



Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

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Population

1980	1990	2000	2010	2020	2030	2040	2050
1,696	1,929	1,901	1,880	1,893	1,904	1,883	1,826

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

Age Cohorts

Cohort	1990	2000	2010	2020	2030	2040	2050
Under 5	169	119	99	87	91	91	93
5 to 14	319	327	237	227	210	220	220
15 to 24	249	207	216	167	161	161	156
25 to 34	305	211	162	205	159	162	162
35 to 44	274	339	239	201	236	210	210
45 to 54	196	270	319	240	205	240	215
55 to 64	177	170	270	320	245	215	245
65 to 74	129	146	156	258	314	250	220
75 & Over	111	112	182	188	283	334	305
Total	1,929	1,901	1,880	1,893	1,904	1,883	1,826

Source: U.S. Dept. of Commerce, Bureau of the Census, & CDRPC Projections

2010 Census Gender & Age

	<i>Female</i>	<i>Male</i>	<i>Total</i>
Total	955	925	1,880
4 & Under	45	54	99
5 to 9 years	60	51	111
10 to 14 years	71	55	126
15 to 19 years	62	59	121
20 to 24 years	44	51	95
25 to 29 years	42	38	80
30 to 39 years	91	104	195
40 to 49 years	145	140	285
50 to 59 years	147	164	311
60 to 64 years	60	59	119
65 to 74 years	80	76	156
75 to 84 years	64	60	124
85 & Over	44	14	58
18 years +	739	726	1,465
21 years +	709	697	1,406
62 years +	221	190	411
65 years +	188	150	338

2010 Census Race & Hispanic Origin

White Alone	1,829	97.29%
Black Alone	2	0.11%
Nat. Am. Alone	3	0.16%
Asian Alone	3	0.16%
Other Alone	8	0.43%
Two + Races	35	1.86%

Not Hispanic	1,861	98.99%
Hispanic	19	1.01%
Mexican	3	15.79%
Puerto Rican	7	36.84%
Other Hisp.	9	47.37%

Minority Pop.	60	3.19%
= Total Population - Non-Hispanic White Pop.		

2010 Census Total	44.6
Median Age Female	45.0
Median Age Male	44.2

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Census

Revised: July 2012

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2010 Census Population by Relationship

Total Population	1,880	In Group Quarters	0
In Households	1,880	Institutionalized Population	0
		Noninstitutionalized Population	0

Source: 2010 Census

Household Data

	1990	2000	2010	2020	2030	2040	2050
Households	664	729	789	799	806	800	779
Persons/HH	2.91	2.61	2.38	2.37	2.36	2.35	2.34

Source: 1990, 2000, & 2010 Census

Source: CDRPC Projections

2010 Census Housing Units by Tenancy

Total Units	1,100		Vacant	311	28.27%
Occupied	789	71.73%	For Rent	16	5.14%
Owner	608	77.06%	For Sale	14	4.50%
Renter	181	22.94%	Seasonal	224	72.03%
			Other	57	18.33%
Owner Vacancy Rate	2.24%		Renter Vacancy Rate	8.00%	Total Rate 3.63%

Source: 2010 Census

2010 Census Households by Type

Total Households	789	100.00%
Married Couples	416	52.72%
Married Couple with Children	148	18.76%
Married Couple without Children	268	33.97%
Single Female Head of Household	50	6.34%
Single Female with Children	30	3.80%
Single Female without Children	20	2.53%
Single Male Head of Household	38	4.82%
Single Male with Children	20	2.53%
Single Male without Children	18	2.28%
Single Person Living Alone	230	29.15%
Single Person Living Alone: 65 & Over	113	14.32%
Other Non-Family Household (2 or More People)	55	6.97%

Source: 2010 Census

All Percentages computed as a percent of Total Households

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2010-14 ACS Income Data

	Income	MOE
Per Capita Income	\$27,366	\$2,292
Median Household Income	\$65,417	\$9,554

2010-14 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	32	25	\$50,000 to \$74,999	215	48
\$10,000 to \$19,999	27	20	\$75,000 to \$99,999	143	38
\$20,000 to \$29,999	66	30	\$100,000 to \$149,999	54	22
\$30,000 to \$39,999	82	34	\$150,000 to \$199,999	47	28
\$40,000 to \$49,999	75	31	\$200,000 & Over	4	6

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

2010-14 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
Total Persons	1,845	183	123	304	6.67%	16.46%
5 & Under	98	238	0	60	0.00%	61.51%
6 to 17	303	351	40	121	13.20%	36.75%
18 to 64	1,114	590	59	184	5.30%	16.27%
65 & Over	330	235	24	60	7.27%	17.56%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
Total Households	745	62	50	25	6.71%	3.31%
Married Couples	403	55	24	17	5.96%	4.14%
Married w/ Related Children	141	45	8	14	5.67%	10.12%
Married w/o Related Children	262	50	16	15	6.11%	5.60%
Single Female Head of Household	88	44	0	11	0.00%	12.50%
Female w/ Related Children	42	35	0	19	0.00%	45.36%
Female w/o Related Children	46	32	0	11	0.00%	23.91%
Single Male Head of Household	6	13	0	11	0.00%	100.00%
Male w/ Related Children	3	25	0	19	0.00%	100.00%
Male w/o Related Children	3	12	0	11	0.00%	100.00%
Single Person Living Alone	210	48	15	14	7.14%	6.46%
Other Non-Family Household (2+)	38	71	11	21	28.95%	13.76%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

Note: The ACS replaces the decennial census long form. CDRPC recommends using the 5-year data, which is more reliable than the 1- or 3-year data. This also allows for better comparability among municipalities. For more information, please see <http://cdrpc.org/ACS.html>

Note: The Margins of Error (MOE) suitable for creating 90% confidence intervals are now published for most of the estimates. Statistically, there will be a 90% probability that the true population parameter (e.g., mean, median, percent, etc.) falls within the interval: ESTIMATE ± MOE.

