

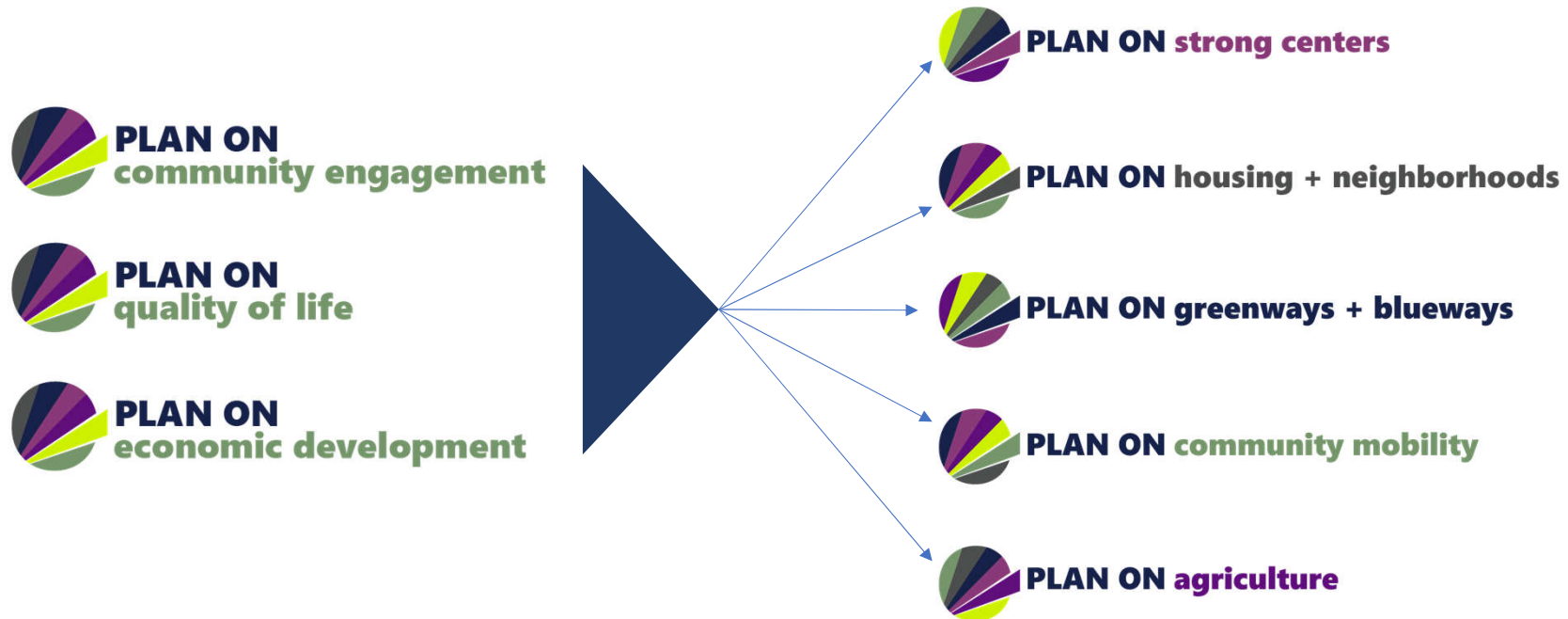
PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN

EDR



ORGANIZING PRINCIPLES + THEMATIC AREAS



To retain as well as attract future residents, housing in the county needs to be affordable, efficient, diverse, and attractive.



Changing Demographics

Demographic changes across the U.S. are impacting neighborhood and housing preferences. Post World War II, demand for large neighborhoods of single-family homes was driven by family formation and the resulting population boom (baby boomers).

