

CAPITAL DISTRICT DATA

S U M M E R 2 0 1 7

POPULATION GROWTH HAS SLOWED...

-0.7%

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



5.5%

2000-2010

1.5%

2010-2016

REGIONAL GROWTH FROM 2000 TO 2010
WAS 5.5%. FROM 2010 TO 2016 IT WAS
1.5%

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

S U M M E R 2 0 1 7

...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

5x

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



**214
miles**

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



Building Permits

2007 - 2016



21,694

Total building permits from 2007 to 2016



54%

Share of single-family homes:



Rise of Multi-Family Housing



14%

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



20%

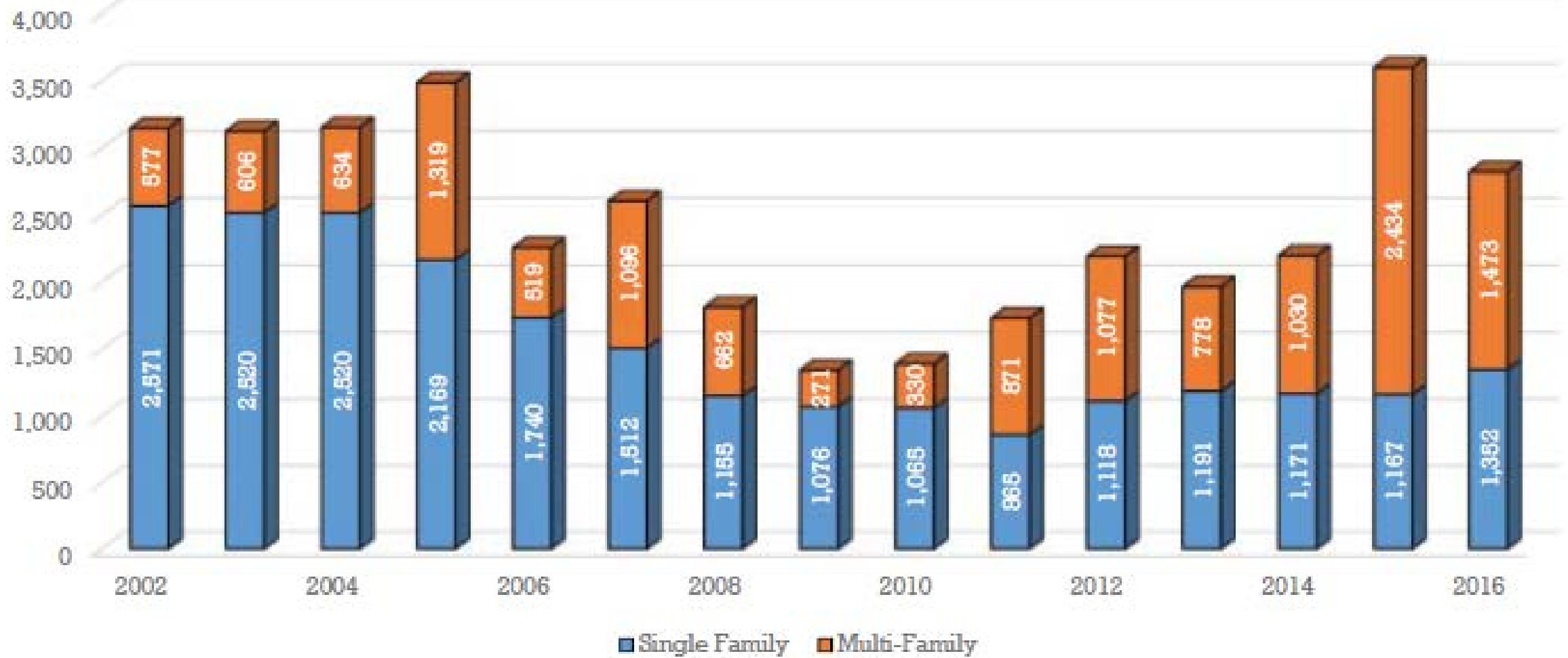
In 2004, 20% of all permits were for MF housing



