

**RESIDENTIAL DEMAND POTENTIAL:  
TOMPKINS COUNTY IN-COMMUTERS  
TOMPKINS COUNTY, NEW YORK  
SEPTEMBER 2016**

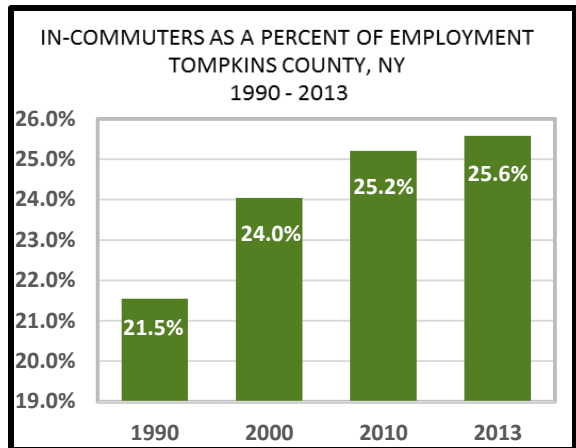
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# RESIDENTIAL DEMAND POTENTIAL TOMPKINS COUNTY, NEW YORK IN-COMMUTERS

## I. INTRODUCTION

Over 25% of the Tompkins County work force commutes from outside Tompkins County, creating significant issues for employers with respect to employee retention and absenteeism during inclement weather. This is primarily the result of the cost of housing in the county, which also impacts the potential to attract new employees.

In 2013 (the most recent data available) there were a total 15,101 in-commuters, an increase of 10.1% from 2000. It is noteworthy that the rate of increase has diminished from 1.0% per year between 2000 and 2010 to 0.2% per year since 2010. It should be noted that out-commuters totaled only 4,202 in 2013, a decrease from 4,868 in 2010.



The following data is based on the internet survey of Tompkins County residents, students and employees which contained a subset of 439 in-commuters.

## II. SUMMARY OF IN-COMMUTERS

Following is a summary of characteristics of employees commuting into Tompkins County.

1. Most in-commuters are living in Tioga County (24.4%), followed by Cortland County (21.4%).

County	Frequency	Percent
Tioga	107	24.4%
Cortland	94	21.4%
Schuyler	62	14.1%
Cayuga	58	13.2%
Seneca	36	8.2%
Chemung	31	7.1%
Other	14	8.4%
Total	439	100.0%

2. A total of 57.6% of in-commuters indicated that they would live in Tompkins County if “housing that met their needs at a price they could afford were available.” A total of:
  - 95.3% said the move would be work related
  - 49.0% liked the proximity to night life, restaurants and entertainment
  - 41.9% wanted to be closer to shopping
  - 38.7% replied “quality of life”
3. Of those not wanting to reside in Tompkins County:
  - 63.4% just preferred their current home
  - 41.4% replied “family reasons”
  - 33.3% said housing was too expensive
  - 28.5% had a spouse employed in their county of residence and a move would not be convenient
4. One-half of commuters drive at least 38.7 minutes to their place of employment and 9.5% drive at least 60 minutes.
5. 45.8% of in-commuters are impacted at least 3 times per year in their ability to get to work.
6. 86.1% live in a single family home, 82.2% own their own home.
7. Among those who rent, the median rent is \$700 per month, unadjusted for utilities. After adjusting for utilities, the median rent (including water, sewer and trash removal), is estimated at \$783 per month. A total of 5.1% have a rent payment over \$1,500 per month.
8. Among home owners, the median house payment including taxes is \$874. A total of 13.4% have a house payment over \$1,500 per month.
9. When asked if they are planning to move within the next 5 years, 17.8% of in-commuters replied “yes” and another 24.0% replied “maybe.” Among this group, 26.0% are “extremely or somewhat likely” to move to Tompkins County. Among this group:
  - 37.6% would prefer the Ithaca City school district, 30.9% would prefer Lansing Central schools and 21.8% would prefer Trumansburg Central Schools
  - Following are the features most commonly being considered:

Choice	Count	Percent of Sample Asked
Off-street parking	104	63.0%
Easy home maintenance	99	60.0%
Outdoor garden or green space	98	59.4%
Live/work space	84	50.9%
Sense of community	75	45.5%
Easy access to public transportation	65	39.4%
Walking distance to shopping, employment, recreation, schools	55	33.3%
Single-floor living/handicapped-accessible	36	21.8%
Other (specify)	29	17.6%

