Town of Guilderland Demographic and Growth Analysis

1990-2020

Capital District Regional Planning Commission

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www.cdrpc.org

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Cover Picture Courtesy of Town of Guilderland

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About the Capital District Regional Planning Commission

Our Mission

The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving Albany, Rensselaer, Saratoga, and Schenectady counties. CDRPC provides objective analysis of data, trends, opportunities, and challenges relevant to the Region's economic development and planning communities. CDRPC serves the best interests of the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information and fostering dialogues on solutions to regional challenges.

Our History

CDRPC was established as a regional planning board in 1967 by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys, planning services, technical services, and the formulation of plans and policies to promote sound and coordinated development of the entire Region. Over time, the mission of the Planning Commission evolved in response to changes in the Region's needs, funding sources, organizational structure, and information technology. While continuing to provide a wide variety of comprehensive planning services, CDRPC has also assumed the functions of Data and Information Center, Economic Development District, Foreign-Trade Zone Administrator, Clean Energy Communities Program Coordinator, and Water Quality Manager.

Executive Summary

The Town of Guilderland has changed in a variety of ways since the last Comprehensive Plan was adopted in 2001. Like other towns in the region, the town has experienced changes in population, housing development, the local economy, and the diversity of residents. This report provides analysis of the changes Guilderland has experience over the past thirty years which will provide context for how the town will plan for future changes.

The following bullets summarize the findings of the report:

- Housing growth in the Town of Guilderland has
- slowed significantly since the 1980's.
- Residential growth in Guilderland has remained in the middle of the pack compared to similar towns within the region.
- While the majority of Guilderland's housing stock consists of single-family units, the town has the highest-share of renter-occupied units compared to peer towns of Bethlehem, Halfmoon and Rotterdam.
- The population of Guilderland has grown by 4% over the last decade, which is relatively the same rate of growth in Bethlehem and Rotterdam but lower than Halfmoon, Halfmoon grew by 19%.

Guilderland Housing Growth 1980-2020

Source: U.S. Decennial Census 1980-2020

Total Permit Issuance
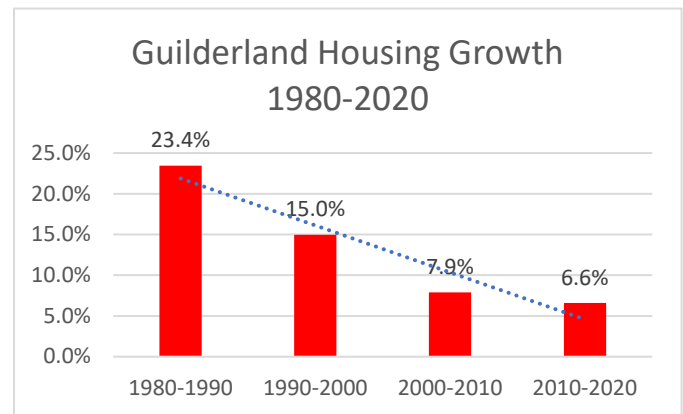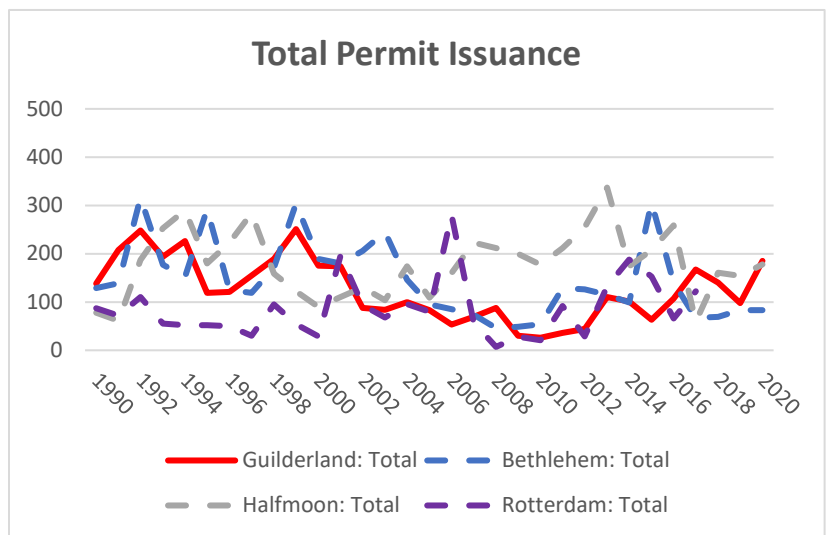
Source: U.S. Census Builoding Permit Survey

• Location	2010	2020	2010-2020 % Change	Population Difference
Town of Guilderland	35,303	36,848	4.4%	1,545
Bethlehem	33,656	35,034	4.1%	1,378
Halfmoon	21,535	25,662	19.2%	4,127
Rotterdam	29,094	30,523	4.9%	1,429
Albany County	304,032	314,848	3.6%	10,816
New York State	19,378,102	20,201,249	4.2%	823,147

Source: U.S. 2010 & 2020 Decennial Census

- Guilderland is an aging community with the highest share of citizens 65 years of age or older, compared to Albany County, New York State and the national average. In regard to peer town comparison Guilderland and Halfmoon have the lowest share of older adults at 17%. Bethlehem has the highest share at 19%, followed by Rotterdam at 18%.
- The largest share of business establishments in the town are in the professional, scientific, technical services, and administrative and waste management services sectors. This explains why the majority of occupations in the town are in management, business, science and arts occupations.
- Between 2017 and 2020, Guilderland issued more building permits for multi-family units than for single-family units.

Introduction

Guilderland is a town located in Albany County in the Capital Region of New York with a total population of 36,848 residents according to the 2020 Decennial Census. The purpose of this demographic and growth analysis is to provide a foundation for community discussion and planning as the Town and its community members update the 2001 Comprehensive Plan. A solid understanding of the Town's development, demographic trends, and economic makeup is an important starting point for discussing the Town's vision for the future. What are the age and racial makeup of the Town's population? What type of growth – particularly residential – has it experienced? And how does it compare with similar municipalities in the Capital Region? These are important questions to answer when taking stock of the community's current state and recent history. With this information at hand, the community can plan for the future based on existing trends, policies, and programs and determine new opportunities Guilderland can pursue to further improve living conditions for its residents.

For any municipality to successfully plan for its future, it must first understand its history and makeup. For the Town of Guilderland, a solid understanding of the town's recent residential development history, demographic trends, and economic makeup is an important starting point for discussing the Town's vision for the future as it updates the 2001 Comprehensive Plan.

CDRPC Technical Assistance-Guilderland Comprehensive Plan Update

This document is envisioned to establish an important baseline of current demographic conditions and provide an analysis of demographic and development trends over timeto assist the Town with its ComprehenvievPlan update. This analysis is being prepared under the 2021 CDRPC/CDTC Technical Assistance Progarm. CDRPC has worked closely with the Town of Guilderland to ensure this report contains the essential analysis most useful to the community.

 This report provides an analysis of Guilderland's residential development trends as well as a comparison to selected peer communities within the Capital Region. In consultation with the Town, this analysis primarily looked at growth in the community between 1990 and 2020. Looking at this period gives a better understanding of recent trends in the Town's growth. This report also provides some demographic and economic metrics for context. The analysis includes a variety of demographic indicators including population, age, educational attainment, economic development, building permits, and more.

Data in this report is from the Census Bureau and data provided by the Town of Guilderland. Census Bureau data is typically retrieved from the 10-year Decennial Census, the 5-year American Community Survey (ACS), and the Economic Census. Data from the Decennial Census are exact counts, while data from the ACS are estimates. The Census Bureau recently released some of the data from the 2020 Decennial Census which provides the most recently available exact counts for this report. The full data release is tentatively scheduled to come out in 2022. Though the ACS data is not exact, it is useful for determining trends.

2001 Comprehensive Plan

Guilderland's latest Comprehensive Plan was completed in 2001. One of the recommendations in the Plan was to complete specific neighborhood studies to define opportunities, issues and potential solutions for each of the planning area. Subsequently, the Town completed seven studies between 2003 and 2016 with the assistance of CDTC's Linkage Program. These studies include (1) McKownville Corridor Study (2003); (2) Fort Hunter/Carman Road Neighborhood Transportation Plan (2003); (3) Guilderland Hamlet Neighborhood Plan (2007); (4) Route 20 Corridor Study (2008); (5) Guilderland Center Hamlet (2010); (6) Railroad Avenue Area Transportation and Revitalization Plan (2012); and, (7) Westmere Corridor Study (2016). These studies helped inform the update of the Town zoning code (completed in 2017), provided the basis for a number of infrastructure grant projects, and informed the design of residential and commercial developments.

Comparison to Peer Communities

While it is beneficial to compare Guilderland to New York State, the region, and rest of the country, it is also beneficial to compare Guilderland to peer communities in the Capital Region that are geographically and demographically similar and have experienced recent growth. Comparing the profiles of Guilderland to similar communities in the region can be beneficial to determine if Guilderland is on trend with its peers or is an outlier in specific categories. For this report, Guilderland is compared to the Towns of Bethlehem, Halfmoon, and Rotterdam. Comparisons are made between the type and number of residential building permits issued, educational attainment, affordability of housing , and other development and demographic indicators . Housing growth happens unevenly across a region. Comparing one community's housing characteristics and trends to others can provide some context for understanding and discussing Guilderland's growth and how the town is either unique or experiencing a regional change similar to other peer communities.

Map 1: Guilderland and Peer Communities

Guilderland and Peer Communities

Legend
— Major Roadways
Halfmoon
Rotterdam
Guilderland
Bethlehem
Counties
Cities&Towns

N

10 Miles

Halfmoon

Rotterdam

Guilderland

Bethlehem
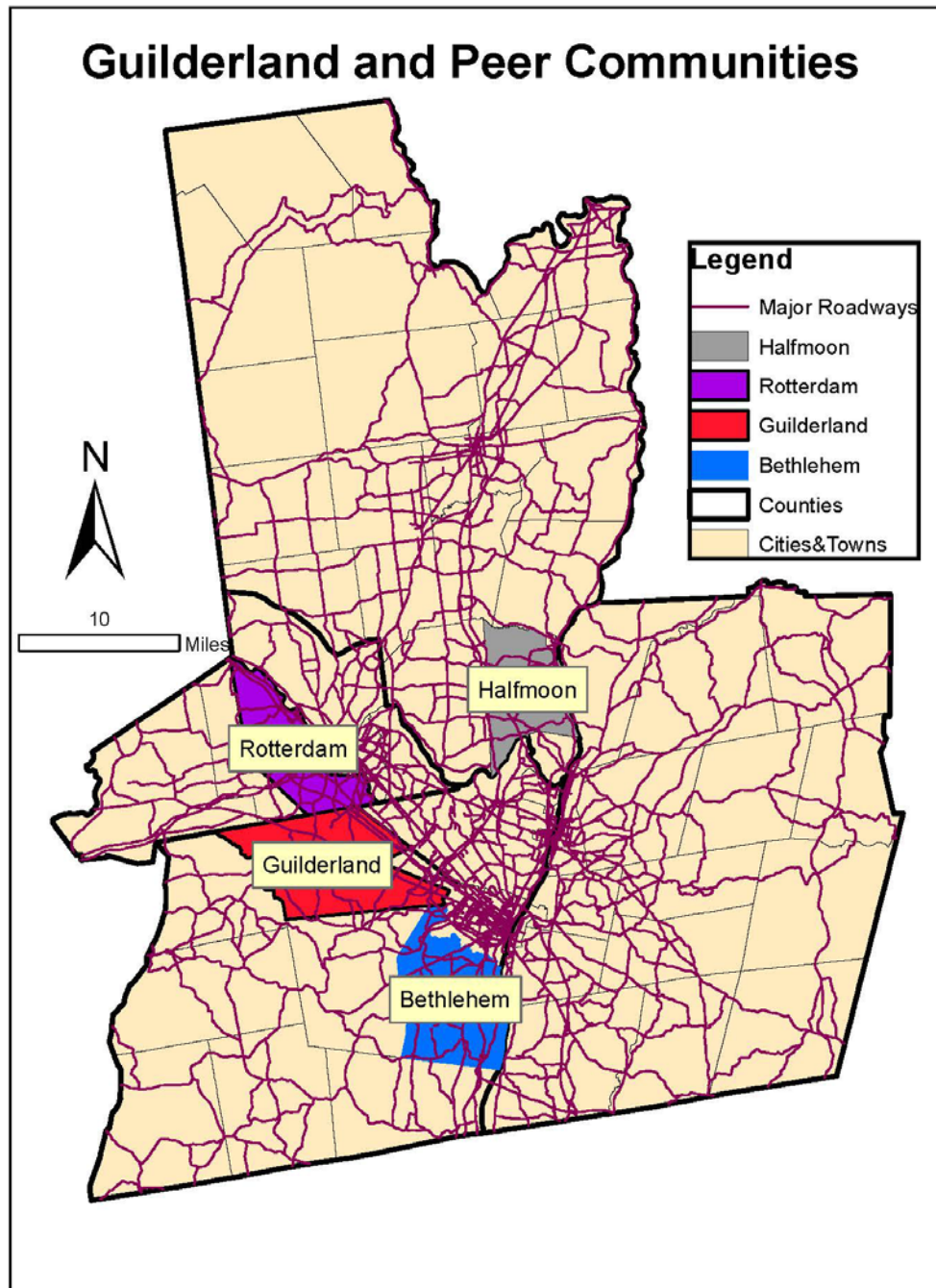
Housing Growth and Characteristics

The characteristics a community's housing stock have important implications for how communities function. For example, the types of housing and their location can influence modes of transportation and traffic volumes. Communities with a higher share of owner-occupied single-family detached housing units may have a larger number of children and families, while renter-occupied multi-family units could trend toward younger professionals or empty nesters. The affordability level of a community's housing can correlate with greater levels of diversity in age, racial and ethnic characteristics, or disability status. These demographics can in turn influence the types of services provided by the Town, and varieties of businesses that choose to locate in the community.

Since housing built now will be around for a long time, evaluating the characteristics of existing housing stock and changes in those characteristics over time can help understand future housing needs. Housing charateristics can be tracked through building permit data and other housing trends can be seen in changing shares of renter versus owner, vacanancy rates, and the types of new construction.

Housing unit data from the Decennial Census provides exact counts of housing units in a community. Comparing multiple decades of Decennial Census counts of housing units provides an accurate look at how the number of housing units in the Town has grown. Data from the American Community Survey (ACS) provides a more granular estimate of housing unit types.

Overall, Guilderland's rate of housing development has slowed significantly since the blistering pace of the 80s and 90s. This trend is not uncommon and reflects very similar patterns with the neighboring peer communities of Bethlehem and Rotterdam. Growth in Guilderland mirrors regional and national trends, with Guilderland being in the middle of the pack in terms of building permit issuance in the region. The following section examines in detail the change in total housing units between 1990 and 2020.
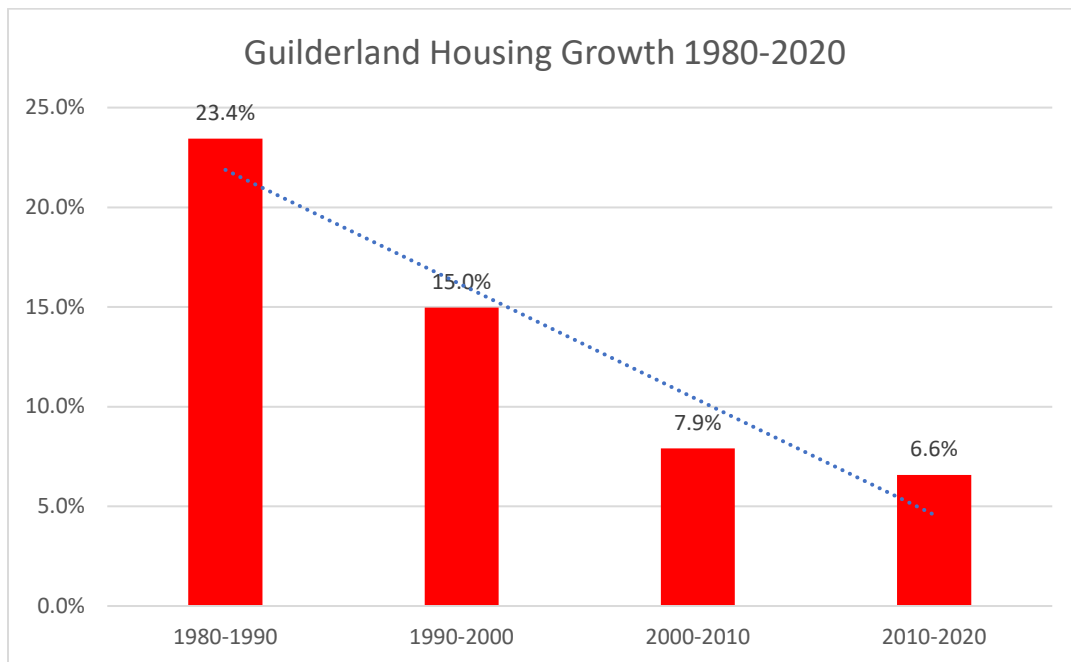

Source: U.S. Decennial Census 1980-2020

Change in Total Residential Housing Units Over Time

The number of housing units in the Town of Guilderland grew by 63.2% between 1980 and 2020; from 9,813 in 1980 to 16,018 housing units in 2020. During that period, Guilderland saw its fastest rate of growth between 1980 to 1990, adding 2,301 units for a total of 12,114, a 23.4% increase. The town added 1,814 units between 1990 and 2000 for a total of 13,928, a 15% increase. Since 2000, growth has continued to slow through 2020. Between 2000 and 2010, the Town added 1,101 units for a total of 15,029, a 7.9% increase. Between 2010 and 2020 growth slowed further with the town adding 989 housing units for a total of 16,018, a 6.6% increase. While Guilderland's housing units have been growing steadily since the 1980s, the rate of growth has decreased significantly over time, which is a trend shared by some other peer towns in the region.

Between 1980 and 2020, Guilderland saw similar growth as Bethlehem and Rotterdam with percent growth declining since 1990. Halfmoon, after two decades of rapid increases, has seen relative stability between 2000 and 2020.