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2010-14 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	1,162	49
Single Family	937	60
Two Family	27	16
Three to Four Family	9	12
Five or More Family	63	25
Mobile Homes & Other	126	35

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

2010-14 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	149	45	\$200,000 to \$299,999	104	36
\$100,000 to \$149,999	183	49	\$300,000 to \$399,999	12	10
\$150,000 to \$199,999	141	35	\$400,000 or More	23	28

Owner Costs	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$142,200	\$12,587
% of Owners Spending >30% of Income on Housing Costs	22.06%	7.30%

2010-14 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$500	5	17	\$1,000 to \$1,499	19	16
\$500 to \$749	29	19	\$1,500 or More	48	18
\$750 to \$999	17	11	No Cash Rent	15	13

Renter Costs	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$1,125	\$219
% of Renters Spending >30% of Income on Housing Costs**	55.26%	19.79%

**Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

2010-14 ACS Educational Attainment of Persons 25 & Older

Number of Persons with:	Estimate	MOE	% of Total	MOE	% with At Least:
Less than a High School Diploma	124	37	9.57%	2.89%	100.00%
High School Diploma (including GED)	557	106	42.98%	8.18%	90.43%
Some College, No Degree	204	51	15.74%	3.94%	47.45%
Associate's Degree	132	34	10.19%	2.62%	31.71%
Bachelor's Degree	145	41	11.19%	3.16%	21.53%
Graduate or Professional Degree	134	64	10.34%	4.94%	10.34%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

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2010-14 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
Total (Civilian Employed Population 16 & Over)	933	112
Agriculture, Forestry, Fishing, Hunting, & Mining	47	25
Construction	118	37
Manufacturing	52	22
Wholesale Trade	23	19
Retail Trade	107	39
Transportation and Warehousing, & Utilities	28	18
Information	17	17
Finance and Insurance, and Real Estate and Rental & Leasing	58	31
Finance and Insurance	18	13
Real Estate and Rental & Leasing	40	28
Professional, Scientific, Management, Administrative, & Waste Mgmt. Services	60	26
Professional, Scientific, and Technical Services	37	22
Educational Services, and Health Care & Social Assistance	274	62
Educational Services	145	47
Health Care & Social Assistance	129	45
Arts, Entertainment, Recreation, Accommodation, & Food Services	46	27
Other Services (except Public Administration)	37	31
Public Administration	66	32

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

2010-14 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
Total (Civilian Employed Population 16 & Over)	933	112	100.00%	
Employee of Private Companies			57.66%	5.03%
Self-Employed in Own Incorporated Businesses			3.75%	1.85%
Private Not-for-Profit Wage and Salary Workers			8.68%	3.34%
Local, State, and Federal Government Workers			22.51%	5.48%
Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers			7.40%	3.12%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

2010-14 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
Car, Truck, or Van	836	112	Bicycle	0	11
Drove Alone	732	108	Walked	34	23
Carpooled	104	44	Taxi, Motorcycle, Other	0	11
Public Transportation (excl. taxicab)	6	9	Worked at home	33	20
			Total (16 & Over)	909	114

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010-14 American Community Survey

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Land Use Regulations and Programs

Planning Board	Yes	Zoning Regulations	Yes
Written Comprehensive Plan	Yes/Draft	Subdivision Regulations	No
Site Plan Review	Yes		

Source: 2008 Land Use Planning and Regulations: A Survey of New York State Municipalities

2012 Real Property Tax Rates

County, Municipal, and School District Taxes

Unadjusted Range per \$1,000 in Assessed Value \$88.66 to \$101.52

Adjusted Range per \$1,000 in Market Value \$21.72 to \$24.87

Municipal Equalization Rate 0.2450

Source: New York State Office of the Comptroller

School Districts

Averill Park CSD

Berlin CSD

Source: CDRPC

FY 2013 Government Revenue & Expenditure in \$1,000s

Revenue

Expenditure †

Property Tax	\$	-	General Government	\$	181.4
<i>Non-Property Taxes</i>			Public Safety		227.0
Sales Tax		177.9	Health		0.2
Other Non-Property Tax		-	Transportation		615.8
State Aid		145.1	Utilities		36.6
Federal Aid		-	Community Services		7.0
Other Intergovernmental		-	Economic Assistance		-
Charges for Services		161.3	Employee Benefits		124.6
Other Local (fees, etc.)		-	Debt Service		19.0
Other Sources		30.0	Education		-
Total Revenue	\$	1,173.5	Other Uses		30.0
			Total Expense	\$	1,327.2
			Revenues Less Expenditures	\$	(153.7)

† Includes Capital and Equipment Outlays. Individual items may not sum to totals due to rounding errors.

Revenue sources such as debt or fund balance appropriations are not classified as revenues and may account for apparent shortfalls.

Source: New York State Office of the Comptroller

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