- 83.0% would prefer to own rather than rent; however, when asked what type of housing they would consider the following alternatives were listed:

Choice	Count	Percent of Sample Asked
A newly-built single-family home	128	77.6%
An older single-family home	126	76.4%
An apartment	38	23.0%
A condominium	34	20.6%
A duplex	43	26.1%
A townhouse	51	30.9%
A manufactured home	58	35.2%

Choice	Count	Percent of Sample Asked
In a village	100	60.6%
In a suburban area	94	57.0%
In the city	43	26.1%
In a rural setting	117	70.9%
No preference	22	13.3%

10. Respondents were asked in which municipality they would prefer to live (respondents could list as many as they liked).

Choice	Count	Percent of Sample Asked
Ithaca Town	90	54.5%
Lansing Town	68	41.2%
Ithaca City	59	35.8%
Trumansburg Village	54	32.7%
Lansing Village	53	32.1%
Dryden Town	51	30.9%
Cayuga Heights Village	17	29.3%
Caroline Town	39	23.6%
Danby Town	37	22.4%

Continued...

Choice	Count	Percent of Sample Asked
Newfield Town	32	19.4%
Dryden Village	31	18.8%
Freeville Village	28	17.0%
Ulysses Town	26	15.8%
Groton Town	18	10.9%
Enfield Town	14	8.5%
Groton Village	10	6.1%
No preference	30	18.2%

11. Following is a distribution of the amount of mortgage or rent in-commuters (extremely and somewhat likely to move to Tompkins County) are willing to pay:

Choice	Count	Percentage of Sample Answering
Less than \$500	12	7.3%
\$500 to \$599	11	6.7%
\$600 to \$699	13	7.9%
\$700 to \$799	18	10.9%
\$800 to \$899	18	10.9%
\$900 to \$999	19	11.5%
\$1,000 to \$1,249	36	21.8%
\$1,250 to \$1,499	20	12.1%
\$1,500 to \$1,749	12	7.3%
\$1,750 to \$1,999	1	0.6%
\$2,000 or greater	5	3.0%
Median		\$955

### III. DEMAND ANALYSIS

There are a total of 15,101 in-commuters. However, as there may be more than one person in the household employed in Tompkins County the number of households represented by the 15,101 in-commuters will be somewhat less. While there is no current data available, according to the 2014 American Communities Survey, 87.3% of Tompkins County vehicles commuting to work were single-passenger trips and 12.7% were car pools. It would be assumed that there would be a higher carpooling share for in-commuters. There is no way of ascertaining the share of the car pool vehicles that were members of the same household. For the purposes of this analysis we are assuming that 10% of the in-commuters are carpooling from the same household (deemed a very conservative estimate).

Total In-commuters	15,101
Total Households	13,591

*TCPD Note: Lacking specific data, a range of 10,000-14,000 households should be considered.*

There are 629 in-commuter households planning on moving within the next 5 years that are “Extremely Likely” or “Likely” to move to Tompkins County.

Total Commuting Households	13,591
Households Planning to Move Within the Next 5 Years	17.8%
Households Planning to Move Within the Next 5 Years	2,419
Households “Extremely or Likely” to Move to Tompkins County	26.0%
Households “Extremely or Likely” to Move to Tompkins County	629

There are also 848 in-commuter households that said “Maybe” they will move within the next 5 years that are “Extremely” or “Likely” to move to Tompkins County.

Total Commuting Households	13,591
Households That “Maybe” Will Move Within the Next 5 Years	24.0%
Households That “Maybe” Will Move Within the Next 5 Years	3,262
Households “Extremely or Likely” to Move to Tompkins County	26.0%
Households “Extremely or Likely” to Move to Tompkins County	848

Combined, the “Extremely Likely” or “Likely” to move to Tompkins County in-commuters total 1,477 households.

The following distribution shows the universe of in-commuters that are “Extremely Likely” or “Likely” to move to Tompkins County within the next 5 years by their preference to own or rent. Those responding to both alternatives have been included in both distributions.

