

CAPITAL DISTRICT DATA

MAY/JUNE 2012

VOLUME 35, NUMBER 3

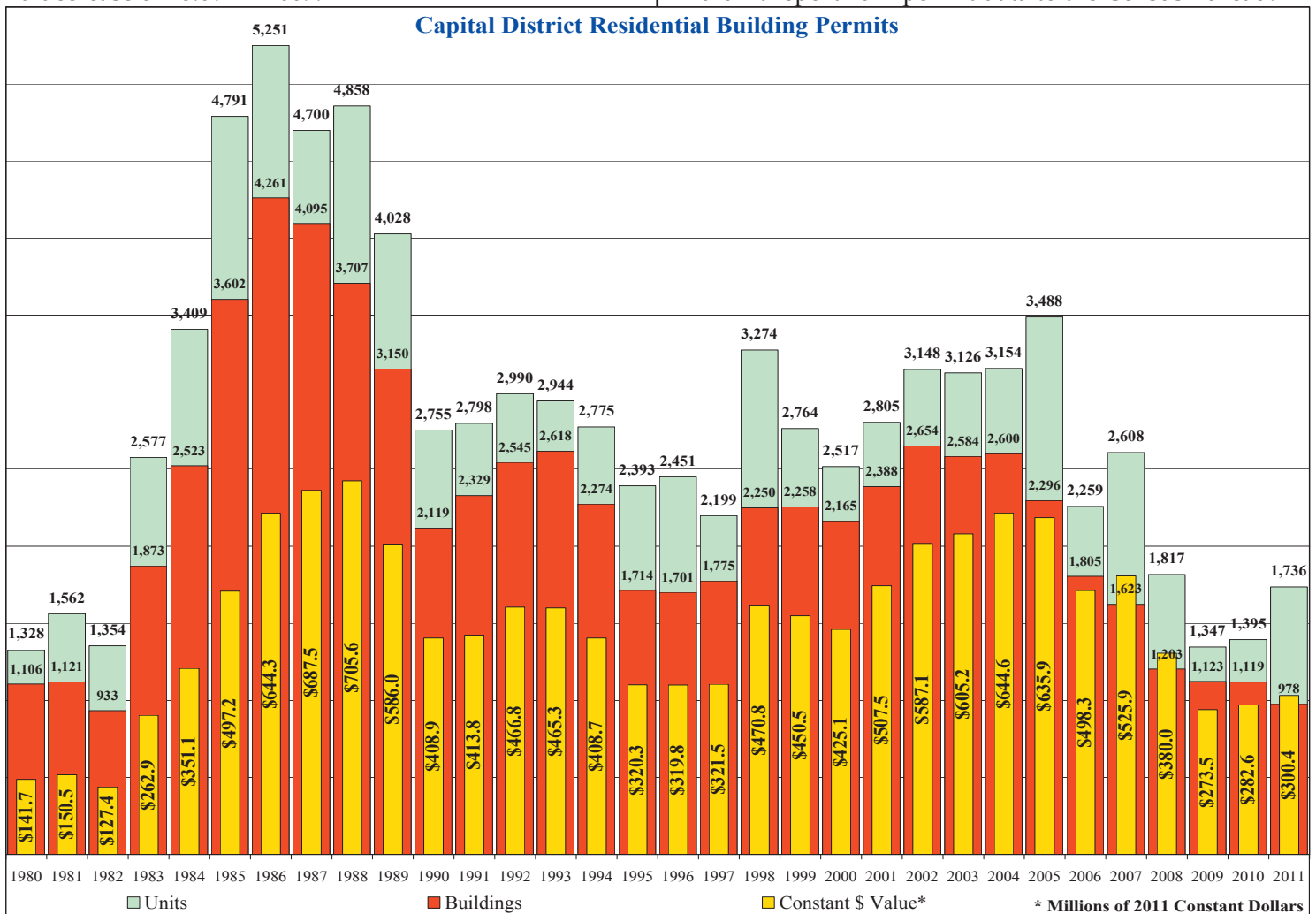
2011 Annual Residential Building Permits

The U. S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division has published its 2011 building permit data. The data only provide information for private residential construction in line with the Bureau's decision in 1995 to discontinue collecting and reporting building permit data on nonresidential and publicly-owned residential construction.

