percentage Of Renters Overburdened	42.20%	10.00%	46.20%	46.40%
Section 8 Vouchers payments to Landlords	\$900	0	0	\$1,000
Section 8 Vouchers Holders payment	\$500	0	0	\$300

Table 3.10 shows the 2023 HUD Fair Market Rents and Housing Choice Voucher Payments.

Table 3.10 2022 Jefferson County, New York Fair Market Rents and Housing Choice Voucher Payment Standards					
	Studio	One BR	Two BR	Three BR	Four BR
Jefferson County, New York Fair Market Rent	\$691	739	\$844	\$1,162	\$1,166
Jefferson County, New York Payment Standard Range	\$622 to \$760	\$665 to \$813	\$760 to \$928	\$1,046 to \$1,278	\$1,049 to \$1,283
Source: HUD and NYSHCR					

The map below shows the location of the subsidized properties in the subject towns and villages and Jefferson County.



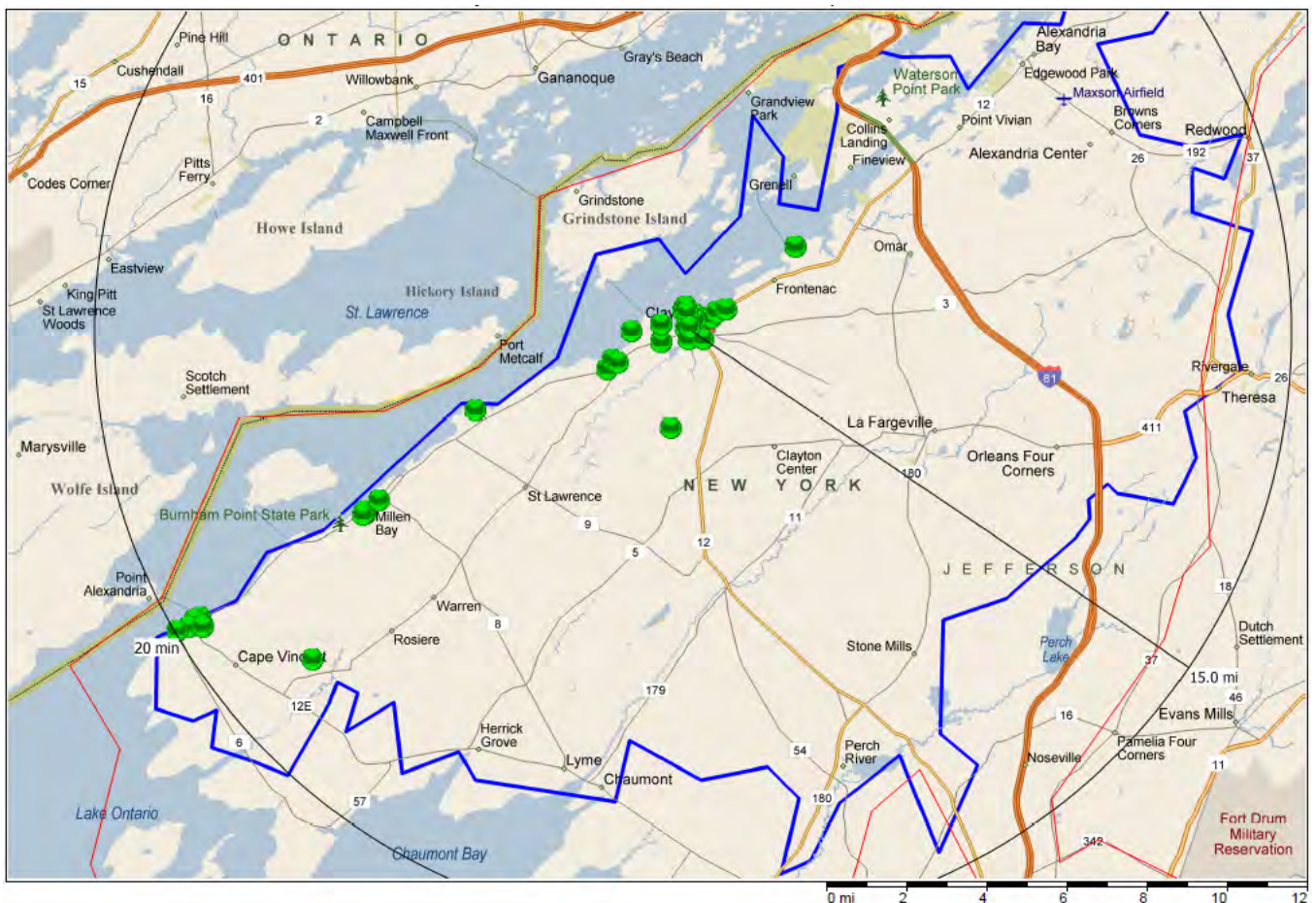
G. Short-Term Rentals Sampled

Short-term rentals were sampled in the subject towns and rentals. All the properties sampled were rented by night. Table 3.11 is a summary of the short-term rentals.

Table 3.11 Clayton PMA Analysis of Short-term Rentals Units Sampled

[illegible]

The map below shows the short-term rentals are clustered along the St Lawrence River.



See the appendix for the market-rate rentals sampled, subsidized properties, and short-term rentals sampled.

H. Real Property Sales

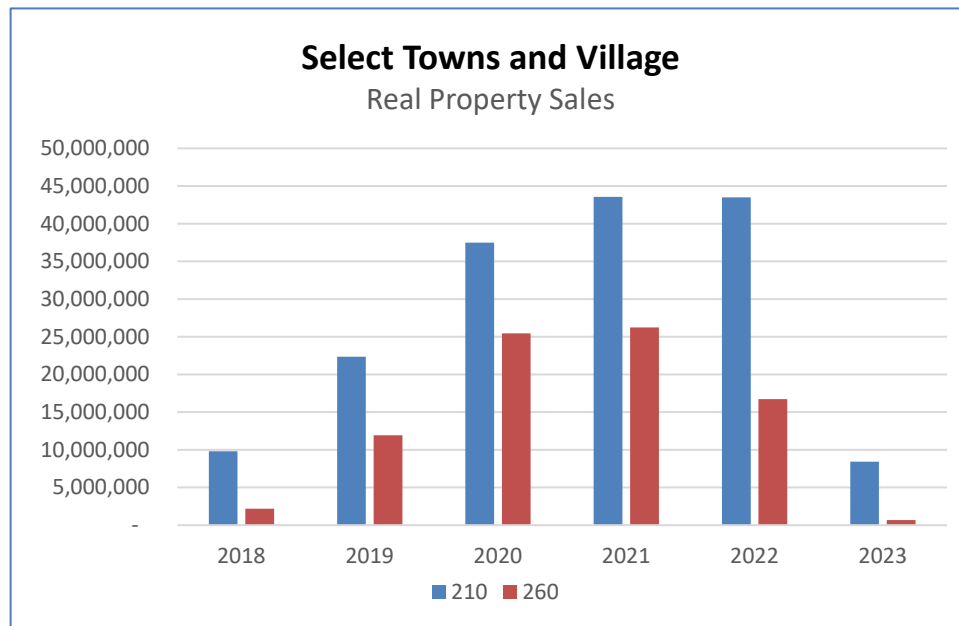
Real property sales between 2018 through the first quarter of 2023 were reviewed. Jefferson County classifies all real property sales into several categories. (for more information, see the link in the table below. In this study, the focus was on residential properties, specifically categories 210 and 260.

Table 3.12 Jefferson County, NY Property Codes		
Code	Type	Description
210	One family year-round residence	A one-family dwelling constructed for year-round occupancy (adequate insulation, heating, etc.)*
260	Seasonal residences	Dwelling units are generally used for seasonal occupancy and not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property should be listed as forest land (see category 900).*

Source: <https://www.tax.ny.gov/research/property/assess/manuals/prclas.htm>

The sales data below summarizes sales for the towns of Alexandria, Cape Vincent, and Clayton and the villages of Alexandria Bay, Cape Vincent, and Clayton. Three characteristics were reviewed: total real property sales, average price, and number of sales. The county sales data of all sales are filed at the county's clerks, which may not represent true market value.

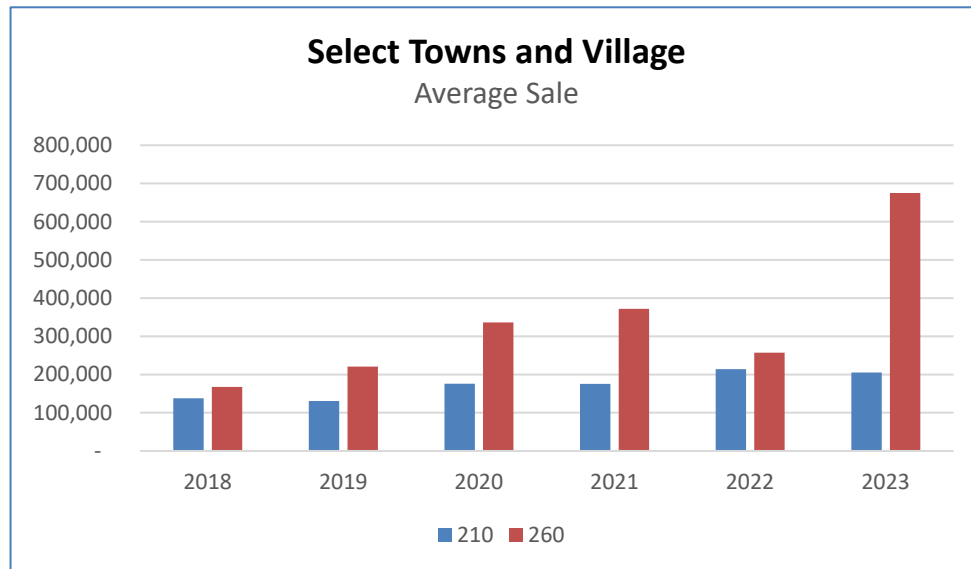
Real Property Sales:



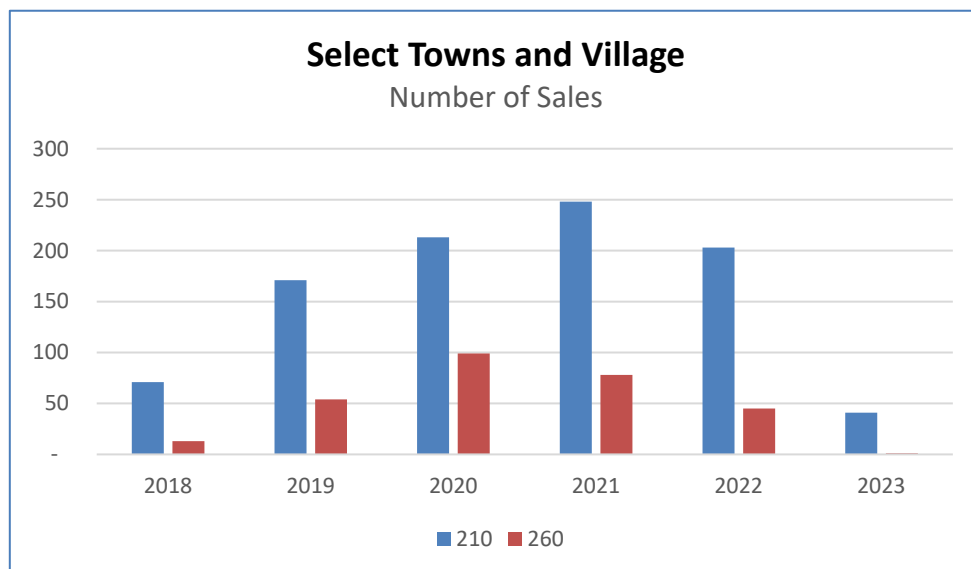
In Category 210, residential sales in the subject towns and villages varied from a low of \$9.7 million in 2018 to a high of \$43.6 million in 2021. In Category 260 (seasonal properties), annual sales varied too, with a low of \$2.2 million in 2018 to a high of \$26.2 million in 2021.

Average Real Property Sales:

In Category 210, the average property sale in the subject towns and villages varied from a low of \$130,723 in 2018 to a high of \$214,264 in 2021. In Category 260 (seasonal properties), the average sales varied too, with a low of \$167,578 in 2018 to a high of \$336,375 in 2021.



According to the New York State Association of Realtors, a single-family home's average 2022 sale price in Jefferson County was \$190,000, up 4.4 % over the same period in 2021. Sellers achieved 98.4% of their asking price, and overall, the number of sales were down 15.9% from 2021.

The number of Real Property Sales:

In Category 210, property sales in the subject towns and villages varied from a low of 71 in 2018 to a high of 248 in 2021. In Category 260 (seasonal properties), the number of sales varied, too, with a low of 13 in 2018 to a high of 99 in 2021.

See the town and village profiles for real property sales for each subject town and village.

Vacancy Rates

Vacancy rates varied greatly among the subject towns and villages, ranging from 0% to 13.9%.

Vacant and Seasonal/Recreational Units

The number of vacant units is high, with seasonal/recreational units accounting for 87.6 of all vacant units. There are more types of these units in the towns of Alexandria and Cape Vincent than there are owner and renter-occupied units. In the town of Clayton and the Village of Cape Vincent, seasonal units account for over 60% of all housing units. In the villages of Alexandria Bay and Clayton, seasonal units account for 16% to 14% of housing units, respectively. However, many owner-occupied units rent rooms via Airbnb or Verbo seasonally. These types of units and short-term rentals go unreported.

Waiting Lists

Subsidized properties reported waiting list lists with qualified renters. The average waiting list was at least 3+ months.

MARKET DEMAND

MARKET DEMAND

The estimated market demand was reviewed for renter-occupied and owner-occupied housing.

The Population of the PMA

According to the U.S. Census, 55.2% of the population in Jefferson County are homeowners, and 44.8% are renters. In Table 4.1, subject towns and villages are broken down as follows:

Municipality		Owner-Occupied Units/%		Renter-Occupied Units/%	
Town	Alexandria	1,185	77.1%	351	22.9%
Town	Cape Vincent	743	91.2%	72	8.8%
Town	Clayton	1,479	70.1%	631	29.9%
Village	Alexandria Bay	334	55.0%	273	45.0%
Village	Cape Vincent	172	78.2%	48	21.8%
Village	Clayton	439	50.2%	435	49.8%

The criteria used to qualify the population for these products are based on age and income. This methodology qualifies the population in the county for owner-occupied and renter-occupied housing products such as single-family, apartments, and townhomes rental housing units. Additionally, this approach includes factors including loss of housing stock and availability of utilities. The estimated demand in the PMA followed the criteria below for the towns and villages in the subject area.

1. Ages: 18 Years and older
2. Income: <30% to >135% of the Area Median Income (AMI)

Demand Estimates for Owner-Occupied Units

Owner-Occupied Housing:

1. Product(s): Owner-occupied housing
2. Individuals and Families: 18 years and older, and
3. Approach: Age and income

Demand Estimate for Alexandria, Town

See Table 4.2 below.

Table 4.2 Estimated Demand for Owner-Occupied Housing for Individuals and Families 18 Years and Older in Alexandria (Town)

Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	3,175	3,077	3,030	3,029	3,029	3,031	3,033	3,036	3,045
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	2,578	2,498	2,460	2,460	2,459	2,461	2,463	2,465	2,472
Gross Demand by Household Equivalents (2.00/HH)	1,289	1,249	1,230	1,230	1,230	1,231	1,231	1,232	1,236
Less Existing Inventory Renting to 18+ Years	1,313	1,179	1,173	1,168	1,162	1,156	1,150	1,144	1,168
Estimated Market Demand ¹	(24)	70	57	62	68	75	81	88	68
Estimated Demand by Income Segment									
AMI <30%	(4)	11	9	10	11	12	13	14	11
AMI 31-40%	(1)	4	3	4	4	5	5	5	4
AMI 41-50%	(2)	5	4	5	5	6	6	7	5
AMI 51-60%	(1)	3	2	3	3	3	3	4	3
AMI 61-70%	(2)	7	5	6	6	7	8	8	6
AMI 71-80%	(1)	3	3	3	3	4	4	4	3
AMI 81-90%	(2)	5	4	4	5	5	6	6	5
AMI 91-100%	(1)	3	3	3	3	4	4	4	3
AMI 101-135%	(3)	10	8	9	10	11	12	12	10
AMI >135%	(6)	18	15	16	18	19	21	23	18
1. This demand estimate does not include any owner-occupied housing from individuals or families whose primary residence is outside Jefferson County, including second homes, recreational, or seasonal housing.									

Demand Estimate for Cape Vincent, Town

See Table 4.3 below.

Table 4.3 Estimated Demand for Owner-Occupied Housing for Individuals and Families 18 Years and Older in Cape Vincent (Town)

Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	2,505	2,428	2,171	2,171	2,170	2,172	2,173	2,175	2,182
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	2,299	2,229	1,993	1,992	1,992	1,994	1,995	1,997	2,003
Gross Demand by Household Equivalents (2.37/HH)	970	940	841	841	841	841	842	842	845
Less Existing Inventory Renting to 18+ Years	736	739	736	732	728	725	721	718	732
Estimated Market Demand ¹	234	201	105	109	112	116	121	125	113
Estimated Demand by Income Segment									
AMI <30%	38	33	17	18	18	19	20	20	18
AMI 31-40%	14	12	6	7	7	7	7	8	7
AMI 41-50%	17	15	8	8	8	9	9	9	8
AMI 51-60%	10	8	4	4	5	5	5	5	5
AMI 61-70%	22	19	10	10	11	11	11	12	11
AMI 71-80%	11	9	5	5	5	5	6	6	5
AMI 81-90%	16	14	7	7	8	8	8	9	8
AMI 91-100%	12	10	5	5	6	6	6	6	6
AMI 101-135%	33	28	15	15	16	17	17	18	16
AMI >135%	61	52	27	28	29	30	31	32	29
1. This demand estimate does not include any owner-occupied housing from individuals or families whose primary residence is outside Jefferson County, including second homes, recreational, or seasonal housing.									

Demand Estimate for Clayton, Town

See Table 4.4 below.

Table 4.4 Estimated Demand for Owner-Occupied Housing for Individuals and Families 18 Years and Older in Clayton (Town)									
Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	4,149	4,272	3,843	3,842	3,841	3,844	3,847	3,850	3,861
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	3,182	3,276	2,947	2,947	2,946	2,948	2,950	2,953	2,962
Gross Demand by Household Equivalents (2.00/HH)	1,591	1,520	1,474	1,473	1,473	1,474	1,475	1,476	1,481
Less Existing Inventory Renting to 18+ Years	1,566	1,472	1,465	1,457	1,450	1,443	1,436	1,428	1,407
Estimated Market Demand ¹	26	48	9	16	23	31	40	48	74
Estimated Demand by Income Segment									
AMI <30%	4	8	1	3	4	5	6	8	12
AMI 31-40%	2	3	1	1	1	2	2	3	5
AMI 41-50%	2	4	1	1	2	2	3	4	6
AMI 51-60%	1	2	0	1	1	1	2	2	3
AMI 61-70%	2	4	1	2	2	3	4	5	7
AMI 71-80%	1	2	0	1	1	1	2	2	3
AMI 81-90%	2	3	1	1	2	2	3	3	5
AMI 91-100%	1	2	0	1	1	2	2	2	4
AMI 101-135%	4	7	1	2	3	4	6	7	10
AMI >135%	7	12	2	4	6	8	10	12	19
1. This demand estimate does not include any owner-occupied housing from individuals or families whose primary residence is outside Jefferson County, including second homes, recreational, or seasonal housing.									

Demand Estimates for Renter-Occupied Units

Renter-Occupied Housing:

1. Product(s): Rental housing
2. Individuals and Families: 18 years and older, and
3. Approach: Age and income

Demand Estimate for Alexandria, Town

See Table 4.5 below.

Table 4.5 Estimated Demand for Renter-Occupied Housing for Individuals and Families 18 Years and Older in Alexandria (Town)

Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	3,175	3,077	3,030	3,029	3,029	3,031	3,033	3,036	3,045
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	806	781	769	769	769	769	770	771	773
Gross Demand by Household Equivalents (2.00 /HH)	403	391	385	385	384	385	385	385	386
Less Existing Inventory Renting to 18+ Years	340	349	348	346	344	342	341	339	346
Estimated Market Demand	63	41	37	39	40	42	44	46	41
Estimated Demand by Income Segment									
AMI <30%	10	7	6	6	7	7	7	8	7
AMI 31-40%	4	3	2	2	2	3	3	3	2
AMI 41-50%	5	3	3	3	3	3	3	3	3
AMI 51-60%	3	2	2	2	2	2	2	2	2
AMI 61-70%	6	4	3	4	4	4	4	4	4
AMI 71-80%	3	2	2	2	2	2	2	2	2
AMI 81-90%	4	3	3	3	3	3	3	3	3
AMI 91-100%	3	2	2	2	2	2	2	2	2
AMI 101-135%	9	6	5	5	6	6	6	7	6
AMI >135%	16	11	10	10	10	11	11	12	11

Demand Estimate for Cape Vincent, Town

See Table 4.6 below.

Table 4.6 Estimated Demand for Renter-Occupied Housing for Individuals and Families 18 Years and Older in Cape Vincent (Town)

Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	2,505	2,428	2,171	2,171	2,170	2,172	2,173	2,175	2,182
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	293	284	254	254	254	254	255	255	256
Gross Demand by Household Equivalents (2.00 /HH)	147	142	127	127	127	127	127	127	128
Less Existing Inventory Renting to 18+ Years	109	72	71	71	71	70	70	70	71
Estimated Market Demand	37	71	56	56	57	57	57	58	57
Estimated Demand by Income Segment									
AMI <30%	6	11	9	9	9	9	9	9	9
AMI 31-40%	2	4	3	3	3	3	4	4	3
AMI 41-50%	3	5	4	4	4	4	4	4	4
AMI 51-60%	2	3	2	2	2	2	2	2	2
AMI 61-70%	4	7	5	5	5	5	5	5	5
AMI 71-80%	2	3	3	3	3	3	3	3	3
AMI 81-90%	3	5	4	4	4	4	4	4	4
AMI 91-100%	2	4	3	3	3	3	3	3	3
AMI 101-135%	5	10	8	8	8	8	8	8	8
AMI >135%	10	18	15	15	15	15	15	15	15

Demand Estimate for Clayton, Town

See Table 4.7 below.

