

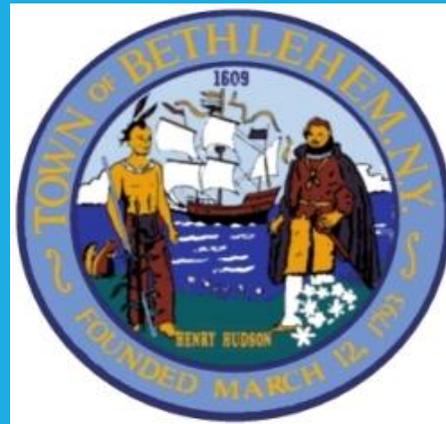
# TOWN OF BETHLEHEM COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting #2

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January 15, 2020



# Meeting Agenda

- 1. Welcome**
- 2. Bethlehem Demographic and Growth Analysis Presentation**
- 3. Discussion of Key Takeaways from Analysis**
- 4. Components of Comprehensive Plan Update – Consultant Tasks**

# Bethlehem Demographic and Growth Analysis 1991-2018

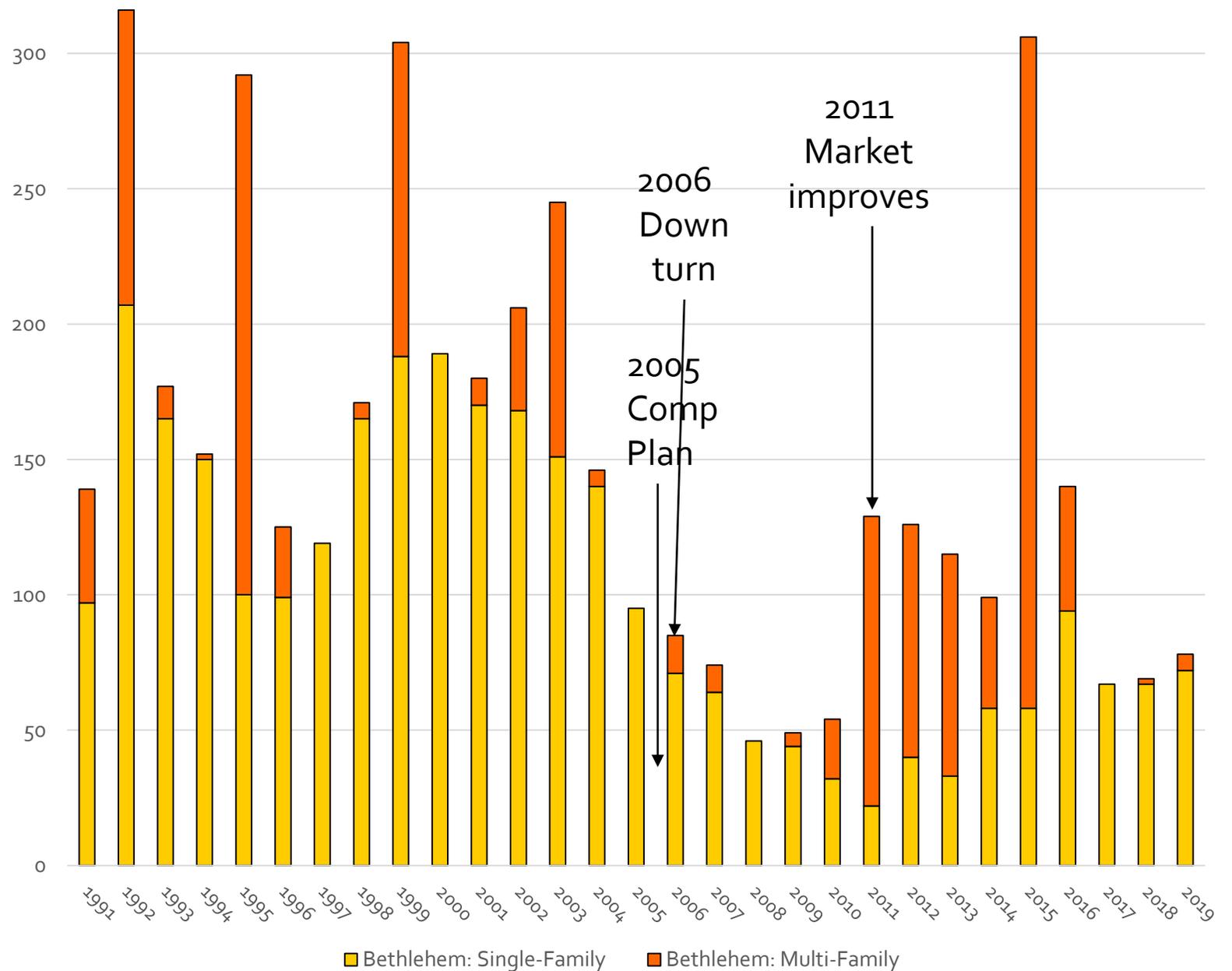
- Capital District Regional Planning Commission Technical Assistance Grant
- Establish an important baseline of
  - current conditions,
  - analysis of trends over time, and
  - assist in providing emphasis or background to future goal, policy, recommendations
- Comparison communities – are we unique or consistent with Capital Region