Chart 1: Total Number of Housing Units Added by Decade for Guilderland and Peer Towns 1980-2020
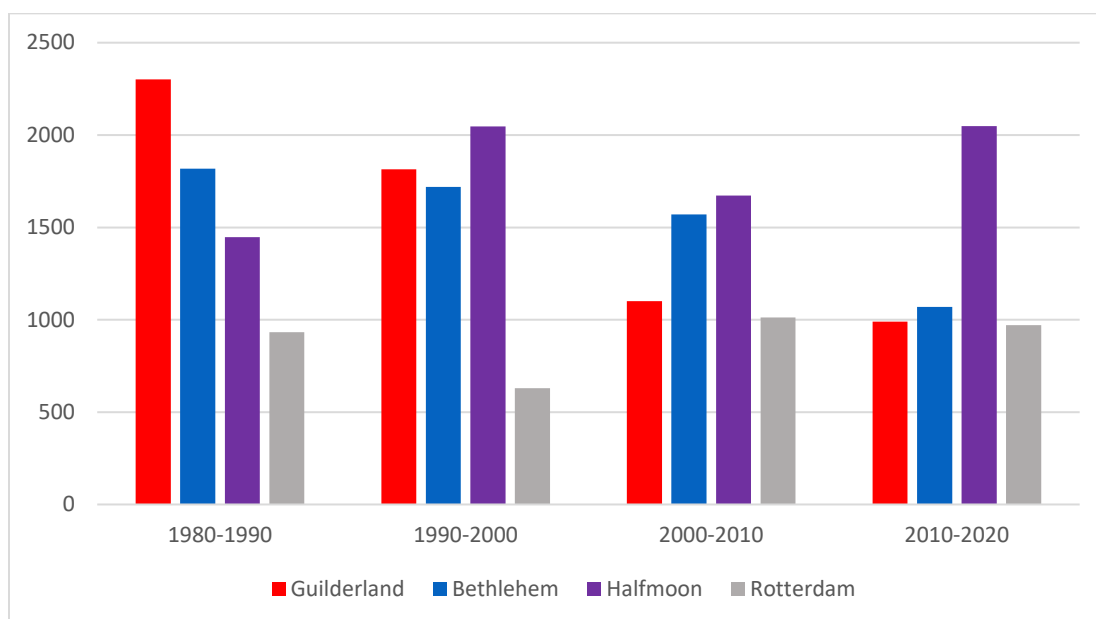
Source: U.S. Decennial Census 1980-2020

Residential Growth: Type and Geography

While overall growth may have slowed over time, it's still important to examine how Guilderland been developing since the 2001 Comprehensive Plan. To get a better sense of the kinds of residential development in Guilderland and how different kinds of development have progressed over the past 30 years, we can analyze multi-family versus single-family residential development between 1990 and 2020.

Building permits are issued to approve the construction of new homes in a community after residential developments receive municipal approvals. Building permits are categorized as single-family and multi-family permits. Single-family permits refer to buildings that have one housing unit in them, such as a typical house you find in a suburban area. These types of units can be standalone or attached to another building as you would find in a townhouse. Multi-family permits refer to buildings that have more than one housing unit inside. These types of units can range from a duplex, with two housing units in a single building to large apartment complexes that have dozens of apartments in a single building.

> **Multi-Family Units**
>
> "If the 5+ category shows 100, that means that 100 units were approved to be built in buildings that have five or more housing units in them, such as an apartment building."

The Census Bureau's Permit Summary refers to the number of units approved for a building permit. For example, if the single-family permit category shows 100 permits issued, then 100 single-family homes were approved to be constructed that year. If the 5+ category shows 100, that means that 100 units were approved to be built in buildings that have five or more housing units in them, such as an apartment building. It is important to note that building permit issuance does not necessarily mean that all of those units are built that year or built at all. It is also important to note that the Census Bureau's Building Permit Summary is based on municipal reporting. If a municipality does not report the number of building permits issued in a given year, the survey could have inaccurate information. Based on Guilderland's activity over the past 30 years and the number of residential units built compared to building permits issued, Town of Guilderland has provided this data.

Certificates of Occupancy (COs) are issued after homes are built and tax parcel data is updated concurrently. This data can be used to illustrate the rate and location of residential growth over time. The following sections will focus on single-family and multi-family residential development trends over the past 30 years.

Between 1990 and 2020, the Town of Guilderland issued 4,992 building permits, of which, 55% or 2,748 permits were for single-family housing units and 45%, or 2,244 permits, were issued for multi-family units. The number of single-family homes built was very close to the number of building permits issued during this time, with 2,750 single-family units being built in the Town between 1990 and 2020 according to the Town's CO data.

The following map (Map 2) shows where in the Town this development has taken place over the past 30 years. Development of single-family units has been spread out throughout the Town, with some units being built near already established areas and some development being built farther from the denser population centers. The apartment buildings that have been built have largely been built near established population centers. A higher resolution PDF version of the map will be made available to the town.

Town of Guilderland

Residential Development
1990 - 2020

Single Family Houses Built 1990 - 2020
Apartments Built 1990 - 2020

Source: 2020 Tax Parcel Data
Albany County & NYS GIS
Clearinghouse.

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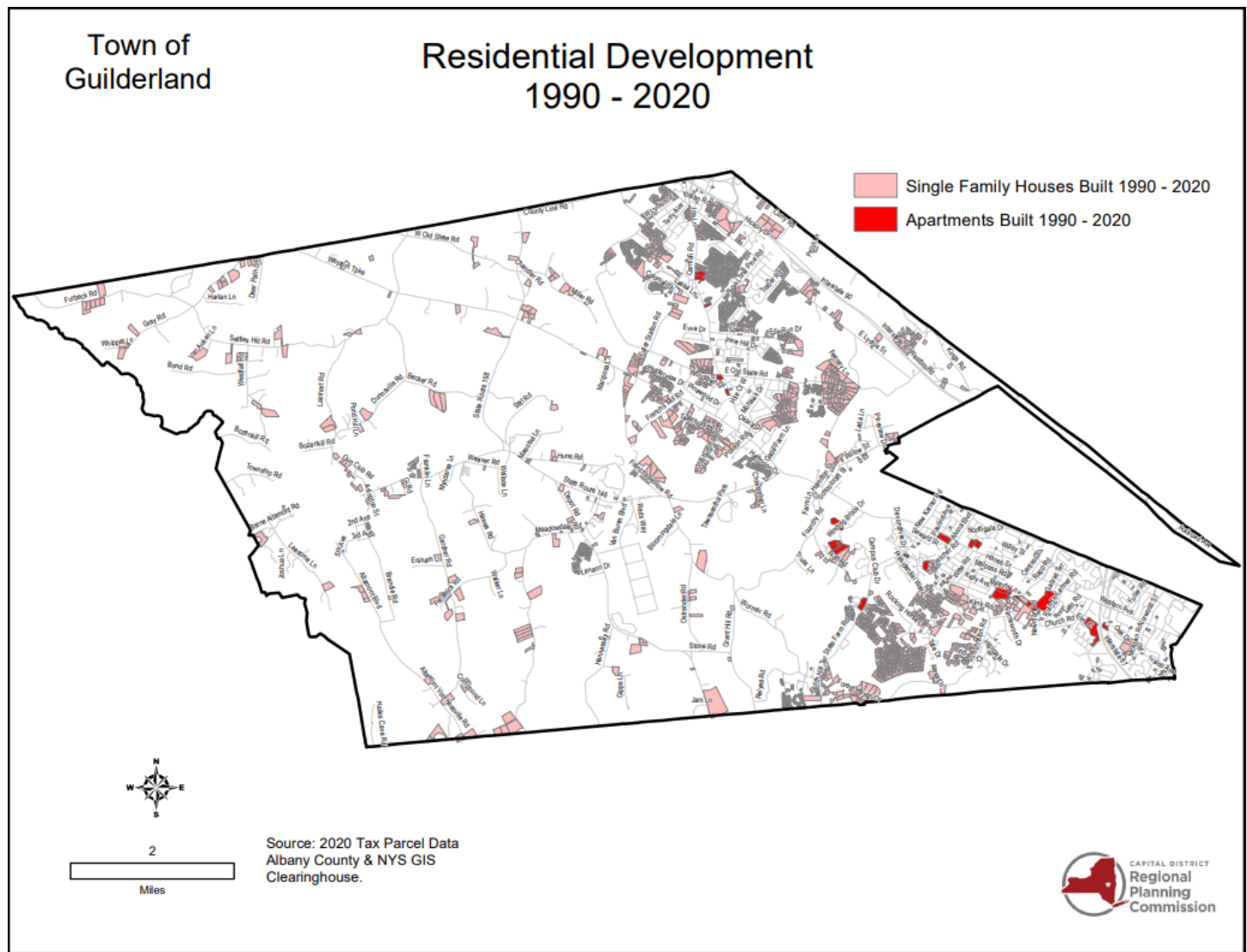
Single-Family Development

Single-family homes have been the dominant residential development type in Guilderland for much of the past 30 years. Since the peaks in the early 1990s, the issuance of single-family permits has been trending downward. Starting with 122 permits issued in 1990, single-family permits issuance increased annually through 1993, where issuance hit a 30-year high of 182 permits. With fluctuations, single-family permit issuance began to decline overall after 1993, until hitting a low of 26 in 2010. Permit issuance saw a slight resurgence after 2010, reaching as high as 101 single-family permits issued in 2014, but has since returned to a lower level the past four years. More recently, following a regional trend, the town issued a higher number of multi-family building permits than single-family.

Chart 3: Guilderland Single Family Building Permits 1990- 2020

Single Family Permits Issued 1990-2020

Year	Permits
1990	122
1991	144
1992	180
1993	182
1994	166
1995	113
1996	113
1997	131
1998	159
1999	139
2000	113
2001	122
2002	88
2003	84
2004	96
2005	83
2006	53
2007	39
2008	40
2009	30
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2011	36
2012	42
2013	90
2014	101
2015	63
2016	67
2017	35
2018	32
2019	30
2020	29
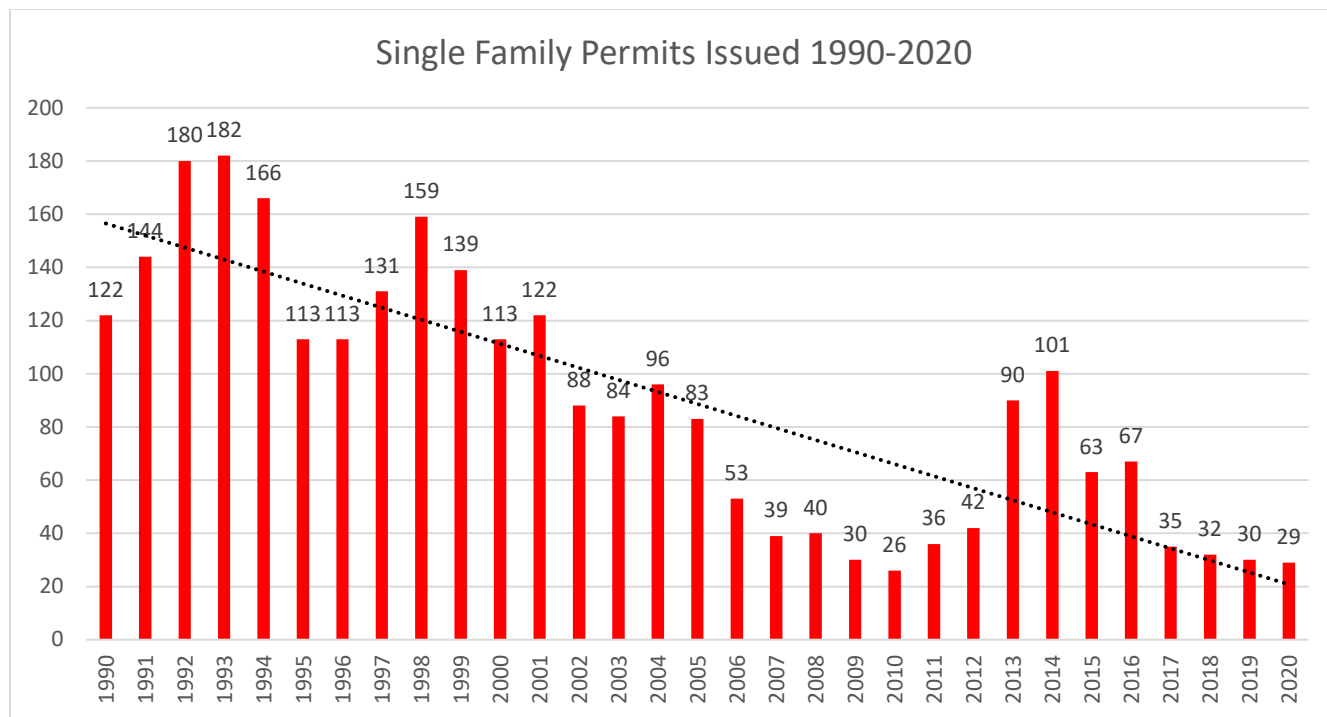
Source: U.S. Census Bureau Building Permit Survey

Multi-Family Development

Between 1990 and 2000, Guilderland saw a steady stream of multi-family building permits being issued, although at a much lower rate than single-family permits during the same time. While issuance fluctuated, there were 462 total permits (approximately 46/year) issued during this decade. The highest single year of multi-family permit issuance in this decade was in 1999 with 112 permits issued. After 2000, multi-family permit issuance began to decline, with multiple years of zero permits being issued over the next fifteen years. Between 2001 and 2015, only 156 total multi-family permits (approximately 10/year) were issued. However, in the past few years, multi-family permit issuance has seen a resurgence in Guilderland. Between 2016 and 2020, the Town issued 504 multi-family permits,more than in the entire decade between 1990-2000. 2020 saw the highest single year in terms of multi-family permits issued with 156. Between 2017 and 2020, Guilderland issued more building permits for multi-family units than for single-family units.

Chart 4: Guilderland Residential Building Permits 1990-2020
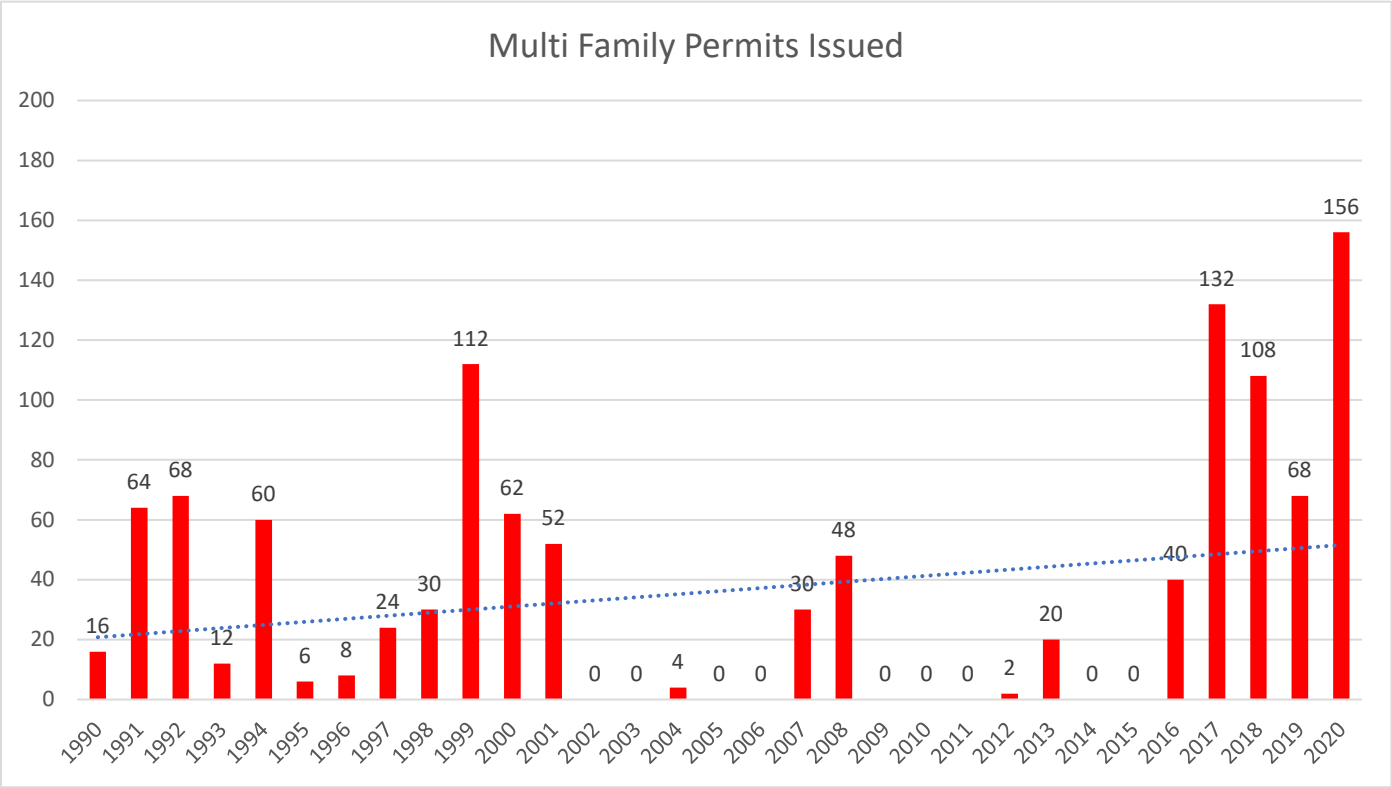
Multi Family Permits Issued

