CAPITAL DISTRICT DATA

SUMMER 2017

POPULATION GROWTH HAS SLOWED...

-0.7%

DECLINE IN POPULATION OF ALBANY, SCHENECTADY, TROY COMBINED SINCE 2010



5.5%

1.5%

2000-2010

2010-201

REGIONAL GROWTH FROM 2000 TO 2010 WAS 5.5%. FROM 2010 TO 2016 IT WAS

11%

HALFMOON HAD THE HIGHEST RATE OF GROWTH IN THE REGION SINCE 2010





8 out of 10

OF THE FASTEST GROWING MUNICIPALITIES WERE SUBURBAN TOWNS

CAPITAL DISTRICT DATA

SUMMER 2017

...WHILE DEVELOPMENT SPREADS OUTWARD

55,928 Acres

THE NUMBER OF ACRES DEVELOPED FOR SINGLE-FAMILY RESIDENTIAL HOUSING FROM 1995 TO 2015



35,111 units

THE NUMBER OF NEW SINGLE-FAMILY UNITS BUILT FROM 1995 TO 2015



LAND FOR NEW SINGLE FAMILY UNITS WAS DEVELOPED AT FIVE TIMES THE RATE OF POPULATION GROWTH



214 MILES OF NEW BOADS WERE

214 ROADS WERE ADDED TO THE REGION FROM 2005 TO 2015 TO ACCOMMODATE NEW DEVELOPMENT



Building Permits

2007-2016





8888

8888

21,694

Total building permits from 2007 to 2016



Share of singlefamily homes:

Rise of Multi-Family Housing



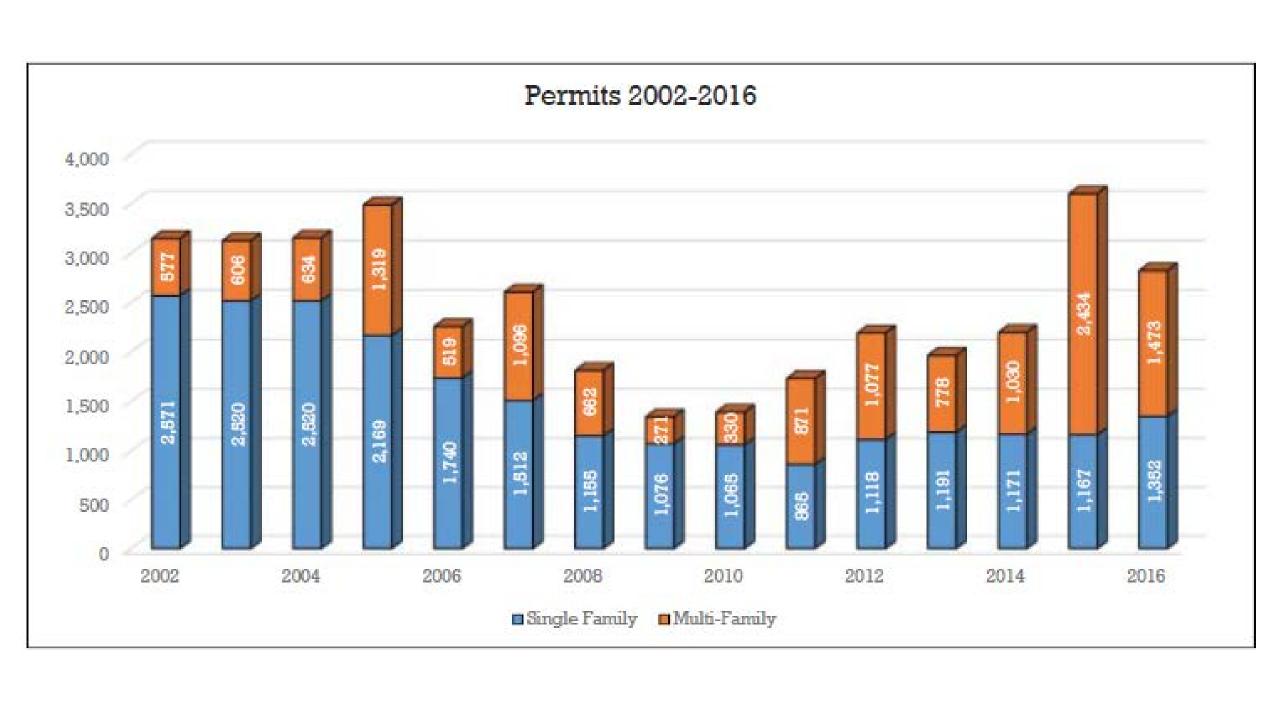
1 1 1 20%

11 11 50%+

In 1993 only 14% of all permits were for MF housing

In 2004, 20% of all permits were for MF housing

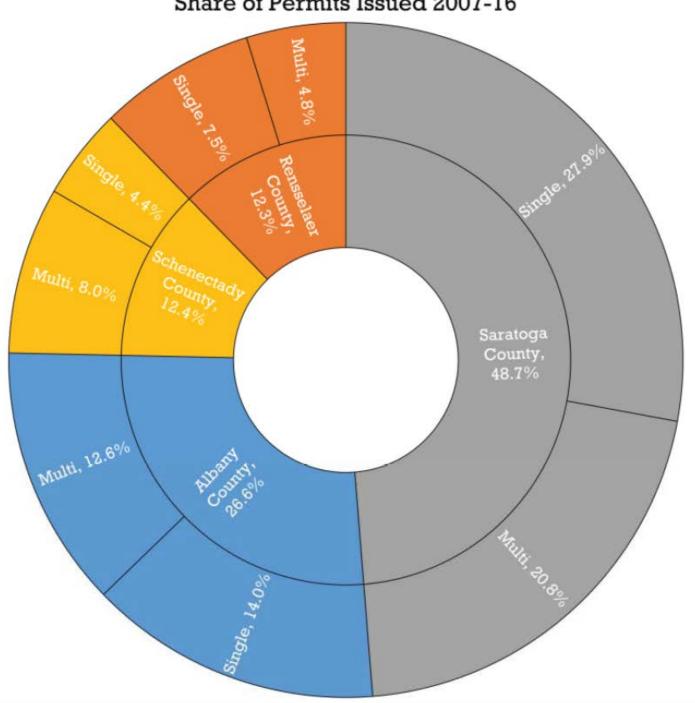
Today, MF housing routinely exceeds 50% of permits



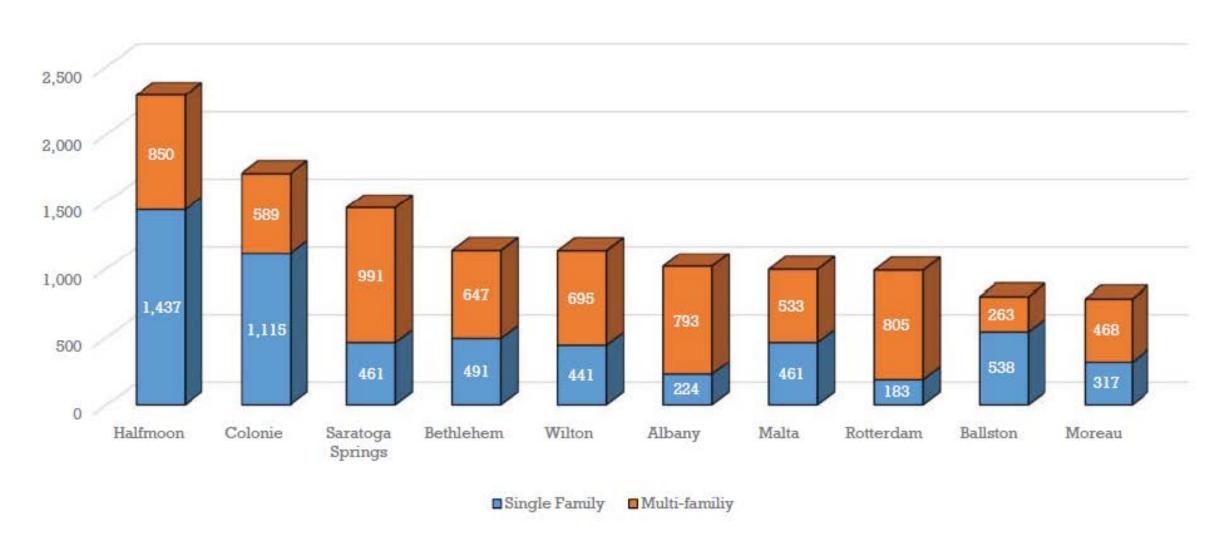
Total Residential Building Permits 2007-16 Hadley Day Corinth 785 The size of the symbol within each municipality is proportionate to the number orthumberland Edinburg of residential units for which Greenfield building permits were issued (as reported to the U.S. Census 1,136 Bureau). The actual number of Providence units is shown inside each symbol. Municipalities without 4 5 10 Victory symbols did not issue (or didn't report) any permits for new units. 1,452 Galway Saratoga 450 Ballston Spa 73 Galway Stillwater Charlton 801 Round Lake Hoosick Falls Miles Glenville Clifton Park Hoosick 2,287 604 Pittstown Duanesburg Waterford 82 988 Brunswick O²⁹ Petersburg 689 Grafton Guilderland 674 Berlin Knox 46 O³¹ Poestenkill 1,017 East Bethlehem New Scotland Sand Lake Berne 1,138 Schodack Stephentown Westerlo 52 Coeymans Rensselaerville Prepared By: The Capital District

