

City of Albany, NY

Housing Audit

December 3, 2025

Prepared by:



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REPORT CONTENTS

This Housing Audit report provides the foundation for understanding the City of Albany's underlying housing market, current and future housing needs, the effectiveness of policies and programs, and opportunities for advancing housing goals. Elements of this report include:

- **Executive Summary:** A summary of overarching trends identified in the data and demand analysis.
- **Demographic and Economic Profile:** Quantitative trends regarding the population, households, employment, and income levels.
- **Existing Housing Inventory:** Physical and occupancy characteristics of properties currently available in the Town's housing stock.
- **Housing Development and Market Trends:** Review of historic and recent residential development activity, including rental and for-sale market trends, such as unit pricing.
- **Housing Affordability Assessment:** Measures of populations with financial hardship exacerbated by housing costs and estimations of income shortfalls for renter and potential buyer households.
- **Housing Needs Analysis:** Estimates of current unmet demand and projected five-year cumulative need for additional housing units.
- **Housing Policy Landscape:** Audit of effectiveness of housing policies and programs for supporting housing development, rehabilitation, and affordability.
- **Financial Feasibility of Inclusionary Zoning:** Financial feasibility of residential development under the City's inclusionary zoning ordinance.
- **Appendix:** List of recent development projects, area median income (AMI) information, and data sources



1. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This Executive Summary presents key quantitative findings from the Housing Audit alongside qualitative insights and emerging opportunities for future consideration.

PURPOSE OF THE HOUSING AUDIT

The City of Albany commissioned this Housing Audit to assess local housing conditions across the city. Its purpose is to evaluate current market conditions, assess the extent and nature of housing challenges, and measure the effectiveness of existing policies and programs. The findings will help identify housing needs, development opportunities, and strategies to ensure that Albany's housing market better meets the needs of its residents. In addition to evaluating current housing conditions, the audit identifies potential opportunities for the City and its partners to consider as part of future housing, development, and investment initiatives.

HOUSING TRENDS IN ALBANY

Over the past decade, the City of Albany has seen both population and household growth, with household growth (+6.0%) outpacing population growth (+3.1%) as households become smaller. Following the COVID-19 pandemic, growth in the number of households began to exceed growth in the number of housing units, signaling increasing pressure on the City's housing supply.

Limited new development since 2010 has compounded this pressure: 95% of Albany's housing stock predates 2010, and roughly 4,165 units remain indefinitely vacant due to repairs, legal issues, or strategic holding. This is equivalent to more than 10 years of recent multifamily development at 2019–2025 delivery rates.

These vacant units represent a significant, untapped opportunity to expand the housing supply without having to build new units. Meanwhile, the City's market vacancy rate (reflecting units actively available for sale or rent) remains low at 3.7%, pointing to potential upward pressure on housing costs.



EXECUTIVE SUMMARY

Despite Albany's relatively low housing costs compared with state and national levels, affordability pressures affect both renters and potential homeowners. Nearly 39% of households are cost-burdened, spending more than 30% of income on housing, with the burden disproportionately affecting renters (50%) compared to owners (21%).

A median-income renter household earning \$41,000 per year would need an additional \$16,000+ annually to afford the city's median rent without cost-burden. A household earning the city's median income of \$59,000 would require \$45,000+ in additional income per year to afford the median home price of \$270,000, signifying barriers to homeownership for existing residents.

The City has also seen demographic shifts that will continue to impact future housing demand. Albany's demographic profile is shifting toward smaller households and gradual aging. Young adults aged 20–34 remain the largest population group, though their numbers have declined by 3,040 since 2010, while residents 65 and older have increased by 4,100. One- and two-person households have driven most household growth, yet the city's housing stock is still dominated by older, larger units that may not meet the evolving needs of an increasingly diverse population and changing household compositions.

Future housing demand will stem from various demographic, economic, and market shifts. In the City of Albany, new housing development will increasingly need to accommodate:

- An aging population
- Household growth
- First-time or moderate-income homebuyers
- Low-income renters
- Single-person households
- Nonfamily households

These trends reveal a housing market characterized by both structural challenges and untapped potential. Limited new development, rising costs, and a growing mismatch between incomes and housing prices underscore the need for coordinated policy, investment, and regional approaches to expand affordability and improve housing quality.

The findings on the next page summarize the results of the audit's data and market analysis. Additional sections that follow provide interpretation and identify opportunities for future policy and investment.



KEY HOUSING TRENDS

- 1 **Household growth is outpacing population growth as households get smaller.** Since 2010, household growth (+6.0%) has outpaced population growth (+3.1%) as average household size dropped from 2.13 to 2.04 people per household.
- 2 **Albany functions as a regional employment hub, generating housing demand beyond local job growth.** Despite modest employment growth since 2019 (0.1%), the City may see additional housing demand from its existing in-commuters.
- 3 **The city's population is aging as it loses young professionals.** Residents 65 and older increased by 4,100 since 2010, while young adults aged 20-34 declined by 3,040, shifting housing needs toward age-friendly options.
- 4 **The City's aging housing stock amplifies supply constraints.** An aging housing stock can lead to challenges with housing conditions, resulting in an increased share of housing units in disrepair. These units are more likely to become vacant, which strains housing supply.
- 5 **Thousands of indefinitely vacant units represent an untapped housing supply.** Approximately 4,165 units sit indefinitely vacant, representing over 10 years of recent multifamily construction at current delivery rates.
- 6 **Homeownership is becoming increasingly inaccessible to median-earning households.** A median-earning household would need \$45,000+ more annually to afford Albany's \$270,000 median home price, even though values remain below state and county levels.
- 7 **Nearly half of all renters face a housing cost-burden.** 50% of Albany renters spend more than 30% of their income on housing, compared to 21% of owners, with the median renter needing an additional \$16,000+ annually to afford typical rent.
- 8 **The City bears a disproportionate share of the County's housing challenges.** The City houses 33% of the County's households but accounts for 63% of eviction filings, 70% of subsidized housing units, and nearly half of cost-burdened households.
- 9 **Lower-income households drive most housing demand, while shortages affect both low- and high-income residents.** Lower-income households drive 70% of future demand, yet today's shortages affect all income levels as higher earners compete downward.
- 10 **Development activity has slowed, reflecting both market pressures and policy changes.** Rising construction costs, tighter financing, and new inclusionary zoning requirements have contributed to a decline in housing production, with fewer large projects advancing and projects depending on public incentives to proceed.

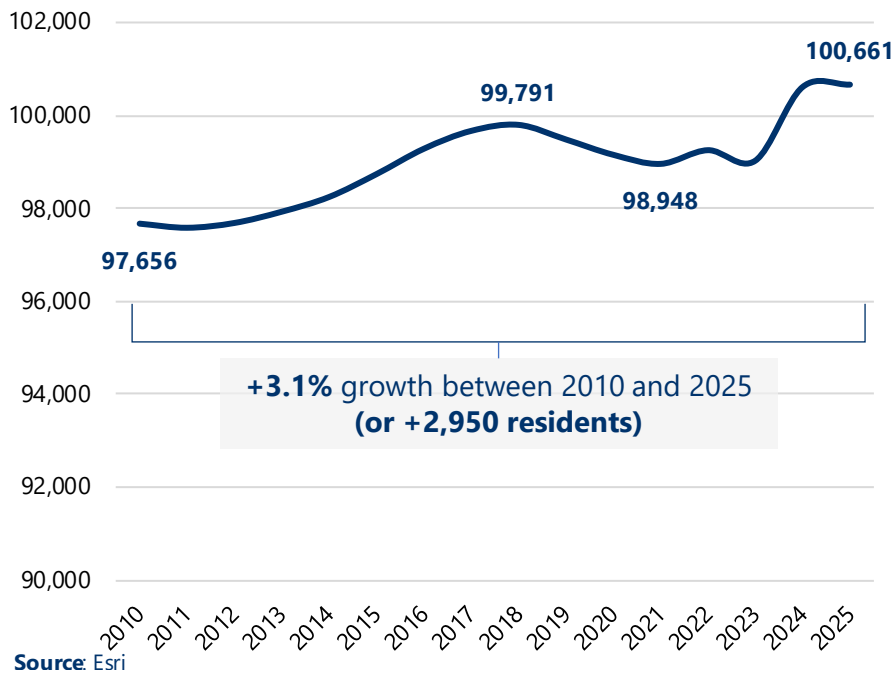


KEY FINDING #1

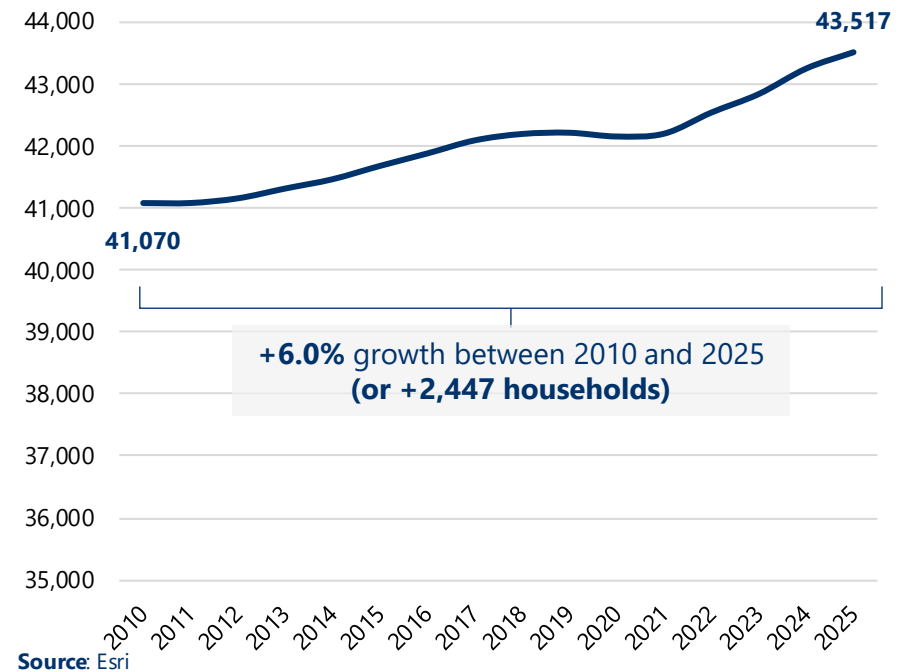
Household growth is outpacing population growth as households get smaller.

The City of Albany is growing – with an uptick in both population and household growth following the COVID-19 pandemic. Even if the total number of people in Albany only grows modestly, there can still be a larger increase in households if more people are living alone or form smaller families. While the City has seen growth across all household sizes, the largest gains have been among single- and two-person households. This trend may reflect families choosing to live in other jurisdictions based on factors such as perceived school quality, safety, or housing preferences. As a result, the City's average household size has declined from 2.13 in 2010 to 2.04 in 2025.

Population in City of Albany, 2010-2025



Households in City of Albany, 2010-2025

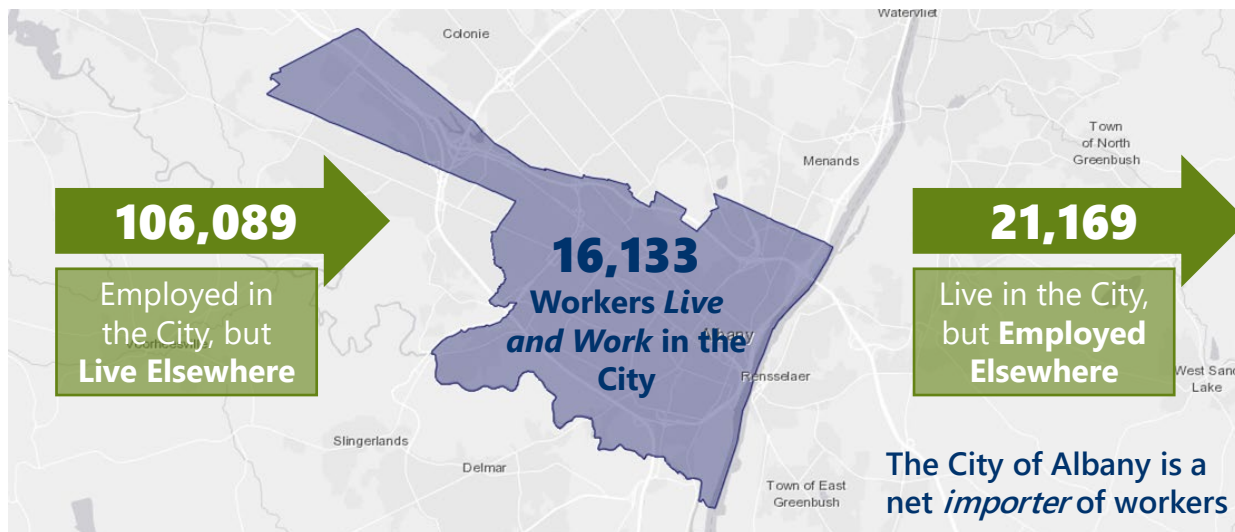


KEY FINDING #2

Albany functions as a regional employment hub, creating demand beyond local job growth.

Despite modest employment growth of 0.1% since 2019, Albany is more likely to see additional housing demand from its existing in-commuters, rather than from job growth. A high share of in-commuters can contribute to economic leakage, increase infrastructure and traffic pressures, and highlight gaps in the local housing market. If some of these commuters choose to relocate closer to work, it could add to demand on the City's housing supply. At the same time, expanding local housing options and amenities can encourage more workers to live in the City, helping retain talent and strengthening the local economy.

Labor Force Efficiency, City of Albany, 2022



Sources: US Census OnTheMap

Where City of Albany Workers Live

County	Count	Share
Albany County	45,162	37.0%
Rensselaer County	14,690	12.0%
Saratoga County	11,880	9.7%
Schenectady County	10,956	9.0%
Suffolk County	2,165	1.8%
Kings County	1,840	1.5%
Columbia County	1,793	1.5%
Onondaga County	1,649	1.3%
Oneida County	1,639	1.3%
Westchester County	1,536	1.3%
All Other Locations	28,912	23.7%

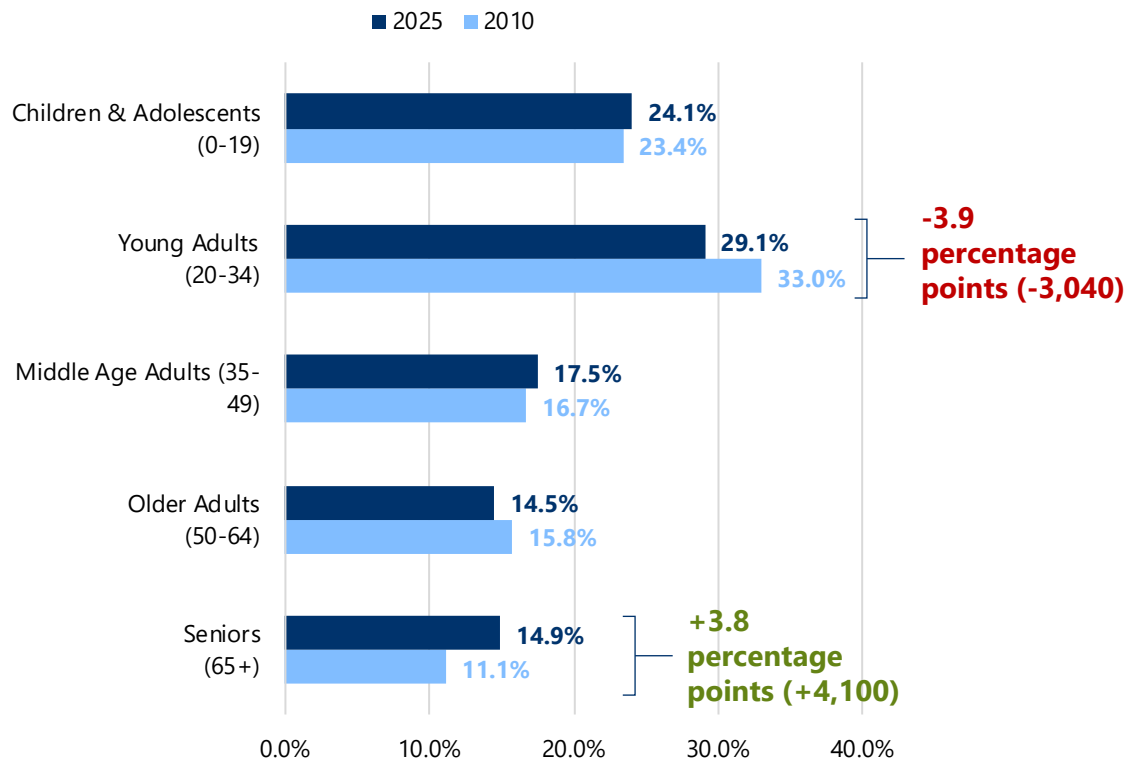
Source: US Census OnTheMap

KEY FINDING #3

The City's population is aging as it loses young professionals.

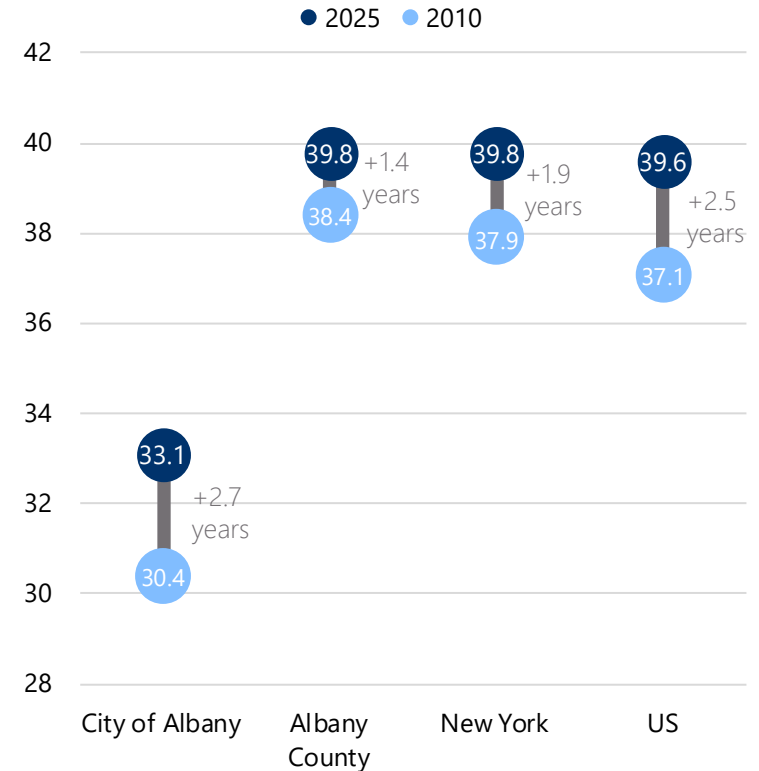
Though the largest age cohort in the City is young adults (20-34), largely due to the presence of the University at Albany, the share of residents in this age cohort has been shrinking over the past decade. Meanwhile, the proportion of seniors (65+) has increased by nearly four percentage points. This results in more senior-led households, who often have specific preferences and needs in their choice of residence. In the future, the City may need smaller, more manageable homes and services to support independent living.

Age Distribution, City of Albany, 2010-2025



Source: Esri

Change in Median Age, 2010-2025



Source: Decennial Census; Esri

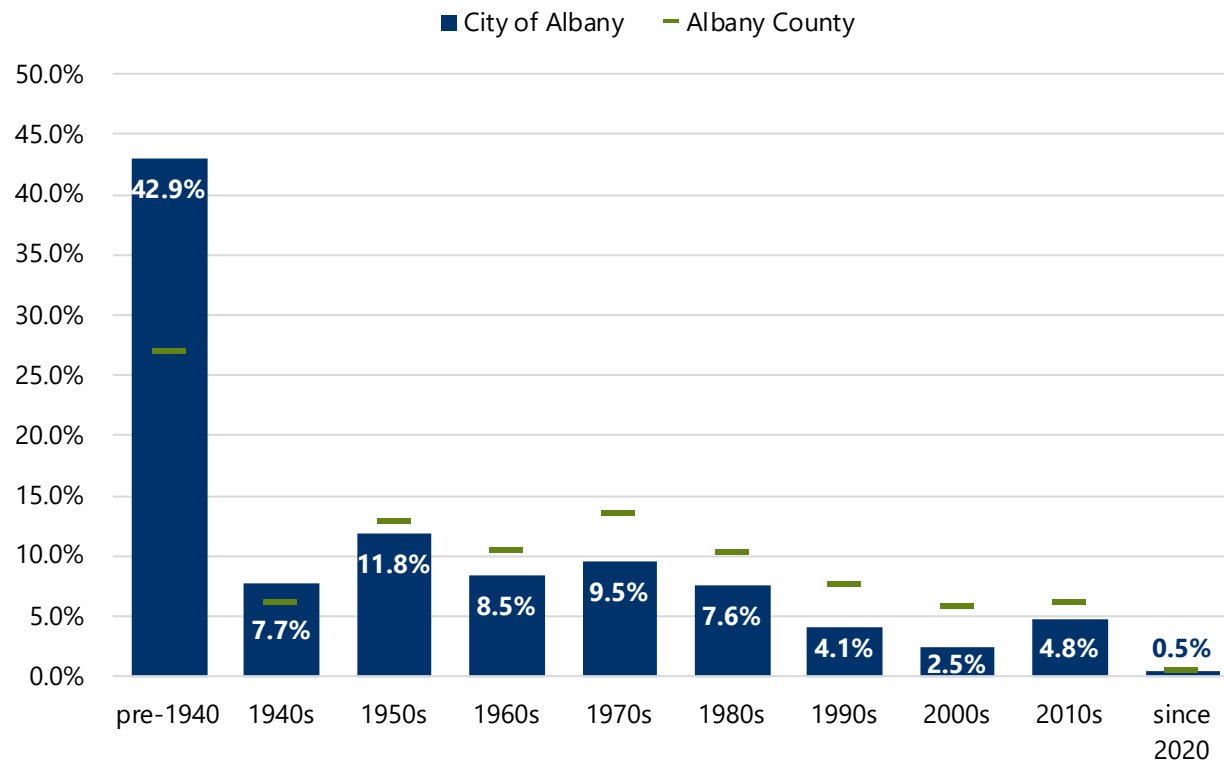


KEY FINDING #4

The City's aging housing stock amplifies supply constraints.

Since 2020, household formation has begun outpacing housing development for the first time in a decade, creating supply constraints and upward pressure on housing costs. The City's aging housing stock emphasizes this challenge: 95% of units were built before 2010. An aging housing stock can lead to market mismatches as housing preferences and City demographics shift, as well as increased challenges with housing conditions. Homes in disrepair are more likely to become vacant as high maintenance costs, code compliance issues, or declining marketability can make them difficult to occupy, sell, or rent. This dynamic can accelerate existing supply constraints.

Share of Housing Units by Year Built, 2023



Source: Esri

Deteriorating Housing Stock

1,049

Total Fair or Poor Properties

4.7% of Housing Properties

\$300,000

Estimated Cost of Home Rehabilitation

<\$150,000

Market Value of Homes in Neighborhoods with High Vacancy

Source: Tolemi (Building Blocks Albany), Focus Groups

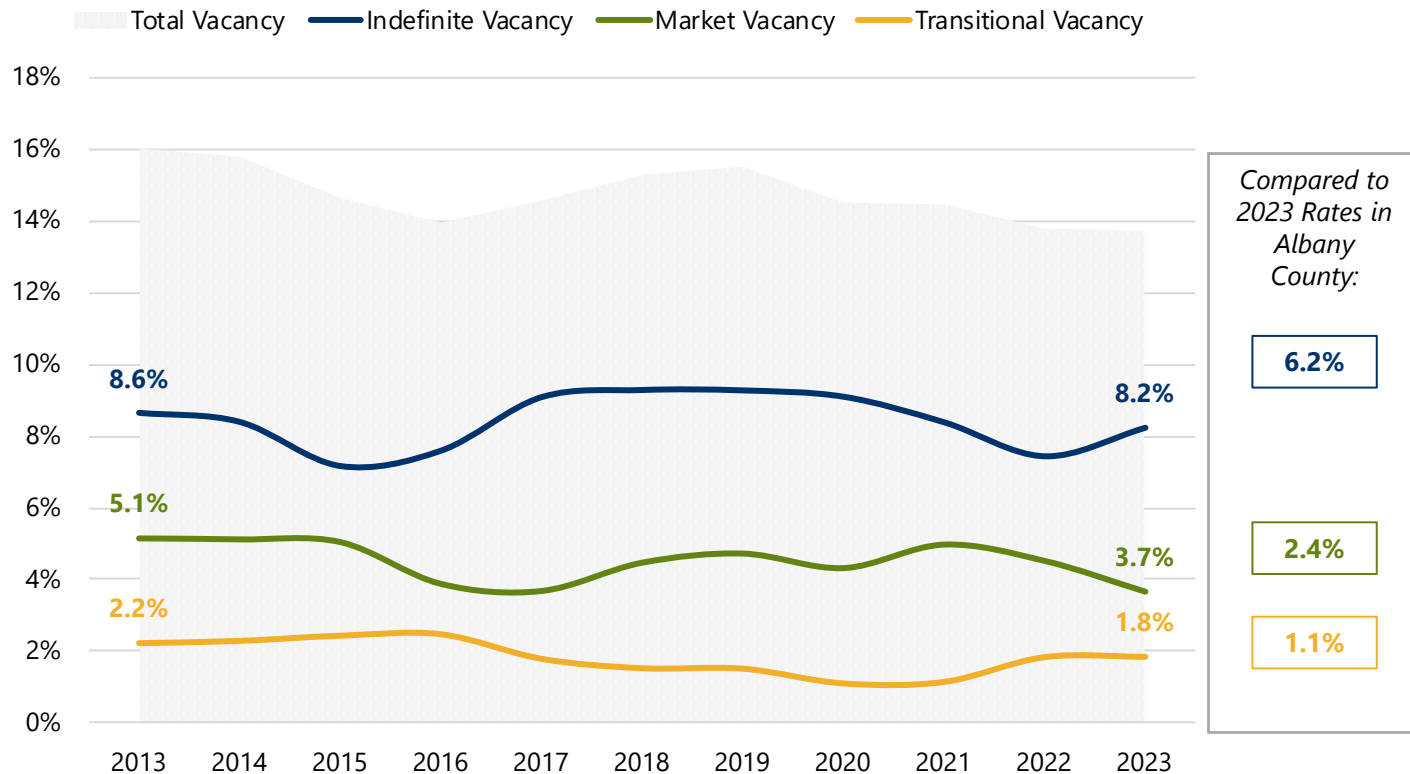


KEY FINDING #5

Thousands of indefinitely vacant units represent an untapped housing supply.

Approximately 4,165 units remain vacant, tied up by repairs, legal challenges, or strategic holding. This is more than a decade's worth of recent multifamily construction at 2019–2025 rates. Unlocking even a portion of these units could meaningfully expand Albany's housing supply without new construction.

Vacancy Rate by Vacancy Type, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data (for consistency with non-series data)



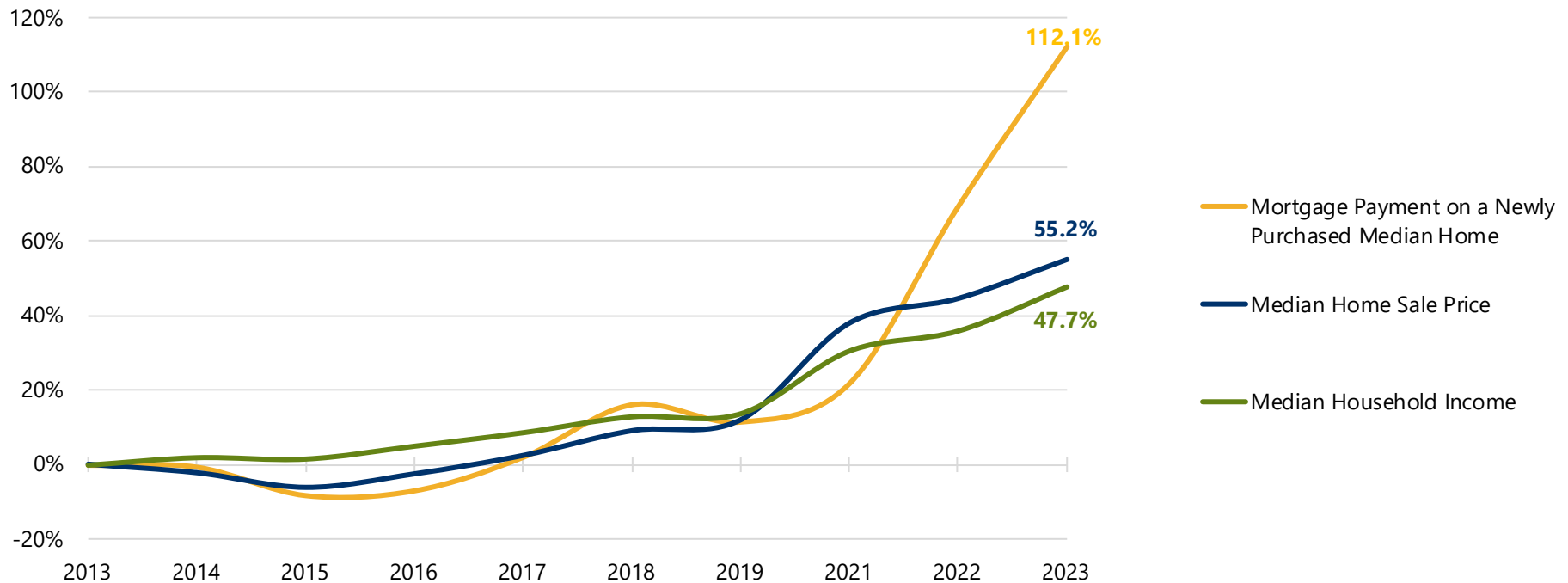
KEY FINDING #6

Homeownership is becoming increasingly inaccessible to median-earning households.

The cost of homeownership in Albany has far outpaced income growth since 2013, creating significant barriers for prospective buyers. Mortgage payments on newly purchased median-priced homes have increased 112.1%, while median household income has grown just 47.7% (or +68.3% and +17.2% when adjusted for inflation). At the median income level, a household could afford a home valued at only \$132,800—well below the City's median sales price of \$270,000—highlighting a substantial affordability gap.

Cumulative Percent Change in Owner Housing Costs vs. Median Household Income Since 2013

Values are not adjusted for inflation



Source: Bankrate, Redfin, US Census ACS 5-Year Data

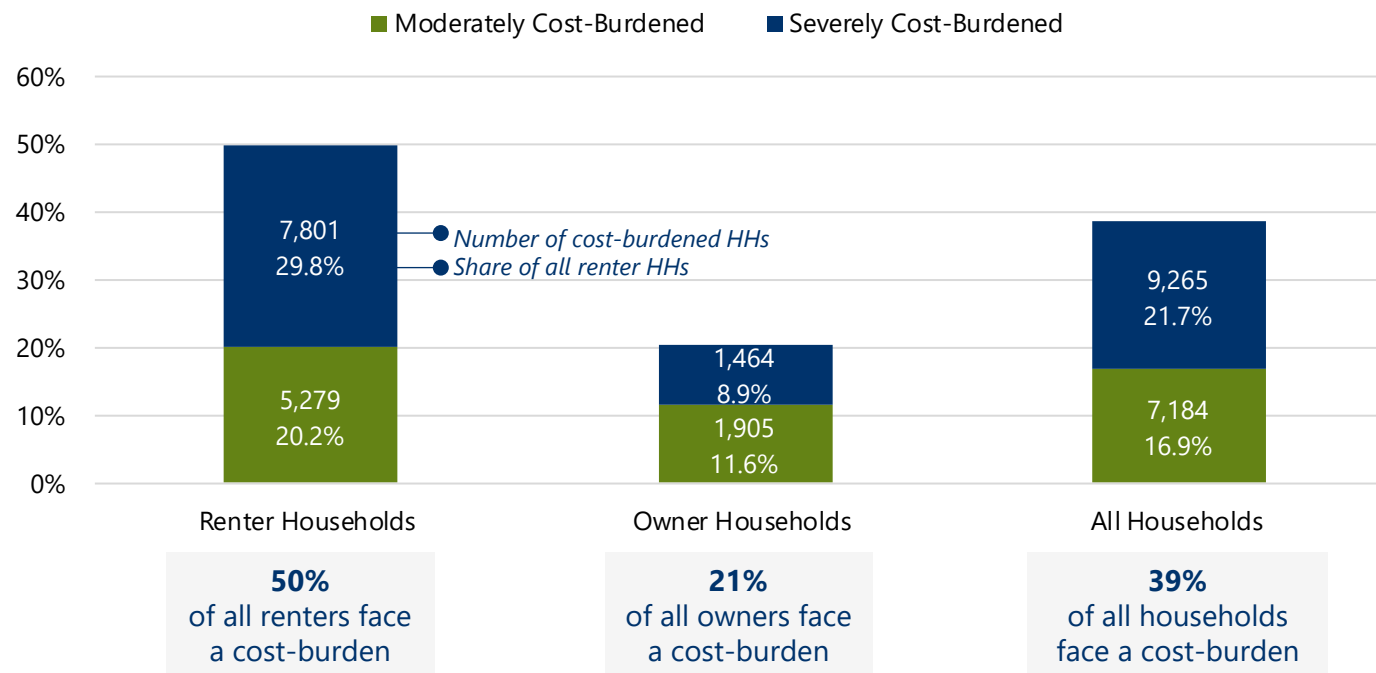


KEY FINDING #7

Nearly half of all renters face a housing cost-burden, more than twice the rate of owners.

Households spending more than 30% of their income on housing are considered housing cost-burdened. These households are more likely to face difficulties meeting other needs beyond shelter, such as food, health care, transportation, and other necessities. In the City of Albany, 39% of all households are cost-burdened (a number partially boosted by the large student population). This points to a growing mismatch between household incomes and available housing costs—particularly for renters, who face limited affordable options.

Share of Households with Housing Cost-Burden by Tenure, City of Albany, 2023



Source: US Census ACS 5-Year Data

Definitions:

Moderate Cost-Burden |
Households spending more than 30% of their income on housing face a cost burden.

Severely Cost-Burden |
Households spending more than 30% of their income on housing face a severe cost burden.

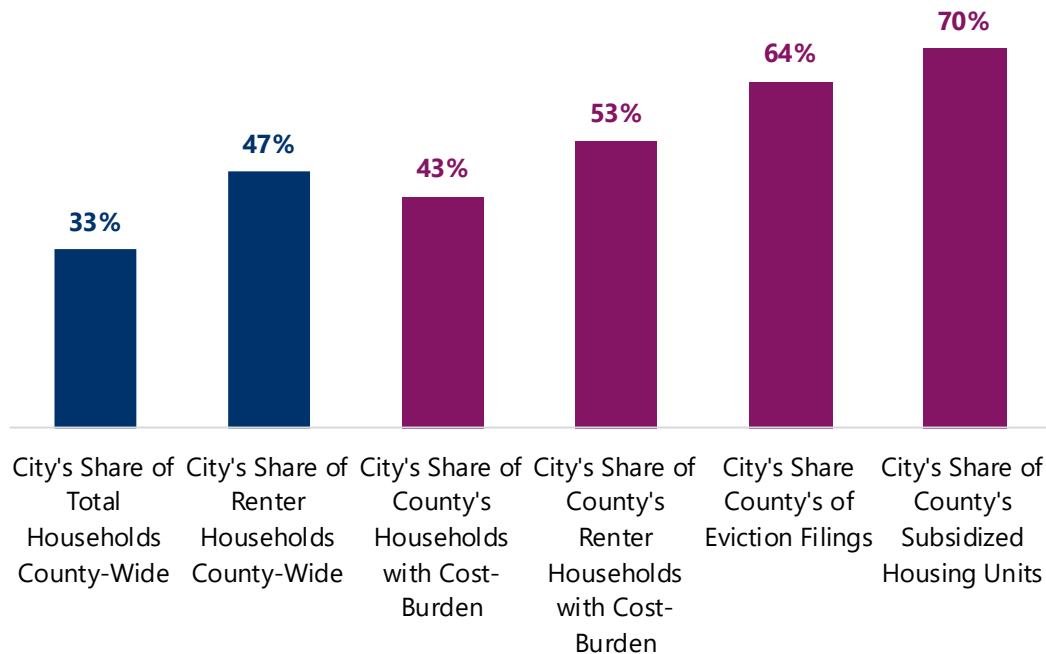


KEY FINDING #8

The City bears a disproportionate share of the County's housing challenges.

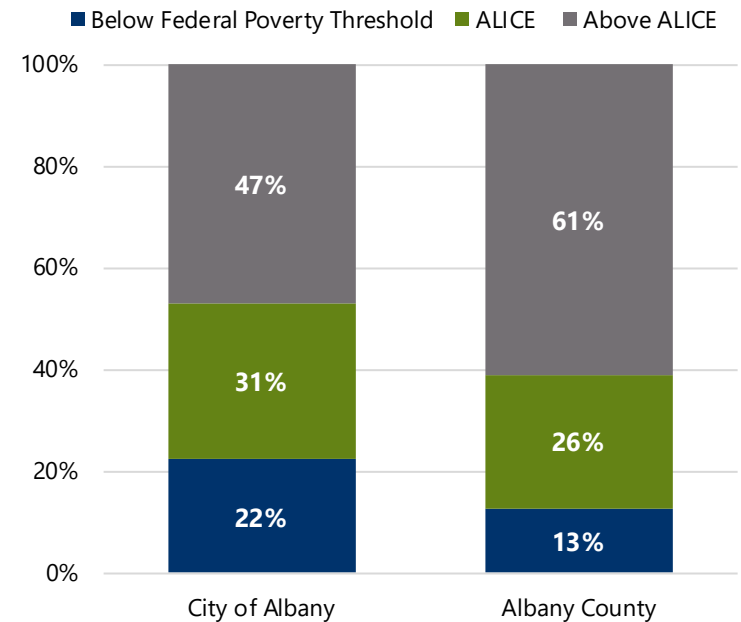
The City houses 33% of the County's households and 47% of its renters, but accounts for 63% of eviction filings, 70% of subsidized housing units, and nearly half of cost-burdened households, highlighting its outsized role in serving vulnerable populations.

The City's Share of Households vs. County Housing Challenges



Source: US Census ACS 5-Year Data, Albany Housing Authority, Fannie Mae Mission Map, HUD, National Housing Preservation Database, New York State Unified Court System

Share of Households by Poverty and ALICE Status, 2023



**Asset Limited, Income Constrained, Employed (ALICE) households earn more than the Federal Poverty Level, but less than the basic cost of living for the county.*

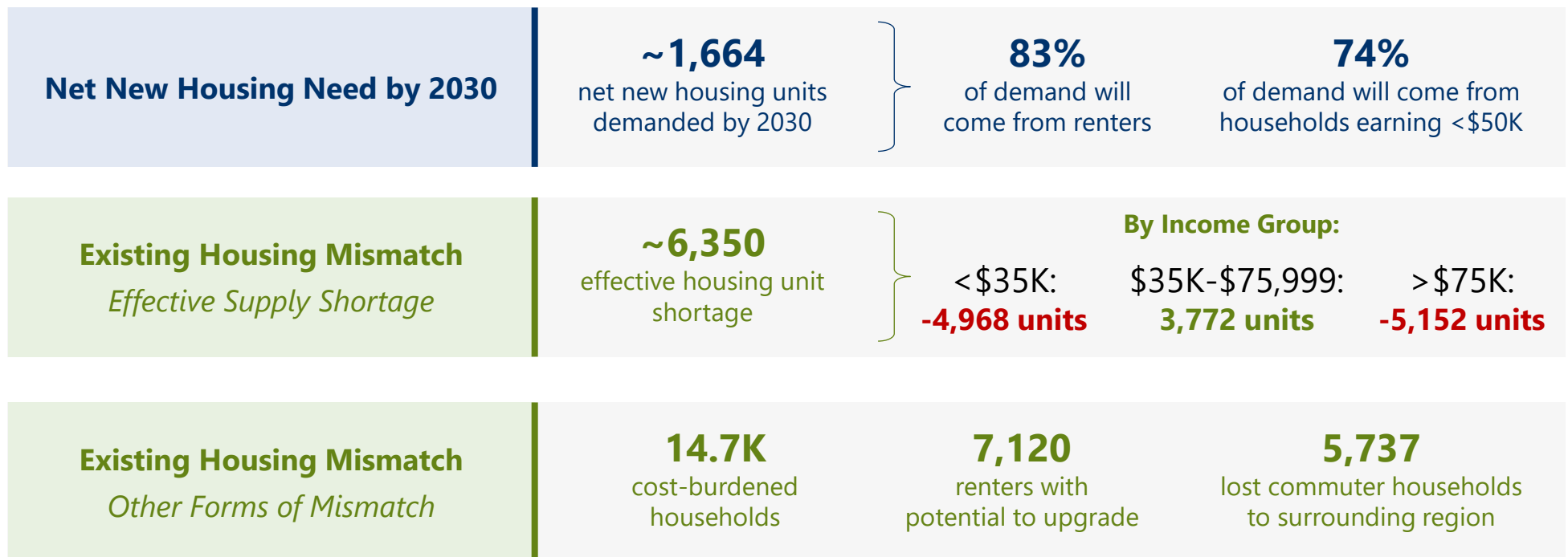
Source: United for ALICE



KEY FINDING #9

Lower-income households generate most housing demand, while shortages affect both income extremes.

Albany's housing need by 2030 reflects distinct challenges at different income levels. While 74% of future demand will come from households earning under \$50,000, today's most critical shortages affect both extremes of the income spectrum. Households earning under \$35,000 (shortage of 4,968 units) and over \$75,000 (shortage of 5,152 units) account for most of the 6,350-unit supply gap. The middle-income range shows an apparent surplus, but this analysis does not reflect housing quality or location. Additionally, 14,721 households face cost burdens, 7,120 renters have the potential to upgrade, and 5,737 commuter households represent lost capture. Addressing this requires preserving naturally affordable units and expanding income-restricted housing for the lowest earners, while adding market-rate supply attractive to middle- and higher-income renters to ease downward competition.

