

Town of Dryden

**HOUSING
CONDITIONS SURVEY**

April 2019



Development Consultants

34 TOMPKINS STREET CORTLAND, NY 13045

Ph. 607-753-1433

Town of Dryden

2019 HOUSING CONDITIONS SURVEY

INTRODUCTION

With the knowledge that a large percentage of its housing stock was older, and that the Ithaca/Tompkins County area was facing significant housing pressures, Town leaders decided to seek funding in 2017 to undertake a Town-wide survey of homes in the community. This survey would allow the Town to make informed decisions regarding its housing, and to confirm or refute the concern that a significant number of its residents are living in substandard housing. The results could also be used to support future funding applications to assist residents in addressing housing needs. Following grant award, the Town hired Thoma Development Consultants of Cortland, NY to complete the survey. Thoma has decades of experience in implementing housing rehabilitation programs and in undertaking housing conditions surveys.

FUNDING

The funding to undertake this project was provided by the NYS Office of Community Renewal through the Small Cities Community Development Block Grant Program, grant # 336CP82-17 The Town wishes to thank the program for its invaluable assistance in undertaking this needed project.

DEMOGRAPHICS

The Town of Dryden is located in northeastern Tompkins County, in the greater Ithaca area. The Town contains two villages, Dryden and Freeville, as well as numerous housing developments interspersed with rolling agricultural lands and forested hills. According to the US Census Bureau, Dryden's 2010 population 14,435 people, including the aforementioned villages. The population outside of the villages is 12,330. The Town contains 6,371 housing units, of which 5,301 are located outside of the villages. Of these 5,301 housing units, approximately 2,571 are single family homes (including single family attached structures) and 189 are 2-unit structures. There are also 814 mobile homes, the majority of which are located within any one of the Town's 15 mobile home parks. Approximately 28% of homes are at least 50 years old, and 17% were built prior to 1939. This is compared to the Village of Dryden, with 27.5% of homes older than 1939, and Freeville, with 60% of homes constructed before 1939. 67.9% of

homes in the Town are owner-occupied and 32.1% are rentals. There is a 5.7% vacancy rate. Complete General Housing Characteristics tables from the US Census for the Town of Dryden, and the Villages of Dryden and Freeville are attached in Appendix 1.

PROCESS

The intent of the survey was to determine the overall condition of the housing stock in the Town of Dryden, not including the Village of Dryden and the Village of Freeville. The goal was to conduct an exterior conditions survey of all one, two, and three family homes in the Town in order to ascertain their physical condition using the NYS Office of Community Renewal's definition of substandard, included in Appendix 2.

Using GIS data from Tompkins County, all one, two and three unit homes were identified on a map with street addresses. In coordination with Town representatives, newer subdivisions that were presumed to be standard were identified on the map. The Town's 15 mobile home parks were not included in the condition survey nor were large, multi-family properties.

The survey team visually inspected all remaining structures, using the map as a guide. The survey team looked at nine separate building components of each structure, and classified each component as sound, minor, major, or critical deficiencies. All information was entered into a digital database onsite. Buildings were then classified as standard, moderately substandard, severely substandard or dilapidated. A sample of the survey instrument is included in Appendix 3. The survey team also classified homes as large, medium, small, mobile homes, or tiny homes. Less than 1% of homes could not be inspected as they were not visible from the public right of way or otherwise could not be located. Following the on-site data collection, those homes in new subdivisions that were presumed standard were entered into the database to ensure accurate counts.

The data was subsequently reviewed and processed to ensure consistency with existing GIS data, such as "Road" vs. "Rd.", "Dryden Road" vs. "NYS Route 13", etc. Any duplicate entries were eliminated and data entry mistakes corrected. Once the data was corrected and verified, it was exported as a DBF file and linked to existing GIS tables to ascertain clusters of substandard housing, or the lack thereof.

RESULTS

2,997 properties were visually inspected by the survey team. Another 263 properties were presumed to be standard due to their locations in newer, higher-end housing developments. In total, 3,260 properties were assessed. The survey showed that 2,033 properties, (62%) were standard, 1,227 (38%) and were substandard. 765 (36.8%) of substandard properties were moderately substandard and 452 (44.2%) were severely substandard. The survey identified 10 properties that were classified as dilapidated. Table 1 below summarizes the results of the survey.

DRYDEN HOUSING CONDITIONS SURVEY									
	All Properties	1-Unit		2-Unit		3-Unit		Mobile Homes	
Number of Properties	3,260	2,976	91.3%	197	6.1%	14	0.4%	73	2.2%
Standard	2,033 (62%)	1,914	64.3%	106	53.8%	7	50.0%	6	8.2%
Substandard	1,227 (38%)	1,062	35.7%	91	46.2%	7	50.0%	67	91.8%
Moderately Substandard	765	675		61		3		26	
Severely Substandard	452	381		29		4		38	
Dilapidated	10	6		1		0		3	

The data was subsequently linked to existing GIS data and mapped to identify any concentrations of substandard housing or other geographic characteristics. It was not a goal of the Town to use the data to identify or highlight specific individual properties but solely to analyze town-wide trends and concentrations. The map outputs were manipulated to conceal the potential of any individual property from being identified. The map of housing conditions is included in Appendix 4.

ANALYSIS

The Town of Dryden is a geographically large community, and housing is dispersed throughout the town. There are, however, large tracts of vacant land, including farmland and woodland, particularly in the south and southeast. New York State and Cornell University own substantial acreage. Housing can be found in concentrated developments and neighborhoods, spread out along rural roads, and in remote locations.