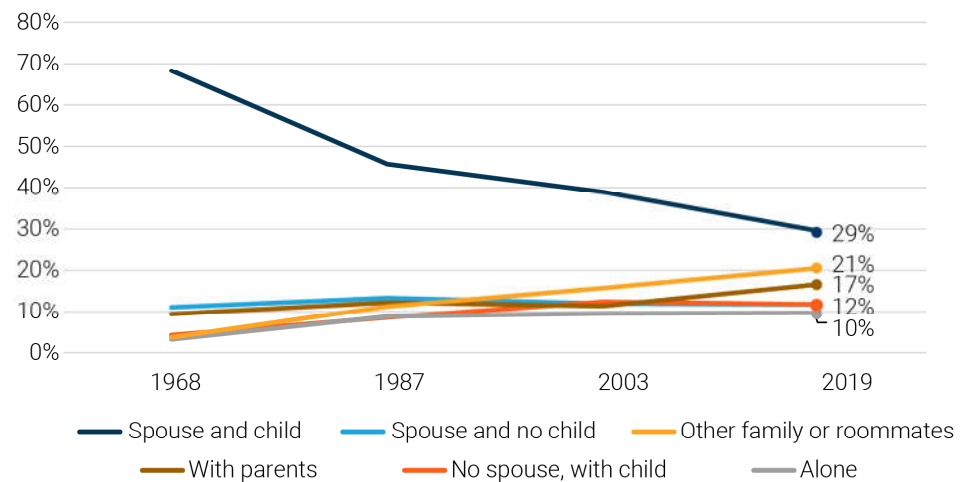


Changing Demographics

Household arrangements for people between the age of 23-38 are an important driver for trends in housing needs as they are typical first-time homebuyers.

Household arrangements of Americans aged 23 to 38

1968 to 2019



Source: Brookings analysis of ACS and Census data via IPUMS USA, University of Minnesota, www.ipums.org.

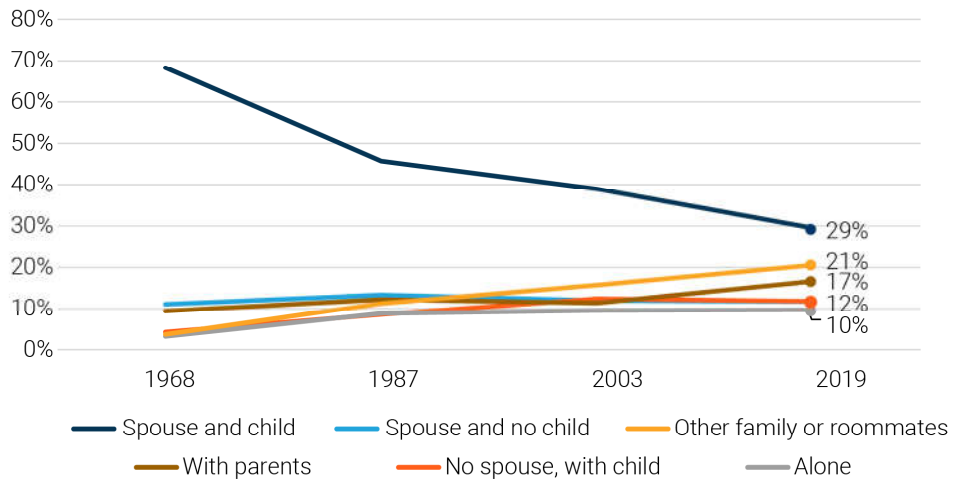
 **Metropolitan Policy Program**
at BROOKINGS

Changing Demographics

Today's households include a much wider variety of housing arrangements when compared to 1968 including living with parents, other family members, or roommates.

Household arrangements of Americans aged 23 to 38

1968 to 2019



Source: Brookings analysis of ACS and Census data via IPUMS USA, University of Minnesota, www.ipums.org.

 **Metropolitan Policy Program**
at BROOKINGS

Changing Demographics

Household Size in the U.S. has decreased 25% since 1960, dropping from 3.38 to 2.59 persons per household. Fewer households have children, and those that do have fewer children on average.