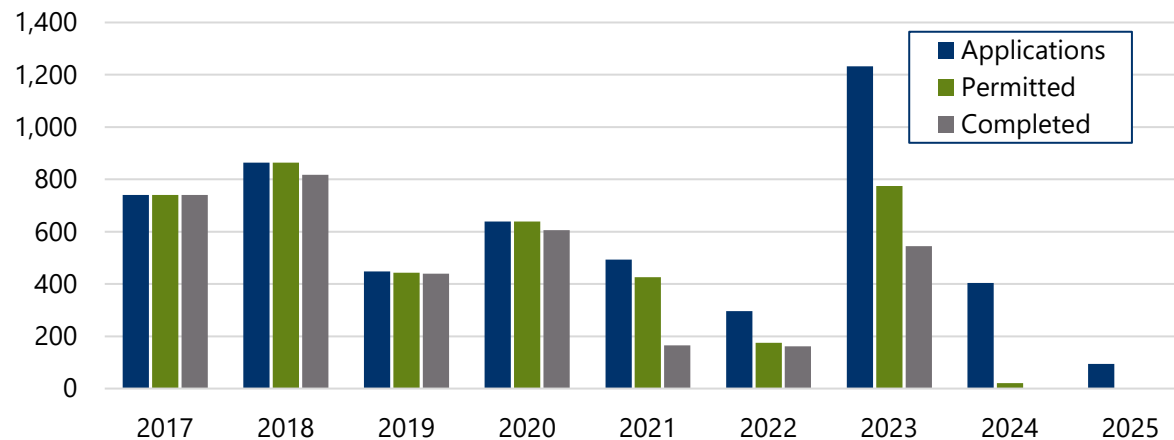


KEY FINDING #10

Residential development activity has slowed amid shifting market conditions and new affordability requirements.

Following several years of steady multifamily construction, development activity in the City of Albany has declined in both volume and pace. Between 2017 and 2023, the City saw applications averaging roughly 650 annually for new multifamily development, with most of these moving efficiently from permit to completion. Since 2023, fewer projects have advanced to construction, and the number of total unit applications has dropped to below 400 units per year. The composition of projects also changed: 100% market-rate proposals largely disappeared, except for a handful of projects with less than 20 units, while the share of 100% affordable projects increased to more than two-thirds of new applications. This shift reflects broader market headwinds, including rising costs and financing constraints, along with new affordability requirements, which have limited the feasibility of new mixed-income development without significant public support.

**Project Progression through the Development Process - Multifamily
Rental Units in Albany by Year of Application**



Source: City of Albany Planning Department

DRIVERS SHAPING HOUSING TRENDS

The housing trends identified in this audit reflect both structural and market factors that have evolved over time. Understanding these underlying causes helps explain the City's current housing conditions and informs where future policy and investment might focus.

Albany's housing market reflects a complex mix of age, cost, and policy dynamics. The combination of an aging housing stock, constrained new development, and uneven regional housing production has left the city with shortages at both ends of the market. Addressing these pressures will require strategies that strengthen reinvestment in existing homes, improve development feasibility, and expand housing choices for a wider range of residents.

Aging and Underutilized Housing Stock

Much of Albany's housing was built before 1940, and while this historic stock defines the city's character, it also requires extensive reinvestment. Deferred maintenance, high rehabilitation costs, and limited access to financing for small property owners have contributed to physical decline and long-term vacancies in many neighborhoods. In many cases, the cost of repairs exceeds what the property could appraise for once improved, discouraging private investment. Absentee ownership and title complications further slow the return of older homes to active use, creating pockets of underutilized housing even in otherwise stable areas.

Constrained New Development

The pace of new construction in Albany has slowed as rising construction costs, higher interest rates, and limited achievable rents narrow project feasibility. Even 100% market-rate projects often depend on public incentives or tax abatements to proceed. Development-ready sites are scarce, and redevelopment of infill parcels can be costly due to site constraints, environmental

conditions, or aging infrastructure. The City's inclusionary zoning (IZ) requirements, while well-intentioned, have also contributed to slower production by adding costs that are difficult to absorb under current market conditions. Together, these factors have reduced the number and scale of new projects moving through the pipeline.

Concentration of Affordability Pressures

Albany bears a disproportionate share of the region's affordability challenges. Several factors contribute to this concentration, including limited housing development in surrounding suburban communities, a historic pattern of siting subsidized housing within the city, and lower overall household incomes compared with the metro area. High property tax rates, aging infrastructure, and older housing conditions make it harder to attract moderate-income households or sustain reinvestment in certain neighborhoods. The result is a housing system that serves a large share of lower-income residents but struggles to meet demand for quality, attainable housing across the income spectrum.

Diverging Needs

At one end, the city faces deep affordability challenges: nearly all renters earning below \$35,000 are cost-burdened, and few units are affordable to households at or below 30% of the area's median income. At the same time, limited new construction and an aging rental inventory make it difficult to attract or retain higher-income residents seeking modern, amenity-rich housing options. This dual imbalance—high need at the low end and insufficient appealing supply at the high end—constrains economic mobility and limits population growth as would-be residents look elsewhere for quality options.



POLICY AND PROGRAM LANDSCAPE

Albany has a broad set of policies and programs that address different aspects of the housing system, ranging from code enforcement and home repair programs to incentives for new development. Many of these tools have been in place for years and have made meaningful contributions, but overall housing delivery remains limited relative to need. Housing-related responsibilities are distributed across multiple City agencies, including Planning, Development, and Permitting, and the Department of Housing and Community Development, as well as external partners such as the City of Albany Industrial Development Agency (CAIDA), the Albany County Land Bank, and community-based organizations.

Strengths and Assets

The City has built a foundation of strong housing partners and established tools. Federal and state funds support programs for housing rehabilitation, down payment assistance, and code enforcement. The Albany County Land Bank continues to be an important mechanism for returning vacant and tax-delinquent properties to productive use.

CAIDA, in particular, plays a pivotal role in facilitating housing development. Most recent multifamily projects have relied on CAIDA assistance, typically through tax abatements or PILOT agreements, to close feasibility gaps created by high construction and financing costs. Without this support, most projects would not have advanced. Collectively, these initiatives demonstrate the City's capacity to collaborate across sectors and use targeted incentives to address housing challenges.

Recent Housing Policy Initiatives

- **Albany County Housing Loan Fund**
A new county-level revolving loan fund is designed to provide loans and grants to homeowners, small landlords, and developers to support housing rehabilitation and affordable housing creation.
- **Championing Albany's Potential Initiative**
A \$400 million State-led initiative aimed at revitalizing Downtown Albany, including funding for housing development.
- **City of Albany ADU Ordinance**
A City ordinance passed in 2025 enabling accessory dwelling units (ADUs) across residential neighborhoods.



POLICY AND PROGRAM LANDSCAPE

Gaps and Coordination Challenges

Despite this foundation, this audit found that Albany's housing programs operate somewhat independently, with limited coordination or shared tracking of outcomes. Program scale and funding are not aligned with the depth of local need, and administrative capacity limits the ability to expand or integrate efforts. A lack of formalized coordination between the City, the County, and local housing authorities further reduces the efficiency of resource deployment. The result is a fragmented system that relies on individual programs rather than a cohesive policy framework.

Opportunities for Alignment and Modernization

Future work could focus on aligning existing tools with one another and with the City's broader policy goals, including affordability, climate action, and neighborhood reinvestment. Improved coordination, shared data systems, and expanded capacity could help the City track outcomes more effectively and ensure that investments have the greatest impact. Strengthening partnerships among City departments, CAIDA, the Land Bank, and nonprofit developers will be essential to delivering housing programs at scale and targeting resources to the areas of greatest need.

Federal Policy Context: ROAD to Housing Act

Congress is considering the ROAD to Housing Act of 2025, a comprehensive federal housing package. Section 206, known as the Build Now Act, would tie future CDBG funding levels to each entitlement community's ability to increase its housing supply. HUD would calculate the median housing growth rate across all participating jurisdictions.

How it works

Communities with housing growth below that national median would receive a **10 percent reduction** in their annual CDBG allocation. Those funds would be redistributed to communities that achieve housing growth above the median.

Why it matters for Albany

Albany already faces financial feasibility barriers and other challenges when it comes to new housing production. If the City falls below the national median growth threshold, it could lose **more than \$300,000 in annual CDBG funding**, which would reduce resources available for rehabilitation, neighborhood revitalization, and affordability programs.

While the bill is still under consideration, Section 206 presents a material fiscal risk for communities where new housing growth lags behind demand. This raises the importance of aligning local policies to enable more consistent housing construction in order to protect Albany's federal funding base.



INCLUSIONARY ZONING: UNINTENDED OUTCOMES

Albany's Inclusionary Zoning (IZ) policy was first adopted in 2017 and was expanded under the 2023 Unified Sustainable Development Ordinance (USDO). Established to address the city's growing housing affordability challenge and increase the supply of affordable housing, it is not achieving its intended outcomes. The policy is not producing housing at the income levels where affordability pressures are most severe and is simultaneously constraining market-rate development that the City needs to attract new residents and grow its population and tax base. In its current form, the IZ framework has become economically unsustainable, underscoring the need for recalibration grounded in detailed financial testing and alignment with existing incentive structures, particularly through CAIDA.

Performance and Policy Evolution

The 2017 ordinance required that 5% of units in qualifying developments be affordable at 100% of the city's median household income, adjusted for household size. This is roughly equivalent to 70% of AMI for the broader metro area. This version generated a modest number of affordable units—around 17 per year—and was financially viable for development projects under market conditions at the time. In 2023, the City increased the requirement to 7–13% of units affordable at 60% AMI for the metro area. That deeper affordability target is far below what new projects can support given current market rents, construction costs, and financing conditions. Following the adoption of the

2023 policy, multifamily development slowed sharply, with a drop-off in new mixed-income proposals and an overall decline in unit production.

Affordability Targets and Market Impacts

Analysis of recent projects shows that most new multifamily development in Albany already depends on tax abatements through CAIDA or other subsidies to close feasibility gaps. With such thin margins, the affordability requirements added by IZ make most projects financially infeasible without substantial new subsidies. The result is twofold:

1. IZ has not generated units where the need is greatest. A large share of Albany's older housing stock already rents at levels affordable to households earning 60%–80% of AMI, while the most severe shortage exists below 50% AMI—well beyond what private development can provide without deep public assistance.
2. IZ has discouraged new market-rate production. The tightening of requirements has led to fewer projects advancing, reducing the overall housing supply needed to attract and retain residents and exacerbating the City's long-term growth and competitiveness challenges.



INCLUSIONARY ZONING: FUTURE DIRECTION

Need for Detailed Feasibility Testing

The audit findings make clear that a one-size-fits-all affordability requirement cannot function in a relatively soft market like Albany's. A detailed feasibility analysis is needed to test alternative set-aside levels, AMI thresholds, and incentive structures. This work should explicitly examine how IZ requirements interact with CAIDA incentives and other forms of public support to determine where inclusionary targets can be achieved without suppressing overall production. Regular testing and recalibration are essential to ensure the policy remains responsive to changing market and financing conditions.

Considerations for a Revised Framework

Because developers in Albany already rely heavily on public assistance, any policy that increases private cost is unlikely to be viable. A more effective framework should:

- **Coordinate affordability requirements with existing CAIDA incentives**, recognizing that current tax abatements already play a significant role in project feasibility and leave limited room for additional relief.
- **Pair affordability targets with other project support mechanisms**, such as expedited permitting, reduced fees, or infrastructure improvements, to offset costs for developments that meet or exceed affordability thresholds.
- **Encourage additional housing production through upzoning and density bonuses**, allowing more units on residential lots where appropriate and linking added density to affordability outcomes. This can help promote moderate-density housing and support long-term affordability.

- **Incentivize mixed-income development** by combining City-owned land, existing tax abatements, or infrastructure support with private investment, particularly for projects that achieve City policy goals such as larger family units or accessible housing.
- **Leverage public funds to attract private capital for rehabilitation**, particularly for vacant or underused properties, with clear affordability covenants and long-term accountability for outcomes.
- **Target deeper affordability through publicly subsidized or nonprofit-led projects** rather than imposing infeasible requirements on privately financed developments.
- **Adopt a recurring feasibility testing and policy review process** to ensure affordability requirements remain achievable as market conditions and financing costs evolve.



OPPORTUNITIES FOR ACTION

The Housing Audit identifies several opportunities for the City of Albany and its partners to consider as they work to address both current housing challenges and long-term growth goals. These are areas for further exploration that can help the City align policies, partnerships, and resources toward a more functional and inclusive housing system.

Albany faces two interconnected housing challenges. Many new and long-time residents struggle with affordability, maintenance costs, and aging housing conditions. At the same time, the city has not seen the level of new housing development or market-rate investment needed to attract and retain residents with choices about where to live. Addressing both sides of this challenge will be key to strengthening the city's population base, improving housing quality, and creating a market environment where reinvestment is feasible at multiple price points.

These opportunities focus on strengthening existing neighborhoods, reestablishing the conditions needed for new housing production, and building a coordinated policy framework that advances affordability, quality, and competitiveness.

1. Reinvest in and Modernize Existing Housing

Albany's housing is among the oldest in the state, and much of it now requires substantial reinvestment. About 8% of the city's housing units are in a state of indefinite vacancy. Rehabilitation costs often exceed achievable sale or rent levels, discouraging both owner and investor activity. The City can build on existing programs such as the Albany County Housing Loan Fund, CAIDA-supported rehabilitation projects, and its new ADU ordinance to promote small-scale reinvestment that stabilizes neighborhoods and preserves affordability.

Opportunities include:

- Expanding low-interest loan and grant programs for small landlords and homeowners.
- Partnering with the Albany County Land Bank, Albany Community Land Trust, and nonprofit developers to acquire and rehabilitate vacant or distressed homes.
- Leveraging state and federal weatherization and energy-efficiency funds to align rehabilitation with the City's Climate Action Plan.

Concentrating initial efforts in one or two pilot neighborhoods with high vacancy and ownership instability can demonstrate success, attract private investment, and inform a citywide reinvestment model.



OPPORTUNITIES FOR ACTION

2. Recalibrate Incentives and Policy Tools to Reflect Market Conditions

Most new housing construction in Albany remains financially challenging without public incentives. CAIDA's tax abatements have been instrumental in enabling recent projects to move ahead. Going forward, the City should focus on better aligning these incentives with housing and community goals.

Opportunities include:

- Coordinating CAIDA's incentives with City housing objectives to prioritize mixed-income projects, adaptive reuse, and neighborhood reinvestment.
- Establishing transparent criteria and reporting systems to track housing outcomes linked to public assistance.
- Reassessing abatement structures periodically to ensure continued effectiveness while maintaining fiscal balance.
- Refining Inclusionary Zoning so that affordability requirements reflect local market feasibility and complement other public incentive programs.

A coordinated approach across City departments, CAIDA, and the County will be essential to ensuring that incentives effectively support both affordability and market growth.

3. Expand Partnerships to Deliver Deep Affordability

The most acute affordability challenges in Albany occur among households earning below 50% of AMI, where private development is not viable without subsidy. Expanding partnerships with nonprofit, mission-driven, and community-based developers will be critical to producing housing that serves this population.

Opportunities include:

- Increasing collaboration with nonprofit developers and community land trusts to deliver permanently affordable units.
- Using Land Bank and other publicly owned properties for affordable infill or rehabilitation projects.
- Aligning local funds with state and federal programs such as LIHTC, HOME, and the New York State Affordable Housing Corporation.
- Supporting the preservation of naturally occurring affordable housing (NOAH) through acquisition-rehab partnerships.

Albany's housing future depends on addressing affordability for existing residents while also creating new housing that attracts and retains a diverse mix of households. Achieving both will be key to a stronger, more inclusive, and more resilient city.



OPPORTUNITIES FOR ACTION

4. Encourage Infill, Moderate Density, and Incremental Development

While large-scale multifamily projects face feasibility constraints, smaller-scale development and incremental infill remain achievable in many neighborhoods. The City's ADU ordinance provides a foundation for expanding small-scale housing options and enabling more diverse residential forms.

Opportunities include:

- Providing technical assistance to help homeowners and small developers navigate ADU and infill permitting. Reducing fees and streamlining approval processes for two- to four-unit conversions and small multifamily projects.
- Supporting mixed-use and missing-middle development in neighborhood centers and along transit corridors.
- Offering small predevelopment grants or a revolving loan fund for emerging local developers.

These efforts can modestly increase housing supply, enhance neighborhood stability, and support population growth without large public costs.

5. Strengthen Regional Collaboration and Capacity

Albany's housing system is deeply connected to regional trends. The city currently houses a disproportionate share of the region's low-income residents, subsidized units, and eviction cases. A more coordinated regional approach can expand housing choice, distribute investment more equitably, and strengthen the entire market.

Opportunities include:

- Establishing structured collaboration between the City, County, and local housing authorities to align housing plans and funding priorities.
- Supporting the Albany County Housing Loan Fund as a shared resource for rehabilitation and affordability initiatives.
- Pursuing joint applications for state and federal housing funds and exploring shared goals across municipalities.

6. Align Housing with Climate Goals

Housing investment and climate resilience are increasingly interconnected. The City of Albany has launched Act Now Albany: Coming Together for Climate Action, which will include a climate vulnerability assessment and community-wide strategies to prepare for increased heat, flooding, storms, and other climate hazards.

Opportunities include:

- Targeting energy-efficiency upgrades and electrification incentives toward older homes to reduce utility burdens.
- Coordinating rehabilitation with infrastructure, transportation, and stormwater investments.
- Encouraging adaptive reuse of existing buildings to reduce environmental impacts and preserve neighborhood character.



2. STAKEHOLDER ENGAGEMENT SUMMARY

FOCUS GROUP INSIGHTS

As part of this Housing Audit, three stakeholder focus groups were held to gather on-the-ground insights into housing challenges, opportunities, and the impact of public policy over the past several years. Participants included nonprofit housing providers, tenant advocates, public officials, developers, and residents. Stakeholders offered a range of perspectives, but consistent themes emerged.

1. Housing Affordability and the “Missing Middle”

Across all sessions, housing affordability emerged as the central concern. Rent burdens have worsened in recent years, with many citing market rents now routinely exceeding \$1,500–\$2,000 for standard apartments. While lower-income renters continue to face severe affordability challenges, participants noted a growing crisis for moderate-income households—particularly state workers, healthcare staff, and retirees—who earn too much to qualify for subsidy programs but not enough to comfortably afford market-rate rents.

This “missing middle” is increasingly locked out of both rental and homeownership options. Some expressed concern that the current housing system is failing to serve those who contribute significantly to Albany’s economy and community life but do not meet narrow eligibility criteria for assistance.

2. Deteriorating and Underutilized Housing Stock

A major opportunity (and challenge) lies in Albany’s existing housing stock. Participants described many of the city’s older homes as well-built, family-sized, and well-located, but in deteriorating condition due to years of disinvestment. The cost to rehabilitate a single-family home often exceeds \$300,000, while the market value in some neighborhoods may be less than \$150,000. As a result, rehab is financially infeasible without deep subsidy, and these homes often remain vacant or underutilized.

Vacancy was described as widespread, especially in areas with aging owner-occupants, reverse mortgages, or unclear ownership following a death. In many cases, properties sit idle for years due to probate delays or disinterest by heirs. Some stakeholders called for stronger tools such as receivership and streamlined code enforcement to bring these units back online.

3. Shrinking Availability of Rental Units

In addition to vacant single-family homes, participants noted a loss of active rental units in smaller 2–3 unit buildings, often concentrated in working-class neighborhoods. This trend was attributed in part to the COVID-era eviction moratorium and procedural reforms that made some small landlords feel they lacked recourse for nonpayment. Several owners exited the market entirely, leading to formerly occupied units sitting vacant and deteriorating.

Stakeholders emphasized that many of Albany’s low-income renters are housed in these smaller buildings, and their loss has reduced overall housing capacity, further tightening the market.



FOCUS GROUP INSIGHTS

4. Gaps in Supportive and Specialized Housing

Stakeholders identified acute shortages in supportive housing for individuals with mental health, substance use, or chronic homelessness needs. Service providers expressed frustration at the growing demand for housing with wraparound services, particularly for seniors, people with disabilities, veterans, and women with children.

While some providers are innovating, they report significant barriers in matching clients to available housing, especially when rents exceed voucher or subsidy levels, or when units are not accessible or code-compliant.

5. Homeownership Barriers and Wealth Disparities

Organizations focused on homeownership described sharply rising costs and a shrinking window of opportunity for first-time buyers. Average purchase prices for buyers using state or federal assistance programs have increased by 40–50% in just a few years. Even with down payment assistance, many low- and moderate-income households are priced out.

Stakeholders working with community land trusts and neighborhood stabilization efforts also called attention to the racial wealth gap, noting that families of color face compounding barriers due to credit, income, and generational resource disparities.

6. Cost Inflation in Development and Operations

Nonprofit and public developers spoke at length about the rising cost of construction, insurance, and maintenance, which threatens the feasibility of both new housing development and upgrades to existing stock. In particular:

- Insurance premiums for subsidized housing in Albany have skyrocketed due to crime score ratings based on ZIP Code rather than actual property history.
- Affordable housing projects using low-income housing tax credits (LIHTC) are increasingly hard to underwrite due to rising construction costs and insufficient rents.
- Federal and state funding programs have not kept pace with post-COVID cost increases. Grant caps and outdated regulations were said to reflect 1990s-era prices, making rehabilitation projects hard to scale.



FOCUS GROUP INSIGHTS

7. Policy, Zoning, and Regional Barriers

Several participants pointed to structural limitations in housing policy design that reinforce concentration of poverty and limit innovation. Most notably:

- New York State's HUD zoning structure confines public and subsidized housing development to cities like Albany, Troy, and Schenectady. Surrounding towns and suburbs, often with available land and lower density, are not eligible to receive these investments, reinforcing racial and economic segregation.
- Fragmented governance makes it difficult to approach housing as a regional issue, even though jobs, transit, and economic flows cross municipal boundaries.

Participants called for regional housing planning and more integrated strategies that connect housing, workforce, and transportation.

8. Public Transit, Location Mismatch, and Displacement Pressures

The geographic mismatch between housing, jobs, and transit was another key concern. Transit service is limited or circuitous in suburban areas, and new affordable housing cannot easily be sited outside the city due to zoning and infrastructure challenges. As a result, many low-income residents remain locked into the city core new development expands outward.

Spillover from New York City migration was also cited as an upward pressure on housing prices in Albany. Stakeholders noted that families priced out of places like Kingston and Hudson are increasingly looking to settle in Albany, pushing demand upward.

9. Enforcement Gaps and Tenant Safety

Tenant advocates highlighted serious concerns about housing conditions and a lack of effective enforcement, especially in subsidized housing owned by private companies. There was widespread agreement that oversight of subsidized housing needs strengthening and that tenant protections should extend beyond the paper policies to active monitoring and accountability.

Focus Group Takeaways

Participants across focus groups described a housing system under strain. Albany's residents are facing affordability crises, limited availability, and declining conditions, while well-intentioned policies and funding sources fall short in addressing the scale and complexity of these problems. At the same time, stakeholders voiced strong commitment to finding solutions and urged the City to take bold, coordinated action through a mix of strategies, including targeted investment in existing homes, regional coordination to share the burden of affordable housing, updated funding policies that reflect current costs, and better tools to preserve safe, stable tenancies.



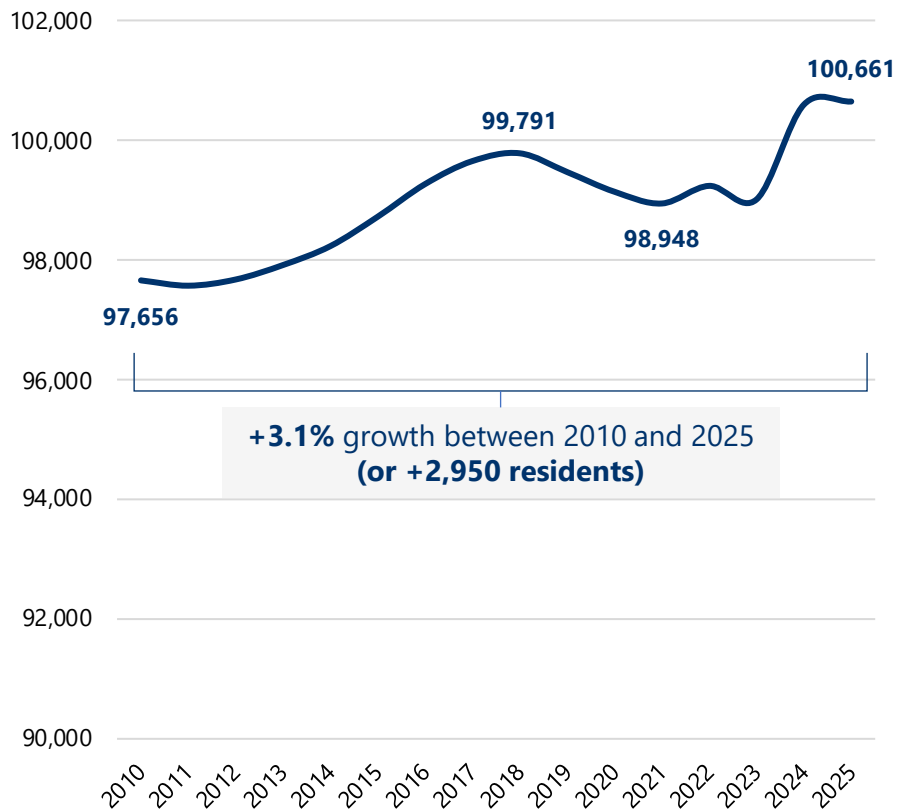
3. DEMOGRAPHIC AND ECONOMIC PROFILE

POPULATION GROWTH

Since 2010, the City of Albany has added nearly 3,000 residents, experiencing renewed growth in recent years following a brief period of decline.

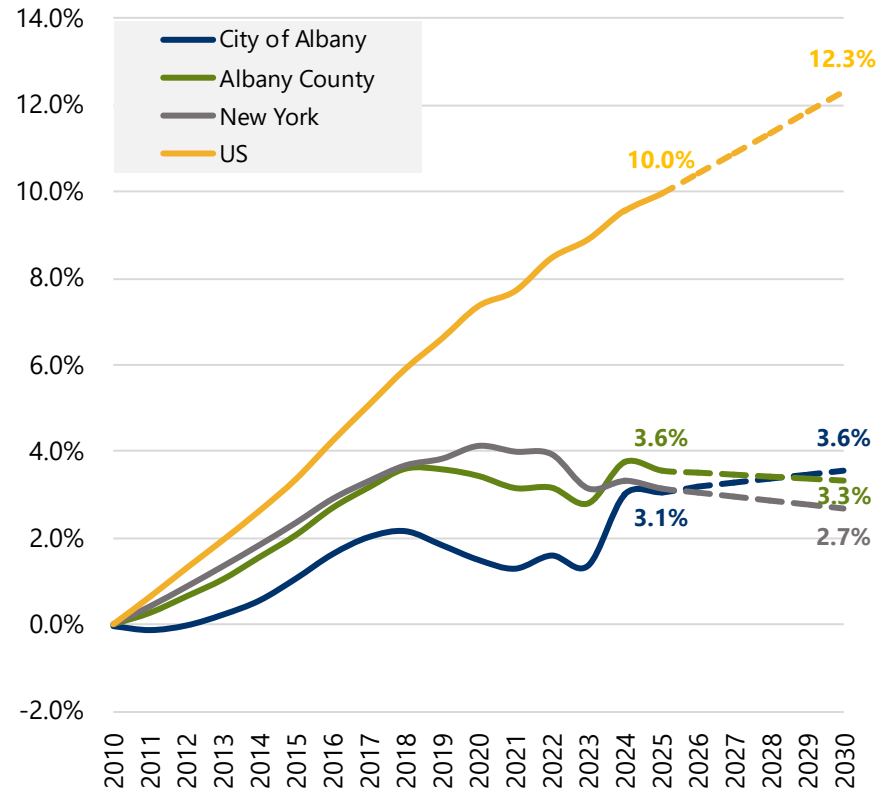
Between 2010 and 2018, Albany experienced steady population growth, reaching a peak of nearly 99,800 residents in 2018. Although the City saw a decline in population between 2017 and 2021, it has rebounded strongly, gaining 1,645 residents in just two years since 2023. Although the City's growth historically lagged behind the county and state, forecasts show it will outpace both through 2030.

Population in City of Albany, 2010-2025



Source: Esri

Cumulative Percent Change in Population Since 2010



Source: Esri

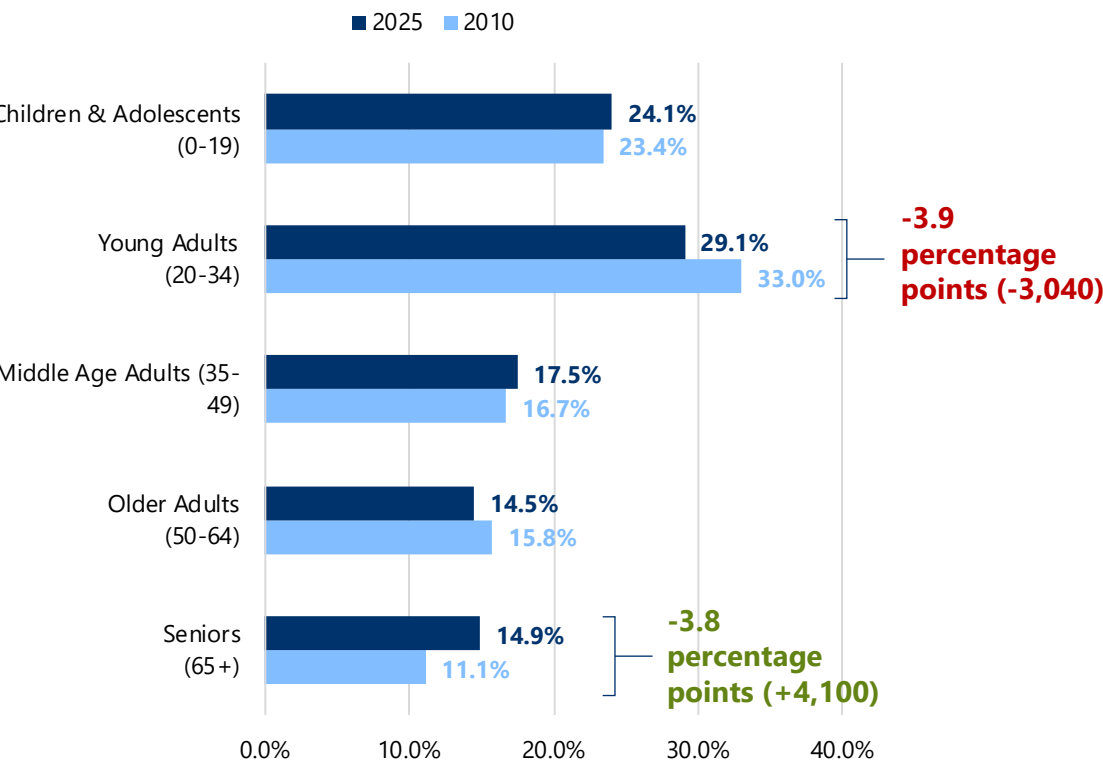


AGE DISTRIBUTION AND MEDIAN AGE

The City of Albany has a younger population than the county and state, though it is gradually aging.

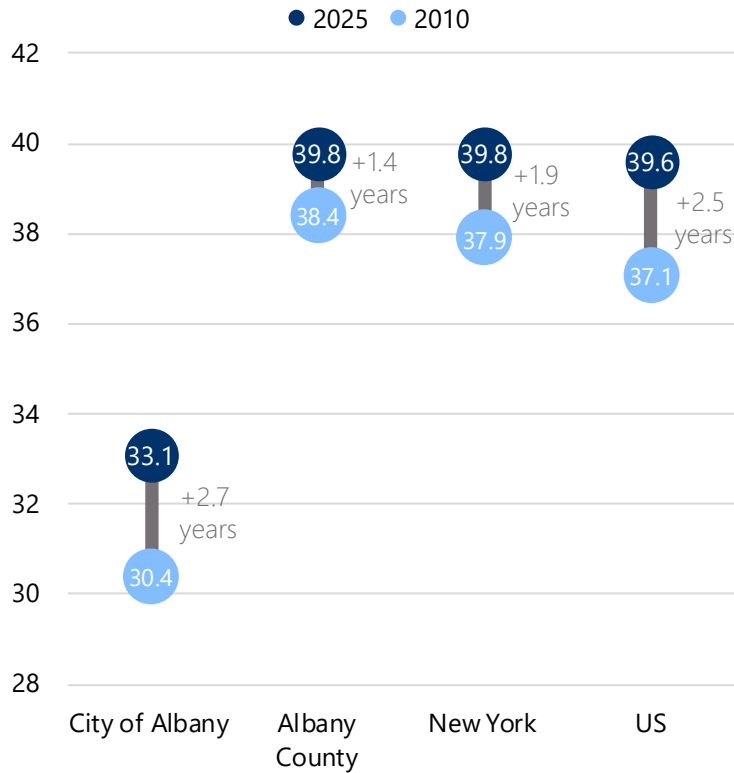
Young adults ages 20–34 remain the City’s largest age group, but their share of the population has declined over the past decade, with a loss of approximately 3,040 residents since 2010. In contrast, the number of residents aged 65 and over has grown by about 4,100, increasing their share by nearly four percentage points. Despite this shift, Albany still has a relatively low median age of 33, compared to 40 in both the county and state.

Age Distribution, City of Albany, 2010-2025



Source: Esri

Change in Median Age, 2010-2025



Source: Decennial Census; Esri

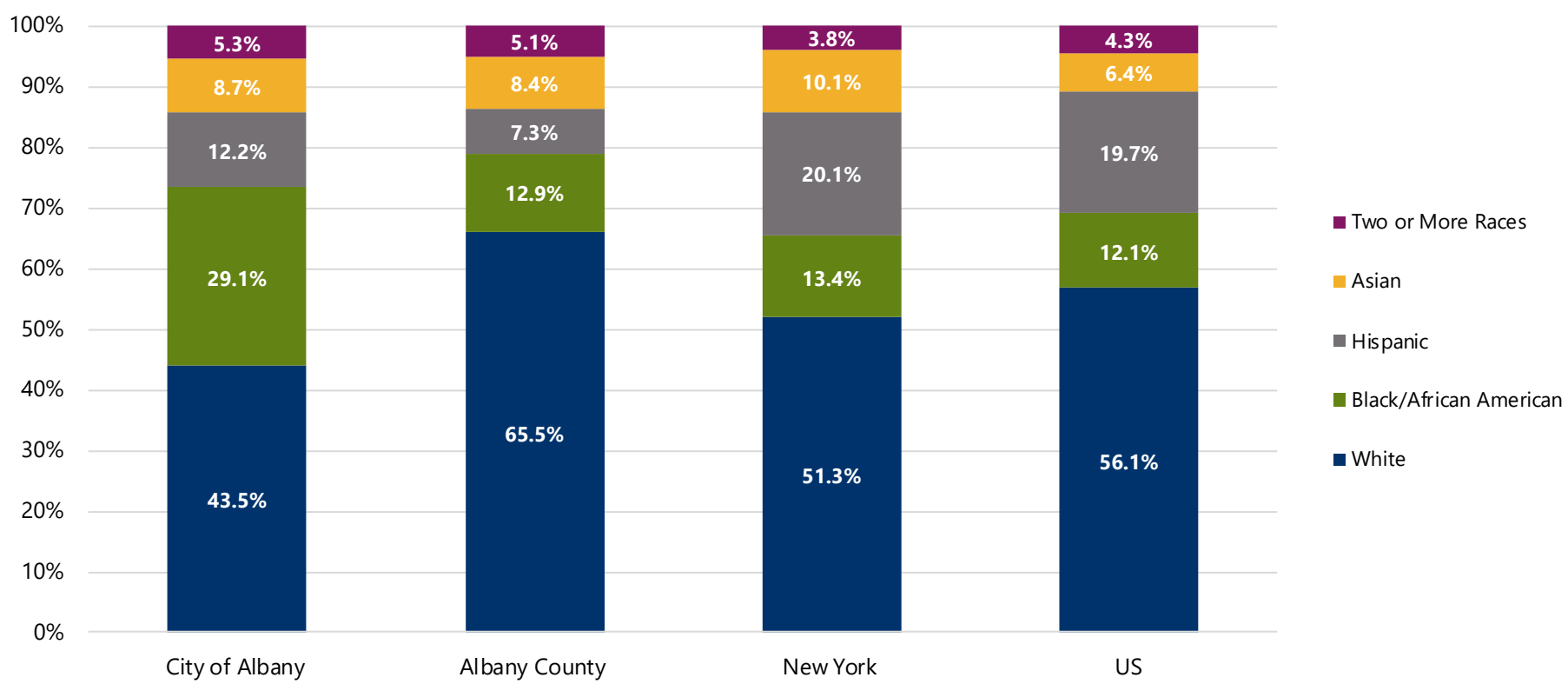


POPULATION BY RACE AND ETHNICITY

The City of Albany is more racially and ethnically diverse than Albany County, New York State, and the US.

Black/African American residents make up the largest non-white population group, accounting for approximately 29% of the City's population, followed by Hispanic residents at approximately 12% of the population.

Share of Population by Race and Ethnicity, 2025



Note: Population share for non-Hispanic portion of each race category shown. Hispanic population may be of any race.

Source: Esri

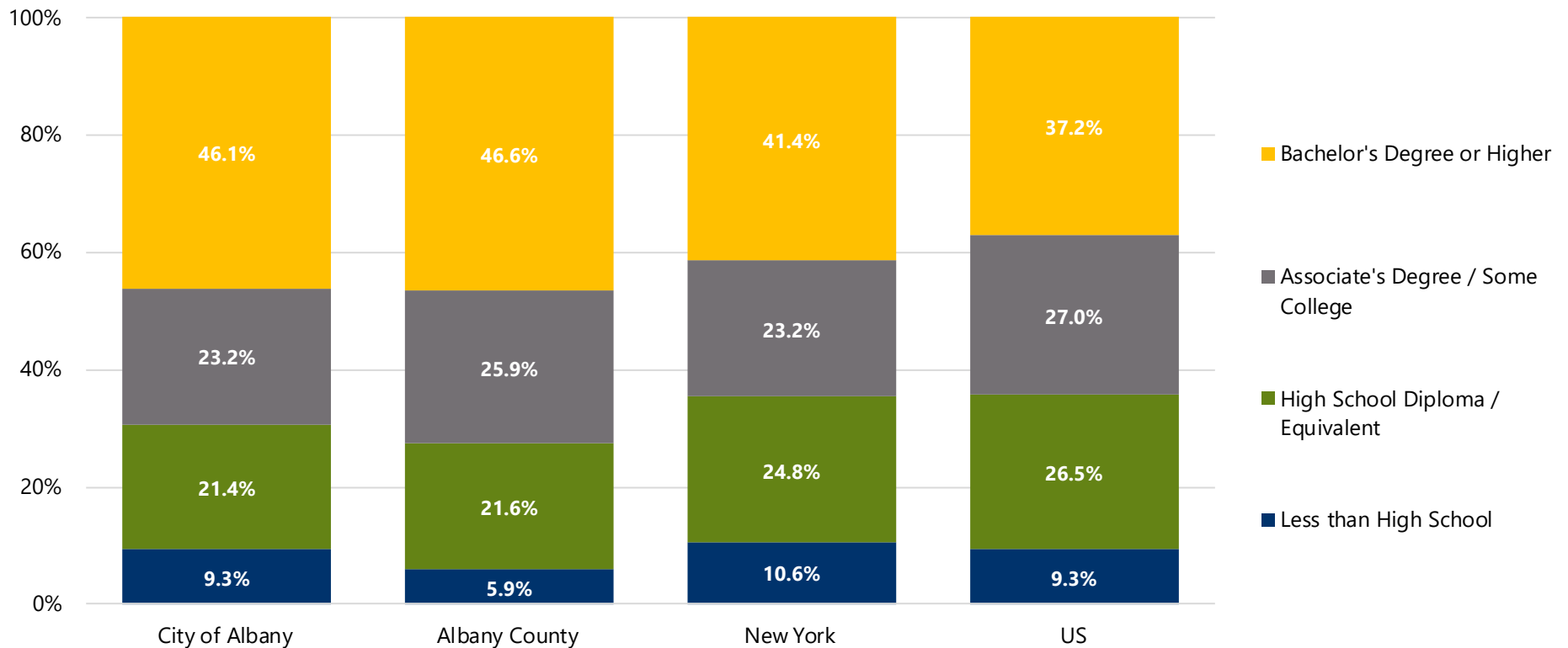


EDUCATIONAL ATTAINMENT

With 46% of residents (aged 25+) holding a bachelor's degree or higher, the City of Albany has educational attainment levels comparable to Albany County and higher than those of New York State overall.

While the share of residents with a bachelor's degree or higher is similar between the City and the county, Albany County has a greater proportion of residents with an associate's degree, whereas the City has a higher share of residents without a high school diploma.

Share of Population of Age 25+ by Educational Attainment, 2025



Source: Esri

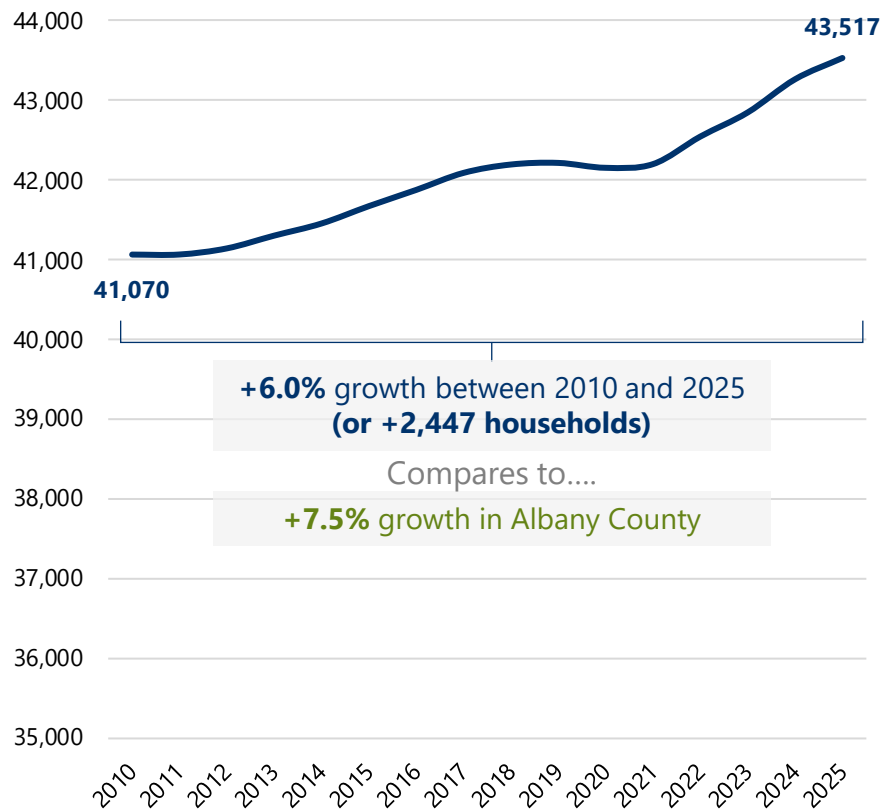


HOUSEHOLD GROWTH

The City of Albany has gained nearly 2,450 households since 2010, with more than half of that growth occurring since 2020.

