

CAPITAL DISTRICT DATA

MARCH/APRIL 2002

VOLUME 25, NUMBER 2

2001 Annual Residential Building Permits

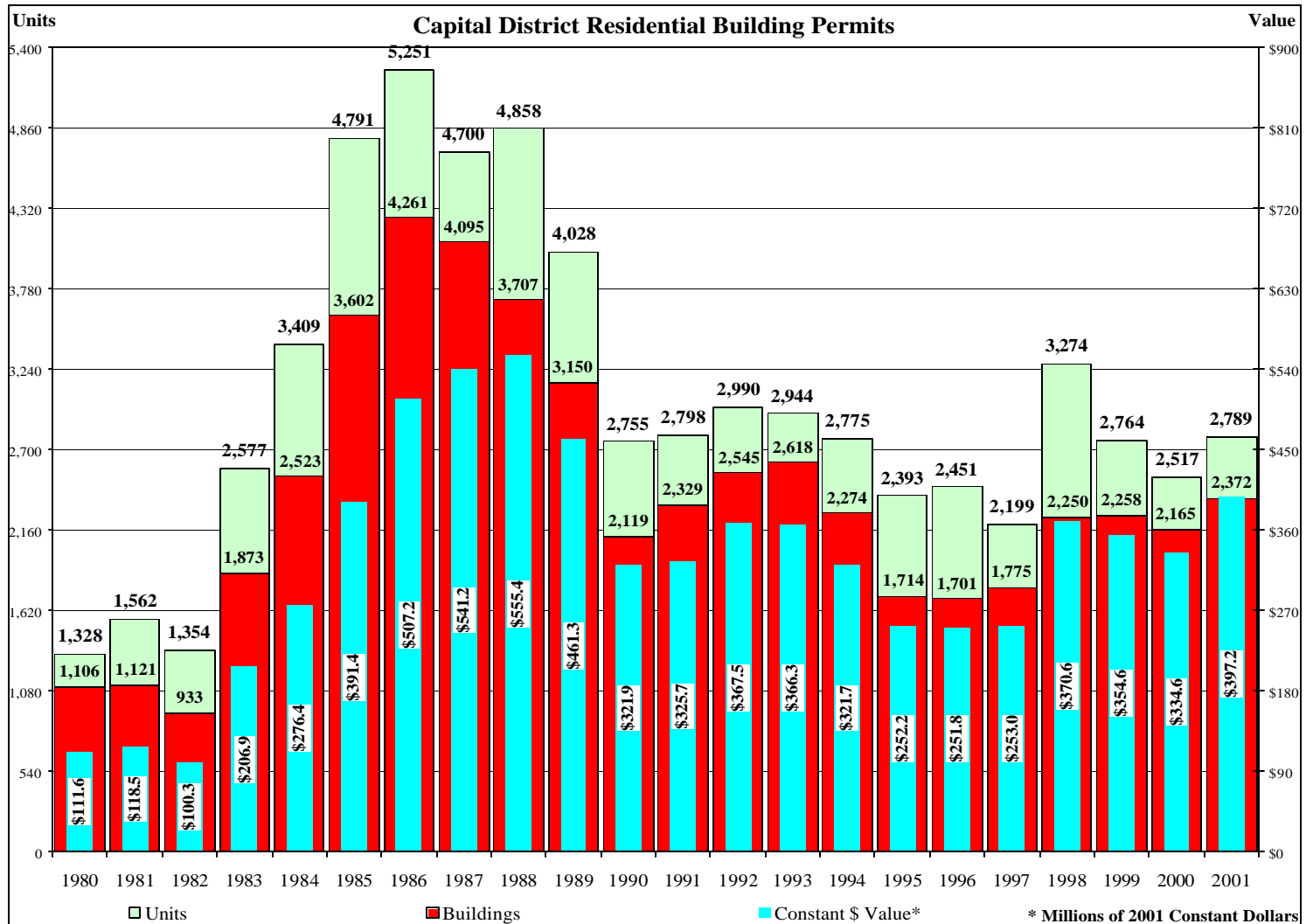
The U. S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division has published its 2001 annual building permit data. The 2001 data only provide information for private residential construction, in line with the Bureau's decision in 1995 to discontinue collecting and reporting building permit data on nonresidential and publicly-owned residential construction.