Source: U.S. Census Bureau Building Permit Survey

Single-Family Permit Issuance

Legend: Guilderland: Single — Bethlehem: Single-Family — Halfmoon: Single — Rotterdam: Single
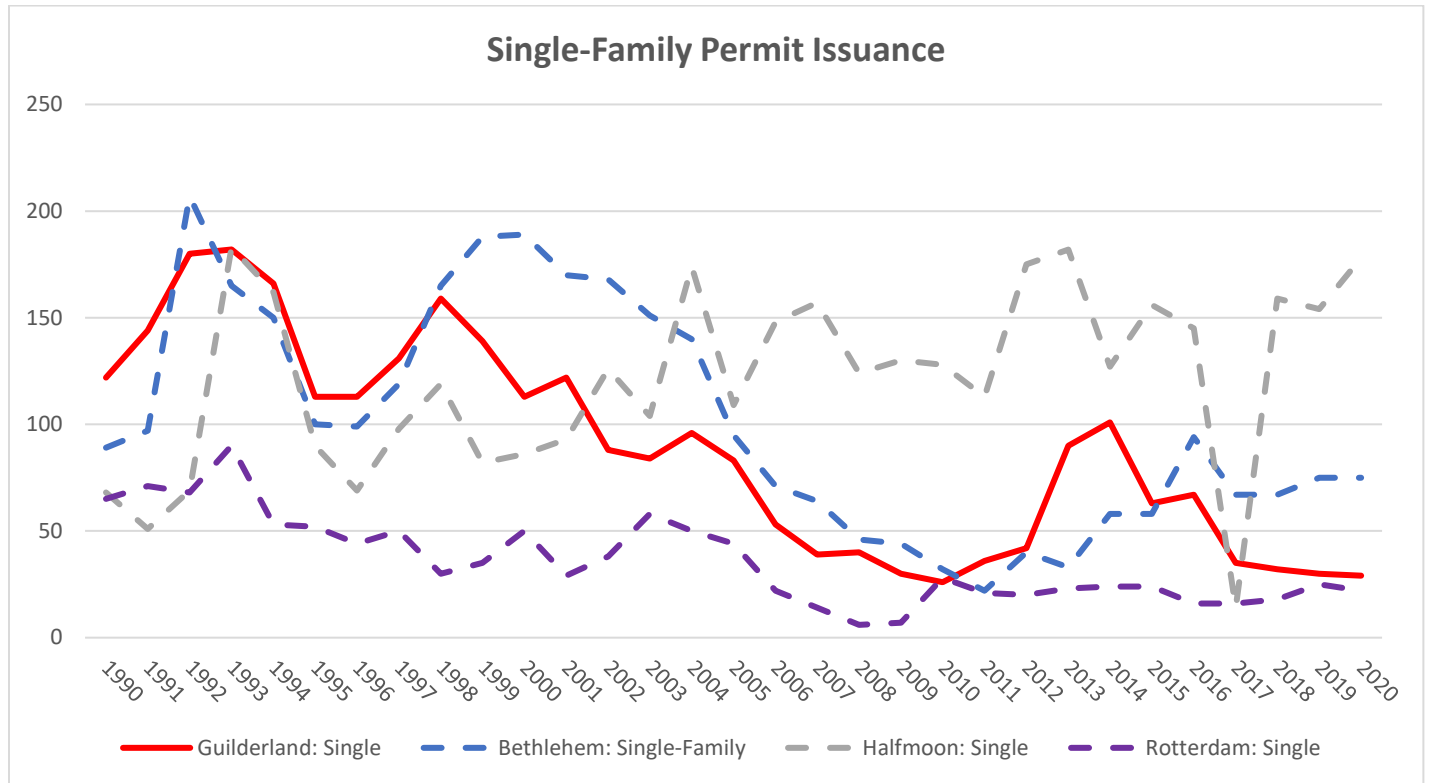
Over the past 30 years, Guilderland was generally in the middle of the pack in terms of single-family permits issued among the comparison communities. Throughout the 1990s, Guilderland was consistently issuing the most or second most permits, with Bethlehem issuing a similar amount throughout the 90s. Since 2000, there has been a decline in the rate of single-family permit issuance for many of the comparison communities and Guilderland. Throughout the 2000s, Halfmoon and Bethlehem issued more permits in most years. Throughout the 2010s, Guilderland surpassed Bethlehem in most years. However, after 2016, Guilderland's single-family permit issuance dipped below Halfmoon and Bethlehem.

Multi-Family Permit Issuance
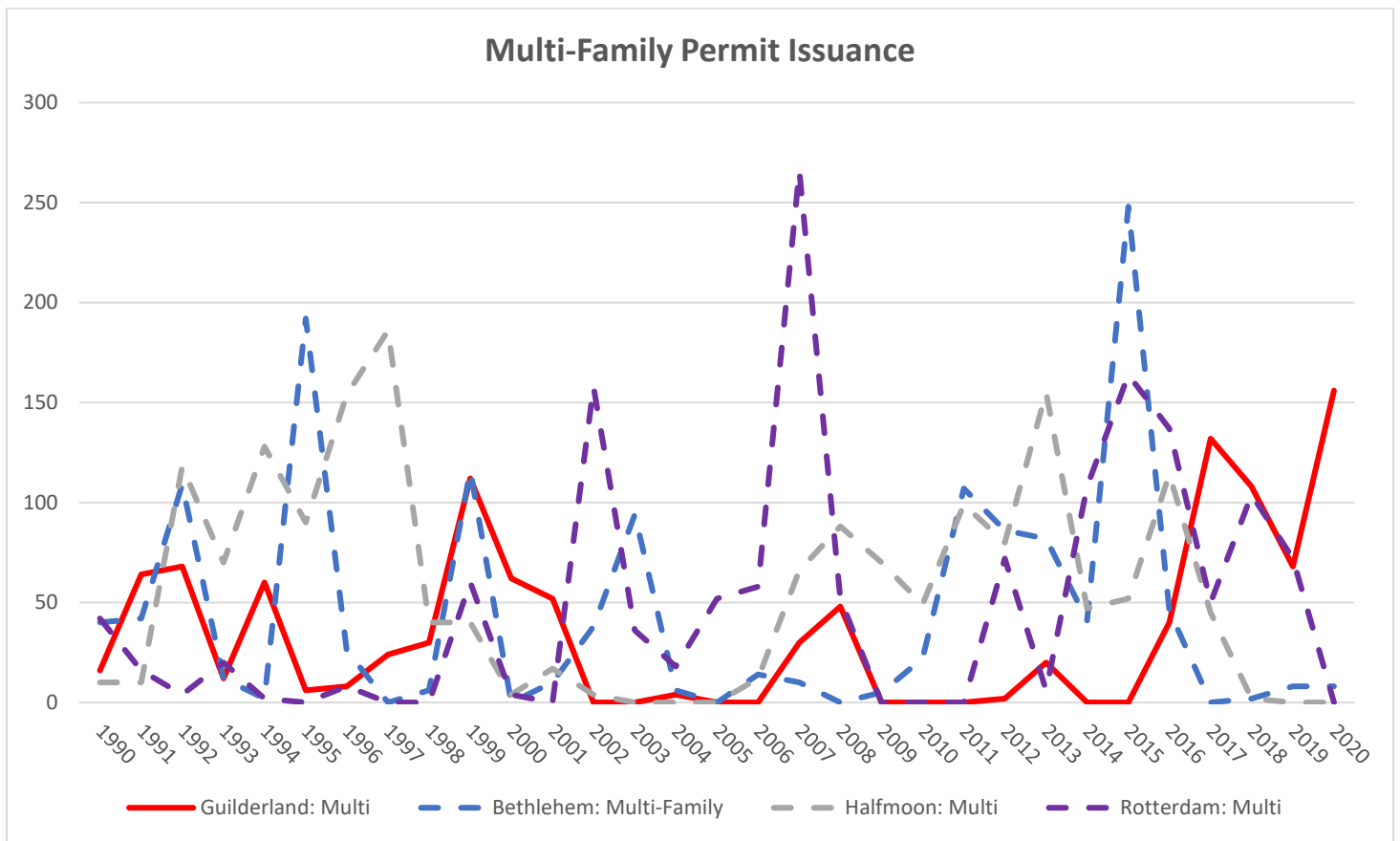
Source: U.S. Census Building Permit Survey

The multi-family permit issuance rate across the comparison communities has varied since 1990, with communities often experiencing single-year spikes rather than multiple years of high multi-family permit issuance. The approval process can take some time, over a longer period of time multi-family permits were issued by the municipality, approval processs may take 2-3 years which may explain the volitlity of spikes over the past two decades. However, especially between 1990 and 2015, Guilderland was often on the lower end of the spectrum in terms of multi-family permit issuance among the peer communities.

After 2010, the trend of multi-family permit issuance among the peer communities began to change as communities began to consistently issue more multi-family permits each year. Guilderland was slightly behind on this trend, but in 2016 began to align more closely with the other peer communities. Guilderland issued the highest number of multi-family permits among the peer communities in 2020.

Chart 7: Multi-Family Permits Issued:Senior Housing Included
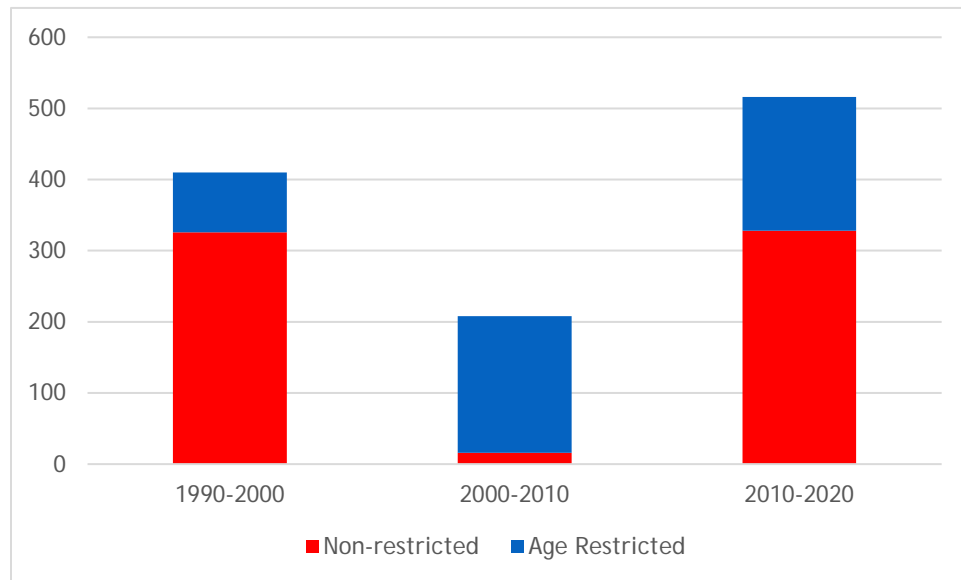
Source:Town of Guilderland Planning Department

The multi-family permit issuance also includes age restricted housing for residents over the age of 55. Overall, 1062 permits were approved over a thirty year period and 38 percent of permits were for age restricted housing only. This means non-restricted housing accounts for 62 percent of the total multi-family permits approved in the Town of Guilderland.

Total Residential Development Compared to Peer Towns

In looking at single-family and multi-family development combined, Guilderland has remained around the middle of the pack of the peer communities. Typically, Halfmoon and Bethlehem have issued more total permits per year than Guilderland. Between 1990 and 2000, Guilderland was more in line with Bethlehem and Halfmoon, but the rate began to decline after 2000. After 2000, Guilderland's permit issuance was more in line with Rotterdam on the lower end of yearly issuance. In more recent years, Guilderland's total permit issuance has begun to trend back up. Since 2016, Guilderland has been more in line with Halfmoon and Rotterdam in terms of total permit issuance.

Chart 8: Total Permit Issuance for Guilderland and Peer Towns
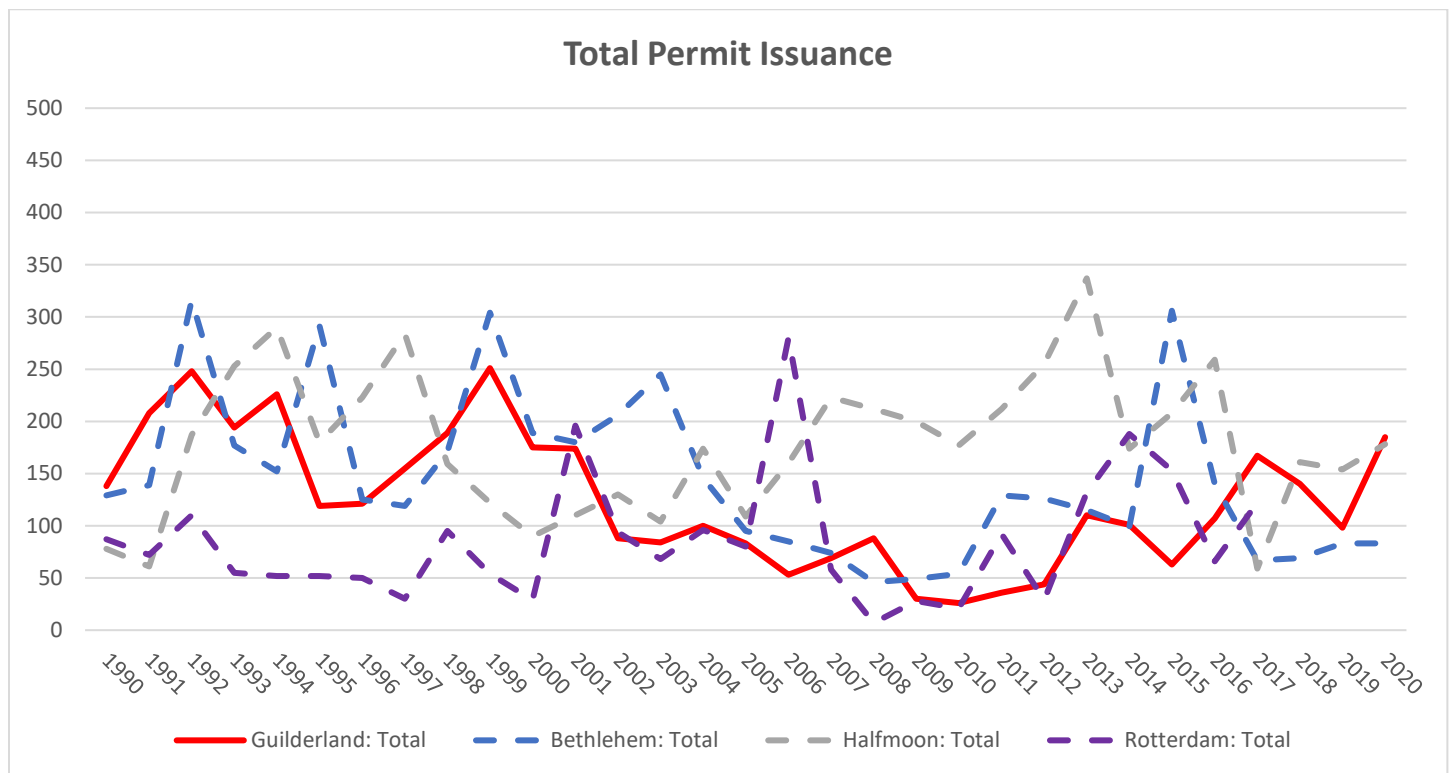
Source: U.S. Census Building Permit Survey

Between 1990 and 2020 Halfmoon issued the most total permits with 5,523, followed by Bethlehem with 4,510 permits issued. Guilderland issued the third-most total permits with a total of 3,870. Rotterdam followed with the fourth most permits issued with 2,622.

CDRPC's annual analysis of regional building permit issuance is available on our website https://cdrpc.org/data/housing and reports for 2017, 2018, and 2020 examining regional trends are also available.

The following map provides an overiew of the entire Capital Region's building permit issuance from 1990 through 2020. Since 1990, Colonie has issued the most building permits in the region with 6,550 total. This was followed by Halfmoon with 5,671 and Bethlehem with 4,507. Building permit issuance occurred most heavily along the Northway (NYS 87) and Thruway (NYS 90) corridors. A larger PDF version of this map will be provided to the Town.

Map 3: Capital Region Residential Building Permits 1990-2020
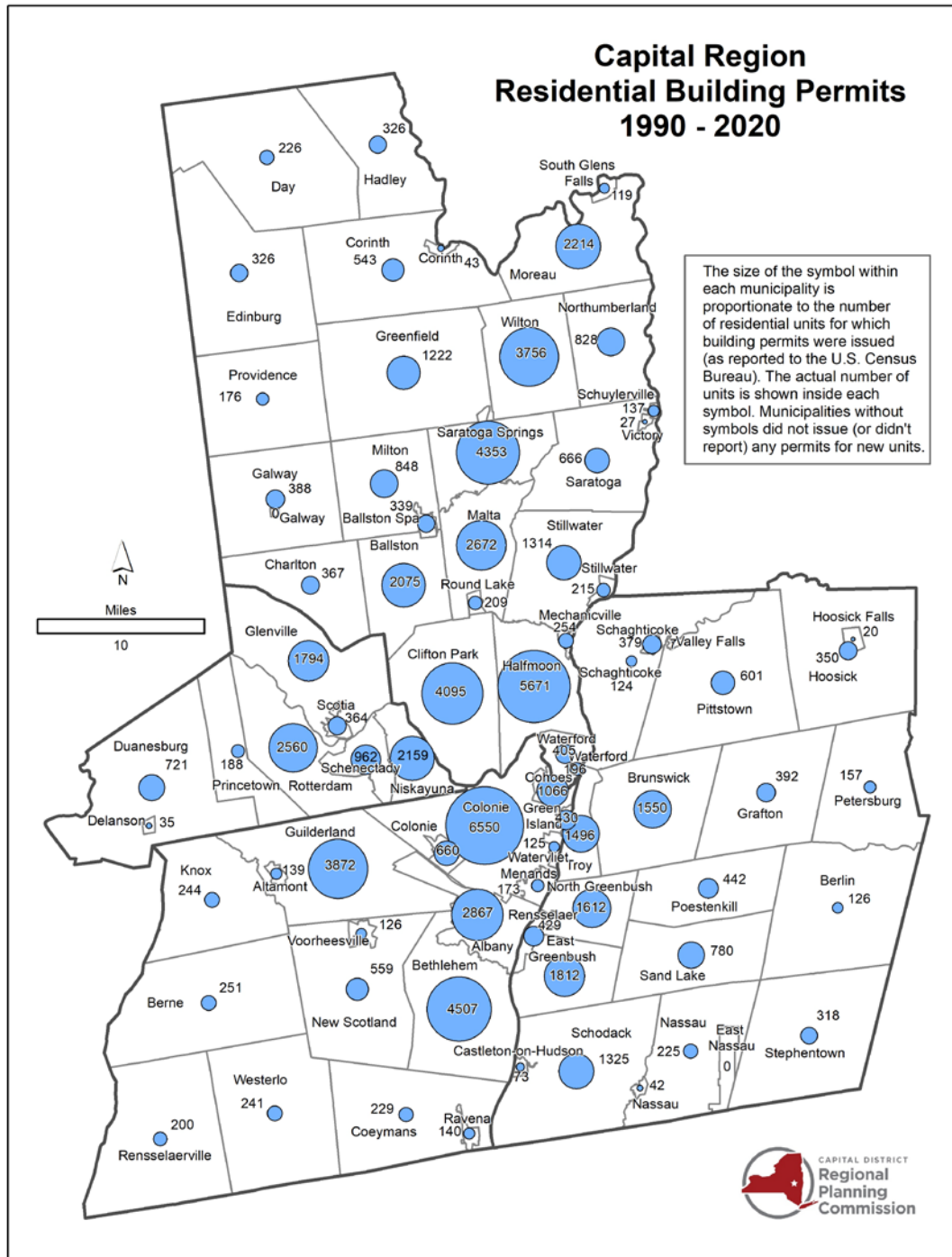
Housing Types

Housing units are classified by the number of residential units within a single building. A building can be a standalone home designed for one family, which can be attached to another unit or detached, or a building can contain multiple housing units. The number of residential units a building can hold can vary greatly, from just two units to more than twenty. A breakdown of the number of housing units in structures throughout a community can provide a better understanding of how housing is distributed throughout the community, how the housing fits within the local economy, and what kinds of infrastructure and services are needed to accommodate the housing types in each area. It can also help the Town anticipate traffic patterns and where new businesses may want to locate nearby.