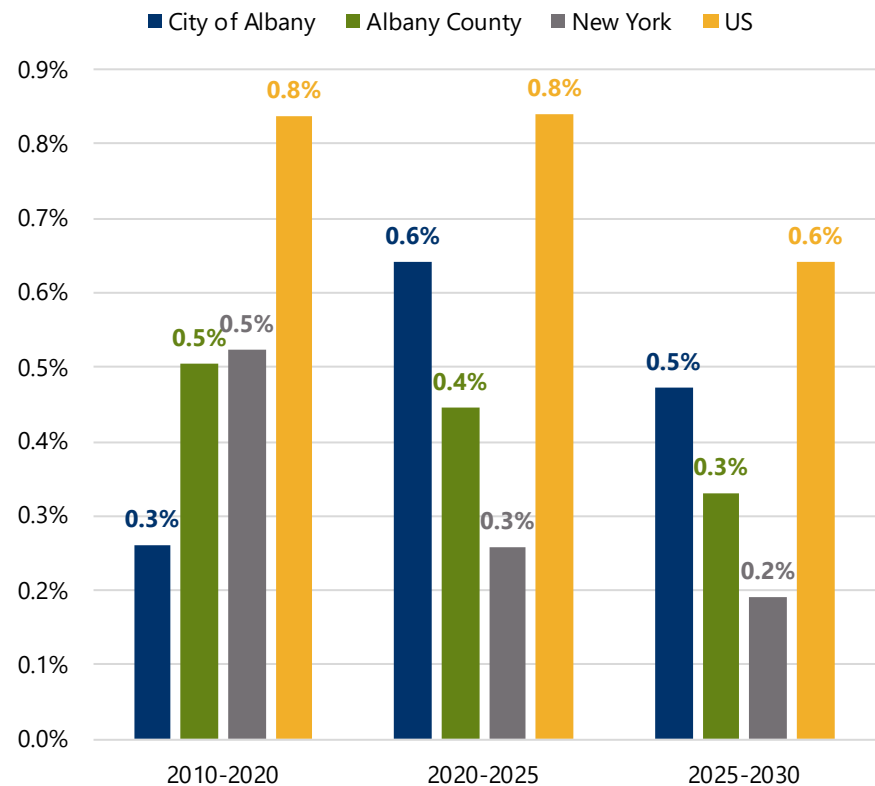
Household growth was steady between 2010 and 2018, followed by a brief slowdown. Since 2020, growth has accelerated, with the City gaining 1,670 households between 2020 and 2025. Projections indicate that growth will continue through 2030. Over the next five years, the City's household growth rate will likely surpass the county and state, potentially adding pressure to the local housing market.

Households in City of Albany, 2010-2025



Source: Esri

Annualized Household Change



Source: Esri

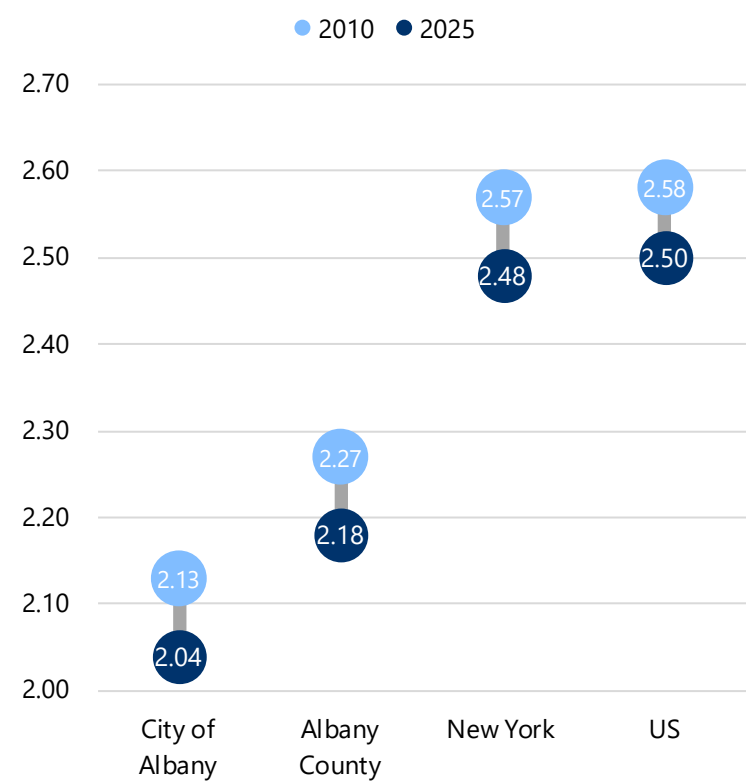


HOUSEHOLD SIZE

The City of Albany has experienced household growth across all household sizes, with the most significant increases among single- and two-person households.

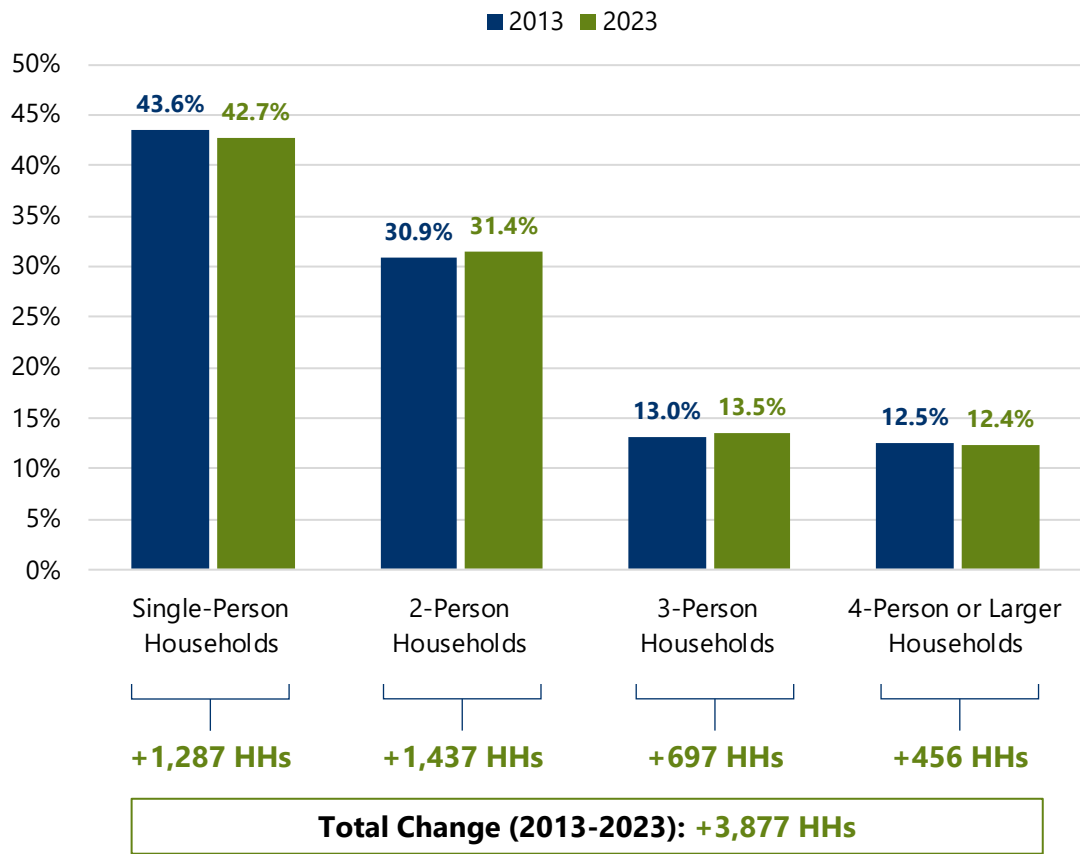
Over the past decade, this trend toward smaller households has been seen in many places, including Albany. As a result, it signals a need for homebuilders to prioritize smaller housing options in future development plans.

Change in Average Household Size, 2010-2025



Source: Decennial Census; Esri

Share of Households by Household Size, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data
Note: Esri estimates differ from Census counts due to varied modeling assumptions.

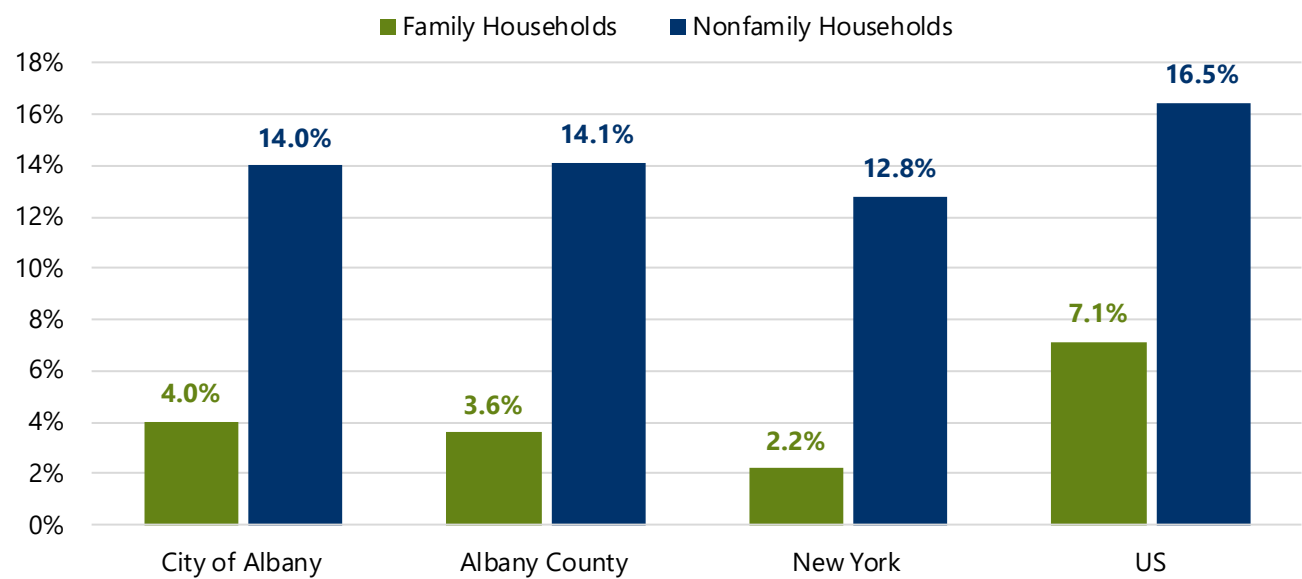


CHANGE IN FAMILY HOUSEHOLDS

Since 2010, nonfamily household growth has outpaced family household growth in the City of Albany. Regional, state, and national data show a similar trend.

In general, the City of Albany has a lower share of family households (41%) than the state (62%) and Albany County (54%). This indicates that the City tends to attract smaller or roommate-based households. As nonfamily households tend to be smaller than family households, this trend also contributes to the City's declining average household size.

Percent Change in Households by Family Type, 2013-2023



41% of households in the **City of Albany** are family households compared to **54%** in **Albany County**.

59% of households in the City of Albany are nonfamily households compared to **46%** in **Albany County**.

Definitions:

Nonfamily Households | People who live alone or share their residence with unrelated individuals

Family Households | Two or more individuals related by birth, marriage, or adoption

Source: US Census ACS 5-Year Data

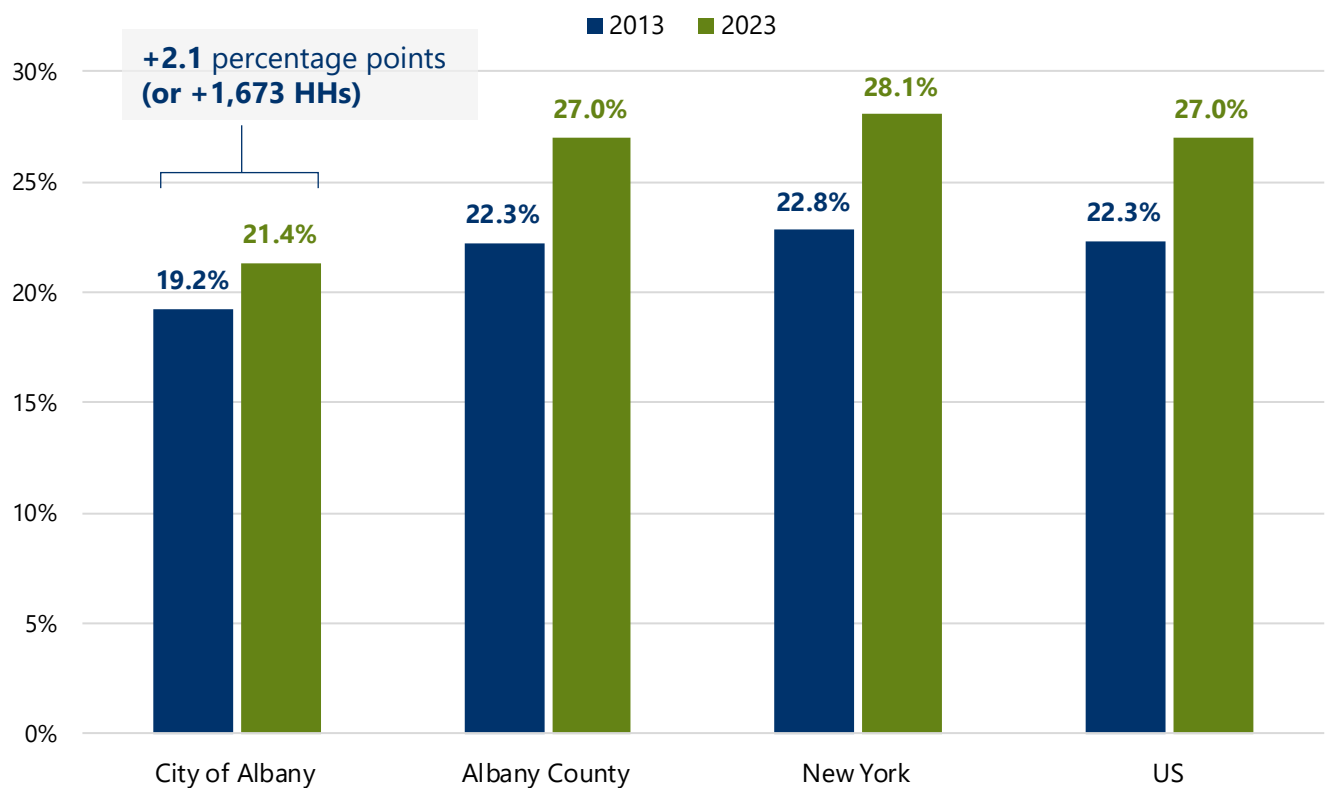


SHARE OF SENIOR HOUSEHOLDS

About 21% of Albany households are headed by a senior (age 65+), up from 19% in 2010.

While the share of senior-led households is increasing both regionally and nationally, growth in Albany has been more gradual. Among senior-led households in the City, 58% are individuals living alone, 65% are homeowners, and 35% are renters. These households often have distinct preferences and needs when it comes to housing.

Share of Households with a Senior (65+) Householder, 2013-2023



Source: US Census ACS 5-Year Data

City of Albany Senior Householders...

58%
Live Alone (2023)

65%
Own Their Home (2023)

35%
Rent Their Home (2023)

Source: US Census ACS 5-Year Data

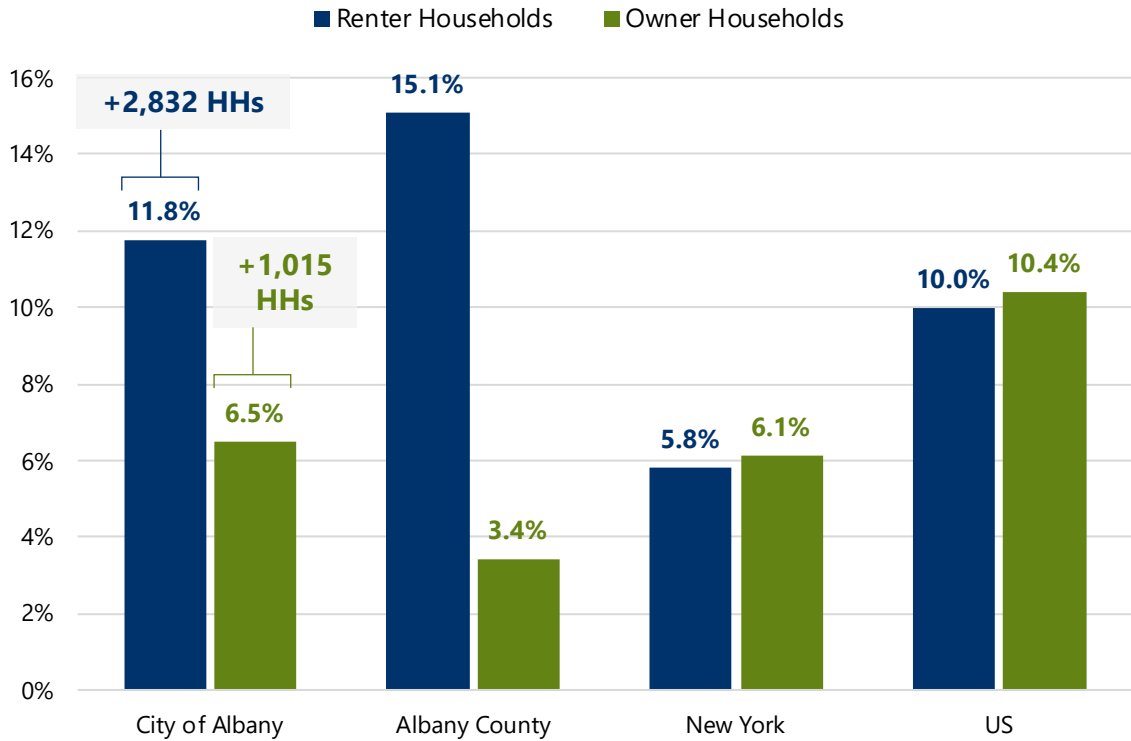


CHANGE IN HOUSEHOLDS BY TENURE

The City of Albany is gaining renter households at a faster pace than owner households, and this trend is even more pronounced at the county level.

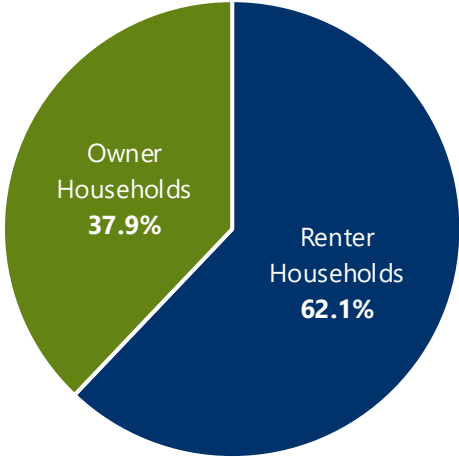
The City of Albany has a greater share of renter households (62%) compared to Albany County (43%) and the state (46%). This trend may reflect Albany’s relatively younger population, as younger adults are more likely to rent than own, or households needing to rent longer in the City due to affordability constraints. It could also suggest that some households are leaving the City when they decide to purchase a home, possibly due to limited availability of for-sale housing, affordability challenges, or a desire for more space or different neighborhood characteristics.

Percent Change in Households by Tenure, 2013-2023



Source: US Census ACS 5-Year Data
Note: Tenure refers to the nature of occupancy of a housing unit (renter-occupied or owner-occupied).

Households by Tenure, City of Albany, 2023



Compares to...

	Owner Households	Renter Households
Albany County	56.7%	43.3%
New York	54.3%	45.7%
US	65.0%	35.0%

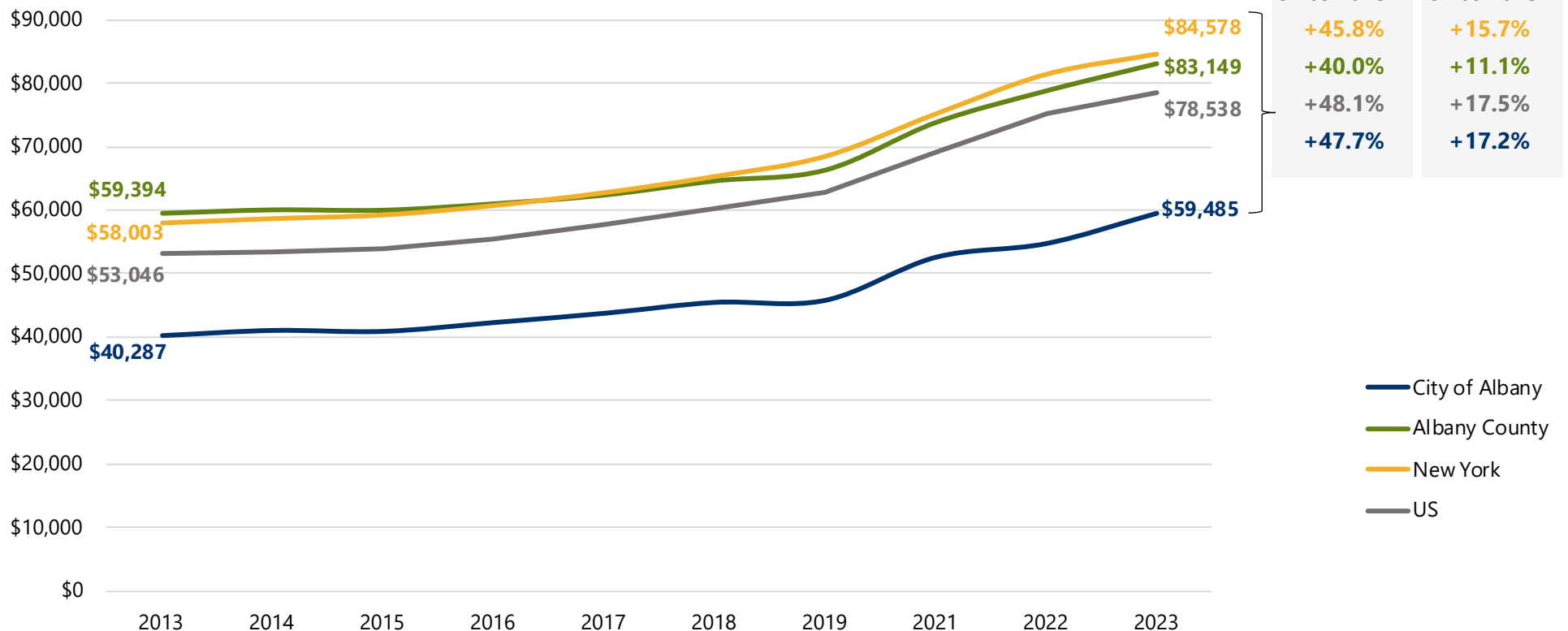


MEDIAN HOUSEHOLD INCOME

The median household income in the City of Albany has increased by 47% over the past decade, rising from \$40,287 in 2013 to \$59,485 in 2023.

Despite this substantial growth, Albany's median income remains well below that of Albany County, New York State, and the US. However, Albany serves as a regional hub for higher education, anchored by institutions like the University at Albany, which enrolls approximately 17,500 students. This sizeable student population contributes to the City's relative low income. Albany's relatively low income suggests uneven regional economic opportunity, with lower-income households more concentrated in the city.

Nominal Median Household Income, 2013-2023



Source: US Census ACS 5-Year Data (for consistency with non-series data), FRED CPI Data

Note: Data are not adjusted for inflation unless specified. 2020 1-year data is not available.

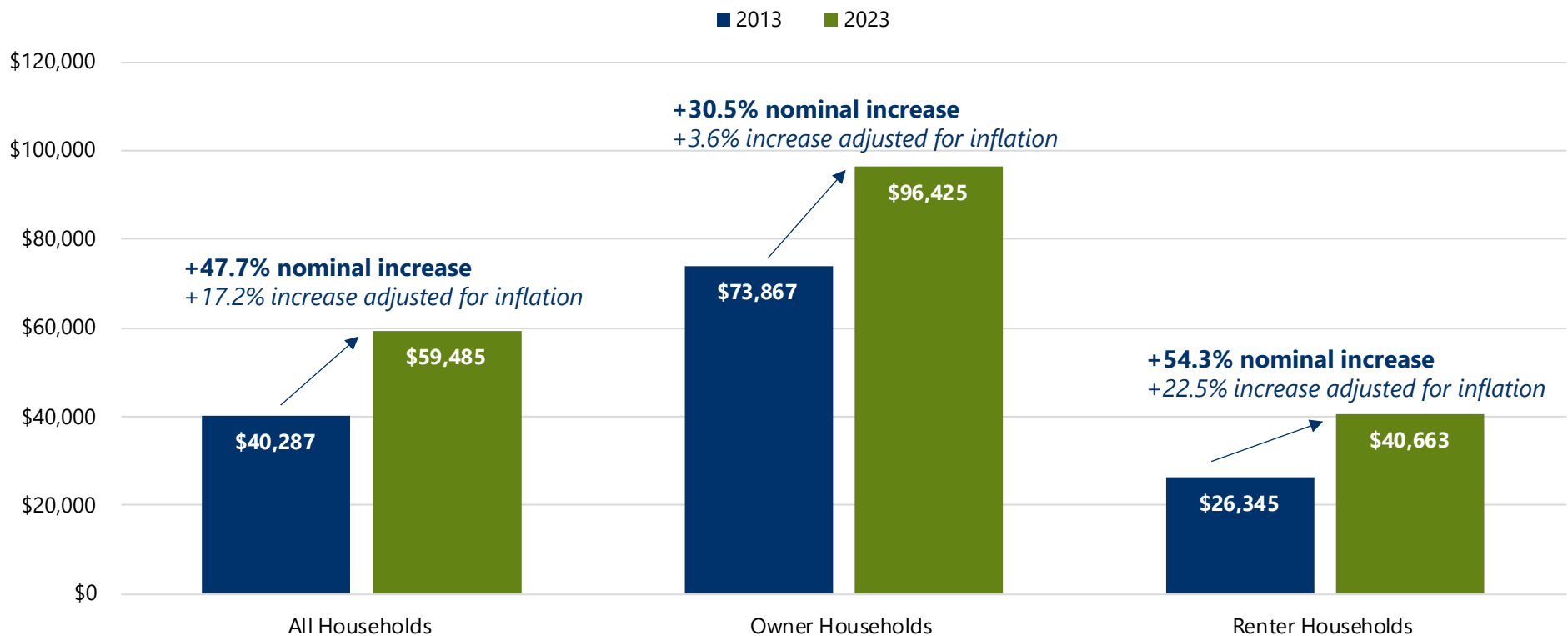


MEDIAN HOUSEHOLD INCOME BY TENURE

In the City of Albany, the median owner household earns 2.4 times more than the median renter household.

Since 2010, renter incomes have increased by 54%, compared to a 31% increase among owner households. Although the income gap between renters and owners is narrowing, it remains substantial, highlighting persistent economic disparities between these groups. This trend also suggests that many renters in Albany may struggle to transition to homeownership, underscoring a need for adequate rental housing options and first-time homebuyer support.

Nominal Median Household Income by Tenure, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data, FRED CPI Data

Note: Data are not adjusted for inflation unless specified

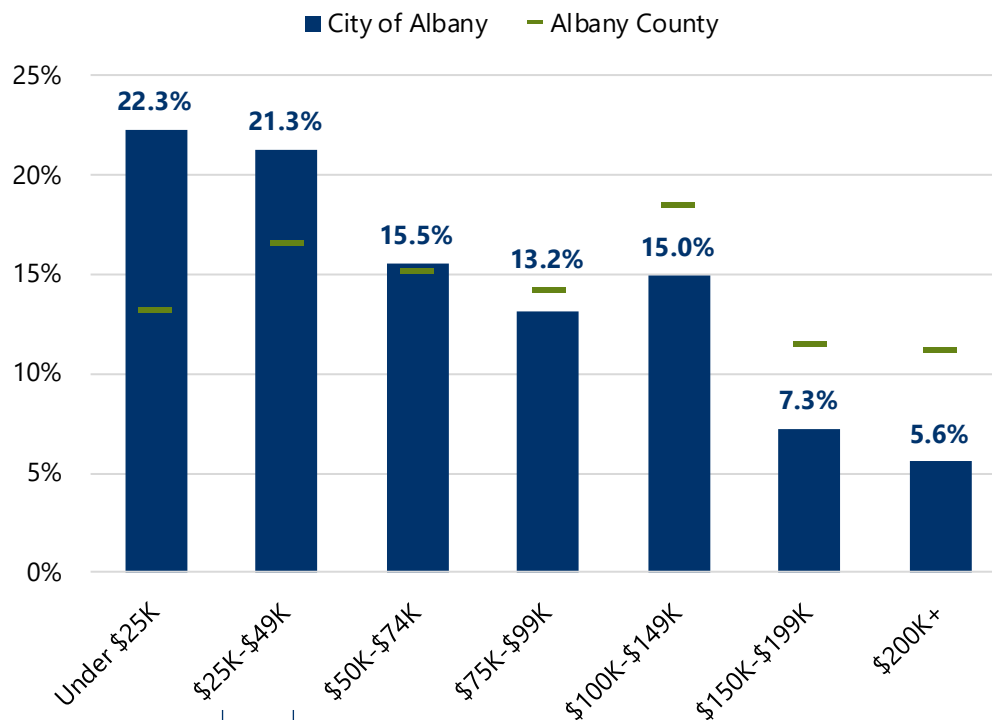


HOUSEHOLD INCOME DISTRIBUTION

Over half of the households in the City of Albany fall below the ALICE threshold, meaning they struggle to afford the essentials like housing, childcare, food, transportation, and healthcare.

The City's income distribution skews toward the lower end, with the largest share of households earning under \$25,000 annually. This high concentration of financially strained households underscores the need for housing options that are affordable across a wide range of income levels.

Income Distribution, 2025



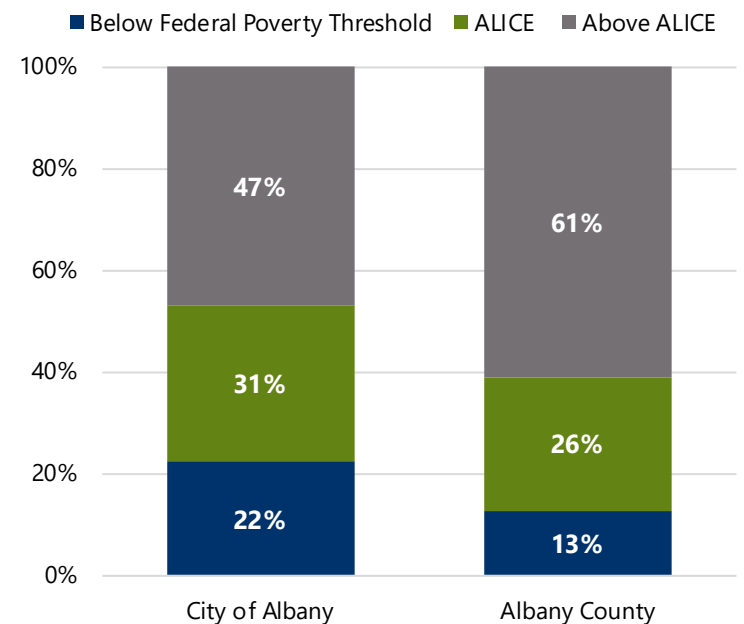
Source: Esri

\$43,517

Median Income (2025, Esri) in the City of Albany*

**This number may differ from US Census data. It reflects a projection developed by Esri, which uses modeling based on the most recent available Census data.*

Share of Households by Poverty and ALICE Status, 2023



*Asset Limited, Income Constrained, Employed (ALICE) households earn more than the Federal Poverty Level, but less than the basic cost of living for the county.

Source: United for ALICE



COMMUTING IN-AND-OUT OF ALBANY

The City of Albany is a net importer of workers, meaning many residents commute from elsewhere in the region to work in the City.

Where Albany's Workers Live

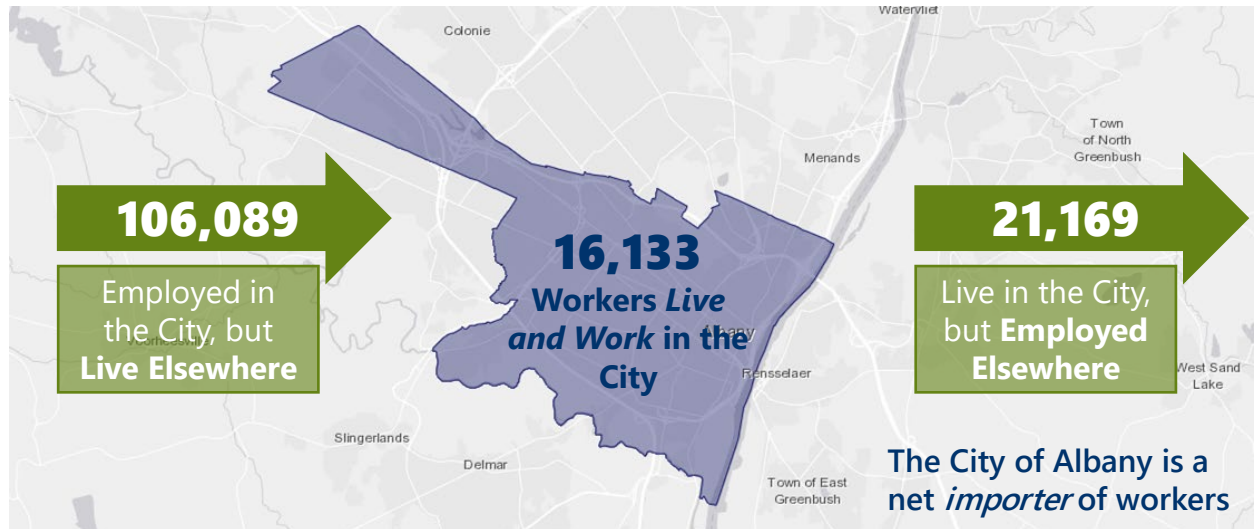
- There are about 122,222 workers (primary jobs only*) in the City of Albany, only 13% of whom are also City residents, and 37% of whom are Albany County residents.
- The remaining 63% live outside of the County, primarily in Rensselaer or Saratoga County.

Where Albany's Residents Work

- About 37,302 Albany residents work, 43% within the City and 63% within the County. The remaining 37% of resident workers commute out of the County to work elsewhere.
- Most residents who leave the County for work commute to Rensselaer or New York County.

**When a person holds multiple jobs, only the highest-earning job counts as their primary employment.*

Labor Force Efficiency, City of Albany, 2022



Where City of Albany Workers Live

County	Count	Share
Albany County	45,162	37.0%
Rensselaer County	14,690	12.0%
Saratoga County	11,880	9.7%
Schenectady County	10,956	9.0%
Suffolk County	2,165	1.8%
Kings County	1,840	1.5%
Columbia County	1,793	1.5%
Onondaga County	1,649	1.3%
Oneida County	1,639	1.3%
Westchester County	1,536	1.3%
All Other Locations	28,912	23.7%

Source: US Census OnTheMap

Where City of Albany Residents Work

County	Count	Share
Albany County	23,481	62.9%
Rensselaer County	2,537	6.8%
New York County	1,579	4.2%
Schenectady County	1,419	3.8%
Saratoga County	1,304	3.5%
Nassau County	498	1.3%
Onondaga County	461	1.2%
Suffolk County	434	1.2%
Westchester County	379	1.0%
Monroe County	338	0.9%
All Other Locations	4,872	13.1%

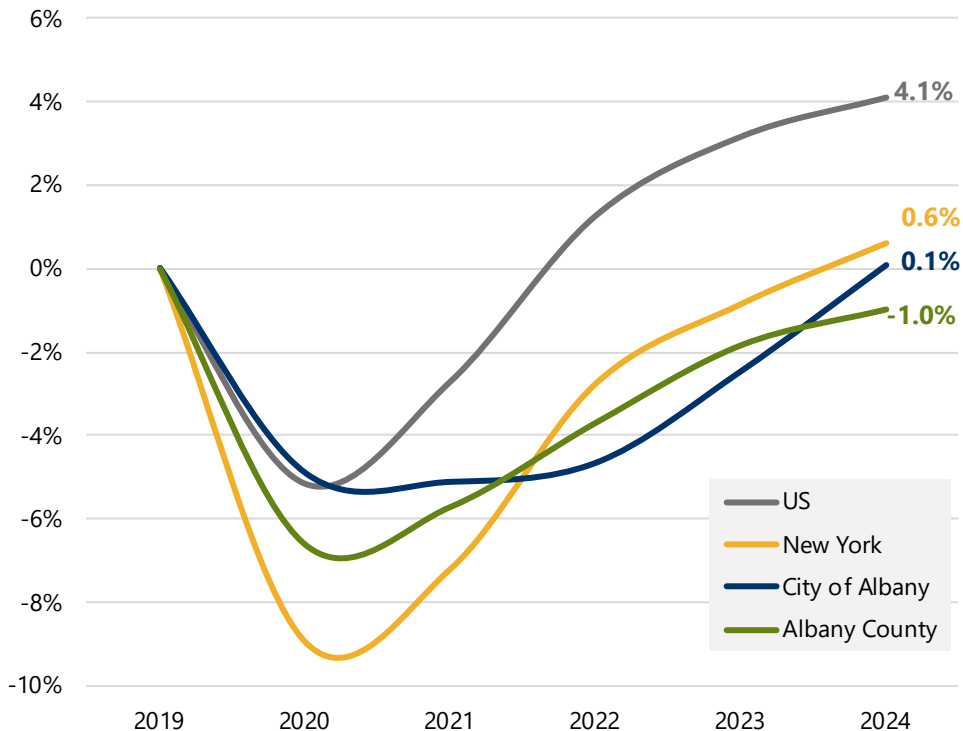
Source: US Census OnTheMap

EMPLOYMENT GROWTH

From 2019 to 2024, jobs increased by 0.1% in Albany. This change falls short of the national growth rate but slightly outpaces growth in Albany County.

Pandemic-related job losses in the City of Albany (-4.9%) were more modest than those in Albany County (-6.6%) and the state (-9.0%). However, the City of Albany did not begin to regain those lost jobs until 2022, resulting in only a modest net increase in employment compared to pre-pandemic levels.

Cumulative Percent Change in Employment Relative to 2019



Source: Lightcast

Total Jobs, 2019-2024

	2019	2020	2021	2022	2023	2024
City of Albany	128,719	122,390	122,111	122,699	125,529	128,807

Job Growth (From Previous Year)

	2020	2021	2022	2023	2024
City of Albany	-4.9%	-0.2%	0.5%	2.3%	2.6%
Albany County	-6.6%	1.0%	2.1%	1.9%	0.9%
New York	-9.0%	1.9%	4.8%	2.0%	1.5%
US	-5.1%	2.6%	4.1%	1.9%	0.9%

Source: Lightcast



JOBS BY INDUSTRY

The City of Albany's employment is highly concentrated in Government.

The Government Sector, which includes SUNY Albany, employs over 44,000 people, accounting for nearly 35% of the City's total workforce. Workers in this sector earn an average annual salary of \$160,914, significantly higher than the citywide industry average of \$113,651.

The second-largest sector is Health Care and Social Assistance, accounting for 18% of jobs. However, workers in this sector earn below-average wages, with annual earnings averaging \$83,625.

The fastest-growing sector since 2019 is Administrative and Support Services, which has added 2,865 jobs, an increase of 66%. Despite its rapid growth, this sector is relatively low-wage, which may limit the ability of many workers in this field to afford housing in the City of Albany.

Jobs by Industry, City of Albany

Industry	2024 Jobs	2024 Share of Jobs	Percent Change Since 2019	Average Annual Earnings
Government	44,210	34.5%	(4%)	\$160,914
Health Care and Social Assistance	23,563	18.4%	8%	\$83,625
Professional, Scientific, and Technical Services	8,569	6.7%	16%	\$127,729
Administrative and Support and Waste Management and Remediation Services	7,230	5.6%	66%	\$56,577
Other Services (except Public Administration)	6,676	5.2%	(14%)	\$62,832
Finance and Insurance	6,629	5.2%	(15%)	\$147,072
Educational Services	5,721	4.5%	(6%)	\$104,932
Retail Trade	5,612	4.4%	(17%)	\$47,430
Accommodation and Food Services	4,635	3.6%	(5%)	\$33,960
Construction	3,290	2.6%	(6%)	\$115,734
Manufacturing	2,402	1.9%	17%	\$120,157
Management of Companies and Enterprises	2,120	1.7%	(6%)	\$124,187
Transportation and Warehousing	1,805	1.4%	(21%)	\$68,149
Wholesale Trade	1,787	1.4%	0%	\$110,248
Information	1,627	1.3%	(3%)	\$105,600
Real Estate and Rental and Leasing	1,172	0.9%	7%	\$76,437
Arts, Entertainment, and Recreation	1,039	0.8%	26%	\$37,214
Agriculture, Forestry, Fishing and Hunting	38	0.0%	14%	\$38,206
Utilities	12	0.0%	(20%)	\$204,038
Total	128,807	100%	0.1%	\$113,651

Source: Lightcast

Note: Average earnings figures may appear higher than typical income levels because they can be skewed by a small number of high earners.



JOBS BY OCCUPATION

Office and Administrative Support is the largest occupation group in the City of Albany, followed by Business and Financial Operations.

Office and Administrative Support roles account for approximately 15% of the city's workforce. These are generally lower-wage occupations, which may limit workers' ability to afford housing within the city.

Excluding Farming, Fishing, and Forestry, which account for relatively few jobs, the fastest-growing occupation group is Management. This group has added 1,613 jobs since 2019, a 22% increase. Workers in this group typically earn well above the median income, which could contribute to increased demand for higher-end housing.