Total building permits for the Region increased by 9.6% between 2000 and 2001, following a decline of 4.1% in 2000 and an increase of 0.4% in 1999. The number of units for which permits were issued rose 10.8%, following declines of 8.9% in 2000 and 15.6% in 1999. The constant-dollar value of 2001 residential permits rose by 18.7%, following declines of 5.6% in 2000 and 4.3% in 1999. The

number of permits, units, and the constant-dollar value in 2001 exceeded the corresponding values for 1999 and 2000, but were still substantially lower than in 1998.

All of the counties showed increases in building permit issuances, units, and constant dollar value for 2001 except Schenectady County, which posted a 1.0% decrease in permits, a 2.4% decrease in units, and a 1.9% decrease in 2001 constant dollar value of permits.

At the municipal level, data are not available for the Village of Valley Falls and the Town of Schaghticoke in Rensselaer County, and the towns of Galway and Milton and villages of Galway and South Glens Falls in Saratoga County since these communities didn't report building permit data to the Census Bureau for 2001.



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

2001 Capital District Residential Building Permit Summary

Permit Values in Millions of 2001 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		627	\$99.7	41	328	\$15.8	668	955	\$115.5	9.9%	29.9%	12.8%
City of Albany	0	4	\$0.3	13	76	\$4.4	17	80	\$4.7	6.3%	-4.8%	-7.4%
Town of Berne	12	5	\$0.5	0	0	\$0.0	5	5	\$0.5	-28.6%	-28.6%	-21.6%
Town of Bethlehem	12	170	\$28.1	1	10	\$0.6	171	180	\$28.7	-9.5%	-4.8%	-8.8%
Town of Coeymans	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	33.3%	33.3%	32.8%
Village of Ravena	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
City of Cohoes	12	3	\$0.2	0	0	\$0.0	3	3	\$0.2	200.0%	200.0%	-23.2%
Town of Colonie	12	225	\$37.6	0	0	\$0.0	225	225	\$37.6	13.1%	13.1%	16.1%
Village of Colonie	12	34	\$2.2	0	0	\$0.0	34	34	\$2.2	100.0%	100.0%	95.1%
Village of Menands	12	4	\$0.8	0	0	\$0.0	4	4	\$0.8			
Town/Village of Green Island	12	4	\$0.2	25	190	\$8.2	29	194	\$8.4			
Town of Guilderland	12	122	\$21.0	2	52	\$2.5	124	174	\$23.5	5.1%	-1.7%	9.6%
Village of Altamont	12	2	\$0.2	0	0	\$0.0	2	2	\$0.2			
Town of Knox	0	9	\$1.0	0	0	\$0.0	9	9	\$1.0	12.5%	12.5%	-15.9%
Town of New Scotland	12	19	\$2.9	0	0	\$0.0	19	19	\$2.9	-5.0%	-5.0%	-6.1%
Village of Voorheesville	12	5	\$1.5	0	0	\$0.0	5	5	\$1.5	-58.3%	-58.3%	-40.5%
Town of Rensselaerville	0	7	\$0.6	0	0	\$0.0	7	7	\$0.6	16.7%	16.7%	13.5%
City of Watervliet	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Westerlo	0	10	\$2.1	0	0	\$0.0	10	10	\$2.1	11.1%	11.1%	8.1%
Rensselaer County		389	\$51.3	3	6	\$0.1	392	395	\$51.4	16.3%	3.9%	16.7%
Village of Nassau	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Berlin	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1	-75.0%	-75.0%	-81.5%
Town of Brunswick	0	25	\$3.1	0	0	\$0.0	25	25	\$3.1	-3.8%	-3.8%	-6.5%
Town of East Greenbush	12	89	\$11.4	0	0	\$0.0	89	89	\$11.4	39.1%	39.1%	28.3%
Town of Grafton	0	18	\$1.0	0	0	\$0.0	18	18	\$1.0	5.9%	5.9%	3.0%
Town of Hoosick	12	9	\$1.1	0	0	\$0.0	9	9	\$1.1	-35.7%	-35.7%	-32.3%
Village of Hoosick Falls	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Nassau	0	7	\$0.6	0	0	\$0.0	7	7	\$0.6	16.7%	16.7%	13.5%
Town of North Greenbush	8	65	\$12.6	0	0	\$0.0	65	65	\$12.6	18.2%	18.2%	22.1%