Regional Planning Commission 2017

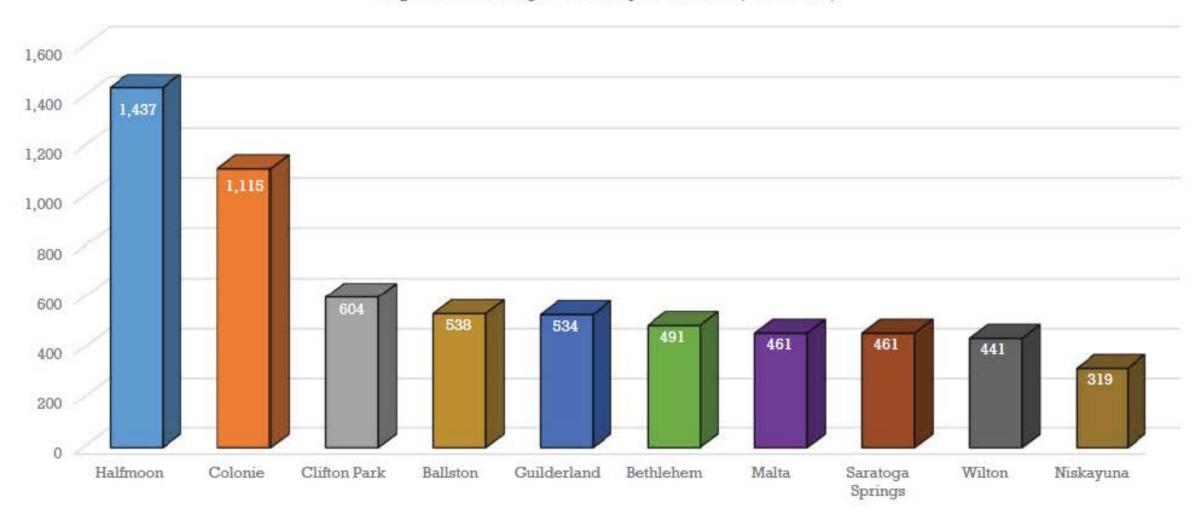
Share of Permits Issued 2007-16



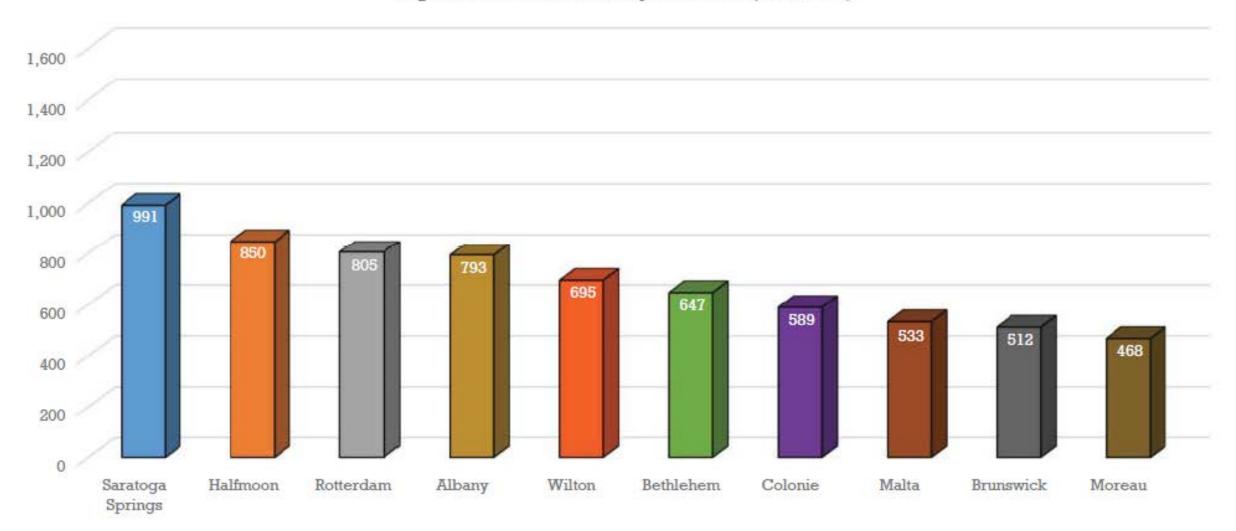
Top 10 for Building Permits (2007-16)



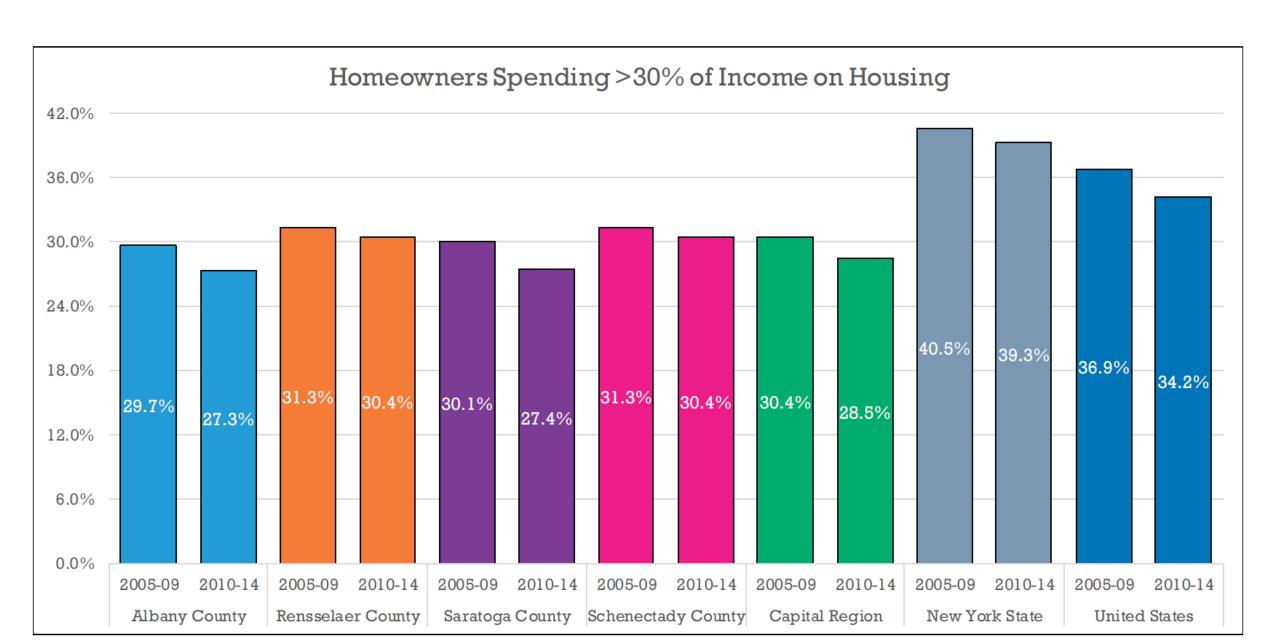
Top 10 for Single-Family Permits (2007-16)