# Residential Development Trends



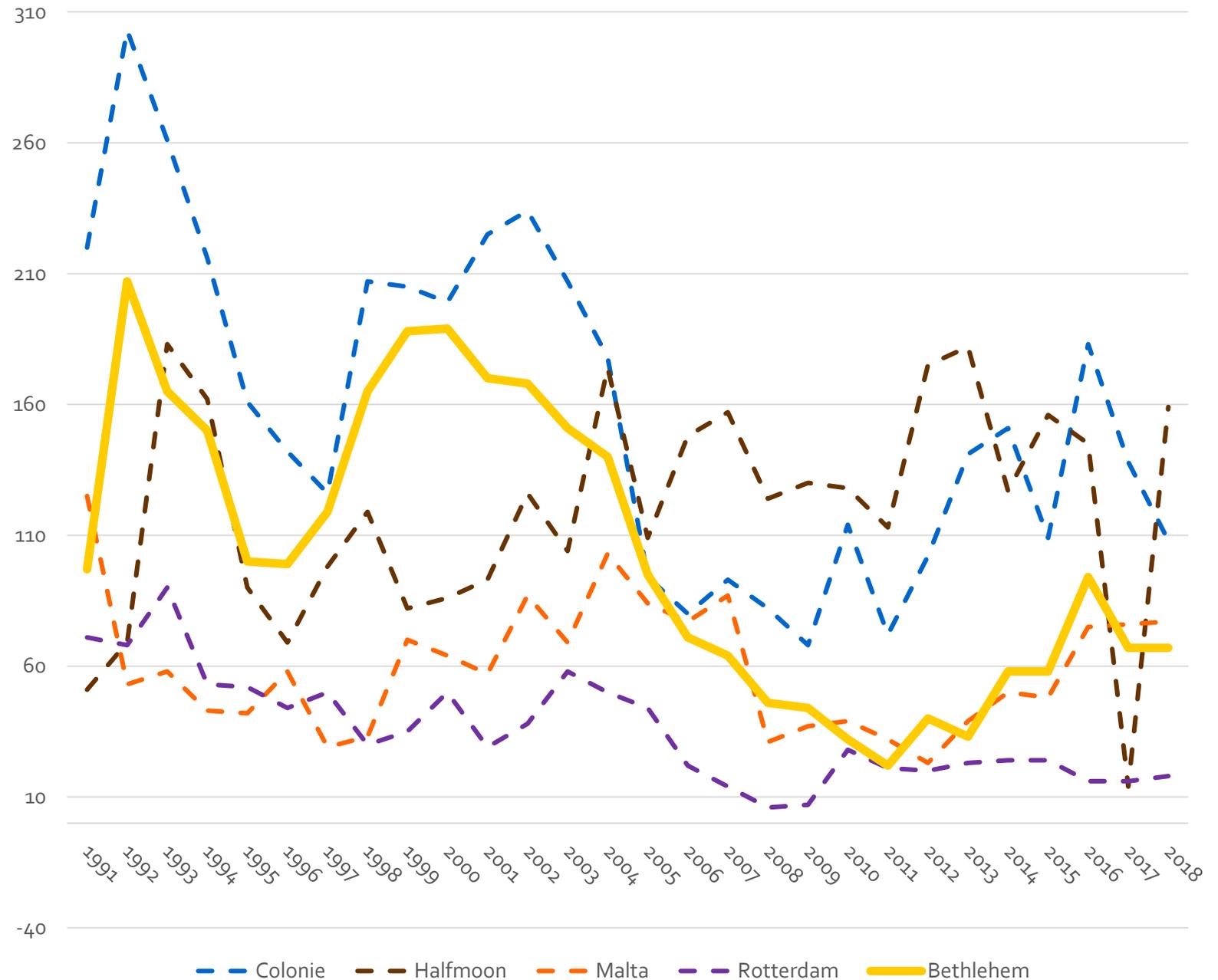
# All Residential Building Permits (Units) 1991-2019

- Single family permit issuance slowed after-2005 Comprehensive Plan (housing downturn)
- Multifamily units permit issuance similar pre- and post- 2005 Comprehensive Plan, but concentrated in years after recession (2011 – 2016)
- 2016 – 2019 shift back to SFH
- Since 2005 Comprehensive Plan, Town had 35% the single family development that occurred between 1991 and 2004.
- Nearly 1,500 residential units have been proposed, are under review, or have been approved but await construction.



