

CAPITAL DISTRICT DATA

MAY/JUNE 2011

VOLUME 34, NUMBER 3

2010 Building Permit Data

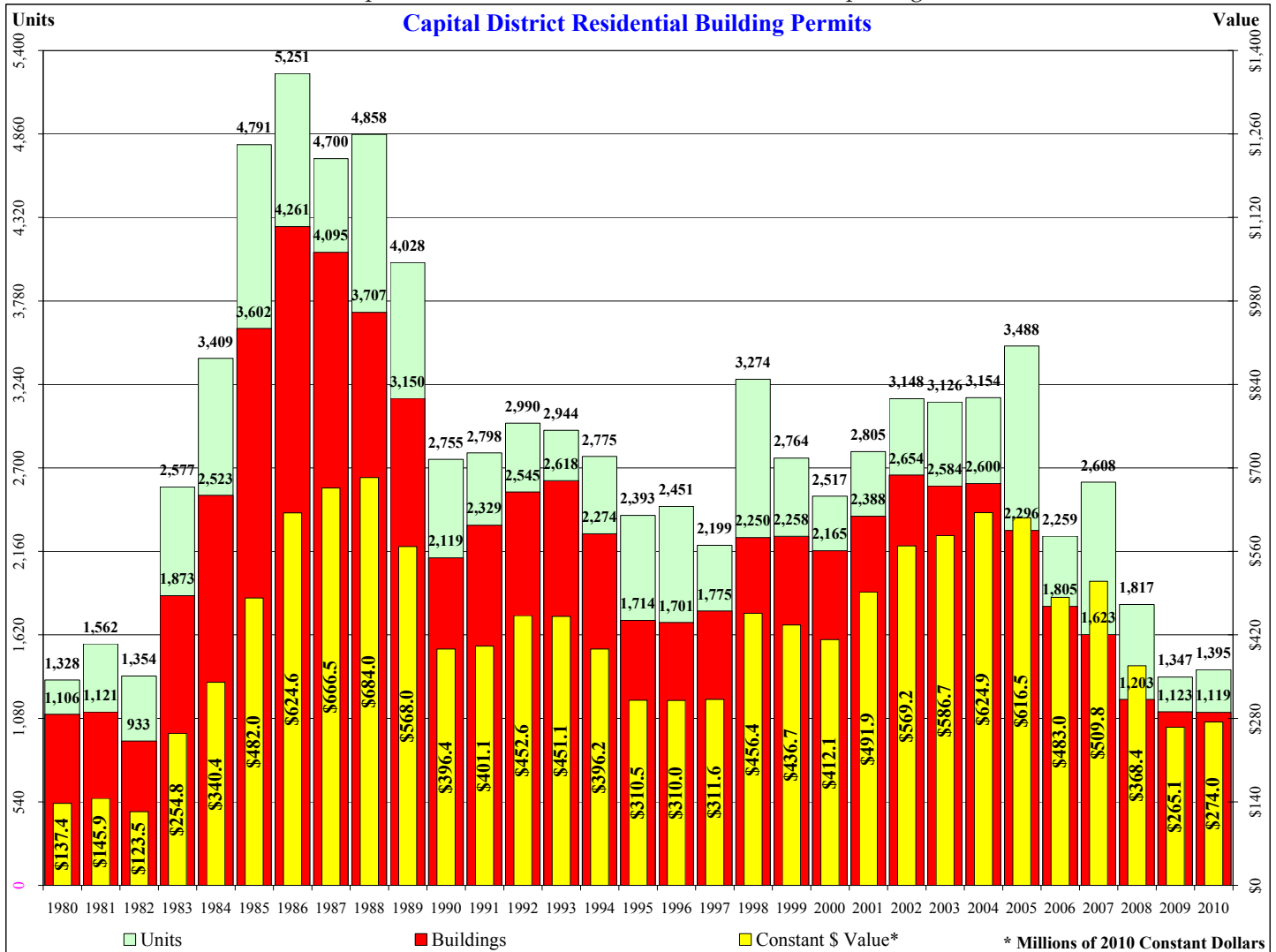
The U.S. Dept of Commerce, Bureau of the Census, Construction Statistics Division has published its 2010 building permit data. Since 1995, the Bureau has not collected or reported building permit data on nonresidential and publicly-owned residential construction; the data only provide information for private residential construction.

