

Residential Development Trends (2006 – 2013)

Housing Unit Mix Since Adoption of the 2005 Comprehensive Plan

Town Board Meeting

May 22, 2013

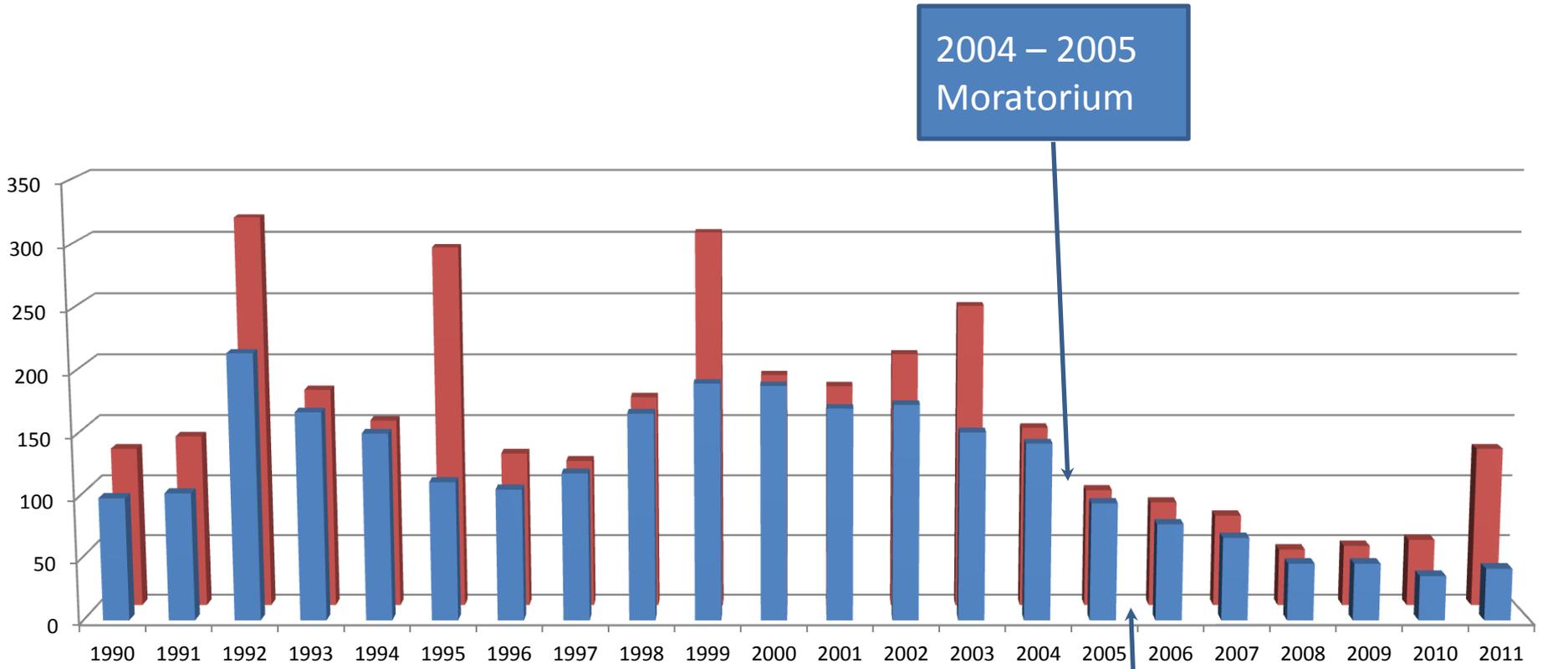
*Prepared by: Bethlehem Department of Economic
Development and Planning*



Housing Unit Mix

- Building Permit Trends
- Current Housing Unit Mix
- Comparison to other Municipalities
- Breakdown of units approved since adoption of Comprehensive Plan
- Breakdown of units proposed (under review)
- Resulting mix if all proposed is approved