Total Universe of In-Commuters Potentially Moving to Tompkins County	1,477	100.0%
Potential Home Buyers	1,369	92.7%
Potential Renters	576	39.0%

*TCPD Note: These calculations are extrapolating responses from the online housing survey to the entire in-commuter population. It should be noted that the survey was voluntary rather than consisting of a scientific sampling of in-commuters.*

Following is a distribution of potential buyers by income, supportable mortgage and home price.

<b>INCOME</b>	<b>POTENTIAL BUYERS</b>	<b>DISTRIBUTION</b>	<b>SUPPORTABLE MORTGAGE</b>	<b>SUPPORTABLE HOME PRICE*</b>
\$200,000 or greater	89	6.5%	\$500,000 or More	\$666,667 or More
\$150,000 to \$199,999	30	2.2%	\$375,000 to \$499,999	\$500,000 to \$666,666
\$100,000 to \$149,999	327	23.9%	\$250,000 to \$374,999	\$333,333 to \$499,999
\$75,000 to \$99,999	357	26.1%	\$187,500 to \$249,999	\$250,000 to \$333,332
\$50,000 to \$74,999	178	13.0%	\$125,000 to \$187,499	\$166,667 to \$249,999
\$35,000 to \$49,999	327	23.9%	\$87,500 to \$124,999	\$116,667 to \$166,666
Below \$35,000	59	4.3%	Below \$87,500	Below \$116,667
	1,369	100.0%		
*25% Down Payment				

Following is a distribution of potential renters by income and supportable rent.

<b>INCOME</b>	<b>POTENTIAL RENTERS</b>	<b>DISTRIBUTION</b>	<b>SUPPORTABLE RENT</b>
\$100,000 to \$149,999	151	26.3%	\$2,500 and Over
\$75,000 to \$99,999	122	21.1%	\$1,875 to \$2,499
\$50,000 to \$74,999	30	5.3%	\$1,250 to \$1,874
\$35,000 to \$49,999	182	31.6%	\$875 to \$1,249
\$25,000 to \$34,999	60	10.5%	\$625 to \$874
\$15,000 to \$24,999	31	5.3%	Under \$625
	576	100.0%	

The preceding tables represent the universe of in-commuters “Extremely Likely” or “Likely” to move to Tompkins County within the next five years along with their supportable rent or purchase price based on income. This represents their capacity to move within defined purchase price or rent cohorts and does not address whether or not the available product meets their expectations or perception of value.

The full results from the internet survey of in-commuters follow as an addendum.

# ADDENDUM: IN-COMMUTERS SURVEY RESULTS

The Danter Company surveyed those who live and/or work or attend college in Tompkins County, New York. A total of 4,509 valid responses were received between February 2, 2016 and February 27, 2016. Following is the tabulation of respondents who work in Tompkins County, but live outside the county, also referred to as “in-commuters.” Tompkins County residents and students are not included in this tabulation.

## Q.1 Do you live, work or attend university in Tompkins County?

Choice	Count	Percentage of Sample Answering
Live in Tompkins County and work in Tompkins County	0	0.0%
Live in Tompkins County and work elsewhere	0	0.0%
Live in Tompkins County and am retired or unemployed	0	0.0%
I attend college or university in Tompkins County	0	0.0%
Work in Tompkins County but live elsewhere	439	100.0%
I primarily live elsewhere but have a second home in Tompkins County	0	0.0%
I neither live nor work in Tompkins County	0	0.0%

*Questions 2 through 23 are asked only of students*

*Q 24 is asked of those who have a second home in Tompkins County but have a primary home elsewhere.*

*Questions 25 through 31 were asked of those who live in Tompkins County but are not students in traditional student or off-campus rental housing (includes students who are home owners).*

*Questions 32 through 36 are asked only of in-commuters.*



**Q.32 In what municipality of Tompkins County do you work or study?**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Caroline Town	0	0.0%
Danby Town	1	0.2%
Dryden Town	7	1.6%
Dryden Village	3	0.7%
Enfield Town	0	0.0%
Freeville Village	0	0.0%
Groton Town	0	0.0%
Groton Village	0	0.0%
Ithaca City	256	58.3%
Ithaca Town	119	27.1%
Lansing Town	8	1.8%
Lansing Village	7	1.6%
Newfield Town	1	0.2%
Trumansburg Village	1	0.2%
Ulysses Town	1	0.2%
Not sure	34	7.7%
Cayuga Heights Village	1	0.2%