Town of Petersburg	0	9	\$0.8	0	0	\$0.0	9	9	\$0.8	12.5%	12.5%	9.4%
Town of Pittstown	12	34	\$3.4	0	0	\$0.0	34	34	\$3.4	-2.9%	-2.9%	-13.0%
Town of Poestenkill	12	18	\$2.8	0	0	\$0.0	18	18	\$2.8	0.0%	0.0%	22.6%
City of Rensselaer	0	2	\$0.1	0	0	\$0.0	2	2	\$0.1	0.0%	0.0%	-2.7%
Town of Sand Lake	0	29	\$3.9	1	2	\$0.0	30	31	\$4.0	3.4%	0.0%	3.9%
Village of Schaghticoke	12	35	\$4.5	0	0	\$0.0	35	35	\$4.5			
Town of Schodack	12	26	\$4.0	0	0	\$0.0	26	26	\$4.0	-18.8%	-18.8%	-7.7%
Village of Castleton-on-Hudson	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1			
Town of Stephentown	12	6	\$0.9	0	0	\$0.0	6	6	\$0.9	-25.0%	-45.5%	18.6%
City of Troy	12	15	\$1.0	2	4	\$0.1	17	19	\$1.1	-10.5%	-66.7%	-44.2%
Saratoga County		1,092	\$194.0	17	103	\$5.7	1,109	1,195	\$199.6	9.3%	3.7%	27.1%
Village of Ballston Spa	12	0	\$0.0	1	2	\$0.1	1	2	\$0.1	-80.0%	-85.7%	-80.9%
Town of Ballston	12	30	\$5.8	2	4	\$0.3	32	34	\$6.1	3.2%	9.7%	-7.9%
Town of Charlton	12	13	\$2.6	0	0	\$0.0	13	13	\$2.6	85.7%	85.7%	84.5%
Town of Clifton Park	12	278	\$69.1	0	0	\$0.0	278	278	\$69.1	9.4%	9.0%	69.4%
Town of Corinth	12	7	\$0.6	0	0	\$0.0	7	7	\$0.6	-30.0%	-30.0%	13.3%
Village of Corinth	0	2	\$0.1	0	0	\$0.0	2	2	\$0.1	-33.3%	-33.3%	-35.2%
Town of Day	12	7	\$0.5	0	0	\$0.0	7	7	\$0.5	-22.2%	-22.2%	-27.1%
Town of Edinburg	12	11	\$1.4	0	0	\$0.0	11	11	\$1.4	-26.7%	-26.7%	-26.1%
Town of Galway	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Greenfield	12	40	\$8.4	0	0	\$0.0	40	40	\$8.4	-7.0%	-7.0%	84.1%
Town of Hadley	12	20	\$2.6	0	0	\$0.0	20	20	\$2.6	100.0%	100.0%	173.9%
Town of Halfmoon	12	93	\$13.3	1	17	\$1.1	94	110	\$14.4	6.8%	22.2%	-13.8%
Town of Malta	11	57	\$9.6	0	0	\$0.0	57	57	\$9.6	-10.9%	-10.9%	-9.1%
Village of Round Lake	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
City of Mechanicville	0	1	\$0.1	1	2	\$0.1	2	3	\$0.2	-33.3%	-50.0%	-38.7%
Town of Moreau	12	76	\$10.3	0	0	\$0.0	76	76	\$10.3	72.7%	72.7%	124.1%
Town of Northumberland	12	13	\$2.1	1	2	\$0.1	14	15	\$2.2	-12.5%	-6.3%	115.2%
Town of Providence	0	1	\$0.1	0	0	\$0.0	1	1	\$0.1	0.0%	0.0%	-2.7%
Town of Saratoga	12	17	\$2.3	1	2	\$0.3	18	19	\$2.6	0.0%	0.0%	-34.5%
Village of Schuylerville	12	15	\$1.2	0	0	\$0.0	15	15	\$1.2	1,400.0%	1,400.0%	872.5%
Village of Victory Mills	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
City of Saratoga Springs	12	158	\$24.7	1	2	\$0.2	159	160	\$24.9	3.2%	-23.1%	-10.4%
Town of Stillwater	4	35	\$4.4	0	0	\$0.0	35	35	\$4.4	-12.5%	-12.5%	-12.2%
Village of Stillwater	12	2	\$0.2	0	0	\$0.0	2	2	\$0.2	-33.3%	-50.0%	-47.5%
Town of Waterford	12	23	\$3.4	0	0	\$0.0	23	23	\$3.4	64.3%	35.3%	82.5%
Village of Waterford	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Wilton	12	193	\$31.0	9	72	\$3.5	202	265	\$34.5	26.3%	18.8%	35.5%
Schenectady County		197	\$28.6	6	47	\$2.0	203	244	\$30.5	-1.0%	-2.4%	-1.9%
Town of Duaneburg	12	37	\$4.6	0	0	\$0.0	37	37	\$4.6	117.6%	117.6%	125.5%
Village of Delanson	12	8	\$1.3	0	0	\$0.0	8	8	\$1.3			
Town of Glenville	12	33	\$4.4	1	8	\$0.3	34	41	\$4.7	-19.0%	-51.2%	-43.6%
Village of Scotia	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Niskayuna	12	84	\$14.3	5	39	\$1.7	89	123	\$15.9	8.5%	50.0%	22.4%
Town of Princetown	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Rotterdam	9	29	\$3.5	0	0	\$0.0	29	29	\$3.5	-44.2%	-46.3%	-47.8%
City of Schenectady	0	6	\$0.4	0	0	\$0.0	6	6	\$0.4	0.0%	0.0%	-2.5%
Capital District		2,305	\$373.6	67	484	\$23.5	2,372	2,789	\$397.2	9.6%	10.8%	18.7%