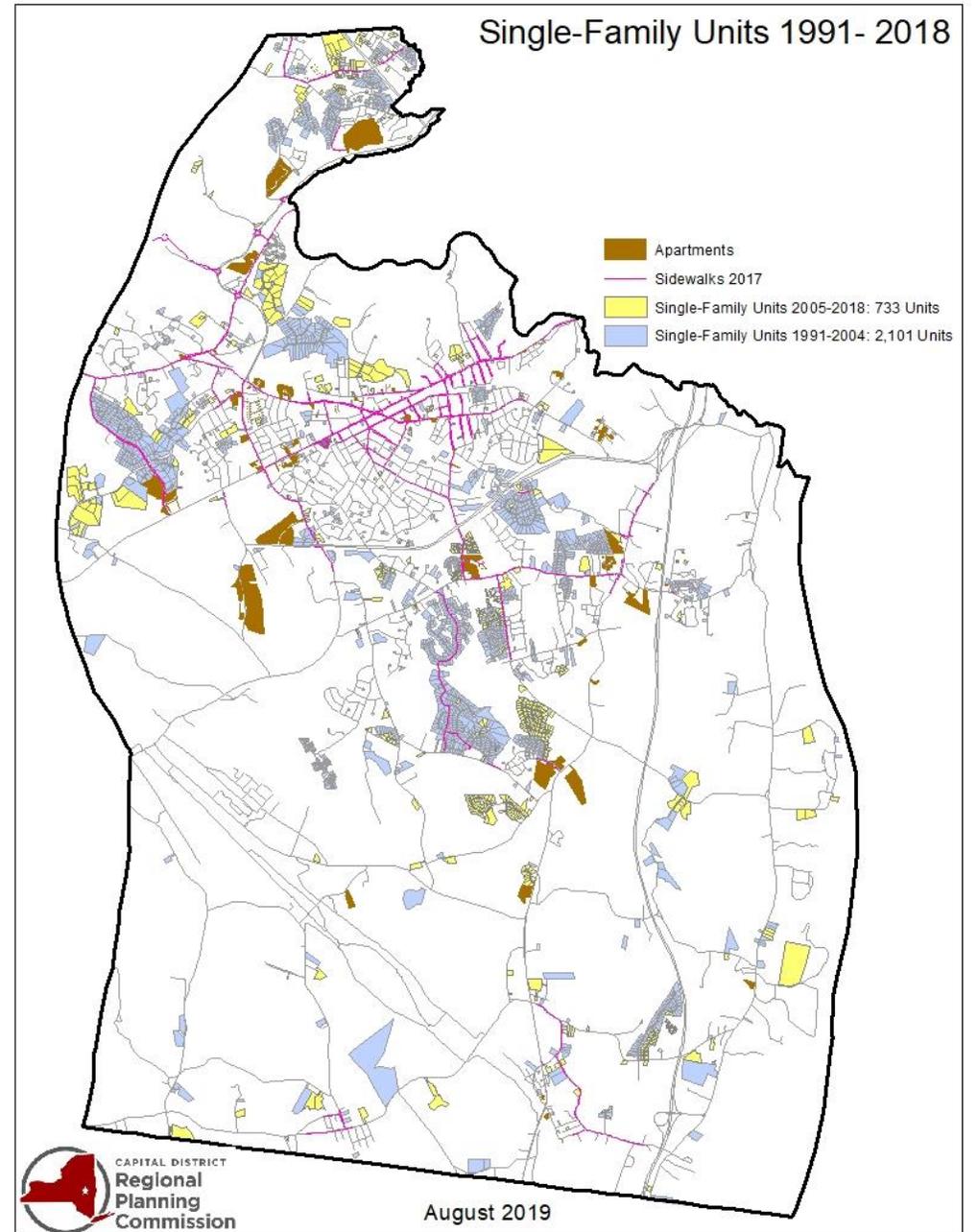
# Residential Building Permits 1991-2019 Community Comparison

- Bethlehem - above average in 1990's and early 2000's to below average in late 2000's and 2010's
- Halfmoon saw steady increases
- Colonie top or second most residential unit permitter
- Rotterdam permit issuance declined
- Malta had ups and downs, but no significant change over time



# Developed Residential Parcels 1991-2019

- Developed 2,834 parcels with Single Family Residences (2,948 acres)
  - 2,101 parcels on 2,112 acres between '91 and '04
  - 733 parcels on 836 acres between '05 and '18
- Location
  - south of the Delmar Bypass/Glenmont
  - near Fisher Blvd.,
  - near NYS Rt. 85,
  - North Bethlehem



# Takeways - Discussion

- In the 14 years since the 2005 Comprehensive Plan was adopted (2005 – 2018), Bethlehem has seen close to 35% of the single family residential development that occurred in the years prior, between 1991 and 2004.
- Total multi-family permitting was about the same between these two periods, but since the 2005 Comprehensive Plan was adopted, multifamily permit issuance occurred in a tighter timeframe during the period between 2011 and 2016.
- Housing growth has slowed for Bethlehem and other peer towns over the past 7 years compared to previous decades growth.
- Consider the breakdown of housing types in the development pipeline in relation to the demographic changes the Town expects to experience in the next 10 years. As the share of older adults (age 65+) grows, will residential development projects under review now address their housing needs? Do we wish to attract a younger generation, and if so, what are their housing needs?

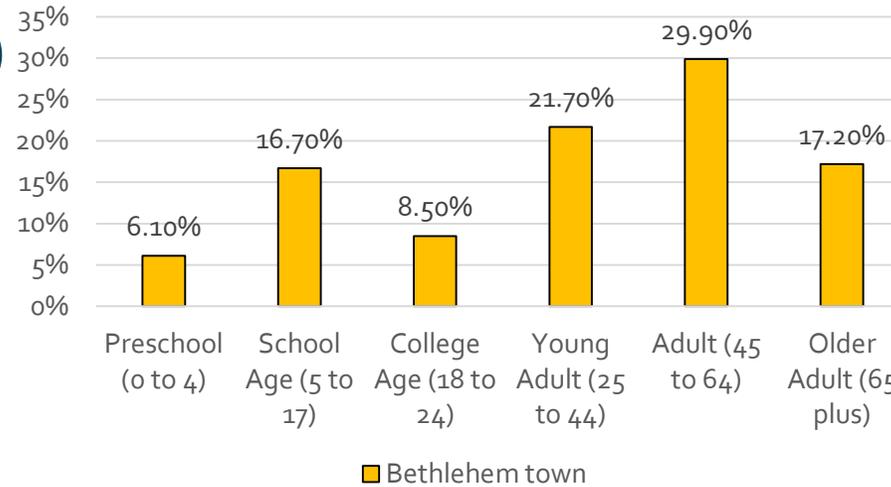
# Population and Housing Characteristics