Similar trends in Onondaga County:

- Decline in Household Size:
 - 2000 – 2.46
 - 2019 – 2.39 ↓
- Decline in Households with children:
 - 2000 – 32.5%
 - 2019 – 28.3% ↓

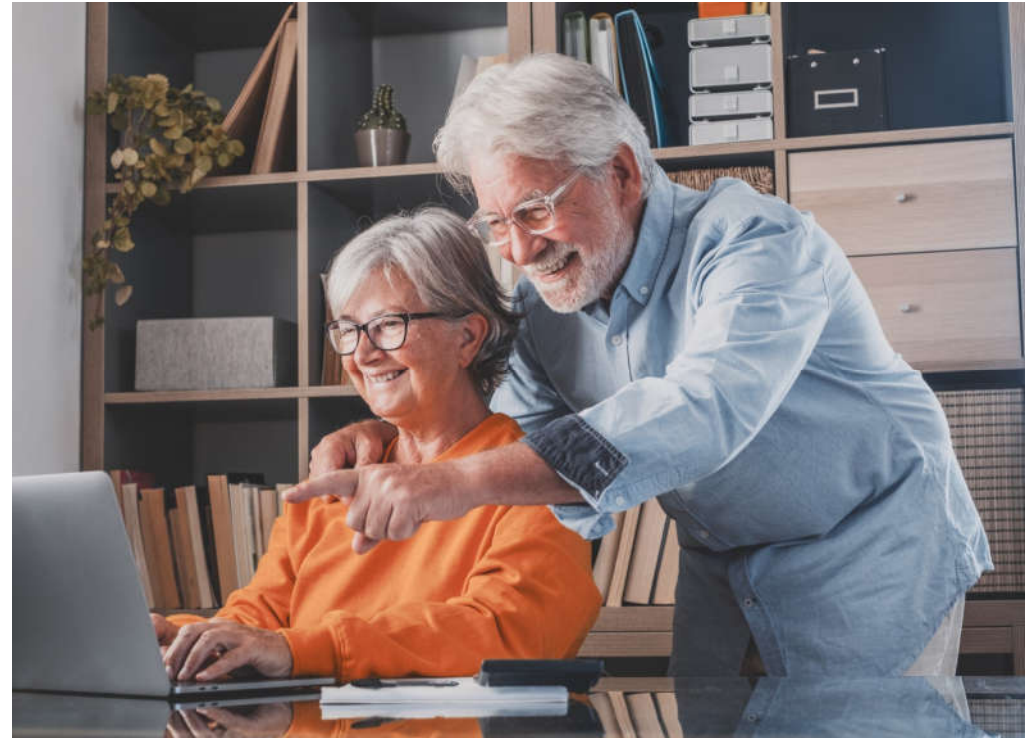


Changing Demographics

Since 1980 the percentage of Americans over the age of 65 has climbed from 11.5% to 16.2%.

Within the next 20 years it is expected that 34% of households will be headed by someone over 65.

Meanwhile, 75% of Americans over 50 have expressed a desire to age in place.



Changing Demographics

Similar trends in Onondaga County:

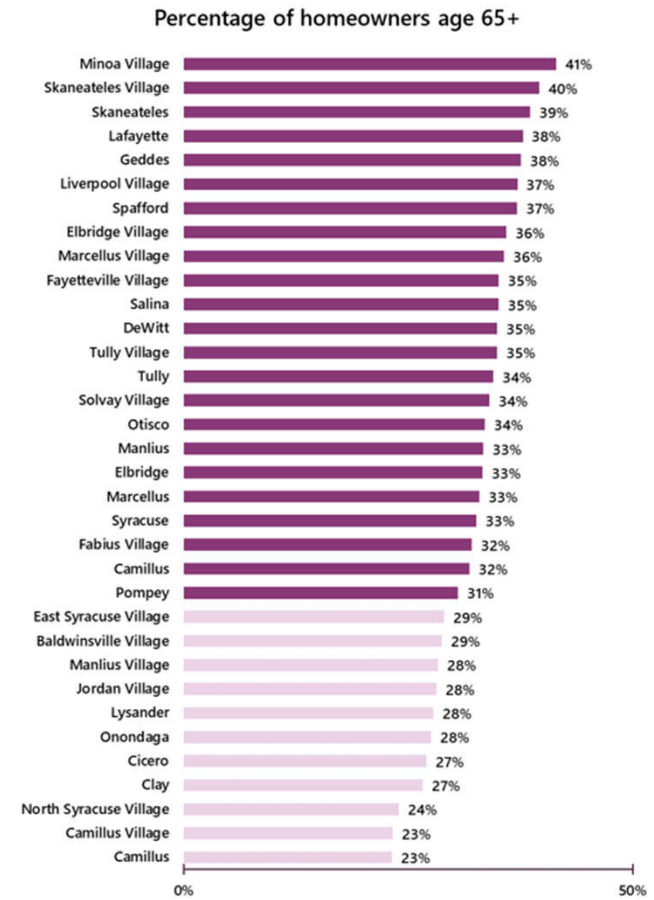
- Increase in people over the age of 65
 - 2000: 13.8%
 - 2019: 16.6% 

Many towns and villages in Onondaga County already have more than 34% of their households headed by someone over the age of 65.



Changing Demographics

The number of older people in Onondaga County is also increasing. Some communities have higher percentages of older homeowners, all of our communities need to prepare for older residents to be able to age in place.



Changing Demographics

Cost burdened households

Changing Demographics

Housing Market Drivers

- + Baby Boomers vs. Millennials
- + Downsizing
- + Competition for Small(er) homes (tiny homes, ADUs, Apartments)
- + Walkable (urban) experiences, easy access to amenities
- + Sharing Economy (Airbnb)

Housing Trends

Preferences are changing toward smaller-lots, attached units, and more walkable neighborhood configurations.



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Over the Garage



Garage Conversion



Stand-Alone Unit



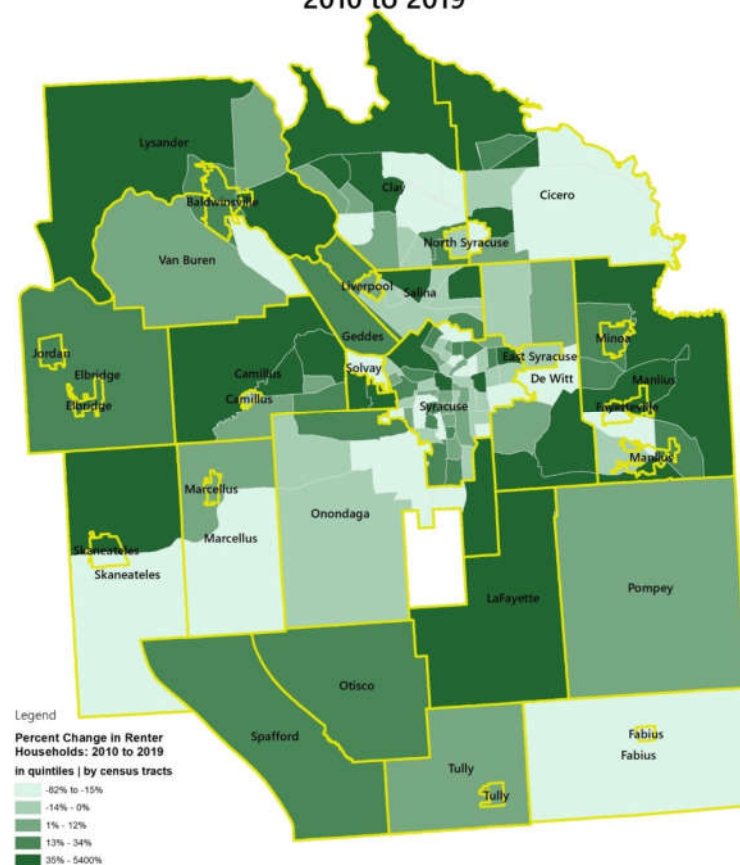
Basement or Attic Conversion

Housing Trends

Shifts in household size, makeup, lifestyle preference, willingness or ability to own a home, and available inventory, have led to an increase in demand for apartment units over detached single-family homes.