Table 4.7 Estimated Demand for Renter-Occupied Housing for Individuals and Families 18 Years and Older in Clayton (Town)

Methodology/Year	2020	2021	2022	2023	2024	2025	2026	2027	2030
Estimated 18+ Years (Qualified Target Pool - QTP)	4,149	4,272	3,843	3,842	3,841	3,844	3,847	3,850	3,861
Adjustments for renters, owners, and migrations (Adjusted Qualified Target Pool – AQTP)	1,339	1,378	1,240	1,240	1,239	1,240	1,241	1,242	1,246
Gross Demand by Household Equivalents (1.91 /HH)	701	722	649	649	649	649	650	650	652
Less Existing Inventory Renting to 18+ Years	560	628	625	622	619	616	612	609	600
Estimated Market Demand	141	94	24	27	30	34	37	41	52
Estimated Demand by Income Segment									
AMI <30%	23	15	4	4	5	5	6	7	8
AMI 31-40%	9	6	1	2	2	2	2	3	3
AMI 41-50%	10	7	2	2	2	3	3	3	4
AMI 51-60%	6	4	1	1	1	1	2	2	2
AMI 61-70%	13	9	2	3	3	3	4	4	5
AMI 71-80%	7	4	1	1	1	2	2	2	2
AMI 81-90%	10	6	2	2	2	2	3	3	4
AMI 91-100%	7	5	1	1	2	2	2	2	3
AMI 101-135%	20	13	3	4	4	5	5	6	7
AMI >135%	36	24	6	7	8	9	10	11	14

THE MARKET DEMAND REVIEW CONCLUDES THAT:

The market is offering few opportunities for housing products.

- The market can absorb up to 12+ units per month based on the number of new construction starts, similar projects, and marketing programs if any rental inventory is available.
- Demand was calculated assuming the number of persons per household remains the same for all owner-occupied and renter-occupied units through 2030.
- Seasonal and recreational units impact the demand for owner-occupied and renter-occupied units in the subject towns.

TOWN AND VILLAGE PROFILES

Key Take-Aways

Jefferson County Towns

Summary												
	Alexandria, Town			Cape Vincent, Town			Clayton, Town			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010		2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION												
Total	2,743	-31.7%		4,855	60.2%		1,959	-60.9%		117,634	2.2%	
HOUSING												
Occupied Housing Units	1,536	-8.8%	% Owner/Renter	815	-16.7%	% Owner/Renter	2,110	1.2%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	1,185	4.7%	77.1%	743	-5.2%	91.2%	1,479	0.0%	70.1%	25,121	-0.4%	55.2%
Renter-Occupied	351	-36.4%	22.9%	72	-62.9%	8.8%	631	4.0%	29.9%	20,396	8.1%	44.8%
Vacancy Rate (renters)	11.10%	-9.8%		4.40%	n/a		8.90%	102.3%		6.70%	71.8%	
Vacant Units	1,863	9.4%		1,199	28.6%		1,542	28.6%		15,822	21.2%	
Seasonal/Recreation Units	1,690	21.5%		1,705	17.6%		1,300	18.6%		10,631	17.4%	
% of All Occupied Housing	110.0%			209.2%			61.6%			23.4%		
Median Home Value	148,800	31.2%		171,900	19.2%		157,100	7.9%		154,000	31.85%	
Median Rent	736	9.2%		883	79.1%		871	14.5%		1,072	39.40%	
INCOME												
Median HH Income	65,000	67.7%		60,978	18.5%		70,758	53.9%		58,271	34.23%	
Mean HH Income	105,334	104.1%		76,047	9.4%		86,023	44.0%		74,606	36.30%	
Per Capita Income	42,529	92.3%		27,784	-8.1%		37,925	48.3%		29,892	36.97%	
Poverty Rate	7.8%			8.2%			14.9%			13.1%		
EMPLOYMENT												
Labor Forces	1,891	-1.6%		873	-11.7%		2,499	-1.4%		57,856	-0.4%	
Employed	1,750	3.8%		834	7.1%		2,297	7.1%		43,850	-4.83%	
Unemployment Rate	7.09%	-26.4%		2.75%	-52.3%		6.08%	-42.0%		4.80%	-38.87%	
Mean Travel Time to Work	18.9	-1.6%		23.3	-13.7%		27.9	24.6%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022	2020	2021	2022	2020	2021	2022
Number of Sales	95	122	75	60	48	28	77	73	59	1,396	1,624	1,371
Average Sale Price by Property Classifications												
210	237,073	153,615	245,730	159,003	185,547	319,754	188,899	200,823	176,986	162,000	182,500	190,000
260	355,654	356,036	221,218	181,452	161,619	nsr	256,421	436,862	611,642	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Key Take-Aways

Jefferson County Villages

Summary												
	Alexandria Bay, Village			Cape Vincent, Village			Clayton, Village			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010		2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION												
Total	542	-50.6%		1,700	150.4%		969	-52.5%		117,634	2.2%	
HOUSING												
Occupied Housing Units	607	12.4%	% Owner/Renter	220	-32.5%	% Owner/Renter	874	-2.2%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	334	34.7%	55.0%	172	-24.2%	78.2%	439	-0.2%	50.2%	25,121	-0.4%	55.2%
Renter-Occupied	273	-6.5%	45.0%	48	-51.5%	21.8%	435	-4.2%	49.8%	20,396	8.1%	44.8%
Vacancy Rate (renters)	13.90%	24.1%		0.00%	n/a		12.50%	115.5%		6.70%	71.8%	
Vacant Units	213	-4.5%		162	25.58%		305	36.2%		15,822	21.2%	
Seasonal/Recreation Units	99	13.8%		134	69.62%		126	-17.1%		10,631	17.4%	
% of All Occupied Housing	16.3%			60.9%			14.4%			23.4%		
Median Home Value	119,900	30.9%		141,300	-9.36%		161,400	25.9%		154,000	31.85%	
Median Rent	705	13.9%		725	93.33%		921	21.5%		1,072	39.40%	
INCOME												
Median HH Income	43,264	37.2%		56,875	28.43%		53,261	22.2%		58,271	34.23%	
Mean HH Income	62,472	48.7%		76,392	23.61%		70,241	25.4%		74,606	36.30%	
Per Capita Income	35,648	68.4%		34,393	7.18%		37,011	45.0%		29,892	36.97%	
Poverty Rate	12.0%			13.5%			14.5%			13.1%		
EMPLOYMENT												
Labor Forces	541	-6.7%		299	-16.9%		940	-9.4%		57,856	-0.4%	
Employed	496	9.3%		285	-11.76%		862	1.4%		43,850	-4.83%	
Unemployment Rate	7.02%	-46.4%		3.34%	-63.51%		2.98%	-60.4%		4.80%	-38.87%	
Mean Travel Time to Work	17.9	8.5%		24.3	-12.59%		24.9	18.0%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022	2020	2021	2022	2020	2021	2022
Number of Sales	27	20	21	14	22	28	39	41	36	1,396	1,624	1,371
Average Sale Price by Property Classifications												
210	99,433	148,966	245,730	124,029	148,209	164,053	132,336	208,159	223,204	162,000	182,500	190,000
260	299,000	155,000	nsr	nsr	nsr	nsr	185,000	nsr	359,900	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Town of Alexandria

Key Take-Aways

Jefferson County

Town of Alexandria

Summary						
	Alexandria, Town			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	2,743	-31.7%		117,634	2.2%	
HOUSING						
Occupied Housing Units	1,536	-8.8%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	1,185	4.7%	77.1%	25,121	-0.4%	55.2%
Renter-Occupied	351	-36.4%	22.9%	20,396	8.1%	44.8%
Vacancy Rate (renters)	11.10%	-9.8%		6.70%	71.8%	
Vacant Units	1,863	9.4%		15,822	21.2%	
Seasonal/Recreation Units	1,690	21.5%		10,631	17.4%	
% of All Occupied Housing U	110.0%			23.4%		
Median Home Value	148,800	31.2%		154,000	31.85%	
Median Rent	736	9.2%		1,072	39.40%	
INCOME						
Median HH Income	65,000	67.7%		58,271	34.23%	
Mean HH Income	105,334	104.1%		74,606	36.30%	
Per Capita Income	42,529	92.3%		29,892	36.97%	
Poverty Rate	7.8%			13.1%		
EMPLOYMENT						
Labor Forces	1,891	-1.6%		57,856	-0.4%	
Employed	1,750	3.8%		43,850	-4.83%	
Unemployment Rate	7.09%	-26.4%		4.80%	-38.87%	
Mean Travel Time to Work	18.9	-1.6%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	95	122	75	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	237,073	153,615	245,730	162,000	182,500	190,000
260	355,654	356,036	221,218	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Town of Alexandria

ANALYSIS 2010-2021					TRENDS	
	Alexandria, Town		Jefferson County		Alexandria, Town	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	1,103	461	32,072	31,416	-58.2%	-2.0%
21 to 24 years	224	165	11,595	11,410	-26.3%	-1.6%
25 to 44 years	896	792	32,400	33,391	-11.6%	3.1%
45 to 54 years	562	391	14,898	12,086	-30.4%	-18.9%
55 to 59 years	237	193	5,869	6,888	-18.6%	17.4%
60 to 64 years	327	219	5,348	6,276	-33.0%	17.4%
65 to 74 years	377	333	6,658	9,661	-11.7%	45.1%
75 to 84 years	223	184	4,602	4,749	-17.5%	3.2%
85 years and over	65	5	1,627	1,757	-92.3%	8.0%
Total	4,014	2,743	115,069	117,634	-31.7%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	1,132	1,185	25,234	25,121	4.7%	-0.4%
Renter- Occupy	552	351	18,875	20,396	-36.4%	8.1%
Ave Household size	2.57	1.72	2.34	2.30	-33.1%	-1.7%
Vacancy Rate	12.3%	11.1%	3.9%	6.7%	-9.8%	71.8%
Vacant Housing Units	1,703	1,863	13,059	15,822	9.4%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	-	-	326	292	n/a	-10.4%
25 to 34 years	28	62	2,478	2,498	121.4%	0.8%
35 to 44 years	197	175	4,807	3,932	-11.2%	-18.2%
45 to 54 years	229	232	6,164	4,547	1.3%	-26.2%
55 to 64 years	293	237	5,214	5,785	-19.1%	11.0%
65 to 74 years	228	288	3,275	4,833	26.3%	47.6%
75 years and over	157	191	2,970	3,234	21.7%	8.9%
Total	1,132	1,185	25,234	25,121	4.7%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	101	50	4,026	3,261	-50.5%	-19.0%
25 to 34 years	171	14	5,919	7,133	-91.8%	20.5%
35 to 44 years	103	71	3,606	3,676	-31.1%	1.9%
45 to 54 years	77	50	2,198	2,139	-35.1%	-2.7%
55 to 64 years	22	98	1,125	1,989	345.5%	76.8%
65 to 74 years	30	22	786	1,151	-26.7%	46.4%
75 years and over	48	46	1,215	1,047	-4.2%	-13.8%
Total	552	351	18,875	20,396	-36.4%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	171	65	3,408	2,565	-62.0%	-24.7%
\$10K to \$14K	61	49	2,771	1,881	-19.7%	-32.1%
\$15K to \$24K	299	133	5,667	3,429	-55.5%	-39.5%
\$25K to \$34K	256	142	5,489	5,038	-44.5%	-8.2%
\$35K to \$50K	221	217	7,726	6,229	-1.8%	-19.4%
\$50K to \$74K	340	324	8,717	9,195	-4.7%	5.5%
\$75K to \$99K	144	197	5,021	6,674	36.8%	32.9%
\$100K to \$149K	130	247	3,761	6,861	90.0%	82.4%
\$150K to \$199K	43	92	977	2,300	114.0%	135.4%
\$200 +	19	70	572	1,345	268.4%	135.1%
Total	1,684	1,536	44,109	45,517	-8.8%	3.2%
Median	38,750	65,000	43,410	58,271	67.7%	34.2%

Jefferson County

Town of Alexandria

ANALYSIS 2010-2021					TRENDS	
	Alexandria, Town		Jefferson County		Alexandria, Town	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	48	46	830	629	-4.2%	-24.2%
2 bedrooms	313	168	4,744	4,625	-46.3%	-2.5%
3 bedrooms	528	549	12,054	12,642	4.0%	4.9%
4 bedrooms	216	254	5,598	5,022	17.6%	-10.3%
5 or more bedrooms	27	168	1,960	2,143	522.2%	9.3%
Total	1,132	1,185	25,234	25,121	4.7%	-0.4%
Renter-occupied housing units						
Studio	8	24	340	743	200.0%	118.5%
1 bedroom	118	91	3,934	3,617	-22.9%	-8.1%
2 bedrooms	187	156	8,575	8,203	-16.6%	-4.3%
3 bedrooms	165	70	4,406	5,774	-57.6%	31.0%
4 bedrooms	60	10	1,331	1,561	-83.3%	17.3%
5 or more bedrooms	14	0	289	498	n/a	72.3%
Total	552	351	18,875	20,396	-36.4%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	3,387	3,399	57,168	61,339	0.4%	7.3%
1-unit, detached	2,103	2,063	31,666	35,064	-1.9%	10.7%
1-unit, attached	78	96	1,352	3,645	23.1%	169.6%
2 units	28	61	4,847	3,553	117.9%	-26.7%
3 or 4 units	116	146	5,351	4,973	25.9%	-7.1%
5 to 9 units	88	110	3,179	2,947	25.0%	-7.3%
10 to 19 units	128	153	933	1,192	19.5%	27.8%
20 or more units	45	39	2,446	2,892	-13.3%	18.2%
Mobile home	801	731	7,379	7,066	-8.7%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	3,387	3,399	57,168	61,339	0.4%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	472	338	19,644	21,468	-28.4%	9.3%
Less than \$200	12	78	309	2,195	n/a	610.4%
\$200 to \$299	13	198	1,019	6,267	1423.1%	515.0%
\$300 to \$499	90	52	1,743	7,635	-42.2%	338.0%
\$500 to \$749	167	4	4,052	2,296	-97.6%	-43.3%
\$750 to \$999	68	-	3,731	806	-100.0%	-78.4%
\$1,000 to \$1,499	122	6	3,520	271	-95.1%	-92.3%
\$1,500 or more	-	-	647	17	#DIV/0!	-97.4%
Median (dollars)	674	736	769	1,072	-100.0%	n/a
No cash rent	80	13	3,854	909	-83.8%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	3,387	3,399	57,168	61,339	0.4%	7.3%
Built 2010 or later	100	86	1,921	3,978	-14.0%	107.1%
Built 2000 to 2009	149	361	1,733	6,097	142.3%	251.8%
Built 1990 to 1999	551	605	6,927	7,494	9.8%	8.2%
Built 1980 to 1989	511	581	9,034	7,452	13.7%	-17.5%
Built 1970 to 1979	328	220	5,489	5,401	-32.9%	-1.6%

Jefferson County

Town of Alexandria

ANALYSIS 2010-2021					TRENDS	
	Alexandria, Town		Jefferson County		Alexandria, Town	Jefferson County
Built 1960 to 1969	131	182	3,572	4,470	38.9%	25.1%
Built 1950 to 1959	297	109	4,344	4,243	-63.3%	-2.3%
Built 1940 to 1949	175	151	2,757	2,083	-13.7%	-24.4%
Built 1939 or earlier	1,145	1,104	21,391	20,121	-3.6%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	2,687	2,604	71,402	14,175	-3.1%	-80.1%
High school graduate	1,055	814	26,131	4,366	-22.8%	-83.3%
Some college, no degree	624	555	14,076	2,902	-11.1%	-79.4%
Associate degree	260	363	8,016	2,025	39.6%	-74.7%
Bachelor's degree	269	470	8,392	1,930	74.7%	-77.0%
Graduate or professional degree	204	228	6,043	1,714	11.8%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	3,933	2,125	104,058	105,126	-46.0%	1.0%
African Am	92	474	7,364	9,935	415.2%	34.9%
Am Indian	9	103	1,369	1,697	1044.4%	24.0%
Asian	20	34	2,090	3,313	70.0%	58.5%
Hawaiian/Pacific Islander	-	-	445	623	n/a	40.0%
Other	28	175	3,571	3,809	525.0%	6.7%
Hispanic	106	-	6,039	9,094	-100.0%	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	3,060	3,000	89,369	91,862	-2.0%	2.8%
Labor Force	1,921	1,891	58,111	57,856	-1.6%	-0.4%
Civilians	1,871	1,884	50,639	46,627	0.7%	-7.9%
Employed	1,686	1,750	46,076	43,850	3.8%	-4.8%
Unemployed	185	134	4,563	2,777	-27.6%	-39.1%
Unemployment Rate	9.6%	7.1%	7.9%	4.8%	-26.4%	-38.9%
Mean Commute Time (minutes)	19.2	18.9	18.7	18.9	-1.6%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	1,686	1,750	46,076	43,850	3.8%	-4.8%
Management, business, science, and arts occupations	414	581	13,478	15,185	40.3%	12.7%
Service occupations	412	368	9,483	8,775	-10.7%	-7.5%
Sales and office occupations	396	320	12,120	9,759	-19.2%	-19.5%
Natural resources, construction, and maintenance occupations	293	277	5,436	4,819	-5.5%	-11.4%
Production, transportation, and material moving occupations	171	204	5,559	5,312	19.3%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	1,686	1,750	46,076	43,850	3.8%	-4.8%
Agriculture, forestry, fishing, hunting & mining	44	82	713	797	86.4%	11.8%
Construction	247	191	3,812	3,124	-22.7%	-18.0%
Manufacturing	63	47	3,201	2,843	-25.4%	-11.2%
Wholesale trade	27	27	916	703	0.0%	-23.3%
Retail trade	229	314	7,006	6,423	37.1%	-8.3%

Jefferson County

Town of Alexandria

ANALYSIS 2010-2021					TRENDS	
	Alexandria, Town		Jefferson County		Alexandria, Town	Jefferson County
Transportation, warehousing, & utilities	108	93	2,415	1,574	-13.9%	-34.8%
Information	19	37	824	856	94.7%	3.9%
Finance and insurance, real estate, rental & leasing	104	27	1,883	1,700	-74.0%	-9.7%
Professional, scientific, management, administrative & waste mgt services	68	44	3,171	3,108	-35.3%	-2.0%
Educational services, health care & social assistance	353	367	10,807	11,729	4.0%	8.5%
Arts, entertainment, recreation, accommodation food services	261	294	4,666	4,203	12.6%	-9.9%
Other services, except public administration	45	74	2,106	1,973	64.4%	-6.3%
Public administration	118	153	4,556	4,817	29.7%	5.7%

Town of Cape Vincent

Key Take-Aways

Jefferson County

Town of Cape Vincent

Summary						
	Cape Vincent, Town			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	4,855	60.2%		117,634	2.2%	
HOUSING						
Occupied Housing Units	815	-16.7%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	743	-5.2%	91.2%	25,121	-0.4%	55.2%
Renter-Occupied	72	-62.9%	8.8%	20,396	8.1%	44.8%
Vacancy Rate (renters)	4.40%	n/a		6.70%	71.8%	
Vacant Units	1,199	28.6%		15,822	21.2%	
Seasonal/Recreation Units	1,705	17.6%		10,631	17.4%	
% of All Occupied Housing U	209.2%			23.4%		
Median Home Value	171,900	19.2%		154,000	31.85%	
Median Rent	883	79.1%		1,072	39.40%	
INCOME						
Median HH Income	60,978	18.5%		58,271	34.23%	
Mean HH Income	76,047	9.4%		74,606	36.30%	
Per Capita Income	27,784	-8.1%		29,892	36.97%	
Poverty Rate	8.2%			13.1%		
EMPLOYMENT						
Labor Forces	873	-11.7%		57,856	-0.4%	
Employed	834	7.1%		43,850	-4.83%	
Unemployment Rate	2.75%	-52.3%		4.80%	-38.87%	
Mean Travel Time to Work	23.3	-13.7%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	60	48	28	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	159,003	185,547	319,754	162,000	182,500	190,000
260	181,452	161,619	nsr	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Town of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Town		Jefferson County		Cape Vincent, Town	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	362	894	32,072	31,416	147.0%	-2.0%
21 to 24 years	186	277	11,595	11,410	48.9%	-1.6%
25 to 44 years	1,058	1,096	32,400	33,391	3.6%	3.1%
45 to 54 years	423	590	14,898	12,086	39.5%	-18.9%
55 to 59 years	231	402	5,869	6,888	74.0%	17.4%
60 to 64 years	233	506	5,348	6,276	117.2%	17.4%
65 to 74 years	338	816	6,658	9,661	141.4%	45.1%
75 to 84 years	136	231	4,602	4,749	69.9%	3.2%
85 years and over	63	43	1,627	1,757	-31.7%	8.0%
Total	3,030	4,855	115,069	117,634	60.2%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	784	743	25,234	25,121	-5.2%	-0.4%
Renter- Occupy	194	72	18,875	20,396	-62.9%	8.1%
Ave Household size	1.87	2.61	2.34	2.30	39.6%	-1.7%
Vacancy Rate	0.0%	6.5%	3.9%	6.7%	#DIV/0!	71.8%
Vacant Housing Units	1,541	1,813	13,059	15,822	17.7%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	-	-	326	292	#DIV/0!	-10.4%
25 to 34 years	70	26	2,478	2,498	-62.9%	0.8%
35 to 44 years	59	68	4,807	3,932	15.3%	-18.2%
45 to 54 years	148	141	6,164	4,547	-4.7%	-26.2%
55 to 64 years	232	209	5,214	5,785	-9.9%	11.0%
65 to 74 years	183	188	3,275	4,833	2.7%	47.6%
75 years and over	92	111	2,970	3,234	20.7%	8.9%
Total	784	743	25,234	25,121	-5.2%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	24	4	4,026	3,261	-83.3%	-19.0%
25 to 34 years	46	31	5,919	7,133	-32.6%	20.5%
35 to 44 years	12	4	3,606	3,676	-66.7%	1.9%
45 to 54 years	14	11	2,198	2,139	-21.4%	-2.7%
55 to 64 years	33	9	1,125	1,989	-72.7%	76.8%
65 to 74 years	24	5	786	1,151	-79.2%	46.4%
75 years and over	41	8	1,215	1,047	-80.5%	-13.8%
Total	194	72	18,875	20,396	-62.9%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	82	13	3,408	2,565	-84.1%	-24.7%
\$10K to \$14K	47	10	2,771	1,881	-78.7%	-32.1%
\$15K to \$24K	90	38	5,667	3,429	-57.8%	-39.5%
\$25K to \$34K	102	97	5,489	5,038	-4.9%	-8.2%
\$35K to \$50K	95	82	7,726	6,229	-13.7%	-19.4%
\$50K to \$74K	222	169	8,717	9,195	-23.9%	5.5%
\$75K to \$99K	136	145	5,021	6,674	6.6%	32.9%
\$100K to \$149K	152	172	3,761	6,861	13.2%	82.4%
\$150K to \$199K	29	68	977	2,300	134.5%	135.4%
\$200 +	23	21	572	1,345	-8.7%	135.1%
Total	978	815	44,109	45,517	-16.7%	3.2%
Median	60,978	72,266	43,410	58,271	18.5%	34.2%