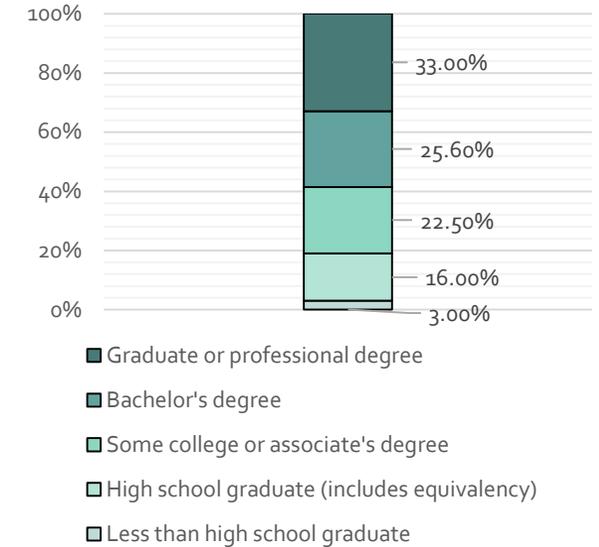
# Population Characteristics

- ~35,000 Population (2019)
- 30% of Bethlehem residents estimated between 45 and 64 years of age
- Estimated 90% of residents White, non-Hispanic.
- 33% have a Graduate or Prof. degree, 58.6% have at least a Bachelor's degree