The Town of Dryden has an overall moderate to high substandard rate at 38%. The rate of substandard properties increases from single to two to three family homes. This is an indication that renters are more apt to live in substandard housing conditions. Of greatest concern is the fact the over 90% of mobile homes on individual lots were determined to be substandard. While

mobile home parks were not included in the survey, based on a general visual survey, the rate of substandard mobile homes in these parks is likely as high or higher than in the community as a whole.

More important than the *rate* of substandard housing, is the overall *number* of substandard properties. Over 1,000 families are living in substandard housing structures, with 452 living in severely substandard homes.

Mapping data shows that there are no large concentrations of substandard housing, and that such properties can be found throughout the community. These homes are often interspersed with well-maintained and very expensive housing, although the much of the Town's upscale housing is secluded in newer subdivisions.

Large areas of the town, outside of the two villages, are not served by public water or sewer and must rely on private wells and septic systems. Private septic systems can fail, leading to both environmental damage and water contamination. Private wells can be contaminated by a number of external factors and such contamination may not be known by the residents. While this survey did not investigate well and septic conditions, it can reasonably be presumed that many issues are present within the town in addition to the housing conditions noted above.

In summary, the Town of Dryden has a very high number of residential structures that are in poor condition and in need of repair. With a 40.41% low to moderate income rate, it is very likely that many of the households living in substandard housing are lower income. With so many substandard properties and so many lower income households, the Town would be an ideal candidate for housing rehabilitation funding.

APPENDIX 1

Town of Dryden

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Dryden town, Tompkins County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	6,371	+/-319	6,371	(X)
Occupied housing units	6,007	+/-299	94.3%	+/-2.1
Vacant housing units	364	+/-137	5.7%	+/-2.1
Homeowner vacancy rate	0.2	+/-0.3	(X)	(X)
Rental vacancy rate	0.7	+/-0.8	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	6,371	+/-319	6,371	(X)
1-unit, detached	3,870	+/-299	60.7%	+/-3.4
1-unit, attached	87	+/-46	1.4%	+/-0.7
2 units	552	+/-123	8.7%	+/-1.9
3 or 4 units	554	+/-178	8.7%	+/-2.6
5 to 9 units	265	+/-86	4.2%	+/-1.3
10 to 19 units	125	+/-53	2.0%	+/-0.8
20 or more units	104	+/-58	1.6%	+/-0.9
Mobile home	814	+/-154	12.8%	+/-2.6
Boat, RV, van, etc.	0	+/-18	0.0%	+/-0.5
YEAR STRUCTURE BUILT				
Total housing units	6,371	+/-319	6,371	(X)
Built 2014 or later	50	+/-43	0.8%	+/-0.7
Built 2010 to 2013	124	+/-60	1.9%	+/-0.9
Built 2000 to 2009	585	+/-153	9.2%	+/-2.2
Built 1990 to 1999	899	+/-187	14.1%	+/-2.8
Built 1980 to 1989	1,073	+/-170	16.8%	+/-2.6
Built 1970 to 1979	1,041	+/-174	16.3%	+/-2.5
Built 1960 to 1969	781	+/-172	12.3%	+/-2.7
Built 1950 to 1959	599	+/-135	9.4%	+/-2.3
Built 1940 to 1949	135	+/-58	2.1%	+/-0.9

Subject	Dryden town, Tompkins County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	1,084	+/-197	17.0%	+/-2.8
ROOMS				
Total housing units	6,371	+/-319	6,371	(X)
1 room	291	+/-126	4.6%	+/-1.9
2 rooms	219	+/-94	3.4%	+/-1.5
3 rooms	538	+/-135	8.4%	+/-2.1
4 rooms	974	+/-224	15.3%	+/-3.3
5 rooms	1,060	+/-175	16.6%	+/-2.6
6 rooms	1,024	+/-166	16.1%	+/-2.8
7 rooms	773	+/-143	12.1%	+/-2.2
8 rooms	620	+/-148	9.7%	+/-2.4
9 rooms or more	872	+/-141	13.7%	+/-2.0
Median rooms	5.6	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	6,371	+/-319	6,371	(X)
No bedroom	304	+/-127	4.8%	+/-1.9
1 bedroom	690	+/-138	10.8%	+/-2.1
2 bedrooms	1,576	+/-232	24.7%	+/-3.2
3 bedrooms	2,323	+/-239	36.5%	+/-3.4
4 bedrooms	1,203	+/-144	18.9%	+/-2.3
5 or more bedrooms	275	+/-92	4.3%	+/-1.5
HOUSING TENURE				
Occupied housing units	6,007	+/-299	6,007	(X)
Owner-occupied	4,078	+/-240	67.9%	+/-3.6
Renter-occupied	1,929	+/-261	32.1%	+/-3.6
Average household size of owner-occupied unit	2.58	+/-0.16	(X)	(X)
Average household size of renter-occupied unit	1.99	+/-0.16	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	6,007	+/-299	6,007	(X)
Moved in 2015 or later	864	+/-208	14.4%	+/-3.3
Moved in 2010 to 2014	1,649	+/-298	27.5%	+/-4.2
Moved in 2000 to 2009	1,641	+/-182	27.3%	+/-3.2
Moved in 1990 to 1999	992	+/-143	16.5%	+/-2.6
Moved in 1980 to 1989	527	+/-110	8.8%	+/-1.8
Moved in 1979 and earlier	334	+/-79	5.6%	+/-1.3
VEHICLES AVAILABLE				
Occupied housing units	6,007	+/-299	6,007	(X)
No vehicles available	418	+/-149	7.0%	+/-2.3
1 vehicle available	2,094	+/-267	34.9%	+/-3.5
2 vehicles available	2,486	+/-223	41.4%	+/-3.9
3 or more vehicles available	1,009	+/-155	16.8%	+/-2.7
HOUSE HEATING FUEL				
Occupied housing units	6,007	+/-299	6,007	(X)
Utility gas	2,677	+/-218	44.6%	+/-3.6
Bottled, tank, or LP gas	896	+/-198	14.9%	+/-3.1
Electricity	1,136	+/-221	18.9%	+/-3.2
Fuel oil, kerosene, etc.	539	+/-147	9.0%	+/-2.3
Coal or coke	160	+/-73	2.7%	+/-1.3
Wood	471	+/-125	7.8%	+/-2.2
Solar energy	15	+/-19	0.2%	+/-0.3
Other fuel	105	+/-54	1.7%	+/-0.9
No fuel used	8	+/-13	0.1%	+/-0.2