Jefferson County

Town of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Town		Jefferson County		Cape Vincent, Town	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	18	11	830	629	-38.9%	-24.2%
2 bedrooms	251	224	4,744	4,625	-10.8%	-2.5%
3 bedrooms	327	356	12,054	12,642	8.9%	4.9%
4 bedrooms	155	118	5,598	5,022	-23.9%	-10.3%
5 or more bedrooms	33	34	1,960	2,143	3.0%	9.3%
Total	784	743	25,234	25,121	-5.2%	-0.4%
Renter-occupied housing units						
Studio	13	0	340	743	n/a	118.5%
1 bedroom	31	25	3,934	3,617	-19.4%	-8.1%
2 bedrooms	87	16	8,575	8,203	-81.6%	-4.3%
3 bedrooms	35	27	4,406	5,774	-22.9%	31.0%
4 bedrooms	28	4	1,331	1,561	-85.7%	17.3%
5 or more bedrooms	0	0	289	498	n/a	72.3%
Total	194	72	18,875	20,396	-62.9%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	2,519	2,628	57,168	61,339	4.3%	7.3%
1-unit, detached	1,407	1,628	31,666	35,064	15.7%	10.7%
1-unit, attached	27	19	1,352	3,645	-29.6%	169.6%
2 units	20	12	4,847	3,553	-40.0%	-26.7%
3 or 4 units	20	2	5,351	4,973	-90.0%	-7.1%
5 to 9 units	57	10	3,179	2,947	-82.5%	-7.3%
10 to 19 units	12	-	933	1,192	-100.0%	27.8%
20 or more units	8	5	2,446	2,892	-37.5%	18.2%
Mobile home	968	952	7,379	7,066	-1.7%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	2,519	2,628	57,168	61,339	4.3%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	160	60	19,644	21,468	-62.5%	9.3%
Less than \$200	16	6	309	2,195	-62.5%	610.4%
\$200 to \$299	22	34	1,019	6,267	54.5%	515.0%
\$300 to \$499	43	5	1,743	7,635	-88.4%	338.0%
\$500 to \$749	53	9	4,052	2,296	-83.0%	-43.3%
\$750 to \$999	10	6	3,731	806	-40.0%	-78.4%
\$1,000 to \$1,499	16	-	3,520	271	-100.0%	-92.3%
\$1,500 or more	-	-	647	17	#DIV/0!	-97.4%
Median (dollars)	493	883	769	1,072	79.1%	n/a
No cash rent	34	12	3,854	909	-64.7%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	2,519	2,628	57,168	61,339	4.3%	7.3%
Built 2010 or later	59	103	1,921	3,978	n/a	107.1%
Built 2000 to 2009	137	286	1,733	6,097	108.8%	251.8%
Built 1990 to 1999	288	286	6,927	7,494	-0.7%	8.2%
Built 1980 to 1989	455	373	9,034	7,452	-18.0%	-17.5%
Built 1970 to 1979	412	266	5,489	5,401	-35.4%	-1.6%

Jefferson County

Town of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Town		Jefferson County		Cape Vincent, Town	Jefferson County
Built 1960 to 1969	290	422	3,572	4,470	45.5%	25.1%
Built 1950 to 1959	170	218	4,344	4,243	28.2%	-2.3%
Built 1940 to 1949	163	105	2,757	2,083	-35.6%	-24.4%
Built 1939 or earlier	545	569	21,391	20,121	4.4%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	2,482	2,117	71,402	14,175	-14.7%	-80.1%
High school graduate	923	691	26,131	4,366	-25.1%	-83.3%
Some college, no degree	388	471	14,076	2,902	21.4%	-79.4%
Associate degree	298	175	8,016	2,025	-41.3%	-74.7%
Bachelor's degree	183	189	8,392	1,930	3.3%	-77.0%
Graduate or professional degree	242	245	6,043	1,714	1.2%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	2,259	4,840	104,058	105,126	114.3%	1.0%
African Am	522	81	7,364	9,935	n/a	34.9%
Am Indian	48	30	1,369	1,697	-37.5%	24.0%
Asian	23	2	2,090	3,313	-91.3%	58.5%
Hawaiian/Pacific Islander	-	-	445	623	n/a	40.0%
Other	204	42	3,571	3,809	n/a	6.7%
Hispanic	284	-	6,039	9,094	-100.0%	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	2,752	2,403	89,369	91,862	-12.7%	2.8%
Labor Force	989	873	58,111	57,856	-11.7%	-0.4%
Civilians	985	858	50,639	46,627	-12.9%	-7.9%
Employed	928	834	46,076	43,850	-10.1%	-4.8%
Unemployed	57	24	4,563	2,777	-57.9%	-39.1%
Unemployment Rate	5.8%	2.7%	7.9%	4.8%	-52.3%	-38.9%
Mean Commute Time (minutes)	27.0	23.3	18.7	18.9	-13.7%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	928	834	46,076	43,850	-10.1%	-4.8%
Management, business, science, and arts occupations	342	245	13,478	15,185	-28.4%	12.7%
Service occupations	238	147	9,483	8,775	-38.2%	-7.5%
Sales and office occupations	204	228	12,120	9,759	11.8%	-19.5%
Natural resources, construction, and maintenance occupations	99	117	5,436	4,819	18.2%	-11.4%
Production, transportation, and material moving occupations	45	97	5,559	5,312	115.6%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	928	834	46,076	43,850	-10.1%	-4.8%
Agriculture, forestry, fishing, hunting & mining	35	6	713	797	-82.9%	11.8%
Construction	79	87	3,812	3,124	10.1%	-18.0%
Manufacturing	87	31	3,201	2,843	-64.4%	-11.2%
Wholesale trade	14	13	916	703	n/a	-23.3%
Retail trade	71	91	7,006	6,423	28.2%	-8.3%

Jefferson County

Town of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Town		Jefferson County		Cape Vincent, Town	Jefferson County
Transportation, warehousing, & utilities	15	39	2,415	1,574	160.0%	-34.8%
Information	45	7	824	856	-84.4%	3.9%
Finance and insurance, real estate, rental & leasing	54	47	1,883	1,700	-13.0%	-9.7%
Professional, scientific, management, administrative & waste mgt services	67	116	3,171	3,108	n/a	-2.0%
Educational services, health care & social assistance	198	166	10,807	11,729	-16.2%	8.5%
Arts, entertainment, recreation, accommodation food services	132	93	4,666	4,203	-29.5%	-9.9%
Other services, except public administration	34	23	2,106	1,973	-32.4%	-6.3%
Public administration	97	115	4,556	4,817	18.6%	5.7%

Town of Clayton

Key Take-Aways

Jefferson County

Town of Clayton

Summary						
	Clayton, Town			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	1,959	-60.9%		117,634	2.2%	
HOUSING						
Occupied Housing Units	2,110	1.2%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	1,479	0.0%	70.1%	25,121	-0.4%	55.2%
Renter-Occupied	631	4.0%	29.9%	20,396	8.1%	44.8%
Vacancy Rate (renters)	8.90%	102.3%		6.70%	71.8%	
Vacant Units	1,542	28.6%		15,822	21.2%	
Seasonal/Recreation Units	1,300	18.6%		10,631	17.4%	
% of All Occupied Housing U	61.6%			23.4%		
Median Home Value	157,100	7.9%		154,000	31.85%	
Median Rent	871	14.5%		1,072	39.40%	
INCOME						
Median HH Income	70,758	53.9%		58,271	34.23%	
Mean HH Income	86,023	44.0%		74,606	36.30%	
Per Capita Income	37,925	48.3%		29,892	36.97%	
Poverty Rate	14.9%			13.1%		
EMPLOYMENT						
Labor Forces	2,499	-1.4%		57,856	-0.4%	
Employed	2,297	7.1%		43,850	-4.83%	
Unemployment Rate	6.08%	-42.0%		4.80%	-38.87%	
Mean Travel Time to Work	27.9	24.6%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	77	73	59	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	188,899	200,823	176,986	162,000	182,500	190,000
260	256,421	436,862	611,642	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Town of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Town		Jefferson County		Clayton, Town	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	1,251	523	32,072	31,416	-58.2%	-2.0%
21 to 24 years	439	61	11,595	11,410	-86.1%	-1.6%
25 to 44 years	1,165	367	32,400	33,391	-68.5%	3.1%
45 to 54 years	604	146	14,898	12,086	-75.8%	-18.9%
55 to 59 years	293	182	5,869	6,888	-37.9%	17.4%
60 to 64 years	395	159	5,348	6,276	-59.7%	17.4%
65 to 74 years	435	350	6,658	9,661	-19.5%	45.1%
75 to 84 years	340	155	4,602	4,749	-54.4%	3.2%
85 years and over	84	16	1,627	1,757	-81.0%	8.0%
Total	5,006	1,959	115,069	117,634	-60.9%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	1,479	1,479	25,234	25,121	0.0%	-0.4%
Renter- Occupy	607	631	18,875	20,396	4.0%	8.1%
Ave Household size	2.10	2.06	2.34	2.30	-1.9%	-1.7%
Vacancy Rate	4.4%	8.9%	3.9%	6.7%	102.3%	71.8%
Vacant Housing Units	1,199	1,542	13,059	15,822	28.6%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	3	-	326	292	n/a	-10.4%
25 to 34 years	74	66	2,478	2,498	-10.8%	0.8%
35 to 44 years	347	186	4,807	3,932	-46.4%	-18.2%
45 to 54 years	218	297	6,164	4,547	36.2%	-26.2%
55 to 64 years	365	456	5,214	5,785	24.9%	11.0%
65 to 74 years	213	331	3,275	4,833	55.4%	47.6%
75 years and over	259	143	2,970	3,234	-44.8%	8.9%
Total	1,479	1,479	25,234	25,121	0.0%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	165	36	4,026	3,261	-78.2%	-19.0%
25 to 34 years	132	220	5,919	7,133	66.7%	20.5%
35 to 44 years	91	77	3,606	3,676	n/a	1.9%
45 to 54 years	64	26	2,198	2,139	-59.4%	-2.7%
55 to 64 years	24	78	1,125	1,989	225.0%	76.8%
65 to 74 years	58	126	786	1,151	117.2%	46.4%
75 years and over	73	68	1,215	1,047	-6.8%	-13.8%
Total	607	631	18,875	20,396	4.0%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	126	81	3,408	2,565	-35.7%	-24.7%
\$10K to \$14K	175	149	2,771	1,881	-14.9%	-32.1%
\$15K to \$24K	184	110	5,667	3,429	-40.2%	-39.5%
\$25K to \$34K	238	183	5,489	5,038	-23.1%	-8.2%
\$35K to \$50K	370	193	7,726	6,229	-47.8%	-19.4%
\$50K to \$74K	415	429	8,717	9,195	3.4%	5.5%
\$75K to \$99K	189	325	5,021	6,674	72.0%	32.9%
\$100K to \$149K	281	457	3,761	6,861	62.6%	82.4%
\$150K to \$199K	75	109	977	2,300	45.3%	135.4%
\$200 +	33	74	572	1,345	124.2%	135.1%
Total	2,086	2,110	44,109	45,517	1.2%	3.2%
Median	45,990	70,758	43,410	58,271	53.9%	34.2%

Jefferson County

Town of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Town		Jefferson County		Clayton, Town	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	45	31	830	629	-31.1%	-24.2%
2 bedrooms	245	309	4,744	4,625	26.1%	-2.5%
3 bedrooms	740	736	12,054	12,642	-0.5%	4.9%
4 bedrooms	304	295	5,598	5,022	-3.0%	-10.3%
5 or more bedrooms	145	108	1,960	2,143	-25.5%	9.3%
Total	1,479	1,479	25,234	25,121	0.0%	-0.4%
Renter-occupied housing units						
Studio	14	6	340	743	-57.1%	118.5%
1 bedroom	131	132	3,934	3,617	0.8%	-8.1%
2 bedrooms	161	202	8,575	8,203	25.5%	-4.3%
3 bedrooms	148	197	4,406	5,774	33.1%	31.0%
4 bedrooms	134	76	1,331	1,561	n/a	17.3%
5 or more bedrooms	19	18	289	498	-5.3%	72.3%
Total	607	631	18,875	20,396	4.0%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	3,285	3,652	57,168	61,339	11.2%	7.3%
1-unit, detached	2,289	2,573	31,666	35,064	12.4%	10.7%
1-unit, attached	21	23	1,352	3,645	9.5%	169.6%
2 units	78	148	4,847	3,553	89.7%	-26.7%
3 or 4 units	257	132	5,351	4,973	-48.6%	-7.1%
5 to 9 units	62	60	3,179	2,947	-3.2%	-7.3%
10 to 19 units	3	15	933	1,192	400.0%	27.8%
20 or more units	97	73	2,446	2,892	-24.7%	18.2%
Mobile home	478	628	7,379	7,066	31.4%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	3,285	3,652	57,168	61,339	11.2%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	535	563	19,644	21,468	5.2%	9.3%
Less than \$200	21	88	309	2,195	319.0%	610.4%
\$200 to \$299	47	260	1,019	6,267	n/a	515.0%
\$300 to \$499	56	107	1,743	7,635	91.1%	338.0%
\$500 to \$749	132	108	4,052	2,296	-18.2%	-43.3%
\$750 to \$999	178	-	3,731	806	-100.0%	-78.4%
\$1,000 to \$1,499	82	-	3,520	271	-100.0%	-92.3%
\$1,500 or more	19	-	647	17	n/a	-97.4%
Median (dollars)	761	871	769	1,072	14.5%	n/a
No cash rent	72	68	3,854	909	-5.6%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	3,285	3,652	57,168	61,339	11.2%	7.3%
Built 2010 or later	67	140	1,921	3,978	109.0%	107.1%
Built 2000 to 2009	111	277	1,733	6,097	149.5%	251.8%
Built 1990 to 1999	390	426	6,927	7,494	9.2%	8.2%
Built 1980 to 1989	570	472	9,034	7,452	-17.2%	-17.5%
Built 1970 to 1979	345	411	5,489	5,401	19.1%	-1.6%

Jefferson County

Town of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Town		Jefferson County		Clayton, Town	Jefferson County
Built 1960 to 1969	179	362	3,572	4,470	102.2%	25.1%
Built 1950 to 1959	203	337	4,344	4,243	66.0%	-2.3%
Built 1940 to 1949	160	136	2,757	2,083	-15.0%	-24.4%
Built 1939 or earlier	1,260	1,091	21,391	20,121	-13.4%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	3,316	3,684	71,402	14,175	11.1%	-80.1%
High school graduate	1,000	1,053	26,131	4,366	5.3%	-83.3%
Some college, no degree	691	735	14,076	2,902	6.4%	-79.4%
Associate degree	413	650	8,016	2,025	57.4%	-74.7%
Bachelor's degree	449	435	8,392	1,930	-3.1%	-77.0%
Graduate or professional degree	374	479	6,043	1,714	28.1%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	4,890	1,872	104,058	105,126	-61.7%	1.0%
African Am	50	66	7,364	9,935	n/a	34.9%
Am Indian	11	17	1,369	1,697	54.5%	24.0%
Asian	23	42	2,090	3,313	n/a	58.5%
Hawaiian/Pacific Islander	18	-	445	623	n/a	40.0%
Other	60	43	3,571	3,809	n/a	6.7%
Hispanic	130	-	6,039	9,094	-100.0%	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	3,931	4,237	89,369	91,862	7.8%	2.8%
Labor Force	2,535	2,499	58,111	57,856	-1.4%	-0.4%
Civilians	2,411	2,449	50,639	46,627	1.6%	-7.9%
Employed	2,145	2,297	46,076	43,850	7.1%	-4.8%
Unemployed	266	152	4,563	2,777	-42.9%	-39.1%
Unemployment Rate	10.5%	6.1%	7.9%	4.8%	-42.0%	-38.9%
Mean Commute Time (minutes)	22.4	27.9	18.7	18.9	24.6%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	2,145	2,297	46,076	43,850	7.1%	-4.8%
Management, business, science, and arts occupations	606	804	13,478	15,185	32.7%	12.7%
Service occupations	437	325	9,483	8,775	-25.6%	-7.5%
Sales and office occupations	534	382	12,120	9,759	-28.5%	-19.5%
Natural resources, construction, and maintenance occupations	319	279	5,436	4,819	-12.5%	-11.4%
Production, transportation, and material moving occupations	249	507	5,559	5,312	103.6%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	2,145	2,297	46,076	43,850	7.1%	-4.8%
Agriculture, forestry, fishing, hunting & mining	7	20	713	797	n/a	11.8%
Construction	354	215	3,812	3,124	-39.3%	-18.0%
Manufacturing	156	41	3,201	2,843	-73.7%	-11.2%
Wholesale trade	37	70	916	703	89.2%	-23.3%
Retail trade	189	230	7,006	6,423	21.7%	-8.3%

Jefferson County

Town of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Town		Jefferson County		Clayton, Town	Jefferson County
Transportation, warehousing, & utilities	99	56	2,415	1,574	-43.4%	-34.8%
Information	22	21	824	856	-4.5%	3.9%
Finance and insurance, real estate, rental & leasing	66	86	1,883	1,700	30.3%	-9.7%
Professional, scientific, management, administrative & waste mgt services	143	102	3,171	3,108	-28.7%	-2.0%
Educational services, health care & social assistance	400	666	10,807	11,729	66.5%	8.5%
Arts, entertainment, recreation, accommodation food services	248	379	4,666	4,203	52.8%	-9.9%
Other services, except public administration	119	125	2,106	1,973	5.0%	-6.3%
Public administration	305	286	4,556	4,817	-6.2%	5.7%

Village of Alexandria Bay

Key Take-Aways

Jefferson County

Village of Alexandria

Summary						
	Alexandria Bay, Village			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	542	-50.6%		117,634	2.2%	
HOUSING						
Occupied Housing Units	607	12.4%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	334	34.7%	55.0%	25,121	-0.4%	55.2%
Renter-Occupied	273	-6.5%	45.0%	20,396	8.1%	44.8%
Vacancy Rate (renters)	13.90%	24.1%		6.70%	71.8%	
Vacant Units	213	-4.5%		15,822	21.2%	
Seasonal/Recreation Units	99	13.8%		10,631	17.4%	
% of All Occupied Housing U	16.3%			23.4%		
Median Home Value	119,900	30.9%		154,000	31.85%	
Median Rent	705	13.9%		1,072	39.40%	
INCOME						
Median HH Income	43,264	37.2%		58,271	34.23%	
Mean HH Income	62,472	48.7%		74,606	36.30%	
Per Capita Income	35,648	68.4%		29,892	36.97%	
Poverty Rate	12.0%			13.1%		
EMPLOYMENT						
Labor Forces	541	-6.7%		57,856	-0.4%	
Employed	496	9.3%		43,850	-4.83%	
Unemployment Rate	7.02%	-46.4%		4.80%	-38.87%	
Mean Travel Time to Work	17.9	8.5%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	27	20	21	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	99,433	148,966	245,730	162,000	182,500	190,000
260	299,000	155,000	nsr	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Village of Alexandria Bay

ANALYSIS 2010-2021					TRENDS	
	Alexandria Bay, Village		Jefferson County		Alexandria Bay, Village	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	251	135	32,072	31,416	-46.2%	-2.0%
21 to 24 years	104	45	11,595	11,410	-56.7%	-1.6%
25 to 44 years	251	76	32,400	33,391	-69.7%	3.1%
45 to 54 years	173	90	14,898	12,086	-48.0%	-18.9%
55 to 59 years	49	41	5,869	6,888	-16.3%	17.4%
60 to 64 years	77	47	5,348	6,276	-39.0%	17.4%
65 to 74 years	80	77	6,658	9,661	-3.8%	45.1%
75 to 84 years	75	30	4,602	4,749	-60.0%	3.2%
85 years and over	37	1	1,627	1,757	-97.3%	8.0%
Total	1,097	542	115,069	117,634	-50.6%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	248	334	25,234	25,121	34.7%	-0.4%
Renter- Occupy	292	273	18,875	20,396	-6.5%	8.1%
Ave Household size	1.75	1.51	2.34	2.30	-13.7%	-1.7%
Vacancy Rate	11.2%	13.9%	3.9%	6.7%	24.1%	71.8%
Vacant Housing Units	223	213	13,059	15,822	-4.5%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	-	-	326	292	n/a	-10.4%
25 to 34 years	2	17	2,478	2,498	750.0%	0.8%
35 to 44 years	36	23	4,807	3,932	-36.1%	-18.2%
45 to 54 years	73	35	6,164	4,547	-52.1%	-26.2%
55 to 64 years	63	71	5,214	5,785	12.7%	11.0%
65 to 74 years	21	130	3,275	4,833	519.0%	47.6%
75 years and over	53	58	2,970	3,234	9.4%	8.9%
Total	248	334	25,234	25,121	34.7%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	68	15	4,026	3,261	n/a	-19.0%
25 to 34 years	45	14	5,919	7,133	-68.9%	20.5%
35 to 44 years	70	41	3,606	3,676	-41.4%	1.9%
45 to 54 years	33	44	2,198	2,139	33.3%	-2.7%
55 to 64 years	22	91	1,125	1,989	313.6%	76.8%
65 to 74 years	26	22	786	1,151	-15.4%	46.4%
75 years and over	28	46	1,215	1,047	64.3%	-13.8%
Total	292	273	18,875	20,396	-6.5%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	66	38	3,408	2,565	-42.4%	-24.7%
\$10K to \$14K	44	45	2,771	1,881	2.3%	-32.1%
\$15K to \$24K	110	76	5,667	3,429	-30.9%	-39.5%
\$25K to \$34K	88	74	5,489	5,038	-15.9%	-8.2%
\$35K to \$50K	69	133	7,726	6,229	92.8%	-19.4%
\$50K to \$74K	72	92	8,717	9,195	27.8%	5.5%
\$75K to \$99K	52	35	5,021	6,674	-32.7%	32.9%
\$100K to \$149K	33	54	3,761	6,861	63.6%	82.4%
\$150K to \$199K	6	38	977	2,300	533.3%	135.4%
\$200 +	-	22	572	1,345	#DIV/0!	135.1%
Total	540	607	44,109	45,517	12.4%	3.2%
Median	31,538	43,264	43,410	58,271	37.2%	34.2%