Total building permits for the Region decreased by 12.6% between 2010 and 2011, following decreases of 0.4% in 2010 and 6.7% in 2009. The number of units for which permits were issued rose 24.4%, following a 2010 increase of 3.6% and a decrease of 25.9% in 2009. The constant-dollar value of 2011 residential permits rose by 6.3%, following an increase of 3.3% in 2010 and a decrease of 28.0% in 2009.

Three of the Region's counties showed declines in permits issued and permit value, with Albany permits declining by 16.1%, Rensselaer by 42.6%, and Schenectady by 8.5%, although Albany showed a 12.1% increase in the number of units. Saratoga County had a 0.2% increase in the number of permits, a 79.4% increase in the number of units for which permits were issued, and a 34.1% increase in constant-dollar value, following losses of 7.1% (permits), 8.2% (units), and 4.9% (constant-dollar value) in 2010, respectively.

At the municipal level, data are not available for the Town of Schaghticoke and the Village of South Glens Falls (although South Glens Falls data may be included in the Town of Moreau figures) since these communities didn't report 2011 permit data to the Census Bureau.



Capital District Regional Planning Commission
45 YEARS SERVICE TO ALBANY, RENSSELAER, SARATOGA, & SCHENECTADY COUNTIES

2011 Capital District Residential Building Permit Summary

Permit Values in Millions of 2011 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		186	\$39.1	44	174	\$21.2	230	360	\$60.3	-16.1%	12.1%	-7.7%
City of Albany	12	17	\$1.8	3	6	\$0.4	20	23	\$2.2	-44.4%	-41.0%	-61.6%
Town of Berne	12	5	\$1.2	1	2	\$0.2	6	7	\$1.3	20.0%	40.0%	52.1%
Town of Bethlehem	12	22	\$5.8	20	107	\$16.0	42	129	\$21.8	16.7%	138.9%	76.2%
Town of Coeymans	12	9	\$0.6	0	0	\$0.0	9	9	\$0.6	200.0%	200.0%	-5.5%
<i>Village of Ravena</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
City of Cohoes	0	2	\$0.3	1	7	\$0.4	3	9	\$0.7	0.0%	12.5%	4.2%
Town of Colonie	12	72	\$16.0	14	28	\$2.6	86	100	\$18.6	-27.1%	-19.4%	-34.3%
<i>Village of Colonie</i>	12	0	\$0.0	3	20	\$1.4	3	20	\$1.4	50.0%	122.2%	208.2%
<i>Village of Menands</i>	12	1	\$0.4	0	0	\$0.0	1	1	\$0.4			
Town/Village of Green Island	12	3	\$0.3	0	0	\$0.0	3	3	\$0.3	50.0%	50.0%	48.4%
Town of Guilderland	12	36	\$9.8	0	0	\$0.0	36	36	\$9.8	38.5%	38.5%	49.9%
<i>Village of Altamont</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Knox	12	5	\$0.8	0	0	\$0.0	5	5	\$0.8	66.7%	66.7%	107.5%