Chart 8: Residential Structures by Share of Units for Guilderland and Peer Towns
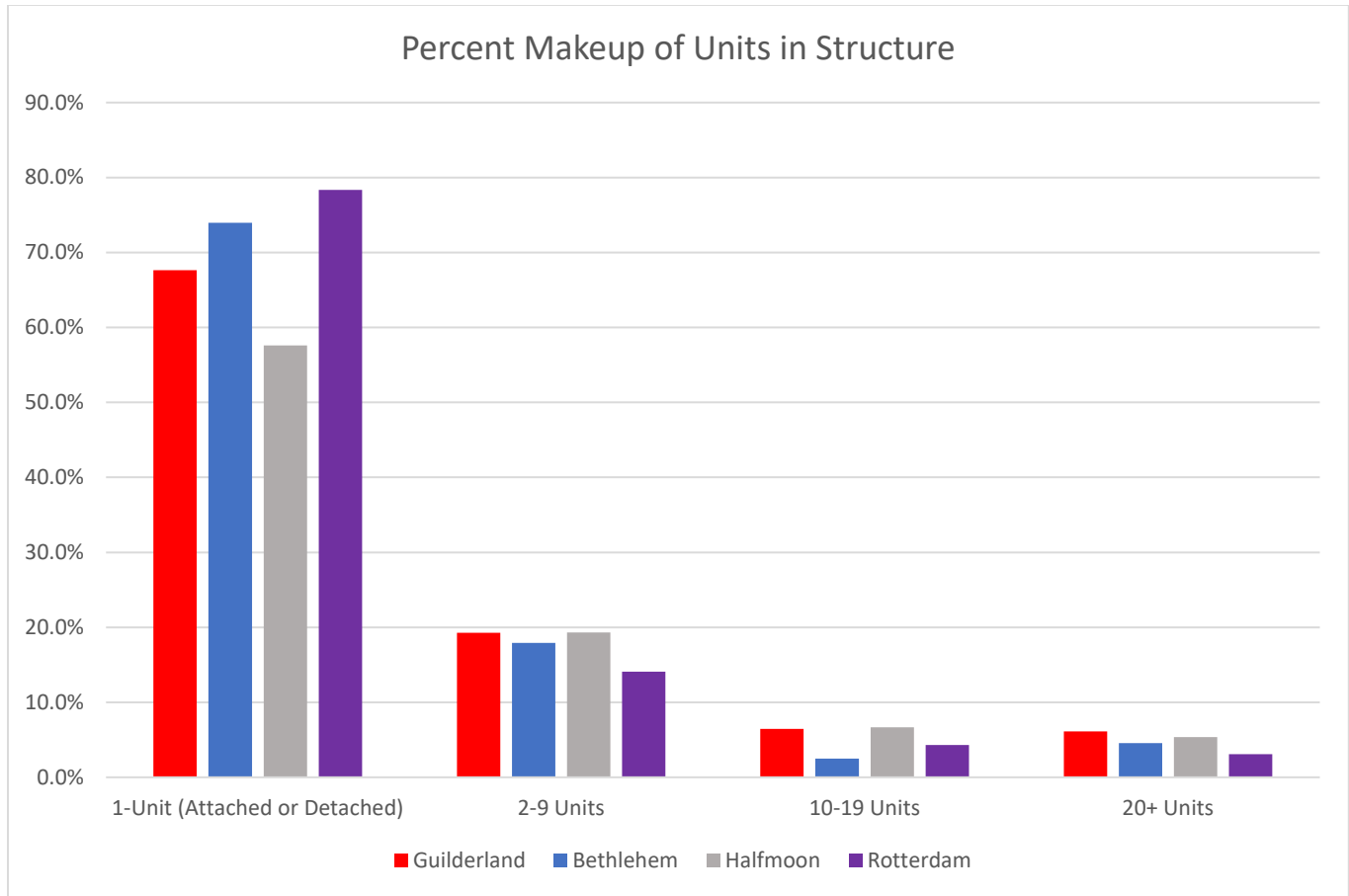
Source: U.S. Census Bureau 5-Year ACS 2015-2019

Guilderland and its peer towns are dominated by single-family housing units. Of the 16,018 housing units in Guilderland, 68% are single-family units. Guilderland had the third-highest share of single-family units behind Rotterdam's 78% and Bethlehem's 74%. For all other types of multi-family units, Guilderland is near the top or has the highest share of units compared to the other peer communities. Guilderland was tied for the second-highest share of 2-9 units with Halfmoon and had the second-highest share of 10-19 units structures at 7%. Guilderland had the second-highest share of 20+ unit structures at 6%.

Single-family units are the predominant housing unit across the country. Guilderland's share of single-family units follows the U.S. trend very closely. The U.S. share of single-family units is 67.4% compared to Guilderland's 67.6%. Guilderland outpaces the rest of the country for both 2-9 units and 10-19 units. The U.S. overall did outpace Guilderland in structures with 20+ units, however.

Chart 9: Number of Housing Units in Structure for Guilderland and United States
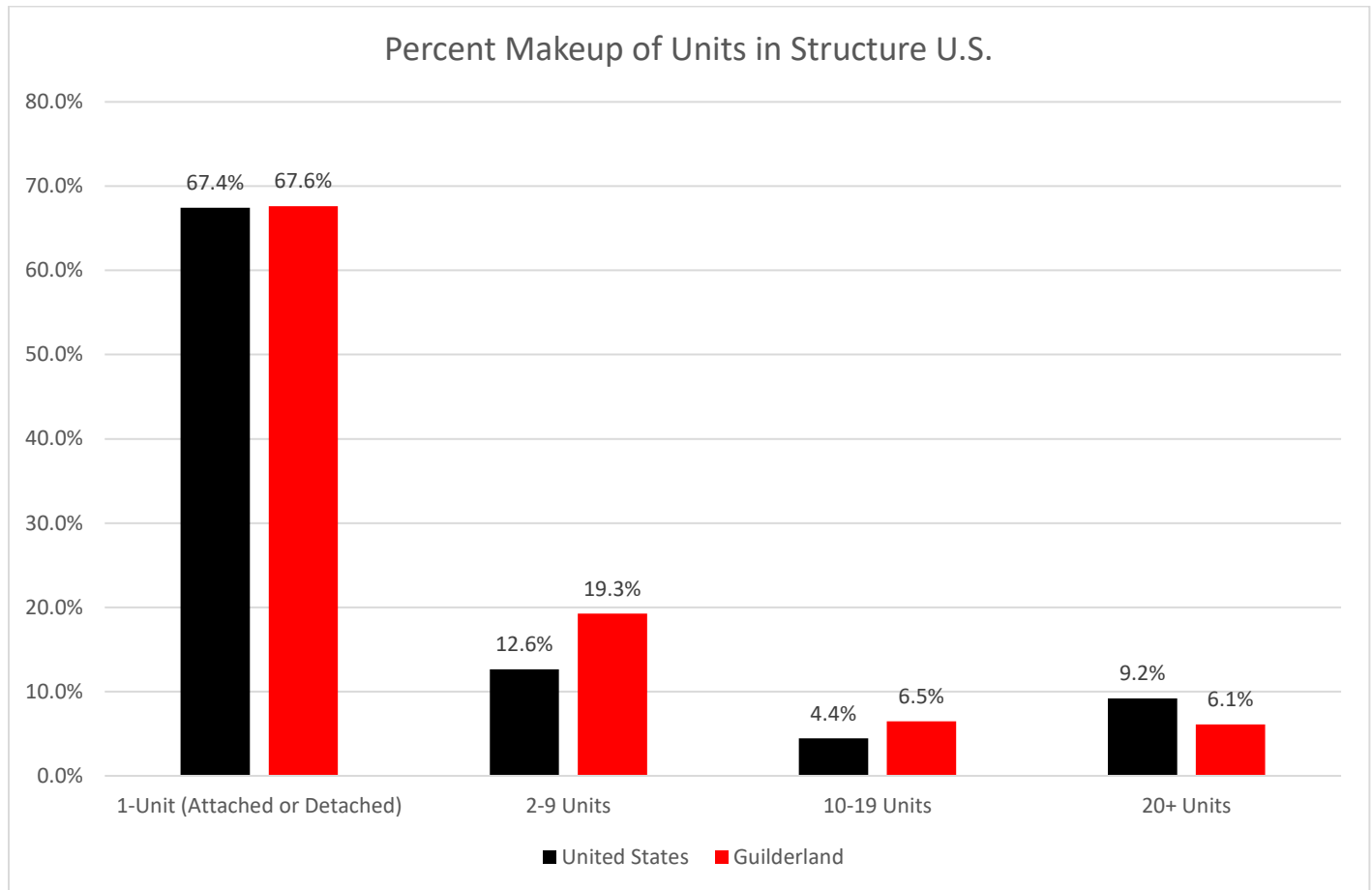
Source: U.S. Census Bureau 5-Year ACS, 2015-2019

Single-family residential units are typically divided into two categories; attached and detached. Attached units are single-family homes that have at least one wall in common with an adjoining unit. Detached units are a building designed for one family that is not connected to any other residential units, like what is found in a typical home in a suburban area.

Chart 10: Attached vs. Detached Units for Guilderland and Peer Towns

Multifamily-Attached vs Detached Units (Does not = 100%)

Category	Guilderland	Bethlehem	Halfmoon	Rotterdam
1, Detached	60.6%	68.4%	48.5%	76.2%
1, Attached	7.0%	5.5%	9.1%	2.2%
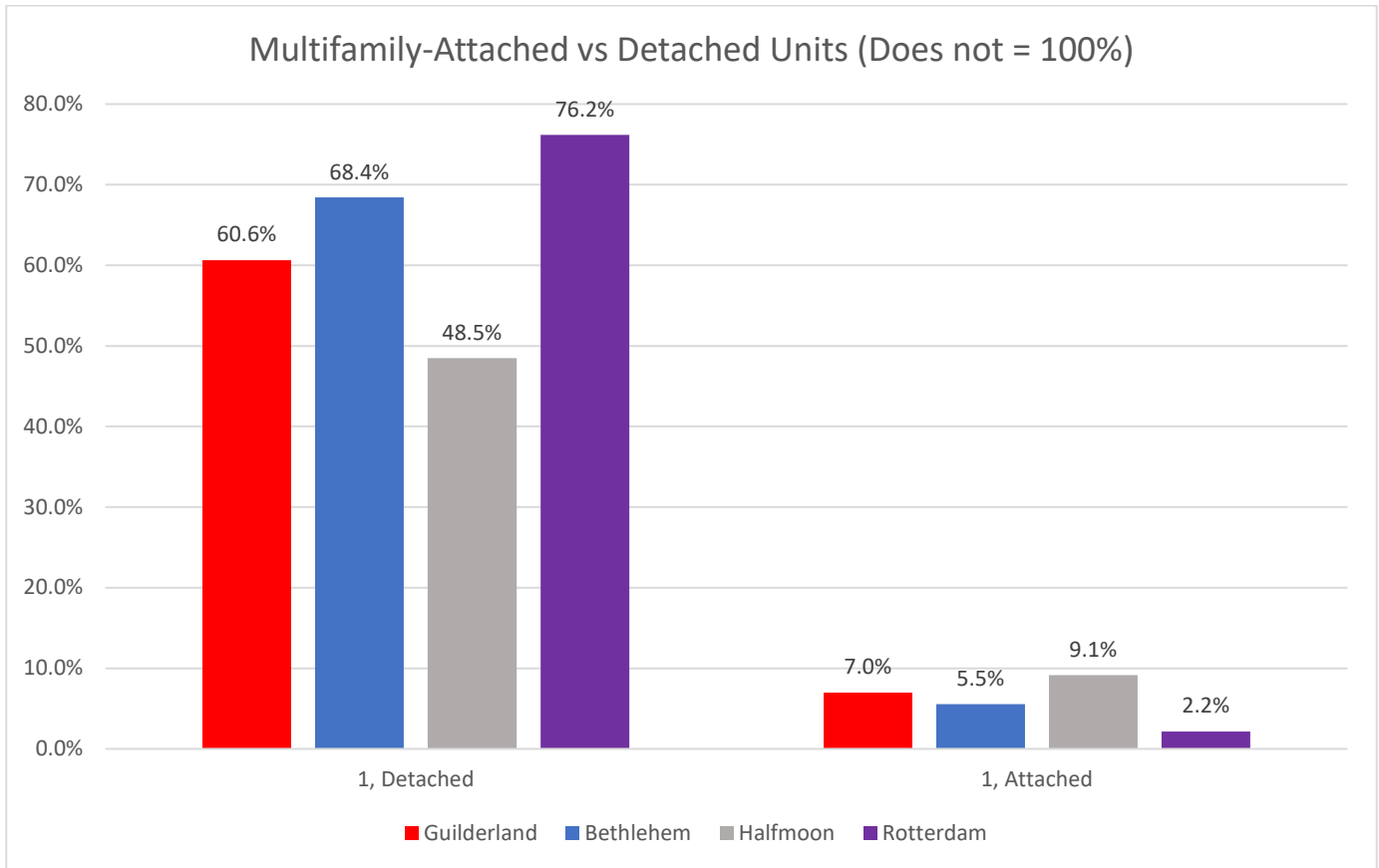
Source: U.S. Census Bureau 5-Year ACS,2015-2019

Occupancy

Residents living in housing units are classified as either owners or renters. Housing units can also be classified as vacant for seasonal use. These units are owned but are not occupied for the entire year. These units can be used as vacation homes or be used as a primary residence that is left vacant while the owners live elsewhere for months at a time.

Chart 11: Occupancy - Guilderland, Albany, Albany County, NYS, and United States
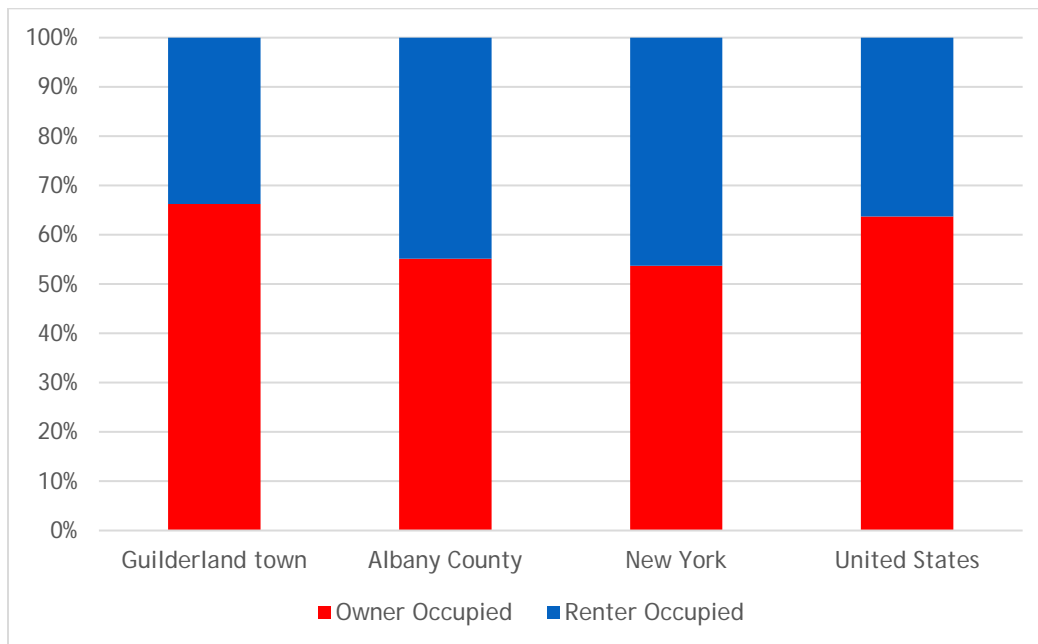
Guilderland has a higher share of owner-occupied units at 63% than the rest of the country at 56%, as well as New York State and Albany County. Guilderland has a lower share of renter-occupied units at 32% which is lower than Albany County and New York, but slightly higher than the United States average.