**Q.33 County of residence**

<b>Item</b>	<b>Frequency</b>	<b>Percent</b>
Tioga	107	24.4%
Cortland	94	21.4%
Schuyler	62	14.1%
Cayuga	58	13.2%
Seneca	36	8.2%
Chemung	31	7.1%
Onondaga	14	3.2%
Broome	11	2.5%
Steuben	6	1.4%
Monroe	5	1.1%
Bradford	3	0.7%
Ontario	3	0.7%
Wayne	2	0.5%
Bucks	1	0.2%
Lancaster	1	0.2%
Otsego	1	0.2%
United States	1	0.2%
Yates	1	0.2%
Not Answered	2	0.5%
(Total)	439	100.0%

**Questions 32 through 36 are asked only of in-commuters.**

**Q.33 ZIP Code of residence**

Item	Frequency	Percent
13045	64	14.6%
14886	30	6.8%
13743	25	5.7%
14883	23	5.2%
13864	15	3.4%
13827	14	3.2%
13118	12	2.7%
13077	11	2.5%
14847	11	2.5%
13835	10	2.3%
14818	10	2.3%
13092	10	2.3%
14845	10	2.3%
13071	9	2.1%
14891	9	2.1%
13081	8	1.8%
13021	8	1.8%
13811	7	1.6%
13803	7	1.6%
14521	7	1.6%
14889	6	1.4%
14805	6	1.4%
14865	5	1.1%
13736	5	1.1%
13053	5	1.1%
14863	5	1.1%
13026	5	1.1%
14892	5	1.1%
14869	4	0.9%
14860	4	0.9%
13734	4	0.9%
14841	4	0.9%
14620	4	0.9%
14830	4	0.9%
13147	3	0.7%
14901	3	0.7%
13101	3	0.7%
14456	3	0.7%
14905	3	0.7%
13784	3	0.7%
Fewer than 3 responses	55	7.1%
(Total)	439	100.0%

**Questions 32 through 36 are asked only of in-commuters.**

**Q.34 If housing that met your needs at a price you could afford were available, would you live in Tompkins County?**

Choice	Count	Percent of Sample Answering
Yes	253	57.6%
No	186	42.4%
Total asked	439	100.0%

**Q.35 Why would you live in Tompkins County? (check all that apply) – asked of those replying yes to Q.34**

Choice	Count	Percent of Sample Asked
Closer to work	241	95.3%
Night life/restaurants/entertainment	124	49.0%
Closer to shopping	106	41.9%
Quality of life	98	38.7%
University activities	83	32.8%
Better schools	62	24.5%
Better job opportunities	62	24.5%
Family reasons	32	12.6%
Better housing	19	7.5%
Other	29	11.5%

**Q.36 Why wouldn't you live in Tompkins County? (check all that apply) - asked of those replying no to Q.34**

Choice	Count	Percent of Sample Asked
Prefer my current home	118	63.4%
Family reasons	77	41.4%
Housing is more expensive	62	33.3%
Farther from spouse's or partner's job	53	28.5%
Quality of life	38	20.4%
Better schools	21	11.3%
Better housing	14	7.5%
Other	42	22.6%

**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.37 How long, in minutes, is your typical one-way work commute in good weather?**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
I am retired or unemployed	0	0.0%
I work at home	2	0.5%
Less than 10 minutes	1	0.2%
10 to 14 minutes	4	0.9%
15 to 19 minutes	9	2.1%
20 to 29 minutes	101	23.0%
30 to 44 minutes	177	40.3%
45 to 59 minutes	103	23.5%
60 to 89 minutes	34	7.7%
90 minutes or more	8	1.8%
Median	38.7 minutes	

**Q.38 How long in miles is your typical one-way work commute? Asked of those not retired, unemployed or working at home per Q.37.**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Less than 5 miles	0	0.0%
5 to 9 miles	2	0.5%
10 to 14 miles	22	5.0%
15 to 19 miles	81	18.5%
20 to 29 miles	166	38.0%
30 to 39 miles	93	21.3%
40 to 49 miles	38	8.7%
50 to 59 miles	20	4.6%
60 or more miles	15	3.4%
Median	26.9 miles	

**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.39 How do you get to your job on most days? Asked of those not retired, unemployed or working at home per Q.37.**

Choice	Count	Percentage of Sample Answering
Walk	0	0.0%
Bicycle	1	0.2%
Bus	19	4.3%
Personal vehicle	369	84.4%
Ride share	37	8.5%
Other (specify)	11	2.5%