Jobs by Occupation Group, City of Albany

Occupation	2024 Jobs	2024 Share of Jobs	% Change in Jobs Since 2019	Median Annual Earnings
Office and Administrative Support	19,526	15%	(13%)	\$51,516
Business and Financial Operations	13,472	10%	14%	\$82,621
Healthcare Practitioners and Technical	12,159	9%	6%	\$103,161
Management	8,898	7%	22%	\$121,288
Educational Instruction and Library	7,646	6%	(3%)	\$75,100
Healthcare Support	7,106	6%	23%	\$40,159
Sales and Related	6,129	5%	(18%)	\$52,222
Transportation and Material Moving	5,285	4%	(8%)	\$48,275
Food Preparation and Serving Related	5,245	4%	(4%)	\$40,178
Computer and Mathematical	5,219	4%	0%	\$92,433
Community and Social Service	5,033	4%	13%	\$61,078
Building and Grounds Cleaning and Maintenance	4,624	4%	16%	\$38,803
Protective Service	4,573	4%	(5%)	\$72,666
Installation, Maintenance, and Repair	4,409	3%	(10%)	\$62,516
Construction and Extraction	3,579	3%	(13%)	\$67,579
Legal	2,999	2%	(0%)	\$112,879
Life, Physical, and Social Science	2,991	2%	15%	\$81,624
Architecture and Engineering	2,836	2%	8%	\$93,936
Personal Care and Service	2,359	2%	(19%)	\$37,476
Production	2,321	2%	(7%)	\$53,961
Arts, Design, Entertainment, Sports, and Media	1,979	2%	2%	\$61,526
Military-only	250	0%	(7%)	\$41,589
Farming, Fishing, and Forestry	169	0%	60%	\$46,893
Total	128,807	100%	0.1%	\$70,803

Source: Lightcast



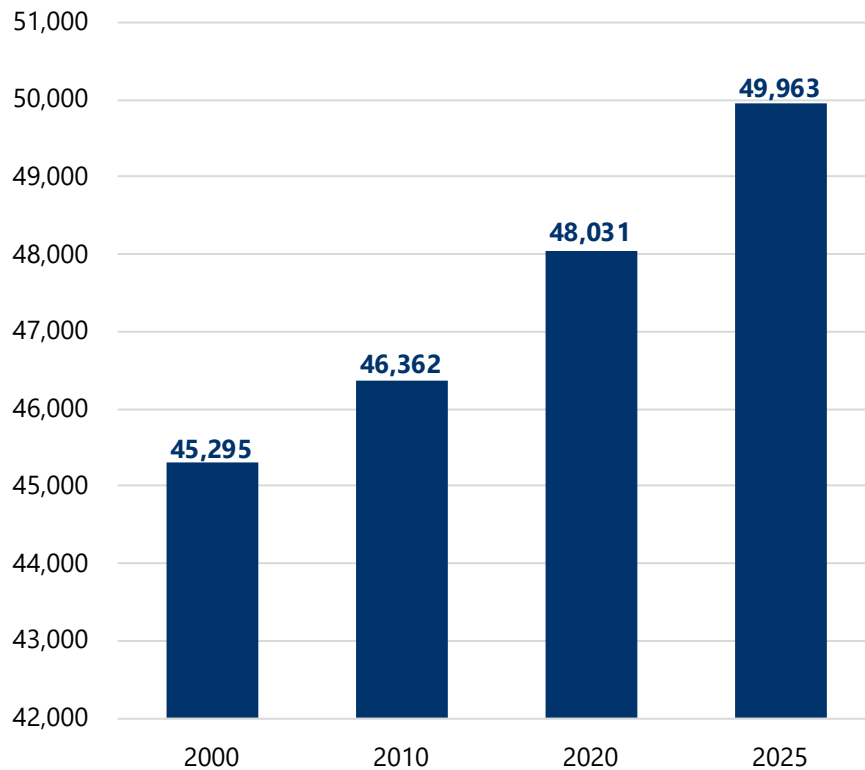
4. EXISTING HOUSING INVENTORY

CHANGE IN HOUSING STOCK

The City of Albany has added 3,600 new housing units since 2010. However, between 2020 and 2025, household growth began to outpace housing unit growth, creating supply constraints.

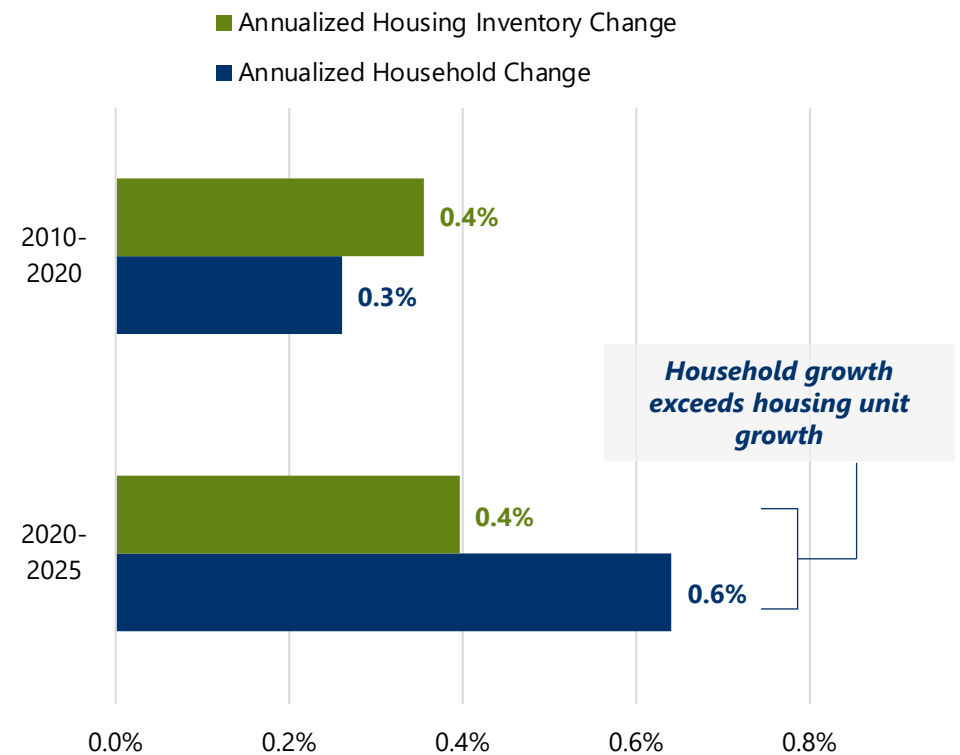
Between 2010 and 2020, housing units in Albany grew slightly faster than households, at an average annual rate of 0.4% compared to 0.3%. However, from 2020 to 2025, this trend reversed, and households began growing faster than housing units, suggesting increasing pressure on the housing supply.

Housing Units, City of Albany, 2000-2025



Source: Esri

Annualized Change in Households vs. Units



Source: Esri

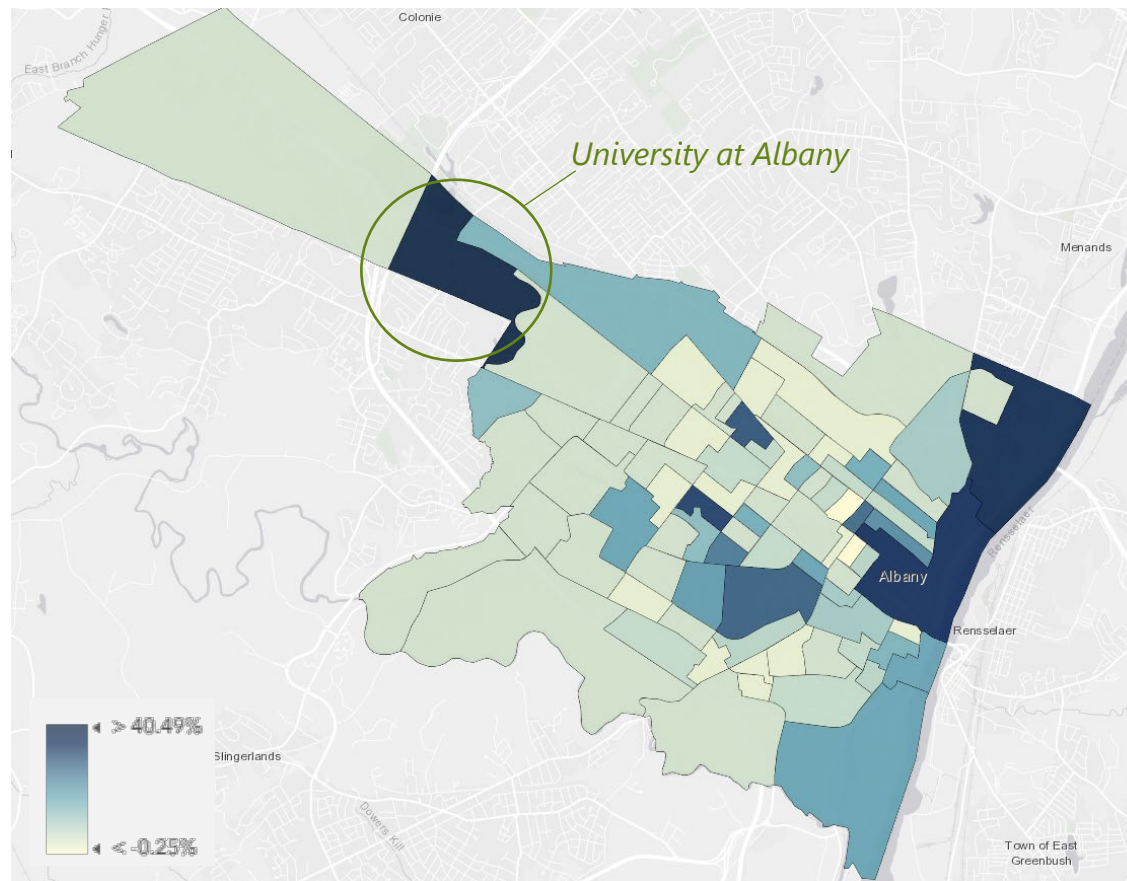


HOUSEHOLD GROWTH BY NEIGHBORHOOD

Household growth in the City of Albany has been uneven, with the largest increases concentrated near the University at Albany and the neighborhoods adjacent to the downtown area, driven by new development.

Household growth in the neighborhood near the University at Albany is significantly higher than the growth rates seen throughout the rest of the City—around 40% compared to 10% in the next-fastest-growing area (the Warehouse District, adjacent to Downtown). The area near the University at Albany saw 252 multifamily units delivered in 2020 (Landmark Albany), which contributed to its outsized growth. Similarly, the neighborhoods adjacent to Downtown saw 274 multifamily units delivered in 2022 (Slip 12).

Percent Change in Households by Census Block Groups, 2020-2025



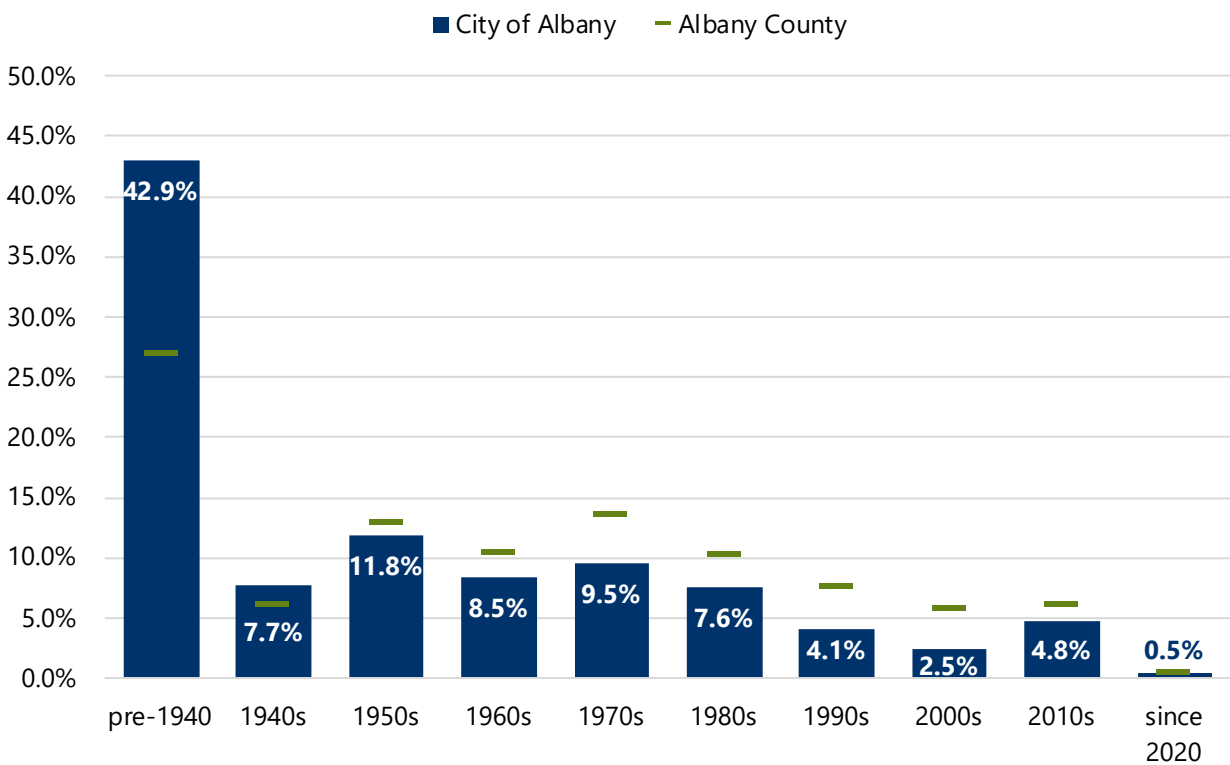
Source: Esri

AGE OF HOUSING STOCK

The City of Albany has an aging housing stock, with 95% of units built before 2010.

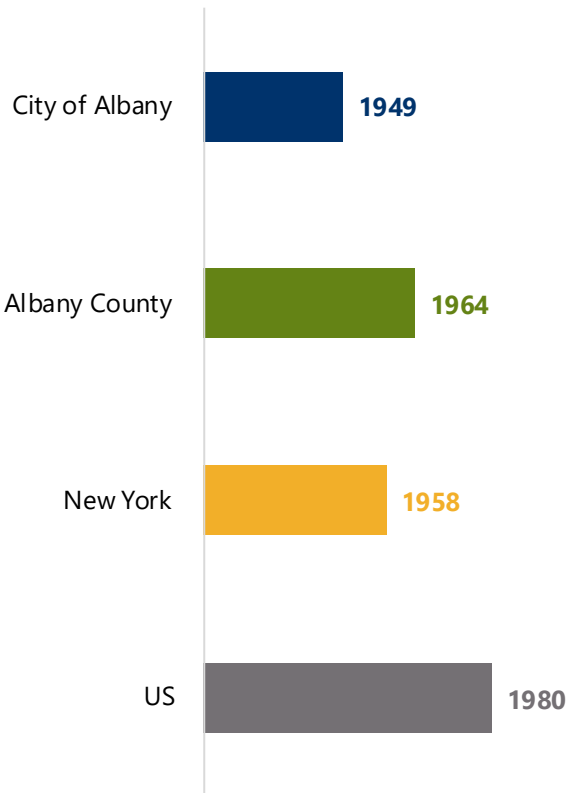
Although this trend is not unique to Albany, the City's housing stock is notably older than that of Albany County and the state overall. Nearly 43% of Albany's housing units date to before 1940, while just 5% were built after 2010, showing that most of the city's housing stock is aging.

Share of Housing Units by Year Built, 2023



Source: Esri

Housing Stock Median Year Built



Source: Esri

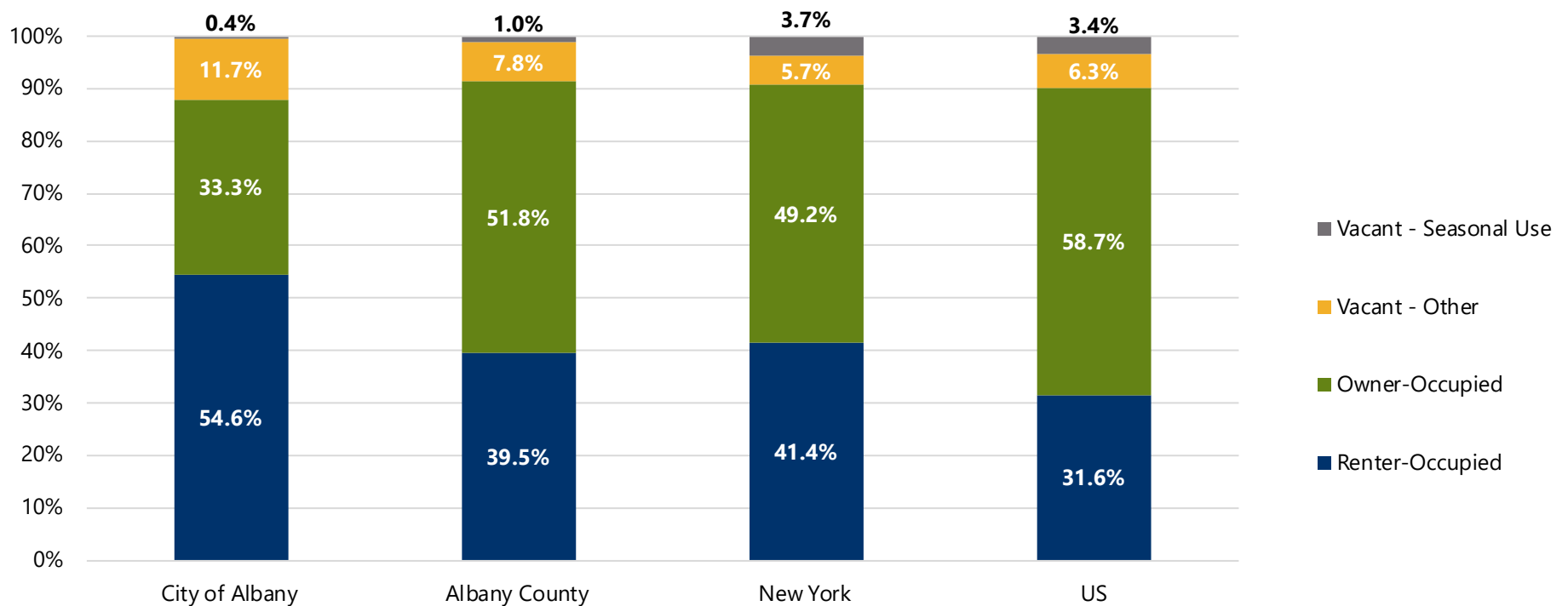


VACANT AND SEASONAL UNITS

The City of Albany has a relatively high percentage of renter-occupied and vacant units, indicating both a strong rental presence and potential issues with aging buildings, disinvestment, or uninhabitable units.

Approximately 12% (or 5,830 units) of the City's housing units are vacant – a rate nearly two times the national average. This may point to challenges such as aging buildings, disinvestment in the market, or barriers to rehabilitation and reuse. Additionally, a renter-occupancy rate of 55% places Albany well above county, state, and national levels, indicating a greater dependence on the rental market.

Housing Inventory by Use Type, 2023



Source: US Census ACS 5-Year Data

Note: This analysis excludes transitional vacancies (units rented or sold but awaiting new occupants).

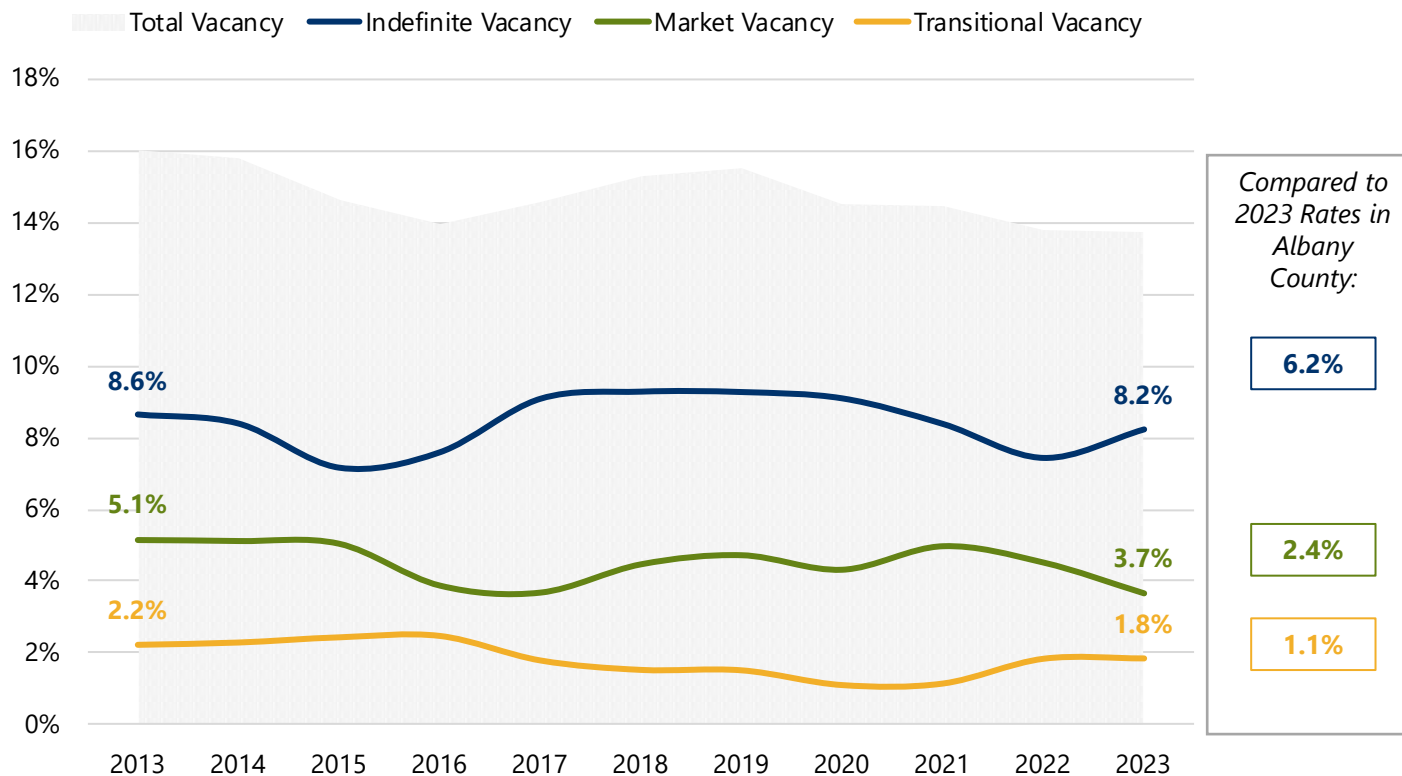


INDEFINITE VS. MARKET VACANCY

Albany's housing vacancy increasingly reflects units indefinitely withdrawn from the market rather than available housing opportunities.

Indefinite vacancy, including units off-market due to repairs, legal issues, or strategic holding, accounts for 6.2% of all housing units, compared to just 2.4% that are market-available. Albany's indefinite vacancy reflects aging housing stock, financial constraints on repairs, legal complications, and owners withholding properties pending better market conditions or development plans. This pattern leaves Albany with higher vacancy rates than Albany County overall.

Vacancy Rate by Vacancy Type, City of Albany, 2013-2023



Definitions:

Indefinite Vacancy | Units held off the rental and sales market for seasonal use, repairs, legal proceedings, or other circumstances that result in long-term vacancy.

Market Vacancy | Units actively advertised and immediately available for rent or purchase by new occupants.

Transitional Vacancy | Units temporarily unoccupied due to lease agreements or sales contracts where new occupants have not yet moved in.

Source: US Census ACS 5-Year Data (for consistency with non-series data)

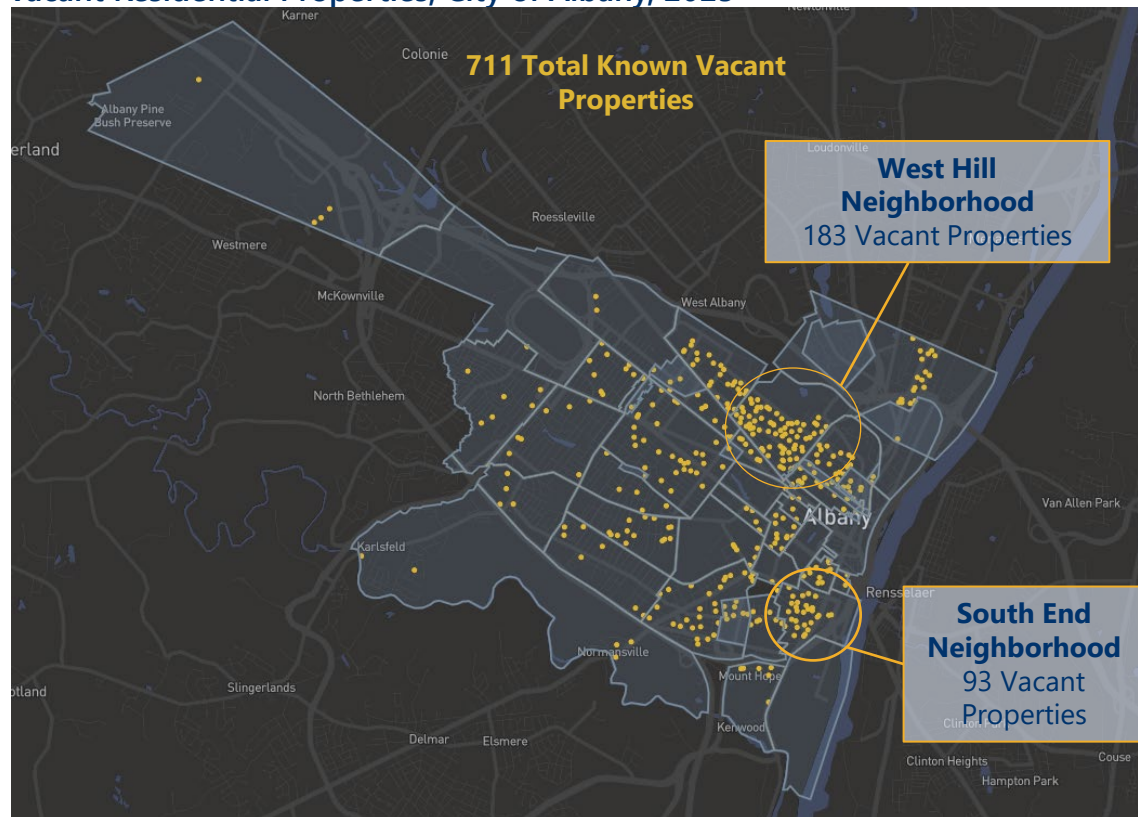


VACANT PROPERTIES BY NEIGHBORHOOD

The City of Albany has 711 known vacant properties, concentrated in the West Hill and South End neighborhoods and among single- and two-family properties.

The City of Albany has approximately 22,220 residential properties* with buildings. Approximately 3.2% of these buildings are vacant. The City's vacant properties are primarily two- or single-family residential, accounting for 300 and 265 vacant residential properties, respectively.

Vacant Residential Properties, City of Albany, 2025



Source: Tolemi (Building Blocks Albany)

Note: The analysis includes properties classified as residential, converted residential, or apartments. Previous vacancy analysis used Census data on housing units rather than properties. Results will differ due to different data sources, time periods, and collection

HOUSING CONDITION BY NEIGHBORHOOD

Nearly 1,050 developed residential properties in the City, or about 4.7%, are in poor or fair condition.

Homes in disrepair are more likely to become vacant, as high maintenance costs, code compliance issues, or declining marketability can make them difficult to occupy or rent. Left unaddressed, these properties risk further deterioration and can contribute to long-term vacancy and neighborhood disinvestment. In the City of Albany, properties in fair or poor condition are most often single-family (468) or two-family (458) homes, clustered in neighborhoods with higher vacancy rates.

Residential Properties in Poor or Fair Condition, City of Albany, 2025



Source: Tolemi (Building Blocks Albany)

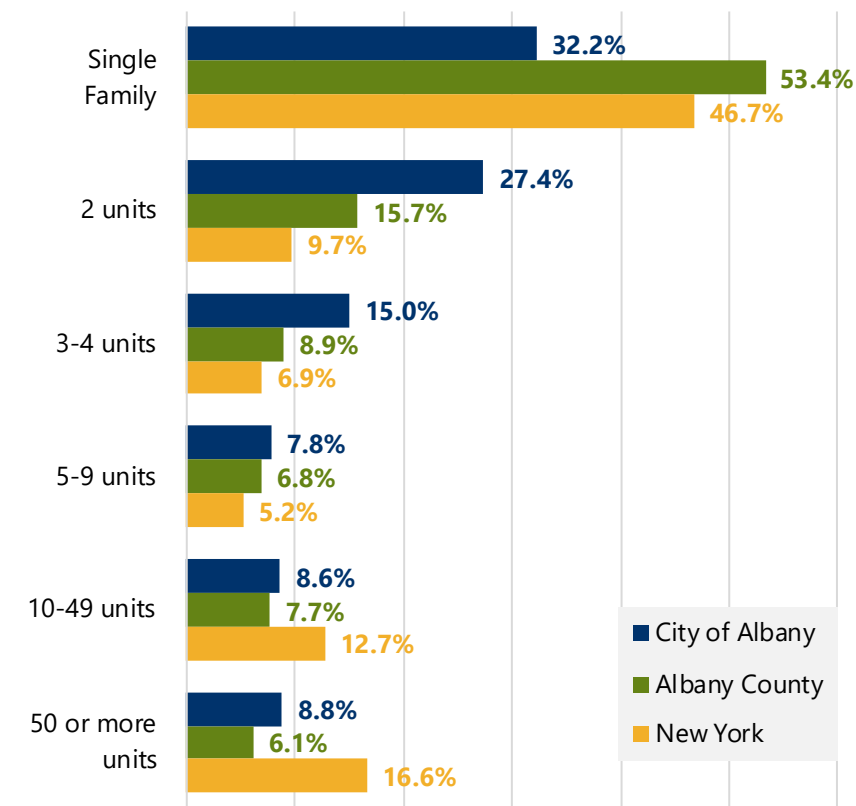
Note: The analysis includes properties classified as residential, converted residential, or apartments.

HOUSING STOCK BY STRUCTURE TYPE

Buildings with 10 or more units have been the primary driver of housing development in the City of Albany in the past decade.

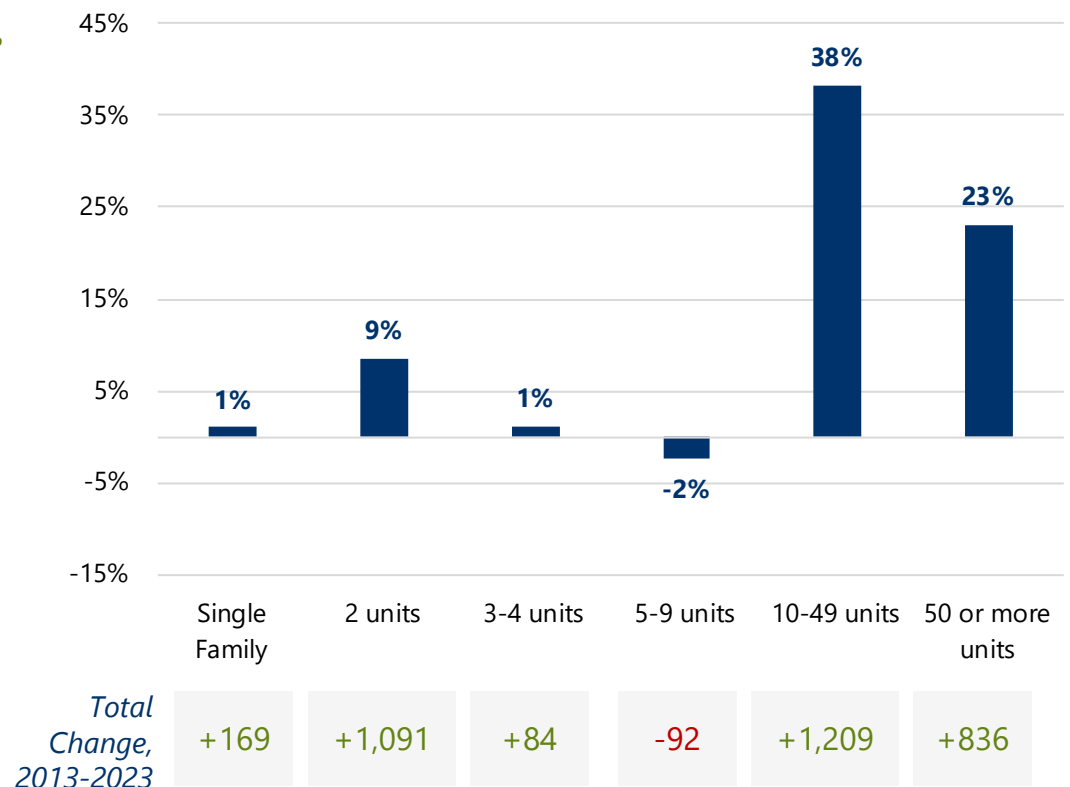
As of 2023, single-unit structures remain the largest share of Albany's housing stock at 32%, though this is lower than in Albany County and New York State. Over the past decade, most new housing in the City has come from larger multifamily buildings with 10 or more units, while the number of buildings with 5 to 9 units has declined. Overall, Albany has added a net of 3,245 housing units, reflecting a shift toward higher-density development.

Share of Housing Units by Structure Type, 2023



Source: US Census ACS 5-Year Data

Percent Change in Housing Units by Structure Type, City of Albany
Total Change, 2013-2023: +3,245 units



Source: US Census ACS 5-Year Data

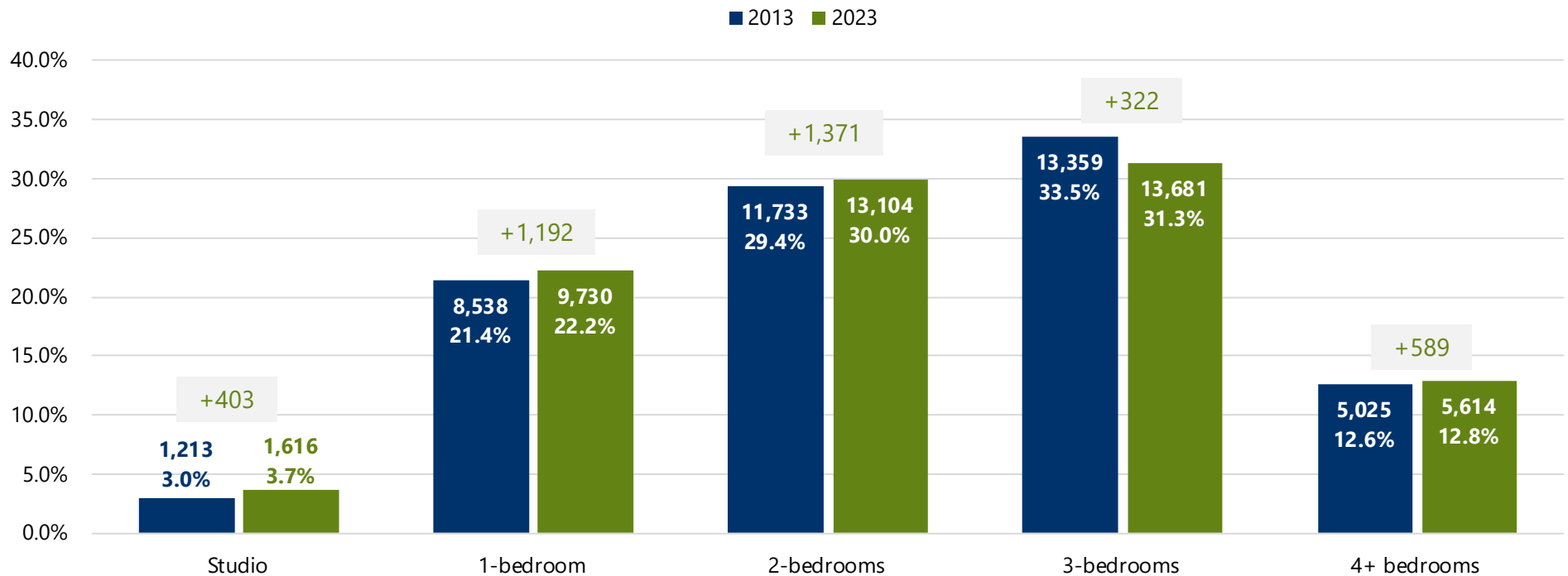


HOUSING STOCK BY BEDROOM TYPE

Over the past decade, the City of Albany has added the most housing units with one and two bedrooms.

This trend aligns with demographic shifts, as the City has seen the greatest growth in one- and two-person households. While smaller units have led recent development, the City continues to add housing across all bedroom types, supporting a range of household sizes and needs.

Share of Occupied Housing Units by Number of Bedrooms, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data

Note: These data only capture occupied housing units. The total unit change will not match previously presented data.



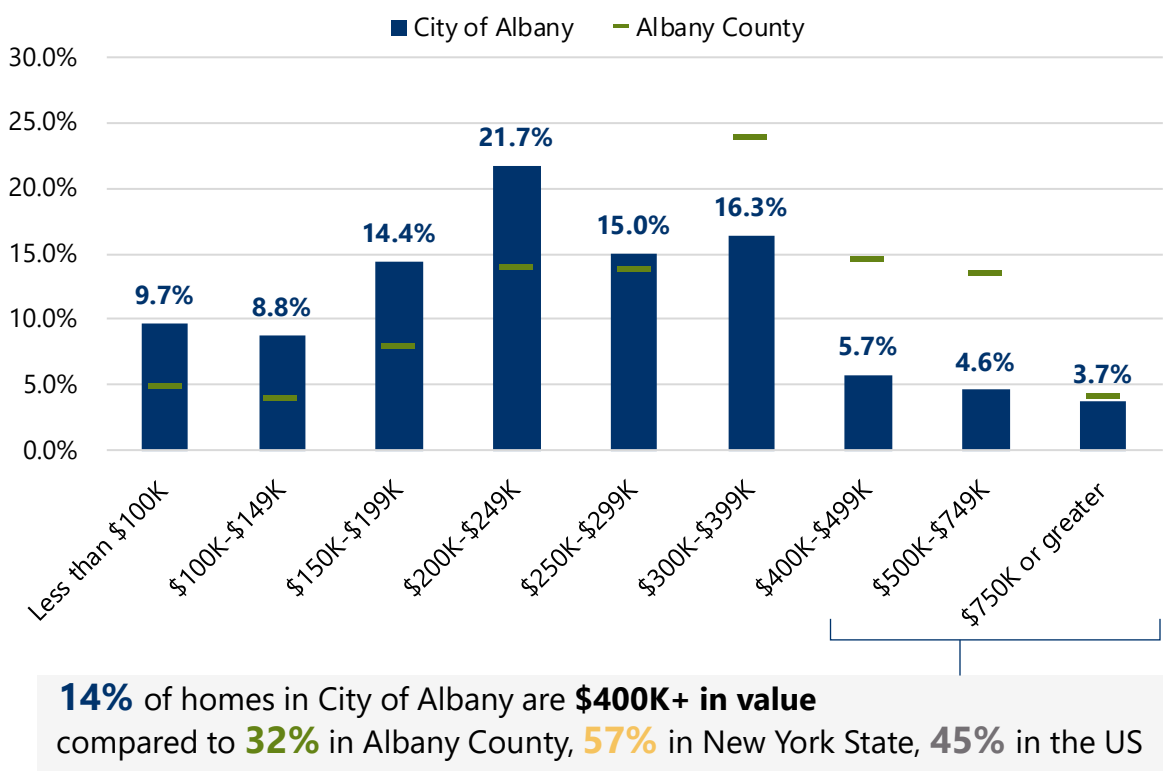
HOME VALUES

The City of Albany has low median home values compared to Albany County, New York State, and the US.

As of 2025, Albany’s median home value is \$239,370. Most homes in Albany are valued below \$400,000; only 14% exceed that value, compared with 32% in the county and 57% statewide. This suggests that Albany may offer more attainable homeownership opportunities, particularly for first-time buyers.

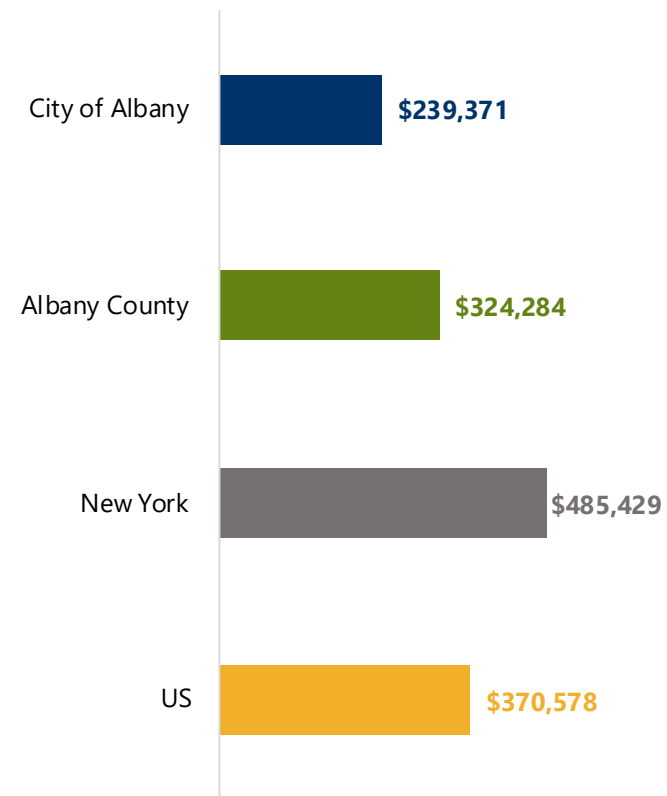
Note: This data typically registers well below reported home sales prices. Nevertheless, it still provides a granular view of perceived home values based on responses to the Census American Community Survey (ACS), which are comparable across geographies.

Home Value Distribution, Owner-Occupied Homes, 2025



Source: Esri

Median Home Value, 2025



Source: Esri



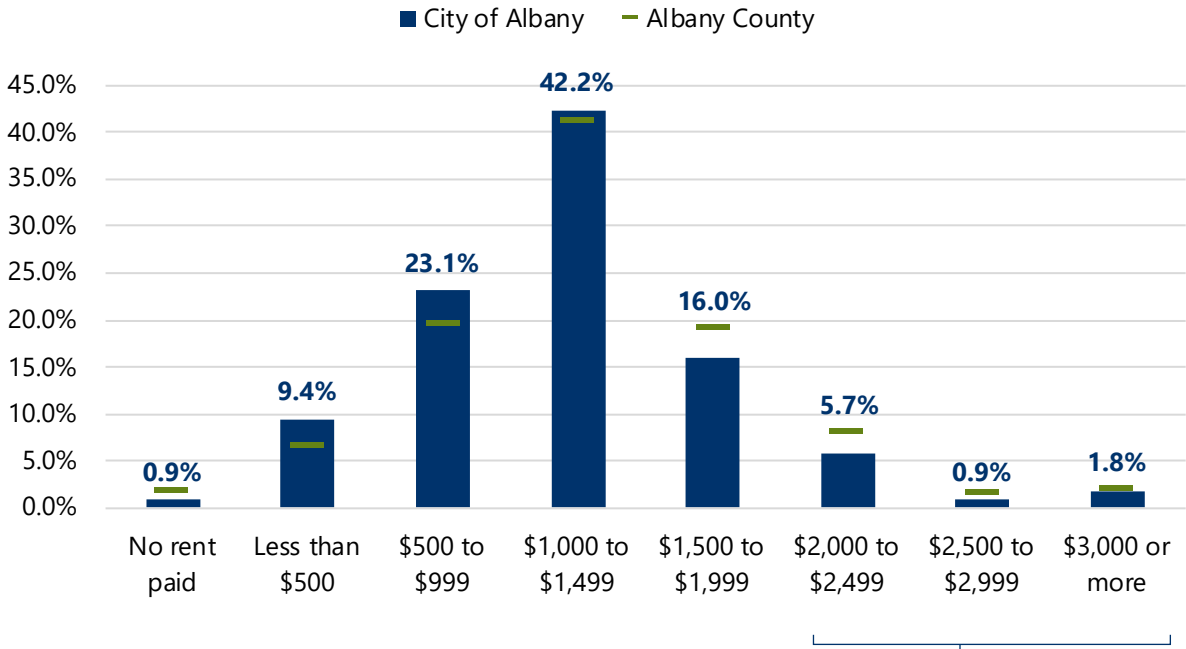
RENTAL RATES

The City of Albany has low median rent compared to Albany County, New York State, and the US.