Since 2010 renter households in Onondaga County grew by 5%, while the number of owner-occupied households decreased.

Percent Change in Number of Renter Households,
2010 to 2019



Source: 2015-2019 ACS 5-year estimates; Onondaga County Assessor's Data

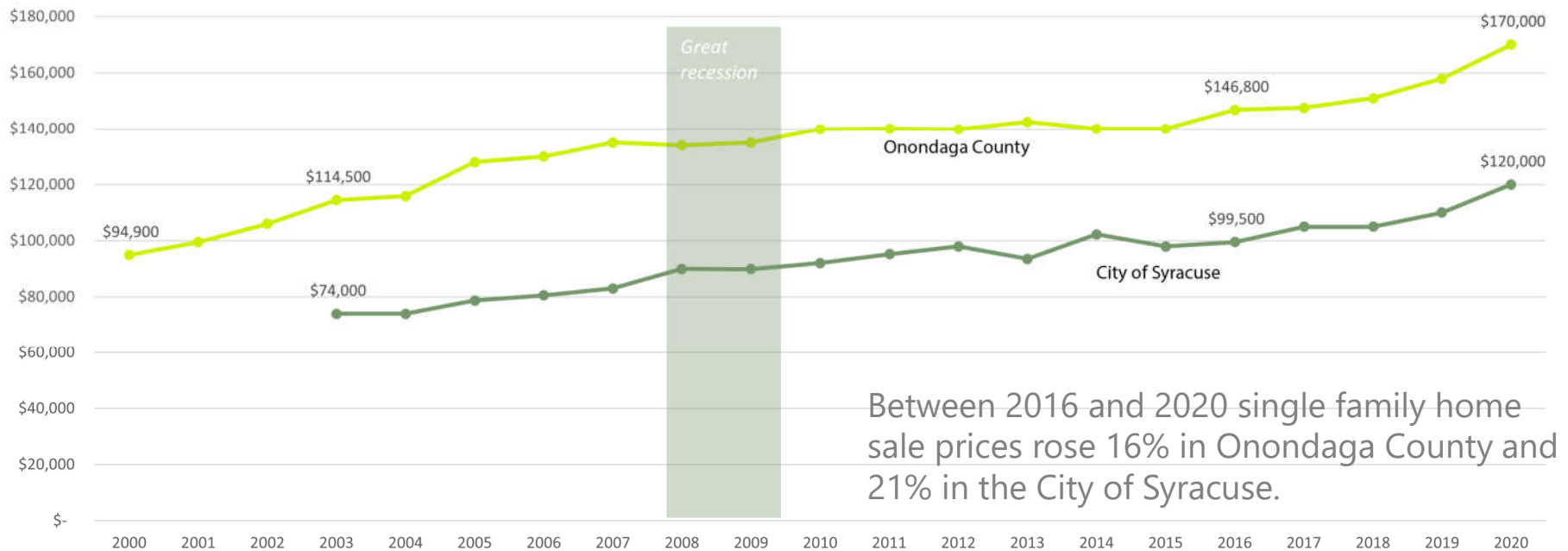
Housing Trends

Average rental prices increased by 24% between 2017 and 2021 from \$866 to \$1,073 a month.