Subject	Dryden town, Tompkins County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	6,007	+/-299	6,007	(X)
Lacking complete plumbing facilities	49	+/-51	0.8%	+/-0.8
Lacking complete kitchen facilities	40	+/-50	0.7%	+/-0.8
No telephone service available	47	+/-34	0.8%	+/-0.6
OCCUPANTS PER ROOM				
Occupied housing units	6,007	+/-299	6,007	(X)
1.00 or less	5,897	+/-277	98.2%	+/-1.2
1.01 to 1.50	10	+/-12	0.2%	+/-0.2
1.51 or more	100	+/-75	1.7%	+/-1.2
VALUE				
Owner-occupied units	4,078	+/-240	4,078	(X)
Less than \$50,000	571	+/-144	14.0%	+/-3.5
\$50,000 to \$99,999	368	+/-120	9.0%	+/-2.9
\$100,000 to \$149,999	728	+/-133	17.9%	+/-3.1
\$150,000 to \$199,999	917	+/-148	22.5%	+/-3.4
\$200,000 to \$299,999	1,000	+/-167	24.5%	+/-3.6
\$300,000 to \$499,999	367	+/-106	9.0%	+/-2.6
\$500,000 to \$999,999	116	+/-59	2.8%	+/-1.5
\$1,000,000 or more	11	+/-14	0.3%	+/-0.3
Median (dollars)	166,800	+/-7,038	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	4,078	+/-240	4,078	(X)
Housing units with a mortgage	2,224	+/-231	54.5%	+/-4.5
Housing units without a mortgage	1,854	+/-210	45.5%	+/-4.5
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	2,224	+/-231	2,224	(X)
Less than \$500	27	+/-26	1.2%	+/-1.1
\$500 to \$999	228	+/-86	10.3%	+/-3.9
\$1,000 to \$1,499	880	+/-171	39.6%	+/-6.0
\$1,500 to \$1,999	605	+/-136	27.2%	+/-5.3
\$2,000 to \$2,499	240	+/-65	10.8%	+/-2.9
\$2,500 to \$2,999	172	+/-87	7.7%	+/-3.7
\$3,000 or more	72	+/-39	3.2%	+/-1.8
Median (dollars)	1,486	+/-90	(X)	(X)
Housing units without a mortgage	1,854	+/-210	1,854	(X)
Less than \$250	160	+/-84	8.6%	+/-4.3
\$250 to \$399	217	+/-85	11.7%	+/-4.4
\$400 to \$599	730	+/-149	39.4%	+/-6.4
\$600 to \$799	401	+/-98	21.6%	+/-4.5
\$800 to \$999	166	+/-68	9.0%	+/-3.7
\$1,000 or more	180	+/-72	9.7%	+/-3.9
Median (dollars)	559	+/-23	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	2,221	+/-231	2,221	(X)
Less than 20.0 percent	1,060	+/-177	47.7%	+/-5.7
20.0 to 24.9 percent	342	+/-75	15.4%	+/-3.2
25.0 to 29.9 percent	286	+/-100	12.9%	+/-4.3
30.0 to 34.9 percent	142	+/-62	6.4%	+/-2.6
35.0 percent or more	391	+/-102	17.6%	+/-4.5

Subject	Dryden town, Tompkins County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	3	+/-5	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,854	+/-210	1,854	(X)
Less than 10.0 percent	791	+/-153	42.7%	+/-6.8
10.0 to 14.9 percent	433	+/-149	23.4%	+/-6.9
15.0 to 19.9 percent	239	+/-76	12.9%	+/-4.3
20.0 to 24.9 percent	93	+/-46	5.0%	+/-2.4
25.0 to 29.9 percent	103	+/-69	5.6%	+/-3.6
30.0 to 34.9 percent	74	+/-55	4.0%	+/-3.1
35.0 percent or more	121	+/-58	6.5%	+/-3.1
Not computed	0	+/-18	(X)	(X)
GROSS RENT				
Occupied units paying rent	1,853	+/-257	1,853	(X)
Less than \$500	160	+/-79	8.6%	+/-4.2
\$500 to \$999	1,152	+/-204	62.2%	+/-7.2
\$1,000 to \$1,499	383	+/-138	20.7%	+/-6.8
\$1,500 to \$1,999	95	+/-45	5.1%	+/-2.4
\$2,000 to \$2,499	63	+/-64	3.4%	+/-3.3
\$2,500 to \$2,999	0	+/-18	0.0%	+/-1.6
\$3,000 or more	0	+/-18	0.0%	+/-1.6
Median (dollars)	857	+/-33	(X)	(X)
No rent paid	76	+/-45	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,832	+/-251	1,832	(X)
Less than 15.0 percent	342	+/-132	18.7%	+/-6.5
15.0 to 19.9 percent	242	+/-113	13.2%	+/-5.9
20.0 to 24.9 percent	221	+/-73	12.1%	+/-4.0
25.0 to 29.9 percent	158	+/-75	8.6%	+/-4.0
30.0 to 34.9 percent	130	+/-70	7.1%	+/-3.8
35.0 percent or more	739	+/-176	40.3%	+/-7.7
Not computed	97	+/-56	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