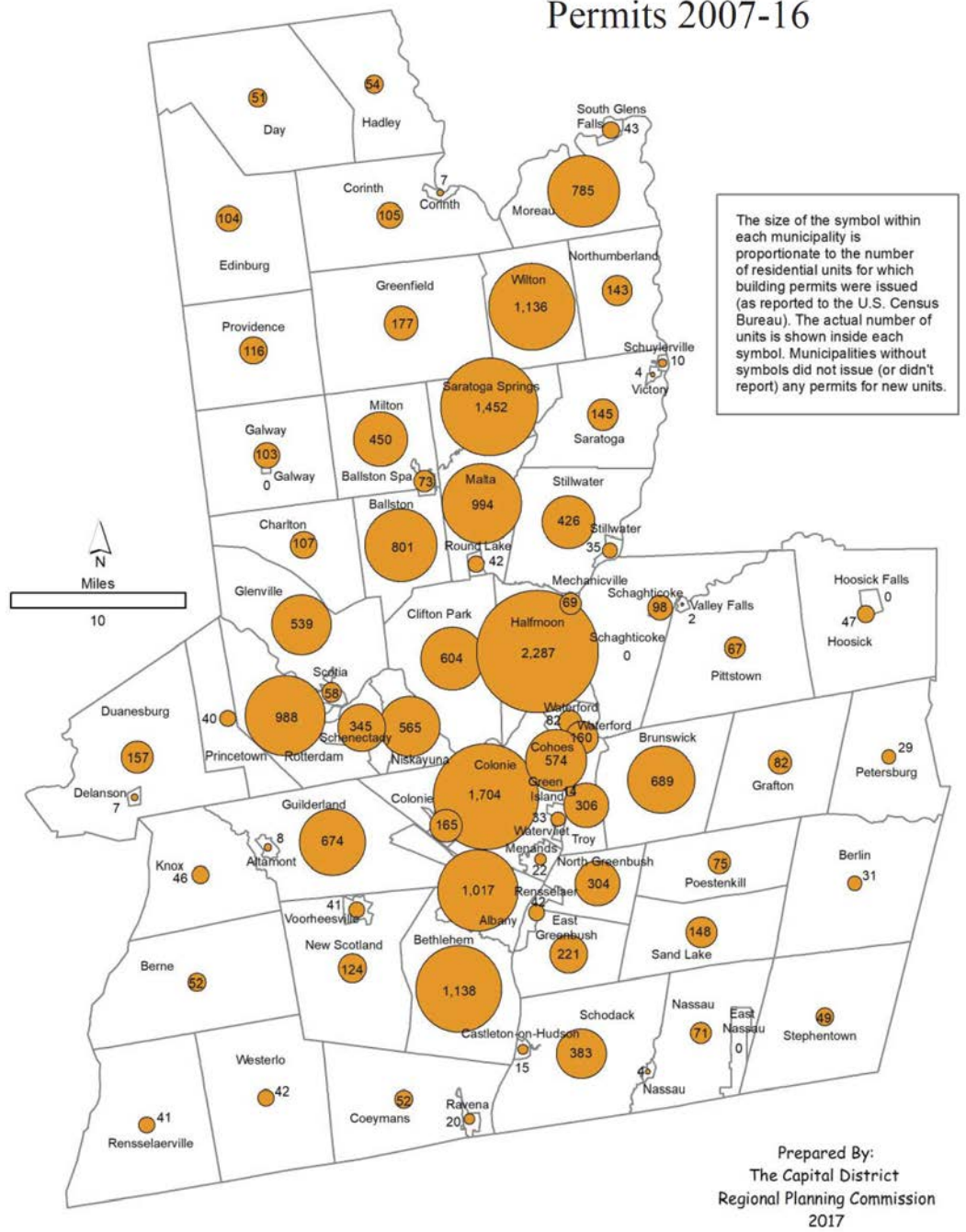
50%+

Today, MF housing routinely exceeds 50% of permits