Jefferson County

Village of Alexandria Bay

ANALYSIS 2010-2021					TRENDS	
	Alexandria Bay, Village		Jefferson County		Alexandria Bay, Village	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	9	39	830	629	333.3%	-24.2%
2 bedrooms	53	50	4,744	4,625	-5.7%	-2.5%
3 bedrooms	121	150	12,054	12,642	24.0%	4.9%
4 bedrooms	51	70	5,598	5,022	37.3%	-10.3%
5 or more bedrooms	14	25	1,960	2,143	78.6%	9.3%
Total	248	334	25,234	25,121	34.7%	-0.4%
Renter-occupied housing units						
Studio	8	24	340	743	n/a	118.5%
1 bedroom	101	84	3,934	3,617	-16.8%	-8.1%
2 bedrooms	104	126	8,575	8,203	21.2%	-4.3%
3 bedrooms	46	35	4,406	5,774	-23.9%	31.0%
4 bedrooms	19	4	1,331	1,561	-78.9%	17.3%
5 or more bedrooms	14	0	289	498	-100.0%	72.3%
Total	292	273	18,875	20,396	-6.5%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	763	820	57,168	61,339	7.5%	7.3%
1-unit, detached	445	403	31,666	35,064	-9.4%	10.7%
1-unit, attached	31	34	1,352	3,645	9.7%	169.6%
2 units	28	25	4,847	3,553	-10.7%	-26.7%
3 or 4 units	83	146	5,351	4,973	75.9%	-7.1%
5 to 9 units	73	55	3,179	2,947	n/a	-7.3%
10 to 19 units	58	82	933	1,192	n/a	27.8%
20 or more units	32	39	2,446	2,892	21.9%	18.2%
Mobile home	13	36	7,379	7,066	176.9%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	763	820	57,168	61,339	7.5%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	227	267	19,644	21,468	17.6%	9.3%
Less than \$200	12	65	309	2,195	n/a	610.4%
\$200 to \$299	9	168	1,019	6,267	n/a	515.0%
\$300 to \$499	72	30	1,743	7,635	-58.3%	338.0%
\$500 to \$749	56	4	4,052	2,296	-92.9%	-43.3%
\$750 to \$999	33	-	3,731	806	-100.0%	-78.4%
\$1,000 to \$1,499	45	-	3,520	271	-100.0%	-92.3%
\$1,500 or more	-	-	647	17	n/a	-97.4%
Median (dollars)	619	705	769	1,072	13.9%	n/a
No cash rent	65	6	3,854	909	-90.8%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	763	820	57,168	61,339	7.5%	7.3%
Built 2010 or later	8	2	1,921	3,978	-75.0%	107.1%
Built 2000 to 2009	36	79	1,733	6,097	119.4%	251.8%
Built 1990 to 1999	46	88	6,927	7,494	91.3%	8.2%
Built 1980 to 1989	104	78	9,034	7,452	-25.0%	-17.5%
Built 1970 to 1979	19	34	5,489	5,401	78.9%	-1.6%

Jefferson County

Village of Alexandria Bay

ANALYSIS 2010-2021					TRENDS	
	Alexandria Bay, Village		Jefferson County		Alexandria Bay, Village	Jefferson County
Built 1960 to 1969	16	55	3,572	4,470	243.8%	25.1%
Built 1950 to 1959	30	17	4,344	4,243	-43.3%	-2.3%
Built 1940 to 1949	86	79	2,757	2,083	-8.1%	-24.4%
Built 1939 or earlier	418	388	21,391	20,121	-7.2%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	742	901	71,402	14,175	21.4%	-80.1%
High school graduate	288	376	26,131	4,366	30.6%	-83.3%
Some college, no degree	176	191	14,076	2,902	8.5%	-79.4%
Associate degree	54	79	8,016	2,025	46.3%	-74.7%
Bachelor's degree	98	102	8,392	1,930	4.1%	-77.0%
Graduate or professional degree	54	105	6,043	1,714	94.4%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	1,061	520	104,058	105,126	-51.0%	1.0%
African Am	36	15	7,364	9,935	-58.3%	34.9%
Am Indian	9	11	1,369	1,697	22.2%	24.0%
Asian	20	8	2,090	3,313	-60.0%	58.5%
Hawaiian/Pacific Islander	-	-	445	623	n/a	40.0%
Other	3	21	3,571	3,809	600.0%	6.7%
Hispanic	43	-	6,039	9,094	-100.0%	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	879	986	89,369	91,862	12.2%	2.8%
Labor Force	580	541	58,111	57,856	-6.7%	-0.4%
Civilians	530	534	50,639	46,627	0.8%	-7.9%
Employed	454	496	46,076	43,850	9.3%	-4.8%
Unemployed	76	38	4,563	2,777	-50.0%	-39.1%
Unemployment Rate	13.1%	7.0%	7.9%	4.8%	-46.4%	-38.9%
Mean Commute Time (minutes)	16.5	17.9	18.7	18.9	8.5%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	454	496	46,076	43,850	9.3%	-4.8%
Management, business, science, and arts occupations	125	144	13,478	15,185	15.2%	12.7%
Service occupations	121	150	9,483	8,775	24.0%	-7.5%
Sales and office occupations	112	67	12,120	9,759	-40.2%	-19.5%
Natural resources, construction, and maintenance occupations	53	84	5,436	4,819	58.5%	-11.4%
Production, transportation, and material moving occupations	43	51	5,559	5,312	18.6%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	454	496	46,076	43,850	9.3%	-4.8%
Agriculture, forestry, fishing, hunting & mining	4	-	713	797	-100.0%	11.8%
Construction	52	44	3,812	3,124	-15.4%	-18.0%
Manufacturing	8	13	3,201	2,843	62.5%	-11.2%
Wholesale trade	11	21	916	703	90.9%	-23.3%
Retail trade	66	65	7,006	6,423	-1.5%	-8.3%

Jefferson County

Village of Alexandria Bay

ANALYSIS 2010-2021					TRENDS	
	Alexandria Bay, Village		Jefferson County		Alexandria Bay, Village	Jefferson County
Transportation, warehousing, & utilities	18	12	2,415	1,574	-33.3%	-34.8%
Information	19	-	824	856	-100.0%	3.9%
Finance and insurance, real estate, rental & leasing	29	7	1,883	1,700	-75.9%	-9.7%
Professional, scientific, management, administrative & waste mgt services	19	19	3,171	3,108	0.0%	-2.0%
Educational services, health care & social assistance	64	142	10,807	11,729	121.9%	8.5%
Arts, entertainment, recreation, accommodation food services	98	101	4,666	4,203	3.1%	-9.9%
Other services, except public administration	16	38	2,106	1,973	137.5%	-6.3%
Public administration	50	34	4,556	4,817	-32.0%	5.7%

Village of Cape Vincent

Key Take-Aways

Jefferson County

Village of Cape Vincent

Summary						
	Cape Vincent, Village			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	1,700	150.4%		117,634	2.2%	
HOUSING						
Occupied Housing Units	220	-32.5%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	172	-24.2%	78.2%	25,121	-0.4%	55.2%
Renter-Occupied	48	-51.5%	21.8%	20,396	8.1%	44.8%
Vacancy Rate (renters)	0.00%	n/a		6.70%	71.8%	
Vacant Units	162	25.58%		15,822	21.2%	
Seasonal/Recreation Units	134	69.62%		10,631	17.4%	
% of All Occupied Housing U	60.9%			23.4%		
Median Home Value	141,300	-9.36%		154,000	31.85%	
Median Rent	725	93.33%		1,072	39.40%	
INCOME						
Median HH Income	56,875	28.43%		58,271	34.23%	
Mean HH Income	76,392	23.61%		74,606	36.30%	
Per Capita Income	34,393	7.18%		29,892	36.97%	
Poverty Rate	13.5%			13.1%		
EMPLOYMENT						
Labor Forces	299	-16.9%		57,856	-0.4%	
Employed	285	-11.76%		43,850	-4.83%	
Unemployment Rate	3.34%	-63.51%		4.80%	-38.87%	
Mean Travel Time to Work	24.3	-12.59%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	14	22	28	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	124,029	148,209	164,053	162,000	182,500	190,000
260	nsr	nsr	nsr	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Village of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Village		Jefferson County		Cape Vincent, Village	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	120	251	32,072	31,416	109.2%	-2.0%
21 to 24 years	37	85	11,595	11,410	129.7%	-1.6%
25 to 44 years	174	486	32,400	33,391	179.3%	3.1%
45 to 54 years	86	114	14,898	12,086	32.6%	-18.9%
55 to 59 years	65	201	5,869	6,888	209.2%	17.4%
60 to 64 years	71	61	5,348	6,276	-14.1%	17.4%
65 to 74 years	67	354	6,658	9,661	428.4%	45.1%
75 to 84 years	37	113	4,602	4,749	205.4%	3.2%
85 years and over	22	35	1,627	1,757	59.1%	8.0%
Total	679	1,700	115,069	117,634	150.4%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	227	172	25,234	25,121	-24.2%	-0.4%
Renter- Occupy	99	48	18,875	20,396	-51.5%	8.1%
Ave Household size	1.38	2.44	2.34	2.30	76.8%	-1.7%
Vacancy Rate	0.0%	0.0%	3.9%	6.7%	n/a	71.8%
Vacant Housing Units	129	162	13,059	15,822	25.6%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	-	-	326	292	n/a	-10.4%
25 to 34 years	38	12	2,478	2,498	-68.4%	0.8%
35 to 44 years	14	14	4,807	3,932	0.0%	-18.2%
45 to 54 years	38	27	6,164	4,547	-28.9%	-26.2%
55 to 64 years	61	52	5,214	5,785	-14.8%	11.0%
65 to 74 years	38	56	3,275	4,833	47.4%	47.6%
75 years and over	38	11	2,970	3,234	-71.1%	8.9%
Total	227	172	25,234	25,121	-24.2%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	16	4	4,026	3,261	-75.0%	-19.0%
25 to 34 years	25	10	5,919	7,133	-60.0%	20.5%
35 to 44 years	7	4	3,606	3,676	-42.9%	1.9%
45 to 54 years	9	11	2,198	2,139	22.2%	-2.7%
55 to 64 years	17	9	1,125	1,989	-47.1%	76.8%
65 to 74 years	19	2	786	1,151	n/a	46.4%
75 years and over	6	8	1,215	1,047	33.3%	-13.8%
Total	99	48	18,875	20,396	-51.5%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	54	-	3,408	2,565	-100.0%	-24.7%
\$10K to \$14K	21	2	2,771	1,881	-90.5%	-32.1%
\$15K to \$24K	35	12	5,667	3,429	-65.7%	-39.5%
\$25K to \$34K	24	19	5,489	5,038	-20.8%	-8.2%
\$35K to \$50K	37	51	7,726	6,229	37.8%	-19.4%
\$50K to \$74K	58	49	8,717	9,195	-15.5%	5.5%
\$75K to \$99K	64	27	5,021	6,674	-57.8%	32.9%
\$100K to \$149K	22	29	3,761	6,861	31.8%	82.4%
\$150K to \$199K	4	31	977	2,300	675.0%	135.4%
\$200 +	7	-	572	1,345	-100.0%	135.1%
Total	326	220	44,109	45,517	-32.5%	3.2%
Median	44,286	56,875	43,410	58,271	28.4%	34.2%

Jefferson County

Village of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Village		Jefferson County		Cape Vincent, Village	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	3	0	830	629	-100.0%	-24.2%
2 bedrooms	79	61	4,744	4,625	-22.8%	-2.5%
3 bedrooms	91	80	12,054	12,642	-12.1%	4.9%
4 bedrooms	33	24	5,598	5,022	-27.3%	-10.3%
5 or more bedrooms	21	7	1,960	2,143	-66.7%	9.3%
Total	227	172	25,234	25,121	-24.2%	-0.4%
Renter-occupied housing units						
Studio	13	0	340	743	n/a	118.5%
1 bedroom	31	10	3,934	3,617	-67.7%	-8.1%
2 bedrooms	51	16	8,575	8,203	-68.6%	-4.3%
3 bedrooms	0	21	4,406	5,774	n/a	31.0%
4 bedrooms	4	1	1,331	1,561	-75.0%	17.3%
5 or more bedrooms	0	0	289	498	n/a	72.3%
Total	99	48	18,875	20,396	-51.5%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	455	382	57,168	61,339	-16.0%	7.3%
1-unit, detached	293	333	31,666	35,064	13.7%	10.7%
1-unit, attached	13	5	1,352	3,645	n/a	169.6%
2 units	20	7	4,847	3,553	-65.0%	-26.7%
3 or 4 units	20	2	5,351	4,973	-90.0%	-7.1%
5 to 9 units	57	10	3,179	2,947	n/a	-7.3%
10 to 19 units	12	-	933	1,192	n/a	27.8%
20 or more units	3	5	2,446	2,892	n/a	18.2%
Mobile home	37	20	7,379	7,066	-45.9%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	455	382	57,168	61,339	-16.0%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	79	39	19,644	21,468	-50.6%	9.3%
Less than \$200	16	6	309	2,195	n/a	610.4%
\$200 to \$299	22	28	1,019	6,267	27.3%	515.0%
\$300 to \$499	22	5	1,743	7,635	-77.3%	338.0%
\$500 to \$749	19	-	4,052	2,296	-100.0%	-43.3%
\$750 to \$999	-	-	3,731	806	n/a	-78.4%
\$1,000 to \$1,499	-	-	3,520	271	n/a	-92.3%
\$1,500 or more	-	-	647	17	n/a	-97.4%
Median (dollars)	375	725	769	1,072	93.3%	n/a
No cash rent	20	9	3,854	909	-55.0%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	455	382	57,168	61,339	-16.0%	7.3%
Built 2010 or later	3	-	1,921	3,978	-100.0%	107.1%
Built 2000 to 2009	18	33	1,733	6,097	83.3%	251.8%
Built 1990 to 1999	23	37	6,927	7,494	60.9%	8.2%
Built 1980 to 1989	86	17	9,034	7,452	-80.2%	-17.5%
Built 1970 to 1979	60	39	5,489	5,401	-35.0%	-1.6%

Jefferson County

Village of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Village		Jefferson County		Cape Vincent, Village	Jefferson County
Built 1960 to 1969	27	19	3,572	4,470	-29.6%	25.1%
Built 1950 to 1959	18	3	4,344	4,243	-83.3%	-2.3%
Built 1940 to 1949	22	9	2,757	2,083	-59.1%	-24.4%
Built 1939 or earlier	198	225	21,391	20,121	13.6%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	522	362	71,402	14,175	-30.7%	-80.1%
High school graduate	170	99	26,131	4,366	-41.8%	-83.3%
Some college, no degree	67	83	14,076	2,902	23.9%	-79.4%
Associate degree	82	47	8,016	2,025	-42.7%	-74.7%
Bachelor's degree	79	53	8,392	1,930	-32.9%	-77.0%
Graduate or professional degree	102	68	6,043	1,714	-33.3%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	637	1,685	104,058	105,126	164.5%	1.0%
African Am	27	10	7,364	9,935	-63.0%	34.9%
Am Indian	-	3	1,369	1,697	n/a	24.0%
Asian	15	2	2,090	3,313	-86.7%	58.5%
Hawaiian/Pacific Islander	-	-	445	623	n/a	40.0%
Other	-	6	3,571	3,809	n/a	6.7%
Hispanic	19	-	6,039	9,094	-100.0%	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	583	449	89,369	91,862	-23.0%	2.8%
Labor Force	360	299	58,111	57,856	-16.9%	-0.4%
Civilians	356	295	50,639	46,627	-17.1%	-7.9%
Employed	323	285	46,076	43,850	-11.8%	-4.8%
Unemployed	33	10	4,563	2,777	-69.7%	-39.1%
Unemployment Rate	9.2%	3.3%	7.9%	4.8%	-63.5%	-38.9%
Mean Commute Time (minutes)	27.8	24.3	18.7	18.9	-12.6%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	323	285	46,076	43,850	-11.8%	-4.8%
Management, business, science, and arts occupations	113	73	13,478	15,185	-35.4%	12.7%
Service occupations	89	103	9,483	8,775	15.7%	-7.5%
Sales and office occupations	73	50	12,120	9,759	-31.5%	-19.5%
Natural resources, construction, and maintenance occupations	29	8	5,436	4,819	-72.4%	-11.4%
Production, transportation, and material moving occupations	19	51	5,559	5,312	168.4%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	323	285	46,076	43,850	-11.8%	-4.8%
Agriculture, forestry, fishing, hunting & mining	-	-	713	797	n/a	11.8%
Construction	18	13	3,812	3,124	-27.8%	-18.0%
Manufacturing	16	5	3,201	2,843	-68.8%	-11.2%
Wholesale trade	14	-	916	703	-100.0%	-23.3%
Retail trade	21	37	7,006	6,423	76.2%	-8.3%

Jefferson County

Village of Cape Vincent

ANALYSIS 2010-2021					TRENDS	
	Cape Vincent, Village		Jefferson County		Cape Vincent, Village	Jefferson County
Transportation, warehousing, & utilities	4	30	2,415	1,574	650.0%	-34.8%
Information	13	2	824	856	-84.6%	3.9%
Finance and insurance, real estate, rental & leasing	20	12	1,883	1,700	-40.0%	-9.7%
Professional, scientific, management, administrative & waste mgt services	28	26	3,171	3,108	-7.1%	-2.0%
Educational services, health care & social assistance	61	39	10,807	11,729	-36.1%	8.5%
Arts, entertainment, recreation, accommodation food services	56	62	4,666	4,203	10.7%	-9.9%
Other services, except public administration	21	3	2,106	1,973	-85.7%	-6.3%
Public administration	51	56	4,556	4,817	9.8%	5.7%

Village of Clayton

Key Take-Aways

Jefferson County

Village of Clayton

Summary						
	Clayton, Village			Jefferson County		
	2021	% Chg from 2010		2021	% Chg from 2010	
POPULATION						
Total	969	-52.5%		117,634	2.2%	
HOUSING						
Occupied Housing Units	874	-2.2%	% Owner/Renter	45,517	3.2%	% Owner/Renter
Owner-Occupied	439	-0.2%	50.2%	25,121	-0.4%	55.2%
Renter-Occupied	435	-4.2%	49.8%	20,396	8.1%	44.8%
Vacancy Rate (renters)	12.50%	115.5%		6.70%	71.8%	
Vacant Units	305	36.2%		15,822	21.2%	
Seasonal/Recreation Units	126	-17.1%		10,631	17.4%	
% of All Occupied Housing U	14.4%			23.4%		
Median Home Value	161,400	25.9%		154,000	31.85%	
Median Rent	921	21.5%		1,072	39.40%	
INCOME						
Median HH Income	53,261	22.2%		58,271	34.23%	
Mean HH Income	70,241	25.4%		74,606	36.30%	
Per Capita Income	37,011	45.0%		29,892	36.97%	
Poverty Rate	14.5%			13.1%		
EMPLOYMENT						
Labor Forces	940	-9.4%		57,856	-0.4%	
Employed	862	1.4%		43,850	-4.83%	
Unemployment Rate	2.98%	-60.4%		4.80%	-38.87%	
Mean Travel Time to Work	24.9	18.0%		18.9	1.07%	
Real Property Sales	2020	2021	2022	2020	2021	2022
Number of Sales	39	41	36	1,396	1,624	1,371
Average Sale Price by Property Classifications						
210	132,336	208,159	223,204	162,000	182,500	190,000
260	185,000	nsr	359,900	n/a	n/a	n/a

nsr-no sale recorded

n/a Not available

Jefferson County

Village of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Village		Jefferson County		Clayton, Village	Jefferson County
POPULATION	2010	2021	2010	2021	2010-2021	2010-2021
Under 20 years	482	167	32,072	31,416	-65.4%	-2.0%
21 to 24 years	211	15	11,595	11,410	-92.9%	-1.6%
25 to 44 years	471	238	32,400	33,391	-49.5%	3.1%
45 to 54 years	208	109	14,898	12,086	-47.6%	-18.9%
55 to 59 years	108	71	5,869	6,888	-34.3%	17.4%
60 to 64 years	177	85	5,348	6,276	-52.0%	17.4%
65 to 74 years	180	148	6,658	9,661	-17.8%	45.1%
75 to 84 years	136	97	4,602	4,749	-28.7%	3.2%
85 years and over	68	39	1,627	1,757	-42.6%	8.0%
Total	2,041	969	115,069	117,634	-52.5%	2.2%
HOUSING	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupy	440	439	25,234	25,121	-0.2%	-0.4%
Renter- Occupy	454	435	18,875	20,396	-4.2%	8.1%
Ave Household size	2.01	1.75	2.34	2.30	-12.9%	-1.7%
Vacancy Rate	5.8%	12.5%	3.9%	6.7%	115.5%	71.8%
Vacant Housing Units	224	305	13,059	15,822	36.2%	21.2%
Age of Occupants Owner only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	3	-	326	292	n/a	-10.4%
25 to 34 years	31	43	2,478	2,498	38.7%	0.8%
35 to 44 years	71	62	4,807	3,932	-12.7%	-18.2%
45 to 54 years	72	49	6,164	4,547	-31.9%	-26.2%
55 to 64 years	111	111	5,214	5,785	0.0%	11.0%
65 to 74 years	59	113	3,275	4,833	91.5%	47.6%
75 years and over	93	61	2,970	3,234	-34.4%	8.9%
Total	440	439	25,234	25,121	-0.2%	-0.4%
Age of Occupants Renters only	2010	2021	2010	2021	2010-2021	2010-2021
Under 25 years	133	6	4,026	3,261	-95.5%	-19.0%
25 to 34 years	77	146	5,919	7,133	89.6%	20.5%
35 to 44 years	78	28	3,606	3,676	-64.1%	1.9%
45 to 54 years	23	26	2,198	2,139	n/a	-2.7%
55 to 64 years	24	49	1,125	1,989	n/a	76.8%
65 to 74 years	46	126	786	1,151	n/a	46.4%
75 years and over	73	54	1,215	1,047	-26.0%	-13.8%
Total	454	435	18,875	20,396	-4.2%	8.1%
HOUSEHOLD INCOME	2010	2021	2010	2021	2010-2021	2010-2021
Less than \$10K	93	29	3,408	2,565	-68.8%	-24.7%
\$10K to \$14K	56	100	2,771	1,881	78.6%	-32.1%
\$15K to \$24K	137	61	5,667	3,429	-55.5%	-39.5%
\$25K to \$34K	95	99	5,489	5,038	4.2%	-8.2%
\$35K to \$50K	114	111	7,726	6,229	-2.6%	-19.4%
\$50K to \$74K	163	157	8,717	9,195	-3.7%	5.5%
\$75K to \$99K	86	87	5,021	6,674	1.2%	32.9%
\$100K to \$149K	99	184	3,761	6,861	85.9%	82.4%
\$150K to \$199K	36	32	977	2,300	-11.1%	135.4%
\$200 +	15	14	572	1,345	n/a	135.1%
Total	894	874	44,109	45,517	-2.2%	3.2%
Median	43,594	53,261	43,410	58,271	22.2%	34.2%