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ARIZON
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A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Dryden village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	855	+/-125	855	(X)
Occupied housing units	815	+/-128	95.3%	+/-4.4
Vacant housing units	40	+/-37	4.7%	+/-4.4
Homeowner vacancy rate	0.0	+/-5.5	(X)	(X)
Rental vacancy rate	0.0	+/-9.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	855	+/-125	855	(X)
1-unit, detached	531	+/-68	62.1%	+/-7.1
1-unit, attached	4	+/-7	0.5%	+/-0.8
2 units	151	+/-54	17.7%	+/-5.6
3 or 4 units	95	+/-68	11.1%	+/-7.0
5 to 9 units	24	+/-38	2.8%	+/-4.4
10 to 19 units	5	+/-8	0.6%	+/-0.9
20 or more units	45	+/-24	5.3%	+/-2.7
Mobile home	0	+/-11	0.0%	+/-3.4
Boat, RV, van, etc.	0	+/-11	0.0%	+/-3.4
YEAR STRUCTURE BUILT				
Total housing units	855	+/-125	855	(X)
Built 2014 or later	0	+/-11	0.0%	+/-3.4
Built 2010 to 2013	6	+/-9	0.7%	+/-1.1
Built 2000 to 2009	25	+/-18	2.9%	+/-2.0
Built 1990 to 1999	89	+/-48	10.4%	+/-5.3
Built 1980 to 1989	102	+/-37	11.9%	+/-4.6
Built 1970 to 1979	174	+/-44	20.4%	+/-5.0
Built 1960 to 1969	115	+/-55	13.5%	+/-6.0
Built 1950 to 1959	83	+/-33	9.7%	+/-4.0
Built 1940 to 1949	26	+/-18	3.0%	+/-2.1

Subject	Dryden village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	235	+/-92	27.5%	+/-8.5
ROOMS				
Total housing units	855	+/-125	855	(X)
1 room	58	+/-65	6.8%	+/-7.0
2 rooms	29	+/-29	3.4%	+/-3.4
3 rooms	114	+/-53	13.3%	+/-5.8
4 rooms	42	+/-24	4.9%	+/-2.7
5 rooms	114	+/-58	13.3%	+/-6.6
6 rooms	108	+/-36	12.6%	+/-4.6
7 rooms	92	+/-45	10.8%	+/-5.0
8 rooms	158	+/-60	18.5%	+/-6.7
9 rooms or more	140	+/-42	16.4%	+/-4.7
Median rooms	6.2	+/-0.7	(X)	(X)
BEDROOMS				
Total housing units	855	+/-125	855	(X)
No bedroom	58	+/-65	6.8%	+/-7.0
1 bedroom	143	+/-57	16.7%	+/-6.2
2 bedrooms	105	+/-34	12.3%	+/-4.2
3 bedrooms	356	+/-76	41.6%	+/-8.2
4 bedrooms	156	+/-49	18.2%	+/-5.2
5 or more bedrooms	37	+/-25	4.3%	+/-2.9
HOUSING TENURE				
Occupied housing units	815	+/-128	815	(X)
Owner-occupied	531	+/-74	65.2%	+/-8.2
Renter-occupied	284	+/-98	34.8%	+/-8.2
Average household size of owner-occupied unit	2.67	+/-0.35	(X)	(X)
Average household size of renter-occupied unit	2.11	+/-0.47	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	815	+/-128	815	(X)
Moved in 2015 or later	82	+/-48	10.1%	+/-5.4
Moved in 2010 to 2014	247	+/-99	30.3%	+/-9.1
Moved in 2000 to 2009	142	+/-45	17.4%	+/-5.1
Moved in 1990 to 1999	191	+/-51	23.4%	+/-6.2
Moved in 1980 to 1989	98	+/-38	12.0%	+/-4.7
Moved in 1979 and earlier	55	+/-32	6.7%	+/-4.1
VEHICLES AVAILABLE				
Occupied housing units	815	+/-128	815	(X)
No vehicles available	149	+/-87	18.3%	+/-8.9
1 vehicle available	251	+/-65	30.8%	+/-7.3
2 vehicles available	312	+/-64	38.3%	+/-7.8
3 or more vehicles available	103	+/-45	12.6%	+/-5.4
HOUSE HEATING FUEL				
Occupied housing units	815	+/-128	815	(X)
Utility gas	552	+/-88	67.7%	+/-8.5
Bottled, tank, or LP gas	15	+/-16	1.8%	+/-2.0
Electricity	192	+/-88	23.6%	+/-8.5
Fuel oil, kerosene, etc.	0	+/-11	0.0%	+/-3.6
Coal or coke	0	+/-11	0.0%	+/-3.6
Wood	50	+/-37	6.1%	+/-4.4
Solar energy	0	+/-11	0.0%	+/-3.6
Other fuel	6	+/-8	0.7%	+/-1.1
No fuel used	0	+/-11	0.0%	+/-3.6