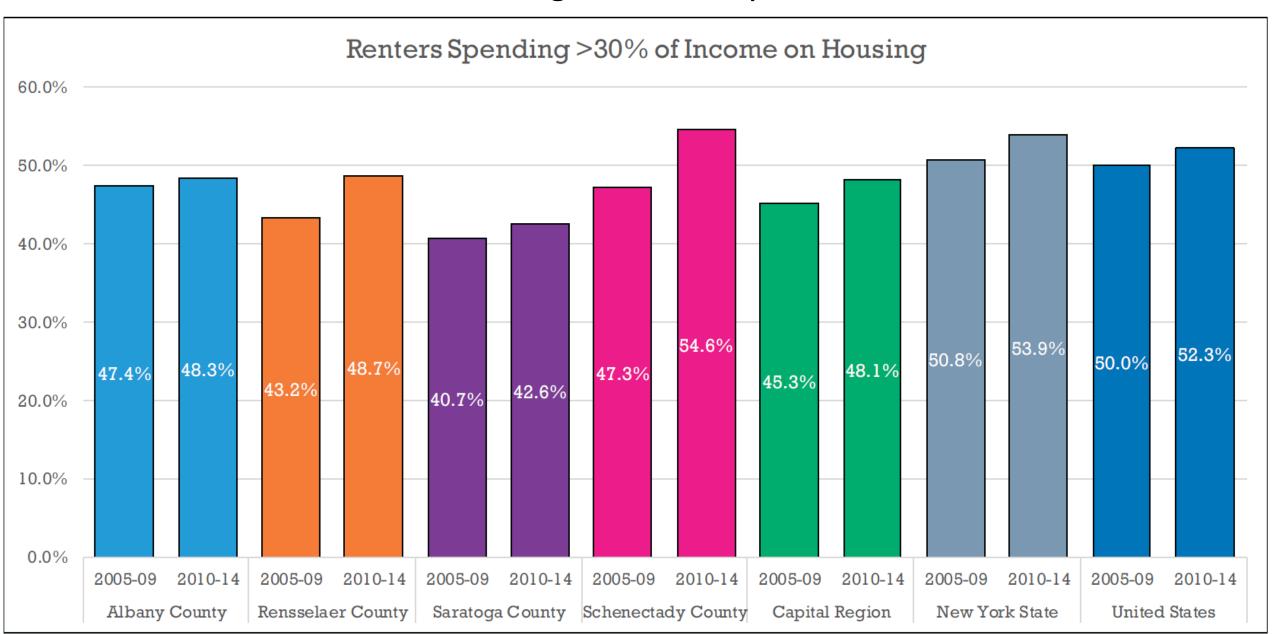
Top 10 for Multi-Family Permits (2007-16)