Total building permits for the Region decreased by 0.4% between 2009 and 2010, following a decrease of 6.7% in 2009 and a decrease of 25.9% in 2008. The number of units for which permits were issued rose 3.6%, following a 2009 decrease of 25.9% and a 2008 decrease of 30.3%. The constant-dollar value of 2010 residential permits rose by 3.3%, following a decrease of 28.0% in 2009 and a 2008 decrease of 27.7%. The number of permits issued in 2010

was the lowest since 1982, a recession year.

Three of the Region's counties showed increases in permits issued, with Albany permits increasing by 1.9%, Rensselaer permits by 6.8%, and Schenectady permits by 15.0% (but with a 15.6% decrease in units). Saratoga permits dropped by 7.1%. Constant-dollar permit value rose by 2.2% in Albany, 33.0% in Rensselaer, and 8.8% in Schenectady, while values dropped 4.9% in Saratoga.

Data are not available for the Town of Schaghticoke in Rensselaer County and the Town of Milton and the Villages of Galway and South Glens Falls in Saratoga County; these communities did not report 2010 permit data to the Census Bureau. It should be noted that other communities also show zero months of reporting and no values.



Prepared by the Capital District Regional Planning Commission

County BP Summaries-w-Charts.xls : CDR-DataNews



Capital District Regional Planning Commission
43 YEARS SERVICE TO ALBANY, RENNELAER, SARATOGA, & SCHENECTADY COUNTIES