Permits 2002-2016



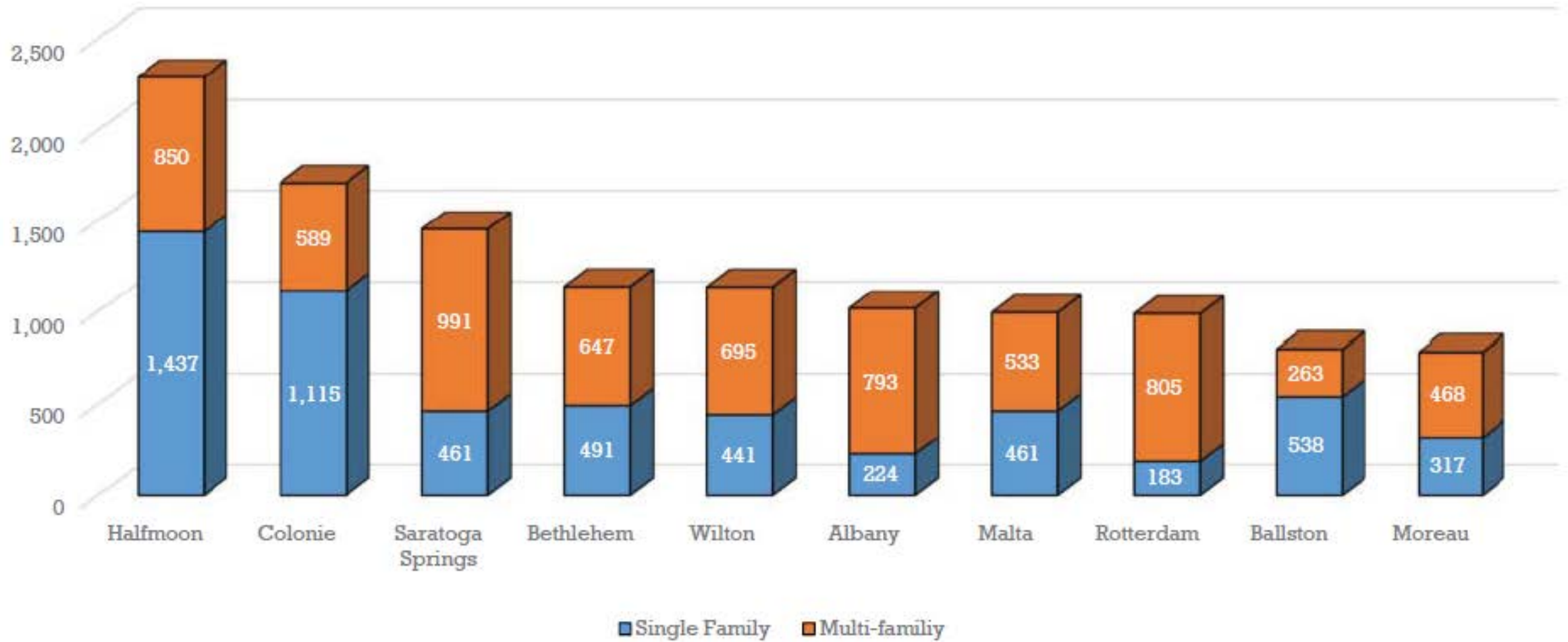
Total Residential Building Permits 2007-16