Chart 12: Occupancy in Guilderland and Peer Towns
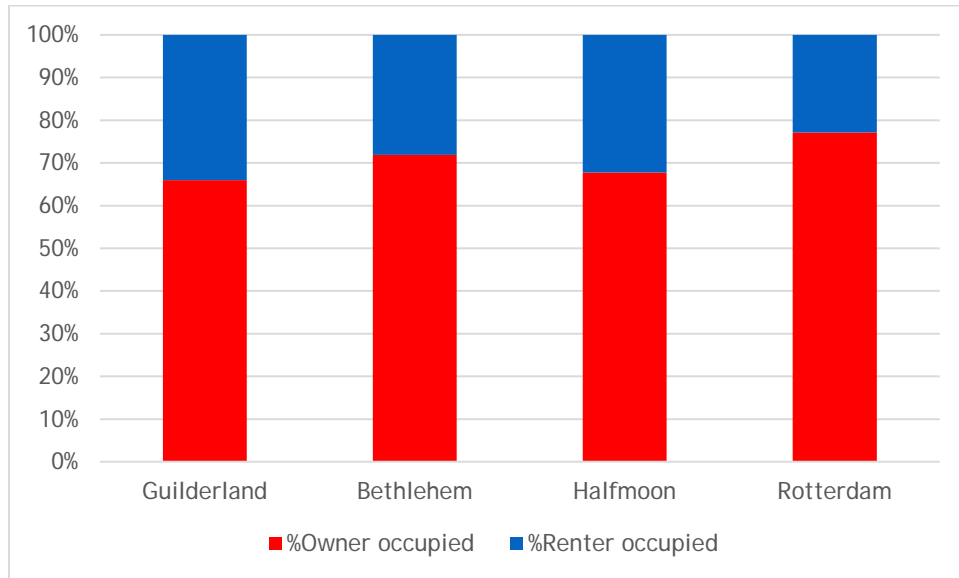
Of the peer communities, Guilderland has the fourth-highest share of owner-occupied units at 62.8%, while Bethlehem has the highest share at 69.0%. Guilderland has the highest share of renter-occupied units at 32.4%. Rotterdam has the lowest share of renter-occupied units at 19%. Even though the majority of occupancy in Guilderland is in owner-occupied units, Guilderland does hold the highest share of renters in comparison to peer communities. This could be explained by the geographic location of the town, located near Capital Region employers such as University at Albany, Albany Medical Center, and government agencies.

Housing Affordability

Housing affordability is a complex issue at the regional level and it involves many factors. Communities with housing options that are affordable to a wide range of incomes allow a wider range of people to contribute to the community. This applies to new residents, but also to existing residents, who may be at risk of being forced out if housing costs increase or if there is an economic downturn. In today's economy, it's not only food service/retail workers, teachers, and librarians who may find it difficult to find adequate housing, but also young professionals with student debt and seniors on fixed incomes. If a community does not allow for diverse housing options to meet the needs of the workforce, local businesses, organizations, agencies, and schools may have a more difficult time recruiting and retaining staff. Also, if large segments of the workforce can not find affordable housing options within the town, increases transportation-related Green House Gas (GHG) emissions can be expected as more workers commute.

Affordable housing units can be renter-occupied or owner-occupied housing units and can be single-family units or multi-family units. The United States Department of Housing and Urban Development (HUD) recommends households spend no more than 30% of their household income on housing costs (mortgage and rent payments, which accounts for property taxes). Guilderland's median household income is $86,180 ($7,182/month), while the median household income in the Albany Metropolitan Statistical Area (MSA) is $71,285 ($5,940/month). Over 30% of Guilderland's owner-occupied homes with a mortgage are paying more than $2,000 per month in monthly housing costs (mortgage, property taxes, insurance, utilities), which for many Guilderland residents is on par with the 30% recommendation. However, homeowner affordability may be difficult for those households with incomes at or below $71,285 (reflecting the Albany MSA) that currently reside or desire to reside in Town.

While rental units are more affordable (see chart below), there are fewer of them, as rental units make up less than a quarter of the Town's housing stock. For renters within the Town of Guilderland, 63% are paying between $1,000 to $1499 for monthly housing costs. This is more costly, than the largest share of Albany MSA residents, 46%, who pay between $500 to $999 for rent. The second highest-share in the Albany MSA region, 33%, pay between $1,000 to $1,499, which is a smaller share than those who pay this range in the Town of Guilderland.

Chart 13: Monthy Housing Costs for Renter Households for Guilderland and Albany MSA

Guilderland Units Paying Rent (%)

- Less than $500
- $500 to $999
- $1,000 to $1,499
- $1,500 to $1,999
- $2,000 to $2,499
- $2,500 to $2,999
- $3,000 or more

Albany MSA Occupied Units Paying Rent (%)

- Less than $500
- $500 to $999
- $1,000 to $1,499
- $1,500 to $1,999
- $2,000 to $2,499
- $2,500 to $2,999
- $3,000 or more
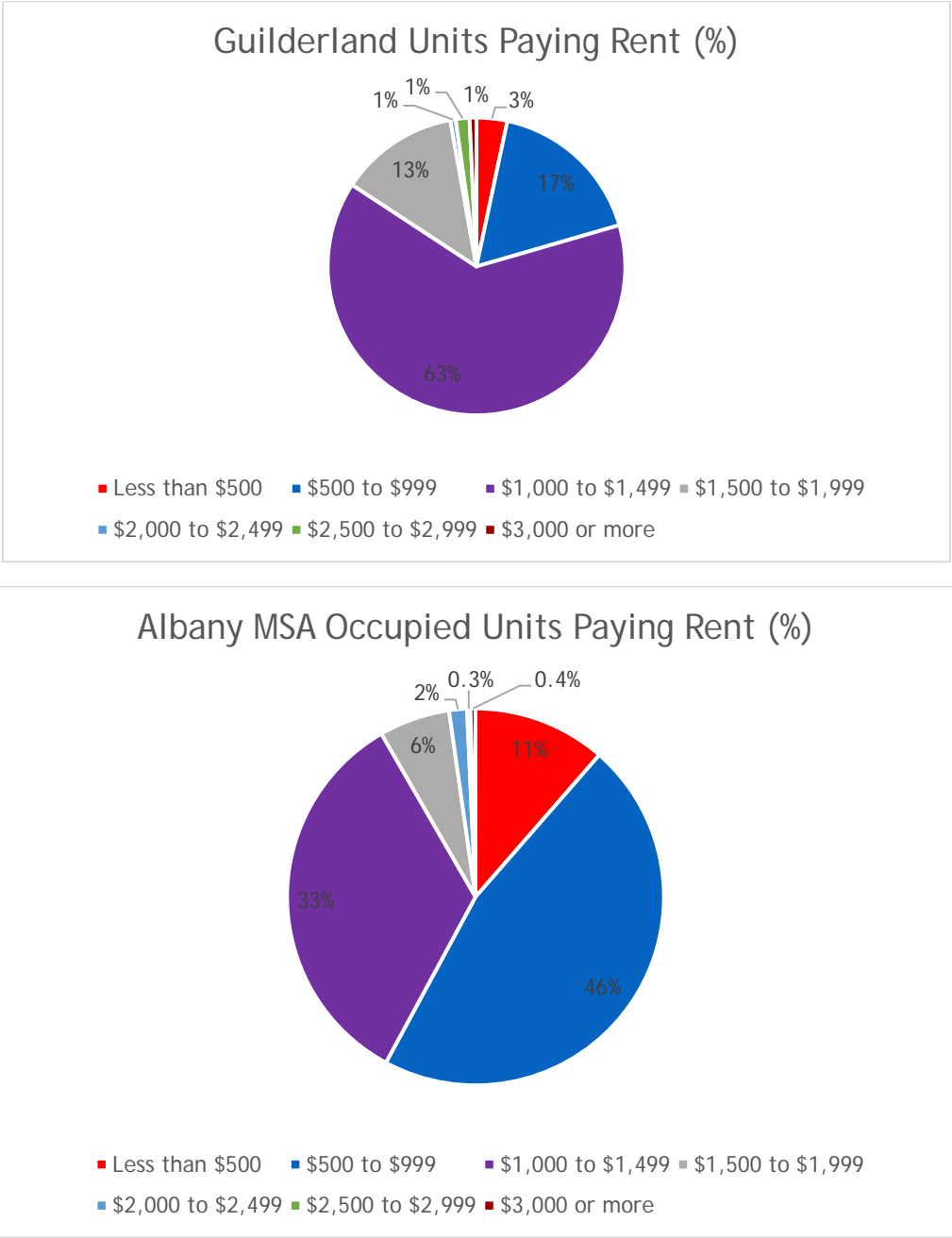
Guilderland Housing Units with a Mortgage Percent

Less than $500: 9%
$500 to $999: 23%
$1,000 to $1,499: 19%
$1,500 to $1,999: 19%
$2,000 to $2,499: 16%
$2,500 to $2,999: 6%
$3,000 or more: 8%

Legend:
- Less than $500
- $500 to $999
- $1,000 to $1,499
- $1,500 to $1,999
- $2,000 to $2,499
- $2,500 to $2,999
- $3,000 or more
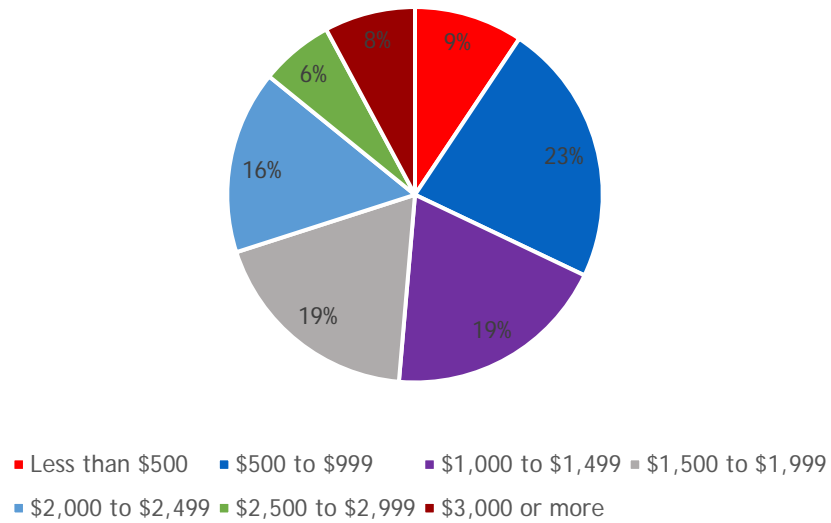
Albany MSA Housing Units with a Mortgage Percent

Less than $500: 14%
$500 to $999: 28%
$1,000 to $1,499: 28%
$1,500 to $1,999: 18%
$2,000 to $2,499: 8%
$2,500 to $2,999: 3%
$3,000 or more: 2%

Legend:
- Less than $500
- $500 to $999
- $1,000 to $1,499
- $1,500 to $1,999
- $2,000 to $2,499
- $2,500 to $2,999
- $3,000 or more
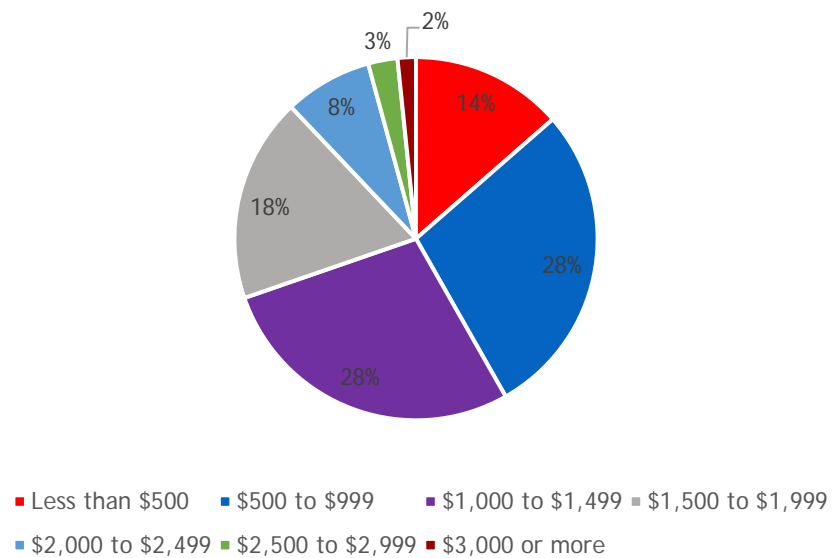
Source: U.S. Census Bureau 5-Year ACS 2015-2019

Chart 14: Rental Costs for Guilderland and Peer Communities
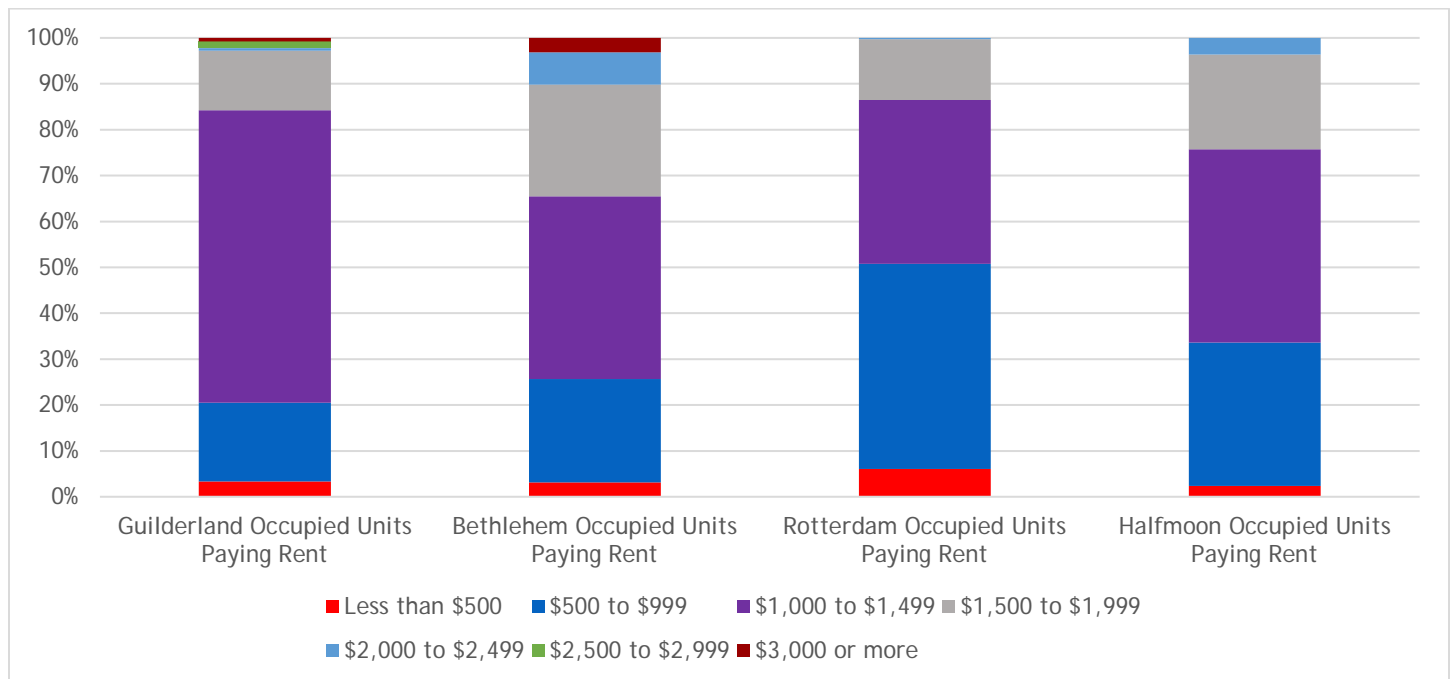
In comparison to Guilderland's peer communties, Guilderland has the highest-share of occupied renter units while Rotterdam has the lowest. The majority of renters in Guilderland,pay between $1000 to $1499 which is similar to renters in Bethlehem and Halfmoon. The lowest-share of renters in Guilderland pay between $2000 to $2499 for monthly housing costs, while the lowest-share for renters in all three peer communities are rents between $2500 to $2999.

Demographic Composition and Change

Demography is the study of a population in terms of size, composition or structure, spatial distribution, characteristics, and changes over time. The Town can utilize demographic composition data to inform Comprehensive Plan Update discussions for topics such as housing, education, health care services, infrastructure, and economic development projects. Characteristics such as age, gender, racial and ethnic background, occupation, educational attainment, marital status, and living conditions provide crucial information as there are diverse needs in the community in terms of housing, transportation, shopping, recreation, raising families, and community activities. Population analysis and projections can help Guilderland anticipate future needs for housing, parks, businesses, and services and develop strategies for meeting those needs.

Population Totals

Exact population counts are taken every ten years through the Decennial Census. The Census Bureau recently undertook the 2020 Decennial Census. While the full data has not yet been released, population totals for States, Counties, and Municipalities have been released. Guilderland's rate of population change is higher than both Albany County and New York State's rates between 2010 and 2020. It is also higher than the growth rates for the peer town of Bethlehem, but Halfmoon and Rotterdam both grew more than Guilderland. Halfmoon grew at twice the rate of Guilderland between 2010 and 2020.

Table 1: Population Change Comparison

Location	2010	2020	2010-2020 % Change	Population Difference
Town of Guilderland	35,303	36,848	4.4%	1,545
Bethlehem	33,656	35,034	4.1%	1,378
Halfmoon	21,535	25,662	19.2%	4,127
Rotterdam	29,094	30,523	4.9%	1,429
Albany County	304,032	314,848	3.6%	10,816
New York State	19,378,102	20,201,249	4.2%	823,147

Source: U.S. 2010 & 2020 Decennial Census

Population Age Distribution

Categorizing populations into age cohorts helps to better understand the different types of services communities need. Age cohorts combine similar age years with similarities into one group to better allow for analysis and comparison. For example, a higher percentage of residents under the age of 15 may imply the need for emphasis on schools, primary health care services, and recreational needs. In contrast, a higher percentage of a population that is 65+ may require easier access to health care facilities and specialized transportation modes and facilities.