More than half (58%) of Albany’s rental housing rents for \$1,000–\$1,999 per month, while about 8% rents for \$2,000 or more, typically affordable to households earning at least \$80,000 annually. In addition to offering more attainable homeownership opportunities, Albany also provides relatively affordable options for renters, though lower rents and home values may also reflect a rental supply of lower quality.

Note: Gross rent includes contract rent plus the cost of utilities

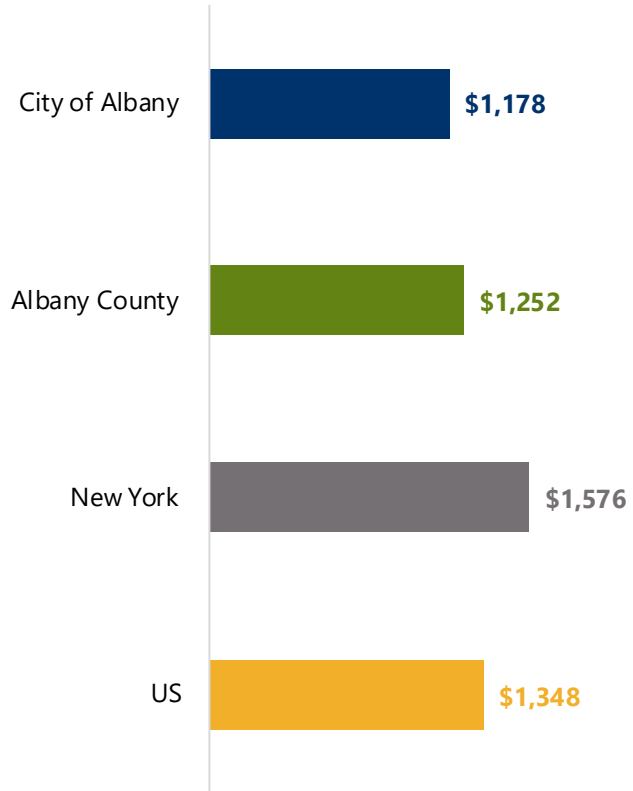
Monthly Gross Rent Distribution, Renter-Occupied Homes, 2023



8% of rentals in City of Albany are **\$2,000+ per month** compared to **12%** in Albany County, **32%** in New York State, **21%** in the US

Source: Esri

Median Gross Rent, 2023



Source: Esri



BELOW MARKET HOUSING STOCK

Since 2015, approximately 17% of all new residential units in the City of Albany (550 units) have been built below market rate.

Most of these units (507) are rentals, but for-sale units are far more likely to be priced below market (76% versus 16% of rentals). Overall, most new housing in the City is priced at market rate.

Residential Properties by Affordability Type, City of Albany, 2015-2025

Affordability Type	Rental Buildings		For Sale Buildings	
	Count	Share	Count	Share
100% Below Market Rate	16	21%	13	65%
100% Market Rate	49	65%	7	35%
Mixed-Income	10	13%	0	0%
Total	75	100%	20	100%

Source: City of Albany

26 Rental & 13 For-Sale Buildings with Below Market Rate Units Developed Since 2015

Residential Units by Affordability Type, City of Albany, 2015-2025

Affordability Type	Rental Buildings		For Sale Buildings	
	Count	Share	Count	Share
100% Below Market Rate	456	14%	42	76%
100% Market Rate	1,770	55%	13	24%
Mixed-Income	1,000	31%	-	-
<i>Below Market Rate</i>	51	2%	-	-
<i>Market Rate</i>	949	29%	-	-
Total Units	3,226	100%	55	100%
Total Below Market Rate Units	507	16%	42	76%
Total Market Rate Units	2,719	84%	13	24%

Source: City of Albany

507 Rental & 42 For-Sale Below Market Rate Units Developed Since 2015



SUBSIDIZED HOUSING STOCK

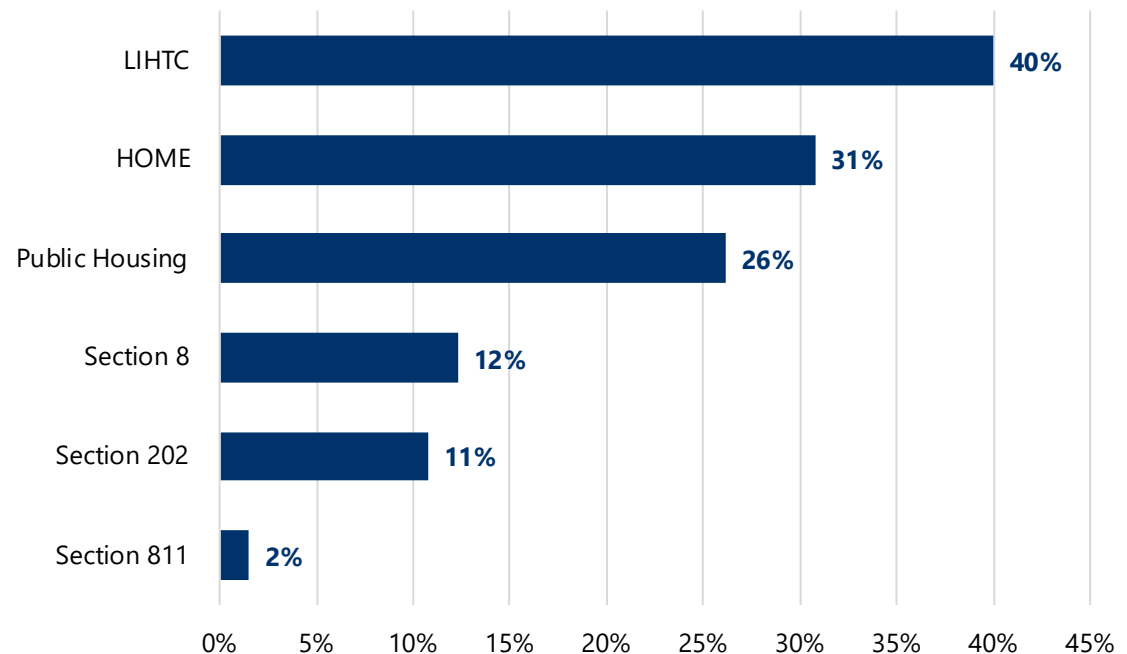
The City of Albany has approximately 5,115 subsidized housing units across 64 properties.

Low-Income Housing Tax Credits (LIHTC) dominate Albany's subsidized housing portfolio, supporting nearly 2,700 units across 40% of subsidized properties. LIHTC properties generally stay affordable for at least 30 years, after which owners may extend affordability or convert them to market-rate units.

Beyond LIHTC, other significant programs include HOME Investment Partnership (31%), Public Housing (26%), and Project-Based Section 8 (12%). Section 202 Housing for the Elderly (11%) and Section 811 Housing for Persons with Disabilities (2%) serve specialized populations.

The Albany Housing Authority also offers substantial housing assistance, managing 1,176 public housing units citywide and administering 2,850 housing choice vouchers that provide portable rental assistance to eligible households.

Subsidized Properties by Funding Stream, City of Albany, 2025



69.8%

Estimated Share of Total
Subsidized Units in
Albany County

*Compared to 33% of total
housing units*

1,825

Units Set Aside for
Elderly/Disabled
Tenants

*35.6% of total
subsidized units*

Sources: Esri, Albany Housing Authority, Freddie Mac Mission Map, HUD, National Housing Preservation Database

Note: This may not be a comprehensive inventory of all subsidized projects in Albany. The share of properties by funding stream will not total to 100% because many properties have multiple funding streams.

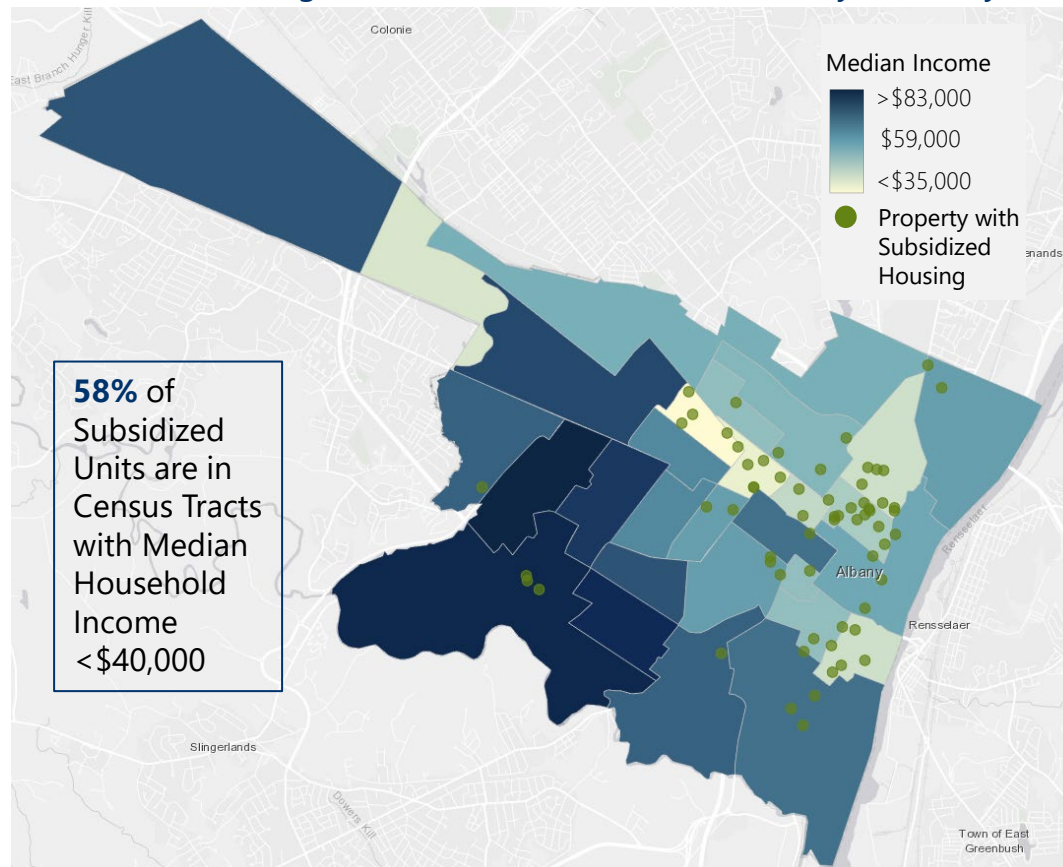


SUBSIDIZED HOUSING STOCK

The City's subsidized housing is heavily concentrated in its lowest-income neighborhoods.

Of the City's 5,115 subsidized units, 58% lie in Census tracts where median household income falls below \$40,000, lower than the City's median renter income. Neighborhoods like Arbor Hill (17 subsidized properties), South End (7 subsidized properties), and West Hill (7 subsidized properties) house a disproportionate share of subsidized stock, while higher-income neighborhoods contain little to no subsidized housing. This concentration creates geographic barriers that limit housing choice and mobility for low-income residents.

Subsidized Housing and Median Household Income, City of Albany, 2025



Sources: Esri, Albany Housing Authority, Freddie Mac Mission Map, HUD, National Housing Preservation Database

Note: This may not be a comprehensive inventory of all subsidized projects in Albany.

SHORT-TERM RENTALS

In 2024, the City of Albany saw growth in short-term rental listings and activity compared to 2023, reflected in higher occupancy rates and a larger number of active listings.

Short-term rentals (STRs) – counted as seasonally vacant units – can put upward pressure on rent and home prices if their presence restricts the housing supply for permanent residents. More than three-quarters of Albany’s short-term rentals (STRs) are entire homes, and 40% are rented for 180 or more nights per year. The 40% of STRs that are rented for more than half the year annually are more likely to restrict housing supply for long-term residents, especially if these listings are for the entire home.

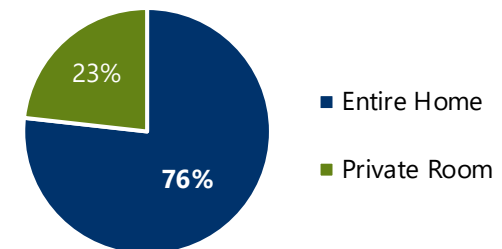
Key Short-Term Rental Statistics, AirDNA City of Albany Market Area

	Peak Month: July 2024	Slow Month: January 2024	Annual Average: 2024
Occupancy Rate (% of nights leased)	65.2%	38.8%	51.3%
Percentage Point Change Since 2023	1.7%	-1.3%	2.5%
Active Listings	424	310	384
Percentage Change Since 2023	22.2%	11.5%	20.4%
Share of Housing Stock	0.8%	0.6%	0.8%
Average Daily Rate	\$145	\$126	\$142
Percentage Change Since 2023	-4.9%	14.4%	0.6%
Average Length of Stay (days)	3.18	3.77	3.10

Source: AirDNA, Esri

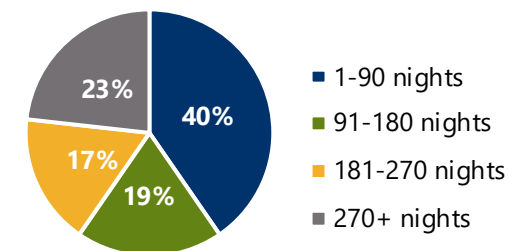
Listings by Rental Type, 2025 YTD

Entire-home STRs have a greater impact on local housing markets than private room STRs because these units are more likely to be subtracted from the area’s long-term rental supply.



Listings by Annual Availability, 2025 YTD

Listings that are available beyond peak season have a greater impact on local housing markets. Investors, rather than residents, are more likely to own these STRs.



5. HOUSING DEVELOPMENT AND MARKET TRENDS

MULTIFAMILY RENTAL STOCK OVERVIEW

Since 2015, the City of Albany has added nearly 2,700 multifamily units, accounting for about 45% of all new units across Albany County.

While rents have climbed from \$1.46 to \$1.87 per square foot since 2015—a 28% increase—this growth has not kept pace with cumulative inflation over the same period. For tenants, Albany has remained relatively affordable as rent growth stayed below inflation, but for property owners, this represents compressed real returns. If this trend continues, it could dampen future investment appetite as developers and investors seek markets with stronger rent growth potential.

Multifamily Market Metrics, City of Albany, 2015-2025 YTD

Year	Inventory Buildings	Inventory Units	Effective Rent Per SF	Effective Rent Per Unit	Year-over-Year Rent Growth	Vacancy Percent
2015	808	13,222	\$1.46	\$1,153		4.2%
2016	813	13,596	\$1.49	\$1,172	1.6%	4.6%
2017	813	13,636	\$1.51	\$1,191	1.6%	5.6%
2018	817	13,780	\$1.56	\$1,225	2.9%	5.5%
2019	816	13,829	\$1.60	\$1,257	2.6%	4.0%
2020	826	14,773	\$1.61	\$1,268	0.9%	4.9%
2021	832	14,963	\$1.68	\$1,319	4.0%	4.9%
2022	835	15,352	\$1.74	\$1,368	3.7%	6.9%
2023	839	15,463	\$1.81	\$1,418	3.7%	5.4%
2024	845	15,914	\$1.84	\$1,438	1.4%	4.7%
2025 YTD	845	15,914	\$1.87	\$1,462	1.7%	4.5%

Source: CoStar

Note: CoStar captures information regarding investment-grade commercial properties and does not provide an exhaustive listing of all properties.

Since 2015...

City of Albany

+37

Buildings

+2,692

Units

+27%

Increase in effective rent

-4.2%

Decrease in inflation-adjusted effective rent

Albany County

+77

Buildings

+5,988

Units

+35%

Increase in effective rent

+2.0%

Increase in inflation-adjusted effective rent

Source: CoStar and FRED CPI Data

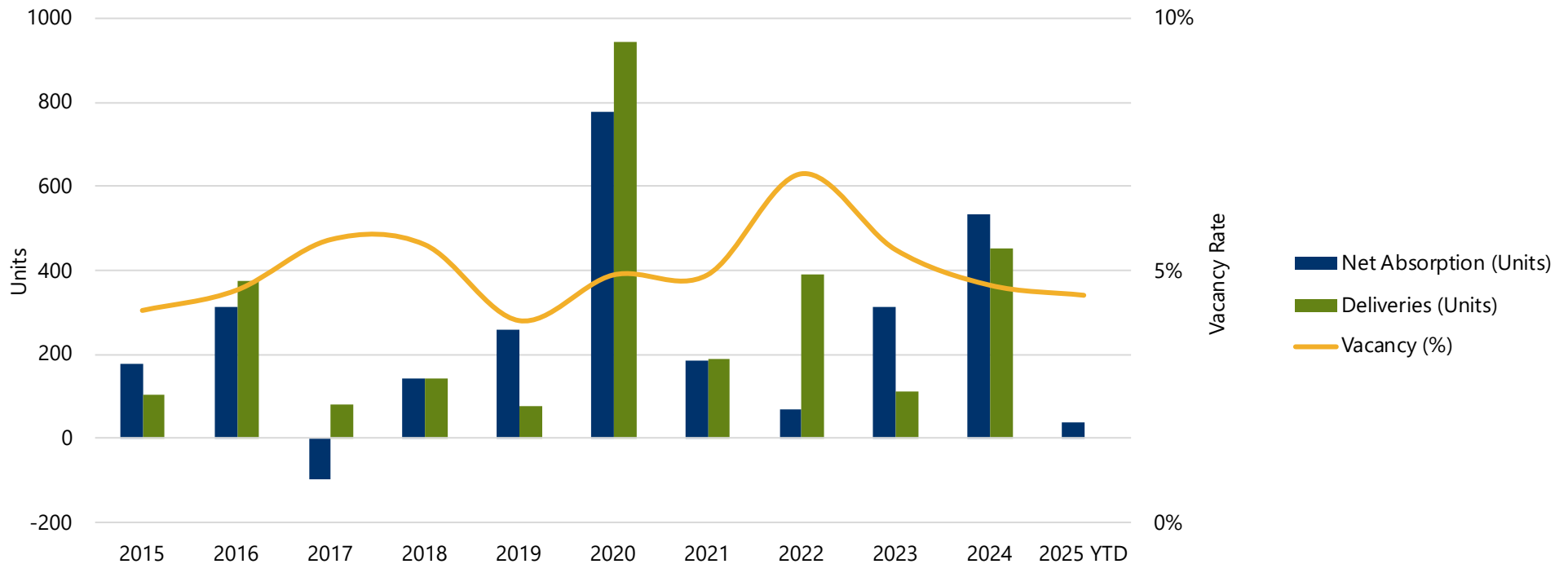


MULTIFAMILY STOCK MARKET DYNAMICS

The City of Albany's rental market tends to efficiently process new supply, though delivery-absorption timing can occasionally diverge.

In 2022, vacancy in the City spiked to about 7% as the market slowly absorbed new deliveries from that year. However, the City's vacancy rate has been trending downward since then, reaching 4.5% in 2025 YTD. If the vacancy rate continues to fall, rent pressures will likely intensify.

Multifamily Market Metrics, City of Albany, 2015-2025 YTD



Source: CoStar

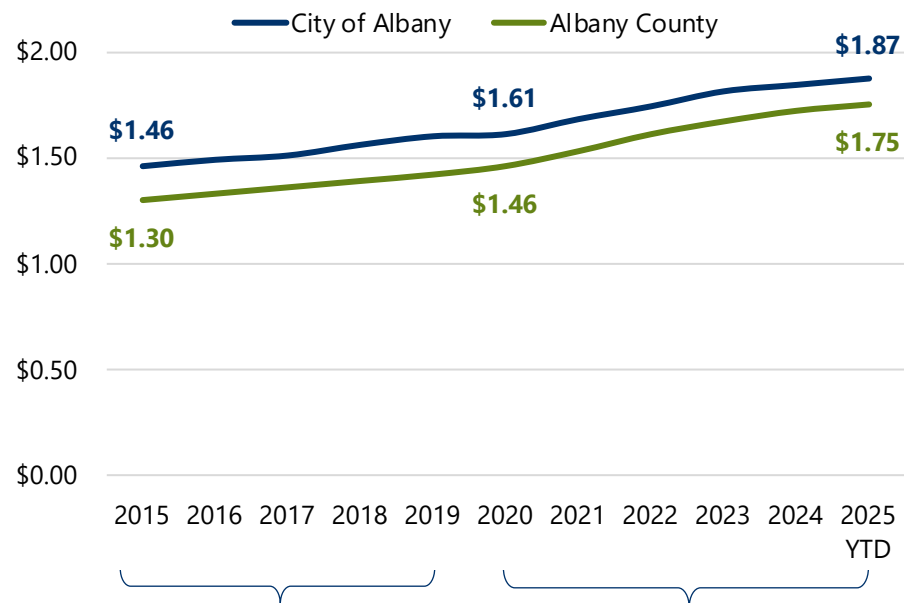


MULTIFAMILY DYNAMICS: REGIONAL COMPARISON

While rent in the City of Albany is higher than in Albany County, Albany County's rent growth has outpaced the City's in recent years. But, both areas experiencing accelerated rent increases since the COVID-19 pandemic.

The City of Albany has maintained a higher average vacancy rate since 2020 (5.4%) compared to Albany County (4.4%), resulting in less pricing pressure in the city despite both markets seeing strong post-pandemic rent growth (+3.4% annualized growth in the City and +4.1% annualized growth in Albany County).

Effective Rent Per Square Foot, 2015-2025 YTD

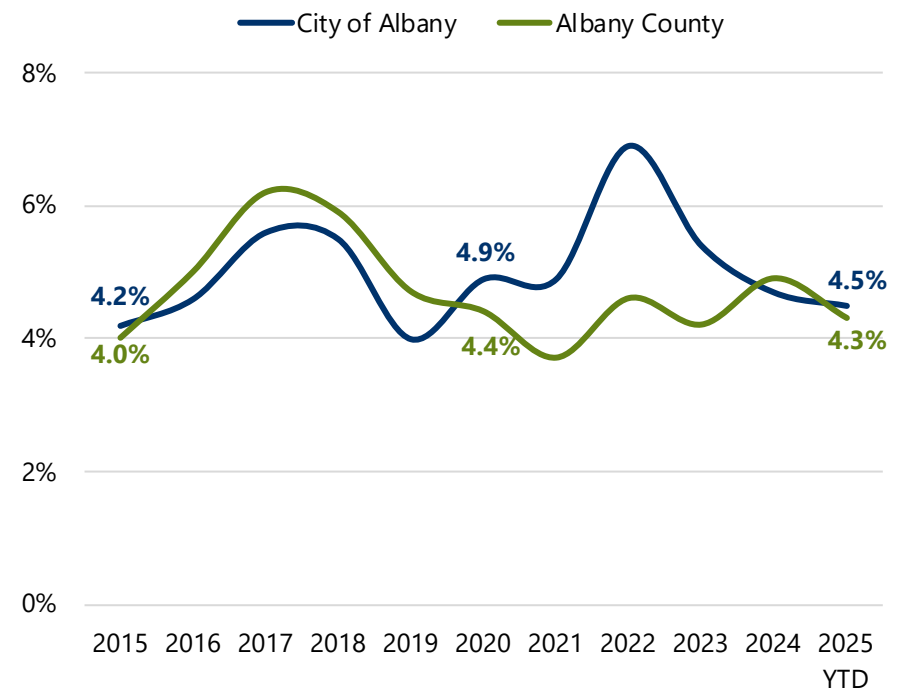


Pre-Pandemic (2015-2019)
Annualized Rent Growth
+2.3% in City of Albany
+2.2% in Albany County

Post-Pandemic (2020-2025)
Annualized Rent Growth
+3.4% in City of Albany
+4.1% in Albany County

Source: CoStar

Vacancy Rate, 2015-2025 YTD



Source: CoStar

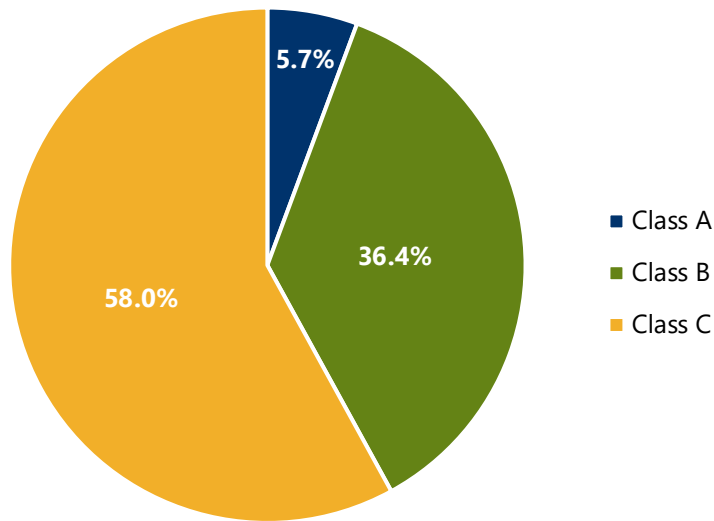


MULTIFAMILY BUILDING QUALITY

In the City of Albany, over half (58%) of all multifamily units are in Class C buildings. These units tend to be older or in less desirable locations, resulting in relatively low rents compared to Class A and B units.

Class A units are typically newer properties with top amenities and, therefore, more expensive. Class A units in the City of Albany have the highest average rent of \$1,989 per unit, followed by Class B units at \$1,337. Class A units also tend to have a higher vacancy rate in the City. This is due to multiple factors: a smaller pool of qualified tenants, greater selectivity among high-income renters, higher economic sensitivity during downturns, and the fact that new construction is often Class A which can create a temporary oversupply.

Multifamily Units by Building Class, 2025 YTD



Sources: CoStar

Note: Excludes units that have an undefined class.

Unit Characteristics by Building Class, City of Albany, 2025 YTD

	Average Unit Size (SF)	Average Effective Rent Per	Average Effective Rent Per SF	Year-Over-Year Rent Growth	Vacancy Rate
Class A	883	\$1,989	\$2.22	2.1%	11.8%
Class B	767	\$1,337	\$1.81	1.1%	4.4%
Class C	787	\$1,525	\$1.88	1.6%	3.8%

Source: CoStar

Definitions:

Class A | Highest quality buildings in their market and area. Typically, newer properties with the highest level of amenities.

Class B | Typically older than Class A, these may be well-maintained, though there may be some deferred maintenance issues. Generally lower-income tenants than Class A.

Class C | Typically older and/or in less desirable locations. These units may need renovation.

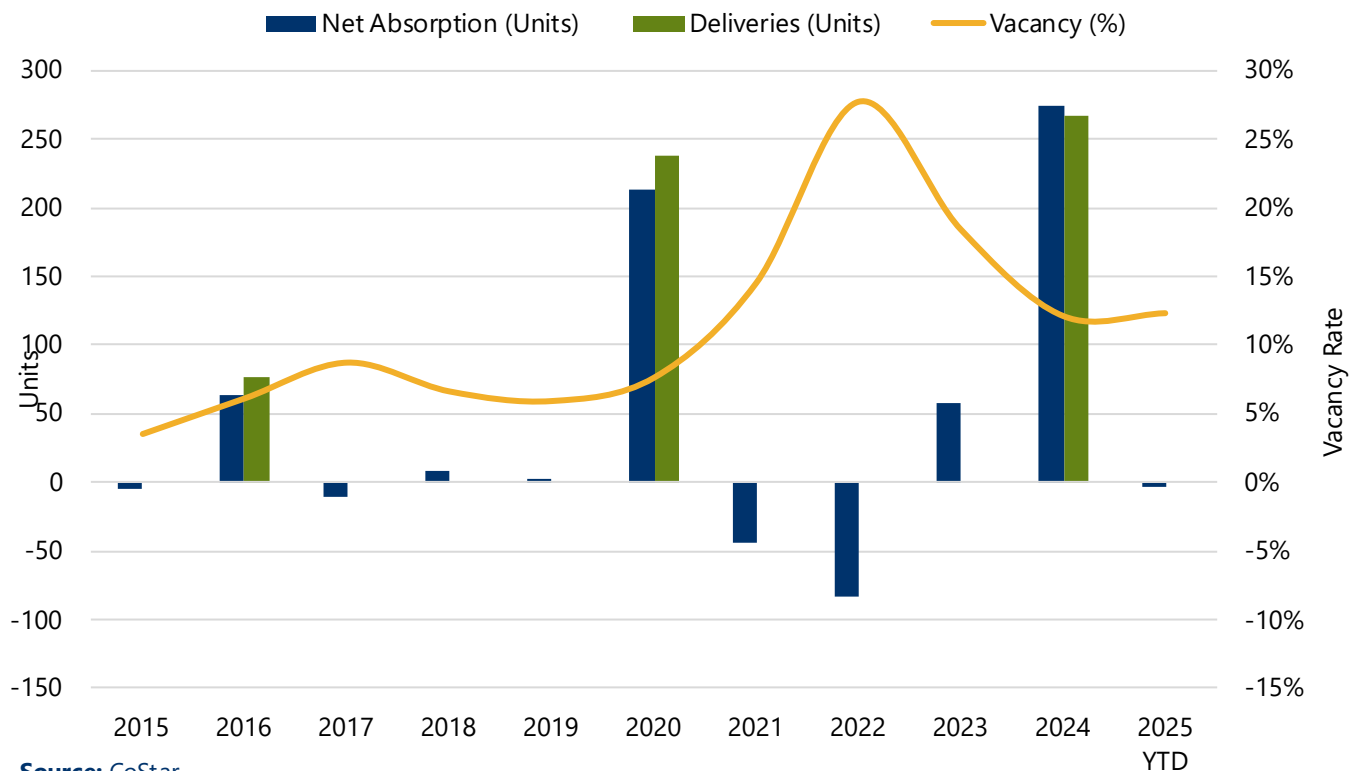


CLASS A MARKET DYNAMICS

Vacancy in Class A multifamily buildings is high, at 12% in 2025 YTD, down from a peak of 28% in 2022.

New Class A buildings opened in 2016, 2020, and 2024, each followed by negative absorption periods when more tenants left than arrived. While this pattern suggests rents at the top end of the market may be limiting demand, other factors have also contributed. Pandemic-era disruptions, for example, likely amplified the sharp vacancy spike in 2020–2022, and competition from more affordable Class B and C options may also be drawing renters away. Although effective rents have grown 13.7% since 2015, they have not kept pace with inflation (real rents are down 14.1%). With persistently high vacancy and limited rent growth in real terms, the market may appear less attractive to new Class A development, even if long-term fundamentals remain positive.

Class A Multifamily Market Metrics, City of Albany, 2015-2025 YTD



Source: CoStar

Since 2015...

+6
Buildings

+582
Units

+13.7%
Increase in
effective rent

-14.1%
Decrease in
inflation-adjusted
effective rent

Source: CoStar and FRED CPI Data

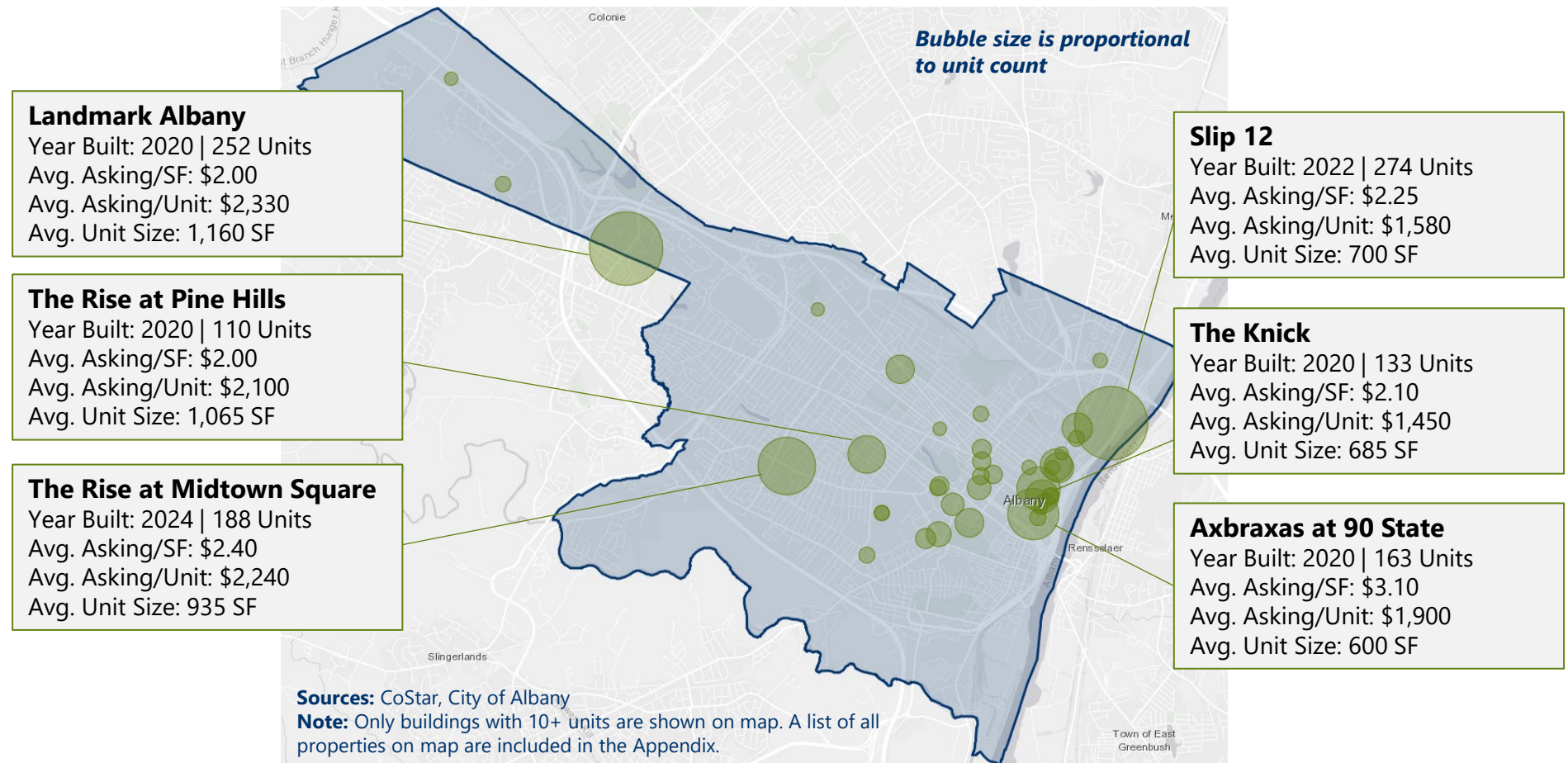


RECENT MULTIFAMILY DEVELOPMENT

Since 2019, multifamily development in Albany has been most heavily concentrated near Downtown.

Since 2019, developers have built nearly 2,400 units across 40 buildings, accounting for a substantial share of the city's total new development over the past decade. These newer units have average asking rents of about \$1,350 per unit, or roughly \$1.75 per square foot, compared with \$1,157 per unit and \$1.60 per square foot for properties built before 2020.

Recent Multifamily Development, City of Albany, 2019-2025 YTD



REGIONAL MULTIFAMILY DEVELOPMENT

Between 2019 and 2025, the City of Albany has delivered 2,454 new housing units, accounting for more than half (55%) of all units added in Albany County during this period.

Relative to its renter base, Albany's production (9.5% of 2019 renter households) is higher than Troy (8.7%) and Schenectady (5.2%), and above the County average (8.1%). This suggests that the City has captured a strong share of regional development activity.

Looking specifically at multifamily development (2019-2023) compared to renter household growth (2019-2023), Albany added about 2,000 units against 1,374 new renter households, or about 1.46 units per new renter household. This ratio is in line with the county overall (1.48) and well above Troy (0.57) and Schenectady (0.15). Importantly, a ratio above 1.0 does not indicate oversupply, but rather that new development is helping to meet long-standing housing demand that predates 2019.

Recent Deliveries, 2019-2025 YTD

	Total Units Delivered	Total Renters (2019)	Share of Units Delivered to Renters
City of Albany	2,454	25,786	9.5%
Albany County	4,471	55,199	8.1%
<i>Share in City of Albany</i>	<i>54.9%</i>	<i>46.7%</i>	<i>-</i>
Troy	1,115	12,827	8.7%
Schenectady	626	12,042	5.2%

Source: CoStar, US Census ACS 5-Year Data, City of Albany

Multifamily Development vs. Change in Renters, 2019-2023

	Units Delivered	Change in Renter Households	Units Per New Renter
City of Albany	2,000	1,374	1.46
Albany County	3,318	2,244	1.48
Troy	580	640	0.91
Schenectady	566	3,847	0.15

Source: CoStar, US Census ACS 5-Year Data, City of Albany

Note: A ratio above 1.0 does not indicate oversupply, but rather that development may be helping meet demand that predates 2019.

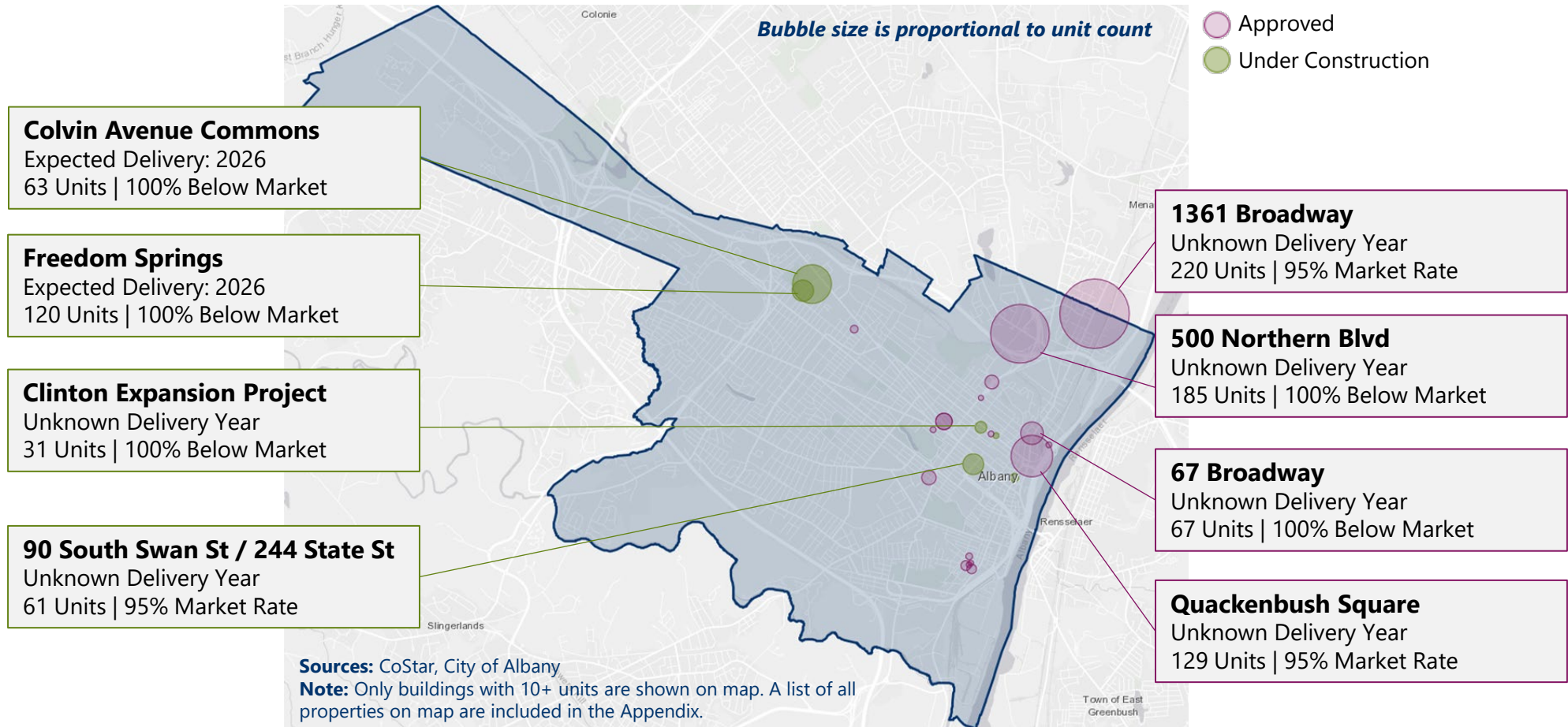


PIPELINE MULTIFAMILY DEVELOPMENT

Albany has nearly 310 multifamily units under construction and another 1,030 approved for development.

About 75% of units now under construction and 63% of those approved will expand access to below-market rentals.