**Q.40 What bus line do you ride the most? Asked of those who commute by bus per Q.39**

Item	Frequency	Percent
Chemung Transit	4	21.1%
TCAT 21	4	21.1%
TCAT unspecified	5	26.3%
TCAT 36	2	10.5%
C-Tran	3	15.8%
Cortland Transit	1	5.3%
Total	19	100.0%

**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.41 Parking location - Asked of those who commute by personal vehicle per Q.39**

Item	Frequency	Percent
At work	22	5.4%
Cornell Campus unspecified	20	4.9%
East Hill Plaza	15	3.7%
parking garage unspecified	7	1.7%
A Lot	5	1.2%
Cornell Parking Garage	5	1.2%
Humphreys Service Building	5	1.2%
On campus unspecified	4	1.0%
120 Maple Ave	3	0.7%
Ithaca College	3	0.7%
Cayuga Street Parking Garage	2	0.5%
Collegetown	2	0.5%
Cornell University, Central Energy Plant	2	0.5%
East Hill	2	0.5%
EHOB	2	0.5%
HH	2	0.5%
O Lot	2	0.5%
on the street	2	0.5%
WE	2	0.5%
Thornwood Drive	2	0.5%
(Unique responses)	292	71.9%
(Total)	406	100.0%

**Q.42 About how many times during a typical winter does weather significantly impact your ability to get to work? Asked of those not retired, unemployed or working at home per Q.37.**

Choice	Count	Percentage of Sample Answering
None	52	11.9%
1 or 2	169	38.7%
3 to 5	148	33.9%
6 to 9	52	11.9%
10 or more	16	3.7%

**Q.43 Which of the following is your employer? (check all that apply) Asked of those not retired, unemployed or working at home per Q.37.**

Choice	Count	Percent of Sample Asked
Cornell University	286	65.4%
Ithaca College	7	1.6%
Borg Warner Morse TEC	0	0.0%
Cayuga Medical Center	6	1.4%
Ithaca City School District	8	1.8%
Tompkins County	48	11.0%
Tompkins Cortland Community College	10	2.3%
Wegmans	1	0.2%
I am self-employed	6	1.4%
Other	76	17.4%

**Q.44 What type of home do you currently live in?**

Choice	Count	Percentage of Sample Answering
Single-family home	378	86.1%
Townhouse	3	0.7%
Duplex	12	2.7%
Apartment (3 or more units)	16	3.6%
Condo	0	0.0%
Manufactured home	21	4.8%
Other (describe)	9	2.1%

**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.45 Do you rent or own your home?**

Choice	Count	Percentage of Sample Answering
Rent	64	14.6%
Own	360	82.2%
Other (pay no rent)	14	3.2%

**Q.46 How much is your share for the rent for your unit? – asked of renters per Q.45**

Choice	Count	Percentage of Sample Answering
Less than \$500	15	23.4%
\$500 to \$599	15	23.4%
\$600 to \$699	12	18.8%
\$700 to \$799	8	12.5%
\$800 to \$899	4	6.3%
\$900 to \$999	7	10.9%
\$1,000 to \$1,249	1	1.6%
\$1,250 to \$1,499	1	1.6%
\$1,500 to \$1,749	0	0.0%
\$1,750 to \$1,999	1	1.6%
\$2,000 or greater	0	0.0%
Median		\$617



**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.47 What is the total monthly rent for your unit? – asked of renters per Q.45**

Choice	Count	Percentage of Sample Answering
Less than \$500	9	14.1%
\$500 to \$599	10	15.6%
\$600 to \$699	13	20.3%
\$700 to \$799	8	12.5%
\$800 to \$899	6	9.4%
\$900 to \$999	7	10.9%
\$1,000 to \$1,249	6	9.4%
\$1,250 to \$1,499	3	4.7%
\$1,500 to \$1,749	1	1.6%
\$1,750 to \$1,999	1	1.6%
\$2,000 to \$2,499	0	0.0%
\$2,500 or greater	0	0.0%
Median	\$700	