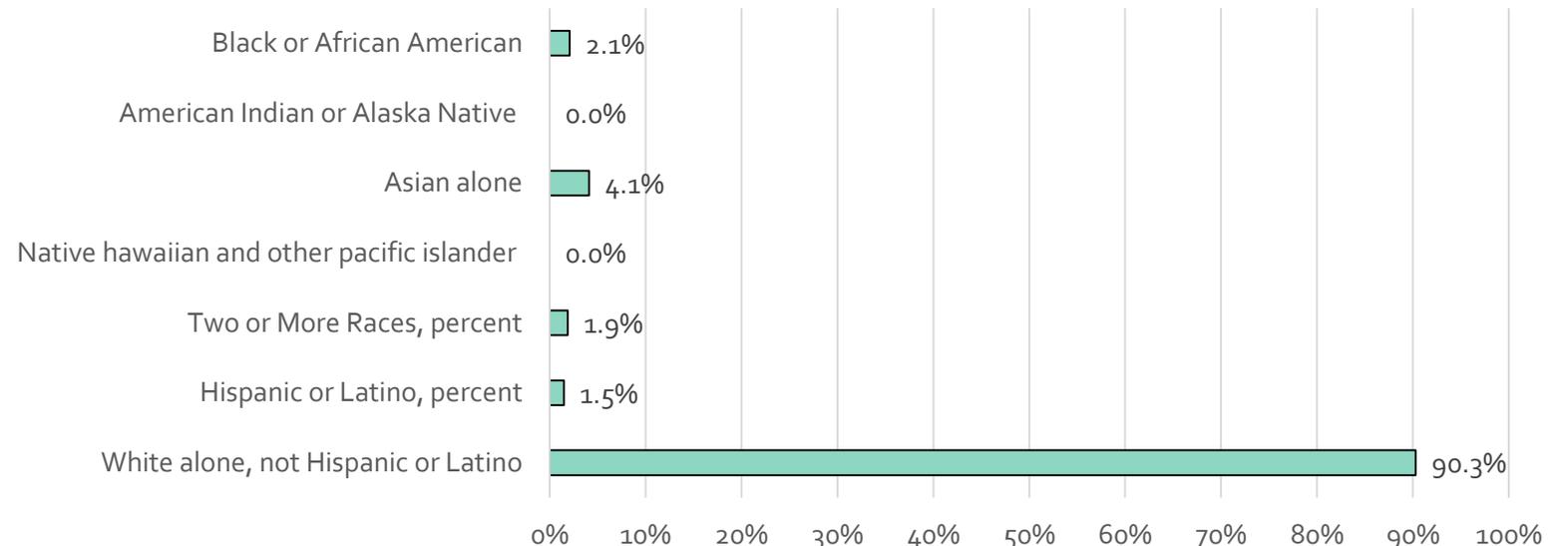
Population Breakdown by Age Cohort



Educational Attainment

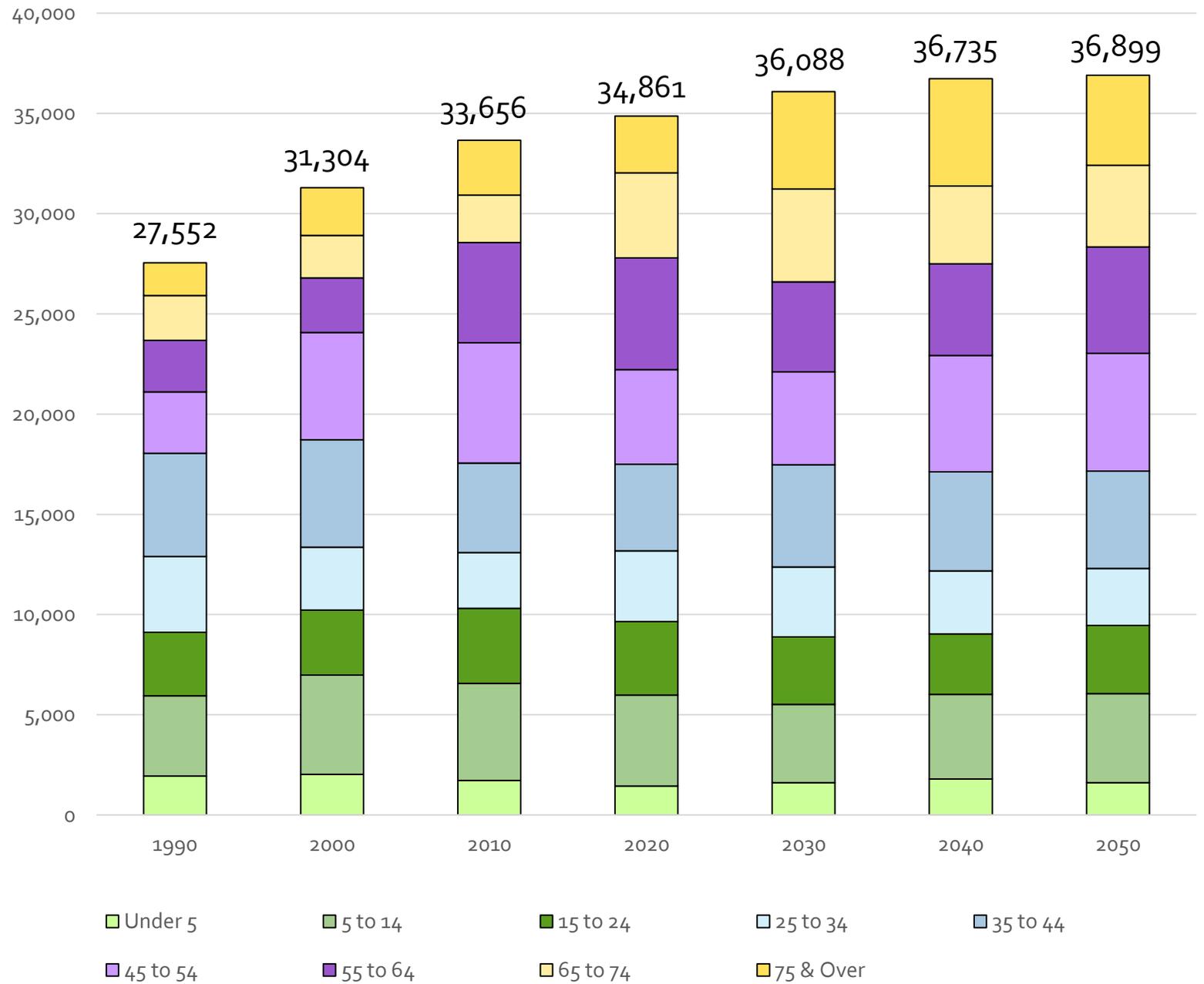


Population Breakdown by Race/Ethnicity



# Bethlehem Population Estimates and Projections by Age Cohorts

- Older adults, ages 65+, make up 17.2%. Projected to increase significantly by 2030
- Number of young and school age children to decline by 2030
- 2017 age dependency ratio for Bethlehem is 53; increases to 71 by 2030
- New services for population

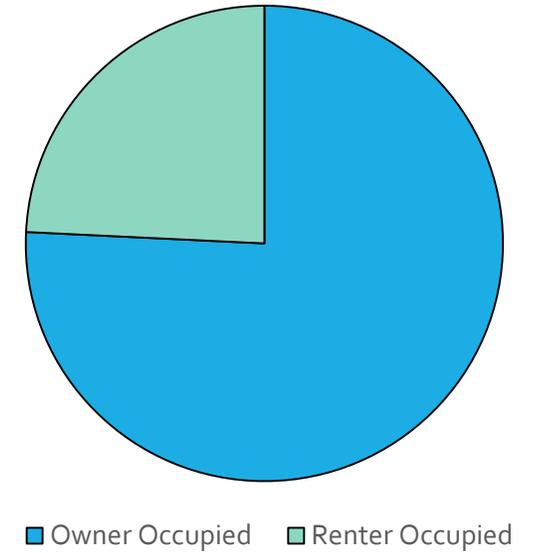
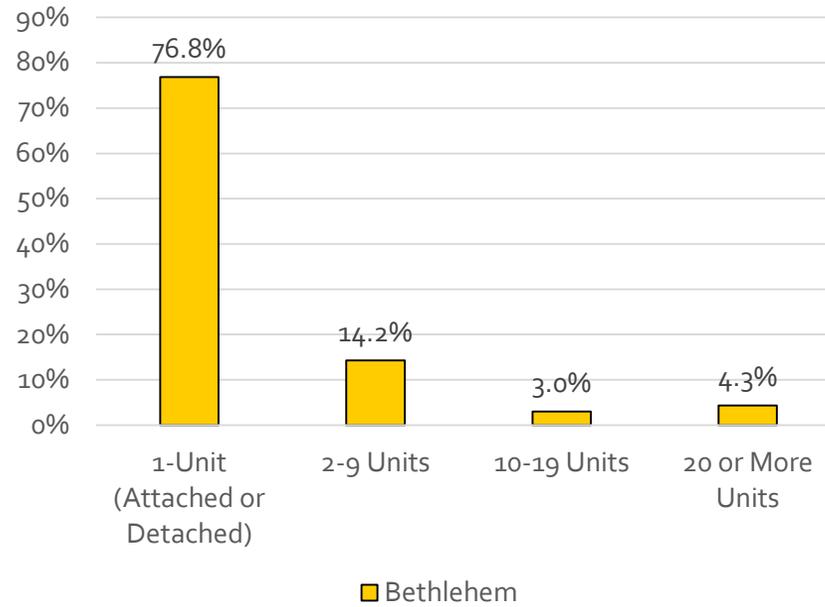


# Takeways - Discussion

- The large increase in the number of dependent population (children, seniors) in the town emphasizes the need for thoughtful planning for transportation, housing, and services to support the dependent population in the long term.
- The Town may want to attract more young and middle aged adults to the Town to balance out the polarization in the age distribution. Is this a goal for the Comprehensive Plan Update? What land uses, services, or activities do we need that we don't have to attract young and middle aged adults?