2010 Capital District Residential Building Permit Summary

Permit Values in Millions of 2010 Constant Dollars	Months Reported	One-Family		Multi-Family			Total Residential			Total % Change from Previous Year		
		Units	Value	Buildings	Units	Value	Buildings	Units	Value	Buildings	Units	Value
Albany County		260	\$56.5	14	61	\$5.9	274	321	\$62.4	1.9%	17.2%	2.2%
City of Albany	12	34	\$4.6	2	5	\$0.8	36	39	\$5.4	50.0%	56.0%	80.0%
Town of Berne	12	5	\$0.8	0	0	\$0.0	5	5	\$0.8	0.0%	0.0%	-1.3%
Town of Bethlehem	12	32	\$9.4	4	22	\$2.5	36	54	\$11.8	-21.7%	10.2%	-10.8%
Town of Coeymans	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	0.0%	0.0%	9.2%
<i>Village of Ravena</i>	12	0	\$0.0	1	8	\$0.4	1	8	\$0.4	0.0%	700.0%	337.3%
City of Cohoes	12	2	\$0.3	1	6	\$0.4	3	8	\$0.6	-88.9%	-70.4%	-76.7%
Town of Colonie	12	114	\$25.6	4	10	\$1.5	118	124	\$27.0	73.5%	82.4%	38.3%
<i>Village of Colonie</i>	12	1	\$0.2	1	8	\$0.3	2	9	\$0.4	-93.3%	-70.0%	-89.6%
<i>Village of Menands</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town/Village of Green Island	12	2	\$0.2	0	0	\$0.0	2	2	\$0.2			
Town of Guelderland	12	26	\$6.2	0	0	\$0.0	26	26	\$6.2	-13.3%	-13.3%	-32.4%
<i>Village of Altamont</i>	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1			
Town of Knox	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4	-40.0%	-40.0%	-63.8%
Town of New Scotland	12	18	\$4.2	0	0	\$0.0	18	18	\$4.2	80.0%	80.0%	74.1%
<i>Village of Voorheesville</i>	12	8	\$1.8	0	0	\$0.0	8	8	\$1.8	166.7%	166.7%	108.3%
Town of Rensselaerville	12	3	\$0.7	0	0	\$0.0	3	3	\$0.7	-40.0%	-40.0%	-24.6%
City of Watervliet	0	2	\$0.2	1	2	\$0.1	3	4	\$0.3	0.0%	0.0%	-1.6%
Town of Westerlo	12	6	\$1.3	0	0	\$0.0	6	6	\$1.3	0.0%	0.0%	18.9%
Rensselaer County		185	\$38.9	19	147	\$11.9	204	332	\$50.8	6.8%	31.7%	33.0%
<i>Village of Nassau</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
<i>Village of Valley Falls</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2			
Town of Berlin	0	2	\$0.3	0	0	\$0.0	2	2	\$0.3	0.0%	0.0%	-1.6%
Town of Brunswick	12	25	\$4.7	7	84	\$5.0	32	109	\$9.7	60.0%	45.3%	70.2%
Town of East Greenbush	12	17	\$3.4	1	4	\$0.2	18	21	\$3.6	-33.3%	-22.2%	-27.1%
Town of Grafton	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	-42.9%	-42.9%	-66.3%
Town of Hoosick	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	200.0%	200.0%	127.7%
<i>Village of Hoosick Falls</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Nassau	12	16	\$3.0	0	0	\$0.0	16	16	\$3.0	433.3%	433.3%	618.1%
<i>Village of East Nassau</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of North Greenbush	0	15	\$4.5	4	10	\$2.5	19	25	\$6.9	0.0%	0.0%	-1.6%
Town of Petersburg	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1	-87.5%	-87.5%	-89.8%
Town of Pittstown	12	12	\$2.6	0	0	\$0.0	12	12	\$2.6	33.3%	33.3%	81.3%
Town of Poestenkill	12	8	\$1.7	0	0	\$0.0	8	8	\$1.7	-27.3%	-27.3%	-17.5%
City of Rensselaer	12	9	\$1.0	0	0	\$0.0	9	9	\$1.0	12.5%	12.5%	-25.8%
Town of Sand Lake	0	21	\$3.0	0	0	\$0.0	21	21	\$3.0	-4.5%	-4.5%	-6.1%
<i>Village of Schaghticoke</i>	12	7	\$1.4	1	3	\$0.1	8	10	\$1.5	-38.5%	-23.1%	-40.7%