**Q.48 Which utilities are included in your rent? (check all that apply) – asked of renters per Q.45**

Choice	Count	Percent of Sample Asked
Gas heat	5	7.8%
Electric heat	7	10.9%
Propane heat	3	4.7%
Steam heat (radiator or hot water baseboard)	4	6.3%
Hot water (gas)	7	10.9%
Hot water (electric)	9	14.1%
Electricity	12	18.8%
Water	37	57.8%
Sewer	34	53.1%
Trash	36	56.3%
Recycling	32	50.0%
No utilities included in rent	15	23.4%



**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.49 How much is your current monthly house payment, including taxes? – asked of owners per Q.45**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Less than \$500	64	17.8%
\$500 to \$599	27	7.5%
\$600 to \$699	23	6.4%
\$700 to \$799	38	10.6%
\$800 to \$899	38	10.6%
\$900 to \$999	19	5.3%
\$1,000 to \$1,249	60	16.7%
\$1,250 to \$1,499	43	11.9%
\$1,500 to \$1,749	24	6.7%
\$1,750 to \$1,999	6	1.7%
\$2,000 to \$2,999	14	3.9%
\$3,000 to \$4,999	3	0.8%
\$5,000 or more	1	0.3%

**Q.50 How many bedrooms are in your current housing unit?**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
0 (studio/efficiency unit)	0	0.0%
1	12	2.8%
2	61	14.0%
3	229	52.5%
4	110	25.2%
5 or more	24	5.5%

**Questions 37 through 51 are asked of those not in student housing or students in off-campus apartments.**

**Q.51 How satisfied are you with the quality and condition of your housing?**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Extremely satisfied	239	54.6%
Somewhat satisfied	170	38.8%
Somewhat dissatisfied	23	5.3%
Extremely dissatisfied	6	1.4%



**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q 52. What do you like about housing in Tompkins County?**

<b>Response</b>	<b>Count</b>	<b>Percent of those answering</b>	<b>Percent of all respondents</b>
Close to work/ employment opportunities	64	21.1%	14.6%
Don't live in county/no opinion	43	14.1%	9.8%
Not sure	43	14.1%	9.8%
Answered with a negative	26	8.6%	5.9%
General convenience of location	23	7.6%	5.2%
Nothing	16	5.3%	3.6%
Activities/entertainment/shopping	14	4.6%	3.2%
Beautiful/historic/charming homes	13	4.3%	3.0%
Unique response not coded	12	3.9%	2.7%
Close to outdoors/lake/parks/natural beauty of Ithaca/TC	7	2.3%	1.6%
The variety/diversity of choices/styles/price ranges	6	2.0%	1.4%
Public transit	4	1.3%	0.9%
Services	4	1.3%	0.9%
Enjoy the area	4	1.3%	0.9%
Schools/school districts	3	1.0%	0.7%
Living in country/close to city amenities	3	1.0%	0.7%
Affordability	3	1.0%	0.7%
People/community culture/lifestyle	3	1.0%	0.7%
Homes generally well-kept	2	0.7%	0.5%
Close to university/student life	2	0.7%	0.5%
Availability	2	0.7%	0.5%
Aesthetics/architecture	2	0.7%	0.5%
My neighborhood/specific neighborhood	1	0.3%	0.2%
Area near Downtown Ithaca/Commons	1	0.3%	0.2%
Safe and/or family and kid-friendly	1	0.3%	0.2%
Everything	1	0.3%	0.2%
Homes retain value/ good investment	1	0.3%	0.2%
Not answered	135		30.8%
<b>Total</b>	<b>439</b>		<b>100.0%</b>