Residential Building Permits 1990 - 2011

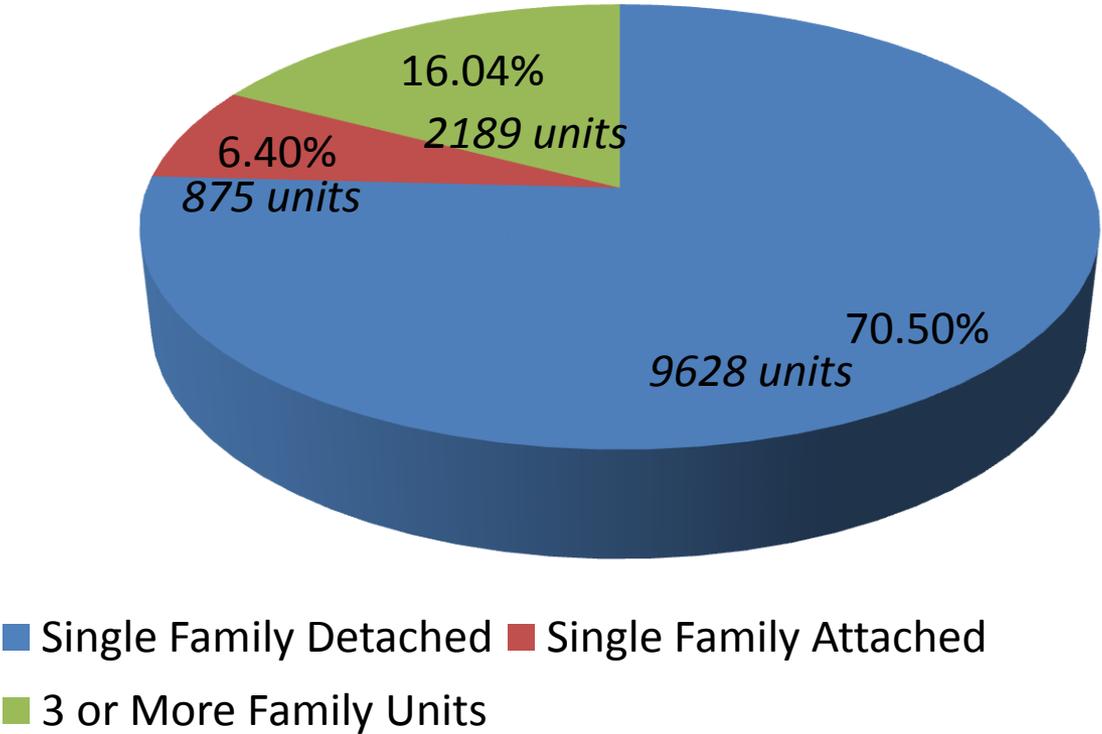


	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Residential Buildings	99	103	215	168	151	112	106	119	167	191	189	171	174	152	143	95	78	67	46	46	36	42
Total Residential Units	129	139	316	177	152	292	125	119	171	304	189	180	206	245	146	95	85	74	46	49	54	129

Source: Town of Bethlehem Building Dept and CDRPC

Town of Bethlehem Housing Type (Percent of Total Units)