Town of Schodack	12	30	\$6.6	6	46	\$4.0	36	76	\$10.6	38.5%	192.3%	95.5%
<i>Village of Castleton-on-Hudson</i>	12	1	\$0.3	0	0	\$0.0	1	1	\$0.3	0.0%	0.0%	35.3%
Town of Stephentown	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	33.3%	33.3%	3.4%
City of Troy	12	9	\$4.6	0	0	\$0.0	9	9	\$4.6	-18.2%	-18.2%	1,518.5%
Saratoga County		490	\$129.1	21	122	\$8.1	511	612	\$137.2	-7.1%	-8.2%	-4.9%
<i>Village of Ballston Spa</i>	12	5	\$1.5	0	0	\$0.0	5	5	\$1.5	-37.5%	-37.5%	-26.2%
Town of Ballston	12	26	\$6.1	4	14	\$1.5	30	40	\$7.6	-16.7%	11.1%	-14.7%
Town of Charlton	12	5	\$1.7	0	0	\$0.0	5	5	\$1.7	-58.3%	-58.3%	-51.3%
Town of Clifton Park	12	70	\$30.9	0	0	\$0.0	70	70	\$30.9	14.8%	14.8%	17.9%
Town of Corinth	12	7	\$1.2	0	0	\$0.0	7	7	\$1.2	0.0%	0.0%	-11.5%
<i>Village of Corinth</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Day	12	6	\$2.7	0	0	\$0.0	6	6	\$2.7	50.0%	50.0%	195.2%
Town of Edinburg	12	8	\$1.1	0	0	\$0.0	8	8	\$1.1	-38.5%	-38.5%	-38.4%
Town of Galway	0	7	\$1.6	0	0	\$0.0	7	7	\$1.6	-12.5%	-12.5%	-13.9%
Town of Greenfield	12	11	\$2.8	0	0	\$0.0	11	11	\$2.8	-21.4%	-21.4%	-32.3%
Town of Hadley	0	9	\$1.2	0	0	\$0.0	9	9	\$1.2	50.0%	50.0%	47.6%
Town of Halfmoon	12	128	\$33.3	4	49	\$0.9	132	177	\$34.2	-3.6%	-11.5%	-7.5%
Town of Malta	9	39	\$8.8	1	6	\$1.2	40	45	\$10.0	8.1%	21.6%	33.2%
<i>Village of Round Lake</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
City of Mechanicville	0	13	\$0.9	5	10	\$0.4	18	23	\$1.3	-5.3%	-8.0%	-7.3%
Town of Moreau	12	29	\$5.9	0	0	\$0.0	29	29	\$5.9	0.0%	0.0%	-2.6%
Town of Northumberland	12	17	\$3.6	0	0	\$0.0	17	17	\$3.6	21.4%	21.4%	8.2%
Town of Providence	12	9	\$1.9	0	0	\$0.0	9	9	\$1.9	-57.1%	-57.1%	-0.7%
Town of Saratoga	12	10	\$2.3	0	0	\$0.0	10	10	\$2.3	0.0%	0.0%	-34.2%
<i>Village of Schuylerville</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2	0.0%	0.0%	-34.4%
<i>Village of Victory Mills</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-92.3%
City of Saratoga Springs	12	36	\$8.2	3	25	\$2.9	39	61	\$11.1	21.9%	90.6%	-1.6%
Town of Stillwater	12	18	\$3.2	0	0	\$0.0	18	18	\$3.2	5.9%	0.0%	4.0%
<i>Village of Stillwater</i>	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4			
Town of Waterford	12	7	\$2.1	0	0	\$0.0	7	7	\$2.1	-53.3%	-70.8%	-62.3%
<i>Village of Waterford</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Wilton	12	26	\$7.5	4	18	\$1.2	30	44	\$8.6	-31.8%	-46.3%	-19.5%
Schenectady County		130	\$23.6	0	0	\$0.0	130	130	\$23.6	15.0%	-15.6%	8.8%
Town of Duaneburg	12	26	\$2.8	0	0	\$0.0	26	26	\$2.8	85.7%	85.7%	33.3%
<i>Village of Delanson</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Glenville	12	13	\$2.6	0	0	\$0.0	13	13	\$2.6	-53.6%	-81.2%	-66.5%
<i>Village of Scotia</i>	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1	-66.7%	-66.7%	-69.3%
Town of Niskayuna	12	48	\$11.2	0	0	\$0.0	48	48	\$11.2	20.0%	20.0%	56.6%
Town of Princetown	12	4	\$0.9	0	0	\$0.0	4	4	\$0.9	-33.3%	-33.3%	-31.2%
Town of Rotterdam	11	28	\$5.2	0	0	\$0.0	28	28	\$5.2	300.0%	300.0%	391.1%
City of Schenectady	12	10	\$0.9	0	0	\$0.0	10	10	\$0.9	-33.3%	-33.3%	-56.1%
Capital District		1,065	\$248.1	54	330	\$25.8	1,119	1,395	\$274.0	-0.4%	3.6%	3.3%