Subject	Dryden village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	815	+/-128	815	(X)
Lacking complete plumbing facilities	6	+/-8	0.7%	+/-1.0
Lacking complete kitchen facilities	6	+/-8	0.7%	+/-1.0
No telephone service available	11	+/-12	1.3%	+/-1.5
OCCUPANTS PER ROOM				
Occupied housing units	815	+/-128	815	(X)
1.00 or less	768	+/-104	94.2%	+/-6.8
1.01 to 1.50	7	+/-11	0.9%	+/-1.3
1.51 or more	40	+/-58	4.9%	+/-6.6
VALUE				
Owner-occupied units	531	+/-74	531	(X)
Less than \$50,000	9	+/-10	1.7%	+/-1.9
\$50,000 to \$99,999	52	+/-45	9.8%	+/-8.2
\$100,000 to \$149,999	162	+/-41	30.5%	+/-7.0
\$150,000 to \$199,999	166	+/-49	31.3%	+/-8.1
\$200,000 to \$299,999	117	+/-45	22.0%	+/-8.0
\$300,000 to \$499,999	11	+/-11	2.1%	+/-2.1
\$500,000 to \$999,999	10	+/-10	1.9%	+/-1.8
\$1,000,000 or more	4	+/-7	0.8%	+/-1.4
Median (dollars)	162,400	+/-14,805	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	531	+/-74	531	(X)
Housing units with a mortgage	371	+/-75	69.9%	+/-8.6
Housing units without a mortgage	160	+/-47	30.1%	+/-8.6
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	371	+/-75	371	(X)
Less than \$500	6	+/-9	1.6%	+/-2.3
\$500 to \$999	51	+/-31	13.7%	+/-8.6
\$1,000 to \$1,499	127	+/-48	34.2%	+/-10.0
\$1,500 to \$1,999	156	+/-58	42.0%	+/-13.0
\$2,000 to \$2,499	24	+/-18	6.5%	+/-5.0
\$2,500 to \$2,999	7	+/-12	1.9%	+/-3.1
\$3,000 or more	0	+/-11	0.0%	+/-7.8
Median (dollars)	1,503	+/-111	(X)	(X)
Housing units without a mortgage	160	+/-47	160	(X)
Less than \$250	3	+/-6	1.9%	+/-3.6
\$250 to \$399	0	+/-11	0.0%	+/-17.0
\$400 to \$599	69	+/-31	43.1%	+/-16.8
\$600 to \$799	46	+/-33	28.8%	+/-17.1
\$800 to \$999	16	+/-16	10.0%	+/-9.2
\$1,000 or more	26	+/-16	16.3%	+/-8.8
Median (dollars)	657	+/-146	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	368	+/-76	368	(X)
Less than 20.0 percent	166	+/-60	45.1%	+/-11.2
20.0 to 24.9 percent	77	+/-30	20.9%	+/-8.8
25.0 to 29.9 percent	36	+/-21	9.8%	+/-6.0
30.0 to 34.9 percent	24	+/-19	6.5%	+/-5.0
35.0 percent or more	65	+/-42	17.7%	+/-10.5

Subject	Dryden village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	3	+/-5	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	160	+/-47	160	(X)
Less than 10.0 percent	73	+/-27	45.6%	+/-14.3
10.0 to 14.9 percent	49	+/-33	30.6%	+/-16.9
15.0 to 19.9 percent	24	+/-17	15.0%	+/-9.1
20.0 to 24.9 percent	0	+/-11	0.0%	+/-17.0
25.0 to 29.9 percent	0	+/-11	0.0%	+/-17.0
30.0 to 34.9 percent	6	+/-10	3.8%	+/-5.9
35.0 percent or more	8	+/-10	5.0%	+/-5.8
Not computed	0	+/-11	(X)	(X)
GROSS RENT				
Occupied units paying rent	278	+/-100	278	(X)
Less than \$500	41	+/-21	14.7%	+/-7.6
\$500 to \$999	177	+/-89	63.7%	+/-18.2
\$1,000 to \$1,499	60	+/-49	21.6%	+/-16.6
\$1,500 to \$1,999	0	+/-11	0.0%	+/-10.2
\$2,000 to \$2,499	0	+/-11	0.0%	+/-10.2
\$2,500 to \$2,999	0	+/-11	0.0%	+/-10.2
\$3,000 or more	0	+/-11	0.0%	+/-10.2
Median (dollars)	779	+/-62	(X)	(X)
No rent paid	6	+/-9	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	278	+/-100	278	(X)
Less than 15.0 percent	50	+/-35	18.0%	+/-12.1
15.0 to 19.9 percent	15	+/-17	5.4%	+/-5.8
20.0 to 24.9 percent	64	+/-43	23.0%	+/-15.2
25.0 to 29.9 percent	10	+/-8	3.6%	+/-2.9
30.0 to 34.9 percent	5	+/-8	1.8%	+/-2.9
35.0 percent or more	134	+/-84	48.2%	+/-20.1
Not computed	6	+/-9	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Village of Freeville



DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Freeville village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	215	+/-41	215	(X)
Occupied housing units	182	+/-36	84.7%	+/-10.3
Vacant housing units	33	+/-25	15.3%	+/-10.3
Homeowner vacancy rate	5.2	+/-9.3	(X)	(X)
Rental vacancy rate	19.1	+/-20.1	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	215	+/-41	215	(X)
1-unit, detached	135	+/-30	62.8%	+/-10.6
1-unit, attached	0	+/-11	0.0%	+/-13.0
2 units	25	+/-16	11.6%	+/-7.1
3 or 4 units	31	+/-20	14.4%	+/-8.6
5 to 9 units	22	+/-17	10.2%	+/-7.5
10 to 19 units	0	+/-11	0.0%	+/-13.0
20 or more units	0	+/-11	0.0%	+/-13.0
Mobile home	2	+/-3	0.9%	+/-1.5
Boat, RV, van, etc.	0	+/-11	0.0%	+/-13.0
YEAR STRUCTURE BUILT				
Total housing units	215	+/-41	215	(X)
Built 2014 or later	0	+/-11	0.0%	+/-13.0
Built 2010 to 2013	0	+/-11	0.0%	+/-13.0
Built 2000 to 2009	8	+/-8	3.7%	+/-3.7
Built 1990 to 1999	21	+/-12	9.8%	+/-5.1
Built 1980 to 1989	9	+/-7	4.2%	+/-3.3
Built 1970 to 1979	16	+/-10	7.4%	+/-4.6
Built 1960 to 1969	8	+/-7	3.7%	+/-3.4
Built 1950 to 1959	24	+/-14	11.2%	+/-6.3
Built 1940 to 1949	0	+/-11	0.0%	+/-13.0

Subject	Freeville village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	129	+/-37	60.0%	+/-8.9
ROOMS				
Total housing units	215	+/-41	215	(X)
1 room	0	+/-11	0.0%	+/-13.0
2 rooms	0	+/-11	0.0%	+/-13.0
3 rooms	32	+/-18	14.9%	+/-7.7
4 rooms	43	+/-26	20.0%	+/-9.8
5 rooms	20	+/-10	9.3%	+/-4.9
6 rooms	43	+/-20	20.0%	+/-9.4
7 rooms	24	+/-14	11.2%	+/-6.1
8 rooms	34	+/-18	15.8%	+/-8.0
9 rooms or more	19	+/-12	8.8%	+/-5.2
Median rooms	5.8	+/-0.5	(X)	(X)
BEDROOMS				
Total housing units	215	+/-41	215	(X)
No bedroom	0	+/-11	0.0%	+/-13.0
1 bedroom	36	+/-20	16.7%	+/-8.5
2 bedrooms	65	+/-26	30.2%	+/-9.6
3 bedrooms	79	+/-22	36.7%	+/-9.0
4 bedrooms	30	+/-14	14.0%	+/-6.1
5 or more bedrooms	5	+/-5	2.3%	+/-2.5
HOUSING TENURE				
Occupied housing units	182	+/-36	182	(X)
Owner-occupied	127	+/-29	69.8%	+/-10.0
Renter-occupied	55	+/-22	30.2%	+/-10.0
Average household size of owner-occupied unit	2.51	+/-0.41	(X)	(X)
Average household size of renter-occupied unit	1.45	+/-0.30	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	182	+/-36	182	(X)
Moved in 2015 or later	26	+/-16	14.3%	+/-7.9
Moved in 2010 to 2014	43	+/-20	23.6%	+/-9.7
Moved in 2000 to 2009	30	+/-16	16.5%	+/-8.5
Moved in 1990 to 1999	44	+/-19	24.2%	+/-9.8
Moved in 1980 to 1989	22	+/-12	12.1%	+/-6.6
Moved in 1979 and earlier	17	+/-14	9.3%	+/-7.4
VEHICLES AVAILABLE				
Occupied housing units	182	+/-36	182	(X)
No vehicles available	20	+/-17	11.0%	+/-8.6
1 vehicle available	57	+/-23	31.3%	+/-9.9
2 vehicles available	85	+/-25	46.7%	+/-11.9
3 or more vehicles available	20	+/-10	11.0%	+/-5.5
HOUSE HEATING FUEL				
Occupied housing units	182	+/-36	182	(X)
Utility gas	138	+/-31	75.8%	+/-8.3
Bottled, tank, or LP gas	9	+/-7	4.9%	+/-3.6
Electricity	20	+/-10	11.0%	+/-5.3
Fuel oil, kerosene, etc.	4	+/-7	2.2%	+/-3.8
Coal or coke	3	+/-5	1.6%	+/-2.5
Wood	6	+/-7	3.3%	+/-3.5
Solar energy	0	+/-11	0.0%	+/-15.2
Other fuel	2	+/-4	1.1%	+/-2.0
No fuel used	0	+/-11	0.0%	+/-15.2

