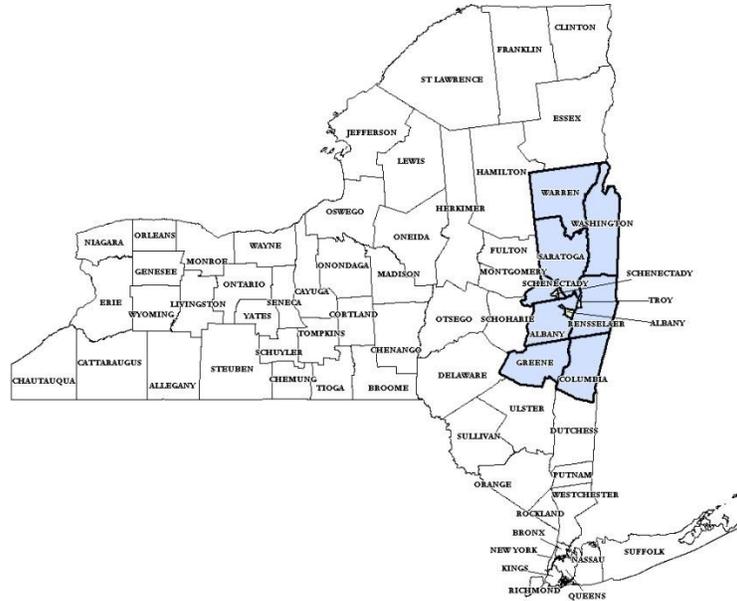


**NEW YORK STATE HOMES AND COMMUNITY RENEWAL
OFFICE OF POLICY & RESEARCH
2011 CATALOGUE OF NEED
CAPITAL DISTRICT REGION**



Conditions Summary

The primary need in the Capital District Region is quality affordable housing, particularly for extremely low- income residents (households earning 30 % or below of AMI) and those impacted by the second home market in select communities throughout the Region.

The primary need in the Region’s three largest cities (Albany, Schenectady and Troy) is funding to address vacant and blighted properties.

Housing Needs Study Highlights

Rehabilitation and modernization funds for existing housing stock: capital improvements and repairs of both homeowner and rental properties; particular need for seniors.

Smaller rental housing: small affordable rental projects in rural communities with eight to twelve units.

Affordable homeownership: affordable homeownership opportunities that match the economic realities of the existing populace.

Extremely low- income housing: rental assistance and/or operating subsidies for developments housing those earning 30% or below of AMI. On site or nearby supportive services, including after school care, job training and life skills, as well as opportunities for mixed income housing developments for this population.

Additional needs expressed in the Cities of Albany, Schenectady and Troy are as follows:

Nonprofit staff capacity: additional staff and funding needed at non-profit organizations.

Mixed income development: flexible funding to allow for mixed income development.

TABLE 1 - HOUSING REPORT CARD (2006-2010)

	Rental Preservation Units	Rental New Construction Units	Homeowner Improvement Units	Homebuyer Assistance Units
Albany	2,284	85	1,184	363
Columbia	622	70	297	29
Greene	128	33	537	60
Rensselaer	499	131	941	207
Saratoga	339	375	753	161
Schenectady	1,466	100	385	217
Warren	303	156	567	56
Washington	53	18	616	68
Total	5,694	968	5,280	1,161

Note: The HRC records the affordable housing units assisted by programs administered by HCR, the New York State Office of Temporary Disability Assistance and the New York State Office of Mental Health.

TABLE 2 - HCR AFFORDABLE HOUSING COVERAGE RATE

	# of Renters at 50% or Below of AMI¹	Renter Coverage Rate	# of Owners at 50% or Below of AMI¹	Homeowner Coverage Rate
Albany	20,820	11.4%	9,150	16.9%
Columbia	3,090	22.4%	2,665	12.2%
Greene	1,870	8.6%	2,120	28.2%
Rensselaer	9,290	6.8%	6,255	18.4%
Saratoga	7,125	10.0%	9,420	9.7%
Schenectady	8,950	17.5%	6,370	9.5%
Warren	3,080	14.9%	2,440	25.5%
Washington	2,840	2.5%	2,500	27.4%
Total	57,065	11.7%	40,920	15.7%