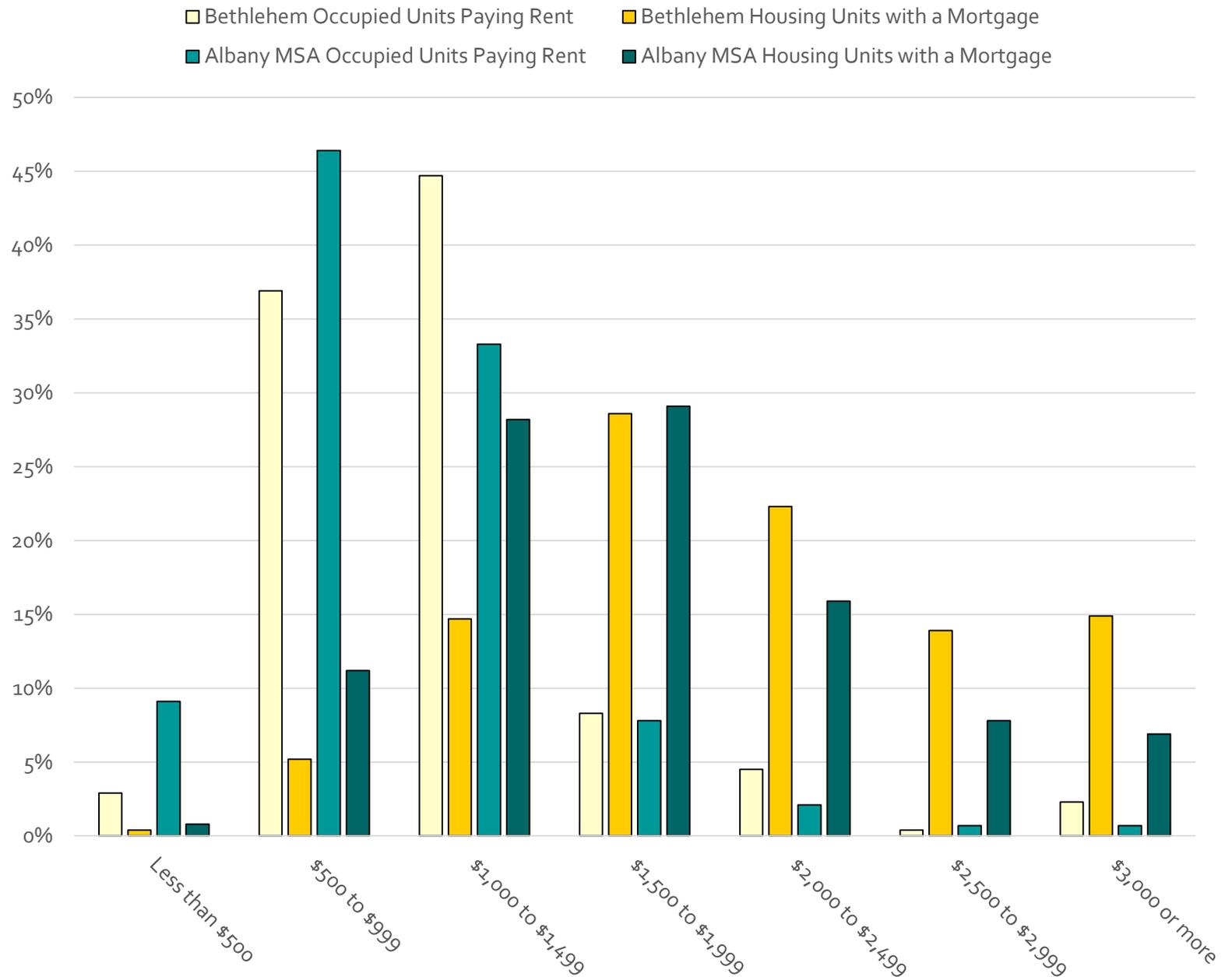
# Housing Characteristics

- Mostly single family residences – 76.8%
- Fewer attached single family units – 6.5% (townhomes)
- More than  $\frac{3}{4}$  of residents own home



# Monthly Housing Costs by Tenure

- More than 50% of owner-occupied homes with a mortgage pay more than \$2,000 per month in housing costs
- While \$2,000 per month aligns with 30% rule for many in Bethlehem (\$96,384 Median HH Income), affordability may be difficult for those with income at or below Albany metro area median HH income (\$65,743)
- Rental units affordable, but fewer of them