Source: 2000 & 2001 Annual Building Permits, U.S. Dept. of Commerce, Bureau of the Census.

Prepared by the Capital District Regional Planning Commission.

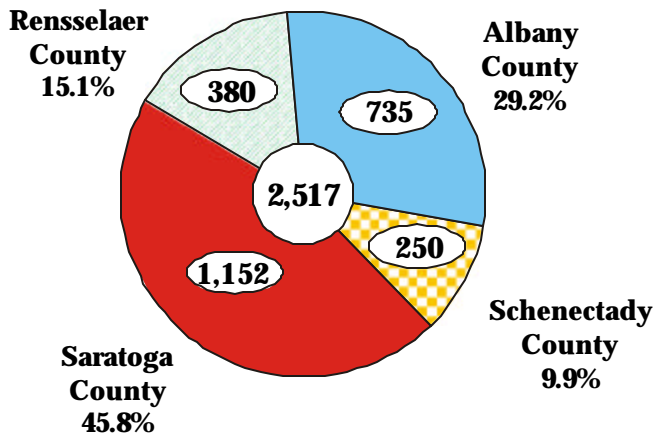
"Months Reported" indicates the number of months for which reports were received by the Census Bureau, which provides estimates for those months which were not reported.

Capital District Residential Building Permit Summary

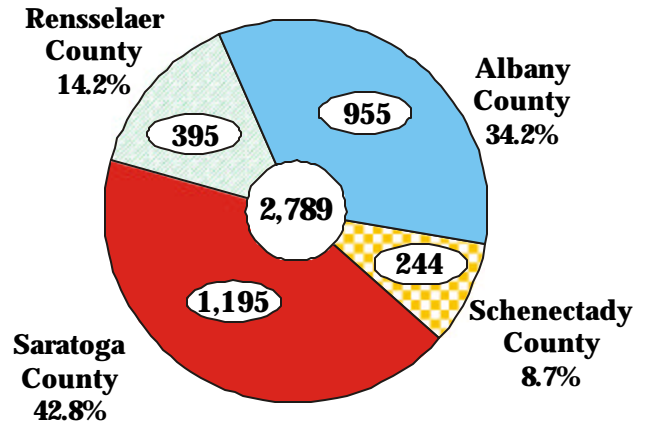
Year	Residential Permits		Value (in Millions)		Annual Net Change			Annual Percent Change		
	Buildings	Units	Current Dollars	Constant \$ Value	Buildings	Units	Constant \$ Value	Buildings	Units	Constant \$ Value
1980	1,106	1,328	\$51.92	\$111.55						
1981	1,121	1,562	\$60.84	\$118.48	15	234	\$6.92	1.4%	17.6%	6.2%
1982	933	1,354	\$54.66	\$100.30	-188	-208	(\$18.18)	-16.8%	-13.3%	-15.3%
1983	1,873	2,577	\$116.40	\$206.94	940	1,223	\$106.64	100.8%	90.3%	106.3%
1984	2,523	3,409	\$162.16	\$276.40	650	832	\$69.47	34.7%	32.3%	33.6%
1985	3,602	4,791	\$237.76	\$391.38	1,079	1,382	\$114.97	42.8%	40.5%	41.6%
1986	4,261	5,251	\$313.96	\$507.18	659	460	\$115.80	18.3%	9.6%	29.6%
1987	4,095	4,700	\$347.28	\$541.18	-166	-551	\$34.00	-3.9%	-10.5%	6.7%
1988	3,707	4,858	\$370.95	\$555.41	-388	158	\$14.23	-9.5%	3.4%	2.6%
1989	3,150	4,028	\$322.93	\$461.26	-557	-830	(\$94.15)	-15.0%	-17.1%	-17.0%
1990	2,119	2,755	\$237.49	\$321.85	-1,031	-1,273	(\$139.41)	-32.7%	-31.6%	-30.2%
1991	2,329	2,798	\$250.54	\$325.73	210	43	\$3.88	9.9%	1.6%	1.2%
1992	2,545	2,990	\$291.22	\$367.49	216	192	\$41.76	9.3%	6.9%	12.8%
1993	2,618	2,944	\$298.81	\$366.26	73	-46	(\$1.23)	2.9%	-1.5%	-0.3%
1994	2,274	2,775	\$269.31	\$321.71	-344	-169	(\$44.55)	-13.1%	-5.7%	-12.2%
1995	1,714	2,393	\$217.00	\$252.15	-560	-382	(\$69.56)	-24.6%	-13.8%	-21.6%
1996	1,701	2,451	\$223.02	\$251.76	-13	58	(\$0.39)	-0.8%	2.4%	-0.2%
1997	1,775	2,199	\$229.39	\$253.04	74	-252	\$1.28	4.4%	-10.3%	0.5%
1998	2,250	3,274	\$341.18	\$370.61	475	1,075	\$117.57	26.8%	48.9%	46.5%
1999	2,258	2,764	\$333.63	\$354.65	8	-510	(\$15.96)	0.4%	-15.6%	-4.3%
2000	2,165	2,517	\$325.45	\$334.64	-93	-247	(\$20.00)	-4.1%	-8.9%	-5.6%
2001	2,372	2,789	\$397.15	\$397.15	207	272	\$62.51	9.6%	10.8%	18.7%