Source: 2009 & 2010 Annual Building Permits, U.S. Dept. of Commerce, Bureau of the Census.

Prepared by the Capital District Regional Planning Commission.

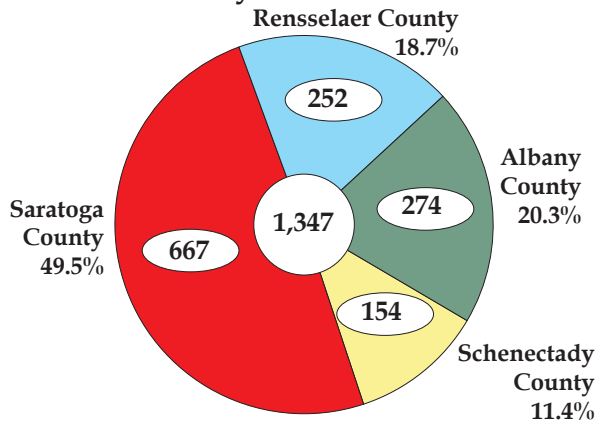
"Months Reported" indicates the number of months for which reports were received by the Census Bureau, which provides estimates for those months which were not reported.

Capital District Residential Building Permit Summary

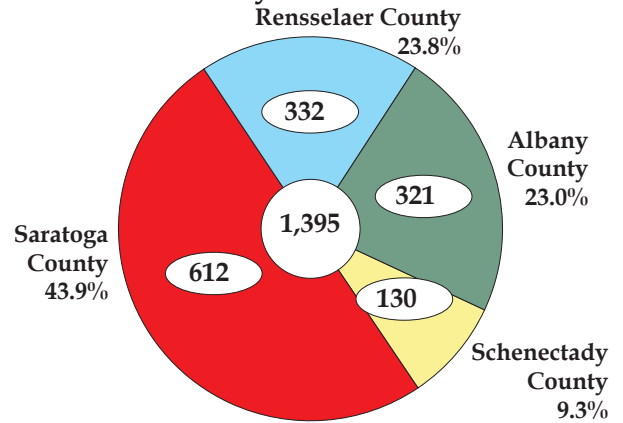
Year	Residential Permits		Value (in Millions)		Annual Net Change			Annual Percent Change		
	Buildings	Units	Current \$\$	Constant \$\$	Buildings	Units	Constant \$\$	Buildings	Units	Constant \$\$
1980	1,106	1,328	\$51.92	\$137.38						
1981	1,121	1,562	\$60.84	\$145.90	15	234	\$8.52	1.4%	17.6%	6.2%
1982	933	1,354	\$54.66	\$123.52	-188	-208	(\$22.39)	-16.8%	-13.3%	-15.3%
1983	1,873	2,577	\$116.40	\$254.84	940	1,223	\$131.33	100.8%	90.3%	106.3%
1984	2,523	3,409	\$162.16	\$340.39	650	832	\$85.55	34.7%	32.3%	33.6%
1985	3,602	4,791	\$237.76	\$481.98	1,079	1,382	\$141.59	42.8%	40.5%	41.6%
1986	4,261	5,251	\$313.96	\$624.59	659	460	\$142.61	18.3%	9.6%	29.6%
1987	4,095	4,700	\$347.28	\$666.46	-166	-551	\$41.87	-3.9%	-10.5%	6.7%
1988	3,707	4,858	\$370.95	\$683.98	-388	158	\$17.53	-9.5%	3.4%	2.6%
1989	3,150	4,028	\$322.93	\$568.04	-557	-830	(\$115.95)	-15.0%	-17.1%	-17.0%
1990	2,119	2,755	\$237.49	\$396.35	-1,031	-1,273	(\$171.68)	-32.7%	-31.6%	-30.2%
1991	2,329	2,798	\$250.54	\$401.14	210	43	\$4.78	9.9%	1.6%	1.2%
1992	2,545	2,990	\$291.22	\$452.56	216	192	\$51.42	9.3%	6.9%	12.8%
1993	2,618	2,944	\$298.81	\$451.05	73	-46	(\$1.51)	2.9%	-1.5%	-0.3%
1994	2,274	2,775	\$269.31	\$396.18	-344	-169	(\$54.87)	-13.1%	-5.7%	-12.2%
1995	1,714	2,393	\$217.00	\$310.52	-560	-382	(\$85.66)	-24.6%	-13.8%	-21.6%
1996	1,701	2,451	\$223.02	\$310.04	-13	58	(\$0.48)	-0.8%	2.4%	-0.2%
1997	1,775	2,199	\$229.39	\$311.62	74	-252	\$1.58	4.4%	-10.3%	0.5%
1998	2,250	3,274	\$341.18	\$456.40	475	1,075	\$144.78	26.8%	48.9%	46.5%
1999	2,258	2,764	\$333.63	\$436.75	8	-510	(\$19.66)	0.4%	-15.6%	-4.3%
2000	2,165	2,517	\$325.45	\$412.11	-93	-247	(\$24.63)	-4.1%	-8.9%	-5.6%
2001	2,388	2,805	\$399.47	\$491.95	223	288	\$79.84	10.3%	11.4%	19.4%
2002	2,654	3,148	\$469.57	\$569.24	266	343	\$77.29	11.1%	12.2%	15.7%
2003	2,584	3,126	\$494.92	\$586.66	-70	-22	\$17.42	-2.6%	-0.7%	3.1%
2004	2,600	3,154	\$541.28	\$624.87	16	28	\$38.22	0.6%	0.9%	6.5%
2005	2,296	3,488	\$552.12	\$616.47	-304	334	(\$8.40)	-11.7%	10.6%	-1.3%
2006	1,805	2,259	\$446.54	\$483.01	-491	-1,229	(\$133.46)	-21.4%	-35.2%	-21.6%
2007	1,623	2,608	\$484.75	\$509.80	-182	349	\$26.79	-10.1%	15.4%	5.5%
2008	1,203	1,817	\$363.72	\$368.37	-420	-791	(\$141.43)	-25.9%	-30.3%	-27.7%
2009	1,123	1,347	\$260.87	\$265.15	-80	-470	(\$103.23)	-6.7%	-25.9%	-28.0%
2010	1,119	1,395	\$273.95	\$273.95	-4	48	\$8.81	-0.4%	3.6%	3.3%