Town of New Scotland	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	-77.8%	-77.8%	-87.1%
<i>Village of Voorheesville</i>	12	2	\$0.3	0	0	\$0.0	2	2	\$0.3	-75.0%	-75.0%	-84.1%
Town of Rensselaerville	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4	0.0%	0.0%	-47.5%
City of Watervliet	0	1	\$0.1	2	4	\$0.2	3	5	\$0.3	0.0%	25.0%	-10.8%
Town of Westerlo	0	4	\$0.9	0	0	\$0.0	4	4	\$0.9	-33.3%	-33.3%	-36.4%
Rensselaer County		105	\$21.7	12	50	\$6.4	117	155	\$28.1	-42.6%	-53.3%	-47.3%
<i>Village of Nassau</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
<i>Village of Valley Falls</i>	0	1	\$0.2	0	0	\$0.0	1	1	\$0.2	0.0%	0.0%	-4.6%
Town of Berlin	0	2	\$0.3	0	0	\$0.0	2	2	\$0.3	0.0%	0.0%	-4.6%
Town of Brunswick	12	6	\$1.5	0	0	\$0.0	6	6	\$1.5	-81.3%	-94.5%	-85.3%
Town of East Greenbush	12	15	\$3.2	0	0	\$0.0	15	15	\$3.2	-16.7%	-28.6%	-14.3%
Town of Grafton	12	7	\$1.8	0	0	\$0.0	7	7	\$1.8	75.0%	75.0%	178.2%
Town of Hoosick	12	6	\$1.0	0	0	\$0.0	6	6	\$1.0	100.0%	100.0%	53.6%
<i>Village of Hoosick Falls</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Nassau	12	7	\$1.0	1	2	\$0.2	8	9	\$1.2	-50.0%	-43.8%	-63.4%
<i>Village of East Nassau</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of North Greenbush	0	11	\$3.3	6	14	\$3.4	17	25	\$6.7	-10.5%	0.0%	-7.9%
Town of Petersburg	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1	0.0%	0.0%	27.2%
Town of Pittstown	12	8	\$1.6	0	0	\$0.0	8	8	\$1.6	-33.3%	-33.3%	-42.7%
Town of Poestenkill	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	-62.5%	-62.5%	-64.2%
City of Rensselaer	12	2	\$0.3	0	0	\$0.0	2	2	\$0.3	-77.8%	-77.8%	-73.3%
Town of Sand Lake	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<i>Village of Schaghticoke</i>	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	-50.0%	-60.0%	-63.0%
Town of Schodack	12	20	\$4.7	5	34	\$2.9	25	54	\$7.5	-30.6%	-28.9%	-32.1%
<i>Village of Castleton-on-Hudson</i>	12	2	\$0.4	0	0	\$0.0	2	2	\$0.4	100.0%	100.0%	30.1%
Town of Stephentown	12	6	\$0.8	0	0	\$0.0	6	6	\$0.8	50.0%	50.0%	34.8%
City of Troy	12	4	\$0.4	0	0	\$0.0	4	4	\$0.4	-55.6%	-55.6%	-92.3%
Saratoga County		456	\$118.9	56	642	\$71.0	512	1,098	\$189.8	0.2%	79.4%	32.0%
<i>Village of Ballston Spa</i>	12	2	\$0.6	2	16	\$0.8	4	18	\$1.4	-20.0%	260.0%	-11.0%
Town of Ballston	12	46	\$11.6	0	0	\$0.0	46	46	\$11.6	53.3%	15.0%	44.4%
Town of Charlton	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	-40.0%	-40.0%	-66.6%
Town of Clifton Park	12	57	\$22.5	0	0	\$0.0	57	57	\$22.5	-18.6%	-18.6%	-30.7%
Town of Corinth	12	9	\$1.3	0	0	\$0.0	9	9	\$1.3	28.6%	28.6%	-1.4%