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

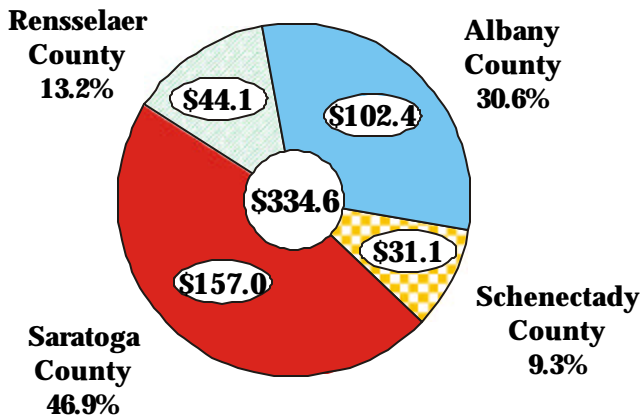
County Shares of 2000 Units



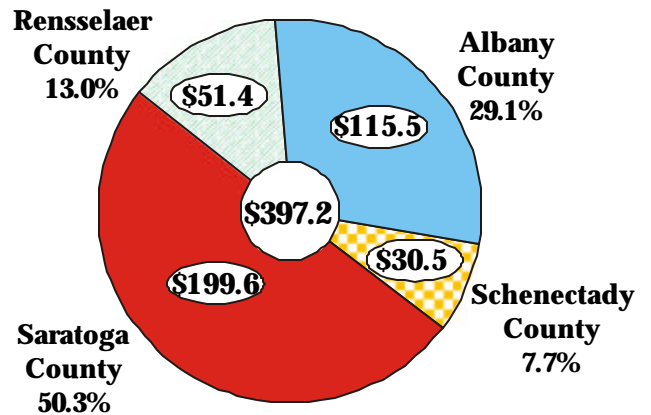
County Shares of 2001 Units



County Shares of 2000 Value (in Millions of 2001 Constant Dollars)



County Shares of 2001 Value (in Millions of 2001 Constant Dollars)





Capital District Regional Planning Commission

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Importance of Reporting Building Permit Data

The U.S. Census Bureau maintains a nationwide database for municipal building permits and distributes that data to state, regional, and local planning agencies.

Building permit data are used for a wide variety of purposes, including estimates of economic activity, school enrollment projections, and forecasts of population and housing units. Inclusion of municipal data in the Census Bureau program makes building permit data available at a number of central locations, including the Regional Planning Commission, and reduces the burden on municipalities responding to individual requests for such information. The reporting requirements are simple, particularly in areas where relatively few permits are issued.