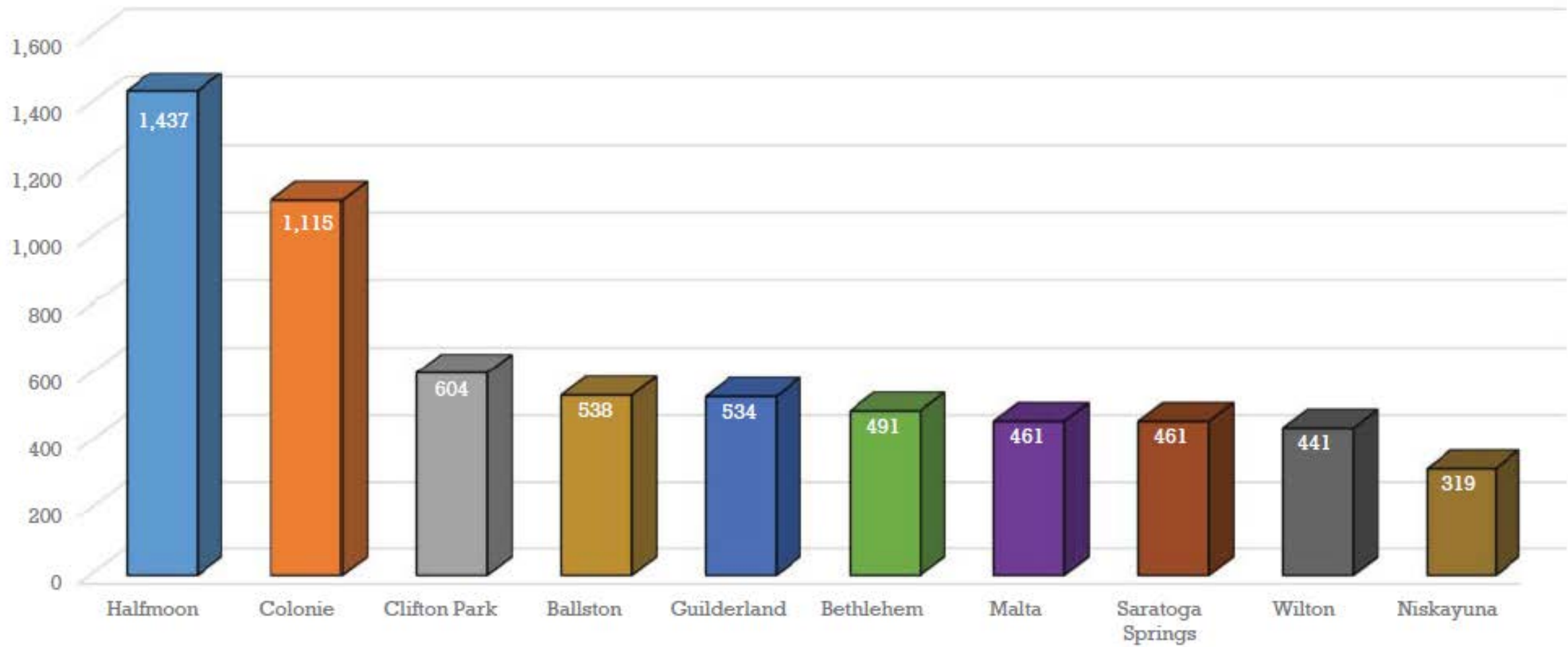
Share of Permits Issued 2007-16



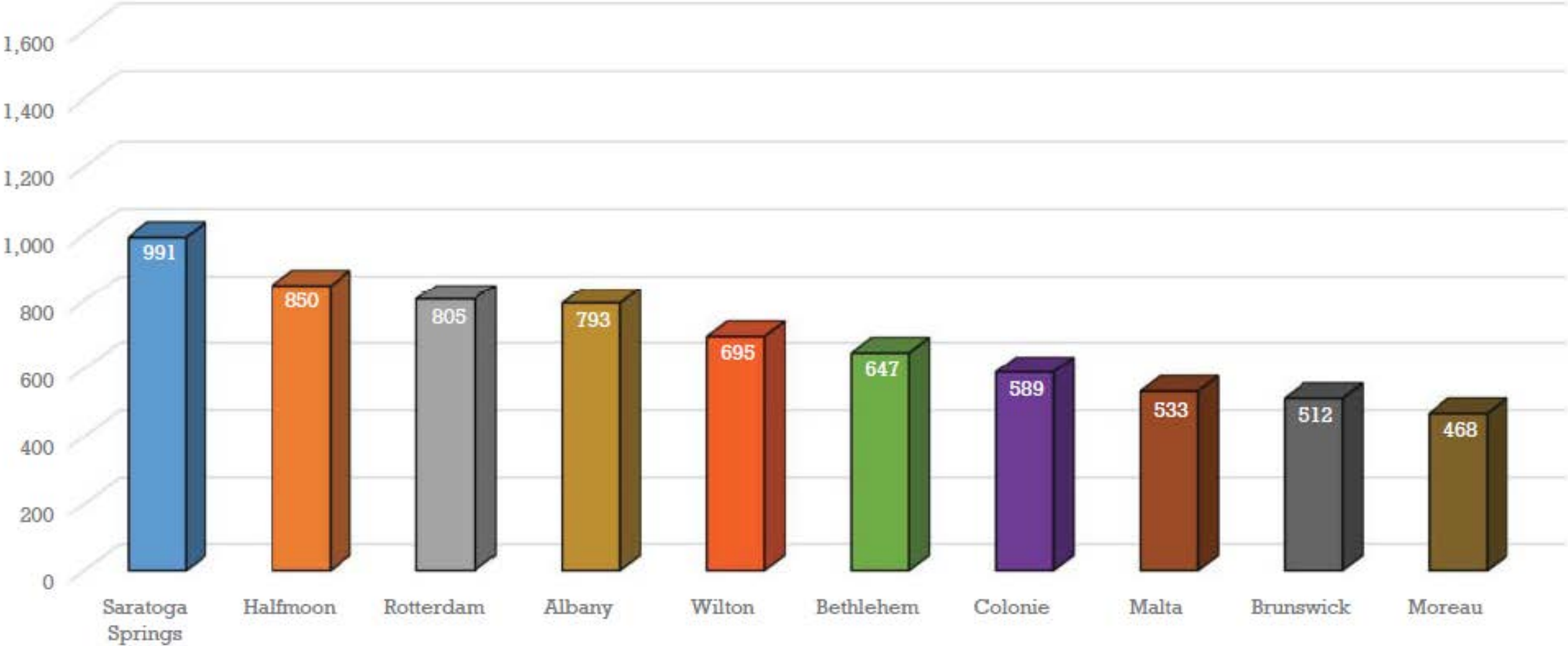
Top 10 for Building Permits (2007-16)