<i>Village of Corinth</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Day	12	2	\$1.0	0	0	\$0.0	2	2	\$1.0	-66.7%	-66.7%	-66.4%
Town of Edinburg	12	10	\$0.8	0	0	\$0.0	10	10	\$0.8	25.0%	25.0%	-30.8%
Town of Galway	0	5	\$1.1	0	0	\$0.0	5	5	\$1.1	-28.6%	-28.6%	-31.9%
<i>Village of Galway</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Greenfield	11	16	\$4.0	0	0	\$0.0	16	16	\$4.0	45.5%	45.5%	36.9%
Town of Hadley	0	5	\$0.7	0	0	\$0.0	5	5	\$0.7	-44.4%	-44.4%	-47.0%
Town of Halfmoon	12	113	\$27.7	9	99	\$2.5	122	212	\$30.2	-7.6%	19.8%	-15.7%
Town of Malta	12	32	\$8.8	0	0	\$0.0	32	32	\$8.8	-20.0%	-28.9%	-15.9%
<i>Village of Round Lake</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
City of Mechanicville	12	1	\$0.1	1	3	\$0.2	2	4	\$0.3	-88.9%	-82.6%	-76.0%
Town of Milton	12	18	\$4.0	5	50	\$3.8	23	68	\$7.7			
Town of Moreau	12	30	\$7.0	19	152	\$4.3	49	182	\$11.3	69.0%	527.6%	81.5%
Town of Northumberland	12	10	\$2.6	0	0	\$0.0	10	10	\$2.6	-41.2%	-41.2%	-32.2%
Town of Providence	12	9	\$1.7	0	0	\$0.0	9	9	\$1.7	0.0%	0.0%	-13.6%
Town of Saratoga	12	8	\$1.8	0	0	\$0.0	8	8	\$1.8	-20.0%	-20.0%	-26.6%
<i>Village of Schuylerville</i>	12	5	\$0.8	0	0	\$0.0	5	5	\$0.8	400.0%	400.0%	281.5%
<i>Village of Victory Mills</i>	0	1	\$0.0	0	0	\$0.0	1	1	\$0.0			-4.6%
City of Saratoga Springs	12	27	\$8.8	11	214	\$50.5	38	241	\$59.2	-2.6%	295.1%	410.5%
Town of Stillwater	12	15	\$2.6	0	0	\$0.0	15	15	\$2.6	-16.7%	-16.7%	-23.3%
<i>Village of Stillwater</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2	-66.7%	-66.7%	-45.5%
Town of Waterford	12	9	\$3.2	0	0	\$0.0	9	9	\$3.2	28.6%	28.6%	43.1%
<i>Village of Waterford</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Wilton	12	22	\$5.6	9	108	\$8.9	31	130	\$14.5	3.3%	195.5%	60.3%
Schenectady County		118	\$21.9	1	5	\$0.3	119	123	\$22.2	-8.5%	-5.4%	-10.4%
Town of Duaneburg	12	9	\$1.0	0	0	\$0.0	9	9	\$1.0	-65.4%	-65.4%	-64.1%
<i>Village of Delanson</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Glenville	3	18	\$3.5	1	5	\$0.3	19	23	\$3.8	46.2%	76.9%	37.8%
<i>Village of Scotia</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Niskayuna	12	62	\$13.0	0	0	\$0.0	62	62	\$13.0	29.2%	29.2%	10.8%
Town of Princetown	12	1	\$0.3	0	0	\$0.0	1	1	\$0.3	-75.0%	-75.0%	-64.1%
Town of Rotterdam	12	21	\$3.4	0	0	\$0.0	21	21	\$3.4	-25.0%	-25.0%	-37.5%
City of Schenectady	0	7	\$0.6	0	0	\$0.0	7	7	\$0.6	-30.0%	-30.0%	-33.2%
Capital District		865	\$201.5	113	871	\$98.8	978	1,736	\$300.4	-12.6%	24.4%	4.6%