2007 – 2011 American Community Survey



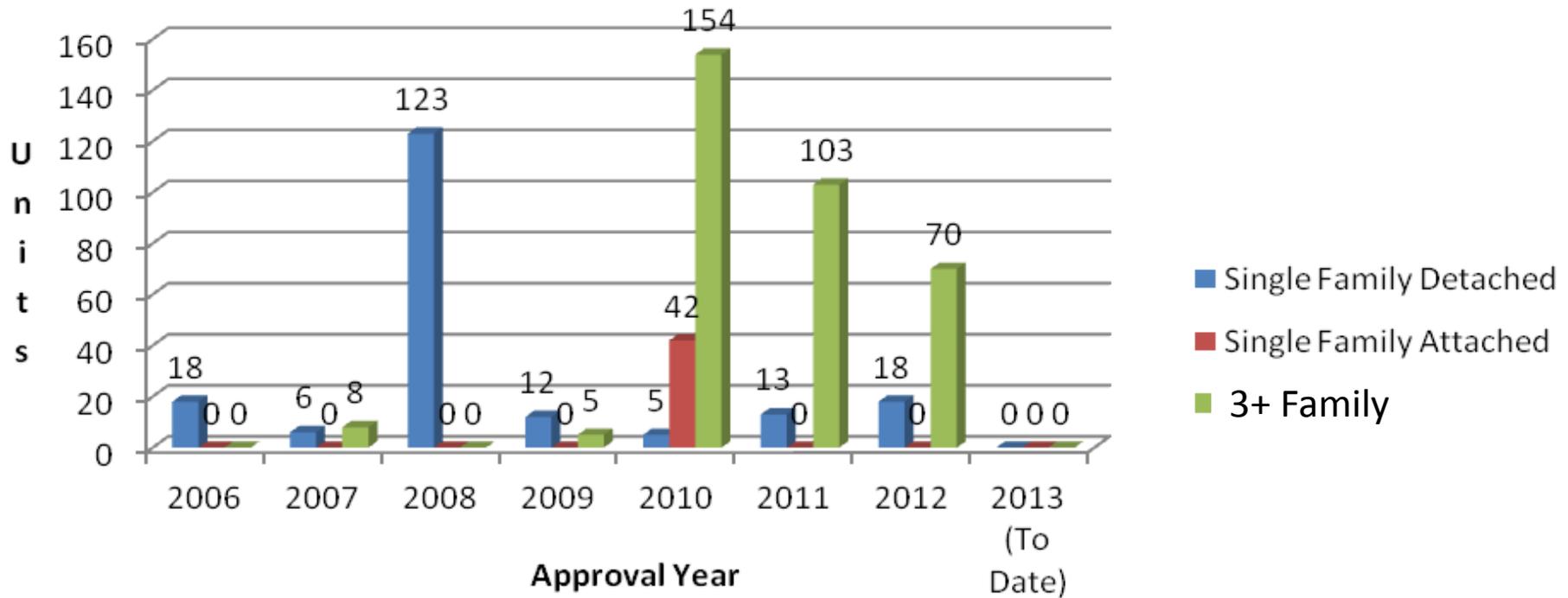
Source: 2007 – 2011 ACS Data. Percent MOE ranges from +/-1.0 to +/-4.3.
Remaining balance includes 2-units, mobile homes, boats and RVs

2007 – 2011 American Community Survey

Housing Unit Mix Comparison- Capital Region (% of Total Units)				
Municipality	1-Family Detached	1-Family Attached	2 Family	3+ Family
Albany	27.7	5.8	27.2	38.89
Bethlehem	70.5	6.4	6.2	16.04
Clifton Park	71.1	8.9	1.2	18.6
Colonie	71.3	2.8	6.2	18.22
East Greenbush	67.1	9.3	4.8	18.5
Glenville	74.7	1.8	5	16.5
Guilderland	62.7	6.4	3.2	27.31
Halfmoon	44.1	8.1	6	26.8
Malta	51.8	12.1	3.6	22.3
Niskayuna	78.6	3	1.6	16.9
Rotterdam	79.6	1.5	4.5	14.4
Wilton	64.1	3.1	1.2	14.6