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

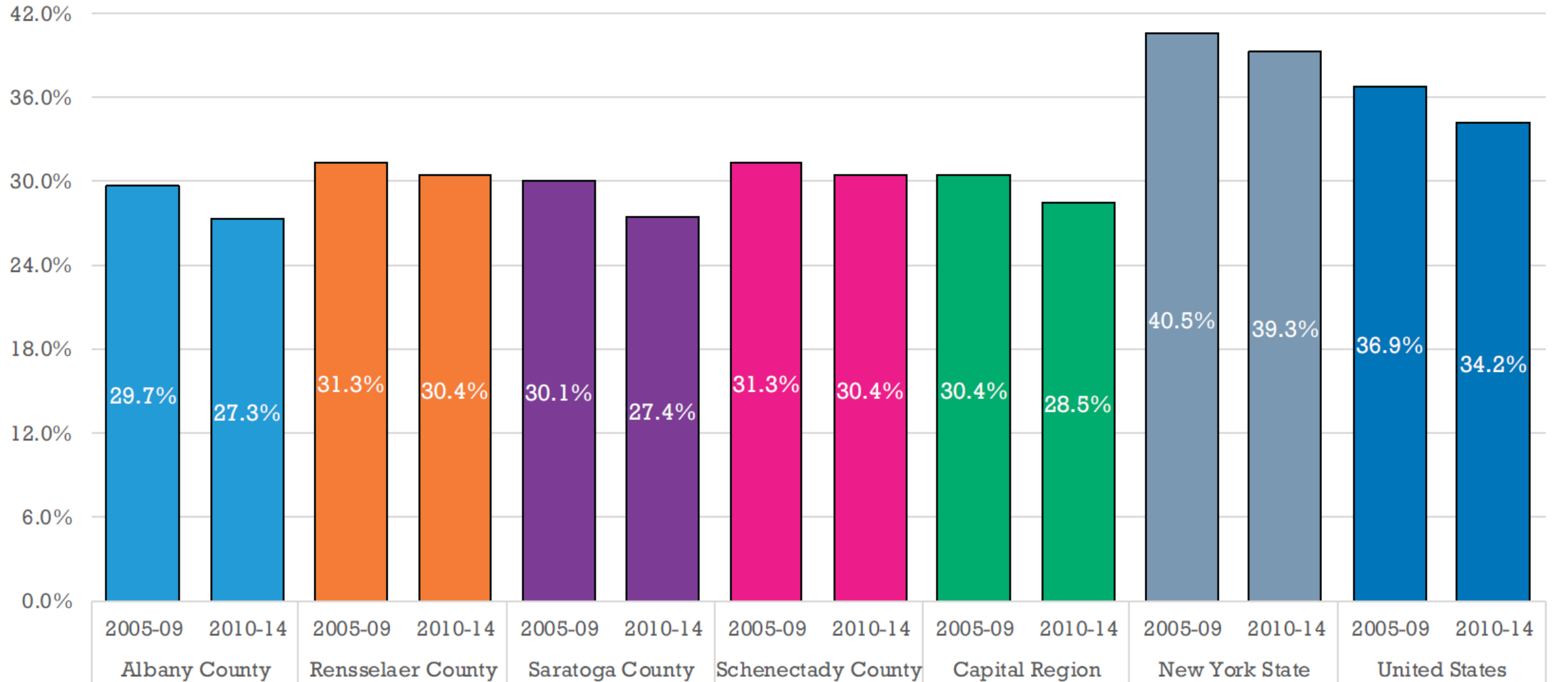


Top 10 for Multi-Family Permits (2007-16)