Source: 2010 & 2011 Annual Building Permits, U.S. Dept. of Commerce, Bureau of the Census.

Prepared by the Capital District Regional Planning Commission.

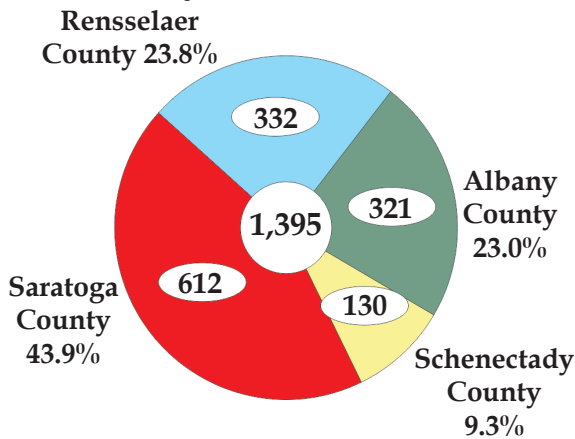
"Months Reported" indicates the number of months for which reports were received by the Census Bureau, which provides estimates for those months which were not reported.

Capital District Residential Building Permit Summary

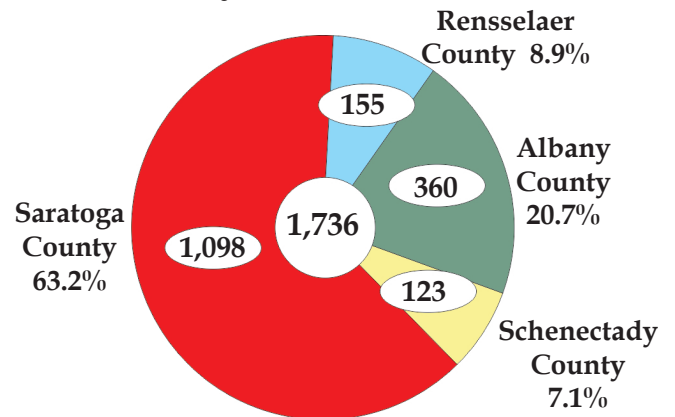
Year	Residential Permits		Value (in Millions)		Annual Net Change			Annual Percent Change		
	Buildings	Units	Current \$\$	Constant \$\$	Buildings	Units	Constant \$\$	Buildings	Units	Constant \$\$
1980	1,106	1,328	\$51.92	\$141.71						
1981	1,121	1,562	\$60.84	\$150.51	15	234	\$8.79	1.4%	17.6%	6.2%
1982	933	1,354	\$54.66	\$127.41	-188	-208	(\$23.09)	-16.8%	-13.3%	-15.3%
1983	1,873	2,577	\$116.40	\$262.89	940	1,223	\$135.47	100.8%	90.3%	106.3%
1984	2,523	3,409	\$162.16	\$351.13	650	832	\$88.25	34.7%	32.3%	33.6%
1985	3,602	4,791	\$237.76	\$497.19	1,079	1,382	\$146.06	42.8%	40.5%	41.6%
1986	4,261	5,251	\$313.96	\$644.30	659	460	\$147.11	18.3%	9.6%	29.6%
1987	4,095	4,700	\$347.28	\$687.50	-166	-551	\$43.19	-3.9%	-10.5%	6.7%
1988	3,707	4,858	\$370.95	\$705.58	-388	158	\$18.08	-9.5%	3.4%	2.6%
1989	3,150	4,028	\$322.93	\$585.97	-557	-830	(\$119.61)	-15.0%	-17.1%	-17.0%
1990	2,119	2,755	\$237.49	\$408.87	-1,031	-1,273	(\$177.10)	-32.7%	-31.6%	-30.2%
1991	2,329	2,798	\$250.54	\$413.80	210	43	\$4.93	9.9%	1.6%	1.2%
1992	2,545	2,990	\$291.22	\$466.85	216	192	\$53.05	9.3%	6.9%	12.8%
1993	2,618	2,944	\$298.81	\$465.29	73	-46	(\$1.56)	2.9%	-1.5%	-0.3%
1994	2,274	2,775	\$269.31	\$408.69	-344	-169	(\$56.60)	-13.1%	-5.7%	-12.2%
1995	1,714	2,393	\$217.00	\$320.33	-560	-382	(\$88.37)	-24.6%	-13.8%	-21.6%
1996	1,701	2,451	\$223.02	\$319.83	-13	58	(\$0.49)	-0.8%	2.4%	-0.2%
1997	1,775	2,199	\$229.39	\$321.46	74	-252	\$1.63	4.4%	-10.3%	0.5%
1998	2,250	3,274	\$341.18	\$470.81	475	1,075	\$149.35	26.8%	48.9%	46.5%
1999	2,258	2,764	\$333.63	\$450.53	8	-510	(\$20.28)	0.4%	-15.6%	-4.3%
2000	2,165	2,517	\$325.45	\$425.12	-93	-247	(\$25.41)	-4.1%	-8.9%	-5.6%
2001	2,388	2,805	\$399.47	\$507.48	223	288	\$82.36	10.3%	11.4%	19.4%
2002	2,654	3,148	\$469.57	\$587.21	266	343	\$79.73	11.1%	12.2%	15.7%
2003	2,584	3,126	\$494.92	\$605.18	-70	-22	\$17.97	-2.6%	-0.7%	3.1%
2004	2,600	3,154	\$541.28	\$644.60	16	28	\$39.42	0.6%	0.9%	6.5%
2005	2,296	3,488	\$552.12	\$635.93	-304	334	(\$8.67)	-11.7%	10.6%	-1.3%
2006	1,805	2,259	\$446.54	\$498.26	-491	-1,229	(\$137.67)	-21.4%	-35.2%	-21.6%
2007	1,623	2,608	\$484.75	\$525.89	-182	349	\$27.63	-10.1%	15.4%	5.5%
2008	1,203	1,817	\$363.72	\$380.00	-420	-791	(\$145.89)	-25.9%	-30.3%	-27.7%
2009	1,123	1,347	\$260.87	\$273.52	-80	-470	(\$106.48)	-6.7%	-25.9%	-28.0%
2010	1,119	1,395	\$273.95	\$282.60	-4	48	\$9.08	-0.4%	3.6%	3.3%
2011	978	1,736	\$300.37	\$300.37	-141	341	\$17.77	-12.6%	24.4%	6.3%