Chart 15: Age Cohorts - Guilderland, City of Albany, Albany County, NYS, and United States
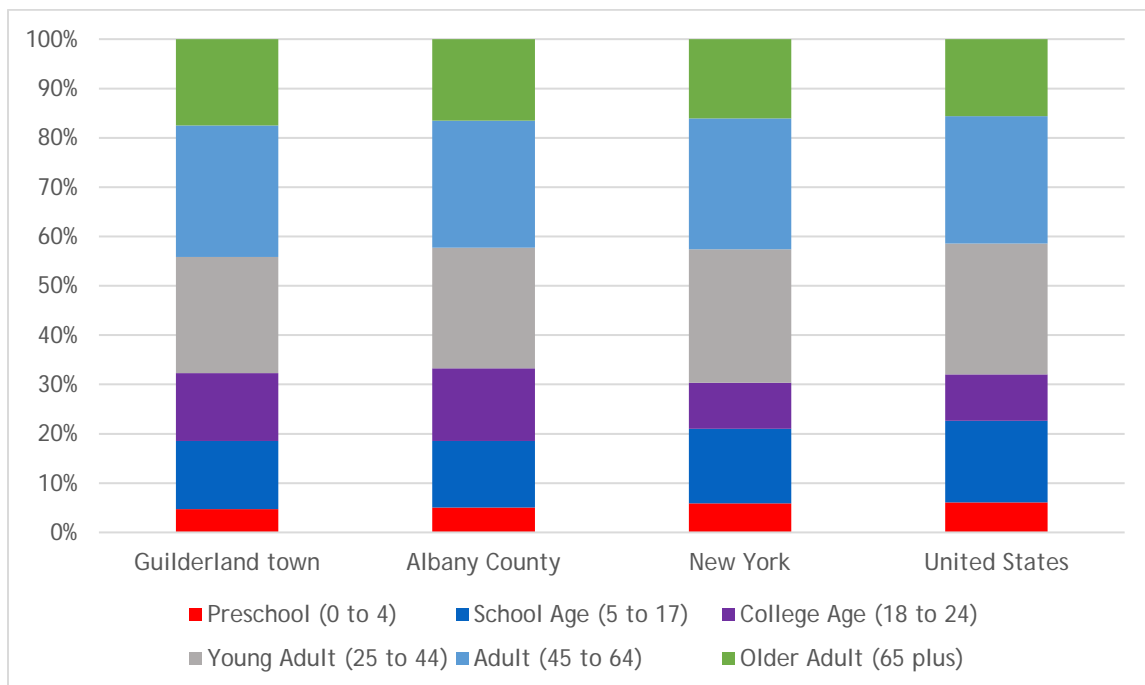
Source: U.S. Census Bureau 5-Year ACS 2015-2019

Compared to the national average, Guilderland has a higher percentage share of college age residents (18 to 24) than the rest of the country. With 14% of residents being between 18 to 24, Guilderland outpaces the rest of the country's 9% of residents of the same age. This high share is likely due to part of UAlbany's residential housing being located within Guilderland's boundaries. Guilderland is equal or nearly equal with the national average for preschool, school age, and adult cohorts. Guilderland is below the national average in the young adult (24 to 44) cohort however, with only 24% of its population in this range opposed to the national average of 26%. It is important to note that the City of Albany contains multiple colleges, so their high share in the college age cohort is to be expected. Guilderland does have a higher-share of the older adult population compared to Albany County, New York State and the national average, this shows Guilderland is an aging community.

Chart 16: Age Cohorts – Guilderland and Peer Communities
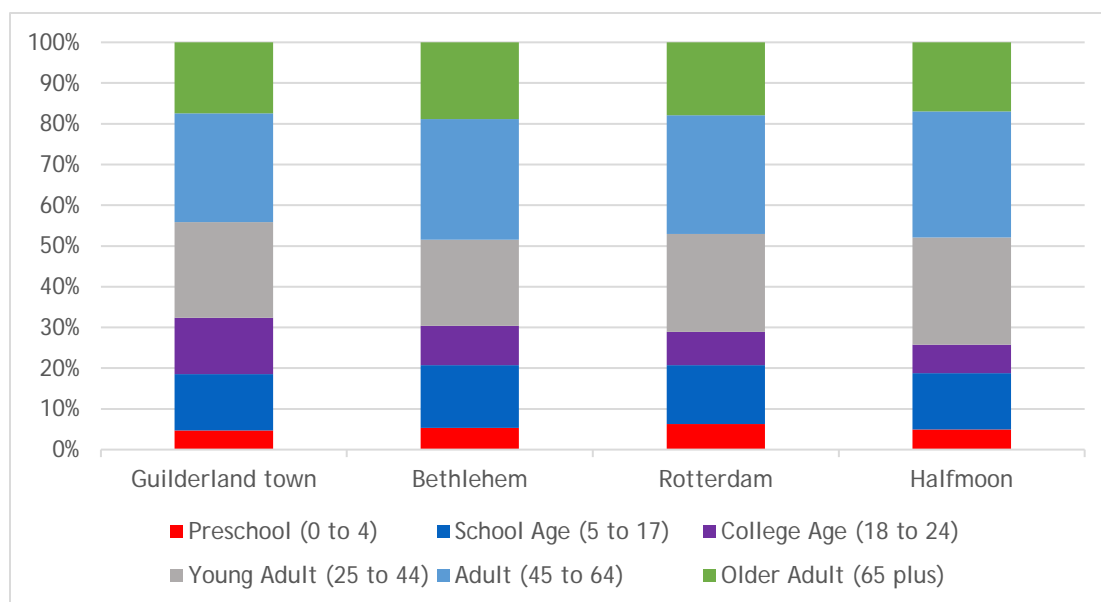
Source: U.S. Census Bureau 5-Year ACS 2015-2019

For preschool aged children Guilderland and peer communities share is similar, hovering around 5-6%. A similar trend follows for school age children, around 14-15%. Guilderland has the highest share of college age residents, this makes sense as Guilderland is located near the University at Albany. Guilderland has the second highest share of young adults at 24%, matched with Rotterdam. Halfmoon has the highest share of young adults at 26% and Bethlehem has the lowest share at 21%. Guilderland has the lowest share of adults at 27%, while Halfmoon has the highest share at 31%. Bethlehem has the second highest share of adults at 30% and is followed by Rotterdam with 29%. Lastly, Guilderland and Halfmoon have the lowest share of older adults at 17%. While Bethlehem has the highest share at 19%, followed by Rotterdam at 18%.

Race and Ethnicity

Understanding Guilderland's racial makeup provides valuable information for addressing the varying planning-related needs of different sociocultural and socioeconomic groups within the community. It is also important for expanding choice, opportunity, health, and access for all persons and promoting racial and economic integration. This type of data is also used to identify environmental justice communities that are vulnerable to impacts of land use decisions that may have significant environmental impacts. Individuals filling out the American Community Survey can report themselves as any race with which they identify and can also report multiple races.

The 2020 Decennial Census saw many more people identifying as as races other than White, or Two or More Races than had been in previous censuses. White Alone populations saw a significant decrease across the region while other races or people identifying as multiple races saw increases. It is likely that many people who classified themselves as White Alone in the past changed their classifications to reflect other races they have in combination with White.

Chart 17: Race and Ethnicity - Guilderland, City of Albany, Albany County, NYS, and United States
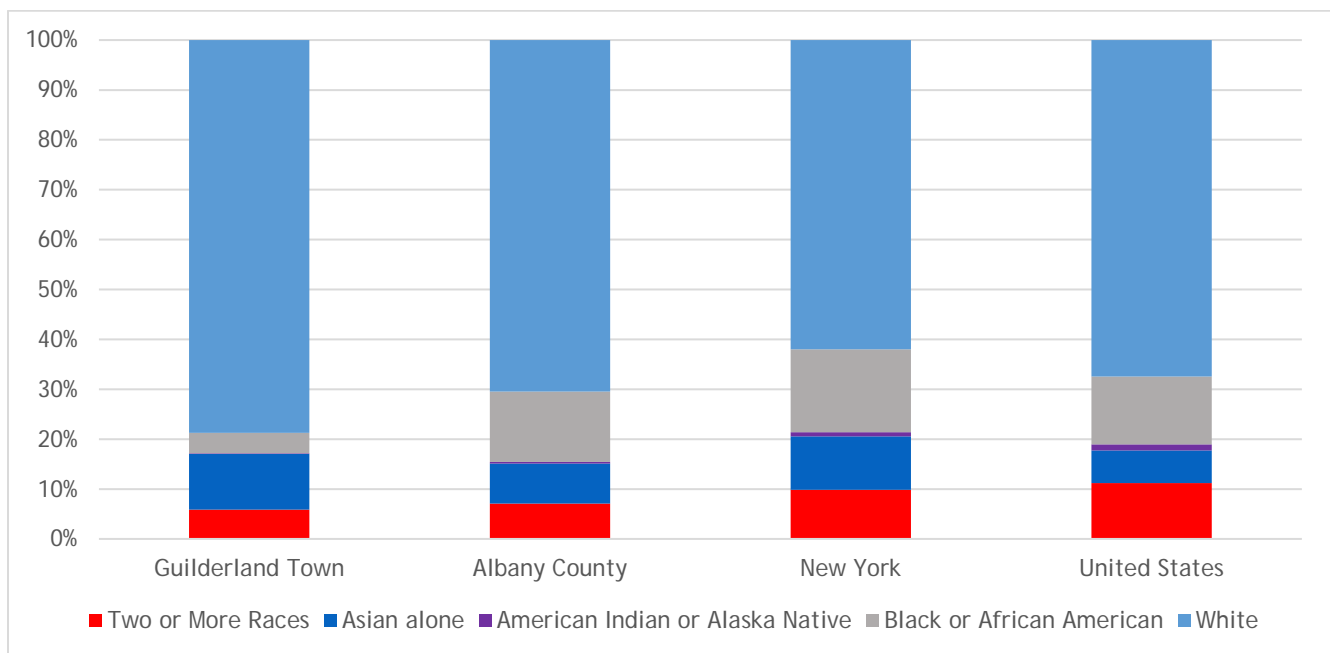
While Guilderland is a diverse town in a number of ways, Guilderland lacks some aspects of racial and ethnic diversity found at the regional, State, and National level. Guilderland's residents are predominately White non-Hispanic, with 77% of residents estimated to be White non-Hispanic. Guilderland does have a predominant Asian population, which is higher than the regional, State, and National level at 11%. About 4% Black or African American, 3% Hispanic Origin and 6% two or more races.

Chart 18: Racial Makeup- Peer Communities
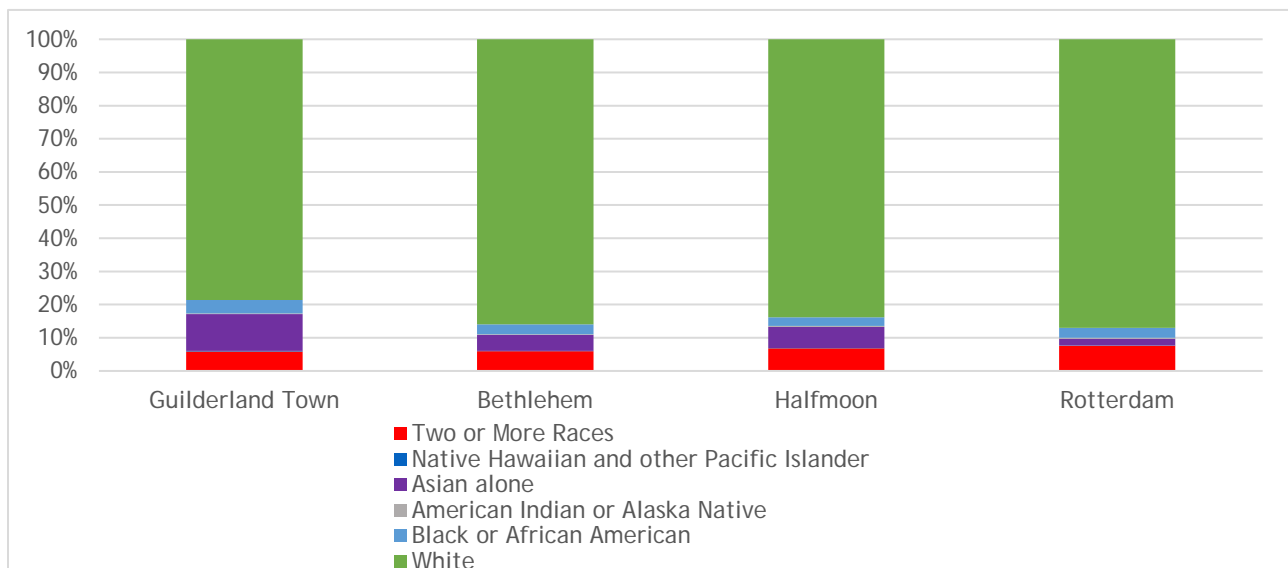
In regard to racial and ethnic makeup compared to peer towns, Guilderland is extremely similar to the makeup of the region. The majority of Guilderland's citizens identify as white, which follows suit with Bethlehem, Halfmoon and Rotterdam. Guilderland does have the highest-share of Asian residents than its peer towns at 11%. Guilderland also has the highest share of Black residents at 4% compared to its peer communities. Guilderland and Bethlehem both have the lowest share of Hispanics and residents who identify with two or more races.

Educational Attainment

Educational attainment refers to the highest level of education a person has achieved. Educational attainment can help determine the abilities of the workforce and help identify potential needs for educational or workforce programs. Educational attainment, in this case, is taken for members of the population that are 25 or older. Compared to Halfmoon and Rotterdam, Guilderland has a much higher rate of graduate or professional degrees amongst its residents. The only peer community that has a higher percentage of individuals with graduate/professional degrees is Bethlehem. Guilderland also has the highest share of residents with only a bachelor's degree at 26%, tied with Bethlehem with 26% of its population with only a Bachelor's degree.

The Town of Guilderland's percentage of residents with Graduate or Professional degrees is also significantly higher than the national average at 11.8%. Bethlehem also has a larger share of residents with a bachelor's degree at 25.6% compared to the national average of 19.1%. Overall, only 3% of Guilderland residents did not complete high school, whereas the national average is at 12.6%.

Chart 19: Educational Attainment (Age 25+) for Guilderland and Peer Towns
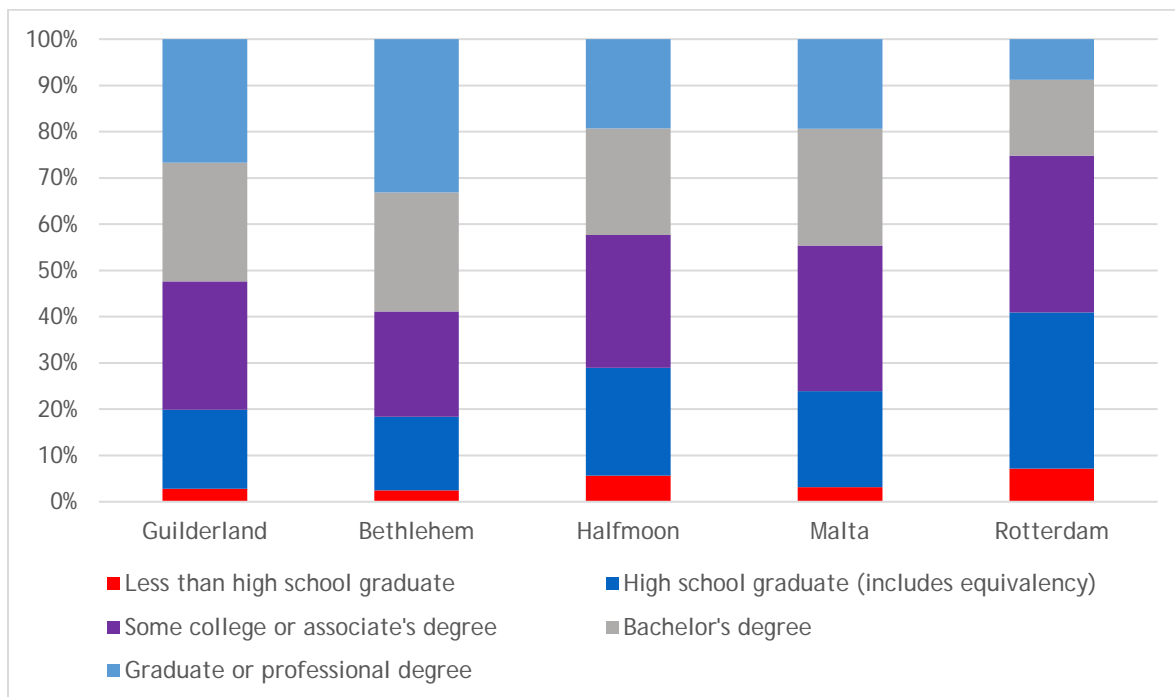
Economic Overview

Understanding Guilderland's tax revenue streams, labor force participation, employment rates, occupations, and commuting habits is important for anticipating and planning for needs in housing, transportation infrastructure, land use and zoning, and Town services. Having a variety of industries and occupations can mean resilience in the face of economic downturns that affect one or more industries.

Chart 20: Overview of Tax Revenue
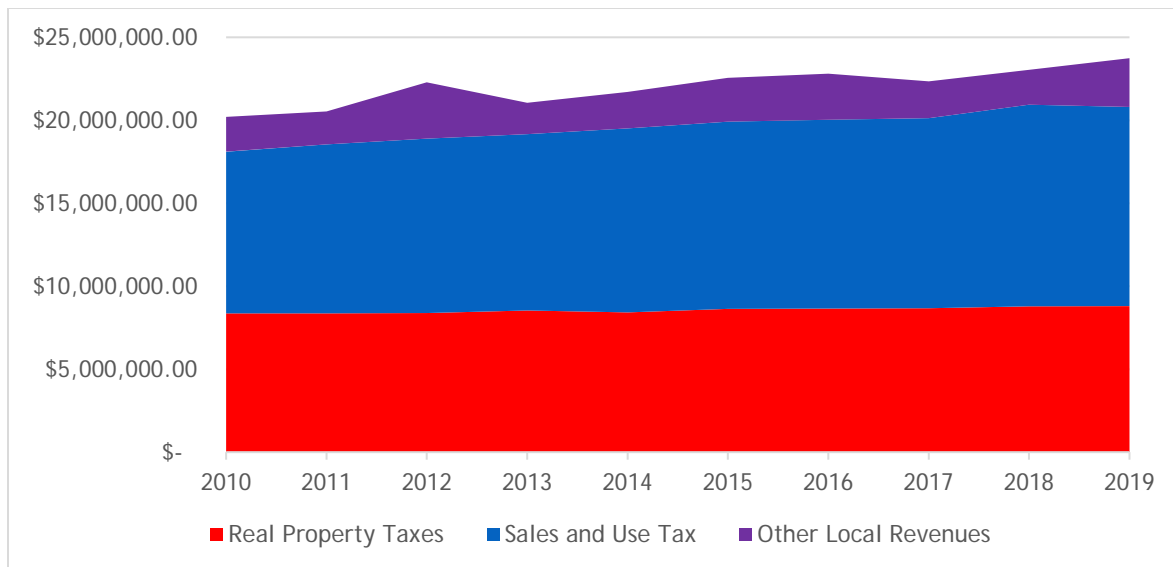
Source: Office of the Comptroller NYS, 2017

The Town of Guilderland receives the majority of their tax revenue through sales and use tax, in 2019 sales and use tax revenue was $12,010,000. The second highest tax revenue stream are real property taxes, in 2019 property tax generated $8,799,858. Lastly other local revenues, which includes charges to other governments, other non-property taxes, use and sale of property, and other local revenues such as fines, gifts and compensation for loss. This accounts for the lowest share of tax revenue which came in at $2,932,318 in 2019.