Remaining percentage consists of mobile home, RV, boat, etc. housing types

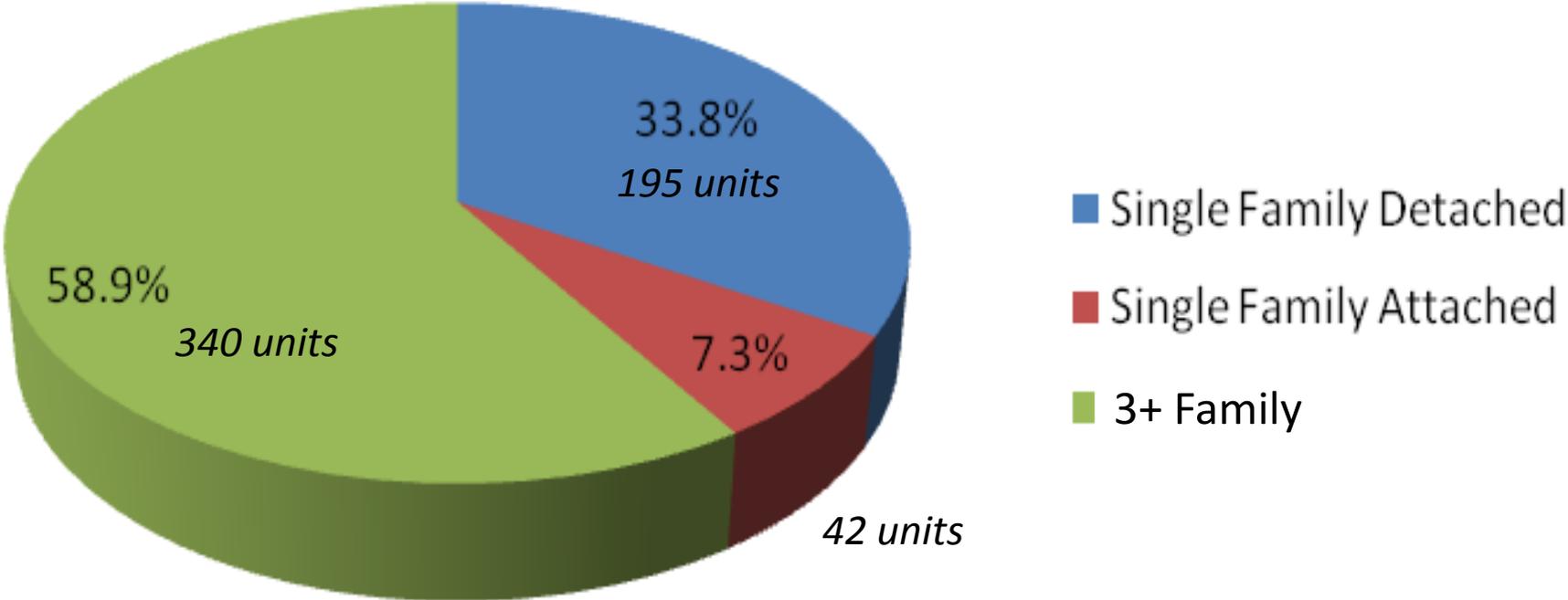
Housing Units Approved (2006 - 2013)



- 577 total units approved
- Minimal activity in single family detached (only 19 built out of 195 units approved)
- Larger percentage of approval activity in apartments (340 units) – all built or under construction – located in Hamlet zoning districts
- 69% of the apartment units located south of Delmar Bypass
- The Gables – only single family attached project that is under construction

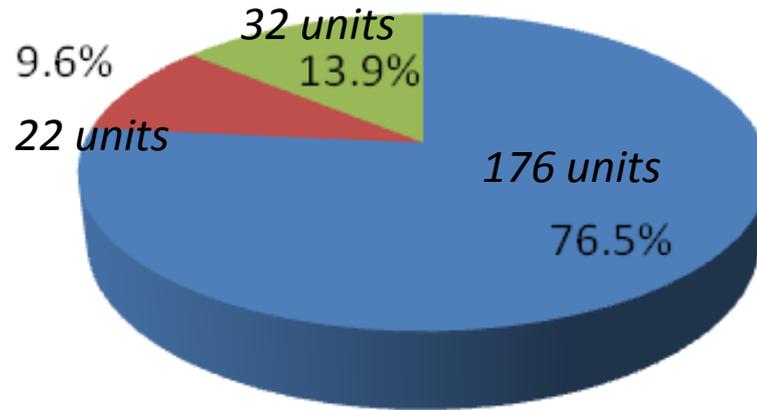
Housing Units Approved since adoption of Comprehensive Plan

Housing Unit Mix 2006-2013



Housing Units Approved/Not Built since adoption of Comprehensive Plan

Units Approved/Not Built (2006-2013)