Subject	Freeville village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	182	+/-36	182	(X)
Lacking complete plumbing facilities	0	+/-11	0.0%	+/-15.2
Lacking complete kitchen facilities	0	+/-11	0.0%	+/-15.2
No telephone service available	0	+/-11	0.0%	+/-15.2
OCCUPANTS PER ROOM				
Occupied housing units	182	+/-36	182	(X)
1.00 or less	179	+/-35	98.4%	+/-2.5
1.01 to 1.50	3	+/-5	1.6%	+/-2.5
1.51 or more	0	+/-11	0.0%	+/-15.2
VALUE				
Owner-occupied units	127	+/-29	127	(X)
Less than \$50,000	11	+/-13	8.7%	+/-9.7
\$50,000 to \$99,999	12	+/-10	9.4%	+/-7.4
\$100,000 to \$149,999	41	+/-22	32.3%	+/-14.9
\$150,000 to \$199,999	35	+/-13	27.6%	+/-10.5
\$200,000 to \$299,999	26	+/-14	20.5%	+/-10.3
\$300,000 to \$499,999	2	+/-4	1.6%	+/-3.3
\$500,000 to \$999,999	0	+/-11	0.0%	+/-20.9
\$1,000,000 or more	0	+/-11	0.0%	+/-20.9
Median (dollars)	149,500	+/-14,811	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	127	+/-29	127	(X)
Housing units with a mortgage	94	+/-22	74.0%	+/-11.6
Housing units without a mortgage	33	+/-18	26.0%	+/-11.6
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	94	+/-22	94	(X)
Less than \$500	0	+/-11	0.0%	+/-26.8
\$500 to \$999	21	+/-14	22.3%	+/-13.8
\$1,000 to \$1,499	42	+/-16	44.7%	+/-13.3
\$1,500 to \$1,999	18	+/-11	19.1%	+/-11.1
\$2,000 to \$2,499	13	+/-9	13.8%	+/-9.6
\$2,500 to \$2,999	0	+/-11	0.0%	+/-26.8
\$3,000 or more	0	+/-11	0.0%	+/-26.8
Median (dollars)	1,310	+/-165	(X)	(X)
Housing units without a mortgage	33	+/-18	33	(X)
Less than \$250	0	+/-11	0.0%	+/-49.6
\$250 to \$399	6	+/-7	18.2%	+/-21.4
\$400 to \$599	19	+/-16	57.6%	+/-32.6
\$600 to \$799	8	+/-8	24.2%	+/-27.2
\$800 to \$999	0	+/-11	0.0%	+/-49.6
\$1,000 or more	0	+/-11	0.0%	+/-49.6
Median (dollars)	470	+/-97	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	94	+/-22	94	(X)
Less than 20.0 percent	51	+/-16	54.3%	+/-16.0
20.0 to 24.9 percent	16	+/-14	17.0%	+/-13.1
25.0 to 29.9 percent	13	+/-8	13.8%	+/-8.6
30.0 to 34.9 percent	0	+/-11	0.0%	+/-26.8
35.0 percent or more	14	+/-12	14.9%	+/-11.4

Subject	Freeville village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	0	+/-11	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	33	+/-18	33	(X)
Less than 10.0 percent	10	+/-8	30.3%	+/-22.6
10.0 to 14.9 percent	7	+/-7	21.2%	+/-22.8
15.0 to 19.9 percent	11	+/-13	33.3%	+/-31.7
20.0 to 24.9 percent	2	+/-3	6.1%	+/-10.8
25.0 to 29.9 percent	0	+/-11	0.0%	+/-49.6
30.0 to 34.9 percent	0	+/-11	0.0%	+/-49.6
35.0 percent or more	3	+/-4	9.1%	+/-14.6
Not computed	0	+/-11	(X)	(X)
GROSS RENT				
Occupied units paying rent	50	+/-22	50	(X)
Less than \$500	17	+/-12	34.0%	+/-22.8
\$500 to \$999	33	+/-20	66.0%	+/-22.8
\$1,000 to \$1,499	0	+/-11	0.0%	+/-40.3
\$1,500 to \$1,999	0	+/-11	0.0%	+/-40.3
\$2,000 to \$2,499	0	+/-11	0.0%	+/-40.3
\$2,500 to \$2,999	0	+/-11	0.0%	+/-40.3
\$3,000 or more	0	+/-11	0.0%	+/-40.3
Median (dollars)	811	+/-364	(X)	(X)
No rent paid	5	+/-8	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	50	+/-22	50	(X)
Less than 15.0 percent	4	+/-5	8.0%	+/-9.2
15.0 to 19.9 percent	9	+/-12	18.0%	+/-22.4
20.0 to 24.9 percent	0	+/-11	0.0%	+/-40.3
25.0 to 29.9 percent	11	+/-10	22.0%	+/-18.8
30.0 to 34.9 percent	9	+/-9	18.0%	+/-16.4
35.0 percent or more	17	+/-14	34.0%	+/-23.4
Not computed	5	+/-8	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

APPENDIX 2

DETERMINATION OF SUBSTANDARD

The following criteria were used to classify the condition of all housing units::

Structural Components - Upon structure inspection various components should be categorized as primary, mechanical or secondary as follows:

Primary Components – Foundation, exterior wall structures, roof structures, floor structures, columns, joists, and partitions.

Mechanical Components – Windows and doors, plumbing, heating, electrical, wells and septic systems.

Secondary Components – Siding material, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.

Degree of Deficiency – After deficient structural components are classified as primary, mechanical or secondary, they shall be assessed for the degree of deficiency as follows:

Critical – Component is badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb, or unsafe to an extent requiring complete replacement. For example, (1) a complete electrical rewiring, (2) a complete new roof, (3) a plumbing system which requires extensive repair or none exists, (4) major repair of exterior structural elements (e.g. walls, sills, floor joists, rafters, large porches, etc.), (5) major repair or unstable or deteriorated foundation walls, or (6) a non-existent or dysfunctional septic system, a spring-fed well with water of poor quality or quantity.

Major – Component is badly deteriorated and in need of major repair or replacement.

Minor – Component is worn, loose, or cracked and in need of repair.

Sound – Component needs no more than normal maintenance.

Structural Conditions -

Standard – Housing units that are in standard condition, have no major structural defects, have adequate plumbing facilities, and their appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which have no deficiencies, or only slight observable deficiencies.

Substandard – Housing units that have one or more major structural defects, but can still be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of major defects.

- Moderately Substandard – Housing units that have less than three major defects and can be restored to a standard condition for a reasonable cost.
- Severely Substandard – Housing units that have three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.
- Dilapidated – Units that are determined to be severely substandard to a degree requiring clearance or buildings which have three or more critical deficiencies that cannot be repaired to a standard condition for less than a reasonable amount. In these instances a local determination must be made concerning the economic feasibility and the public benefit of such projects.