Chart 21: Share of Establishments per Sector for Guilderland and Albany MSA

Sector	Albany MSA	Guilderland
Construction	19.6%	
Agriculture, Forestry, Fishing and Hunting	1.2%	
Manufacturing	5.3%	0.0%
Wholesale trade	8.1%	8.6%
Retail trade	26.8%	29.7%
Transportation and warehousing	4.1%	4.3%
Professional, scientific, and technical services, and…	32.8%	54.6%
Educational services	2.0%	2.8%
Health care and social assistance	21.8%	34.8%
Arts, entertainment, and recreation	3.6%	4.1%
Accommodation and food services	21.4%	25.4%
Other services (except public administration)	15.3%	19.0%
Information	3.8%	0.0%
Finance and insurance, and real estate and rental and leasing	19.5%	24.4%

■ Albany MSA ■ Guilderland

Source: U.S. Census Bureau Economic Census, 2017

Revenue Generated by Sector

Information about revenue generation by sector in a community helps the evaluation of overall strengths and weaknesses of a community's economy. Wholesale trade is by far the highest generator of revenue of all sectors in Guilderland, generating approximately $575 million a year. Retail and healthcare and social assistance remain as second and third high performing sectors of the economy with approximately $330 million and $269 million generated respectively.

Chart 22: Revenue Generated by Sector for Guilderland Establishments
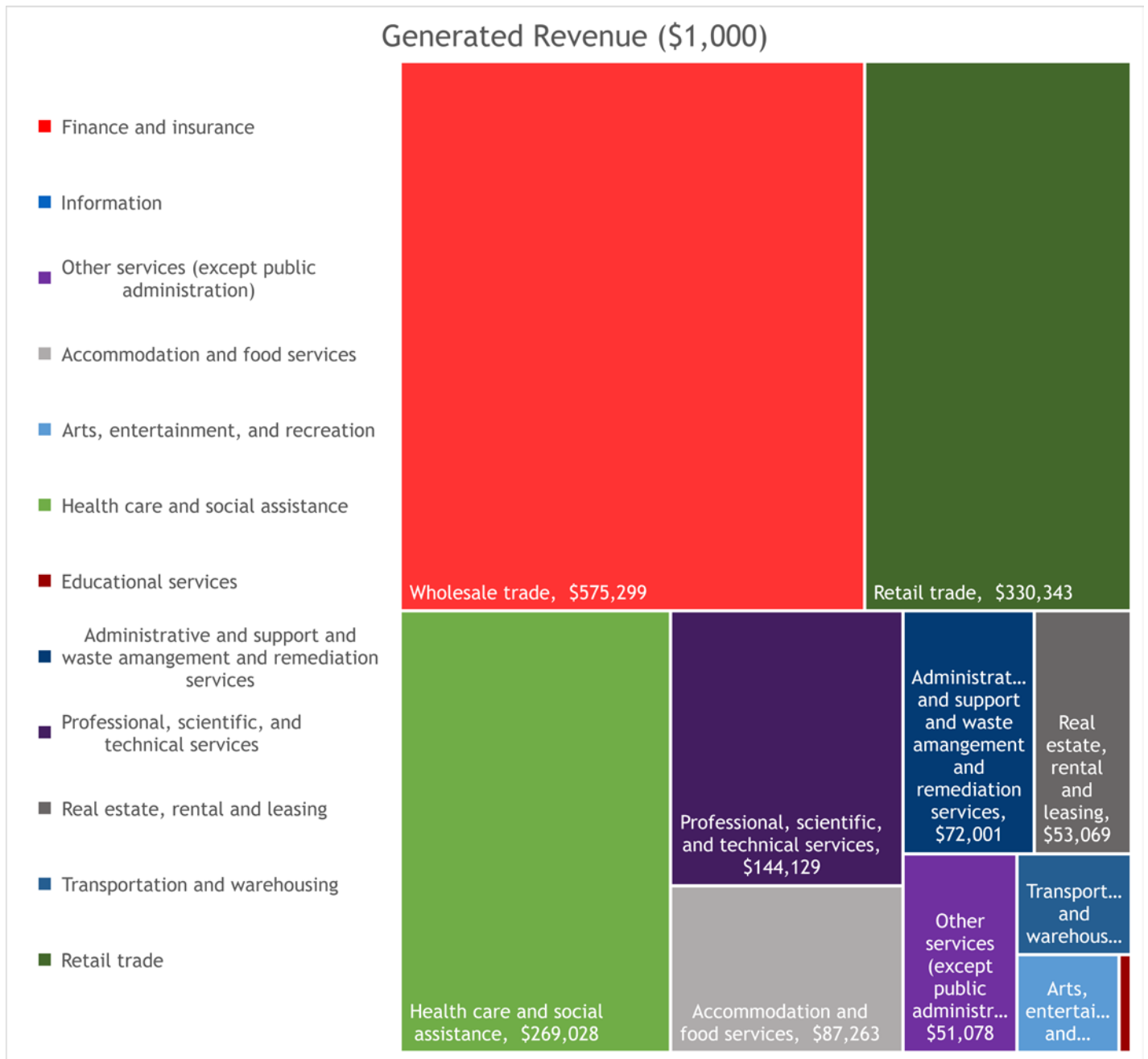
Source: U.S. Census Bureau Economic Census, 2017

Occupation

Occupation data detail the type of work an individual does on the job, that may or may not be located within Guilderland. This data helps determine the kind of work being done by the workforce in a given area and can provide insight to incomes, transportation choices, and opportunities for workforce development or career development programs. This data refers to occupations that Guilderland residents hold, regardless of where the job is located.

Chart 23: Occupations - Guilderland, City of Albany, Albany County, NYS, and United States
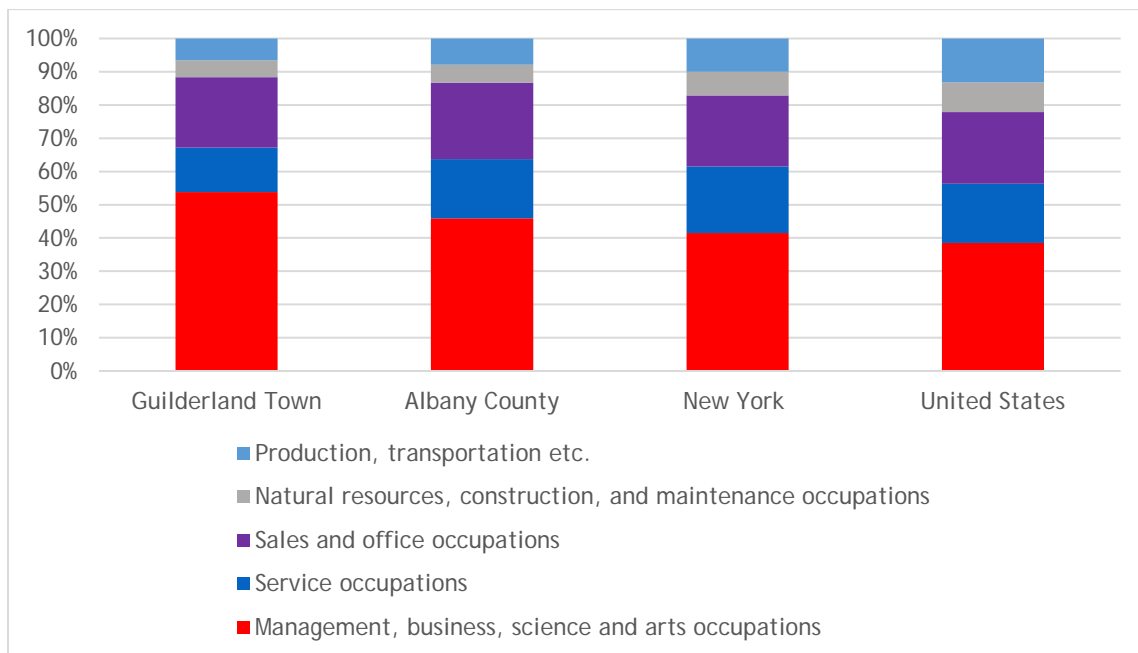
Guilderland saw its highest share of occupations in the management, business, science, and arts occupations at almost 60%. This correlates with the higher median income found in the Town. For comparison, the U.S. average for these occupations is approximately 38% and 43% in New York State. It is lower in the other fields compiled by the Census Bureau for occupation data. Service and Production / Transportation occupations are the furthest from the averages of comparison municipalities.

Employment

Employment is a major factor for any municipality across the country and it can be an indicator of the economic health of the residents and the municipality itself. Guilderland has favorable employment figures compared to the City of Albany, Albany County, New York State and the United States. The U.S., New York State, and the City of Albany have employment rates slightly below 60%, while Guilderland has approximately a 64% employment rate. Guilderland also has a larger share of its residents that are in the civilian labor force.

Chart 24: Employment - Guilderland, City of Albany, Albany County, NYS, and United States
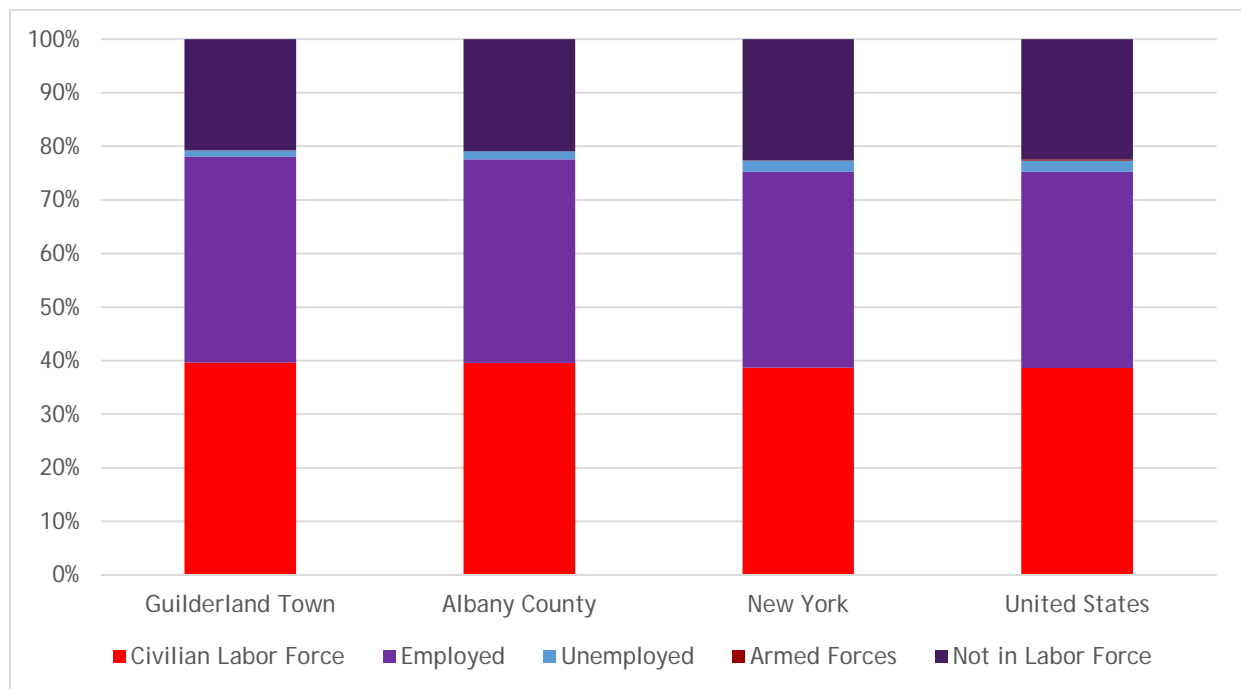
Guilderland has a lower unemployment rate compared to Albany County, New York State, and the United States at 2%. Those who are retired are no longer considered in the labor force.

Transportation

Understanding how people commute to work can help define traffic issues and inform policy change based on the use of public transportation and any needs to expand it. It can also help in anticipating the traffic demands and issues that may accompany future development. The Capital District Transportation Committee went further in-depth with traffic details in their technical memo. The dominance of commuting by automobile can be related to a resident's preference of driving, but it can also be the result of community design and the lack of viable alternatives for a resident's trip to work.

Chart 25: Transportation Mode for Commuting to Work – Guilderland and Peer Communities
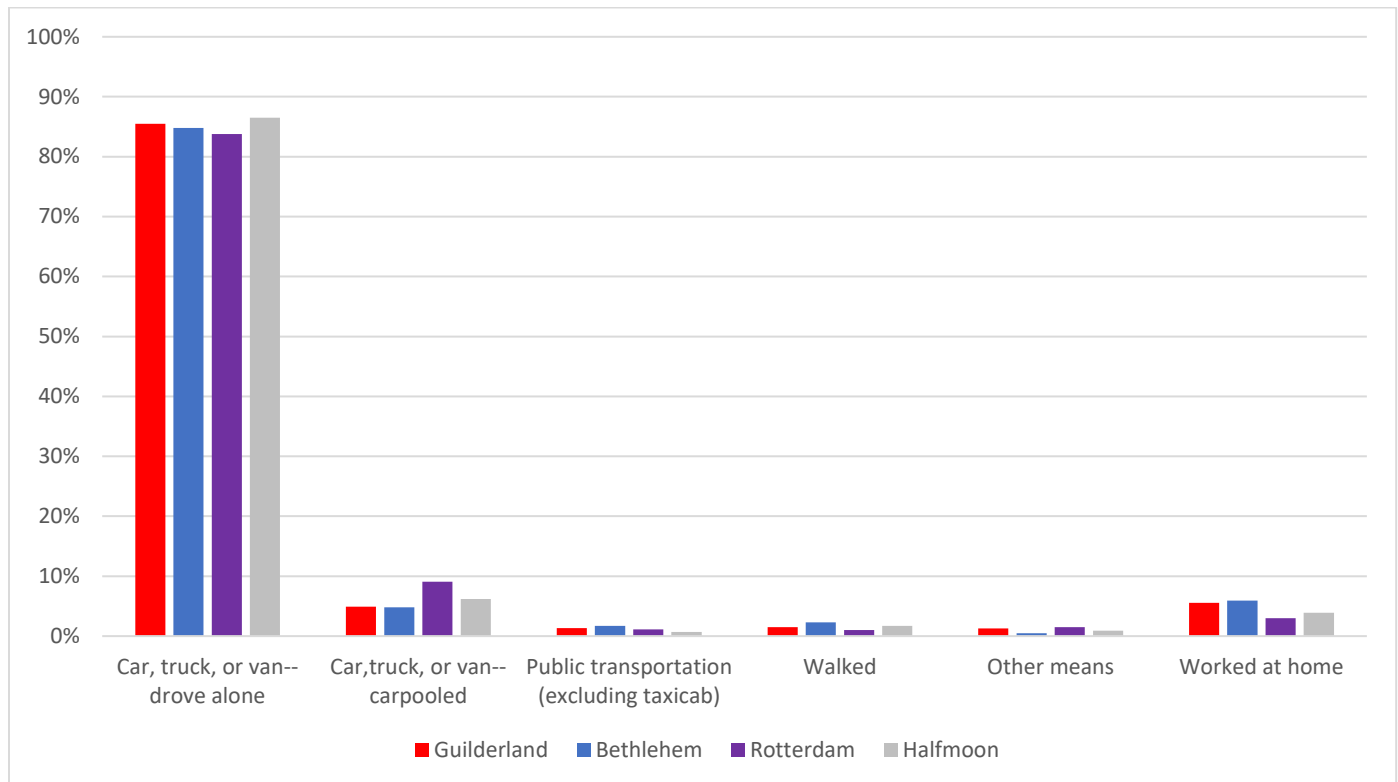
Utilizing pre-COVID data, in Guilderland and peer communities, people most often commute to work by driving alone. Driving alone in Guilderland is by far the most popular method of commuting to work, with approximately 85% of workers commuting that way, very similar to peer communities in the Capital Region. Working from home is the second most popular option. Working from home was estimated at 5% pre-COVID but is currently estimated that 21% of work is being completed remotely. The US is going through a resettling in which there may be a continuum of work being completed physically at a central workplace, remotely, or potentially most popular, a hybrid of in-person and remote work. These patterns will understandably have an impact on commuter patterns, GHG emissions, and consumer spending patterns in communities.

Pre-COVID, there was a very low share of workers who utilize public transportation to commute to work throughout the peer communities. While the number of residents walking to work has been low, it has increased since the 2007-2012 American Community Survey.

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Inflow Outflow

An inflow outflow analysis shows where people work in comparison to where they live. In this case, the analysis shows how many people live in Guilderland also work in Guilderland, residents who commute out to go to work, and those living outside Guilderland that commute into the community for work.