Housing Trends

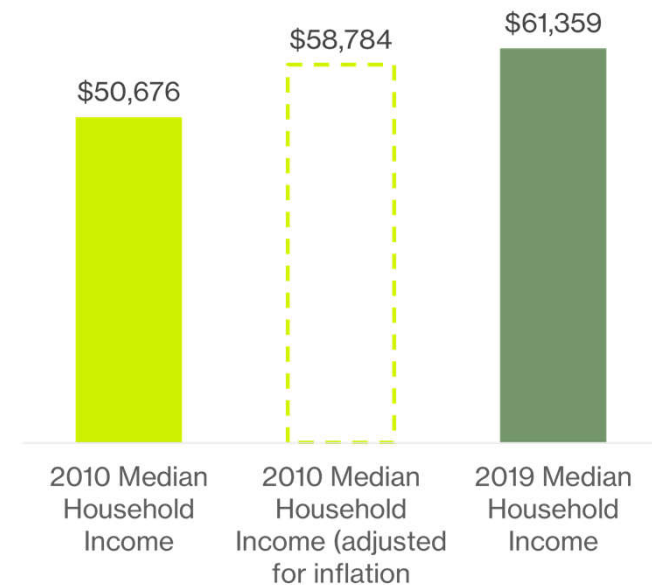
Median Single Family Home Sale Price
in Onondaga County & Syracuse



Housing Trends

The median home sale price in the county is \$170,000 which is affordable for a household earning the county median income of \$61,359. However, depending on the area of the county, housing prices can vary significantly.

Median Household Income
in Onondaga County



Housing Trends

The median sale price for new construction in Onondaga County is over \$300,000 and fewer single-family homes are constructed in the county today than a decade ago.

New single-family housing being built in the county tends to be at a price point that is out of range for the average county resident.



Housing Trends

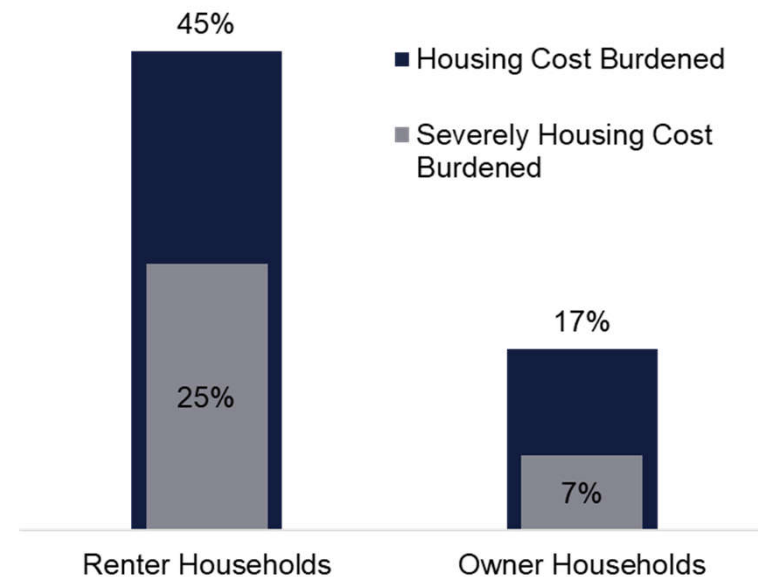
Cost burdened households spend 30% or more of their income on housing expenses.

Severely cost burdened households spend 50% or more of their income on housing expenses

In Onondaga County, about 29,159 renter households are housing cost burdened and 16,041 are severely cost burdened.

About 20,663 owner households are housing cost burdened.

Cost Burdened Households



Housing Trends

"Prospective employees are having difficulty finding housing – and are turning down jobs."