Jefferson County

Village of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Village		Jefferson County		Clayton, Village	Jefferson County
TENURE BY BEDROOMS	2010	2021	2010	2021	2010-2021	2010-2021
Owner-Occupied Housing Units						
Studio	0	0	48	60	n/a	25.0%
1 bedroom	12	4	830	629	n/a	-24.2%
2 bedrooms	109	150	4,744	4,625	37.6%	-2.5%
3 bedrooms	216	206	12,054	12,642	-4.6%	4.9%
4 bedrooms	86	72	5,598	5,022	-16.3%	-10.3%
5 or more bedrooms	17	7	1,960	2,143	-58.8%	9.3%
Total	440	439	25,234	25,121	-0.2%	-0.4%
Renter-occupied housing units						
Studio	3	6	340	743	n/a	118.5%
1 bedroom	110	102	3,934	3,617	-7.3%	-8.1%
2 bedrooms	106	119	8,575	8,203	n/a	-4.3%
3 bedrooms	135	143	4,406	5,774	5.9%	31.0%
4 bedrooms	81	47	1,331	1,561	-42.0%	17.3%
5 or more bedrooms	19	18	289	498	-5.3%	72.3%
Total	454	435	18,875	20,396	-4.2%	8.1%
UNITS IN STRUCTURE	2010	2021	2010	2021	2010-2021	2010-2021
Occupied Housing Units	1,118	1,179	57,168	61,339	5.5%	7.3%
1-unit, detached	650	737	31,666	35,064	13.4%	10.7%
1-unit, attached	21	23	1,352	3,645	9.5%	169.6%
2 units	62	131	4,847	3,553	111.3%	-26.7%
3 or 4 units	181	112	5,351	4,973	n/a	-7.1%
5 to 9 units	62	60	3,179	2,947	n/a	-7.3%
10 to 19 units	3	15	933	1,192	n/a	27.8%
20 or more units	76	73	2,446	2,892	n/a	18.2%
Mobile home	63	28	7,379	7,066	-55.6%	-4.2%
Boat, RV, van, etc.	-	-	15	7	n/a	-53.3%
Total	1,118	1,179	57,168	61,339	5.5%	7.3%
GROSS RENT	2010	2021	2010	2021	2010-2021	2010-2021
Specified renter-occupied units	405	411	19,644	21,468	1.5%	9.3%
Less than \$200	21	40	309	2,195	n/a	610.4%
\$200 to \$299	47	186	1,019	6,267	n/a	515.0%
\$300 to \$499	56	77	1,743	7,635	n/a	338.0%
\$500 to \$749	77	108	4,052	2,296	n/a	-43.3%
\$750 to \$999	124	-	3,731	806	-100.0%	-78.4%
\$1,000 to \$1,499	61	-	3,520	271	-100.0%	-92.3%
\$1,500 or more	19	-	647	17	n/a	-97.4%
Median (dollars)	758	921	769	1,072	21.5%	n/a
No cash rent	49	24	3,854	909	-51.0%	n/a
YEAR STRUCTURE BUILT	2010	2021	2010	2021	2010-2021	2010-2021
Specified units	1,118	1,179	57,168	61,339	5.5%	7.3%
Built 2010 or later	9	29	1,921	3,978	n/a	107.1%
Built 2000 to 2009	16	31	1,733	6,097	93.8%	251.8%
Built 1990 to 1999	52	102	6,927	7,494	96.2%	8.2%
Built 1980 to 1989	180	114	9,034	7,452	-36.7%	-17.5%
Built 1970 to 1979	165	197	5,489	5,401	19.4%	-1.6%

Jefferson County

Village of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Village		Jefferson County		Clayton, Village	Jefferson County
Built 1960 to 1969	27	38	3,572	4,470	40.7%	25.1%
Built 1950 to 1959	62	41	4,344	4,243	-33.9%	-2.3%
Built 1940 to 1949	63	69	2,757	2,083	9.5%	-24.4%
Built 1939 or earlier	544	558	21,391	20,121	2.6%	-5.9%
EDUCATIONAL ATTAINMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 25 >	1,348	1,364	71,402	14,175	1.2%	-80.1%
High school graduate	371	384	26,131	4,366	3.5%	-83.3%
Some college, no degree	299	205	14,076	2,902	-31.4%	-79.4%
Associate degree	160	292	8,016	2,025	82.5%	-74.7%
Bachelor's degree	255	174	8,392	1,930	-31.8%	-77.0%
Graduate or professional degree	122	222	6,043	1,714	82.0%	-71.6%
RACE & ETHNICITY	2010	2021	2010	2021	2010-2021	2010-2021
White	1,934	952	104,058	105,126	-50.8%	1.0%
African Am	50	11	7,364	9,935	-78.0%	34.9%
Am Indian	11	15	1,369	1,697	36.4%	24.0%
Asian	23	6	2,090	3,313	n/a	58.5%
Hawaiian/Pacific Islander	18	-	445	623	n/a	40.0%
Other	25	-	3,571	3,809	n/a	6.7%
Hispanic	42	-	6,039	9,094	n/a	50.6%
EMPLOYMENT	2010	2021	2010	2021	2010-2021	2010-2021
Population 16 Yrs. >	1,649	1,492	89,369	91,862	-9.5%	2.8%
Labor Force	1,037	940	58,111	57,856	-9.4%	-0.4%
Civilians	928	890	50,639	46,627	-4.1%	-7.9%
Employed	850	862	46,076	43,850	1.4%	-4.8%
Unemployed	78	28	4,563	2,777	-64.1%	-39.1%
Unemployment Rate	7.5%	3.0%	7.9%	4.8%	-60.4%	-38.9%
Mean Commute Time (minutes)	21.1	24.9	18.7	18.9	18.0%	1.1%
OCCUPATION	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	850	862	46,076	43,850	1.4%	-4.8%
Management, business, science, and arts occupations	213	389	13,478	15,185	82.6%	12.7%
Service occupations	219	133	9,483	8,775	-39.3%	-7.5%
Sales and office occupations	221	134	12,120	9,759	-39.4%	-19.5%
Natural resources, construction, and maintenance occupations	98	108	5,436	4,819	10.2%	-11.4%
Production, transportation, and material moving occupations	99	98	5,559	5,312	-1.0%	-4.4%
INDUSTRY	2010	2021	2010	2021	2010-2021	2010-2021
Civilians Employed 16 Yrs. >	850	862	46,076	43,850	1.4%	-4.8%
Agriculture, forestry, fishing, hunting & mining	7	-	713	797	-100.0%	11.8%
Construction	81	106	3,812	3,124	30.9%	-18.0%
Manufacturing	59	23	3,201	2,843	-61.0%	-11.2%
Wholesale trade	37	19	916	703	-48.6%	-23.3%
Retail trade	123	118	7,006	6,423	-4.1%	-8.3%

Jefferson County

Village of Clayton

ANALYSIS 2010-2021					TRENDS	
	Clayton, Village		Jefferson County		Clayton, Village	Jefferson County
Transportation, warehousing, & utilities	44	20	2,415	1,574	-54.5%	-34.8%
Information	22	4	824	856	n/a	3.9%
Finance and insurance, real estate, rental & leasing	33	38	1,883	1,700	15.2%	-9.7%
Professional, scientific, management, administrative & waste mgt services	60	50	3,171	3,108	-16.7%	-2.0%
Educational services, health care & social assistance	150	255	10,807	11,729	70.0%	8.5%
Arts, entertainment, recreation, accommodation food services	79	81	4,666	4,203	2.5%	-9.9%
Other services, except public administration	41	40	2,106	1,973	-2.4%	-6.3%
Public administration	114	108	4,556	4,817	-5.3%	5.7%

APPENDICES

Appendices

- A1. Census Data
- A2. Maps, Table, Charts and Graphs
- A3. Jefferson County RE Sales – Select Towns & Villages
- A4. Building Permit Data – Select Towns & Villages
- A5. Housing Data
- A6. Supporting Data
- A7. Reference & Data Sources
- A8. Credentials

A1. Census Data

Jefferson County

Demographic Profile 2021																
	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County		New York State	
Total	3,828		2,743		4,855		1,097		542		1,700		117,634		20,114,745	
Under 5 years	257	6.7%	98	3.6%	237	4.9%	29	2.6%	42	7.7%	56	3.3%	9,019	7.7%	1,154,376	5.7%
5 to 9 years	193	5.0%	107	3.9%	119	2.5%	27	2.5%	38	7.0%	64	3.8%	8,254	7.0%	1,131,385	5.6%
10 to 14 years	301	7.9%	110	4.0%	227	4.7%	41	3.7%	8	1.5%	69	4.1%	7,036	6.0%	1,207,089	6.0%
15 to 19 years	271	7.1%	146	5.3%	311	6.4%	57	5.2%	47	8.7%	62	3.6%	7,107	6.0%	1,243,126	6.2%
20 to 24 years	202	5.3%	165	6.0%	277	5.7%	42	3.8%	45	8.3%	85	5.0%	11,410	9.7%	1,297,689	6.5%
25 to 34 years	341	8.9%	387	14.1%	617	12.7%	85	7.7%	43	7.9%	320	18.8%	19,465	16.5%	2,904,643	14.4%
35 to 44 years	441	11.5%	405	14.8%	479	9.9%	108	9.8%	33	6.1%	166	9.8%	13,926	11.8%	2,545,476	12.7%
45 to 54 years	458	12.0%	391	14.3%	590	12.2%	111	10.1%	90	16.6%	114	6.7%	12,086	10.3%	2,597,124	12.9%
55 to 59 years	293	7.7%	193	7.0%	402	8.3%	102	9.3%	41	7.6%	201	11.8%	6,888	5.9%	1,392,050	6.9%
60 to 64 years	298	7.8%	219	8.0%	506	10.4%	147	13.4%	47	8.7%	61	3.6%	6,276	5.3%	1,311,628	6.5%
65 to 74 years	412	10.8%	333	12.1%	816	16.8%	172	15.7%	77	14.2%	354	20.8%	9,661	8.2%	1,929,865	9.6%
75 to 84 years	238	6.2%	184	6.7%	231	4.8%	96	8.8%	30	5.5%	113	6.6%	4,749	4.0%	948,788	4.7%
85 years and over	123	3.2%	5	0.2%	43	0.9%	80	7.3%	1	0.2%	35	2.1%	1,757	1.5%	451,506	2.2%
Median Age	42.3		42.5		48.1		58.1		46.7		48.1		32.9		39.2	
HOUSING TENURE																
Occupied housing units	1,536		815		2,110		607		220		874		45,517		7,530,150	
Owner-occupied housing units	1,185	77.1%	743	91.2%	1,479	70.1%	334	55.0%	172	78.2%	439	50.2%	25,121	55.2%	4,095,636	54.4%
Renter-occupied housing units	351	22.9%	72	8.8%	631	29.9%	273	45.0%	48	21.8%	435	49.8%	20,396	44.8%	3,434,514	45.6%
All Vacant Housing Units	1,863		1,813		1,542		213		162		305		15,822		919,028	
Vacancy Rate	11.1%		6.5%		8.9%		13.9%		0.0%		12.5%		6.7%		4.0%	
Ave household size owner unit	2.70		2.37		2.39		1.99		2.47		2.10		2.56		2.75	
Ave household size rent unit	1.72		2.61		2.06		1.51		2.44		1.75		2.30		2.41	
AGE OF HOUSEHOLDER																
Owner-occupied housing units	1,185	100%	743	100%	1,479	100%	334	100%	172	100%	439	100%	25,121	100%	4,095,636	100%
15 to 24 years	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	292	1%	22,799	1%
25 to 34 years	62	5%	26	3%	66	4%	17	5%	12	7%	43	10%	2,498	10%	302,993	7%
35 to 44 years	175	15%	68	9%	186	13%	23	7%	14	8%	62	14%	3,932	16%	604,588	15%
45 to 54 years	232	20%	141	19%	297	20%	35	10%	27	16%	49	11%	4,547	18%	825,447	20%
55 to 59 years	115	10%	109	15%	148	10%	26	8%	23	13%	88	20%	2,881	11%	497,435	12%
60 to 64 years	122	10%	100	13%	308	21%	45	13%	29	17%	23	5%	2,904	12%	497,243	12%
65 to 74 years	288	24%	188	25%	331	22%	130	39%	56	33%	113	26%	4,833	19%	785,412	19%
75 to 84 years	137	12%	107	14%	130	9%	30	9%	11	6%	56	13%	2,434	10%	386,310	9%
85 years and over	54	5%	4	1%	13	1%	28	8%	-	0%	5	1%	800	3%	173,409	4%
Renter-occupied housing units	351	100%	72	100%	631	100%	273	100%	48	100%	435	100%	20,396	100%	3,434,514	100%
15 to 24 years	50	14%	4	6%	36	6%	15	5%	4	8%	6	1%	3,261	16%	167,048	5%
25 to 34 years	14	4%	31	43%	220	35%	14	5%	10	21%	146	34%	7,133	35%	777,377	23%
35 to 44 years	71	20%	4	6%	77	12%	41	15%	4	8%	28	6%	3,676	18%	655,409	19%
45 to 54 years	50	14%	11	15%	26	4%	44	16%	11	23%	26	6%	2,139	10%	582,732	17%
55 to 59 years	36	10%	4	6%	59	9%	36	13%	4	8%	40	9%	1,170	6%	287,558	8%
60 to 64 years	62	18%	5	7%	19	3%	55	20%	5	10%	9	2%	819	4%	263,655	8%
65 to 74 years	22	6%	5	7%	126	20%	22	8%	2	4%	126	29%	1,151	6%	387,274	11%

Jefferson County

Demographic Profile 2021																
	Alexandria, Town		Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County		New York State	
75 to 84 years	46	13%	7	10%	47	7%	46	17%	7	15%	33	8%	800	4%	206,168	6%
85 years and over	-	0%	1	1%	21	3%	-	0%	1	2%	21	5%	247	1%	107,293	3%
INCOME																
Households	1,536		815		2,110		607		220		874		45,517		7,530,150	
Less than \$10,000	65	4.2%	13	1.6%	81	3.8%	38	6.3%	0	0.0%	29	3.3%	2565	5.6%	456977	6.1%
\$10,000 to \$14,999	49	3.2%	10	1.2%	149	7.1%	45	7.4%	2	0.9%	100	11.4%	1881	4.1%	333523	4.4%
\$15,000 to \$24,999	133	8.7%	38	4.7%	110	5.2%	76	12.5%	12	5.5%	61	7.0%	3429	7.5%	567721	7.5%
\$25,000 to \$34,999	142	9.2%	97	11.9%	183	8.7%	74	12.2%	19	8.6%	99	11.3%	5038	11.1%	544667	7.2%
\$35,000 to \$49,999	217	14.1%	82	10.1%	193	9.1%	133	21.9%	51	23.2%	111	12.7%	6229	13.7%	740067	9.8%
\$50,000 to \$74,999	324	21.1%	169	20.7%	429	20.3%	92	15.2%	49	22.3%	157	18.0%	9195	20.2%	1116053	14.8%
\$75,000 to \$99,999	197	12.8%	145	17.8%	325	15.4%	35	5.8%	27	12.3%	87	10.0%	6674	14.7%	887015	11.8%
\$100,000 to \$149,999	247	16.1%	172	21.1%	457	21.7%	54	8.9%	29	13.2%	184	21.1%	6861	15.1%	1233148	16.4%
\$150,000 to \$199,999	92	6.0%	68	8.3%	109	5.2%	38	6.3%	31	14.1%	32	3.7%	2300	5.1%	676774	9.0%
\$200,000 or more	70	4.6%	21	2.6%	74	3.5%	22	3.6%	0	0.0%	14	1.6%	1345	3.0%	974205	12.9%
Median household income (dollars)	65,000		72,266		70,758		43,264		56,875		53,261		58,271		75,157	
TENURE BY BEDROOMS																
Owner-occupied housing units	1,185		743		1,479		334		172		439		25,121		4,095,636	
Studio	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	60	0.2%	41,211	1.0%
1 bedroom	46	3.9%	11	1.5%	31	2.1%	39	11.7%	0	0.0%	4	0.9%	629	2.5%	250,858	6.1%
2 bedrooms	168	14.2%	224	30.1%	309	20.9%	50	15.0%	61	35.5%	150	34.2%	4,625	18.4%	756,436	18.5%
3 bedrooms	549	46.3%	356	47.9%	736	49.8%	150	44.9%	80	46.5%	206	46.9%	12,642	50.3%	1,800,596	44.0%
4 bedrooms	254	21.4%	118	15.9%	295	19.9%	70	21.0%	24	14.0%	72	16.4%	5,022	20.0%	944,084	23.1%
5 or more bedrooms	168	14.2%	34	4.6%	108	7.3%	25	7.5%	7	4.1%	7	1.6%	2,143	8.5%	302,451	7.4%
Renter-occupied housing units	351		72		631		273		48		435		20,396		3,434,514	
Studio	24	6.8%	0	0.0%	6	1.0%	24	8.8%	0	0.0%	6	1.4%	743	3.6%	297,928	8.7%
UNITS IN STRUCTURE																
Occupied Housing Units	3,399		2,628		3,652		820		382		1,179		61,339		8,449,178	
1-unit, detached	2,063	60.7%	1,628	61.9%	2,573	70.5%	403	49.1%	333	87.2%	737	62.5%	35,064	57.2%	3,520,294	41.7%
1-unit, attached	96	2.8%	19	0.7%	23	0.6%	34	4.1%	5	1.3%	23	2.0%	3,645	5.9%	451,779	5.3%
2 units	61	1.8%	12	0.5%	148	4.1%	25	3.0%	7	1.8%	131	11.1%	3,553	5.8%	842,496	10.0%
3 or 4 units	146	4.3%	2	0.1%	132	3.6%	146	17.8%	2	0.5%	112	9.5%	4,973	8.1%	576,786	6.8%
5 to 9 units	110	3.2%	10	0.4%	60	1.6%	55	6.7%	10	2.6%	60	5.1%	2,947	4.8%	434,270	5.1%
10 to 19 units	153	4.5%	-	0.0%	15	0.4%	82	10.0%	-	0.0%	15	1.3%	1,192	1.9%	358,508	4.2%
20 or more units	39	1.1%	5	0.2%	73	2.0%	39	4.8%	5	1.3%	73	6.2%	2,892	4.7%	2,079,034	24.6%
Mobile home	731	21.5%	952	36.2%	628	17.2%	36	4.4%	20	5.2%	28	2.4%	7,066	11.5%	182,940	2.2%
Boat, RV, van, etc.	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	7	0.0%	3,071	0.0%
GROSS RENT																
Specified renter-occupied units	338		60		563		267		39		411		21,468		3,435,904	
Less than \$200	78	23.1%	6	10.0%	88	15.6%	65	24.3%	6	15.4%	40	9.7%	2,195	10.2%	314,092	9.1%