In 2018, there were approximately 17,771 employed individuals living in Guilderland. Of this population, 15,792 people or 87.1% were employed outside of Guilderland, but lived in the Town. There were 1,979 or 12.9% who both live and work in Guilderland. This generally fits with Guilderland's status as a bedroom community. With Guilderland's proximity to large employment centers such as the City of Albany, it is reasonable that 87.1% percent of people who live in Guilderland are employed outside of the community. In regard to inflow, there are 13,371 who are employed in Guilderland, but live outside of the Town. In comparison, approximately 1 in 5 people working in Bethlehem and Rotterdam live in their town. This is much higher than the rest of the peer towns, but Guilderland is the third highest at 13% of the resident working population living in town.
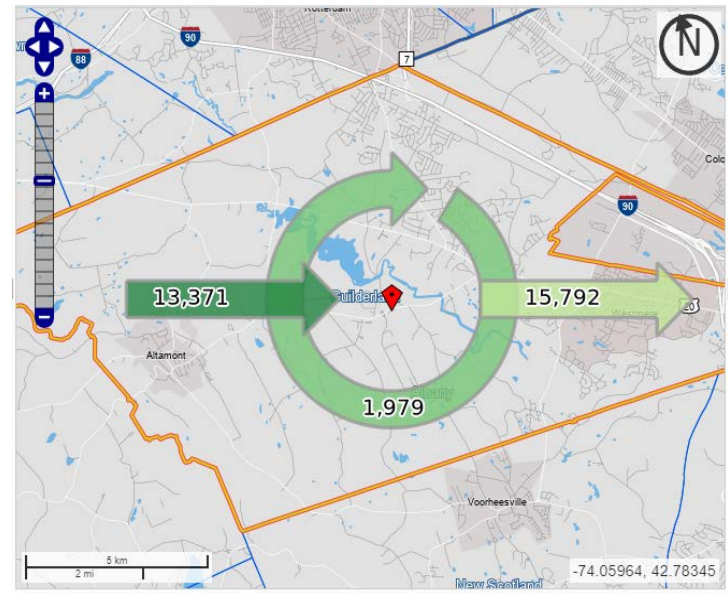
Source: U.S. Census Bureau On the Map 2019

Chart 26: Employment Inflow/Outflow for Guilderland and Peer Towns
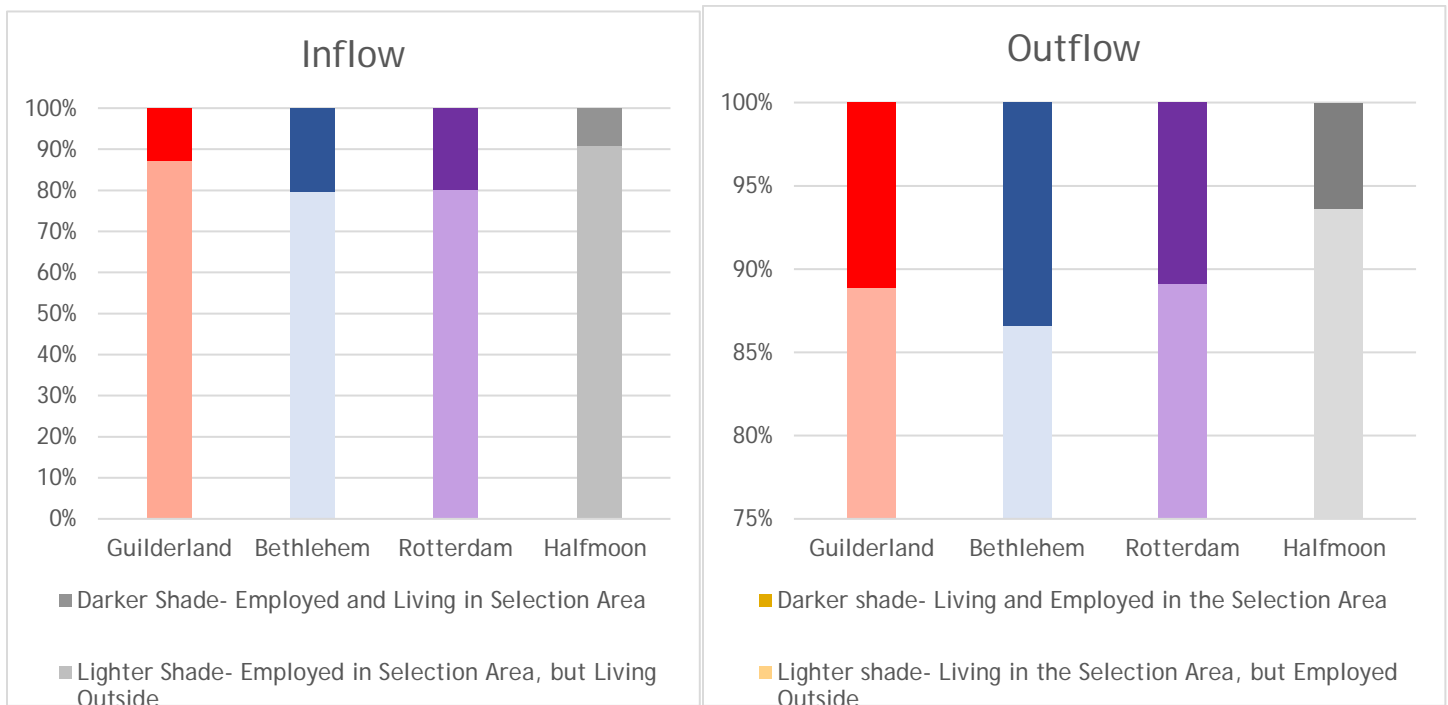
Conclusion

Overall, Guilderland has seen lower levels of development than in the years preceeding the 2001 Comprehensive Plan. The town is very well educated and has high employment rates and labor force participation. It is gradually becoming an older community and this should be kept in mind for future housing developments.

This report can be the beginning of a community discussion about past and future development and community and economic makeup that will shape future policies and programs for years to come. What do the development trends and existing demographic and economic makeup of Guilderland mean for the Town as it begins to think about the challenges and opportunities it expects to face in the future? Is Guilderland still on a path worth following, considering the changes over the years, the different or exacerbated challenges the town expects to face, and the aspirations of Guilderland residents?

Appendicies

Appendix 1: Total Housing Units and Supplementary Housing Growth Data (Charts 1 and 2)

Housing Units & Percent Change by Decade	Guilderland	Bethlehem	Rotterdam	Malta
1980	9,813	8,921	10,429	2,932
1990	12,114	10,739	11,361	5,053
2000	13,928	12,459	11,990	5,754
2010	15,029	14,029	13,003	6,821
2020	16,018	15,099	13,974	8,479
1980-1990	23.4%	20.4%	8.9%	72.3%
1990-2000	15.0%	16.0%	5.5%	13.9%
2000-2010	7.9%	12.6%	8.4%	18.5%
2010-2020	6.6%	7.6%	7.5%	24.3%

Appendix 2: Residential Building Permit Issuance (Guilderland)

Year	1	2	3 or 4	5+
1990	122	0	3	13
1991	144	0	9	55
1992	180	4	0	64
1993	182	0	0	12
1994	166	0	4	56
1995	113	2	4	0
1996	113	0	0	8
1997	131	0	0	24
1998	159	2	4	24
1999	139	0	0	112
2000	113	0	14	48
2001	122	0	4	48
2002	88	0	0	0
2003	84	0	0	0
2004	96	4	0	0
2005	83	0	0	0
2006	53	0	0	0
2007	39	6	0	24
2008	40	0	0	48
2009	30	0	0	0
2010	26	0	0	0
2011	36	0	0	0
2012	42	2	0	0
2013	90	0	12	8
2014	101	0	0	0
2015	63	0	0	0
2016	67	0	16	24
2017	35	0	0	132
2018	32	2	0	106
2019	30	0	8	60
2020	29	0	44	112

Appendix 3: Single-Family Permit Issuance (Chart 3 and 4)

Year	Guilderland: Single	Bethlehem: Single-Family	Colonie: Single	Halfmoon: Single	Malta: Single	Rotterdam: Single
1990	122	89	124	68	67	65
1991	144	97	220	51	125	71
1992	180	207	303	69	53	68
1993	182	165	261	183	58	90
1994	166	150	216	162	43	53
1995	113	100	161	90	42	52
1996	113	99	142	69	58	44
1997	131	119	126	98	29	50
1998	159	165	207	119	33	30
1999	139	188	205	82	70	35
2000	113	189	199	86	64	50
2001	122	170	225	93	57	29
2002	88	168	234	126	87	38
2003	84	151	207	104	69	58
2004	96	140	178	174	103	50
2005	83	95	94	109	84	44
2006	53	71	80	148	77	22
2007	39	64	93	157	87	14
2008	40	46	82	124	31	6
2009	30	44	68	130	37	7
2010	26	32	114	128	39	28
2011	36	22	72	113	32	21
2012	42	40	102	175	23	20
2013	90	33	141	182	39	23
2014	101	58	151	127	50	24
2015	63	58	109	156	48	24
2016	67	94	183	145	75	16
2017	35	67	138	14	76	16
2018	32	67	108	159	77	18
2019	30	75	91	154	57	25
2020	29	75	228	178	41	22

Appendix 4: Multi-Family Building Permit Issuance (Chart 5 and 6)

Year	Guilderland: Multi	Bethlehem: Multi-Family	Colonie: Multi	Halfmoon: Multi	Malta: Multi	Rotterdam: Multi
1990	16	40	8	10	42	42
1991	64	42	50	10	22	16
1992	68	109	0	118	2	4
1993	12	12	52	70	12	20
1994	60	2	42	128	4	2
1995	6	192	154	90	0	0
1996	8	26	2	154	0	8
1997	24	0	50	186	4	0
1998	30	6	244	40	0	0
1999	112	116	50	40	0	60
2000	62	0	0	4	0	4
2001	52	10	0	17	0	0
2002	0	38	0	4	0	158
2003	0	94	2	0	0	36
2004	4	6	192	0	2	18
2005	0	0	171	0	156	52
2006	0	14	72	12	54	58
2007	30	10	0	66	18	266
2008	48	0	24	88	0	52
2009	0	5	0	70	0	0
2010	0	22	10	49	6	0
2011	0	107	28	99	0	0
2012	2	86	74	80	5	72
2013	20	82	100	155	0	6
2014	0	41	134	47	46	108
2015	0	248	61	52	430	164
2016	40	46	158	114	28	137
2017	132	0	237	45	4	50
2018	108	2	81	2	0	104
2019	68	8	25	0	0	72
2020	156	8	58	0	6	0

Appendix 5: Total Permit Issuance (Chart 7)

Year	Guilderland: Total	Bethlehem: Total	Colonie: Total	Halfmoon: Total	Malta: Total	Rotterdam: Total
1990	138	129	132	78	109	107
1991	208	139	270	61	147	87
1992	248	316	303	187	55	72
1993	194	177	313	253	70	110
1994	226	152	258	290	47	55
1995	119	292	315	180	42	52
1996	121	125	144	223	58	52
1997	155	119	176	284	33	50
1998	189	171	451	159	33	30
1999	251	304	255	122	70	95
2000	175	189	199	90	64	54
2001	174	180	225	110	57	29
2002	88	206	234	130	87	196
2003	84	245	209	104	69	94
2004	100	146	370	174	105	68
2005	83	95	265	109	240	96
2006	53	85	152	160	131	80
2007	69	74	93	223	105	280
2008	88	46	106	212	31	58
2009	30	49	68	200	37	7
2010	26	54	124	177	45	28
2011	36	129	100	212	32	21
2012	44	126	176	255	28	92
2013	110	115	241	337	39	29
2014	101	99	285	174	96	132
2015	63	306	170	208	478	188
2016	107	140	341	259	103	153
2017	167	67	375	59	80	66
2018	140	69	189	161	77	122
2019	98	83	116	154	57	97
2020	185	83	286	178	47	22

Appendix 6: Housing Units (Chart 8 and 9)

Label	Housing Units by Type						
	Bethlehem	Colonie	Guilderland	Halfmoon	Malta	Rotterdam	United States
Total:	14,916	34,310	15,123	11,542	7,541	12,639	137,428,986
1, detached	10,204	23,170	9,170	5,594	4,085	9,626	84,644,765
1, attached	827	1,009	1,058	1,056	696	274	8,048,562
2	940	2,366	756	495	348	640	4,901,645
3 or 4	1,201	1,428	649	1,046	1,010	505	5,980,355
5 to 9	532	1,509	1,507	689	251	635	6,482,753
10 to 19	371	1,568	976	768	149	543	6,096,972
20 to 49	147	1,039	378	458	47	261	5,028,906
50 or more	536	1,743	546	162	427	130	7,624,076
Mobile home	158	461	83	1,274	528	25	8,495,408
Boat, RV, van, etc.	-	17	-	-	-	-	125,544
1-Unit (Attached or Detached)	74.0%	70.5%	67.6%	57.6%	63.4%	78.3%	67.4%
2-9 Units	17.9%	15.5%	19.3%	19.3%	21.3%	14.1%	12.6%
10-19 Units	2.5%	4.6%	6.5%	6.7%	2.0%	4.3%	4.4%
20+ Units	4.6%	8.1%	6.1%	5.4%	6.3%	3.1%	9.2%

Source: U.S. Census Bureau 5-Year ACS 2017-2013

Appendix 7: Occupancy Supplemental Data (Charts 11 and 12)

	Owner Occupied	Renter Occupied
Guilderland town	62.8%	32.4%
Albany County	50.4%	39.0%
New York	47.6%	40.7%
United States	56.2%	31.6%

	Guilderland	Bethlehem	Halfmoon	Malta	Rotterdam
Total	15123	14916	11542	7541	12639
Owner Occupied	9502	10317	7306	4618	8125
Renter Occupied	4894	3966	3504	2280	2429
Vacant	727	633	732	643	2085
%Owner occupied	62.8%	69%	63%	61%	64%
%Renter occupied	32.4%	27%	30%	30%	19%

Appendix 8: Housing Affordability Supplemental Data (Chart 13)

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	
Colonie	47.80%
Rotterdam	49.40%
Halfmoon	40.70%
Malta	49.40%
Bethlehem	44.60%

	Guilderland		Albany MSA	
	Occupied Units Paying Rent	Housing Units with a Mortgage	Occupied Units Paying Rent	Housing Units with a Mortgage
Less than $500	3%	9%	11%	14%
$500 to $999	17%	23%	46%	28%
$1,000 to $1,499	63%	19%	33%	28%
$1,500 to $1,999	13%	19%	6%	18%
$2,000 to $2,499	1%	16%	2%	8%

$2,500 to $2,999	1%	6%	0.3%	3%
$3,000 or more	1%	8%	0.4%	2%

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)	
Colonie	24%
Rotterdam	31.10%
Halfmoon	22%
Malta	31.10%
Bethlehem	19.40%

Appendix 9: Age Cohorts (Chart 14)

Population by Age (2017)	Bethlehem	Share of Total	U.S.	Share of Total
Total	34,912	100%	321,004,407	100%
Preschool (0 to 4)	2,116	6.10%	19,853,515	6.20%
School Age (5 to 17)	5,830	16.70%	53,747,764	16.70%
College Age (18 to 24)	2,957	8.50%	31,131,484	9.70%
Young Adult (25 to 44)	7,565	21.70%	84,700,592	26.40%
Adult (45 to 64)	10,451	29.90%	83,838,663	26.10%
Older Adult (65 plus)	5,993	17.20%	47,732,389	14.90%

Source: U.S. Census Bureau, 2012-2017 5-Year ACS Estimates

Appendix 10: Racial Makeup (Chart 15)

	United States	New York	Albany County	Guilderland Town
Two or More Races	0.10	0.09	0.07	0.06
Native Hawaiian and other Pacific Islander	0.00	0.00	0.00	0.00
Asian alone	0.06	0.10	0.08	0.11
American Indian or Alaska Native	0.01	0.01	0.00	0.00
Hispanic Origin	0.19	0.20	0.07	0.03
Black or African American	0.12	0.15	0.14	0.04
White	0.62	0.55	0.68	0.77

Appendix 11: Educational Attainment (Chart 16)

	Guilderland	Bethlehem	Halfmoon	Malta	Rotterdam
Less than high school graduate	2.81%	2.44%	5.65%	3.17%	7.14%
High school graduate (includes equivalency)	17.06%	15.95%	23.19%	20.71%	33.82%
Some college or associate's degree	27.80%	22.77%	28.61%	31.49%	33.83%
Bachelor's degree	25.65%	25.67%	23.00%	25.22%	16.43%
Graduate or professional degree	26.68%	33.16%	19.24%	19.40%	8.78%

Appendix 12: Revenue Generated by Sector (Chart 18)

	Generated Revenue ($1,000)
Finance and insurance	-
Information	-
Other services (except public administration)	51,078
Accommodation and food services	87,263
Arts, entertainment, and recreation	22,454
Health care and social assistance	269,028
Educational services	2,661
Administrative and support and waste amangement and remediation services	72,001
Professional, scientific, and technical services	144,129
Real estate, rental and leasing	53,069
Transportation and warehousing	25,928
Retail trade	330,343
Wholesale trade	575,299
Manufacturing	-

Appendix 13: Occupations (Chart 20)

Subject	Guilderland Town	Albany County	New York	United States
Civilian employed Population over 16 years old	19036	160761	9498320	154842185
Management, business, science and arts occupations	10246	73784	3937580	59647293
Service occupations	2534	28679	1900360	27489501
Sales and office occupations	4045	36957	2032222	33491626
Natural resources, construction, and maintenance occupations	977	8660	677985	13713796
Production, transportation etc.	1234	12681	950173	20499979

Appendix 14: Employment (Chart 21)

	Guilderland Town	Albany County	New York	United States
Civilian Labor Force	66%	65%	63%	63%
Employed	64%	63%	60%	60%
Unemployed	2%	3%	3%	3%
Armed Forces	0%	0%	0%	0%
Not in Labor Force	34%	35%	37%	37%

Appendix 15: Commuting to Work (Chart 22)

	Guilderland	Bethlehem	Rotterdam	Malta	Halfmoon
Car, truck, or van-- drove alone	85%	85%	84%	86%	87%
Car,truck, or van-- carpooled	5%	5%	9%	6%	6%
Public transportation (excluding taxicab)	1%	2%	1%	1%	1%
Walked	1%	2%	1%	0%	2%
Other means	1%	1%	2%	0%	1%
Worked at home	6%	6%	3%	7%	4%

ALL JOBS (2017)	Guilderland		Malta		Rotterdam		Bethlehem		Halfmoon	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Employed in Selection Area	15,350	100.0%	9237	100.0%	9015	100.0%	11,449	100.0%	8342	100.0%
Employed in Selection Area, but Living Outside	13,371	87.1%	8340	90.3%	7236	79.8%	7236	80.3%	7577	90.8%
Employed and Living in Selection Area	1,979	13.9%	897	9.7%	1779	20.2%	1179	19.7%	765	9.2%
Living in the Selection Area	17771	100.0%	8033	100.0%	16298	100.0%	17343	100.0%	12022	100.0%
Living in the Selection Area, but Employed Outside	15792	88.9%	7136	88.8%	14519	89.2%	15015	86.6%	11257	93.6%
Living and Employed in the Selection Area	1979	11.1%	897	11.1%	1779	10.8%	1179	13.4%	765	6.4%