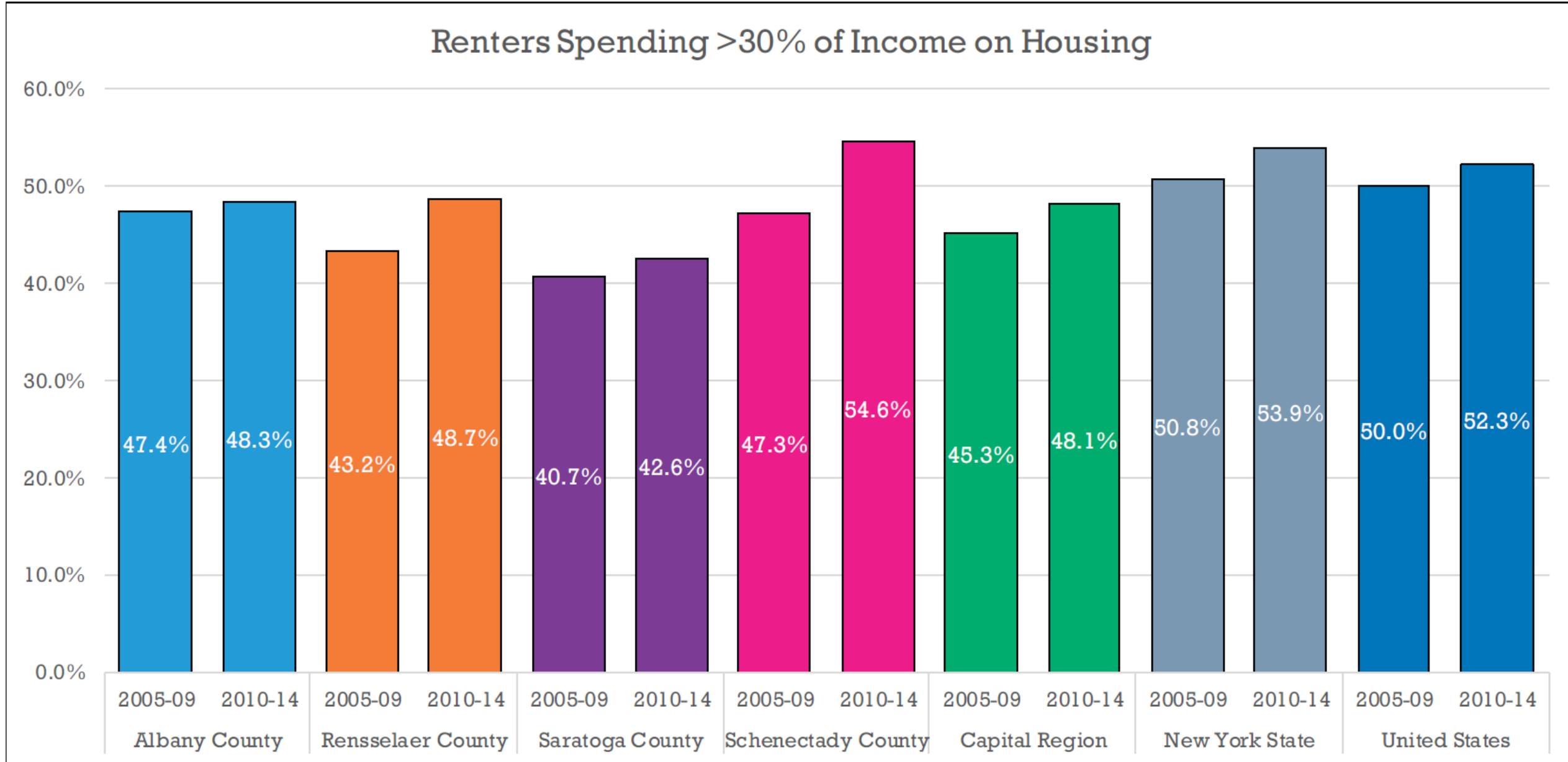
Housing Affordability

Homeowners Spending >30% of Income on Housing

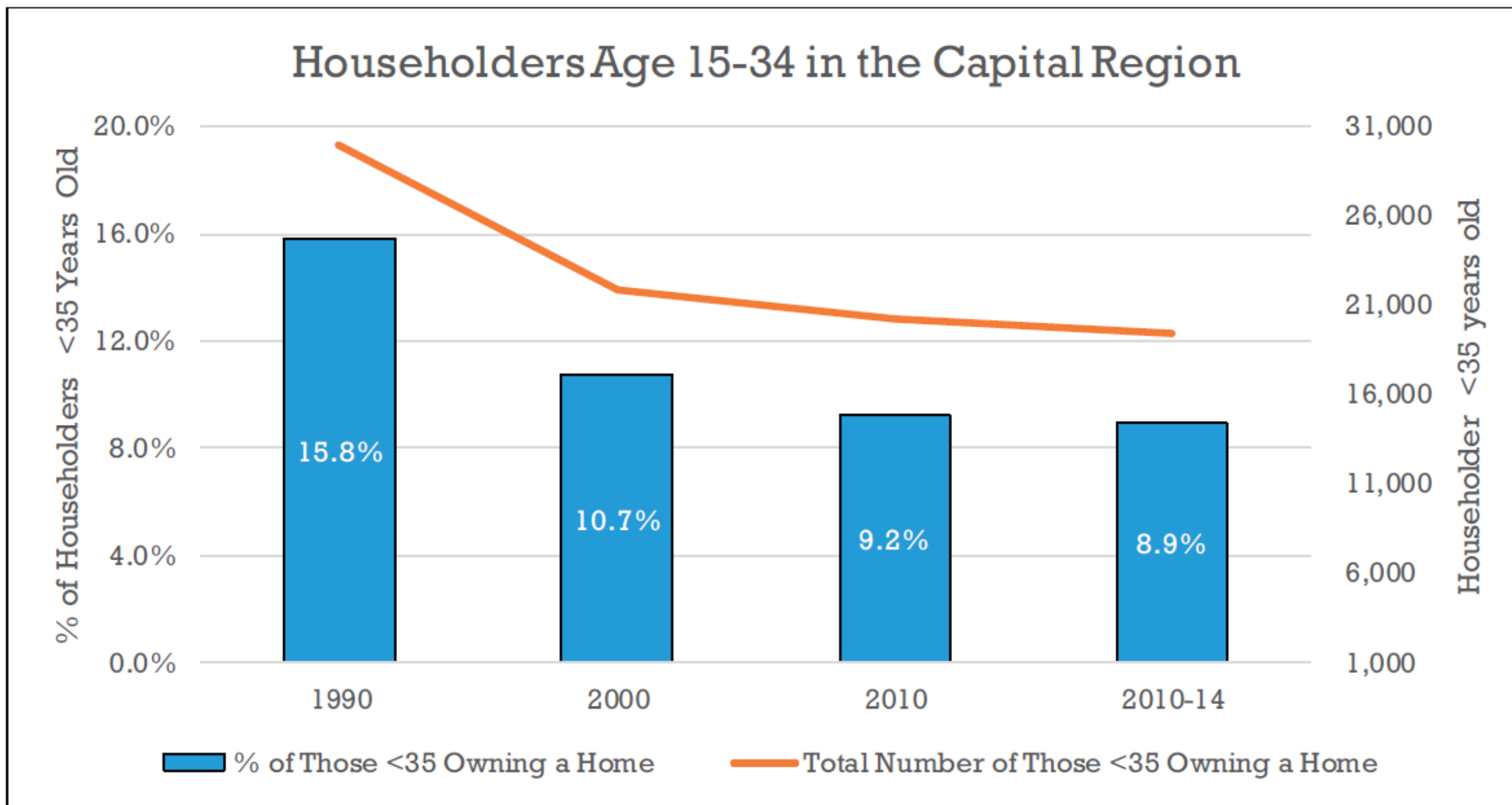