Jefferson County

Demographic Profile 2021																	
	Alexandria, Town			Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County		New York State	
\$200 to \$299	198	58.6%	34	56.7%	260	46.2%	168	62.9%	28	71.8%	186	45.3%	6,267	29.2%	683,164	19.9%	
\$300 to \$499	52	15.4%	5	8.3%	107	19.0%	30	11.2%	5	12.8%	77	18.7%	7,635	35.6%	841,783	24.5%	
\$500 to \$749	4	1.2%	9	15.0%	108	19.2%	4	1.5%	-	0.0%	108	26.3%	2,296	10.7%	672,092	19.6%	
\$750 to \$999	-	0.0%	6	10.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	806	3.8%	366,764	10.7%	
\$1,000 to \$1,499	6	1.8%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	271	1.3%	175,000	5.1%	
\$1,500 or more	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	17	0.1%	266,425	7.8%	
Median (dollars)	736		883		871		705		725		921		1,072		1,390		
No cash rent	13		12		68		6		9		24		909		115,194		
YEAR STRUCTURE BUILT																	
Specified units	3,399		2,628		3,652		820		382		1,179		61,339		8,449,178		
Built 2010 or later	86	2.5%	103	3.9%	140	3.8%	2	0.2%	-	0.0%	29	2.5%	3,978	6.5%	326,108	3.9%	
Built 2000 to 2009	361	10.6%	286	10.9%	277	7.6%	79	9.6%	33	8.6%	31	2.6%	6,097	9.9%	517,572	6.1%	
Built 1990 to 1999	605	17.8%	286	10.9%	426	11.7%	88	10.7%	37	9.7%	102	8.7%	7,494	12.2%	526,834	6.2%	
Built 1980 to 1989	581	17.1%	373	14.2%	472	12.9%	78	9.5%	17	4.5%	114	9.7%	7,452	12.1%	640,275	7.6%	
Built 1970 to 1979	220	6.5%	266	10.1%	411	11.3%	34	4.1%	39	10.2%	197	16.7%	5,401	8.8%	831,110	9.8%	
Built 1960 to 1969	182	5.4%	422	16.1%	362	9.9%	55	6.7%	19	5.0%	38	3.2%	4,470	7.3%	1,053,390	12.5%	
Built 1950 to 1959	109	3.2%	218	8.3%	337	9.2%	17	2.1%	3	0.8%	41	3.5%	4,243	6.9%	1,228,749	14.5%	
Built 1940 to 1949	151	4.4%	105	4.0%	136	3.7%	79	9.6%	9	2.4%	69	5.9%	2,083	3.4%	669,971	7.9%	
Built 1939 or earlier	1,104	32.5%	569	21.7%	1,091	29.9%	388	47.3%	225	58.9%	558	47.3%	20,121	32.8%	2,655,169	31.4%	
EDUCATIONAL ATTAINMENT																	
Population 25 >=	2,604		2,117		3,684		901		362		1,364		14,175		14,081,080		
High school graduate	814	31.3%	691	32.6%	1,053	28.6%	376	41.7%	99	27.3%	384	28.2%	4,366	30.8%	3,553,598	25.2%	
Some college, no degree	555	21.3%	471	22.2%	735	20.0%	191	21.2%	83	22.9%	205	15.0%	2,902	20.5%	2,144,475	15.2%	
Associate degree	363	13.9%	175	8.3%	650	17.6%	79	8.8%	47	13.0%	292	21.4%	2,025	14.3%	1,246,638	8.9%	
Bachelor's degree	470	18.0%	189	8.9%	435	11.8%	102	11.3%	53	14.6%	174	12.8%	1,930	13.6%	2,996,306	21.3%	
Graduate or professional degree	228	8.8%	245	11.6%	479	13.0%	105	11.7%	68	18.8%	222	16.3%	1,714	12.1%	2,370,406	16.8%	
RACE & ETHNICITY																	
White	3,761	98.2%	2,125	77.5%	4,840	99.7%	1,043	95.1%	520	95.9%	1,685	99.1%	105,126	89.4%	13,172,752	65.5%	
African Am	33	0.9%	474	17.3%	81	1.7%	20	1.8%	15	2.8%	10	0.6%	9,935	8.4%	3,516,877	17.5%	
Am Indian	33	0.9%	103	3.8%	30	0.6%	16	1.5%	11	2.0%	3	0.2%	1,697	1.4%	234,614	1.2%	
Asian	9	0.2%	34	1.2%	2	0.0%	9	0.8%	8	1.5%	2	0.1%	3,313	2.8%	1,962,674	9.8%	
Hawaiian/Pacific Islander	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	623	0.5%	34,708	0.2%	
Other	21	0.5%	175	6.4%	42	0.9%	21	1.9%	21	3.9%	6	0.4%	3,809	3.2%	2,501,297	12.4%	
Hispanic	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	9,094	7.7%	3,871,753	19.2%	
EMPLOYMENT																	
Population 16 Yrs. >=	3,000		2,403		4,237		986		449		1,492		91,862		16,383,427		
Labor Force	1,891		873		2,499		541		299		940		57,856		10,331,727		
Civilians	1,884	99.6%	858	98.3%	2,449	98.0%	534	98.7%	295	98.7%	890	94.7%	46,627	80.6%	10,306,430	99.8%	
Employed	1,750	92.9%	834	97.2%	2,297	93.8%	496	92.9%	285	96.6%	862	96.9%	43,850	94.0%	9,663,517	93.8%	

Jefferson County

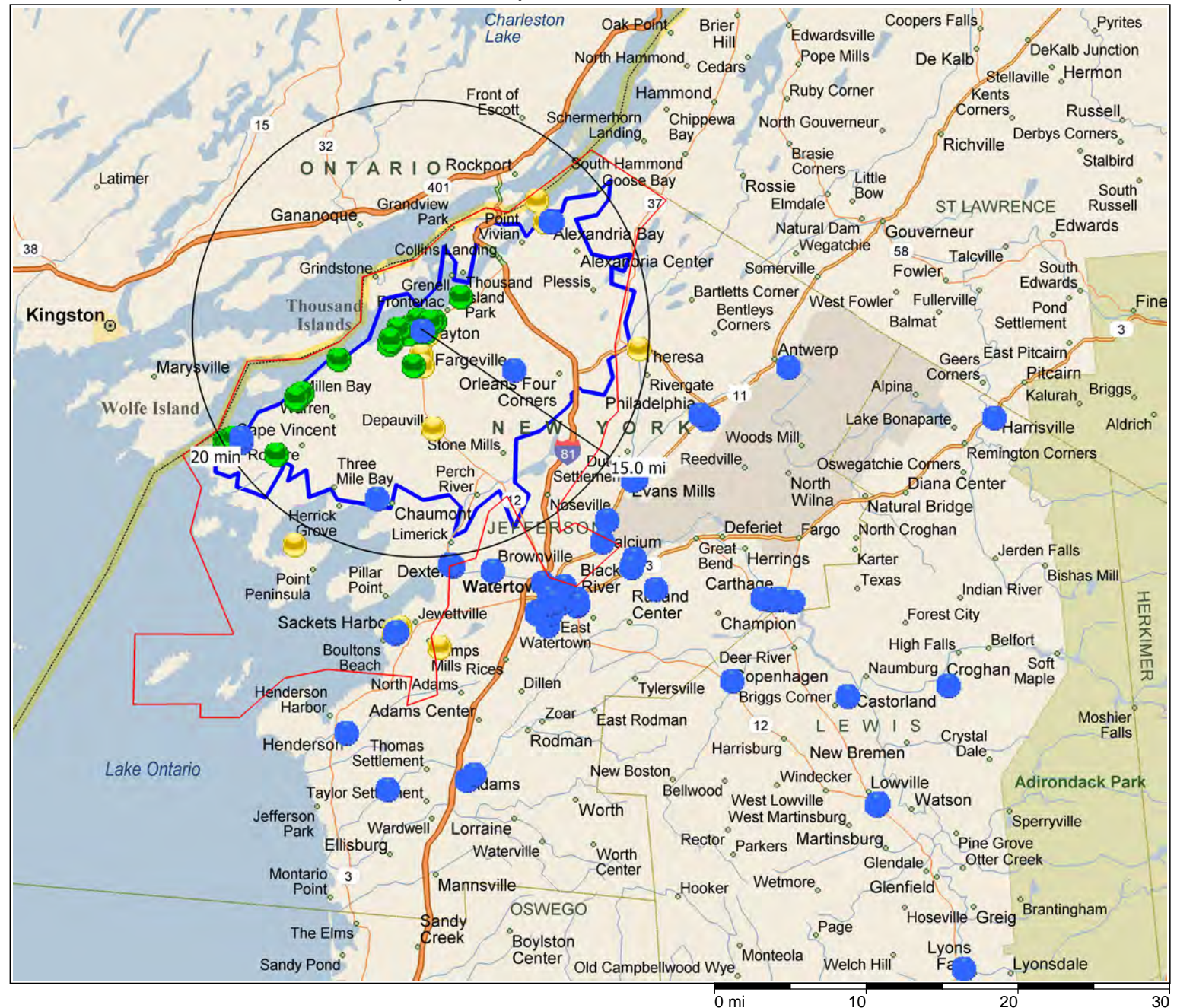
Demographic Profile 2021																	
	Alexandria, Town			Cape Vincent, Town		Clayton, Town		Alexandria Bay, Village		Cape Vincent, Village		Clayton, Village		Jefferson County		New York State	
Unemployed	134	7.7%	24	2.9%	152	6.6%	38	7.7%	10	3.5%	28	3.2%	2,777	6.3%	642,913	6.7%	
Unemployment Rate	7.09%		2.75%		6.08%		7.02%		3.34%		2.98%		4.80%		6.22%		
Mean Commute Time (minutes)	18.9		23.3		27.9		17.9		24.3		24.9		18.9		33.3		
OCCUPATION																	
Civilians Employed 16 Yrs. ≥	1,750		834		2,297		496		285		862		43,850		9,663,517		
Management, business, science, and arts occupations	581	33.2%	245	29.4%	804	35.0%	144	29.0%	73	25.6%	389	45.1%	15,185	34.6%	4,204,721	43.5%	
Service occupations	368	21.0%	147	17.6%	325	14.1%	150	30.2%	103	36.1%	133	15.4%	8,775	20.0%	1,867,332	19.3%	
Sales and office occupations	320	18.3%	228	27.3%	382	16.6%	67	13.5%	50	17.5%	134	15.5%	9,759	22.3%	1,974,527	20.4%	
Natural resources, construction, and maintenance occupations	277	15.8%	117	14.0%	279	12.1%	84	16.9%	8	2.8%	108	12.5%	4,819	11.0%	671,791	7.0%	
Production, transportation, and material moving occupations	204	11.7%	97	11.6%	507	22.1%	51	10.3%	51	17.9%	98	11.4%	5,312	12.1%	945,146	9.8%	
INDUSTRY																	
Civilians Employed 16 Yrs. ≥	1,750		834		2,297		496		285		862		43,850		9,663,517		
Agriculture, forestry, fishing, hunting & mining	82	4.7%	6	0.7%	20	0.9%	-	0.0%	-	0.0%	-	0.0%	797	1.8%	52,967	0.5%	
Construction	191	10.9%	87	10.4%	215	9.4%	44	8.9%	13	4.6%	106	12.3%	3,124	7.1%	557,440	5.8%	
Manufacturing	47	2.7%	31	3.7%	41	1.8%	13	2.6%	5	1.8%	23	2.7%	2,843	6.5%	568,447	5.9%	
Wholesale trade	27	1.5%	13	1.6%	70	3.0%	21	4.2%	-	0.0%	19	2.2%	703	1.6%	207,262	2.1%	
Retail trade	314	17.9%	91	10.9%	230	10.0%	65	13.1%	37	13.0%	118	13.7%	6,423	14.6%	950,425	9.8%	
Transportation, warehousing, & utilities	93	5.3%	39	4.7%	56	2.4%	12	2.4%	30	10.5%	20	2.3%	1,574	3.6%	546,722	5.7%	
Information	37	2.1%	7	0.8%	21	0.9%	-	0.0%	2	0.7%	4	0.5%	856	2.0%	270,266	2.8%	
Finance and insurance, real estate, rental & leasing	27	1.5%	47	5.6%	86	3.7%	7	1.4%	12	4.2%	38	4.4%	1,700	3.9%	779,594	8.1%	
Professional, scientific, management, administrative & waste mgt services	44	2.5%	116	13.9%	102	4.4%	19	3.8%	26	9.1%	50	5.8%	3,108	7.1%	1,205,222	12.5%	
Educational services, health care & social assistance	367	21.0%	166	19.9%	666	29.0%	142	28.6%	39	13.7%	255	29.6%	11,729	26.7%	2,768,732	28.7%	
Arts, entertainment, recreation, accommodation food services	294	16.8%	93	11.2%	379	16.5%	101	20.4%	62	21.8%	81	9.4%	4,203	9.6%	845,544	8.7%	
Other services, except public administration	74	4.2%	23	2.8%	125	5.4%	38	7.7%	3	1.1%	40	4.6%	1,973	4.5%	452,917	4.7%	
Public administration	153	8.7%	115	13.8%	286	12.5%	34	6.9%	56	19.6%	108	12.5%	4,817	11.0%	457,979	4.7%	

A2. Maps, Table, Charts and Graphs

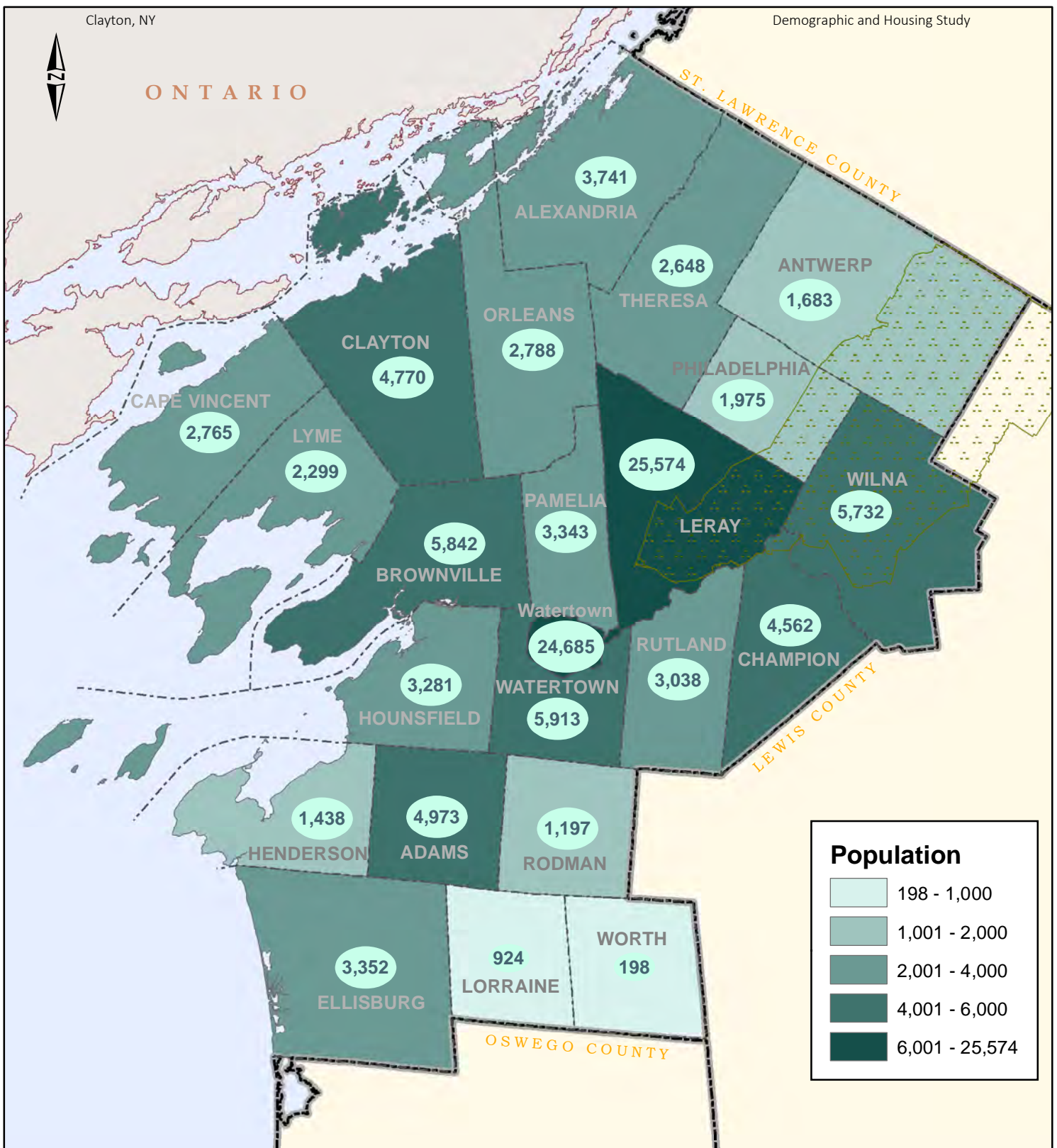
Composite Map

Pushpins

- ClaytonNY Hsg Analysis 2022a
- Short Term Rentals Sampled
- Market Rate Units Sampled
- My pushpins



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2020 POPULATION BY TOWN

Jefferson County, New York

0 2 4 8 12 Miles

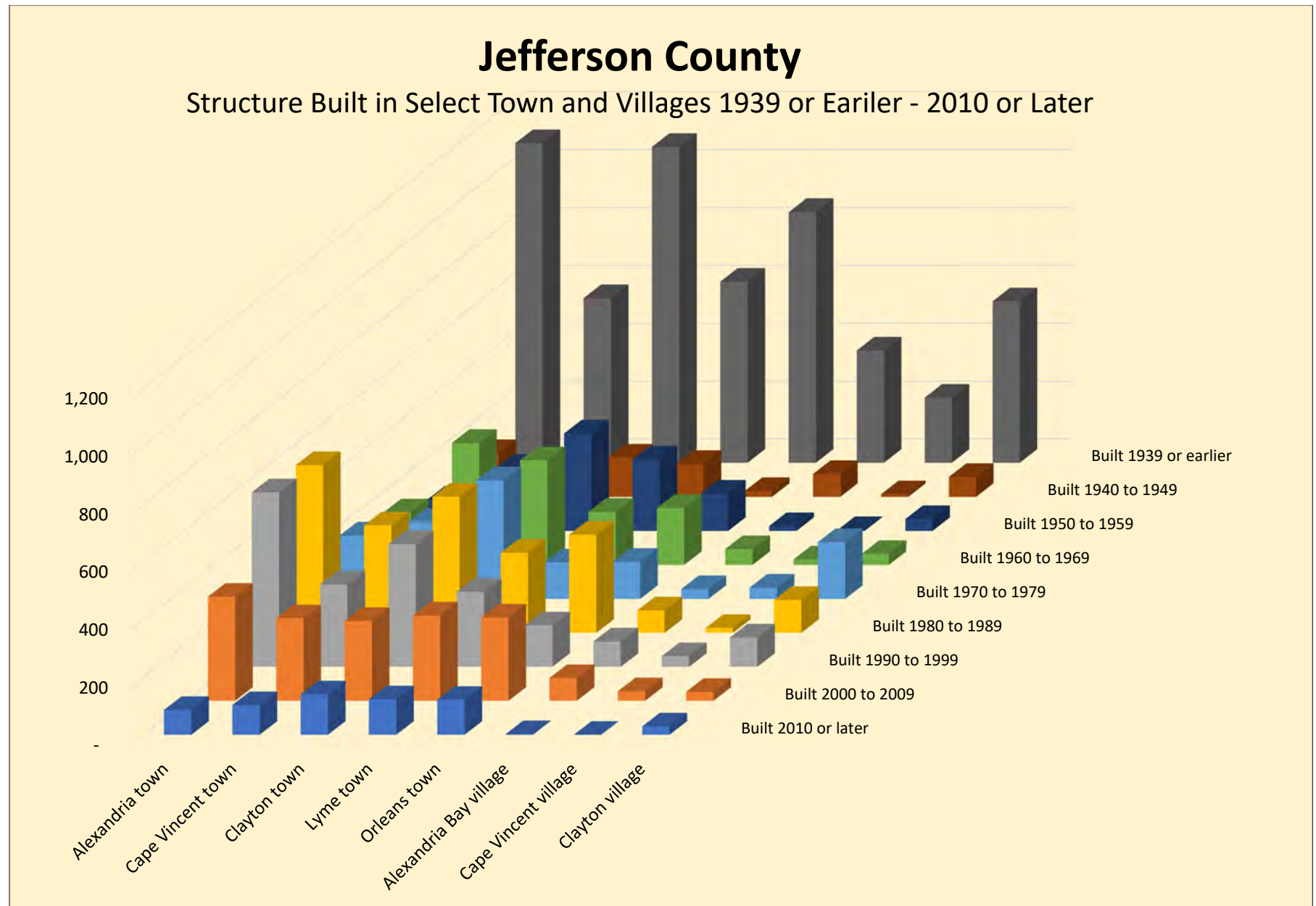
--- Town Boundaries
 Fort Drum Military Installation