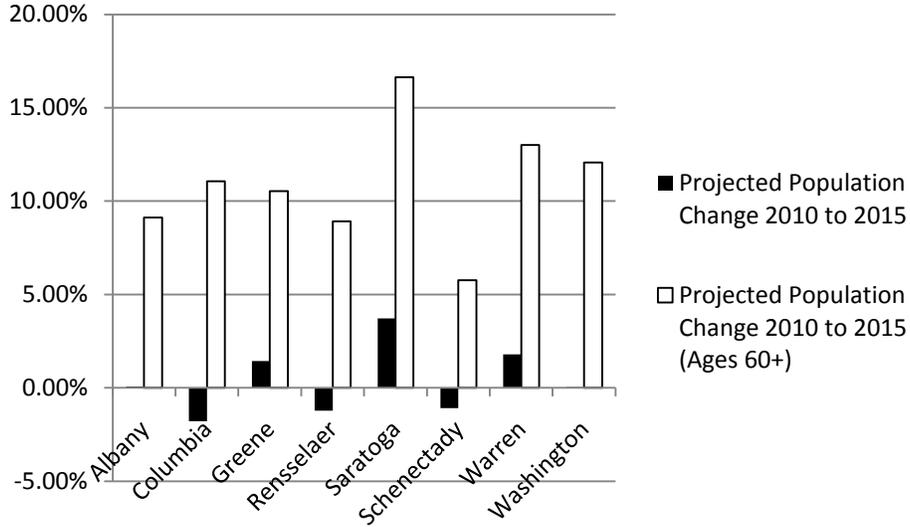
Note: The HCR Affordable Housing Renter and Homeowner Coverage Rate is a way of measuring the proportion of low- income residents in a county impacted by HCR programs funded 2006-2010.

TABLE 3 - AMERICAN COMMUNITY SURVEY (2005-2009)

	Median Household Income	% of Individuals Below Poverty Level	% of Population 62 Years and Over	% of Units that are Renter Occupied	% of Housing Units Built Before 1940	% of Renters Severe Cost Burdened²	% of Owners Severe Cost Burdened²	% of Vacant Residential Addresses³
Albany	\$55,400	12.4%	16.4%	40.0%	33.8%	22.1%	8.1%	3.6%
Columbia	\$54,600	9.5%	20.6%	27.0%	35.6%	17.7%	11.0%	4.1%
Greene	\$46,200	12.0%	19.1%	26.3%	30.7%	22.2%	14.1%	2.2%
Rensselaer	\$54,200	11.1%	16.3%	33.5%	38.8%	16.6%	8.9%	4.3%
Saratoga	\$64,700	6.5%	15.5%	25.2%	19.5%	15.2%	9.3%	2.7%
Schenectady	\$54,500	10.8%	18.0%	30.1%	39.7%	23.8%	9.0%	4.8%
Warren	\$50,200	10.2%	19.7%	30.8%	27.1%	21.8%	9.7%	4.5%
Washington	\$46,900	11.9%	18.1%	26.4%	39.1%	21.3%	8.6%	3.8%

Note: American Community Survey (ACS) data is survey-based and subject to sampling error. Since ACS variables change over time, some areas or subjects must be compared with caution, or not at all.

**CHART 1
PROJECTED POPULATION CHANGE⁴**



¹ 2009 HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book.

² Severe cost burdened represents households spending more than 50 percent of their gross income on housing costs - 2009 HUD CHAS Data Book.

³ Quarter 3 2010 HUD Aggregated United States Postal Service Data on Address Vacancies. Percent of Vacant Residential Addresses for the Region's largest cities are as follows: **Albany – 6.6%; Schenectady – 8.6%; and Troy – 6.5%.**

⁴ Cornell University Program on Applied Demographics: Population Projections.

The full regional report(s) can be viewed at:

<http://nysdhcr.gov/Publications/HousingNeedsStudy/CapitalDistrict.pdf>

<http://nysdhcr.gov/Publications/HousingNeedsStudy/CapitalDistrict2010.pdf>