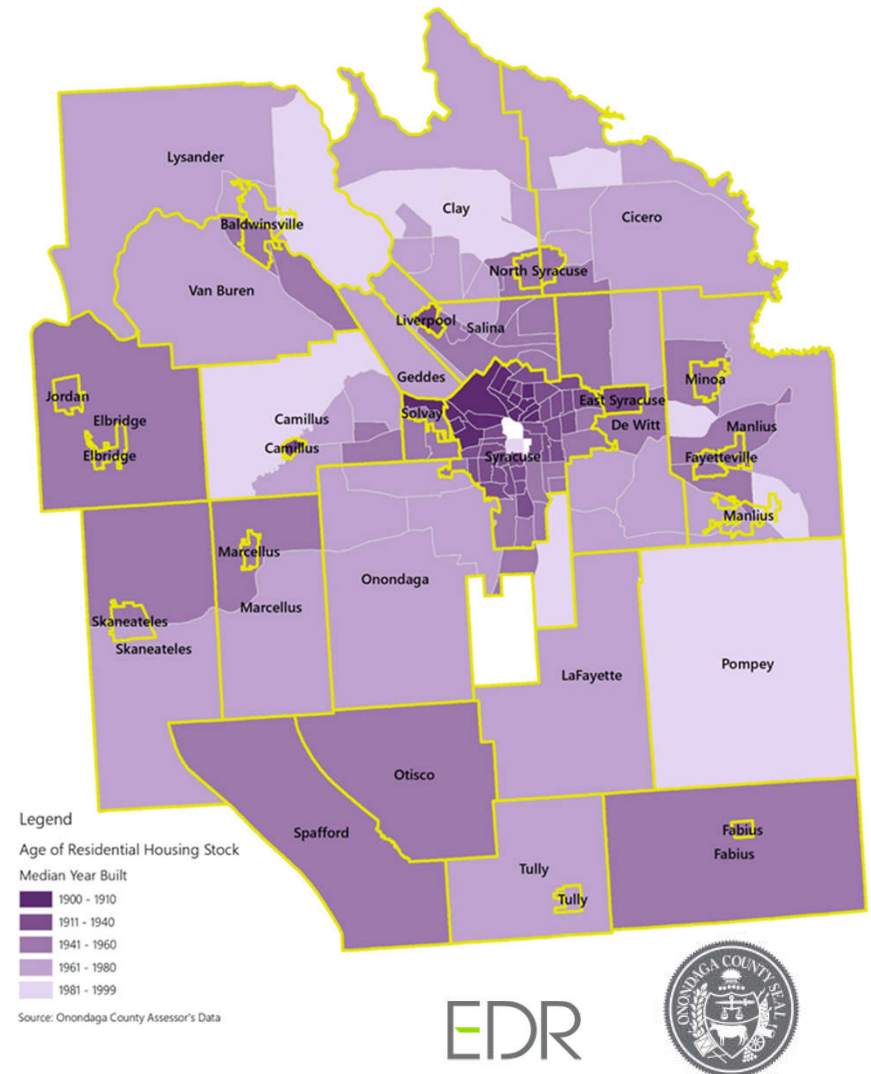
"Local employers are finding it difficult to fill open positions for skilled labor."