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

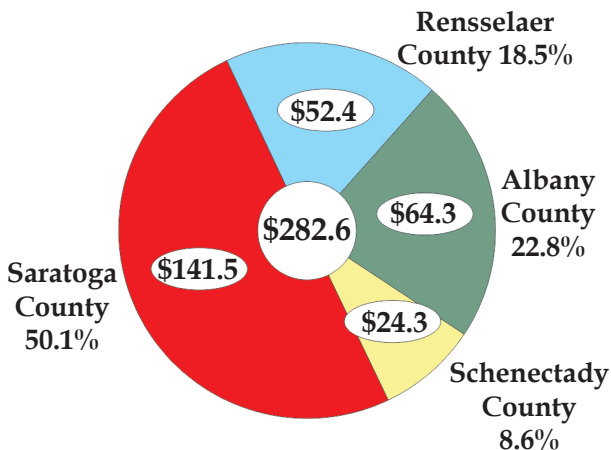
County Shares of 2010 Units



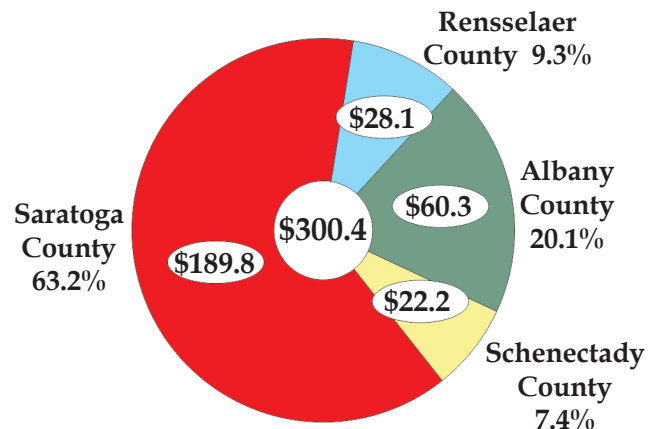
County Shares of 2011 Units



County Shares of 2010 Value (in Millions of 2011 Constant Dollars)



County Shares of 2011 Value (in Millions of 2011 Constant Dollars)





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Employment, Unemployment, & Unemployment Rates