**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.53 What do you dislike about housing in Tompkins County?**

<b>Response</b>	<b>Count</b>	<b>Percent of those answering</b>	<b>Percent of all respondents</b>
Expensive/Unaffordable/ overpriced	210	56.9%	47.8%
Taxes too high	33	8.9%	7.5%
Not sure/don't know	30	8.1%	6.8%
Live outside county/no opinion	18	4.9%	4.1%
Too crowded/density	11	3.0%	2.5%
Car related - car-dependent/too much traffic/ difficult to live without car/ services too far away to be walkable	7	1.9%	1.6%
Unique response/uncodeable	7	1.9%	1.6%
Old/poor quality/run down/disrepair/deferred maintenance	5	1.4%	1.1%
Nothing	5	1.4%	1.1%
Extreme competition for units/ Limited availability	4	1.1%	0.9%
Affordable housing distant from Ithaca/must live well away from Ithaca to afford housing	4	1.1%	0.9%
Limited affordable options for families	4	1.1%	0.9%
Too few quality/affordable single-family homes for sale	3	0.8%	0.7%
College students drive market, make housing unaffordable for everyone else	3	0.8%	0.7%
Everything	2	0.5%	0.5%
Parking - not enough/expensive/regulations	2	0.5%	0.5%
Climate/winter weather/expensive to heat	2	0.5%	0.5%
Crime	2	0.5%	0.5%
Limited availability of housing for low-income households	1	0.3%	0.2%
Poor quality/high expense of services, in particular garbage/recycling	1	0.3%	0.2%
Few affordable options near Cornell	1	0.3%	0.2%
Too much low income housing/ issues with low-income occupant behavior / low income housing is nicer than that available to middle income renters	1	0.3%	0.2%
New construction - unattractive/low quality/ not affordable/don't like big developers	1	0.3%	0.2%
Government failure to take care of infrastructure: roads, lack of code enforcement, lack of sidewalks; poor lighting	1	0.3%	0.2%
Political climate too liberal	1	0.3%	0.2%
Ithaca is too isolated	1	0.3%	0.2%
Asked but not answered	79		18.0%
<b>Total</b>	<b>439</b>		<b>100.0%</b>

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.54 Are you planning to move in the next five years?**

Choice	Count	Percentage of Sample Answering
Yes	78	17.8%
Maybe	105	24.0%
Not Sure	74	16.9%
No	181	41.3%

**Q.55 How likely is it that your next move will be to or within Tompkins County?  
Asked of those who answered “Yes,” “Maybe,” or “Not Sure” to Q.54**

Choice	Count	Percentage of Sample Answering
Extremely likely	16	6.2%
Somewhat likely	51	19.8%
Not sure	98	38.1%
Somewhat unlikely	31	12.1%
Extremely unlikely	61	23.7%

**Q.56 In what school district or districts would you prefer to live? (check all that apply) - asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percent of Sample Asked
Dryden Central	27	16.4%
Groton Central	10	6.1%
Ithaca City	62	37.6%
Lansing Central	51	30.9%
Newfield Central	13	7.9%
Trumansburg Central	36	21.8%
Other	47	28.5%

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.57 What will you be looking for if moving to or within Tompkins County? (check all that apply) - asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percent of Sample Asked
Offstreet parking	104	63.0%
Easy home maintenance	99	60.0%
Outdoor garden or green space	98	59.4%
Live/work space	84	50.9%
Sense of community	75	45.5%
Easy access to public transportation	65	39.4%
Walking distance to shopping, employment, recreation, schools	55	33.3%
Single-floor living/handicapped-accessible	36	21.8%
Other (specify)	29	17.6%

**Q.58 I would prefer to... - asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percentage of Sample Answering
Own my housing	137	83.0%
Rent my housing	28	17.0%

**Q.59 As for type of housing, I would consider (please check all that apply) - asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percent of Sample Asked
A newly-built single-family home	128	77.6%
An older single-family home	126	76.4%
An apartment	38	23.0%
A condominium	34	20.6%
A duplex	43	26.1%
A townhouse	51	30.9%
A manufactured home	58	35.2%

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**Q.60 I would consider living (please check all that apply) - - Asked of those who answered “asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percent of Sample Asked
In a village	100	60.6%
In a suburban area	94	57.0%
In the city	43	26.1%
In a rural setting	117	70.9%
No preference	22	13.3%

**Q.61 In what municipality of Tompkins County would you consider living? (please check all that apply) - Asked of those who answered “asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percent of Sample Asked
Caroline Town	39	23.6%
Danby Town	37	22.4%
Dryden Town	51	30.9%
Dryden Village	31	18.8%
Enfield Town	14	8.5%
Freeville Village	28	17.0%
Groton Town	18	10.9%
Groton Village	10	6.1%
Ithaca City	59	35.8%
Ithaca Town	90	54.5%
Lansing Town	68	41.2%
Lansing Village	53	32.1%
Newfield Town	32	19.4%
Trumansburg Village	54	32.7%
Ulysses Town	26	15.8%
No preference	30	18.2%
Cayuga Heights Village	17	29.3%



**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.62 How much could you afford in rent or mortgage (including insurance and taxes) per month to live in Tompkins County? - Asked of those who answered “asked of those answering “Extremely likely,” “Somewhat likely” or “Not sure” to Q.55**