Despite the many advantages of reporting building permit data to the Census Bureau, a disturbing trend of reduced reporting by many municipalities has emerged in the Capital District. Eighteen of the Region's municipalities failed to report any permit data to the Census Bureau in 2001 and another four missed one or more months (besides the six minor civil divisions which don't participate in the program at all). The Census Bureau has provided permit estimates for those communities based on historic data but will not continue to do so indefinitely.

CDRPC urges all municipalities to fully participate in the reporting program. Forms may be obtained from the Census Bureau at 301-763-7244.

Employment, Unemployment, & Unemployment Rates

Employment	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02
Albany County	148.9	149.2	151.4	152.3	152.3	148.2	149.0	149.3	148.5	149.9	150.9	151.2	151.9
Rensselaer County	74.6	74.7	75.8	76.2	76.3	74.2	74.6	74.7	74.4	75.1	75.6	75.7	76.1
Saratoga County	99.5	99.7	101.2	101.7	101.8	99.0	99.5	99.7	99.3	100.2	100.8	101.0	101.5
Schenectady County	67.9	68.0	69.0	69.4	69.4	67.5	67.9	68.0	67.7	68.3	68.8	68.9	69.2
Capital District Region	390.9	391.6	397.4	399.6	399.8	388.9	391.0	391.7	389.9	393.5	396.1	396.8	398.7
Unemployment	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02
Albany County	3.5	3.9	3.9	4.2	3.8	4.2	4.1	4.2	4.1	5.3	5.4	5.0	4.5
Rensselaer County	2.4	2.6	2.6	2.9	2.9	2.9	3.1	3.2	3.3	4.3	4.3	3.9	3.3
Saratoga County	2.8	2.7	2.6	2.5	2.6	3.0	3.1	3.5	3.6	4.8	4.9	4.3	3.6
Schenectady County	1.9	2.0	1.9	2.1	2.0	2.1	2.0	2.2	2.3	3.0	3.2	2.9	2.7
Capital District Region	10.6	11.2	11.0	11.7	11.3	12.2	12.3	13.1	13.3	17.4	17.8	16.1	14.1
Unemployment Rates	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02
Albany County	2.3%	2.5%	2.5%	2.7%	2.5%	2.8%	2.7%	2.7%	2.7%	3.4%	3.5%	3.2%	2.9%
Rensselaer County	3.1%	3.3%	3.3%	3.7%	3.6%	3.7%	4.0%	4.1%	4.3%	5.4%	5.3%	4.9%	4.2%
Saratoga County	2.8%	2.6%	2.5%	2.4%	2.5%	3.0%	3.0%	3.3%	3.5%	4.5%	4.6%	4.1%	3.4%
Schenectady County	2.7%	2.8%	2.7%	2.9%	2.7%	3.1%	2.9%	3.1%	3.3%	4.3%	4.5%	4.1%	3.7%
Capital District Region	2.6%	2.8%	2.7%	2.8%	2.7%	3.0%	3.0%	3.2%	3.3%	4.2%	4.3%	3.9%	3.4%
New York State	4.2%	4.2%	4.4%	4.9%	4.9%	5.1%	5.3%	5.5%	5.5%	6.4%	6.5%	6.2%	5.8%
United States	4.2%	4.1%	4.7%	4.7%	4.9%	4.7%	5.0%	5.3%	5.4%	6.3%	6.1%	6.1%	5.7%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

Consumer Price Index

2000-2001 Percent Change in CPI: 2.83%

Unadjusted CPI	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02
U.S. City Average	176.9	177.7	178.0	177.5	177.5	178.3	177.7	177.4	176.7	177.1	177.8	178.8	179.8
Northeast Urban Average	184.2	184.6	185.3	185.0	185.1	185.1	185.0	185.0	184.2	184.9	186.1	187.0	187.8
% Change From Same Month in Previous Year	Apr 00- Apr 01	May 00- May 01	Jun 00- Jun 01	Jul 00- Jul 01	Aug 00- Aug 01	Sep 00- Sep 01	Oct 00- Oct 01	Nov 00- Nov 01	Dec 00- Dec 01	Jan 01- Jan 02	Feb 01- Feb 02	Mar 01- Mar 02	Apr 01- Apr 02
U.S. City Average	3.3%	3.6%	3.2%	2.7%	2.7%	2.6%	2.1%	1.9%	1.6%	1.1%	1.1%	1.5%	1.6%
Northeast Urban Average	3.2%	3.5%	3.5%	2.9%	2.9%	2.4%	2.1%	1.9%	1.6%	1.5%	1.8%	1.8%	2.0%

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

1982-84 = 100

Note: Data are NOT Seasonally Adjusted