Housing Affordability

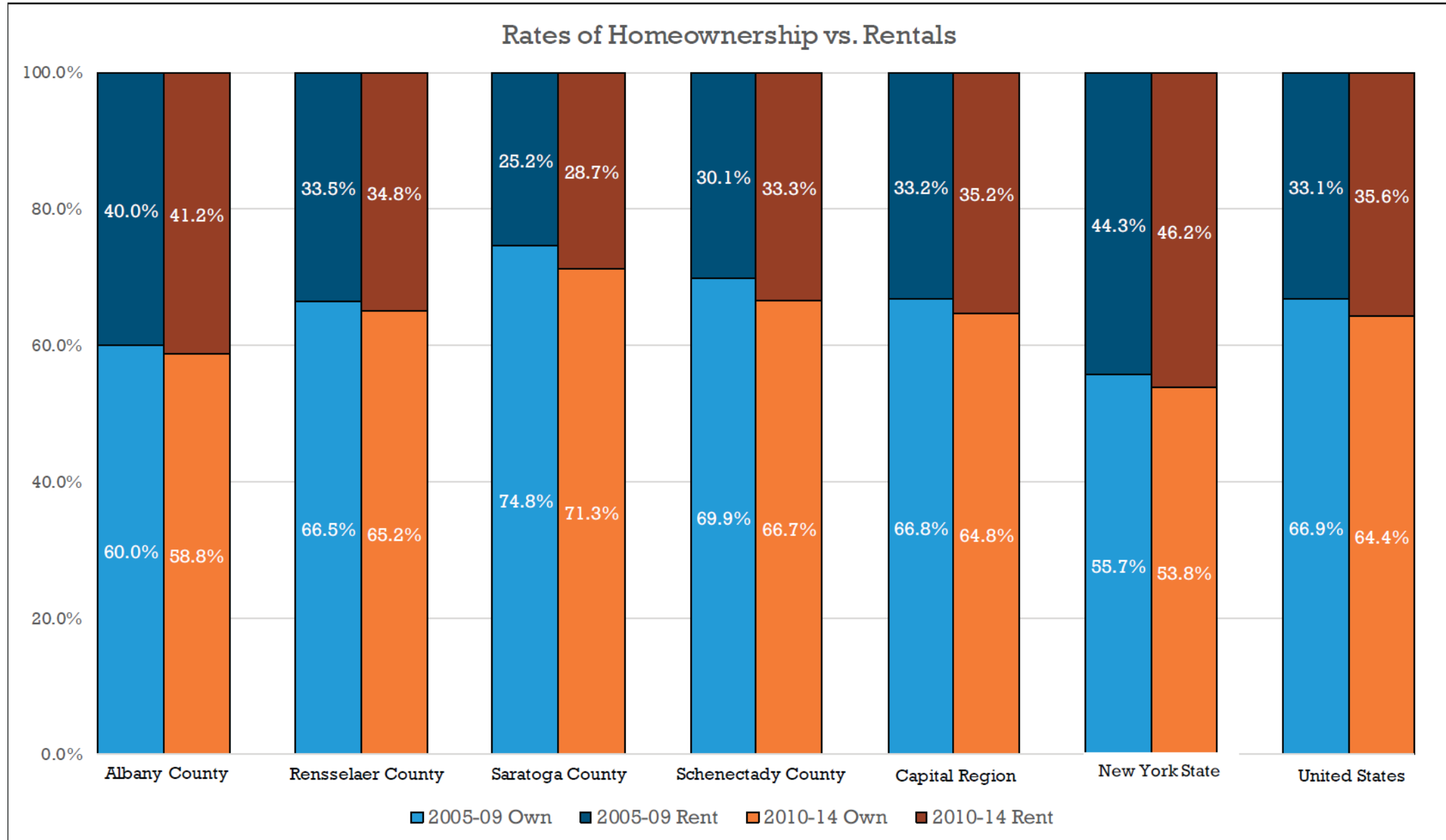
Renters Spending >30% of Income on Housing



“Millennial” Homeownership Declining



Rentals are Increasing



Housing Choice for an Aging Population

Age Cohort Population Projections