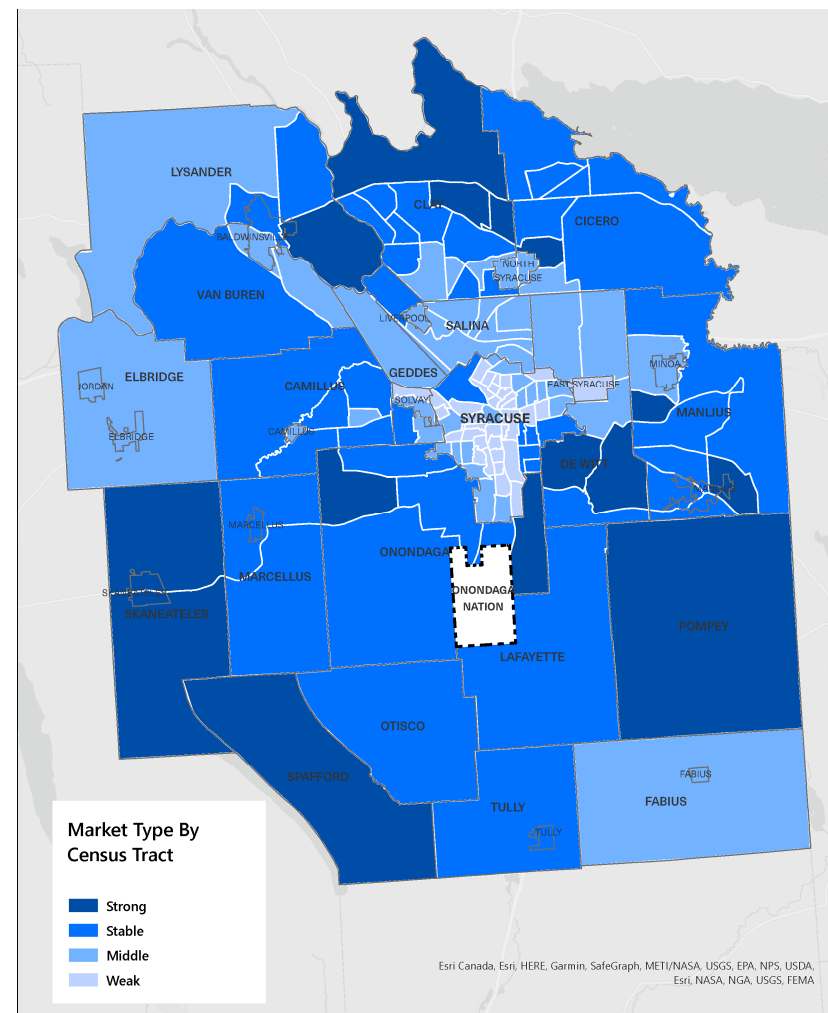
Housing Trends

Many homes also need investment to compete with today's homebuyers. The housing stock is aging across the county and few units have been built in recent years.

- Oldest stock is found in Syracuse, the northern inner-ring suburbs and some of the rural towns and villages.
- Old housing needs consistent and ongoing maintenance and often updates to be desirable to today's homebuyer

Median Year Built of Residential Housing Stock





DISCUSSION

**How are these trends
impacting your
community?**

DISCUSSION

What are potential strategies to address these issues?

POTENTIAL STRATEGIES

- **Detailed Housing Market Study**
- **(Re)invest in existing housing**
 - **Aging in place, Home Improvement**
- **Facilitate affordable housing options**
- **Evaluate local zoning regulations for mixed-use neighborhood formation**
- **ADUs?**

NEXT STEPS

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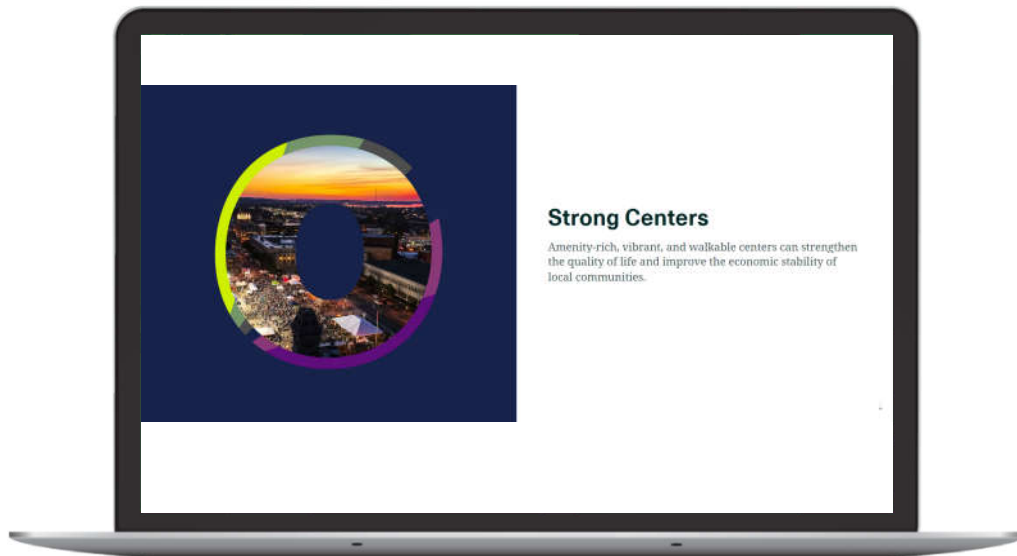
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NEXT STEPS

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