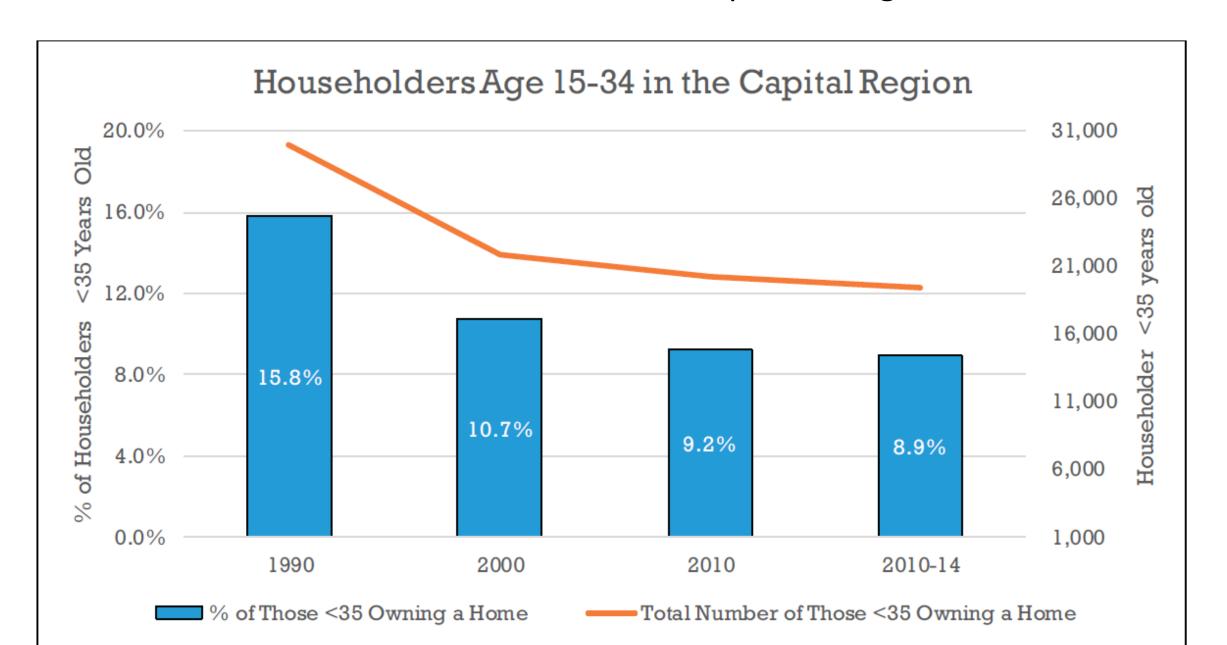
Housing Affordability



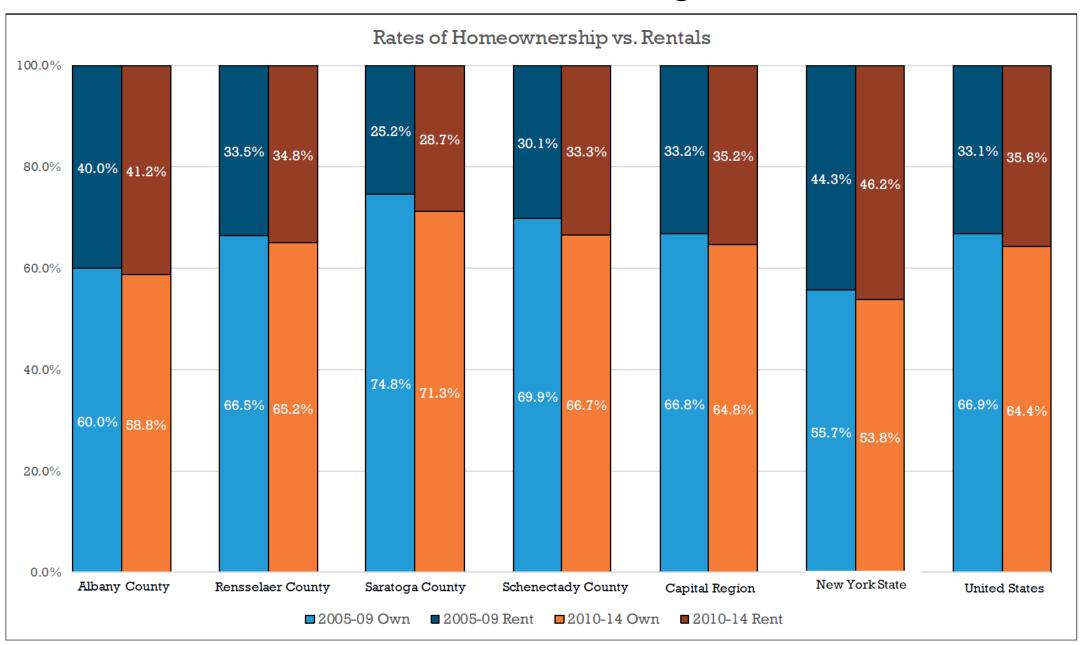
Housing Affordability



"Millennial" Homeownership Declining



Rentals are Increasing



Housing Choice for an Aging Population