APPENDIX 3

**HOUSING INSPECTION REPORT
EXTERIOR**

Date: _____

Address of Inspected Unit: Street: _____

City: _____ County: _____ State: _____ ZIP: _____

HOUSING TYPE: Owner-Occupied Income Property

PRIMARY STRUCTURAL COMPONENTS:

<u>Component</u>	<u>DEGREE OF DEFICIENCY*</u>			
	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Foundation	_____	_____	_____	_____
Exterior Wall Structure	_____	_____	_____	_____
Roof Structure	_____	_____	_____	_____

MECHANICAL STRUCTURAL COMPONENTS:

<u>Component</u>	<u>DEGREE OF DEFICIENCY*</u>			
	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Windows and Doors	_____	_____	_____	_____
Electrical	_____	_____	_____	_____

SECONDARY STRUCTURAL COMPONENTS:

<u>Component</u>	<u>DEGREE OF DEFICIENCY*</u>			
	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Roofing Material	_____	_____	_____	_____
Siding Material	_____	_____	_____	_____
Porches & Exterior Stairs	_____	_____	_____	_____
Chimneys	_____	_____	_____	_____

STRUCTURAL CONDITION (Based upon Definition of Substandard):

Severely Substandard Moderately Substandard Dilapidated
(3 or more Major defects (1 or 2 Major defects)
OR 1 Critical defect)

Standard

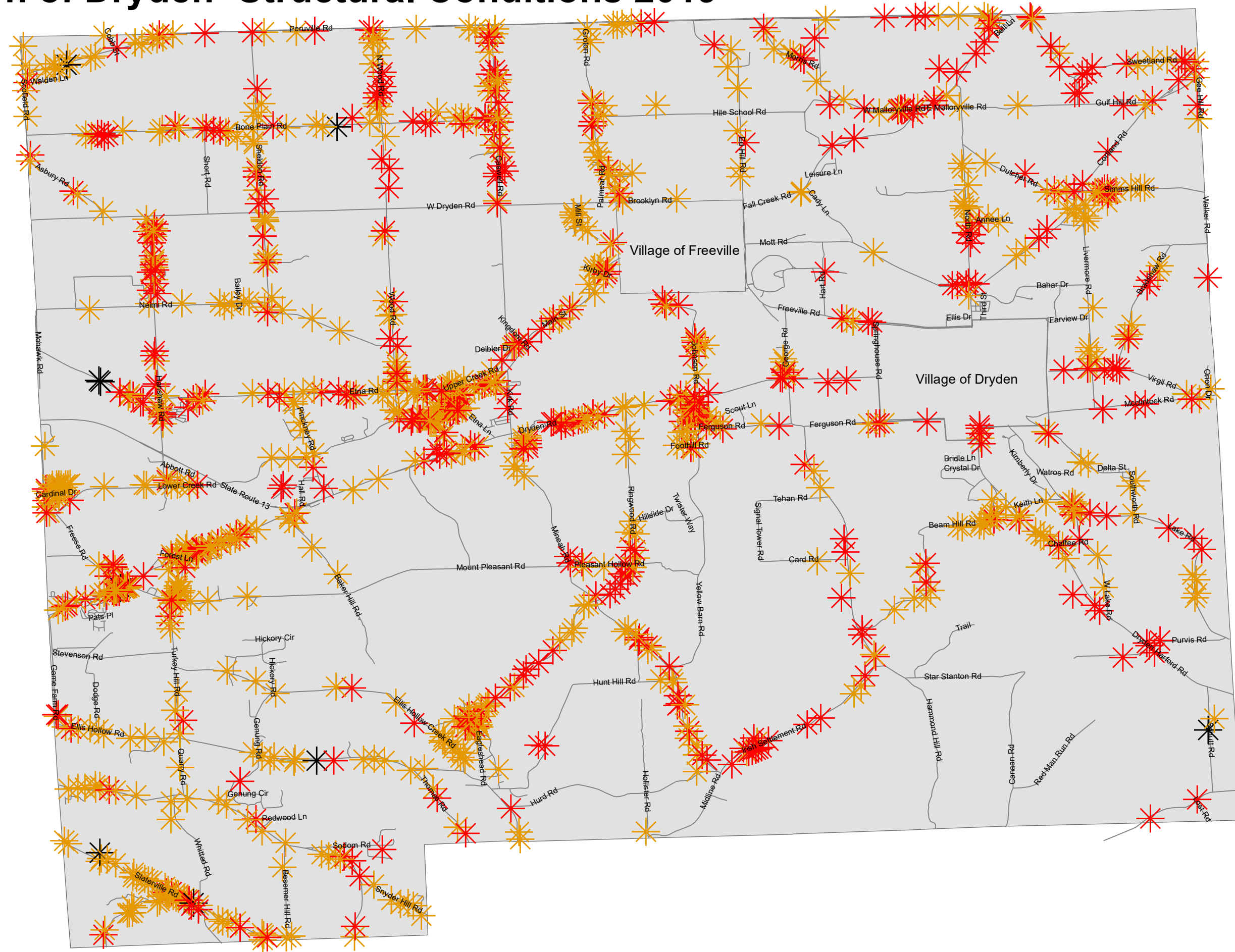
TYPE OF HOUSING: Small Medium Large Mobile Home

POSSIBLE SAMPLE PROPERTY: Yes No

*Per Definition of Substandard

APPENDIX 4

Town of Dryden- Structural Conditions 2019



Legend

Structural Condition

- Severely Substandard
- Moderately Substandard
- Dilapidated