Approved and Under Construction Multifamily Development, City of Albany

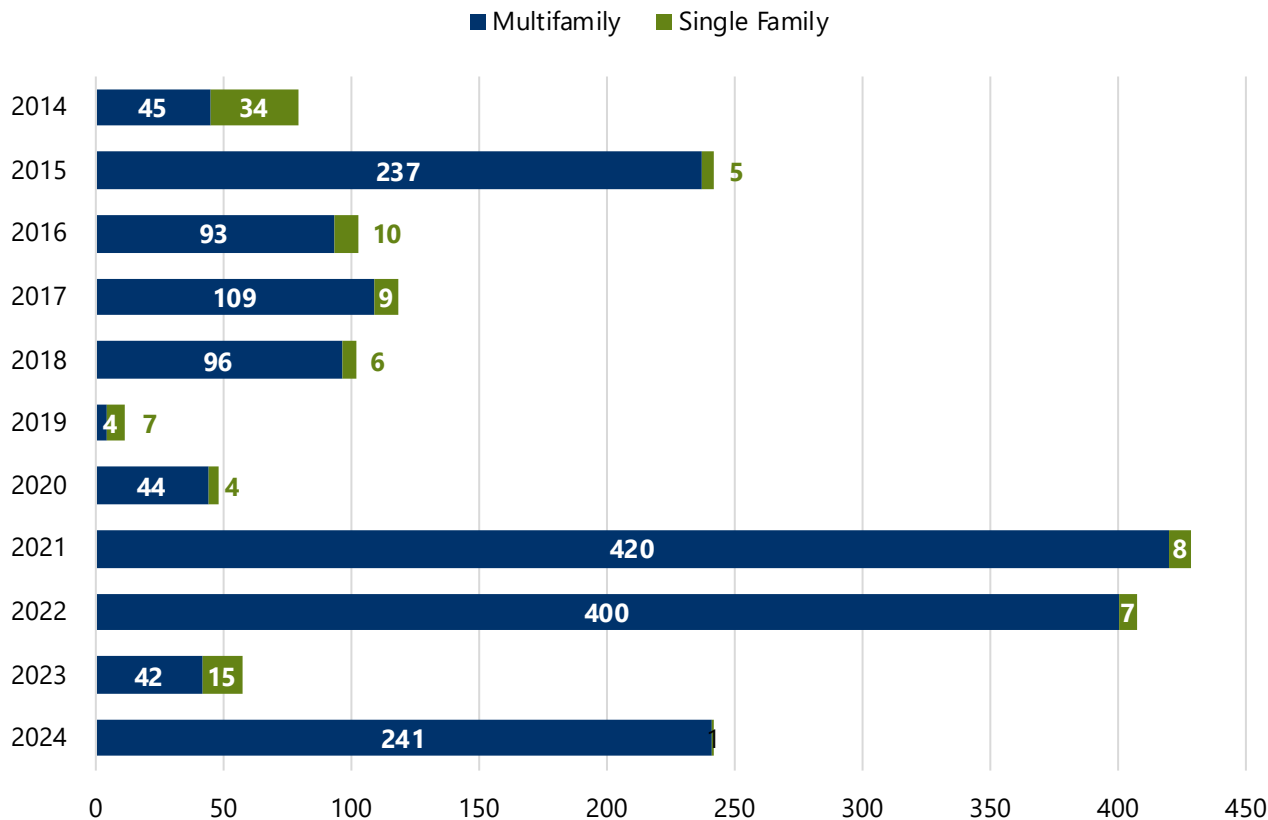


RESIDENTIAL PERMIT FILINGS

Permit filings for multifamily units dominate residential permit filing activity in the City of Albany.

Since 2014, 94% of all residential permits have been for multifamily projects. Total permit activity has accelerated since 2021, averaging just over 280 permit filings per year, with only a brief dip in 2023. Additionally, over the past decade, the City has accounted for nearly one-quarter of all residential permits filed in Albany County, a share that has grown in recent years.

Residential Permit Filings by Property Type, City of Albany, 2014-2025



Total Permit Filings

	Total Permits	Share of County Permits
2014	79	10.2%
2015	242	22.1%
2016	103	13.9%
2017	118	15.5%
2018	102	15.0%
2019	11	2.2%
2020	48	7.4%
2021	428	48.1%
2022	407	41.8%
2023	57	9.2%
2024	242	32.7%

Sources: US Department of Housing and Urban Development

Note: Permit filings reflect development interest and potential but do not guarantee that projects will be completed. Some proposed projects may face delays, revisions, or cancellation.

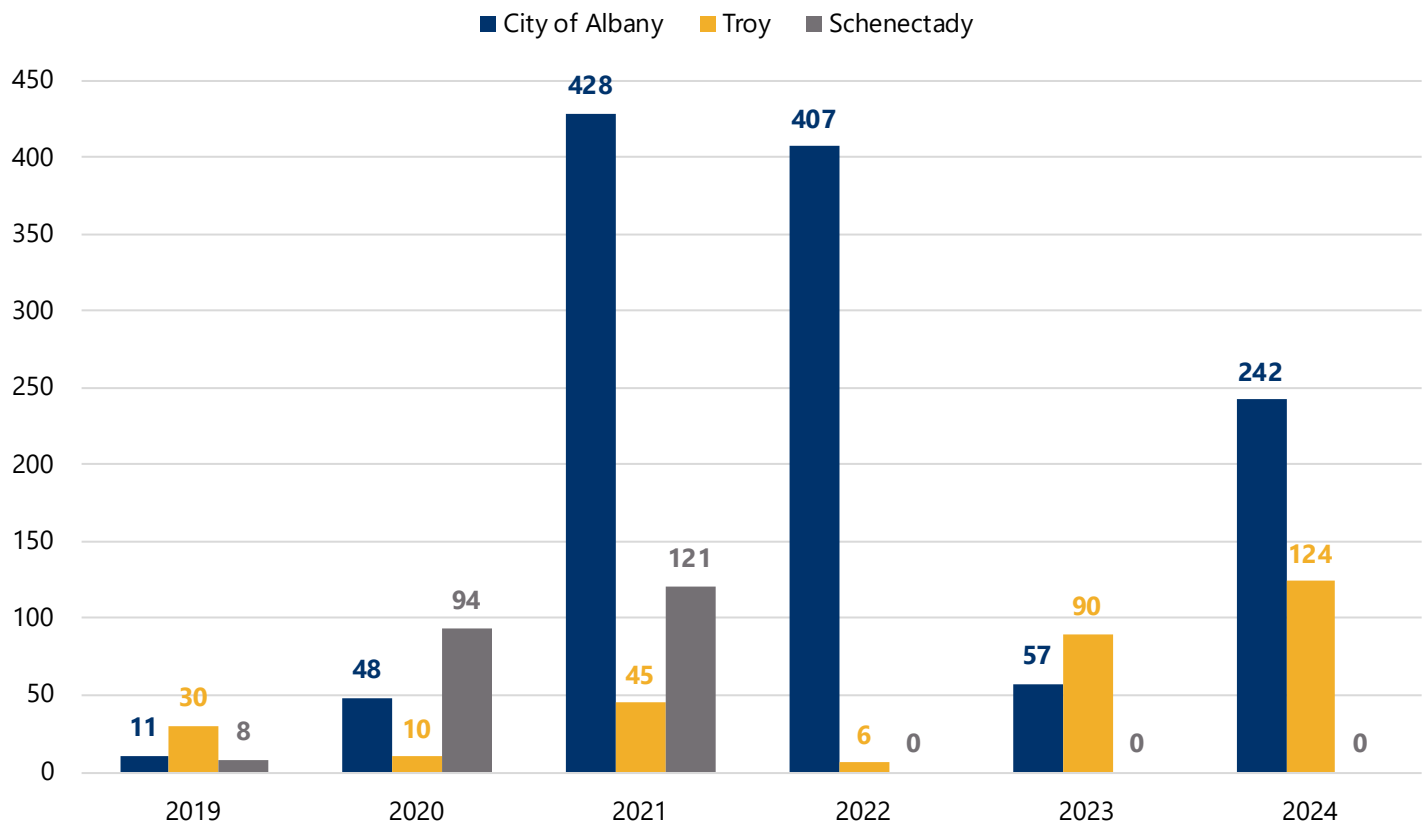


REGIONAL MULTIFAMILY DEVELOPMENT OUTLOOK

Since 2019, the City of Albany has led neighboring cities in residential permit filings.

Although Albany has received more filings than Troy and Schenectady since 2019, Troy has experienced a noticeable increase in activity since 2023, signaling growing development interest. Currently, approximately 298 units are under construction in Troy, compared to about 310 in Albany, while no units are currently under construction in Schenectady.

Residential Permit Filings, 2019-2025



Units Under Construction Near City of Albany



Note: CoStar pipeline development data may not be comprehensive.

Sources: US Department of Housing and Urban Development, CoStar
Note: Permit filings reflect development interest and potential but do not guarantee that projects will be completed. Some proposed projects may face delays, revisions, or cancellation.



INSTITUTIONAL AND LANDLORD OWNERSHIP

Despite some investor presence, Albany's housing remains predominantly locally owned, with 68% of residential properties held by area residents.

Analyzing residential ownership requires evaluating whether properties serve as investments or personal homes from several angles. To capture these different aspects, three calculations were conducted using ownership records for all residential, non-commercial properties. Commercial apartment properties are excluded because they are typically institutionally financed and owned. In 2021, investors purchased an estimated 15% of all US homes. Currently, about 11% of non-commercial residential properties in Albany are held by institutional entities. The majority of properties remain locally owned, with most owners listing a mailing address within the immediate area.

	<i>Calculation</i>	<i>Implication</i>
1	16.3% Share of Units Owned by Multi-Property Owners	→ This metric tracks how many homes are owned by individuals or entities with two or more residential properties in Albany. These may be investment properties or second homes. A higher share can signal reduced opportunities for first-time homebuyers and reflect the scale of the small-scale or short-term rental market.
2	11.3% Share of Properties Held by Institutional Entities	→ This metric estimates the share of homes owned by companies, trusts, or other entities flagged as institutional based on keywords in the owner name. Institutional ownership can influence housing affordability and stability, as these owners may prioritize return on investment.
3	68.1% Share of Properties with Albany-Based Owners	→ Local ownership may support better property maintenance and longer-term investment in neighborhoods. The finding that most institutional owners are also based in the region suggests that investor activity may be more closely tied to local market dynamics than in areas dominated by out-of-state investors.

Sources: Tolemi (Building Blocks Albany), [Urban Institute 2022](#)

Note: Calculations exclude publicly owned properties and commercial apartment buildings.



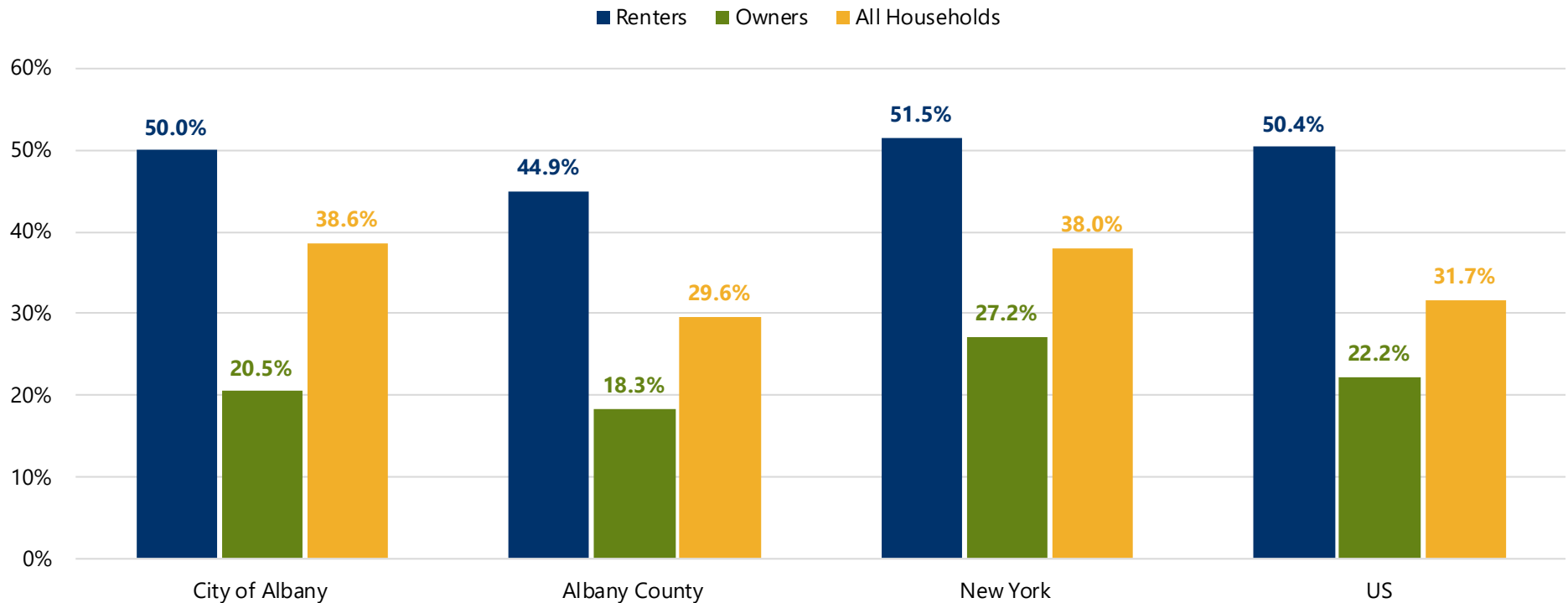
6. HOUSING AFFORDABILITY ASSESSMENT

COST-BURDEN BY TENURE

The rate of housing cost burden in the City of Albany is comparable to New York State's but above Albany County's rate.

Households spending over 30% of their income on housing face a housing cost burden. These households are more likely to face difficulties meeting other needs beyond shelter, such as food, health care, and other necessities. In the City of Albany, nearly 39% of all households face cost burden (about nine percentage points higher than Albany County's share). Among renter households, the cost burden rate rises to 50% (about five percentage points higher than Albany County's share).

Share of Households with Housing Cost Burden by Tenure, 2023



Source: US Census ACS 5-Year Data

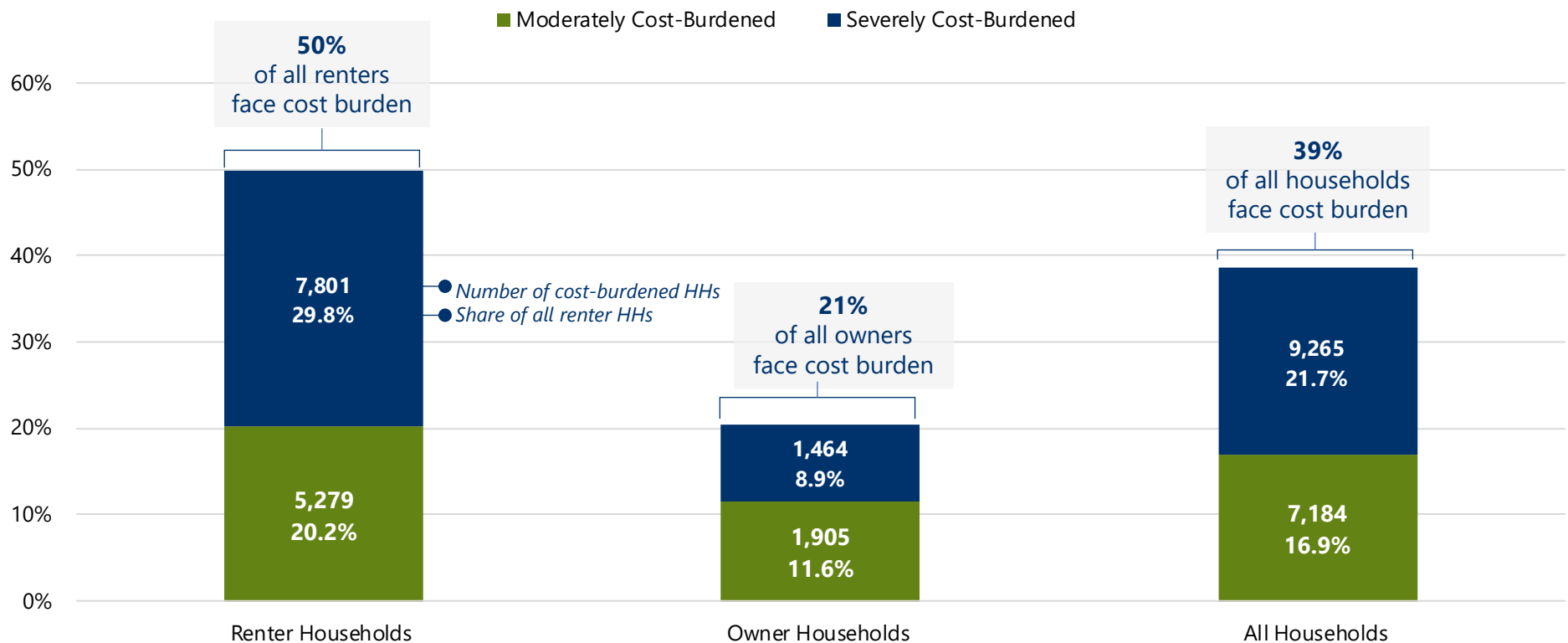


EXTREME COST-BURDEN BY TENURE

In the City of Albany, 50% of renters are housing cost-burdened, more than twice the rate of owners, at 21%.

In the City, nearly 39% of all households—a total of 16,450 households—face housing cost burden. Among these cost-burdened households, about 17% face severe cost burden, **spending 50% or more of their income on housing**, and 22% face moderate cost burden, meaning they spend between 30% and 50% of their income on housing. The rate of severe housing cost burden is more than three times more prevalent among renter households (30%) than owner households (9%).

Share of Households with Housing Cost Burden by Tenure, City of Albany, 2023



Source: US Census ACS 5-Year Data



CHANGE IN COST-BURDEN

Over the past decade, the number of cost-burdened households in the City fell by nearly 825. However, the number of households that are severely cost-burdened increased by about 150 during the same period.

A decline in cost-burdened households could indicate increased housing support, wages keeping up with housing costs, or, alternatively, reflect gentrification as the area becomes more affluent. While owners are less cost-burdened today than 10 years ago, the proportion of severely cost-burdened renters in the City of Albany has risen, likely due to rent increases outpacing income growth.

Change in Households with Housing Cost Burden by Tenure, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data

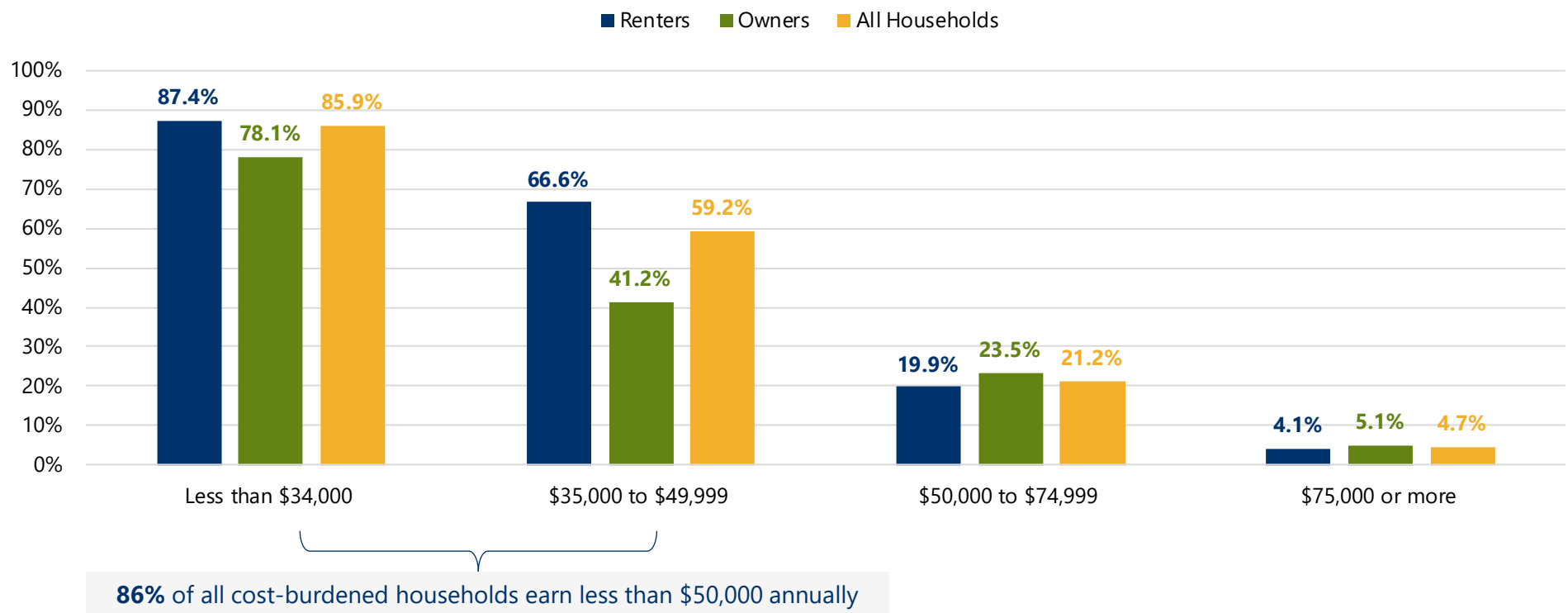


COST-BURDEN BY INCOME

Unsurprisingly, lower-income households are more likely to be cost-burdened. In the City of Albany, the housing cost burden is pervasive across all household income groups below \$50,000.

Most households earning less than \$35,000 face a housing cost burden, regardless of tenure (renter or owner). By contrast, a much more modest 5% of households earning \$75,000 or more face a housing cost burden in the City of Albany.

Share of Households with Housing Cost Burden by Income, City of Albany, 2023



Source: US Census ACS 5-Year Data

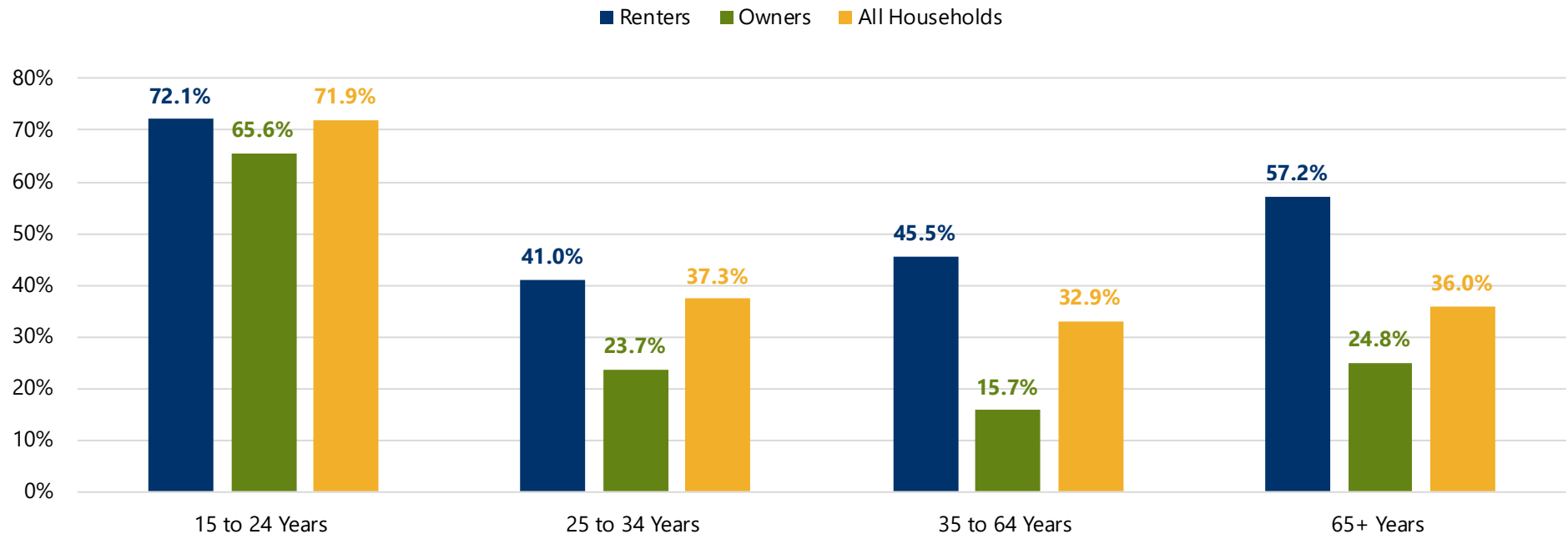


COST-BURDEN BY AGE OF HOUSEHOLDERS

In the City of Albany, housing cost burden is most prevalent among younger households (both owners and renters) and among senior renters.

Housing needs and income shift throughout life. Younger households often consist of entry-level workers with lower earnings, resulting in greater rates of being cost-burdened. Renters between 15 and 34 may be more likely to reduce expenses by sharing housing with roommates or opting for smaller units. In contrast, renters between 35 and 64 may require larger living spaces to accommodate children or additional storage, contributing to a higher rate of cost burden. In Albany, the high level of cost-burden among younger households is likely driven by the large student population.

Share of Households with Housing Cost Burden by Age, City of Albany, 2023



Source: US Census ACS 5-Year Data

This measure may overstate the burden felt by senior households. Senior households and retirees frequently live on more restricted or fixed incomes but have often accrued a degree of wealth, which provides a buffer against financial hardships.

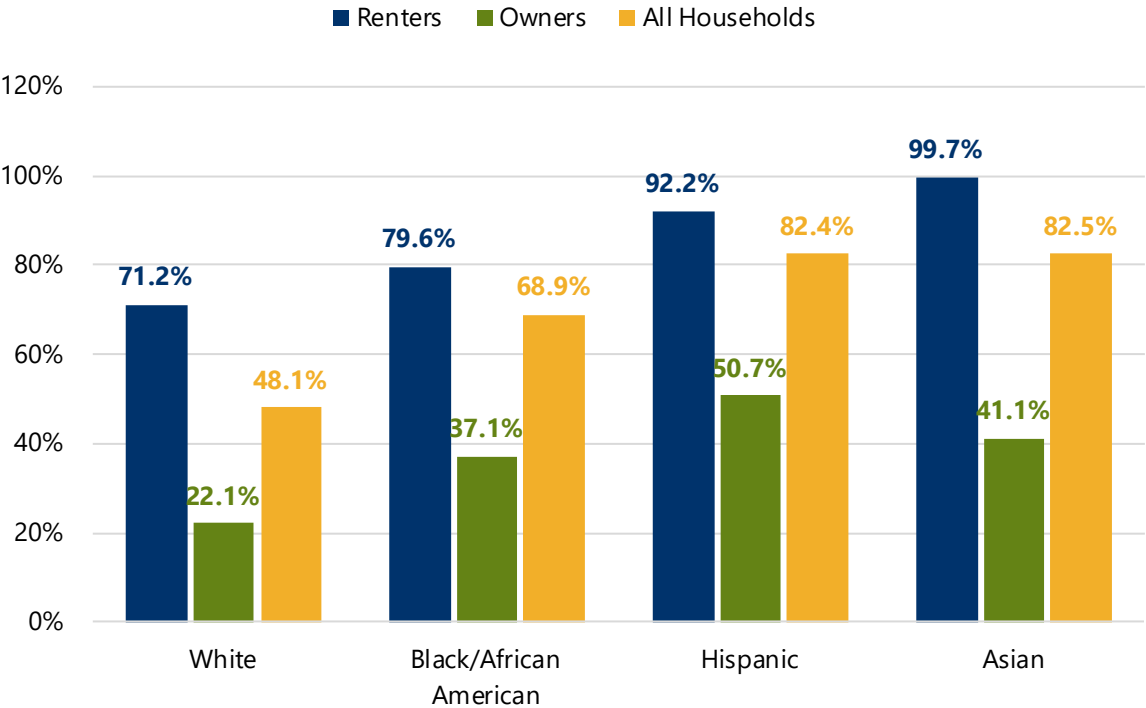


COST-BURDEN BY RACE OF HOUSEHOLDERS

In the City of Albany, housing cost burden is most prevalent non-white householders.

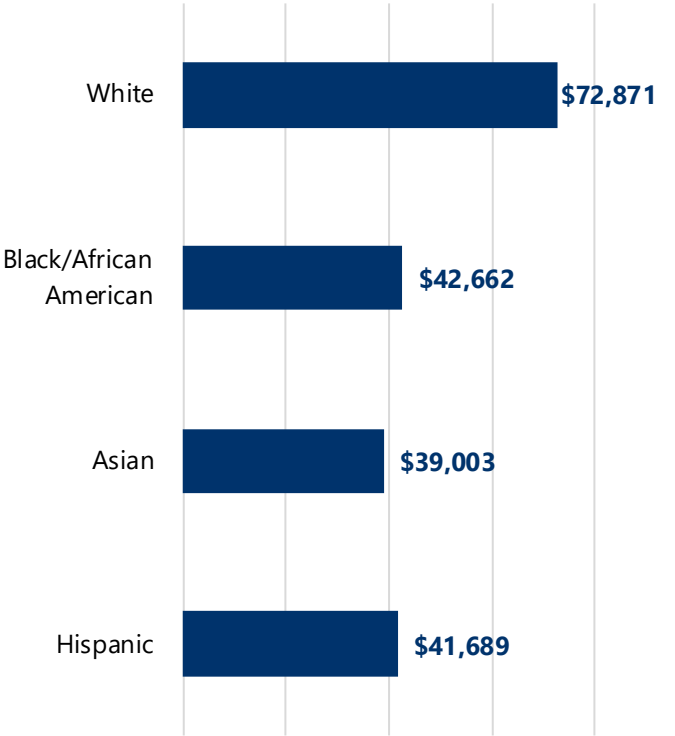
Black householders experience housing cost-burden at a rate 1.4 times greater than White households, while Hispanic and Asian householders experience housing cost-burden at a rate 1.7 times greater. This reflects the income disparity, with White householders earning 1.7 times any other race or ethnicity group.

Share of Households with Housing Cost Burden by Race/Ethnicity, City of Albany, 2023



Source: US Census ACS 5-Year Data
Note: Each racial group includes all households, regardless of ethnicity.

Median Household Income by Race/Ethnicity, City of Albany, 2023



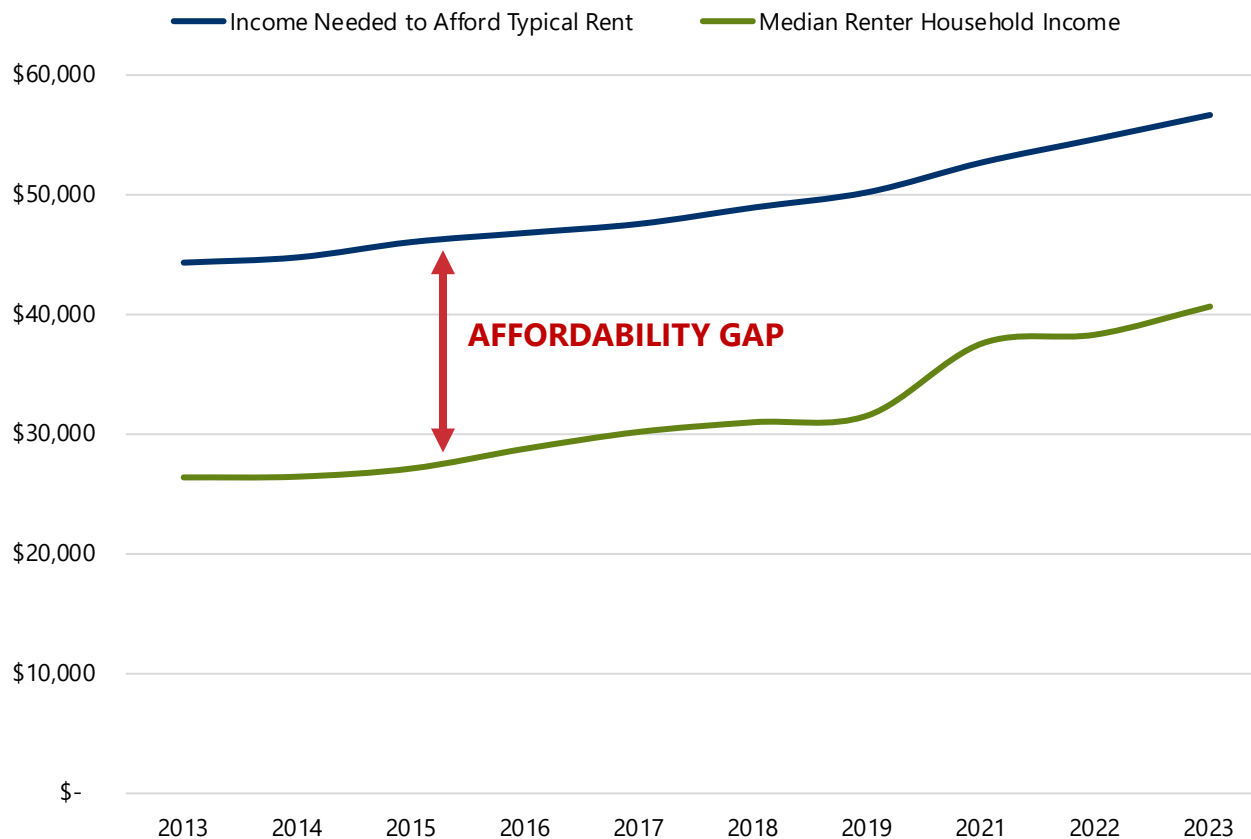
HOUSING AFFORDABILITY GAP - RENTERS

Although median renter incomes have been rising faster than local rents, an affordability gap persists.

In 2013, the median renter spent about 51% of their income on an average-priced unit; today, that share has fallen to 42%, but still exceeds the cost-burden threshold.

Change in Median Renter Income vs. Income Needed to Afford Rent

Not adjusted to Inflation



Between 2013 and 2023...

***Inflation Adjusted to
2023 Dollars***

+22.5%

Percent change in median renter
income

+1.4%

Percent change in rent

Source: US Census ACS 2023 5-Year Data (for consistency with non-series data), CoStar

Note: This analysis uses rent data from CoStar (2023), which reports higher rents than the US Census.



HOUSING AFFORDABILITY GAP - RENTERS

A renter household earning the median income level and paying the median rental rate would spend 42% on housing, indicating an affordability gap among those who earn the median income or below.

Rental Affordability Gap Based on Median Rent and Median Renter Income Levels, 2023

Can a median-earning renter comfortably afford the City of Albany's median gross monthly rent?

Income Gap	
Monthly Rent	\$1,418
Annualized Rent	\$17,016
Household Income Threshold	\$56,720
Median Renter Income	\$40,663
Income Gap	\$16,057
Median Rent as a % of Median Income	42%

- Paying \$1,418 monthly in rent would consume 42% of a median-earning renter's income.
- To afford the City's median rent without exceeding 30% of their income on housing, a household would need to earn \$56,750 annually.
- **As the median income for renters is \$40,663, a median-earning renter would require an increase in their annual income by \$16,057 to meet that threshold.**

Rental Price Gap	
Affordable Rent with Median Renter Income	\$1,017
Median Gross Monthly Rent	\$1,418
Rental Affordability Gap	\$401

- A median-earning renter in the City of Albany can comfortably afford \$1,017 per month in rent (30% of total income).
- **This means the median rent would have to decrease by \$401 per month to be affordable to the median renter.**

Note: This analysis uses rent data from CoStar (2023), which reports higher rents than the US Census.

Source: CoStar, US Census ACS 2023 5-Year Data



RENTAL AFFORDABILITY BY OCCUPATION

The rental market in the City of Albany is often unaffordable to entry-level workers who work there.

The primary impact of high housing costs is that workers who provide essential services often cannot afford to live near their workplaces. In the City of Albany, a high-earning Healthcare Support worker, for example, can afford 71% of all rental units in the market. But an entry-level or relatively low earner in the same field can only afford 47% of all rental units in the market.

Share of Rental Units Affordable to Each Occupation by Income Bracket (Assumes 1-Person Households)

Description	Share of Employment	Share of Units Affordable to 25th Percentile Earners	Share of Units Affordable to 50th Percentile Earners	Share of Units Available to 75th Percentile Earners
Personal Care and Service Occupations	1.8%	35%	47%	71%
Food Preparation and Serving Related Occupations	5.2%	35%	47%	71%
Building and Grounds Cleaning and Maintenance Occupations	4.4%	35%	47%	71%
Farming, Fishing, and Forestry Occupations	0.2%	35%	47%	83%
Healthcare Support Occupations	5.2%	47%	71%	71%
Sales and Related Occupations	5.4%	35%	71%	95%
Transportation and Material Moving Occupations	4.5%	47%	71%	83%
Production Occupations	1.9%	47%	71%	95%
Office and Administrative Support Occupations	14.4%	71%	71%	95%
Installation, Maintenance, and Repair Occupations	3.2%	71%	95%	95%
Community and Social Service Occupations	3.6%	71%	95%	95%
Arts, Design, Entertainment, Sports, and Media Occupations	1.7%	71%	95%	98%
Construction and Extraction Occupations	2.7%	83%	95%	98%
Protective Service Occupations	2.9%	71%	95%	98%
Educational Instruction and Library Occupations	6.7%	71%	95%	98%
Life, Physical, and Social Science Occupations	1.9%	95%	95%	99%
Business and Financial Operations Occupations	9.2%	95%	98%	99%
Computer and Mathematical Occupations	3.8%	95%	98%	99%
Healthcare Practitioners and Technical Occupations	10.2%	95%	98%	99%
Architecture and Engineering Occupations	2.1%	95%	98%	99%
Legal Occupations	2.3%	95%	99%	100%
Management Occupations	6.8%	98%	99%	100%

In some occupations, high earners may afford a high share of units, but entry-level or relatively low earners may become cost-burdened.

Source: Lightcast; US Census ACS 5-Year Estimates

Note: Assumes affordable to mean 30% or less of income is spent on rent

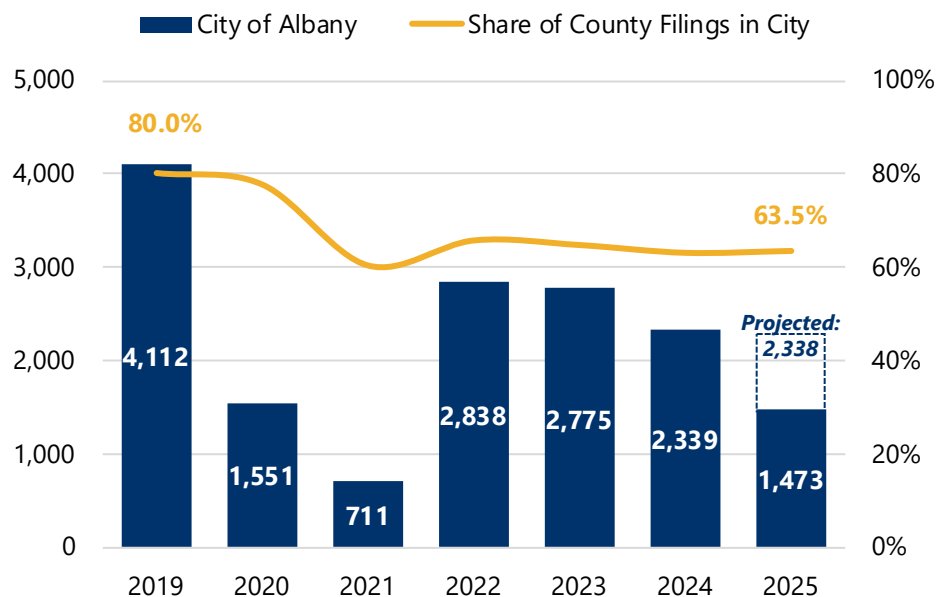


EVICTON FILING TRENDS

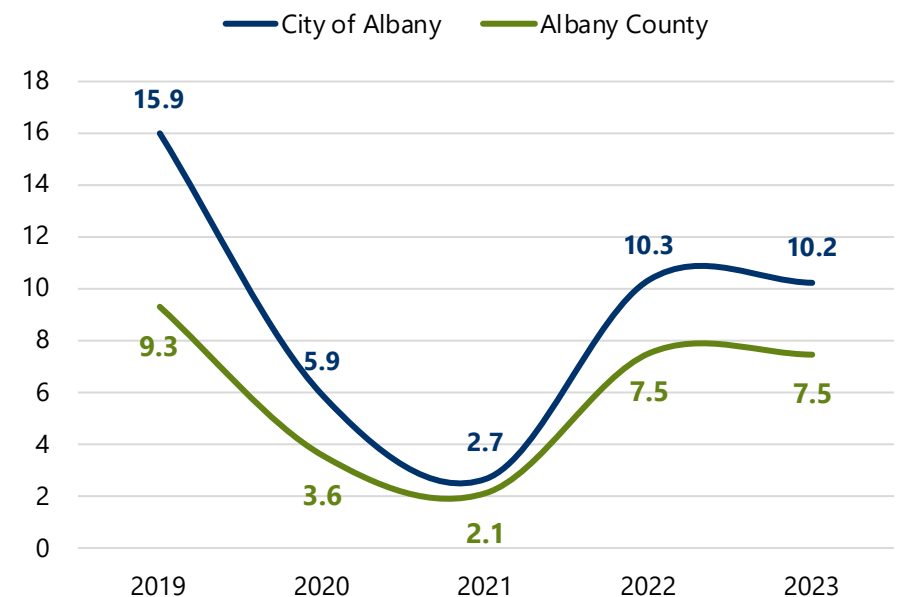
While Albany's eviction filings dropped over 80% during the COVID-19 moratorium and remain below pre-pandemic peaks, the City continues to bear a disproportionate share of housing instability.

As of 2023, about 1 in 10 city renters face eviction proceedings annually, down from 1 in 6 before the pandemic. However, the City of Albany accounts for nearly two-thirds of all eviction filings in Albany County, despite housing just 47% of the County's renters, highlighting the concentration of housing stress in Albany relative to the rest of the County.

Eviction Filings in City of Albany, 2019-2025 YTD



Eviction Filings Per 100 Renters, 2019-2023



Sources: New York State Unified Court System, US Census ACS 5-Year Data

Note: The Tenant Safe Harbor Act protected tenants in New York from eviction between March 7, 2020, and January 15, 2022. 2025 data is through August 18, 2025. At the current pace, eviction filings will reach about 2,338 by year's end.

Definition: An **eviction filing** is an initial legal action by a landlord – a landlord's first step toward removal. Filings may be resolved through payments, payment plans, legal aid intervention, or other means.



HOME SALES PRICES

Today’s median home sales price is \$270,000 is nearly 1.5 times greater than the median in 2020.

While this growth has increased personal wealth for existing homeowners, it has also made homeownership increasingly unattainable for many renters. Rising interest rates since 2022 have further compounded affordability challenges. In Albany, the market has also become more competitive, as reflected in shorter average time on market for home sales post-pandemic.