*Town population is inclusive of villages



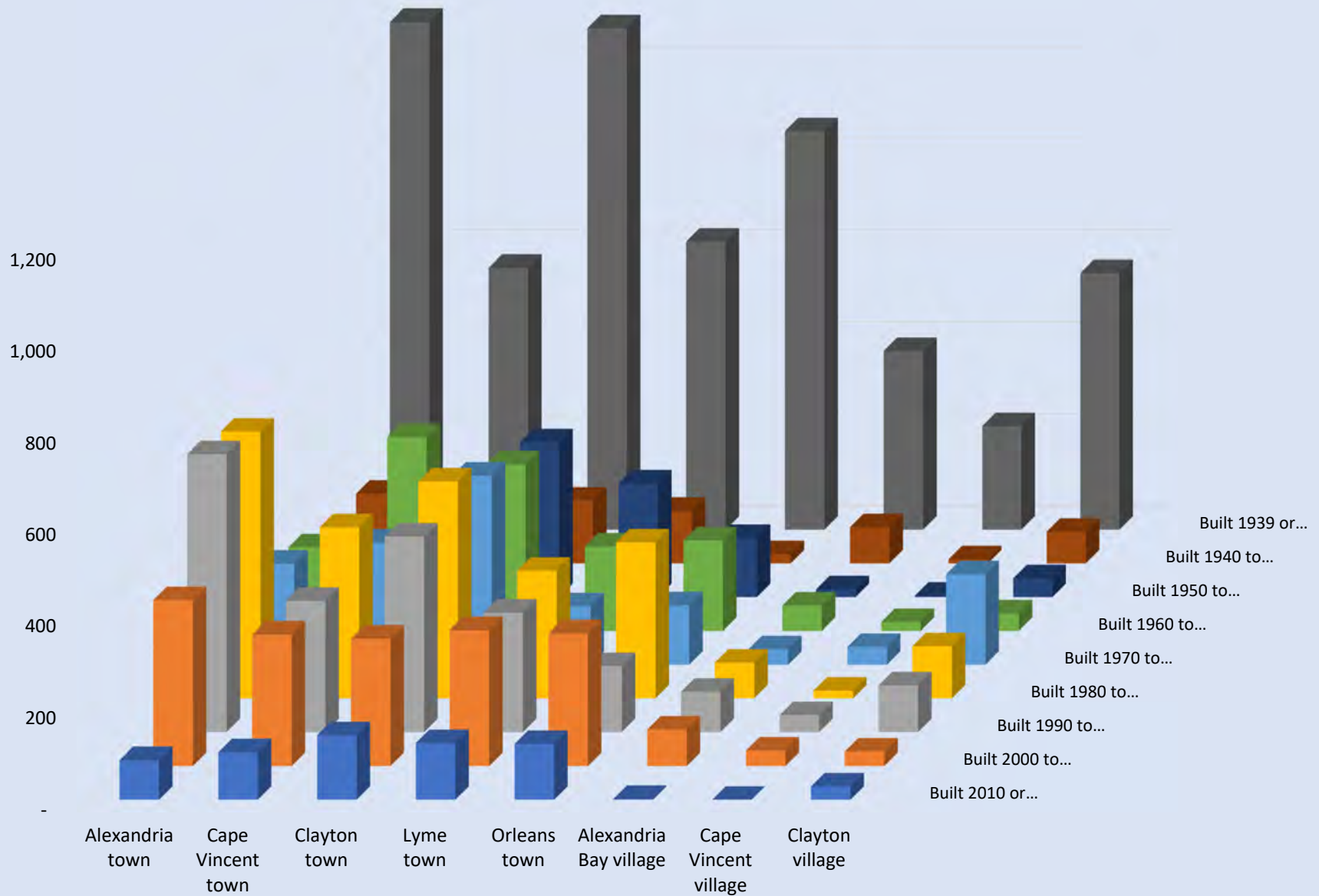
Created September 2021

Data Sources: US Census Bureau, Jefferson County Real Property Services, ESRI 2005, NYS Office of Cyber Security and Critical Infrastructure Coordination, Fort Drum Public Works Engineering, USGS, NASA, National Geospatial-Intelligence Agency



Jefferson County

Structures Built in Select Town and Villages 1939 or Earlier - 2010 or Later



A3. Jefferson County RE Sales – Select Towns & Villages

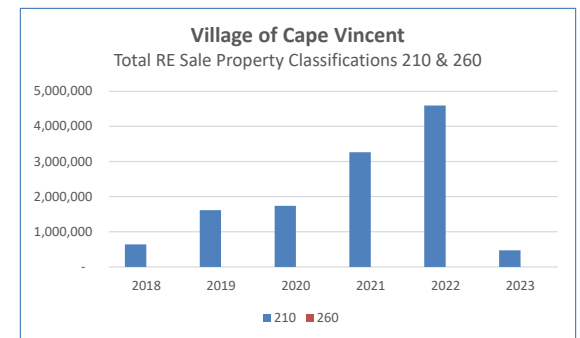
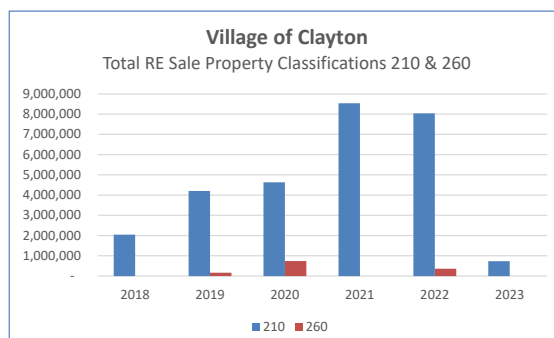
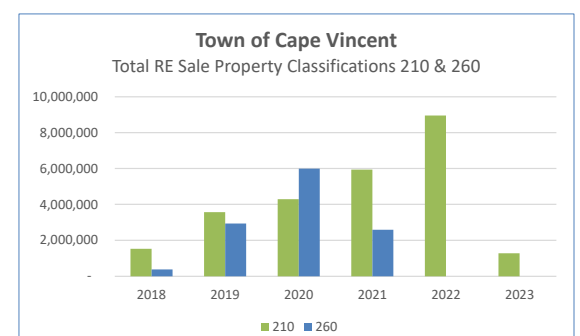
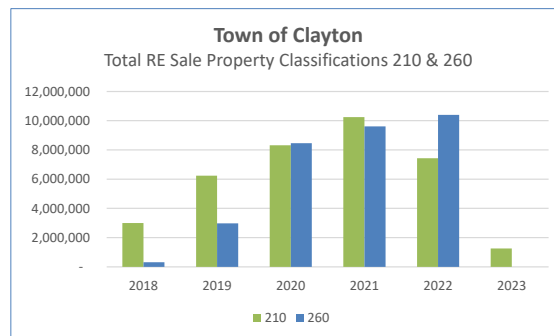
Clayton Improvement Association, Ltd.

Housing Study

Real Property Sales - Total Sales Analysis

Year	Property Class	Alexandria, Town			Alexandria Bay, Village			Clayton, Town			Clayton, Village			Cape Vincent, Town			Cape Vincent, Village		
		Total	Qty	Ave	Total	Qty	Ave	Total	Qty	Ave	Total	Qty	Ave	Total	Qty	Ave	Total	Qty	Ave
2023	210	3,943,710	15	262,914	738,101	6	123,017	1,261,020	6	210,170	735,002	4	183,751	1,277,251	7	182,464	470,000	3	156,667
2022	210	11,795,028	48	245,730	2,685,304	21	127,872	7,433,395	42	176,986	8,035,347	36	223,204	8,953,102	28	319,754	4,593,486	28	164,053
2021	210	12,750,077	83	153,615	2,830,219	19	148,959	10,241,966	51	200,823	8,534,536	41	208,159	5,937,495	32	185,547	3,260,598	22	148,209
2020	210	15,926,114	67	237,703	2,585,257	26	99,433	8,311,575	44	188,899	4,631,773	35	132,336	4,293,079	27	159,003	1,736,400	14	124,029
2019	210	5,347,678	38	140,728	1,397,951	18	77,664	6,232,937	18	141,658	4,198,316	28	149,940	3,564,813	26	137,108	1,611,956	17	94,821
2018	210	1,842,928	16	115,183	753,001	10	75,300	2,994,508	14	213,893	2,044,251	10	204,425	1,523,826	14	108,845	638,306	7	91,187
		267			100			201			154			134			91		
2023	260	675,000	1	675,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	260	5,972,879	27	221,218	-	-	-	10,397,910	17	611,642	359,900	1	359,900	-	-	-	-	-	-
2021	260	13,885,403	39	356,036	155,000	1	155,000	9,610,973	22	436,862	-	-	-	2,585,904	16	161,619	-	-	-
2020	260	9,958,312	28	355,654	299,000	1	299,000	8,461,902	33	256,421	740,000	4	185,000	5,987,912	33	181,452	-	-	-
2019	260	5,843,506	23	254,065	18,000	1	18,000	2,972,002	12	247,667	165,000	1	165,000	2,930,902	17	172,406	-	-	-
2018	260	1,485,620	7	212,231	-	-	-	320,000	2	160,000	-	-	-	372,900	4	93,225	-	-	-
		125			3			86			6			70			-		

Total RE Sales																	
Year/ Property Classification	Alexandria, Town		Year/ Property Classification	Alexandria Bay, Village		Year/ Property Classification	Clayton, Town		Year/ Property Classification	Clayton, Village		Year/ Property	Cape Vincent, Town		Year/ Property	Cape Vincent, Village	
	210	260		210	260		210	260		210	260		210	260		210	260
2018	1,842,928	1,485,620	2018	753,001	-	2018	2,994,508	320,000	2018	2,044,251	-	2018	1,523,826	372,900	2018	638,306	-
2019	5,347,678	5,843,506	2019	1,397,951	18,000	2019	6,232,937	2,972,002	2019	4,198,316	165,000	2019	3,564,813	2,930,902	2019	1,611,956	-
2020	15,926,114	9,958,312	2020	2,585,257	299,000	2020	8,311,575	8,461,902	2020	4,631,773	740,000	2020	4,293,079	5,987,912	2020	1,736,400	-
2021	12,750,077	13,885,403	2021	2,830,219	155,000	2021	10,241,966	9,610,973	2021	8,534,536	-	2021	5,937,495	2,585,904	2021	3,260,598	-
2022	11,795,028	5,972,879	2022	2,685,304	-	2022	7,433,395	10,397,910	2022	8,035,347	359,900	2022	8,953,102	-	2022	4,593,486	-
2023	3,943,710	675,000	2023	738,101	-	2023	1,261,020	-	2023	735,002	-	2023	1,277,251	-	2023	470,000	-



Clayton Improvement Association, Ltd.
Housing Study
Real Property Sales - Total Sales Analysis

Notes and Comments			
1	Property Classifications	210-One family year-round residence	A one family, year round residence with a secondary self contained dwelling unit. Accessory apartments are usually contained within or added to the principle residence and are often occupied by immediate family members.
2	Property Classifications	260-Seasonal residences	Dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the
3	Total sales by Town and Village include all sales		
4	Some of the above Charts show no activity for a particular years, this means there we no sales or sales were recorded but no sales price was provided.		
5	2023 only includes sales from January through March 2023		

Clayton Improvement Association, Ltd.

Housing Study

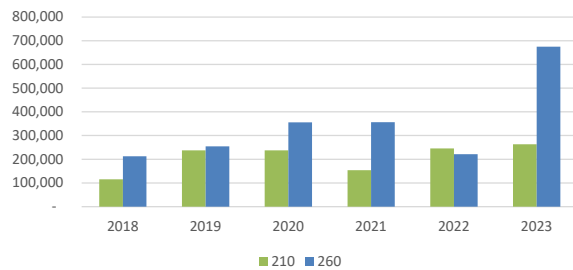
Real Property Sales - Average Sales Analysis

Average Sale by Year and Property Classification

Year/ Property Classification	Alexandria, Town		Year/ Property Classification	Alexandria Bay, Village		Year/ Property Classification	Clayton, Town		Year/ Property Classification	Clayton, Village		Year/ Property	Cape Vincent, Town		Year/ Property	Cape Vincent, Village	
	210	260		210	260		210	260		210	260		210	260		210	260
2018	115,183	212,231	2018	75,300	-	2018	213,893	160,000	2018	204,425	-	2018	108,845	93,225	2018	91,187	-
2019	237,703	254,065	2019	99,433	18,000	2019	188,899	247,667	2019	132,336	165,000	2019	159,003	172,406	2019	124,029	-
2020	237,703	355,654	2020	99,433	299,000	2020	188,899	256,421	2020	132,336	185,000	2020	159,003	181,452	2020	124,029	-
2021	153,615	356,036	2021	148,959	155,000	2021	200,823	436,862	2021	208,159	-	2021	185,547	161,619	2021	148,209	-
2022	245,730	221,218	2022	127,872	-	2022	176,986	611,642	2022	223,204	359,900	2022	319,754	-	2022	164,053	-
2023	262,914	675,000	2023	123,017	-	2023	210,170	-	2023	183,751	-	2023	182,464	-	2023	156,667	-

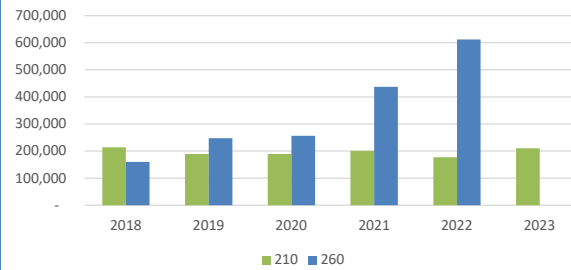
Town of Alexandria

Average Sale Property Classifications 210 & 260



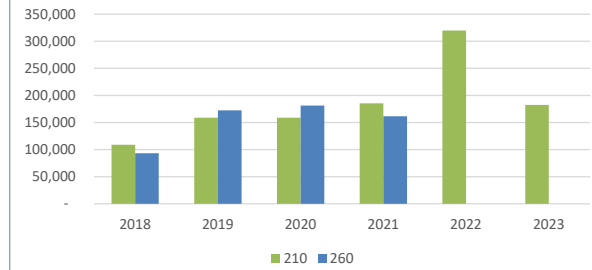
Town of Clayton

Average Sale Property Classifications 210 & 260



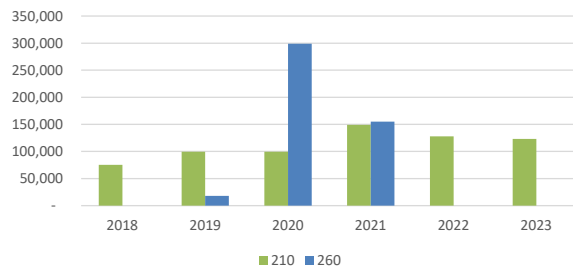
Town of Cape Vincent

Average Sale Property Classifications 210 & 260



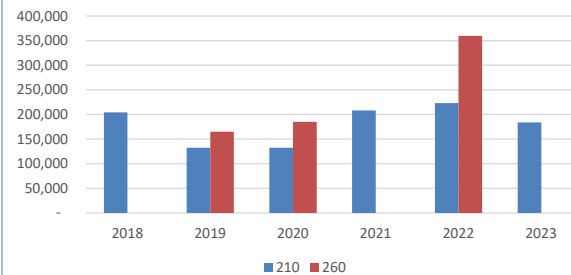
Village of Alexandria

Average Sale Property Classifications 210 & 260



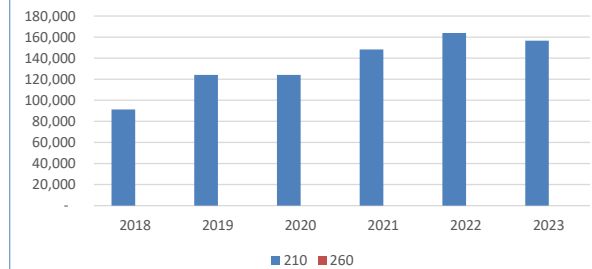
Village of Clayton

Average Sale Property Classifications 210 & 260



Village of Cape Vincent

Average Sale Property Classifications 210 & 260

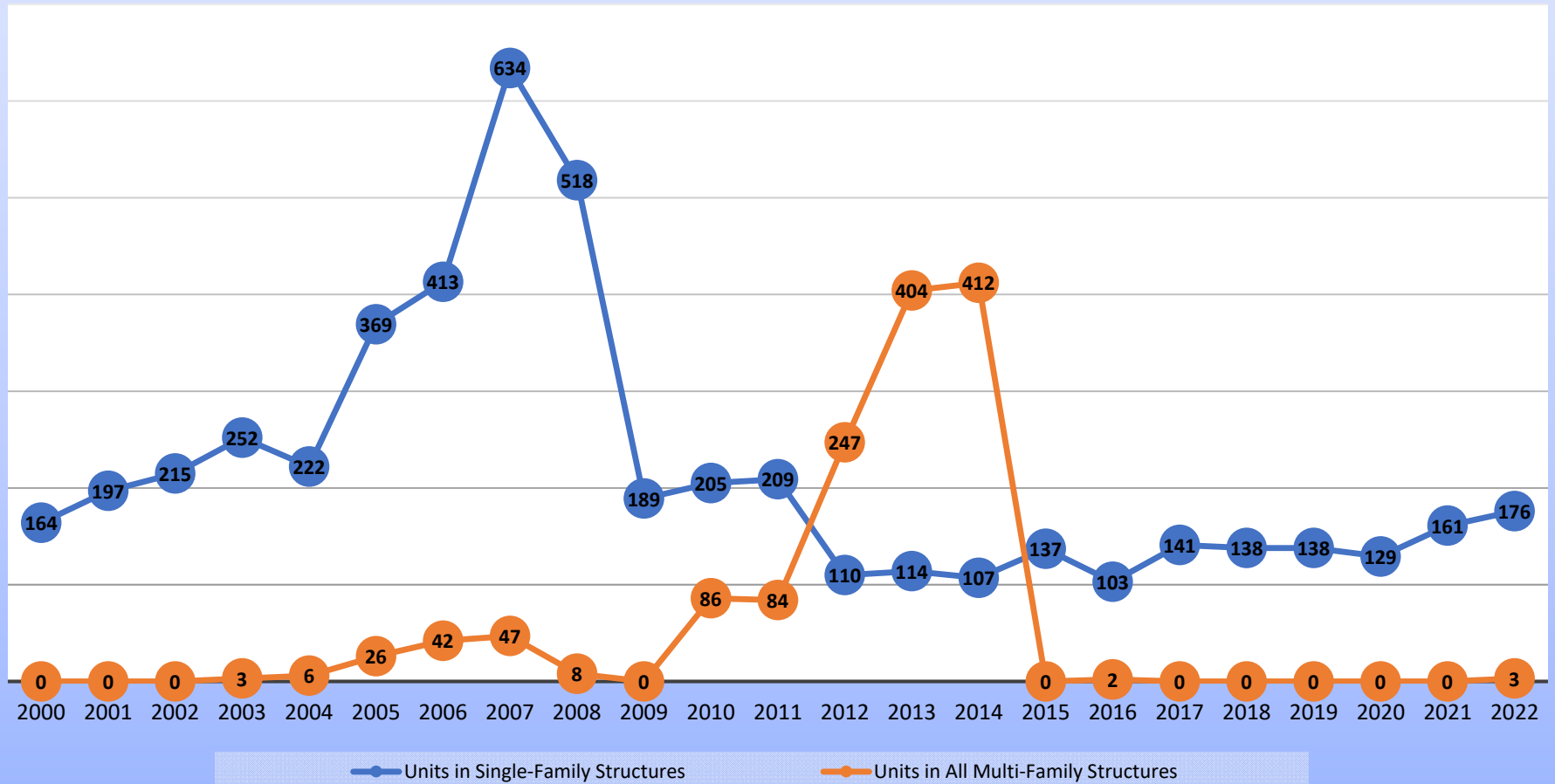


Notes and Comments

- Property Classifications 210-One family year-round residence A one family, year round residence with a secondary self contained dwelling unit. Accessory apartments are usually contained within or added to the principle residence and are often occupied by immediate family members.
- Property Classifications 260-Seasonal residences Dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of th
- Average sale by Town and Village include all sales
- Some of the above Charts show no activity for a particular years, this means there we no sales or sales were recorded but no sales price was provided.
- 2023 only includes sales from January through March 2023

A4. Building Permit Data – Select Towns & Villages

Jefferson County County Building Permits



Jefferson County Building Permits

Housing Unit Building Permits for:																							
Jefferson County, NY																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	164	197	215	255	228	395	455	681	526	189	291	293	357	518	519	137	105	141	138	138	129	161	179
Units in Single-Family Structures	164	197	215	252	222	369	413	634	518	189	205	209	110	114	107	137	103	141	138	138	129	161	176
Units in All Multi-Family Structures	0	0	0	3	6	26	42	47	8	0	86	84	247	404	412	0	2	0	0	0	0	0	3
Units in 2-unit Multi-Family Structures	0	0	0	0	2	10	4	10	8	0	0	0	0	4	4	0	2	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	3	4	16	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	30	37	0	0	86	84	247	400	408	0	0	0	0	0	0	0	0
Housing Unit Building Permits for:																							
ALEXANDRIA TOWN, NY																							
(Jefferson County)																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Unit Building Permits for:																							
CAPE VINCENT TOWN, NY																							
(Jefferson County)																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Unit Building Permits for:																							
CAPE VINCENT VILLAGE, NY																							
(Jefferson County)																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Unit Building Permits for:																							

Jefferson County Building Permits

CLAYTON TOWN, NY																							
(Jefferson County)																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Unit Building Permits for:																							
CLAYTON VILLAGE, NY																							
(Jefferson County)																							
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

A5. Housing Data

New York State May Regulate Short-Term Rentals



State Sen. Michelle Hinchey, D-Kingston, is pictured speaking during a public appearance. Submitted photo

Short-term rental owners may be looking at additional state oversight and tax collection.

State Sen. Michelle Hinchey, D-Kingston, has introduced legislation (S.885) to create a registration system for short-term rentals in New York state and allow for the collection of sales and occupancy taxes generated from the rentals by the state and local municipalities.

Short-term rentals have been a topic of discussion by town and village board members throughout Chautauqua County in recent years, with some towns implementing moratoriums on new short-term rentals. In Chautauqua County, any short-term rental — including hotels, motels, and private rentals — are subject to the county's 5% occupancy tax. According to Liz DeBold Fusco with Western New York Airbnb, in 2019 there were 15,400 guests to Chautauqua County using Airbnb, generating \$2.1 million to their hosts. That would mean that Airbnb properties should have paid \$105,000 in occupancy tax. In 2019 the county collected \$1,859,175, up \$116,844 from the prior year. However,

county officials said the bulk of the receipts come from the larger hotels and motels.

”Municipalities need better tools to understand how this economic driver can help, without displacing local residents and compounding an already growing problem all in the name of profit. Additionally, many of these same municipalities have been forced to spend significant resources to manage their short-term rental issues, often leaving neighboring towns with differing regulations. This causes confusion among homeowners, visitors and law enforcement and forces municipalities to spend resources they often don’t have in order to protect their residents. This legislation, for the first time, develops statewide guidance on short-term rentals, including a rental registry, in order to give municipalities the information and the revenue they need to make smart decisions to help right-size the short-term rental market in their specific communities.”

Hinchey’s legislation would impose several standards on the short-term rental industry, including requiring emergency evacuation diagrams; emergency phone numbers for area fire and police departments as well as poison control; a working fire extinguisher; and insurance covering the value of the dwelling as well as at least \$300,000 coverage for third party claims that arise from the operation of the short-term rental.