Employment	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12
Albany County	142.9	144.7	145.2	144.9	142.5	143.1	142.1	142.1	140.8	142.1	142.7	143.3	144.0
Rensselaer County	74.9	75.9	76.1	76.0	74.7	75.0	74.5	74.9	74.2	74.9	75.2	75.5	75.9
Saratoga County	110.2	111.7	112.0	111.8	110.0	110.4	109.6	107.3	106.3	107.3	107.7	108.1	108.7
Schenectady County	68.7	69.6	69.8	69.6	68.5	68.8	68.3	68.1	67.5	68.1	68.4	68.6	69.0
Capital District Region	396.7	401.9	403.1	402.3	395.7	397.3	394.5	392.4	388.8	392.4	394.0	395.5	397.6
Unemployment	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12
Albany County	10.4	11.4	11.3	10.8	10.6	10.0	10.0	10.3	11.5	11.5	11.0	10.6	11.5
Rensselaer County	5.7	6.2	6.1	5.8	5.6	5.3	5.5	6.0	7.1	7.1	6.7	6.3	6.5
Saratoga County	7.3	7.5	7.2	6.7	7.1	6.9	7.1	7.5	8.7	8.9	8.2	7.7	8.3
Schenectady County	5.4	5.6	5.5	5.2	5.3	5.1	5.2	5.4	6.1	6.1	5.7	5.7	6.0
Capital District Region	28.8	30.7	30.1	28.5	28.6	27.3	27.8	29.2	33.4	33.6	31.6	30.3	32.3
Unemployment Rates	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12
Albany County	6.8%	7.3%	7.2%	6.9%	6.9%	6.5%	6.6%	6.7%	7.6%	7.5%	7.1%	6.9%	7.4%
Rensselaer County	7.0%	7.5%	7.4%	7.0%	7.0%	6.6%	6.9%	7.4%	8.8%	8.7%	8.2%	7.7%	7.9%
Saratoga County	6.2%	6.3%	6.1%	5.7%	6.1%	5.9%	6.1%	6.6%	7.6%	7.6%	7.1%	6.7%	7.1%
Schenectady County	7.2%	7.5%	7.3%	6.9%	7.2%	6.8%	7.0%	7.3%	8.2%	8.3%	7.7%	7.7%	8.0%
Capital District Region	6.8%	7.1%	6.9%	6.6%	6.7%	6.4%	6.6%	6.9%	7.9%	7.9%	7.4%	7.1%	7.5%
New York State	7.8%	8.0%	8.0%	7.7%	7.8%	7.7%	7.9%	8.0%	9.1%	9.2%	8.7%	8.1%	8.6%
United States	8.7%	9.3%	9.3%	9.1%	8.8%	8.5%	8.2%	8.3%	8.8%	8.7%	8.4%	7.7%	7.9%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

2012 Income Eligibility Requirements for U.S. Dept. of Housing & Urban Development Programs

The U.S. Dept. of Housing & Urban Development (HUD) recently released its program income limits. The income estimates are based on the American Community Survey (ACS) 2005-2009 five-year data and Bureau of Labor Statistics estimates.

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 2012 estimated A-S-T MSA median Family income for a family of four is \$78,100. Because the ACS data was used for the estimate, the impact of the December 2007-June 2009 recession upon income has not been fully captured.

Albany-Schenectady-Troy MSA HUD Income Limits

Median = \$78,100	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30 Percent of Area Median	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000
Very Low Income (50%)	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550
Low Income (80%)	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500

Consumer Price Index

2010-2011 Percent Change in CPI: 3.156841%

Unadjusted CPI	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12
U.S. City Average	226.0	225.7	225.9	226.5	226.9	226.4	226.2	225.7	226.7	227.7	229.4	230.1	229.8
Northeast Urban Average	241.6	241.7	242.3	243.0	243.3	243.0	242.7	242.0	242.9	243.9	245.1	245.9	245.7
% Change From Same Month in Previous Year	May 10-May 11	Jun 10-Jun 11	Jul 10-Jul 11	Aug 10-Aug 11	Sep 10-Sep 11	Oct 10-Oct 11	Nov 10-Nov 11	Dec 10-Dec 11	Jan 11-Jan 12	Feb 11-Feb 12	Mar 11-Mar 12	Apr 11-Apr 12	May 11-May 12
U.S. City Average	3.6%	3.6%	3.6%	3.8%	3.9%	3.5%	3.4%	3.0%	2.9%	2.9%	2.7%	2.3%	1.7%
Northeast Urban Average	3.2%	3.4%	3.6%	3.8%	4.0%	3.6%	3.2%	2.9%	2.9%	2.8%	2.5%	2.3%	1.7%

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

1982-84 = 100

Note: Data are NOT Seasonally Adjusted