Source: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division

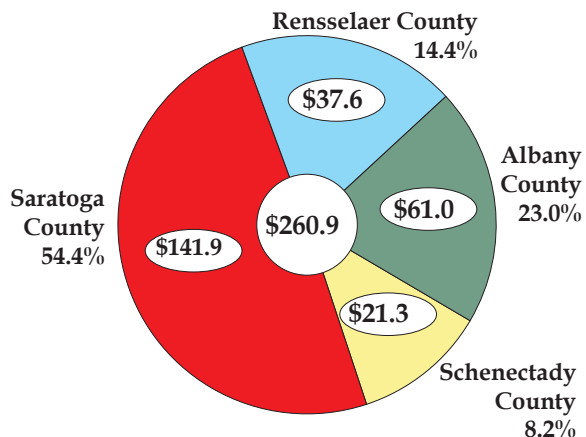
County Shares of 2009 Units



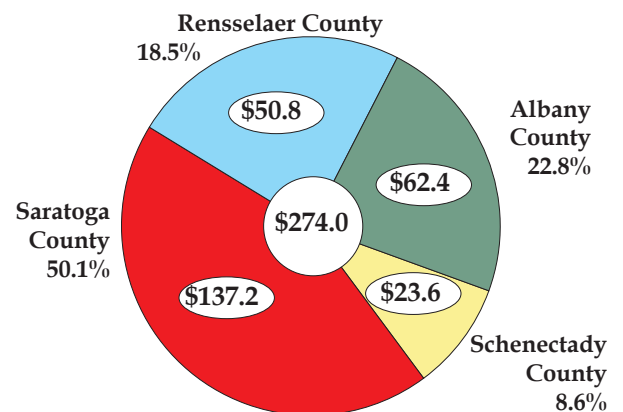
County Shares of 2010 Units



County Shares of 2009 Value (in Millions of 2010 Constant Dollars)



County Shares of 2010 Value (in Millions of 2010 Constant Dollars)