Short-term rental hosts would be required to keep guest records for at least two years that include the date of each stay, number of guests, cost for each stay — including any taxes — and registration records. Short-term rental owners would also have to register with the state Department of State, which would share the records with the county, town, city or village governments upon request.

Booking services would also be required to keep similar information, and would not be able to collect a fee for facilitating booking transactions unless the short-term rental unit and its owner or tenant have a state or local registration. Booking services that don’t comply could be fined \$200 per violation. Anyone who runs a short-term rental unit and who does not register could face a \$200 fine per day.

“New York state is facing a dire shortage of housing supply, specifically affordable and workforce housing, which is causing instability across our communities,” Hinchey wrote. “While solving the housing crisis will take significant investment and bold legislative action, one area of housing policy that must be addressed is the extreme proliferation of short-term rentals. Municipalities across upstate New York saw a record influx of relocated residents and visitors alike, with Hudson and Kingston becoming the top two moved-to-places in the country during the COVID-19 pandemic. For many, the ability to welcome visitors for short-term stays has been a welcomed source of income, and for our smaller cities and towns, increased tourism has bolstered their economies. However, while this resurgence played a significant, and unforeseen, role in supporting our Main Streets and providing additional income streams for local residents, it also caused an already precarious housing market to become nearly non-existent and has since turned good housing stock into vacation rentals

taking these homes off the market indefinitely.”

Newsletter

Today's breaking news and more in your inbox

Hinchey Legislation to Create State's First Short-Term Rental Registry Passes Senate

Michelle Hinchey

ALBANY, NY – Senator Michelle Hinchey today announced that her bill to aid municipalities in their effort to track, capture revenue, and decide how and whether to regulate short-term rentals passed the State Senate. Hinchey's bill ([S885B/A4130A](#)) would create New York's first statewide short-term rental registry, managed by the Department of State, establishing a comprehensive, state-level view over this expansive hospitality sector.

Under the bill, property owners would register their units with the state every two years, and municipalities with their own rental registries would fully maintain their locally-established system and submit their registration information quarterly, sparing property owners in those communities the need to file separately with the state. The statewide registry data would inform a monthly report, which municipalities could opt-in to receive, detailing the STR market in their community, including the number of short-term rentals, where they are located, and the number of nights they were occupied. Hinchey's bill would also allow municipalities to collect sales tax on short-term rentals for the first time, bringing new revenue into communities.

Senator Michelle Hinchey said, "Short-term rentals provide an important economic boost for many homeowners and small businesses across our communities, but we are in a situation where the upsurge in short-term units is strangling an already limited housing supply, removing needed housing from our residents, and causing the housing that is available to become exorbitantly more expensive than what local families can afford. My bill to establish New York's first-ever Short-Term Rental Registry will create transparency within the STR market so that we can expand housing supply for local, full-time residents while empowering small cities and towns with individualized information and revenue that allows them to invest in their communities and regulate their STR market in a way that meets local needs. I'm proud that my bill has such strong, wide-ranging support, including from NYSAC, NYCOM, and AOT, and I look forward to it helping our communities."

NYS Association of Counties Executive Director Stephen Acquario said, "This legislation will level the playing field with the traditional hotel industry and provide municipalities and counties with revenues that can be reinvested in the community to support tourism, local initiatives, and the policy priorities of that community. We applaud Senator Hinchey and Assemblymember Fahy for partnering with counties to fight for this important legislation, and we look forward to its passage in

the Assembly and approval by Governor Hochul.”

“Today’s passage of Senator Hinchey’s short-term rental bill sets the groundwork for other states to be able to follow the blueprint created here in the great state of New York,” **said Mark Dorr, President of the New York State Hospitality & Tourism Association.** “Creating a registration process for short-term rentals is a common sense approach that allows NYS residents to know who is operating short-term rentals in their communities, ultimately collect sales and occupancy taxes, and provide common sense safety and security requirements. This is a great day for tourism as it also allows for a level playing field between the hotel industry and short-term rentals, which have operated without oversight for years.”

Lukee Forbes, Campaign Manager for the Hudson/Catskill Housing Coalition, said, “Senator Hinchey’s Short-Term Rental Registry is an important piece of the puzzle to protecting local people and families in communities like the cities of Hudson and Kingston, where skyrocketing rents and a housing supply strangled by short-term rentals are contributing to the displacement of long-term residents. The Hudson/Catskill Housing Coalition thanks Senator Hinchey for her work to get New York’s first statewide Short-Term Rental Registry across the finish line in the Senate, and we look forward to seeing how our community can use this new tool to help address the housing crisis.”

A July 2022 [report](#) by the Ulster County Comptroller found that 12 percent of the County’s rental housing stock was being offered as short-term rentals and that long-term housing for local residents is shrinking due, in part, to the vast proliferation of short-term rentals. In 2021, \$278 million was spent on short-term rentals in the Hudson Valley, marking a [99 percent increase](#) from the previous year, with Ulster and Greene counties within Hinchey’s district emerging as the most highly concentrated hotspots for short-term rentals.

[S885B](#)-Hinchey is supported by nearly thirty hospitality associations, business councils, and municipal and advocacy organizations in New York State, including the following:

Hochul urged by state lawmakers to sign fire safety legislation

Nick Reisman

State lawmakers on Monday urged Gov. Kathy Hochul to approve a bill meant to expand the prevalence of fire sprinkler systems in residential homes in New York.

The measure would require residential home builders to provide buyers with an estimate for the cost of installing a fire sprinkler system in new single-family and two-family homes in the state.

Sprinklers are required in new commercial buildings and multifamily dwellings, but are not mandated in single-family or two-family homes. The measure is being pushed amid Fire Prevention Week.

“This legislation helps homeowners appreciate the many benefits of home fire sprinklers, which can drastically reduce the risk of property damage and death from fire for about the price of a new granite countertop,” said Assemblywoman Monica Wallace, a Democrat who sponsored the measure, along with Sen. John Brooks.

Fire sprinkler systems can give families time to escape while also limiting property damage. The systems can reduce fire-related fatalities by 80% and damage by up to 97%. The systems can also reduce firefighter injuries by up to 65%, according to the Fire Protection Association.

The average cost of installation is about \$1.35 per square foot, or less than \$3,000 for a 2,000-square-foot house.

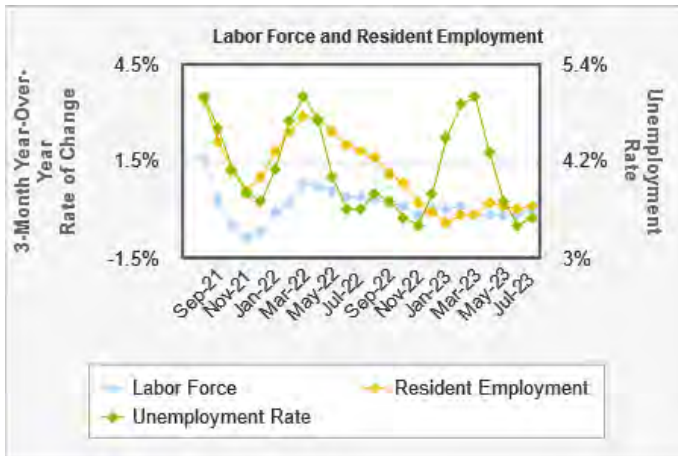
A6. Supporting Data

Jefferson County, NY

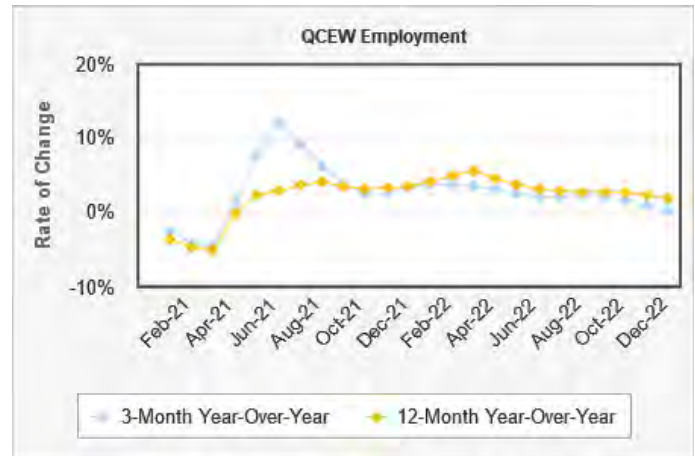
Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
New York/New Jersey Regional Office

Created on: 20 September 2023

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	July 2021	July 2022	July 2023	July 2021 to July 2022		July 2022 to July 2023	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	45,228	45,391	45,384	163	0.4	-7	0
Resident Employment	42,981	43,775	43,810	794	1.8	35	0.1
Unemployment Rate (%)	5	3.6	3.5	n/a	n/a	n/a	n/a
	December 2020	December 2021	December 2022	December 2020 to December 2021		December 2021 to December 2022	
	Number	Percent	Number	Number	Percent	Number	Percent
QCEW Employment	38,195	39,508	39,588	1,313	3.4	80	0.2

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

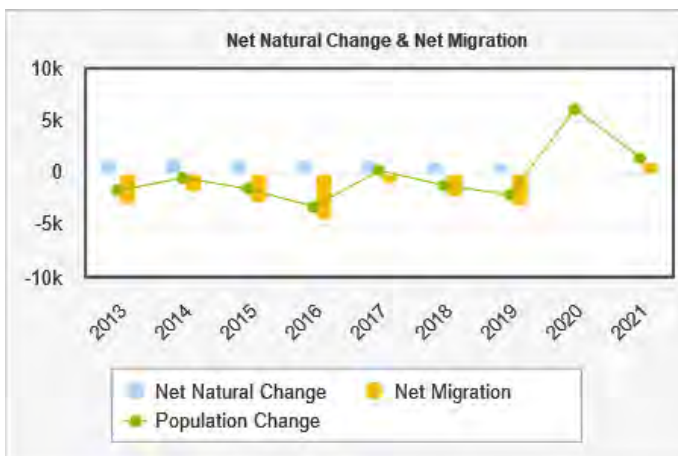
	Decennial Census				ACS & Population Estimates Program						
	April	April	<u>Average Annual Change</u>		July	July	July				
	2000	2010	2000 to 2010		2019	2020	2021	2019 to 2020		2020 to 2021	
			Number	Percent				Number	Percent	Number	Percent
Population	111,738	116,229	449	0.4	110,143	116,273	117,680	6,130	5.6	1,407	1.2
Households	40,068	43,451	338	0.8	41,214	n/a	48,628	n/a	n/a	n/a	n/a

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2019, 2020 and 2021 American Community Surveys (1 - Year)

Note: 1 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro area definitions.

2 - 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions.



Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

3 - Annual components of population change are not available for 2020

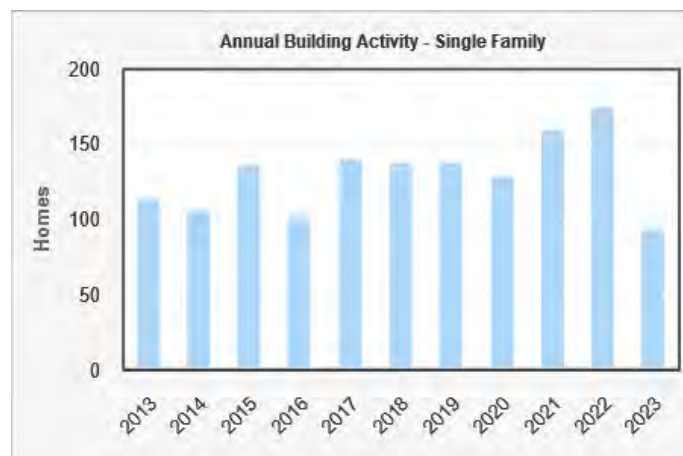
4 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro definitions.

HOUSING MARKET CONDITIONS



Data Source: 2010 Census; 2019, 2020 and 2021 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



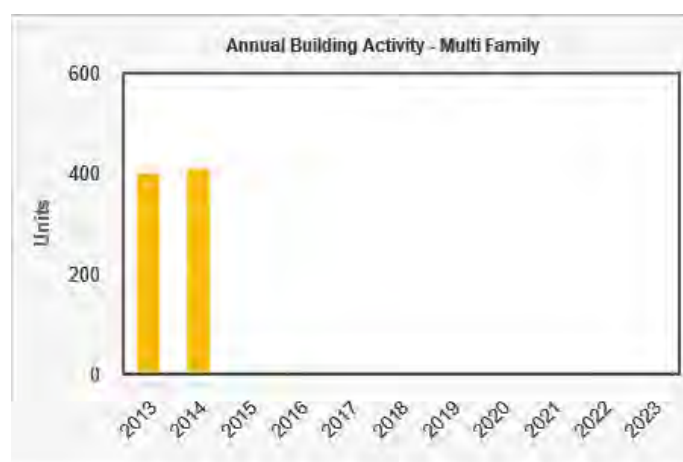
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 is preliminary, through July 2023

Housing Inventory by Tenure				
	2010 Decennial	2019 ACS	2020 ACS	2021 ACS
Total Housing Units	57,966	60,160	n/a	61,714
Occupied	43,451	41,214	n/a	48,628
Owners	25,278	23,336	n/a	27,347
% Owners	58.2	56.6	n/a	56.2
Renters	18,173	17,878	n/a	21,281
% Renters	41.8	43.4	n/a	43.8
Total Vacant	14,515	18,946	n/a	13,086
Available for Sale	625	1,157	n/a	1,039
Available for Rent	1,445	1,769	n/a	489
Other Vacant	12,445	16,020	n/a	11,558

Data Source: 2010 Census; 2019, 2020 and 2021 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 is preliminary, through July 2023

A7. References and Data Sources

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20. Senate Bill 6761. (2021). *The New York Senate*. Retrieved from <https://legislation.nysenate.gov/pdf/bills/2021/S6761>
21. Section 759-A. (2023). *The New York Senate*. Retrieved from <https://www.nysenate.gov/legislation/laws/GBS/759-A>

PRIMARY AND SECONDARY DATA SOURCES

- 2000 US Census
- 2010 US Census
- 2010-2021 ACS 5-Year Estimates US Census
- Google Earth Pro
- HUD
- USDA Rural Development
- Cornell University
- New York State Department of Labor
- New York State DHCR
- New York State EDC
- New York State Office of Aging
- Jefferson County IDA
- Jefferson County
- City of Watertown
- Town of Alexandria
- Town of Cape Vincent
- Town of Clayton
- Town of Lyme
- Town of Orleans
- Village of Alexandria Bay
- Village of Cape Vincent
- Village of Clayton

A8. Credentials



Asterhill Research Company

Research, Planning and Healthy Communities Advocate

James P. Carroll, *APA, APHA, IEDC* *Principal, Senior Community Health Planner*



Mr. Carroll is the founder and Senior Planner focusing on housing, poverty, and community health issues. He holds a Masters' in Public Health and will complete his Ph.D. in 2023. Carroll has extensive experience and training with USDA and HUD. He has worked with housing, community, and economic renewal agencies throughout the northeastern United States. This includes many regional programs promoting housing and community and economic development initiatives. He has over 30 years of planning, development, and management experience. Mr. Carroll has worked with clients in government, private industry, and not-for-profit organizations. As an advocate for communities living healthy, He recognizes that a healthy community requires a balance of economic, environmental, educational, ecological, and social equity factors. A collaboration of community partners, stakeholders, and professionals are necessary to help clients develop strategies and solutions to increase the health capacities of their communities and improve the quality of life

EDUCATION

Doctoral Candidate Public Health (*Expected 2023*)
Master's in Public Health, Walden University
Bachelor's in Landscape Architecture
Bachelor of Science Environmental Studies
SUNY College of Environment Science & Forestry, Syracuse, NY

FIELDS OF RESEARCH

Housing, Homeless, and Poverty
Women Victims of Domestic Violence
Food and Housing Insecurities
Housing and Healthy Communities
Hunger and health in vulnerable populations
Health literacy in rural communities,
Communities health capacities: economic, environmental, educational, ecological and social equity

CURRENT AFFILIATIONS

American Planning Association
American Public Health Association
International Economic Development Council
NYS Association for Affordable Housing
NYS Community Action Association

CERTIFICATION

NYSDHCR, NHHFA, FAME, MHFA Approved
Market Analyst
HUD & USDA Approved Market Analyst
Certified Health Educational Specialist
NIH Certified
URMS-EPRP

SERVICE

Genesee Valley Emergency Medical Services
President, 2012-2021
EMT-B and Driver, 2011-2020
Mumford Fire Department
Vice President, 2012-2014
Volunteer Fireman, 2010-2020
Monroe County Planning Board (92-98)

SELECTED PROJECT EXPERIENCE

New Hampshire Housing Finance Authority

Commissioned to provide housing market studies for LIHTC applications submitted to the agency

Essex County, NY

Commissioned to provide a population and housing study to assess existing conditions, and the future demand for housing and to interview town officials, developers, realtors, and other business owners.

Fulton County, NY

Commissioned to provide two population-based studies; (i) a housing study to assess the demand for housing and (ii) conduct a retail trade analysis for a 10 and 25-minute trade area for the "Gloversville —Johnstown" market.

City of Elmira, NY

Commissioned to provide a population-based study to assess the housing, economic, and health status and capacity as part of updating the City of Elmira's Comprehensive Master Plan and Regional Corridor Study

City of Yonkers, NY

Commissioned to provide a population-based study to assess the housing and economic needs for the "HUD *Choice Neighborhood Initiative Target Area*" in Yonkers, NY

City of Rome, NY

Commissioned to provide a population-based study to determine the need for rental housing in the City of Rome, former Griffis AFB property, and other selected sites

Ithaca Housing Authority, Ithaca, NY

Commissioned to conduct a comprehensive housing market study for a proposed RAD project.

Plattsburgh Housing Authority, Plattsburgh, NY

Commissioned to conduct a comprehensive housing market study for a proposed RAD project.

Binghamton Housing Authority, Binghamton, NY

Commissioned to conduct a comprehensive housing market study for a proposed RAD project.

Easterseals NH/Me/Vt/Farnum, Manchester, NH

Provided market and feasibility studies for senior housing projects funded by HUD and New Hampshire Housing Finance Agency Community Renewal



Asterhill Research Company

Research, Planning and Healthy Communities Advocate

PROJECT EXPERIENCE *(Continued)*

Chamber of Commerce Cazenovia, NY

The project reviewed and evaluated community conditions for senior housing and identified services needed to improve the quality of life. Surveyed the population and conducted community workshops and focus groups to assess the community's needs. The final action plan was presented to the community and implemented within 12 months.

Community Action of Wyoming County, Perry, NY

Provided planning service to assess existing housing and services and recommend action plan to increase capacity. The final action plan was presented to the board and implemented within 18 months.

Belmont Shelter, West Seneca, NY

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD, USDA and New York State Department of Housing and Community Renewal. Conducted HUD Rent Comparison Studies.

Dakota Partners, Rochester and Concord, NH

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD New Hampshire Housing Finance Agency Community Renewal.

Delta Development, Buffalo, NY

Provided market and feasibility studies for Mt. St. Mary's Academy, a multi-million dollar renovation and re-use of a former school for independent senior housing.

East House, Rochester, NY

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

Flower City Management, Rochester, NY

Commissioned to provide a population-based study to assess the need for economic and housing initiative in the "South Wedge." Presented the findings to a symposium sponsored by the City of Rochester.

Help USA, New York, New York

Commissioned to conduct housing and feasibility studies in upstate New York and New Haven Connecticut

Heritage Christian Home, Inc, Rochester, NY

A New Group Home, approximately 4,000 square feet. The project cost was \$500,000. Services rendered were site plan development, town approvals, landscape design, construction documentations, and construction administration services. Senior Housing Study, Services rendered: Market and Feasibility Studies and Master Planning rendered in connection with developing a senior living community, CHDO Certification with Monroe County.

Housing Opportunities, Rochester, NY

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

JCEO, Plattsburg, NY

Provided planning service to assess existing housing and services and recommend action plan to increase capacity. The final action plan was presented to the board and implemented within 24 months. Conducted HUD Rent Comparison Studies.

Manchester Neighborhood Housing Services, Inc., Manchester, NH

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New Hampshire Housing Finance Agency Community Renewal.

Neighborhood Works Southern NH, Nashua, NH

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New Hampshire Housing Finance Agency Community Renewal.

Omni Development, Albany, NY

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD, USDA, and New York State Department of Housing and Community Renewal. Conducted HUD Rent Comparison Studies.

People Inc., Buffalo NY

Completed an assessment and analysis of non-profit elderly properties for quality of housing, services, and capacity

Providence Housing Development, Rochester, NY

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

Seneca Harbor Place, Watkins Glenn, NY

Commissioned to provide a population-based market study to determine the need for above-market rate housing to rent and/or sell. Provide analysis of market & population trends.

South End Development, Albany, NY

Conducted housing market study and retail trade gap analysis for the south end neighborhood in Albany, NY. The developer proposes to build an energy efficient mixed use project to include 150 new housing units and 30,000 square feet of retail/commercial space.

Syracuse Housing Authority, Syracuse, NY

Conducted housing market study for the Almus Olver Tower. The developer McCormack Baron Salazar proposes to redevelop AOT as part of a RAD property. This project is part of the neighborhood revitalization and the Interstate 81 Project.

Tanglewood Manor, Jamestown NY

Provided project management including government approval and general contractor compliance to contracts. This \$5 million project involved an addition of 50 Alzheimer beds to the existing Tanglewood Manor Adult Care Facility, which provides affordable market-rate care for seniors with Alzheimer's and other forms of memory loss.

YMCA Binghamton/Broome County, NY

Completed housing market studies for affordable low-income populations and the homeless and conducted a market analysis of the needs for services and beds for women victims of domestic violence.

YMCA Cortland, NY

Completed housing market studies for affordable low-income populations and the homeless and conducted a market analysis of the needs for services and beds for women victims of domestic violence.

Woodbrook Adult Home, Elmira, NY

Provided the client with master planning services, market and feasibility studies, and government approvals. The \$3 million project entailed renovation of the existing facility and adding a 13,000-square-foot addition.