■ Single Family Detached

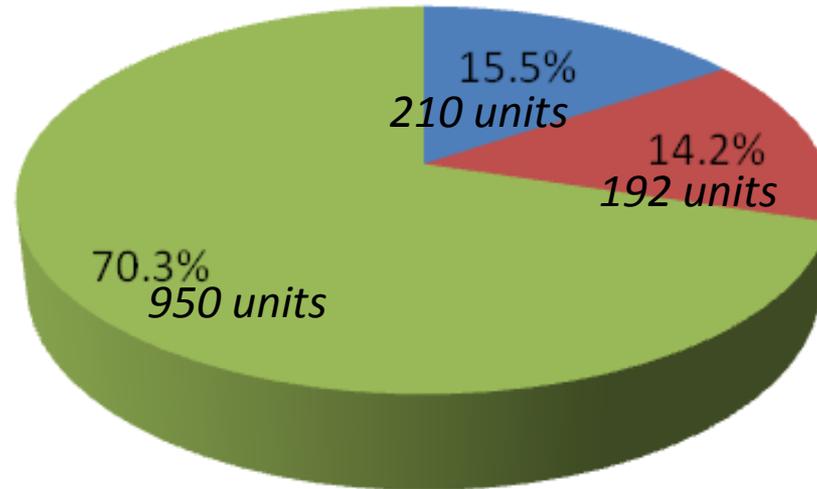
■ Single Family Attached

■ 3+ Family

- 230 housing units approved – remain to be built
- Majority are single family detached – 176 units

Housing Units Under Review since adoption of Comprehensive Plan

Proposed Units (under review)



■ Single Family Detached

■ Single Family Attached

■ 3+ Family

- 1,352 total units proposed
- Of 950 3+ Family units proposed – 50% senior housing

Proposed Development Projects – Housing Unit Mix and Location

Project Name	Single Family Detached	Single Family Attached	3 or More Family Units	Totals	Land Use Review	Location^
Legends Preserve	52	50	0	102	Conservation Subdivision	Glenmont
Russel Road	20	10	0	30	Conservation Subdivision	North Bethlehem
Delmar Pointe	0	46	0	46	Planned Development District	Delmar
Wemple Corner	0	56	470	526	Rezone	Glenmont
Feura Bush Road Apts	0	0	23	23	Site Plan	Glenmont
Glenwood Village Senior Housing	0	0	148	148	Site Plan	Glenmont
Phillipin Kill Manor	55	30	0	85	Subdivision	Slingerlands
Waldenmaier	9	0	0	9	Subdivision	Elsmere
Blessings Corner	0	0	44	44	Site Plan	North Bethlehem
Brookhill	54	0	0	54	Subdivision	North Bethlehem
Couse?	19	0	0	19	To be Determined	Slingerlands
Hamden Woods?	0	0	0	0	To be determined	Glenmont
Wemple Road Apts	0	0	95	95	Site Plan	Glenmont
Coffey Subdivision	1	0	0	1	Subdivision	Slingerlands
Van Dyke Spinney Senior Housing	0	0	170	170	Site Plan	Delmar
Total	210	192	950	1352		

^Locations are based on the general known hamlet areas of the Town and zip code areas.

Proposed Units by Area of Town		
Area of Town	Total	Percent
Delmar	216	16.0%
Elsmere	9	0.7%
Glenmont	894	66.1%
North Bethlehem	128	9.5%
Slingerlands	105	7.8%
	1352	100.0%

Proposed Units by School District		
School District	Total	Percent
Bethlehem Central	603	44.6%
Guilderland	128	9.5%
Ravena-Coeymans	621	45.9%
TOTAL	1352	100.0%

Housing Unit Mix – Existing, Approved, Proposed

Projects	Single Family Detached		Single Family Attached		(3 or More Family Units)		2-Unit		Total
	Number	%Total	Number	%Total	Number	%Total	Number	%Total	
Existing 2013*	9668	69.8%	881	6.4%	2337	16.9%	844	6.1%	13844
Approved/ Not Built	176	76.5%	22	9.6%	32	13.9%	0	0.0%	230
SubTotal	9844	69.9%	903	6.4%	2369	16.8%	844	6.0%	14074
Proposed	210	16.9%	192	15.4%	950	67.7%	0	0.0%	1352
TOTAL	10054	65.2%	1095	7.1%	3319	21.5%	844	5.5%	15426

**Combination of 2007-2011 ACS data and 2012-2013 Building Department Permit Data. Mobile home housing type included in table but not shown. Mobile home represents 114 units in existing, no mobile home units approved or proposed.*