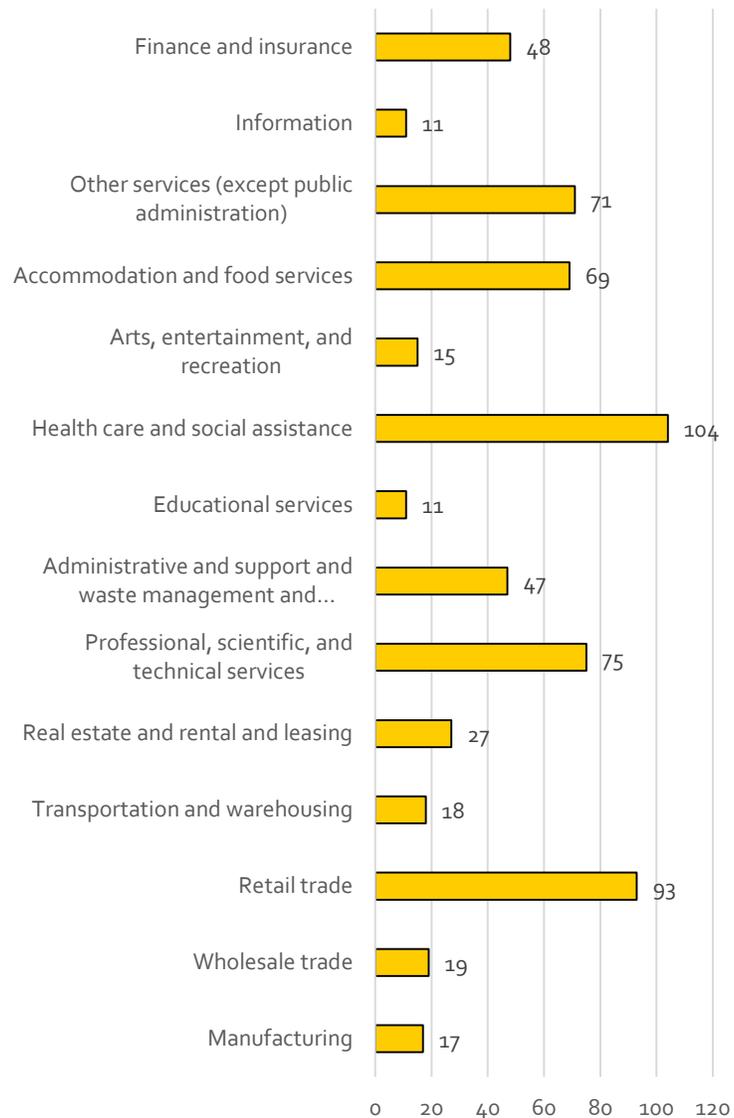
# Takeaways - Discussion

- Bethlehem's ratio of single-family detached to single-family attached has remained consistent over the last 7 years. Developments such as Walden Fields and Chadwick Square provide single-family attached townhome housing options for residents. Do we need more single-family attached homes?
- Bethlehem's higher rates of single family and owner occupied units and lesser amount of multifamily and rental units may indicate a limited supply of attainable and affordable housing in the Town.
- What types of housing (single-family detached, single-family attached townhomes, multi-family) does Bethlehem need?

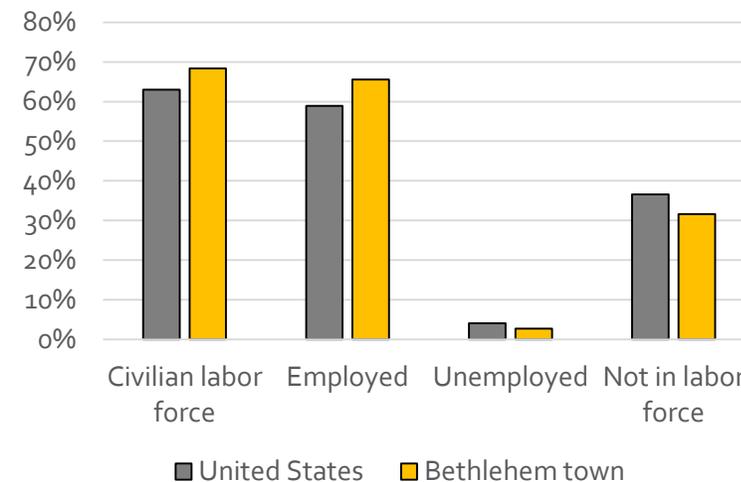
# Economic Characteristics

- Employment is high among residents
- Management, business, science occupations are well above national level.

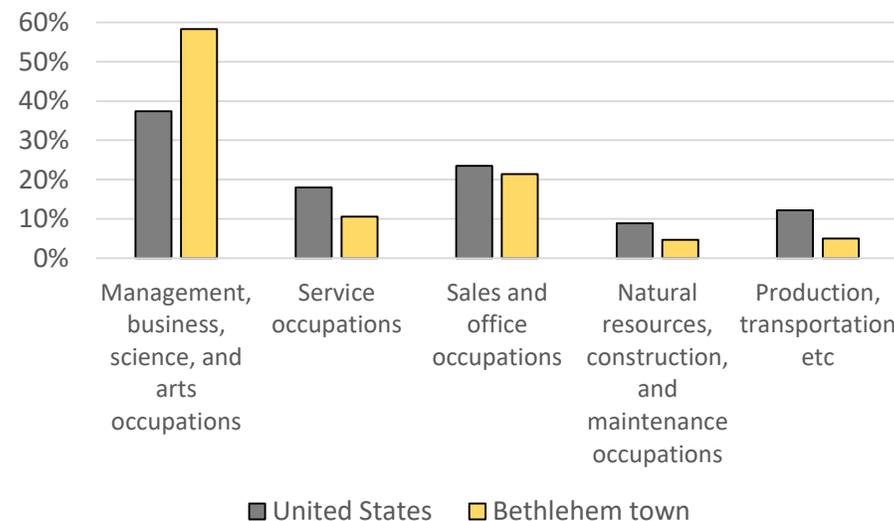
## Number of Establishments by Industry Sector