Single Family Home Sales, City of Albany, 2020-2025 YTD



Sources: Greater Capital Association of REALTORS MLS Data
Note: Home sales prices are not adjusted to inflation

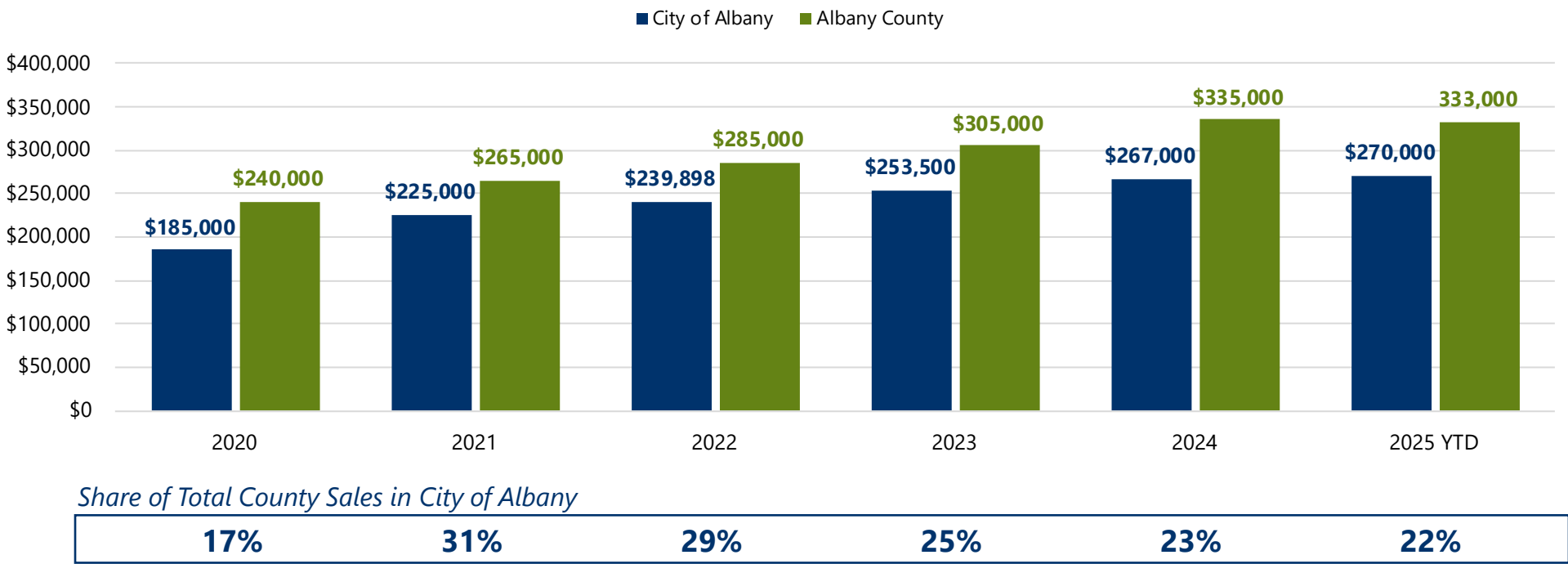


HOME SALES PRICES: REGIONAL COMPARISON

Home sales prices are rising faster in the City of Albany than in Albany County overall.

Between 2020 and 2025, City home prices increased 45.9% (26.9% after inflation), compared to 38.8% (20.7% after inflation) across the County. At the same time, the City has captured a growing share of total County home sales despite these rising prices. This faster price growth may be contributing to affordability challenges for City residents, even as demand remains strong.

Single Family Home Sales, 2020-2025 YTD



Sources: Greater Capital Association of REALTORS MLS Data
Note: Home sales prices are not adjusted to inflation



HOUSING AFFORDABILITY GAP - OWNERS

A household earning the median income level can comfortably afford a home valued at \$132,800 – well below the City of Albany’s median home sales price of \$270,000, indicating an affordability gap.

Owner Affordability Gap Based on Median Home Price and Median Household Income Levels, 2023
Can a median-earning household comfortably afford Albany’s median home value?

Income Gap	
Median Home Sales Price (2024)	\$270,000
Down Payment of 10%	\$27,000
Loan Amount	\$243,000
Monthly Mortgage Payment	\$1,560
Other Monthly Expenses (Taxes/Insurance/Utilities)	\$1,063
Total Monthly Payment	\$2,623
Household Income Threshold	\$104,918
Median Household Income	\$59,485
Income Gap	\$45,433

- To afford the City’s median home without exceeding 30% of their income on housing, a household would need to earn \$104,918 annually.
- This means a median-earning household would have to increase their annual income by \$45,433 to meet that threshold.**

Home Price Gap	
Affordable Monthly Payment with Median Income	\$1,539
Affordable Monthly Mortgage Payment (Excl. Other Monthly Expenses)	\$767
Affordable Home Price Based on Median Household Income	\$132,800
Median Home Value	\$270,000
Owner Affordability Gap	\$137,200

- A median-earning household can comfortably afford \$1,539 per month in monthly payments (30% of total income).
- This means the median home value would have to decrease by \$137,200 to be affordable to the median earning household.**

Source: Esri, Freddie Mac, move.org, Greater Capital Association of REALTORS MLS Data, NYS Department of Taxation and Finance
Note: Home prices and payments assume 6.72% mortgage rate and 10% down payment

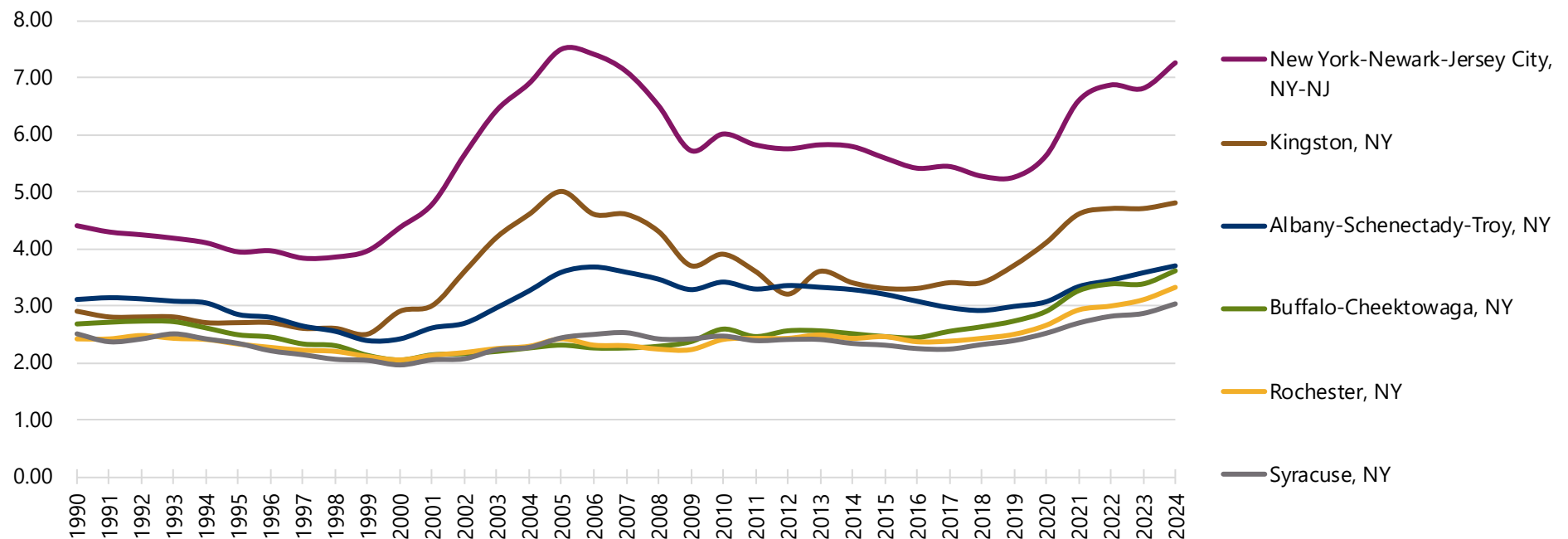


HOME SALES-TO-MEDIAN INCOME RATIO

Housing affordability has declined across New York's major metropolitan areas since the mid-2010s, with Albany-Schenectady-Troy leading as the least affordable upstate region.

The Albany-Schenectady-Troy Metropolitan Area saw improving affordability following the Great Recession, with its price-to-income ratio declining from its 2006 peak through 2017. However, since 2017, the gap between home prices and local incomes has widened significantly in Albany and across other upstate New York Metropolitan Areas, including Buffalo-Cheektowaga, Rochester, and Syracuse. While Albany remains the most expensive upstate market, the other three regions appear to be converging toward similar affordability levels. Housing affordability has declined more rapidly in downstate areas, including the New York and Kingston metropolitan regions. As a result, Albany and other upstate metros may experience an increase in in-migration, adding further pressure to local housing costs.

Median Home Price for Existing Home Sales-to-Median Income Ratio, 1990-2024



Source: Harvard Joint Center for Housing Studies



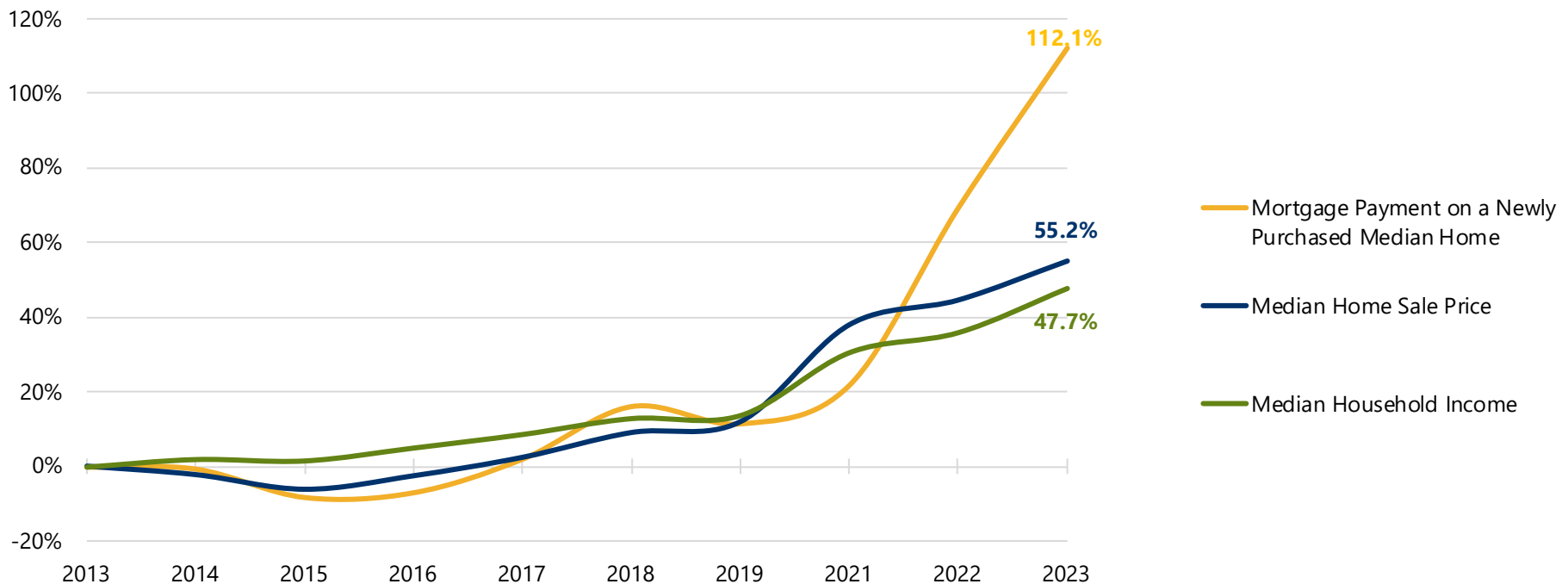
HOME OWNERSHIP COSTS VS. INCOME GROWTH

The costs of owning a home have dramatically outpaced income growth since 2013, creating barriers to homeownership in the City of Albany.

Mortgage payments on newly purchased median-priced homes have risen 112.1% compared to just 47.7% growth in median household income (or +68.3% and +17.2%, respectively, when adjusted for inflation). The divergence between housing costs and income growth has been especially pronounced since 2021.

Cumulative Percent Change in Owner Housing Costs vs. Median Household Income Since 2013

Values are not adjusted for inflation



Source: Bankrate, Redfin, US Census ACS 5-Year Data



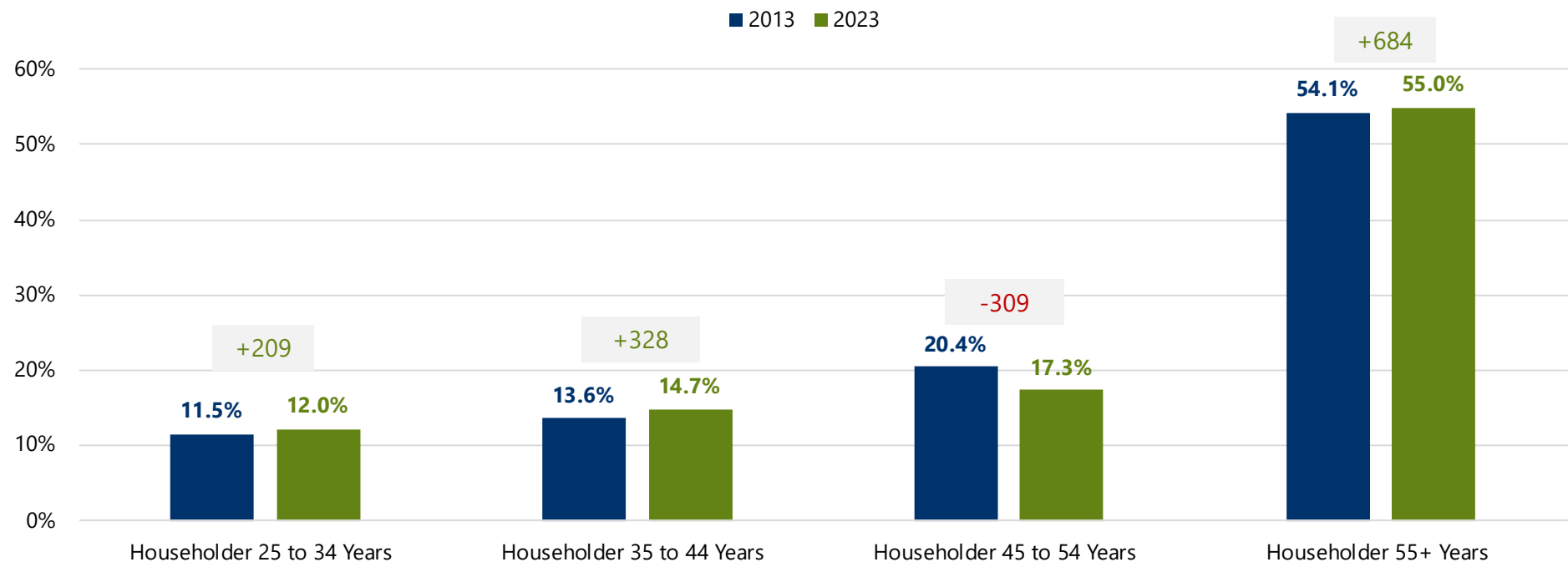
HOME OWNERSHIP BY AGE

Nationally, homeowners are aging due to “aging in place” or affordability barriers for younger buyers. Albany shows the opposite trend—gaining younger homeowners while losing those nearing retirement age.

In the last decade, the share of homeowners between ages 25 to 34 increased by nearly one percentage point, and the share of homeowners between ages 35 to 44 increased by over one percentage point. By contrast, the share of homeowners aged 45 to 54 decreased by over three percentage points. This could indicate pre-retirement migration, with established homeowners relocating before retirement while Albany remains accessible to younger buyers despite a \$137,200 affordability gap for median earners.

It is typical to see householders aged 55 and older as the largest share of homeowners – in 2023, this share was 57% in Albany County, 58% in the State, and 55% in the US. This often stems from aging in place, younger buyers facing affordability challenges, or older residents having had more time to build the wealth required for homeownership.

Share of Homeowners by Age, City of Albany, 2013-2023



Source: US Census ACS 5-Year Data

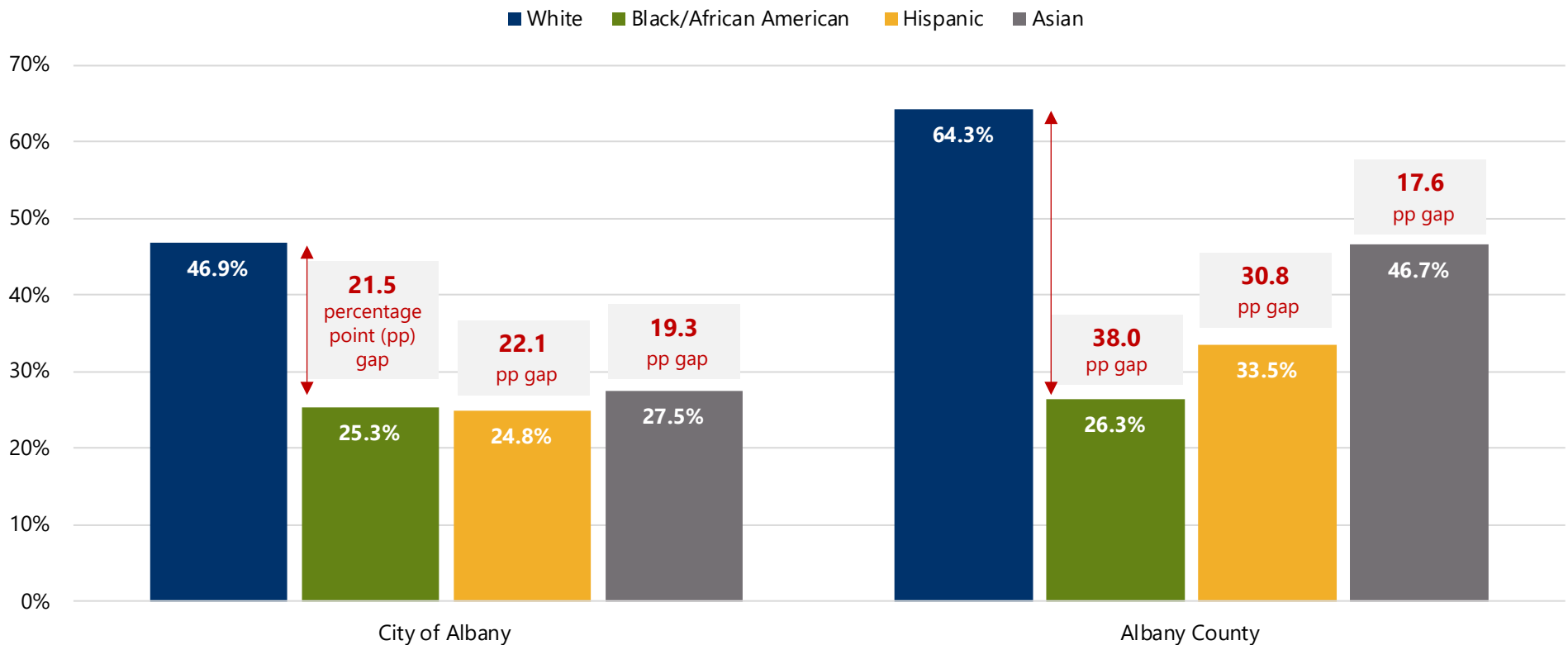


HOME OWNERSHIP BY RACE

Homeownership rates in Albany reflect racial inequities, particularly between White residents and Black and Hispanic residents.

Racial disparities in homeownership exist in both the City of Albany and Albany County, though generally more pronounced at the county level. The gaps between Black and White residents and between Hispanic and White residents are substantial in both areas, with White residents owning homes at nearly twice the rate of Black or Hispanic residents. In contrast, the gap between White and Asian residents is smaller overall but more pronounced within the city than in the county.

Homeownership Rate by Race/Ethnicity, City of Albany, 2023



Sources: US Census ACS 5-Year Data

Note: Each racial group includes all households, regardless of ethnicity.



7. HOUSING NEEDS ANALYSIS

HOUSING NEEDS FRAMEWORK

Several measurable factors in Albany's housing market define the city's total need for new residential development. This analysis considers three primary components of need.

Types of Housing Need

Net New Housing Need by 2030

These categories of need are distinct and non-overlapping.

Future Need | Development needed to address projected household growth

- Projected demand due to **new household growth**, such as in-migration and other household changes, accounting for tenure (renters vs. owners) and income

Replacement Need | Development needed to replace unusable or underutilized units

- Number of units **due for replacement** (demolitions or major rehabilitations)

Housing Mismatch

These categories help further target future housing supply.

Existing Mismatch | Indicates existing housing shortages by unit pricing or size

- **Cost-burdened households:** The number of households currently spending more than 30% of income on housing, indicating a shortage of affordable options
- **Renters with upgrader potential:** Number of renters paying less than 20% of income on housing, highlighting the need for a more balanced supply across all income levels and demand potential for high-quality market-rate housing
- **Commuter capture:** Number of workers who live outside the City but commute in, suggesting households are seeking housing elsewhere in the region due to affordability constraints or other preferences.
- **Overcrowded households:** Number of households with more than one person per room.

Data | Camoin Associates relies on Esri's demographic projections for household gains and losses through 2030. This includes new households due to in-migration and other household changes. Analysts used US Census American Community Survey (ACS) 5-Year Data and ACS Public Use Microdata Sample (PUMS) data to further portion future housing demand by income, tenure, age, and household size.



OVERVIEW OF NET NEW HOUSING NEED

Over the next five years, the City of Albany will need nearly 1,665 new residential units to replace housing removals and accommodate new household growth.

This demand is generally distributed more towards lower-income, small, renter households. Units currently under construction would meet only about 19% of the City's total housing need through 2030. If all units approved for construction are also built out as expected, about 81% of demand over the next five years would be met. This underscores the importance of ensuring that the 1,030 units in the development pipeline are successfully delivered.

~1,664

net new housing units demanded by 2030

Owners: 276 (17% of demand)
Renters: 1,388 (83% of demand)
Over 55: 578 (56% of demand)
1-2 Bedroom Units*: 932 (56% of demand)
New Households Earning <\$50K: 1,219 (74% of demand)

**1-2 Bedroom Unit count assumes 1-2 person households are likely to reside in this unit type.*

**Units Currently Under
Construction: ~310**

Net demand will be about 1,354 units.

**Units Currently in Pipeline,
Including Units Approved for
Construction: ~1,340**

**Net demand will be about 324 units, assuming all planned
development projects are built out as expected.**



FUTURE NEED: NEW HOUSEHOLD GROWTH

The City of Albany will need over 1,000 units to accommodate new household growth over the next five years.

Household growth leads to an increase in demand for housing units. Albany's households will likely exceed 44,550 by 2030, an increase of nearly 1,040. Over 85% of new households are likely to be renters, and of these renters, about 72% are likely to have annual incomes of \$50,000 or below. A household earning \$50,000 per year can afford up to \$1,250 in gross rent without spending more than 30% of its income on housing costs.

Household Growth by Tenure and Income, City of Albany, 2025-2030

Income Group	2025			2030			Change - 2025-2030		
	Renters	Owners	Total	Renters	Owners	Total	Renters	Owners	Total
<\$50,000	14,716	4,233	18,949	15,355	4,412	19,767	639	179	818
\$50,000-\$74,999	4,338	2,418	6,756	4,754	2,675	7,430	417	257	674
\$75,000-\$99,999	3,179	2,546	5,725	3,063	2,448	5,511	-116	-98	-214
\$100,000-\$149,999	3,085	3,423	6,508	3,139	3,522	6,662	55	99	154
\$150,000-\$199,999	880	2,275	3,155	761	1,972	2,733	-120	-302	-422
\$200,000+	700	1,724	2,424	709	1,742	2,450	8	18	26
Total	26,898	16,619	43,517	27,782	16,771	44,553	883	153	1,036

Source: Esri, US Census ACS PUMS 5-Year Data

Note: These household projections are based on historic trends; if would-be owners cannot afford a home in the City of Albany, they will be renters.

**Estimates of future housing need by Area Median Income are included in the report's Appendix.*



FUTURE NEED: HOUSEHOLD GROWTH BY AGE

Over half of net new housing demand in Albany could be met with age restricted units.

By 2030, the City of Albany will gain nearly 580 households led by individuals aged 55 or older. As existing residents age and the senior population grows, demand for senior-specific housing will increase. These residents often prefer accessible, low-maintenance housing options that allow them to age in place within their community. In addition to addressing the needs of future senior households, developing appropriate senior housing would help existing senior residents downsize from larger homes, thereby opening those units for other households.

Net New Housing Needed by Tenure and Age, 2025-2030

Income Group	Under 55			55+ (Age Restricted Housing)		
	Renters	Owners	Total	Renters	Owners	Total
<\$50,000	360	66	425	279	113	393
\$50,000-\$74,999	288	100	388	129	158	286
\$75,000-\$99,999	-89	-43	-132	-26	-56	-82
\$100,000-\$149,999	21	16	37	34	83	117
\$150,000-\$199,999	-102	-178	-280	-18	-124	-142
\$200,000+	7	13	20	1	5	6
Total	485	-27	458	398	180	578

Source: Esri, US Census ACS PUMS 5-Year Data

**Estimates of future housing need by Area Median Income are included in the report's Appendix.*



FUTURE NEED: HOUSEHOLD GROWTH BY SIZE

Household growth among both owners and renters will be driven largely by smaller, lower-income households.

One-person households, mostly earning under \$75,000, will drive about 73% of future demand. Much of this growth will come from young professionals in early career stages, college and graduate students, recent graduates, or seniors transitioning into retirement. Lower-income individuals are increasingly priced out of suburban areas, while higher-income households and families often seek larger homes with more space in surrounding suburbs, particularly ownership options, leaving a concentration of smaller, lower-income households in Albany. This pattern suggests heightened demand for affordable, modest-sized rental units, as well as housing options that support aging in place.

Net New Housing Needed by Household Size, Income, and Tenure, 2025-2030

Renters

Income Group	1-person	2-person	3-person	4+ person	Total
<\$50,000	373	154	55	57	639
\$50,000-\$74,999	196	112	54	55	417
\$75,000-\$99,999	-43	-32	-26	-15	-116
\$100,000-\$149,999	12	29	7	7	55
\$150,000-\$199,999	-12	-48	-20	-39	-120
\$200,000+	1	2	3	2	8
Total	527	217	73	67	883
Total (55+ Only)	230	98	36	34	398

Owners

Income Group	1-person	2-person	3-person	4+ person	Total
<\$50,000	114	47	6	13	179
\$50,000-\$74,999	137	53	32	36	257
\$75,000-\$99,999	-39	-38	-12	-9	-98
\$100,000-\$149,999	20	47	14	18	99
\$150,000-\$199,999	-6	-157	-58	-82	-302
\$200,000+	2	9	3	4	18
Total	228	-40	-15	-20	153
Total (55+ Only)	145	20	6	9	180

Source: Esri, US Census ACS PUMS 5-Year Data

*Estimates of future housing need by Area Median Income are included in the report's Appendix.



REPLACEMENT NEED: HOUSING REMOVALS

Over the next five years, about 12 homes will be removed for every 1,000 housing units in the City.

HUD estimates an annual removal rate of 0.25% for communities with a similar mix of owners and renters found in the City of Albany. Based on the City of Albany's current housing base, this implies a total of nearly 630 residential units needing replacement or major rehabilitation over the next five years. HUD data also shows a greater removal rate in homes of lower-income households. As a result, nearly two-thirds (64%) of removed units will come from those occupied by households earning \$50,000 or less per year.

Housing Units Due for Replacement, City of Albany, 2025-2030

Total Housing Units (2023)	50,709
Annual Removal Rate*	0.25%
5-Year Removal Rate	1.24%
5-Year Removals	628

Sources: HUD, US Census ACS 5-Year Data

Note: HUD removal rate is based on owner/renter mix by income

Housing Units Due for Replacement by Tenure and Income, City of Albany, 2025-2030

Income Level	Renter Removals	Owner Removals	Total
<\$50,000	343	58	401
\$50,000-\$74,999	67	22	89
\$75,000-\$99,999	37	12	48
\$100,000-\$149,999	38	15	53
\$150,000-\$199,999	10	9	18
\$200,000+	10	8	18
5-Year Total	505	123	628
Annual Average	101	25	126

Sources: HUD, US Census ACS 5-Year Data

Note: HUD removal rate is based on owner/renter mix by income



NET NEW NEED: REGIONAL BENCHMARK

Albany is projected to maintain its regional growth share through 2030.

Between 2020 and 2025, the City captured 12% of new households and 14% of new housing units in the Albany Metropolitan Area.* From 2025 to 2030, projections show Albany capturing roughly 13% of household growth and 14% of total housing need, though actual outcomes depend on local efforts to expand housing supply. These projections reflect past trends, but Albany's share could rise if the City adds more housing or strengthens its appeal to regional households – or fall if limited supply pushes households elsewhere.

Local Share of Regional Housing Need

	City of Albany	Albany-Schenectady-Troy, NY MSA	Local Share of Regional Units / Growth
Current Distribution of Households and Units			
Current Housing Units	49,963	431,724	12%
Change 2020-2025	1,932	14,234	14%
Current Households	43,517	387,673	11%
Change 2020-2025	1,359	11,634	12%
Net New Housing Units Needed by 2030			
Household Growth	1,036	7,835	13%
Due for Replacement	628	3,824	16%
Total Housing Need	1,664	11,659	14%

Source: Esri, US Census ACS PUMS 5-Year Data, HUD

*The Albany MSA includes Albany, Columbia, Greene, Rensselaer, Saratoga, Schenectady, Warren, and Washington counties.



REPLACEMENT NEED: SUBSTANDARD HOUSING

Albany contains about 580 substandard units lacking adequate plumbing or kitchen facilities.

The majority of the City's substandard housing units are renter-occupied. These units often need major rehabilitation to acquire adequate plumbing and/or kitchen facilities. This reinforces HUD data suggesting that about 630 housing units will need replacement or major rehabilitation over the next five years.

Substandard Housing, City of Albany, 2023

	Renter Occupied	Owner Occupied	All Occupied
Total Units	27,160	16,585	43,745
Plumbing Availability			
Units with complete plumbing facilities	26,948	16,558	43,506
Units lacking plumbing facilities	212	27	239
Share with insufficient plumbing	0.8%	0.2%	0.5%
Kitchen Availability			
Units with complete kitchen facilities	26,643	16,522	43,165
Units lacking complete kitchen facilities	517	63	580
Share with insufficient kitchen	1.9%	0.4%	1.3%
Minimum Substandard Units	517	63	580

Source: US Census ACS 5-Year Data

Note: There may be an overlap between units with inadequate plumbing and inadequate kitchen availability.

Definitions:

The US Census specifies that:

Incomplete Plumbing lacks one or more of the following:

- Hot and cold water
- A toilet
- A bath or shower

An Incomplete Kitchen lacks one or more of the following:

- A refrigerator
- A stove or range
- A sink or piped water



EXISTING MISMATCH: COST-BURDEN & UPGRADERS

Cost-burdened and under-spending renters highlight the need for a more balanced supply across income levels.

In Albany, 39% of households are housing cost-burdened, underscoring the gap between available housing and what residents can afford. As of 2023, more than 13,000 renter households and about 3,370 owner households could benefit from lower-cost housing options if they were available. Many renters face cost burdens due to a shortage of affordable units at their income level, limited access to quality or well-located housing, or competition from higher-income households occupying lower-cost units.

The majority of cost-burdened renters earn less than \$35,000 annually – equivalent to roughly 50% AMI for small households and 30% AMI for larger households. Addressing these needs will require expanding and preserving housing supply targeted to lower-income households. Although homeowners move less often when new affordable options appear, refinancing and targeted programs for first-time buyers or affordability preservation can reduce homeowner cost burdens.

At the same time, about 26% of renter households (7,120 total) are paying 20% or less of their income on rent, typically with incomes above \$50,000. These potential “rental upgraders” have the capacity to move into higher-quality units or pursue homeownership, and adding more high-quality rental units can attract higher-income households to the city, helping even out the income mix and reduce the concentration of lower-income households. Together, these dynamics illustrate a housing market mismatch, where both cost-burdened and underspending renters highlight the need for a more balanced supply across income levels.

Households with Housing Cost Burden by Income, City of Albany, 2023

	Renters	Owners	All Households
Less than \$35,000	9,607	1,641	11,248
\$35,000 to \$49,999	2,277	582	2,859
\$50,000 to \$74,999	903	621	1,524
\$75,000 or more	293	525	818
Total	13,080	3,369	16,449

Source: US Census ACS 5-Year Data

Renters Spending <20% of Income on Housing, City of Albany, 2023

Income Group	Renters
Less than \$35,000	183
\$35,000 to \$49,999	205
\$50,000 to \$74,999	1,146
\$75,000 or more	5,586
Total	7,120
Share of All Renters	26.2%

Source: US Census ACS 5-Year Data

*A table linking income levels to HUD AMI groups appears in the Appendix.

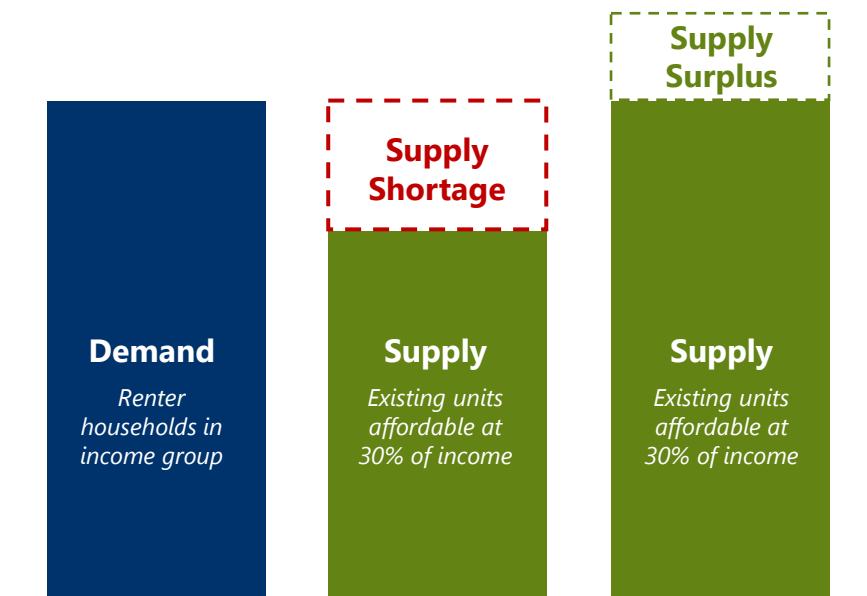


EXISTING MISMATCH: EFFECTIVE RENTAL SUPPLY GAP

An effective supply shortage reveals the true availability of housing for each income group after accounting for units occupied by over-qualified households who could afford more expensive housing.

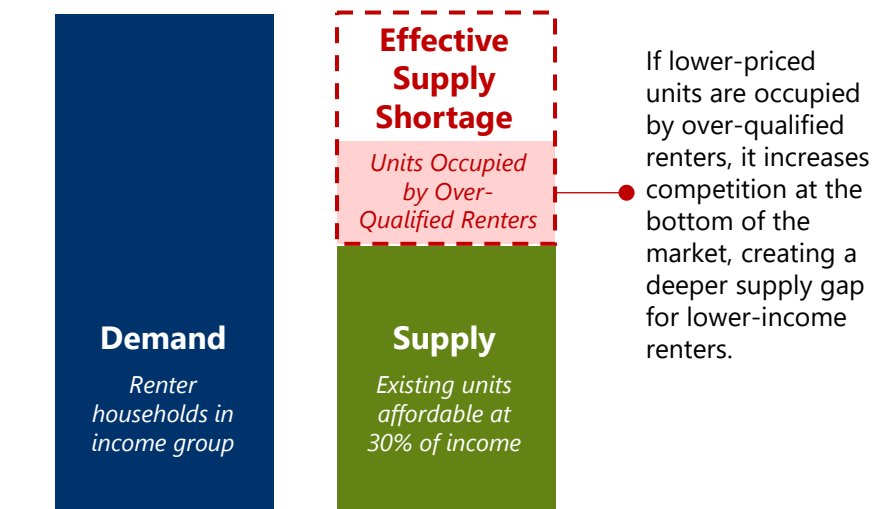
Actual Supply Shortage/Surplus

Compares supply to demand, showing any mismatch without considering whether units are typically actually available to the target income group.



Effective Supply Shortage/Surplus

Compares effective supply to demand, providing a more realistic assessment of housing availability that accounts for competition from higher-income households occupying affordable units.



Methodology Notes: Supply excludes indefinitely vacant units. Households spending less than 20% of their income on rent are considered "over-qualified." This assumption reflects that some households may reasonably choose to spend less on rent in order to save for homeownership or other priorities.



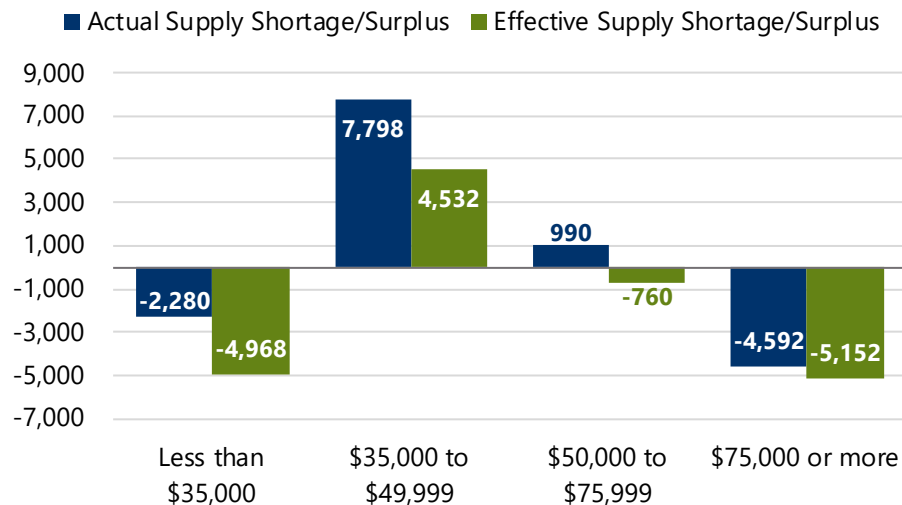
EXISTING MISMATCH: EFFECTIVE RENTAL SUPPLY GAP

Albany faces an effective shortage of about 6,350 rental units, with the greatest gaps among households earning less than \$35,000 and renters earning \$75,000 or more.

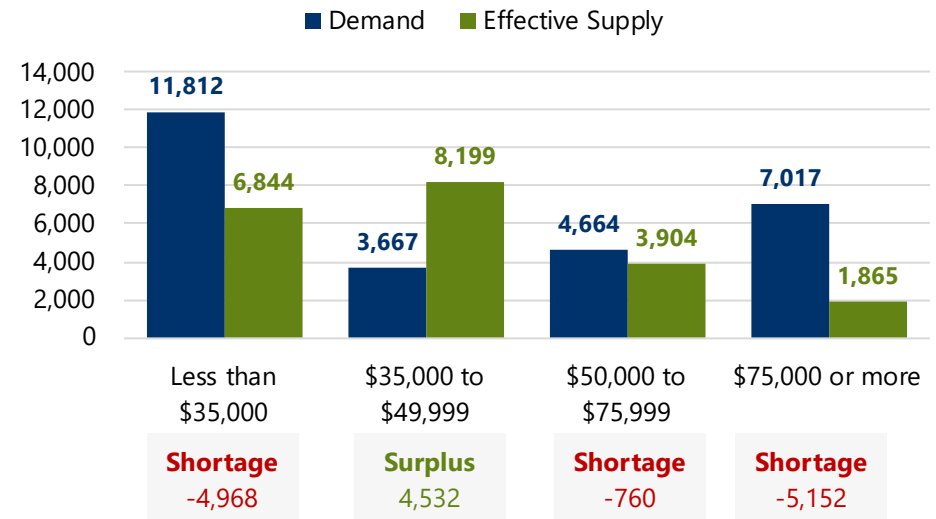
Nearly 30% of the city's lowest-cost units house overqualified renters, limiting the supply available to the city's most vulnerable households. Meanwhile, the \$35,000 to \$50,000 group appears better served, as most of the city's stock falls into this rent range. However, many households in this bracket still experience a significant cost burden as higher-income renters rent down.

In Albany, many "over-qualified" renters (those renting down) are under age 55, likely working-age adults choosing lower-cost units for financial or lifestyle reasons. These choices may reflect strategies like saving for homeownership or debt repayment, as well as the limited availability of mid-market rentals. The result is a market where lower-cost stock is disproportionately occupied by higher-income households, exacerbating housing challenges for those with the fewest options. Addressing this requires both preserving naturally affordable units and expanding income-restricted housing, while also adding new supply attractive to middle- and higher-income renters to ease competition at the bottom of the market.

Demand vs. Effective Supply, City of Albany, 2023



Demand vs. Effective Supply, City of Albany, 2023



Source: US Census ACS PUMS 5-Year Data

Note: Supply excludes indefinitely vacant units. Households spending less than 20% of their income on rent are considered "over-qualified." This assumption reflects that some households may reasonably choose to spend less on rent to save for homeownership or other priorities. A table showing detailed calculations is included in the Appendix.



EXISTING MISMATCH: COMMUTER CAPTURE

Currently, only about 13% of Albany's workers live in the City, down from a peak* of 19%. This trend suggests an opportunity for the City to capture more workers by addressing housing needs.

Assuming an average of 1.3 workers per household, Albany has lost an estimated 5,737 worker households to other parts of the region since 2003 when 19% of the City's workers also lived in Albany. Some workers may commute by choice, preferring other locations for lifestyle, schools, or safety, while others may have left the city because of limited affordable housing.

Commuter Capture Potential, City of Albany, 2022

Total Workers in City of Albany	122,222
Employed & Living Within City of Albany	16,133
Living Elsewhere	106,089
Share Living Within City of Albany	13.2%
Share Living Within City of Albany: Historic Peak	19.3%
Percentage Point Difference (Current - Peak)	6.1%
Worker Capture Potential	7,458

Associated Housing Units
(Assumes an Average Household Size of 1.3)

5,737

Source: US Census OnTheMap, US Current Population Survey

Worker Capture Potential by Tenure, City of Albany, 2022

Householders Ages 54 and Below	26,807
Share Renters	70.1%
Working Households Living Elsewhere	5,737
Potential Renter Households	4,019
Potential Owners Households	1,718

Source: US Census OnTheMap, Esri

Note: This approach assumes that the tenure mix of households effects the overall tenure profile of the city's working households.