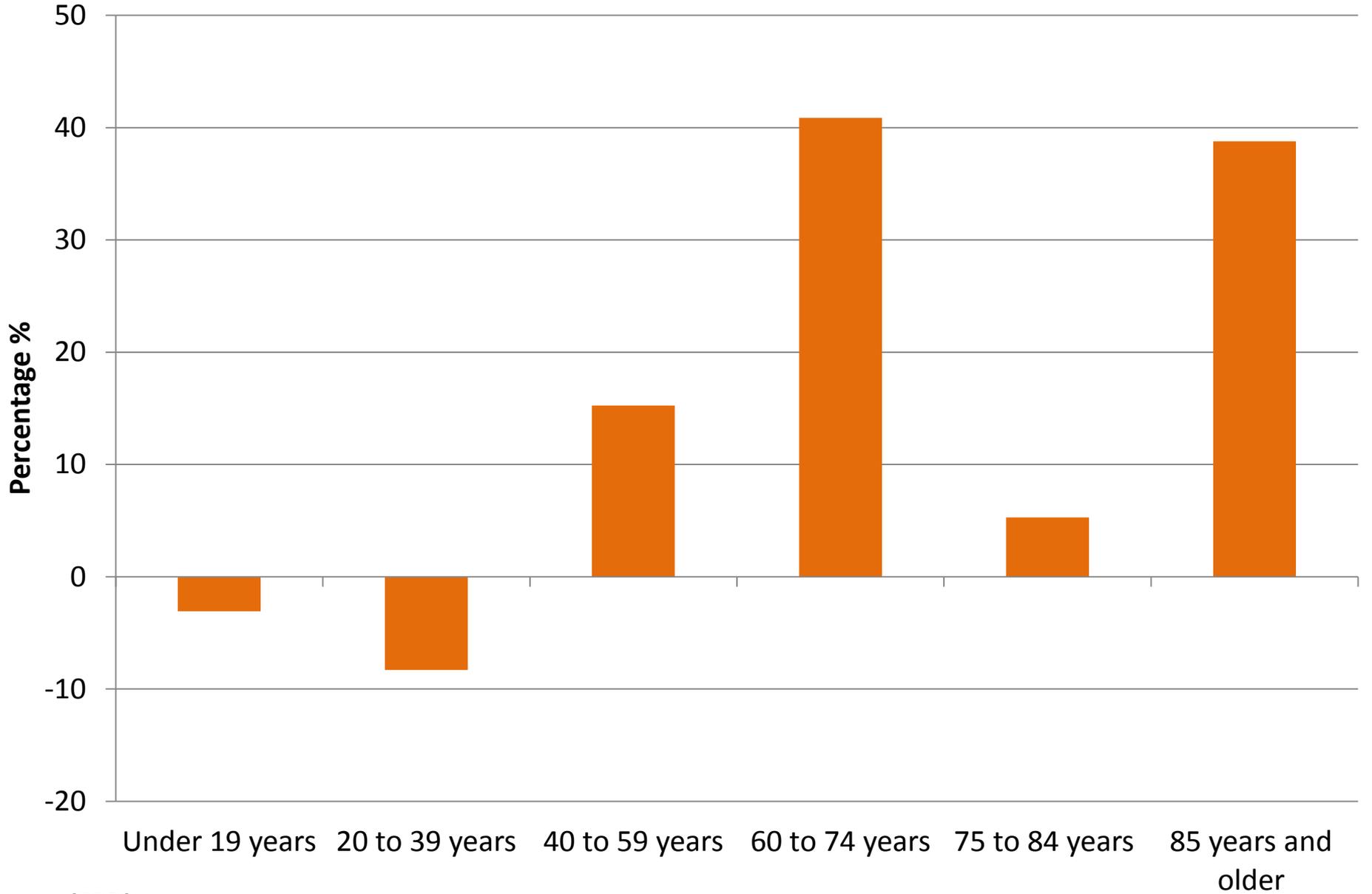
Change in Housing Unit Mix

- Single Family Detached – decrease approx. 70% to 65%
- Single Family Attached – increase approx. 6% to 7%
- 3+ Family – increase approx. 17% to 21.5%

Combination of Factors to consider:

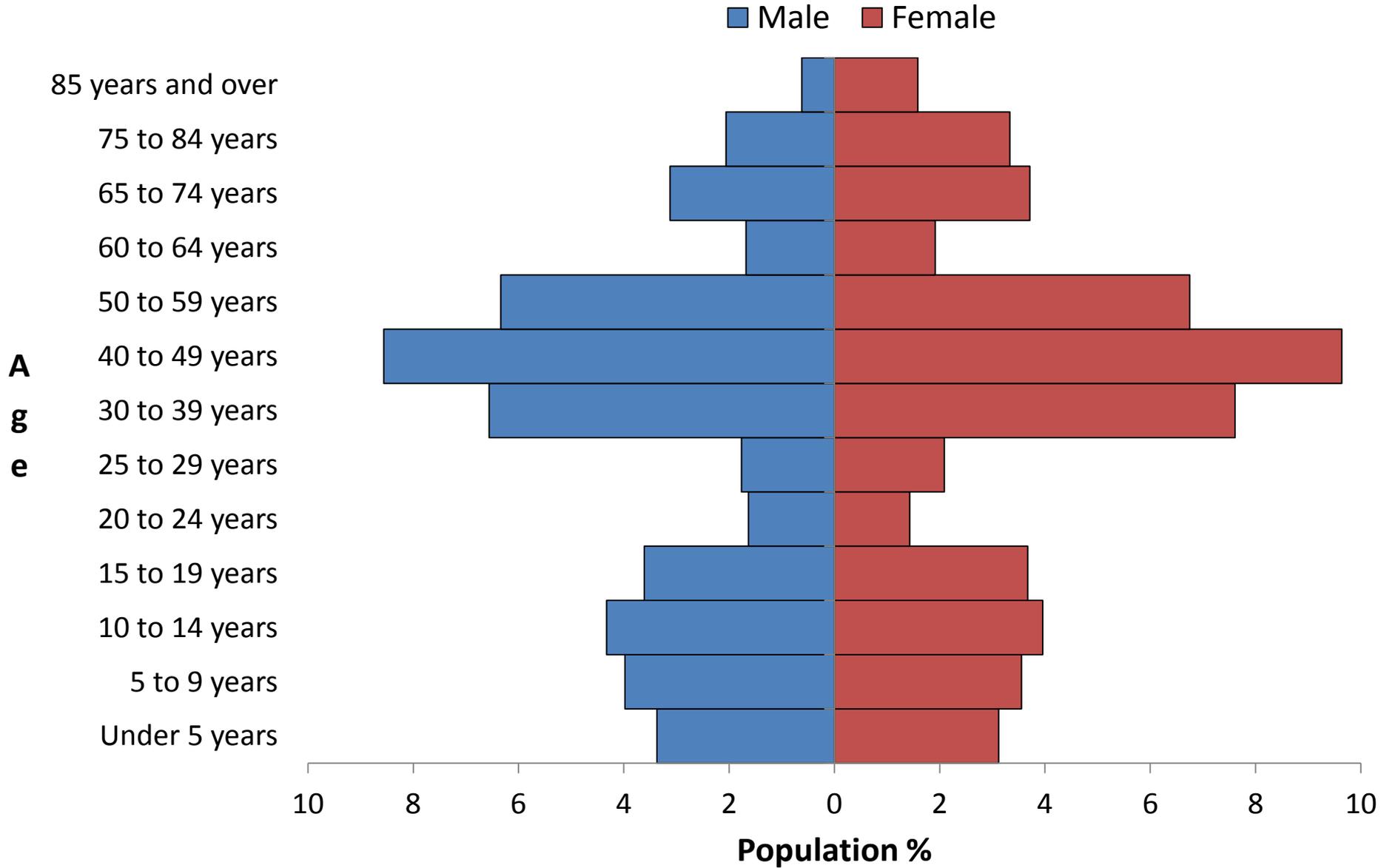
- Consumer's demand for housing types has changed to types other than the traditional single family home.
- Aging demographic that desires housing options for seniors.
- Comprehensive Plan recommended that the Town should allow for and promote a mix of housing options
 - resulted in revisions to the zoning law to permit various housing options (hamlet districts, conservation subdivision, planned development districts).

Bethlehem Age Distribution - Percent Change 2000 to 2010



Source: CDRPC

Population Pyramid (Percentage) 2000



Population Pyramid (Percentage) 2010