Capital District Regional Planning Commission

One Park Place, Suite 102, Albany, New York 12205

Phone: 518-453-0850

E-mail: cdrpc@cdrpc.org

Fax: 518-453-0856

Web Site: http://cdrpc.org

Barbara Mauro, Chair

Rocco A. Ferraro, AICP, Executive Director

Joanna H. King, Editor

Employment, Unemployment, & Unemployment Rates

Employment	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11
Albany County	149.3	152.0	151.0	151.4	147.8	148.3	146.8	142.1	140.4	141.5	142.1	141.9	143.0
Rensselaer County	78.1	79.6	79.0	79.3	77.4	77.6	76.9	74.5	73.6	74.2	74.5	74.4	75.0
Saratoga County	113.7	115.8	115.0	115.4	112.6	113.0	111.9	109.6	108.3	109.2	109.6	109.5	110.3
Schenectady County	71.4	72.7	72.2	72.5	70.7	71.0	70.3	68.3	67.4	68.0	68.3	68.2	68.7
Capital District Region	412.5	420.1	417.2	418.6	408.5	409.9	405.9	394.5	389.7	392.9	394.5	394.0	397.0
Unemployment	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11
Albany County	10.0	10.8	11.3	10.9	10.4	10.5	10.8	10.5	12.0	11.2	10.4	10.1	10.4
Rensselaer County	5.8	6.0	6.3	6.1	5.7	5.8	6.0	5.9	7.1	6.6	6.2	5.5	5.7
Saratoga County	7.3	7.3	7.5	7.3	7.1	7.3	7.7	7.7	8.8	8.7	8.1	7.3	7.3
Schenectady County	5.2	5.5	5.6	5.9	5.4	5.4	5.7	5.5	6.0	5.9	5.5	5.3	5.3
Capital District Region	28.3	29.6	30.7	30.2	28.6	29.0	30.2	29.6	33.9	32.4	30.2	28.2	28.7
Unemployment Rates	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11
Albany County	6.3%	6.6%	6.9%	6.7%	6.6%	6.6%	6.9%	6.9%	7.9%	7.3%	6.8%	6.7%	6.8%
Rensselaer County	6.9%	7.1%	7.4%	7.1%	6.9%	6.9%	7.3%	7.4%	8.8%	8.2%	7.7%	6.8%	7.0%
Saratoga County	6.0%	6.0%	6.1%	5.9%	5.9%	6.1%	6.4%	6.6%	7.5%	7.4%	6.9%	6.2%	6.2%
Schenectady County	6.8%	7.0%	7.3%	7.5%	7.1%	7.1%	7.5%	7.4%	8.1%	8.0%	7.4%	7.2%	7.2%
Capital District Region	6.4%	6.6%	6.9%	6.7%	6.5%	6.6%	6.9%	7.0%	8.0%	7.6%	7.1%	6.7%	6.7%
New York State	8.0%	8.1%	8.4%	8.2%	8.0%	8.0%	8.1%	8.0%	8.9%	8.7%	8.0%	7.6%	7.8%
United States	9.3%	9.6%	9.7%	9.5%	9.2%	9.0%	9.3%	9.1%	9.8%	9.5%	9.2%	8.7%	8.7%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

2011 Income Eligibility Requirements for U.S. Dept. of Housing & Urban Development Programs

The U.S. Dept. of Housing & Urban Development (HUD) recently released its income limits for HUD programs for Fiscal Year (FY) 2011. HUD updated the methodology for producing the FY 2011 estimates, which are now based on the five-year American Community Survey data from 2005-2009, rather than the 2000 Decennial Census.

The HUD income estimates are used to determine applicant eligibility for HUD's assisted housing programs,

including the Public Housing program, Section 8 Housing Assistance Payments program, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities.

The 2011 estimated Albany-Schenectady-Troy MSA median family income for a family of 4 is \$77,000. Because five-year ACS estimates data were used, the impact of the recession upon income has not been fully captured.

Albany-Schenectady-Troy MSA HUD Income Limits

Median = \$77,000	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30 Percent of Area Median	\$16,200	\$18,500	\$20,800	\$23,100	\$24,950	\$26,800	\$28,650	\$30,500
Very Low Income (50%)	\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850
Low Income (80%)	\$43,150	\$49,300	\$55,450	\$61,600	\$66,550	\$71,500	\$76,400	\$81,350

Consumer Price Index

2008-2009 Percent Change in CPI: -0.3555%

Unadjusted CPI	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11
U.S. City Average	218.2	218.0	218.0	218.3	218.4	218.7	218.8	219.2	220.2	221.3	223.5	224.9	226.0
Northeast Urban Average	234.1	233.8	233.9	234.2	234.0	234.7	235.1	235.1	236.0	237.1	239.1	240.3	241.6
% Change From Same Month in Previous Year	May 09- May 10	Jun 09- Jun 10	Jul 09- Jul 10	Aug 09- Aug 10	Sep 09- Sep 10	Oct 09- Oct 10	Nov 09- Nov 10	Dec 09- Dec 10	Jan 10- Jan 11	Feb 10- Feb 11	Mar 10- Mar 11	Apr 10- Apr 11	May 10- May 11
U.S. City Average	2.0%	1.1%	1.2%	1.1%	1.1%	1.2%	1.1%	1.5%	1.6%	2.1%	2.7%	3.2%	3.6%
Northeast Urban Average	2.6%	1.7%	1.6%	1.4%	1.2%	1.5%	1.5%	1.6%	1.6%	2.0%	2.5%	2.8%	3.2%

Source: U.S. Department of Labor, Bureau of Labor Statistics

1982-84 = 100

Note: Data are NOT Seasonally Adjusted