## Population Breakdown by Labor Force Status

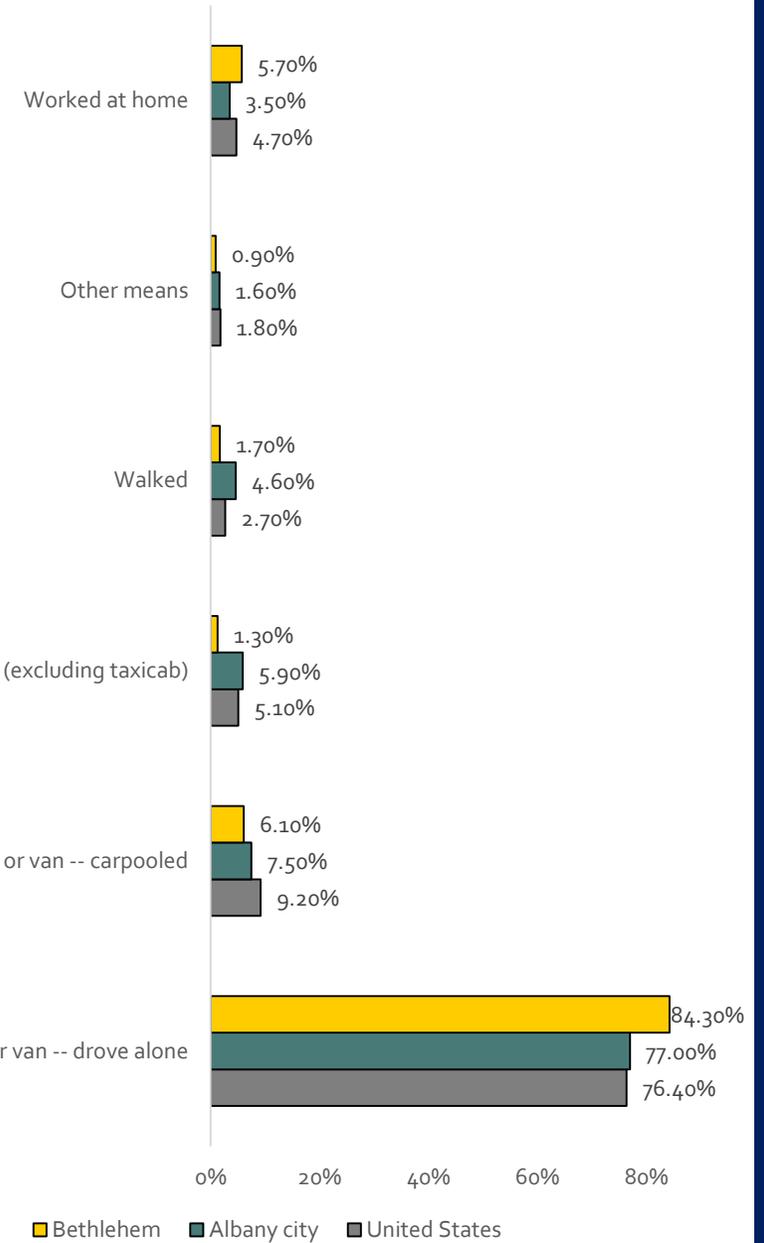
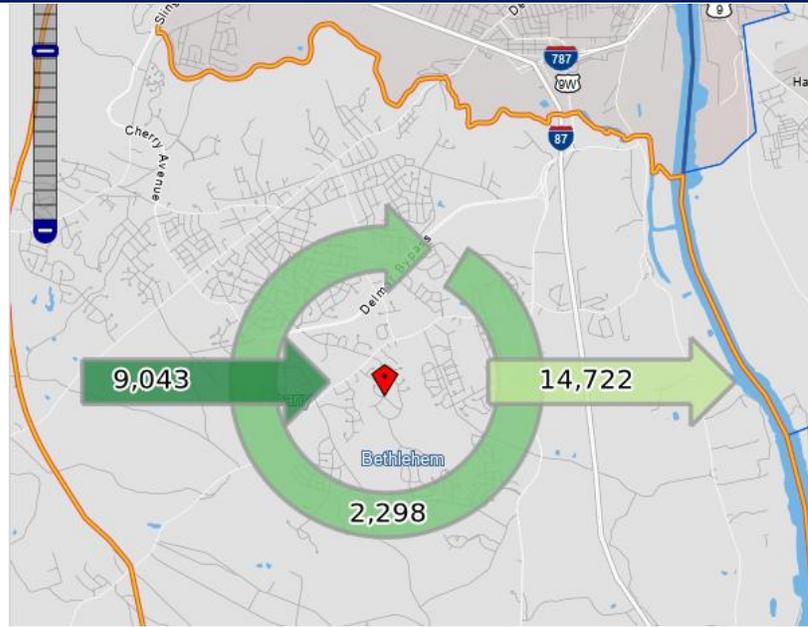


## Resident Occupations



# Commuting Behavior

- 86% of employed residents in Bethlehem commute outside community to go to work
- 1 in 5 working in town also live in town
- An estimated 9,043 people commute into town for work
- Approximately 84% of employed residents drive alone to work, 6.1% carpool
- Approximately 3% of employed residents walk or take public transportation to work
- An estimated 5.7% of employed residents work at home



# Components of Comp Plan Update

## Consultant Tasks

Task 1: Public Participation Plan – how to obtain public input to inform Vision, Goals, Policy and Project Recommendations, Land Use Revisions

Task 2: Build-Out Analysis – development growth scenarios  
Transportation assessment – future roadway improvements

Task 3: Comprehensive Plan Update document

Task 4: Town Code Amendments? – Zoning Law, Subdivision Regulations, Stormwater Management, etc.

# Next Steps

- Prepare Request for Proposal based on Tasks
- Solicit consultants – 3 week response period
- Sub-group of Committee reviews consultant responses/interviews and selects consultant

Thank You.



Next Meeting: February 19, 2020