Choice	Count	Percentage of Sample Answering
Less than \$500	12	7.3%
\$500 to \$599	11	6.7%
\$600 to \$699	13	7.9%
\$700 to \$799	18	10.9%
\$800 to \$899	18	10.9%
\$900 to \$999	19	11.5%
\$1,000 to \$1,249	36	21.8%
\$1,250 to \$1,499	20	12.1%
\$1,500 to \$1,749	12	7.3%
\$1,750 to \$1,999	1	0.6%
\$2,000 or greater	5	3.0%
Median		\$955

**Q.63 How many bedrooms would your household need?**

Choice	Count	Percentage of Sample Answering
1	13	7.9%
2	58	35.2%
3	70	42.4%
4	23	13.9%
5 or more	1	0.6%

**Q.64 What is your household status?**

Choice	Count	Percentage of Sample Answering
Living with spouse or partner and/or children	325	74.2%
Living with housemates/roommates	21	4.8%
Living alone	57	13.0%
Single-parent living with children	35	8.0%

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.65 What is your age?**

Choice	Count	Percentage of Sample Answering
Less than 25	11	2.5%
25 to 34	76	17.4%
35 to 44	97	22.1%
45 to 54	139	31.7%
55 to 64	102	23.3%
65 to 74	9	2.1%
75 or over	0	0.0%
Prefer not to say	4	0.9%

**Q.66 Do you plan to stay in the area after your retirement? – asked of those over age 45 per Q.65**

Choice	Count	Percentage of Sample Answering
Yes	91	36.4%
No	31	12.4%
Not sure	127	50.8%
I am already retired	1	0.4%

**Q.67 What is your gender?**

Choice	Count	Percentage of Sample Answering
Male	112	25.6%
Female	309	70.5%
Prefer not to say	17	3.9%

**Q.68 Do you or any persons in your household have a disability?**

Choice	Count	Percentage of Sample Answering
Yes	38	8.7%
No	382	87.2%
Prefer not to say	18	4.1%

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.69 What is your race? (please select all that apply)**

Choice	Count	Percent of Sample Asked
White	392	89.5%
Black/African American	6	1.4%
American Indian or Alaska Native	7	1.6%
Asian	5	1.1%
Pacific Islander	1	0.2%
Other	6	1.4%
Prefer not to say	35	8.0%

**Q.70 Are you of Hispanic, Latino or Spanish origin?**

Choice	Count	Percentage of Sample Answering
No	403	92.0%
Yes	6	1.4%
Prefer not to say	29	6.6%

**Q.71 How many people are there in your household?**

Choice	Count	Percentage of Sample Answering
1 (just me)	57	13.0%
2	173	39.5%
3	100	22.8%
4	72	16.4%
5	30	6.8%
6 or more	6	1.4%

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.72 How many minors (under age 18) live in your household? – asked of those with households of 2 or more per Q.71**

Choice	Count	Percentage of Sample Answering
0	227	59.6%
1	65	17.1%
2	63	16.5%
3	21	5.5%
4	5	1.3%
5 or more	0	0.0%

**Q.73 What is your household's annual income?**

Choice	Count	Percentage of Sample Answering
Less than \$15,000	2	0.5%
\$15,000 to \$24,999	4	0.9%
\$25,000 to \$34,999	17	3.9%
\$35,000 to \$49,999	47	10.7%
\$50,000 to \$74,999	89	20.3%
\$75,000 to \$99,999	98	22.4%
\$100,000 to \$149,999	83	18.9%
\$150,000 to \$199,999	26	5.9%
\$200,000 or greater	10	2.3%
Prefer not to say	62	14.2%
Median	\$82,398	

**Questions 52 to the end are asked of the entire study universe unless specified otherwise.**

**Q.74 Would you like to enter our drawing for one of three \$50 Downtown Ithaca Alliance gift cards? You will only be contacted in the event that you are a winner.**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Yes, here is my e-mail	312	71.2%
No	126	28.8%

**Q.75 Would you like to be contacted about other opportunities to learn about and/or contribute input to the Tompkins County Housing Needs Assessment?**

<b>Choice</b>	<b>Count</b>	<b>Percentage of Sample Answering</b>
Yes, here is my e-mail	57	13.0%
No	380	87.0%