*Peak since 2002



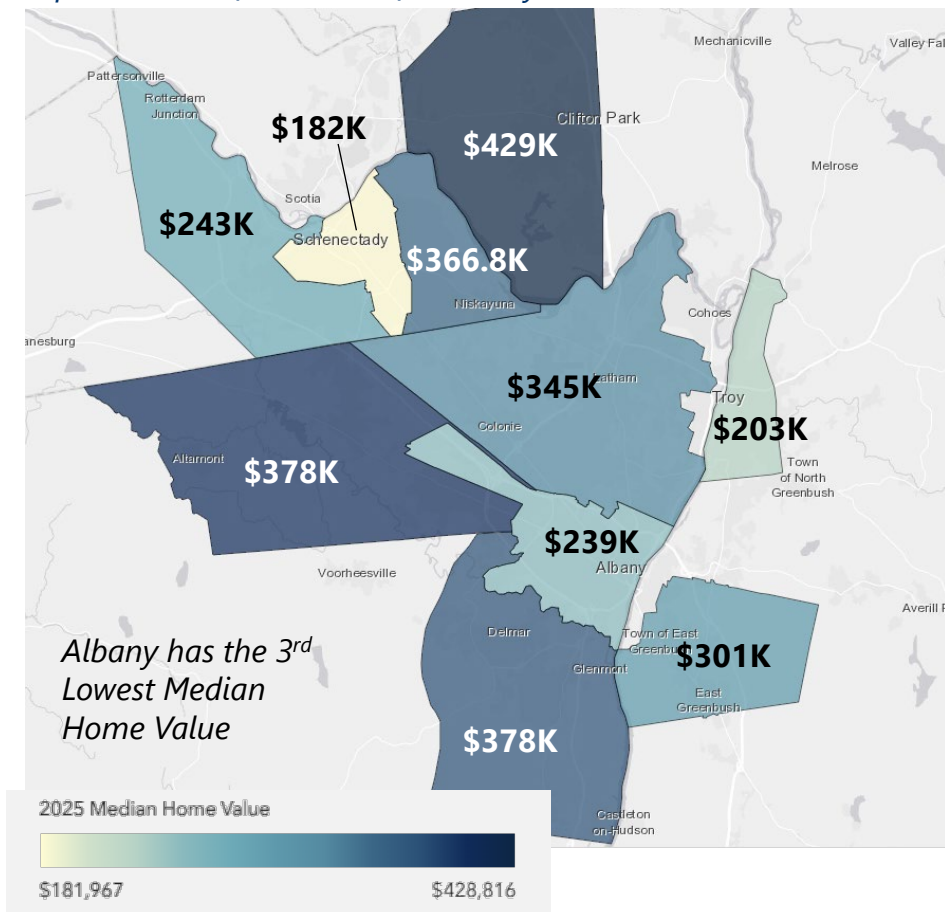
EXISTING MISMATCH: COMMUTER CAPTURE

Albany ranks third-lowest for both home values and rents among the top 10 jurisdictions where its workers live, yet the city loses these commuters as residents.

This affordability advantage suggests workers are choosing other jurisdictions based on preferences—such as school quality, safety, or housing characteristics—rather than cost constraints.

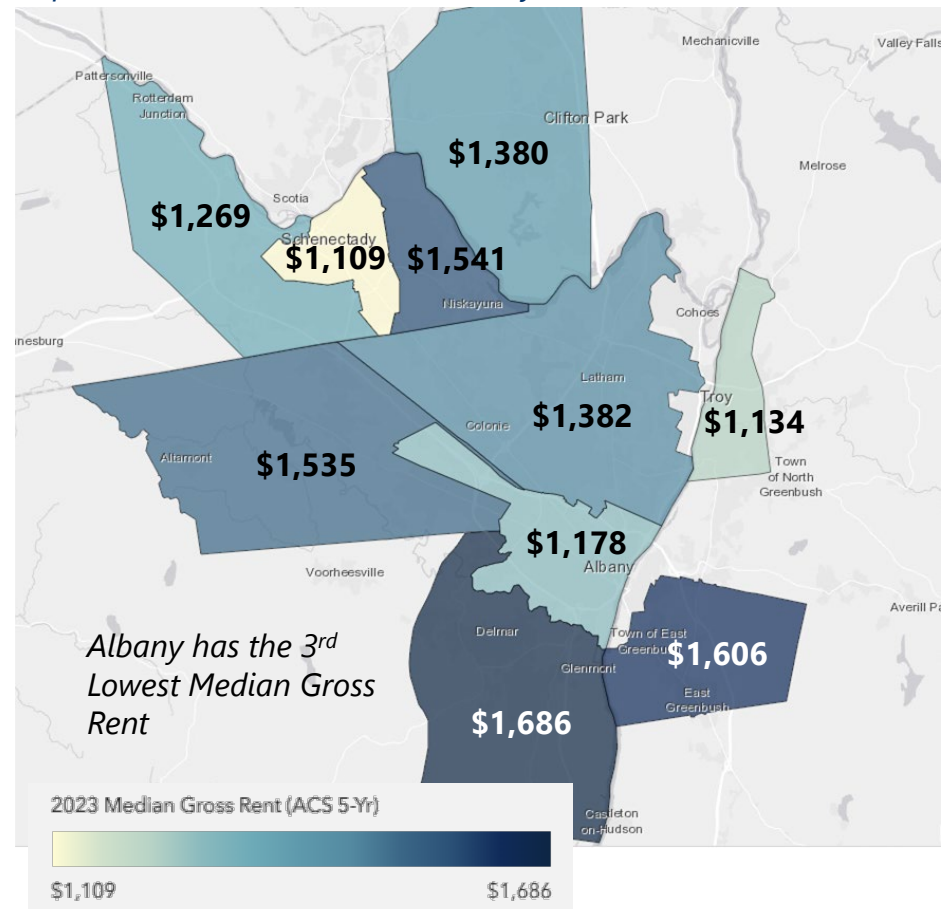
Median Home Values, 2025

Top 10 Places of Residence for Albany Workers



Median Gross Rent, 2023

Top 10 Places of Residence for Albany Workers



Source: Esri



EXISTING MISMATCH: OVERCROWDING

About 2% of Albany households live in overcrowded conditions (more than one person per room).

In some homes, the number of residents registers exceptionally high compared to the number of rooms in the unit. Consider a family of five living in a four-room apartment. In this instance, the ratio of occupants per room measures 1.25, well over the threshold for households characterized as overcrowded (1.01).

Of the 812 overcrowded households in the City of Albany, 40% are severely overcrowded, meaning there are 1.51 or more persons per room, with renters nearly two times more likely to be severely overcrowded. Overcrowding often stems from large families lacking adequate-sized or affordable housing.

Overcrowded Households, City of Albany, 2023

	Renter Occupied	Owner Occupied	All Occupied
Total Units	27,160	16,585	43,745
Overcrowded Households	310	176	486
Severely Overcrowded Households	211	115	326
Total Overcrowded Units	521	291	812
Share of Households	1.9%	1.8%	1.9%

Source: US Census ACS 5-Year Data

Definitions:

Overcrowded = 1.01 to 1.5 persons per room

Severely overcrowded = 1.51 or more persons per room



SUMMARY OF HOUSING NEED

Over the next five years, the City of Albany will need nearly 1,665 new residential units to replace housing removals and to accommodate new household growth.

The total net new housing need by 2030 includes the number of units required to support projected household growth and replace units lost due to demolition. These categories of need are distinct and non-overlapping.

By income, the demand for new units is heavily concentrated at the lower end of the spectrum. More than 70% of the required units will need to be affordable to households earning under \$50,000 annually. Addressing this imbalance requires intentional strategies to expand affordability for lower-income residents while creating a more balanced supply across all income levels. Approximately 1,030 approved units may enter the market in the near term, with nearly two-thirds designated as below-market. This represents a significant addition of affordable housing, which will ease pressure on the rental market and serve many net new households. At the same time, Albany will also need additional market-rate units to meet middle- and upper-income demand.

Summary of Future Housing Need

Source of Demand	Renter Units	Owner Units	Total
Household Growth	883	153	1,036
Due for Replacement	505	123	628
Total Net New Demand	1,388	276	1,664

Source: Esri, US Census ACS PUMS 5-Year Data, HUD

Summary of Existing Housing Mismatches

Source of Mismatch	Renter Units	Owner Units	Total
Cost Burden	13,080	1,641	14,721
Renters with Potential to Upgrade	7,120	-	7,120
Commuter Capture	4,019	1,718	5,737
Overcrowding	521	291	812

Source: Esri, US Census ACS 5-Year Data

Net New Housing Needed by 2030

Income Group	Household Growth	Household Removals	Total
<\$50,000	818	401	1,219
\$50,000-\$74,999	674	89	763
\$75,000-\$99,999	-214	48	-166
\$100,000-\$149,999	154	53	207
\$150,000-\$199,999	-422	18	-404
\$200,000+	26	18	44
Total	1,036	628	1,664

Source: Esri, US Census ACS PUMS 5-Year Data

73% of needed units are for households earning <\$50,000 per year

*Estimates of future housing need by Area Median Income are included in the report's Appendix.



ADDRESSING HOUSING SHORTAGES

To meet projected housing need by 2030, the City would require substantial additions to its housing supply.

The figures below illustrate the scale of action needed if the City addressed future housing need through a single strategy. While no single strategy can fully close the housing gap on its own, these scenarios demonstrate the scale of action required. A combination of pipeline growth, rehabilitation of existing units, and incremental additions such as ADUs will be essential to meeting the City’s long-term housing needs. Most future housing need will occur among renter households earning under \$50,000, many single-person or senior households on fixed incomes. Solving this challenge requires both protecting affordability for lower-income residents and building balanced supply across all income ranges.

Illustrative Paths to Meeting Net New Housing Need by 2030

If the City of Albany were to meet its net new housing need entirely through...

Vacant Units	→	40% of indefinitely vacant units would need to come back online
Short-Term Rental Restrictions	→	If all entire-home STR units re-entered the City’s long-term housing market, they would meet 8% of the housing need
Accessory Dwelling Units	→	12% of single-family homeowners would need to build an ADU
New Construction	→	The City would need a 24% expansion of its current pipeline (under construction and planned units).

Source: CoStar, US Census ACS, Esri, Air DNA
Note: Scenarios are illustrative only; actual solutions will require a mix of strategies



8. HOUSING POLICY LANDSCAPE

OVERVIEW

Multiple city agencies and partner organizations shape Albany's housing outcomes, each contributing in distinct ways to policy development, program delivery, and community investment. A review of recent housing trends and policies allows for grounded evaluation of the Albany's efforts to meet the needs of the city's residents. Some features of the city's housing environment include:

Housing market evolution over the past decade

- More than 5,200 units proposed since 2017 - most market-rate, with roughly one-quarter (26%) affordable production.
- Affordability challenges have deepened: rents rising, family-sized units in short supply, and vacancies concentrated in lower-income neighborhoods.
- Homelessness has increased, with over 1,000 individuals recorded in 2024.

Entities with some of the greatest influence in residential development and provision of housing:

- Albany Housing Authority (AHA)
- Albany Community Development Agency (ACDA)
- Albany County Land Bank
- City of Albany Industrial Development Agency (CAIDA)
- Numerous municipal, private, and public organizations

Policy Impacts: Past and Future

- 2017: Inclusionary Zoning introduced (5% affordable at 100% of the City of Albany median household income level).
- 2023: Requirements strengthened (7–13% at 60% of the Metro Area AMI level), but slowed overall production.
- ReZone Albany (2017) streamlined zoning; 2025 ADU ordinance allows basement apartments and backyard cottages.
- IDA and tax-credit programs continue to shape feasibility of both market and affordable projects.

City Strategies to Address Housing Needs

Production: Incentives through CAIDA, inclusionary zoning, ADUs, and land bank redevelopment.

Affordability & Stability: AHA's 2,200 public housing units, 2,500 vouchers, and ACDA programs (rehab, down payment, lead safety, senior support).



**Federal Funding:
HUD & LIHTC**

**Banks and other
Private Lenders**

**Capitalize Albany
Corp / IDA**

**Housing Finance
Agency**

**State of NY
Mortgage Agency**

**Albany County
Land Bank**

**Private
Developers**

**Habitat for
Humanity**

**Albany Community
Land Trust**

**Albany Housing
Authority**

**Commercial
Owners**

**Albany Housing
Coalition**

**Albany County
Legislature**

**Albany Common
Council**

FUNDING

Provides the financial tools and incentives that make projects possible.

DEVELOPMENT

Creating housing stock through land assembly, construction, and redevelopment.

MANAGEMENT

Operates and maintains housing units, ensuring access to affordable and supportive housing options

POLICY

Sets the rules and frameworks that guide housing development and protections, shaping how the ecosystem functions

ADVOCACY

Elevates community voices to push for policy changes and more equitable housing solutions.

STABILITY

Delivers programs and services that help residents stay in their homes.

**Affordable
Housing
Partnership**

**United Tenants of
Albany**

**Neighborhood
Associations**

**Housing
for All**

**State Affordable
Housing Corp**

**Department of
Neighborhood &
Community
Development**

**Albany Community
Development
Agency**

**Affordable Housing
Partnership**

Agency Type
Private
Nonprofit
Government

Albany's Housing Ecosystem

LOCAL HOUSING ORGANIZATIONS AND RESOURCES

- **Albany Department of Neighborhood and Community Services** – Housing related services include connecting residents to home improvement funding, home ownership grants, lead-based paint control grants, lead pipe replacement funding, and rehab grants. Supports renters' rights. <https://albanyny.gov/2152/Neighborhood-and-Community-Services>
- **Albany Community Land Trust (ACLT)** - Acquires, renovates, and retains homes for affordable rentals or resells homes to eligible buyers (49 households since inception). Manages: 38 buildings with 59 units. Partnered with AHP (below). <https://www.albanyclt.org/>
- **Affordable Housing Partnership (AHP)** - Connects over 1,000 households a year to financial resources such as down payment assistance (\$460,000 over past year), a home repair program (\$1.8 million over past year), pre-purchase education, good loan products and energy efficiency programs. Provides comprehensive services for successful and affordable homeownership and rental housing. Partnered with ACLT (above). <https://www.ahphome.org/>
- **Albany County Land Bank** – Acquires tax-foreclosed/vacant/abandoned properties - work with public and private sector partners to return properties to productive use - identify and sell to vetted new homeowners. <https://www.albanycountylandbank.org/>
- **Albany Housing Coalition** – Provides transitional housing, permanent housing, Section 8 housing vouchers, and ongoing assistance for Veterans living independently in the community. <https://www.ahcvets.org/>
- **Capital District Habitat for Humanity, Inc.** - Building and improving homes in partnership with individuals and families in need of a decent and affordable place to live in Albany and surrounding communities. <https://www.habitatcd.org/>
- **Community Loan Fund of the Capital Region** - Provides access to financing to organizations in partnership with community-minded stakeholders to deliver essential services, including residential capital <https://mycommunityloanfund.org/>
- **Interfaith Partnership for the Homeless (IPH)** – Providing emergency shelters, permanent housing, and support services to people experiencing homelessness. <https://www.iphny.org/>
- **Affordable Housing Provided by Not-For-Profit Organizations** – While AHA may be the largest provider of subsidized housing in Albany, it is not the only one. Other subsidized locations include:
 - Historic Pastures Mansion – 90 units built 1920
 - Robinson Square - 54 units built 1856/renovated 2025
 - South Mall Towers - 348 units built 1978
 - Ohav Sholom - 210 units built 1974



STATE AND FEDERAL HOUSING RESOURCES

- **Downtown Revitalization Initiative (DRI)** – Funding awarded to communities to advance transformative projects from their Strategic Investment Plan. Clinton Square area of Albany selected as winner of \$10 million DRI in the Capital Region. <https://www.ny.gov/programs/downtown-revitalization-initiative>
- **Affordable Housing Corporation (AHC) Grants** - Provides grants to governmental, not-for-profit, and charitable organizations for homeownership programs. Supports construction, acquisition, and rehabilitation of homes for low- to moderate-income families. <https://hcr.ny.gov/affordable-housing-corporation-0>
- **SONYMA (State of New York Mortgage Agency)** - Supports programs and provides low-interest mortgage loans to help qualified buyers purchase their first home. <https://hcr.ny.gov/sonyma>
- **Housing Finance Agency (HFA)** - Part of the NY State Homes and Community Renewal program issues bonds to finance low- and moderate-income multifamily rental housing. <https://hcr.ny.gov/housing-finance-agency>
- **Restore NY Communities Initiative** - Provides grants to municipalities to support projects that revitalize commercial and residential properties. The aim is to enhance communities through property renewal (does not include direct housing assistance to residents). <https://esd.ny.gov/restore-new-york>
- **Historic Tax Credits (Federal + NYS)** - The Federal Historic Preservation Tax Incentives Program provides a 20% income tax credit for rehabilitation of historic structures. New York State supplements this with credits of 20–30% of qualified expenses (which can be combined with the federal credit). Together, these programs reduce the cost of preserving historic buildings while supporting reinvestment in qualifying neighborhoods and districts. <https://parks.ny.gov/shpo/tax-credit-programs/income-producing.aspx>
- **Low-Income Housing Tax Credit (LIHTC)** - Federal program that provides tax credits to developers who build or rehabilitate affordable rental housing, which are then sold to investors for equity to lower construction costs. Established in 1986, the program requires participating properties to keep units affordable for at least 30 years. <https://www.huduser.gov/portal/datasets/lihtc.html>



POLICY COMMENTARY AND CONCERNS

Interviewees shared a variety of general opinions, expressing impressions of how successful policies have been, what is standing in the way of more development, and thoughts on what activities or policies might support greater development in the city. Some of these include:

Good Cause Eviction Law: Generally praised for stabilizing rents and preventing sudden evictions, especially for seniors. Some developers say it led to preemptive rent hikes and made some landlords exit the market.

Regional Coordination: Albany shoulders most of the region's affordable housing burden, while neighboring municipalities resist such development. There are calls for more county and regional investment and policy alignment.

Housing for Seniors and Accessibility: There is a lack of accessible and middle-income senior housing; ADA compliance does not always mean true accessibility. More investment is needed in accessible units and senior-friendly housing.

Homeownership & Racial Equity: Albany has a high racial gap in homeownership, prompting calls for targeted down payment assistance, foreclosure prevention, and land trust models to close the gap.

Short-Term Rentals: Unregulated growth of Airbnbs and other short-term rentals is taking units off the market for residents. There are calls for a registry and local limits to protect long-term housing supply.

Inclusionary Zoning: Seen as necessary for income integration, but criticized for slow implementation, unclear requirements, and politicization. Some developers avoid Albany due to perceived burdens, while advocates say it's not producing enough affordable units.

Code Enforcement: Tenants and advocates say code enforcement is slow and sometimes intimidates tenants rather than landlords. Developers want clearer, more consistent enforcement, and there are suggestions for receivership programs and better coordination with county DSS.

Land Bank & Foreclosure: The land bank struggles with inventory and slow foreclosure processes, leading to more vacant and deteriorating homes. There are calls for more accountability for buyers and better follow-through on property rehab.

Rehab & Small Landlord Support: Existing programs for rehab and small landlords are underfunded and have long backlogs. Advocates and developers want more city investment in these areas to preserve affordable housing.

Affordable Housing Funding: Federal and state dollars are shrinking, and the city's budget deficits limit its ability to reinvest in housing. There are calls for creative use of housing court judgments and vacant building fees to fund local housing initiatives.

LIHTC (Low-Income Housing Tax Credit): Supports some projects, but not enough to meet demand; units often have long waitlists and don't serve the lowest-income residents.

Section 8: Fewer landlords participate, making it hard for voucher holders to find housing. long waitlists and limited options.

Federal/State Rehab Funding: Have not kept pace with rising costs, limiting impact.



HOUSING DEVELOPMENT LANDSCAPE

The development landscape reflects the interaction between policy frameworks, market dynamics, and the practical realities faced by housing organizations and developers. Trends, projections, and obstacles identified here illustrate how existing policies influence project feasibility and where adjustments may help unlock new housing opportunities.

Development Trends and Perceptions

- **Ordinance allowing Accessory Dwelling Units (ADUs) passed in September** as part of an effort to increase housing options and density.
- **Mostly market-rate apartments** (85% of completed projects as tracked by Planning Department) and smaller units (studios, one-bedrooms), especially downtown.
- **Permit issuance remained reasonably strong through 2024** but a sharp decline in planning department applications signals a pipeline that is drying out.
- **Some affordable housing projects** (e.g., LIHTC, land trust, Habitat for Humanity) have been built, but these are limited and often require heavy subsidy.
- **Family-sized units (3+ bedrooms)** are in short supply; most new development is not targeting families.
- **Renovations and rehabs** of older buildings have occurred, especially in neighborhoods like Arbor Hill and South End, but many buildings remain vacant due to cost and legal barriers.

Obstacles to New Development

- **Zoning restrictions:** Single-family zoning and perception of complex rules limiting density and flexibility.
- **High construction costs:** Materials and labor have become much more expensive since the pandemic.
- **NIMBYism:** Neighborhood opposition to new, denser, or affordable housing projects.
- **Slow planning/approval processes:** Lengthy timelines for planning board and zoning appeals can jeopardize financing and delay projects.
- **Fragmented administration:** Multiple HUD zones and a lack of coordination between the city and the county slow affordable housing development.
- **Vacant/blighted properties:** Probate, foreclosure delays, and lack of funding for rehab keep many units offline.

Areas for greater focus

- **Vacant and deteriorating homes:** Most concentrated in Albany's lower-income neighborhoods, especially the South End, Arbor Hill, and West Hill. These areas have the highest rates of blight, vacancy, and long-term disinvestment.



THE DEVELOPER PERSPECTIVE

Conversations with developers highlighted both the strong demand for housing in Albany and the obstacles that shape whether projects move forward locally or in nearby markets. Their perspectives reflect practical experience navigating financing, infrastructure, regulatory processes, and policy requirements, offering insight into how market forces and policy decisions combine to influence the pace and character of residential development.

Market Considerations

- Strong demand for housing in the City of Albany reflected in high occupancy rates – potential for development of thousands of new units
- More recent higher-interest-rate environment requires greater returns from investors

Challenges

- Older infrastructure and upgrading utilities carry significant costs and logistical hurdles
- Planning & Building departments reasonable & well run, but development process and regulatory system seem needlessly lengthy and adversarial

Policies

- PILOTs (tax abatements) and historic tax credits are essential

Environment

- Concern over a loss of vibrancy – believe that key for city-wide revitalization requires a “downtown first” strategy
- Building in Troy, Schenectady, Saratoga, and other nearby municipalities due to more favorable policies & smoother processes

Desire

- Revisiting the Inclusionary Housing Ordinance
- Call for more collaborative and transparent policy-making and accommodating process
- Would like more incentives/support for green building, middle-income housing, and infrastructure improvements



ALBANY WITHIN THE REGIONAL CONTEXT

While developers highlighted specific opportunities and challenges within Albany, their perspectives are also shaped by how the city compares with its neighbors. Housing policies, approval processes, and zoning practices across the Capital Region influence where projects are pursued, often making nearby municipalities more attractive for development. Understanding Albany's role within this broader regional context is critical for evaluating its housing dynamics and identifying opportunities for better coordination.

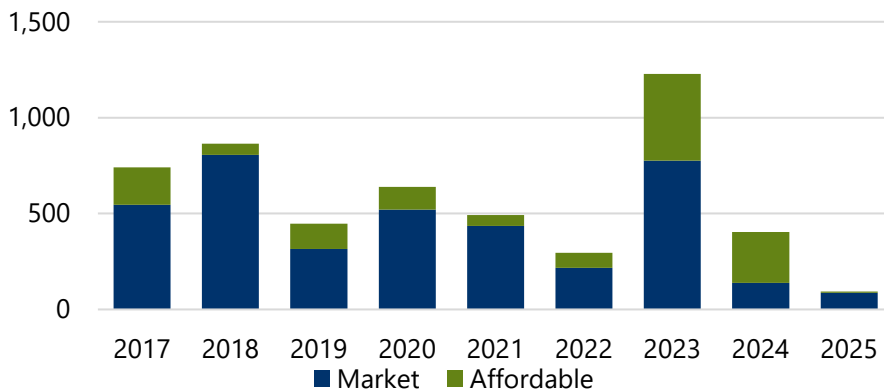
- Albany shoulders a **disproportionate share of the region's affordable and supportive housing**, while surrounding towns often resist such projects and concentrate poverty within city limits.
- **Neighboring municipalities tend to favor single-family zoning** and limit multi-family or subsidized housing, making it harder for low- and moderate-income families to find options outside Albany. This leads to **concentration of poverty and segregation within Albany**, while jobs and economic growth are spread across the region.
- Developers say **Troy and Schenectady are easier to work with** — faster approvals, more flexible zoning, and less political friction — while Albany's process is slower and more contentious.
- Albany's **housing policies are considered more aggressive** than neighboring municipalities, especially with inclusionary zoning that requires affordable units in larger developments; most suburbs have stricter zoning and rarely require affordability.
- These considerations motivate **developers to build in nearby cities or towns** where requirements are clearer and less burdensome, leaving Albany with more of the region's housing challenges.
- **Regional coordination is considered weak**, so although Albany's policies may aim for income integration and housing equity, county and suburban governments rarely align or invest at the same level.

NEW DEVELOPMENT ACTIVITY

Applications for 113 development projects with more than 5,200 residential units have been filed for review with the Albany Planning Board since 2017. Roughly three-quarters (72%) have been market rate, and just over one-quarter (28%) below-market proposals.

- The proportion of below-market units in applications has varied dramatically, from 7% (2018) to over 60% in 2024. This is similarly the case for permitted properties.
- Though at a notably lower level, the flow of newly permitted below-market rate units has shown a relatively steady flow (averaging 83 units per year) over the past nine years. Conversely, variations in the permitting of market-rate units have proven highly volatile, ranging from zero to over 1,100 units.

Market Rate and Affordable Rental Applications - Units 2017 to 2025



Source: City of Albany Planning

Rental Development Applications and Permits by Affordability in Albany - 2017 to 2025

Year Applied	Total Projects	Total Units	Market Rate Units	Below Market Units	Percent Below Market
Development Applications Filed					
2017	10	740	546	194	26.2%
2018	17	864	808	58	6.7%
2019	13	448	315	133	29.7%
2020	8	639	419	220	34.4%
2021	10	493	436	57	11.6%
2022	5	296	218	78	26.4%
2023	21	1,232	774	453	36.8%
2024	26	404	139	265	65.6%
2025	3	94	87	7	7.4%
Total	113	5,210	3,742	1,465	28.1%
Permits Issued					
2017	1	72	0	72	100.0%
2018	4	239	161	78	32.6%
2019	20	1,205	1,135	70	5.8%
2020	10	116	61	55	47.4%
2021	12	588	495	95	16.2%
2022	7	673	611	62	9.2%
2023	6	146	102	43	29.5%
2024	6	456	181	275	60.3%
2025	2	24	24	0	0.0%
Total	68	3,519	2,770	750	21.3%

Source: City of Albany, Department of Planning and Development

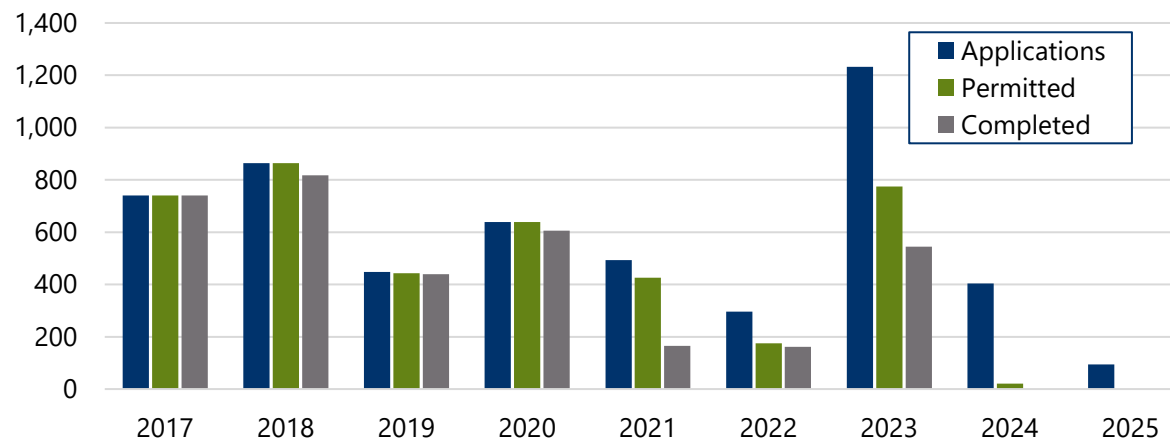


THE DEVELOPMENT PROCESS

Multifamily development moved with near certainty from application to permit to construction through 2020. Subsequent progress has become less certain.

- A steady flow of development activity provided the Albany housing market with an average of 650 multifamily units annually for those applications filed from 2017 through 2020.
- The number of applications waned through 2021 and 2022, and those projects have witnessed notably reduced advancement to becoming permitted and moving on to construction.
- A surge in activity came in 2023, finding support across the board with strong showings for 100% market rate units (520 units), dedicated affordable developments (443 units), And mixed income properties (269 units). Thus far less than two-thirds (63%) of these have received permitting, and well under half (44%) have moved on to construction and completion.
- Activity in 2023 appears to have been an anomaly as the applications dropped back substantially the following year, and thus far, activity remains restrained in 2025.
- Note that on average projects move from application to permitting in 9.4 months. The sharp reduction in permitted projects seen since 2023 may be a result of a slowing of progress as the average time lag did see a sharp jump in 2024. It could also be a function of developers not choosing to move ahead with their projects or possibly due to other delays.

Project Progression through the Development Process - Multifamily Rental Units in Albany by Year of Application



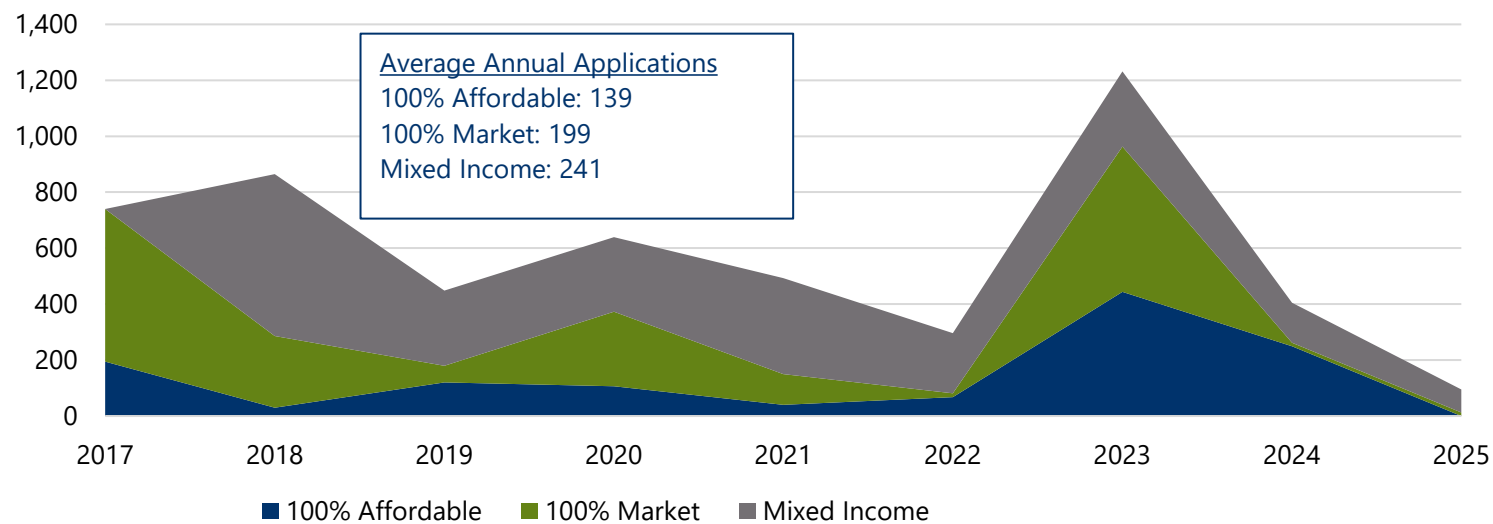
Source: City of Albany Planning Department

DEVELOPMENT BY TYPE

Units in mixed-income properties have accounted for the greatest share of new units in the development pipeline since 2018, but only a fraction (18%) of applications submitted since 2023 have been permitted.

- Mixed-income properties refer to those developments Inclusive of both market-rate and affordable units. Introduction of inclusive zoning ushered in this type of project in 2017. Mixed-income projects provided the greatest number of units found in development applications submitted to the city through 2022. Mixed-income applications have waned considerably, however, since passage of the reformed 2023 zoning ordinance.
- Despite the recent reduction in the applications, mixed-income projects have provided the greatest number of residential units, averaging 241 units over the past nine-year timeframe.
- Also making significant contributions are those more modestly sized market-rate projects. Which do not rise to the level of triggering inclusionary zoning considerations. These 100% market rate properties provided nearly 200 units per year in development applications Since 2017.
- Providing a more modest number of units found in development applications submitted to the city, 100% affordable projects yielded an average 139 units per year over the past nine years. These properties typically find financing Through public sources such as HUD, or commonly by way of the Low Income Housing Tax Credit (LIHTC).

Multifamily Rental Development Applications by Type in Albany



Source: City of Albany Planning Department

PROJECT APPROVALS AND PERMITTING

Since 2017, 105 rental developments have progressed from application to approval. Of these, just under two-thirds (64%) went on to receive their permits. Over that same timeframe, four-fifths (83%) of the 24 for-sale developments have moved to permitting.

- The median number of months to move from application to approval is slightly quicker for sale developments than it is for rental projects. The time for rentals, however, also shows a wide range of variability.
- Moving from approval to permitting, however, requires a notably longer period of time for rental developments (5.5 months) as compared to for-sale projects (0.8 months) — nearly a five-month spread.
- Notably, no for-sale developments have applied for approval since 2023.
- Efforts towards streamlining the approval and permitting process should focus primarily on rental housing, where delays are greatest and affordability needs are often most pressing.

Months to Advance Through Application and Permitting Process by Year of Application

	Application to Approval*	Approval to Permit*
Rental Developments		
2017	4.9	17.9
2018	2.4	7.8
2019	8.9	2.4
2020	6.9	6.5
2021	3.9	2.9
2022	1.8	2.5
2023	6.1	3.1
2024	11.4	4.4
2025	2.8	0.6
All Years	3.9	5.5
Count	105	67
For-Sale Developments		
2017	3.1	0.9
2018	1.5	1.1
2019	2.1	0.0
2020	3.2	0.3
2021	2.4	12.0
2022	3.8	4.3
2023	6.5	0.7
2024	-	-
2025	-	-
All Years	3.2	0.8
Count	24	20

*Note: Median number of months

Source: City of Albany

INVENTORY OF SUBSIDIZED PROPERTIES

A total of 64 properties with 5,115 units make up the subsidized housing stock within the City of Albany.

Over half (52%) of these units are owned and managed by the Albany Housing Authority (AHA).

Well over half (58%) of the units, and nearly half of the properties constructed since 2005, benefited from funding support provided by the Low-Income Housing Tax Credit (LIHTC).

A sizable proportion (15%) also found support from HUD's HOME Investment Partnerships Program (HOME).

Subsidized Properties by Supporting Program Constructed Since 2005

Supporting Program	Properties	Units	Percent
HOME	4	807	15.3%
HUD Insured Mortgage	0	440	7.4%
LIHTC	14	3,081	58.0%
Public Housing	8	2,019	38.5%
Section 202 - rental assistance for the elderly	0	263	5.1%
Section 236 - reduced financing costs - discontinued	1	308	6.0%
Section 8 - housing choice voucher program	1	1,139	21.1%
Section 811 - development finance of properties for tenants with disabilities	0	19	0.4%
Total	18	1,646	

Note: Columns will not sum to total as many properties take advantage of multiple programs

Source: AHA, Freddie Mac, HUD

Subsidized Housing in Albany

Owned/Managed By	Properties	Under Management		Low-Income	
		Units	Percent	Units	Percent
AHA	21	2,470	46.3%	2,421	47.3%
Albany Community Land Trust	7	11	0.2%	11	0.2%
Other Entity	36	2,859	53.5%	2,683	52.5%
Total	64	5,340	100.0%	5,115	100.0%

Source: AHA, Freddie Mac, HUD

RECENT AFFORDABLE DEVELOPMENT ACTIVITY

Over the past 20 years, 18 new subsidized developments have been delivered in Albany, providing over 1,600 new affordable units.

- LIHTC was leveraged in 14 (78%) of these affordable developments.
- Just under half (44%) also have found development and/or operational support through Public Housing channels – largely federal.
- A handful (4) projects also secured federal block grant funding through HUD's HOME Investment Partnerships Program (HOME).
- Three of the more recent developments also received support from the City of Albany Industrial Development Agency (CAIDA)

Affordable Residential Financing and Development in Albany - 2005 to 2025

Construction Year	Property Name	Address	Total Units	Low-Income Units	LIHTC	Public Housing	HOME	Section 8	Section 236	CAIDA
2006	Arbor Hill Redevelopment	155 Clinton Ave	54	54	•	•				
2006	Mansion Initiative	127 Grand St	39	39	•					
2006	Pieter Schuyler Court - Rental	510 Lark Dr	9	9		•				
2006	Pieter Schuyler Court - For-Sale	511 Lark Dr	7	7		•				
2007	Central Towers Apartments	400 Central Ave	308	308	•				•	
2007	Creighton Storey Homes	158 3rd Ave	128	128	•					
2008	Broad Street & Clinton Street	104 Morton Ave	52	52			•	•		
2008	Knox Street Apartments	148 Knox St	47	47	•					
2008	Arbor Hill Redevelopment (Phase IIIB)	42 N Swan St	23	23	•	•				
2008	Swan Street Mixed-Use	50 N Swan St	23	23	•	•				
2009	South End Revitalization (Phase I)	21 3rd Ave	52	52	•					
2011	South End Revitalization (Phase II)	35 Catherine St	43	43	•	•	•			
2013	South End Revitalization (Phase III)	365 S Pearl St	56	56		•				
2015	LV Apartments LP	315 Northern Blvd	103	80	•		•			•
2016	Sheridan Hollow Village I	221 Sheridan Ave	57	47	•					•
2018	Ida Yarbrough Homes	252 N Pearl St	384	384	•	•	•			
2020	Clinton Avenue Historic	321 Clinton Ave	210	187	•					•
2023	Station 25	10 Morris St	51	51	•					
Count			1,646	1,590	14	8	4	1	1	3

Note: Section 236 provided low interest lending - no longer available

Source: Freddie Mac, AHA

HOMELESSNESS AND SUPPORTIVE HOUSING

The population of unhoused residents presents unique challenges.

Estimates for 2024 register over 1,000 individuals (ACDA 2024 estimate) who experienced homelessness for that year. Currently, services are concentrated in certain lower-income areas (South End, Arbor Hill, and West Hill) with gaps in shelter and supportive housing availability, especially for families, seniors, and people with disabilities.

- **Not enough shelter beds** or supportive housing units are available with long waitlists and limited options.
- Especially **lacking in family-sized and accessible units**.
- **Adding capacity is challenging** due to barriers to entry such as complicated application processes, limited outreach, and insufficient funding.
- Rising rents and evictions have **increased homelessness**, especially among seniors and families.
- There have been signs of successes, such as the **effective rapid rehousing and eviction prevention** programs (i.e., ARPA funds and Good Cause Eviction law).
- **Strong advocacy** and collaboration among nonprofits and city agencies is found, but resources remain stretched.



ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

ADMINISTERED PROGRAMS

Albany Community Development Agency (ACDA) — Revitalizing neighborhoods and improving quality of life by **expanding home ownership, rehabilitating housing, combating blight, and administering federal and local funds** for community needs.

Programs focus **on housing repair, lead safety, accessibility, down payment assistance, and grants** to nonprofits and partners that strengthen neighborhoods, reduce homelessness, and support long-term community development.

The ACDA has seen consistent cuts in funding since 2020. Combined with stringent HUD regulations, programs are challenging to implement.

Home Improvement / Rehabilitation

- Rehabilitation Assistance Program (RAP) — emergency repairs to owner-occupied housing units to remove hazardous conditions.
- Senior Rehabilitation Program (SRP) — repairs for residents aged 62+ to improve safety, health, welfare of their homes.
- Lead-Safe / Lead Hazard Control — programs to identify and remediate lead paint hazards in homes and rental units at no cost for eligible households.
- Accessibility Improvements / Disability Modifications — making homes accessible for people with disabilities.

Home Ownership & Acquisition Assistance

- Down Payment Assistance — helping eligible residents with resources to purchase homes.
- Home Acquisition Program (HAP) — deferred loans to acquire and repair owner-occupied single-family homes.

Rental Unit Improvement / Landlord Assistance

- Assistance for landlords to rehab or maintain rental housing, so that housing stock remains safe and decent.

Strategic Planning & Partnerships

- Development of the Five-Year Consolidated Plan to guide funding, priorities, and assessment of needs in housing, homelessness, infrastructure, and other services.
- Public-private partnerships and collaborating with nonprofits and private institutions to leverage additional resources.

ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

REVENUE SOURCES

The Albany Community Development Agency (ACDA) serves as the city's primary vehicle to manage federal funding related to housing development and revitalization efforts.

Funding comes from several sources, the most notable being Community Development Block Grants (CDBG) provided by HUD.

Anticipated HUD Funding - 2025

Program	Annual Allocation	Program Income	Total Available 2025	Uses of Funds
Community Development Block Grant Program (CDBG)	\$3,043,143	\$90,000	\$3,133,143	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services
HUD HOME Investment Partnerships Program (HOME)	\$857,575	\$1,500	\$859,075	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA
Housing Opportunities for Persons With AIDS (HOPWA)	\$808,694	\$0	\$808,694	Permanent housing in facilities; Permanent housing placement; Short term or transitional housing facilities; STRMU; Supportive services; TBRA
Emergency Solutions Grants Program (EGS)	\$270,719	\$0	\$270,719	Street outreach, emergency shelters, homelessness prevention, rapid re-housing, and data collection. Services may also include case management, childcare, legal aid, job training, mental health services, and rental assistance.
Total	\$4,980,131	\$91,500	\$5,071,631	

Note: Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility Assistance (STRMU)

Source: City of Albany 2025-2029 Consolidated Plan

Potential Reductions in Federal Funding

With the goal of increasing housing supply, affordability, and access, the **ROAD to Housing Act of 2025** is under consideration by the US Congress. Its provisions are intended to address housing supply through zoning reform and grant incentives, improve access to homeownership, and support the preservation of existing affordable and rural housing. A portion of the bill, however, introduces a formula-based reallocation of CDBG funds, and preliminary calculations show that Albany could see its share of federal funding cut by roughly \$300,000 if the legislation becomes law.



ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Community Development Block Grants — Funded by the U.S. Department of Housing and Urban Development (HUD)

- Improve housing, infrastructure, public services, and economic opportunities
- Servicing primarily low- and moderate-income persons.
- Funding primarily focused on housing rehabilitation but may also include own payment assistance for homebuyers, and emergency home repairs for low- and moderate-income households

Community Development Block Grant Spending on Housing Rehabilitation in Albany

	Funding	Units in Process	Units Completed
2019	\$1,389,460	49	20
2020	\$1,853,640	41	17
2021	\$2,858,737	52	50
2022	\$2,297,142	41	40
2023	\$3,557,011	87	26
2024	\$2,000,338	53	1
Total	\$13,956,329		154
Six Year Avg.	\$2,326,055	54	26

Source: City of Albany, HUD

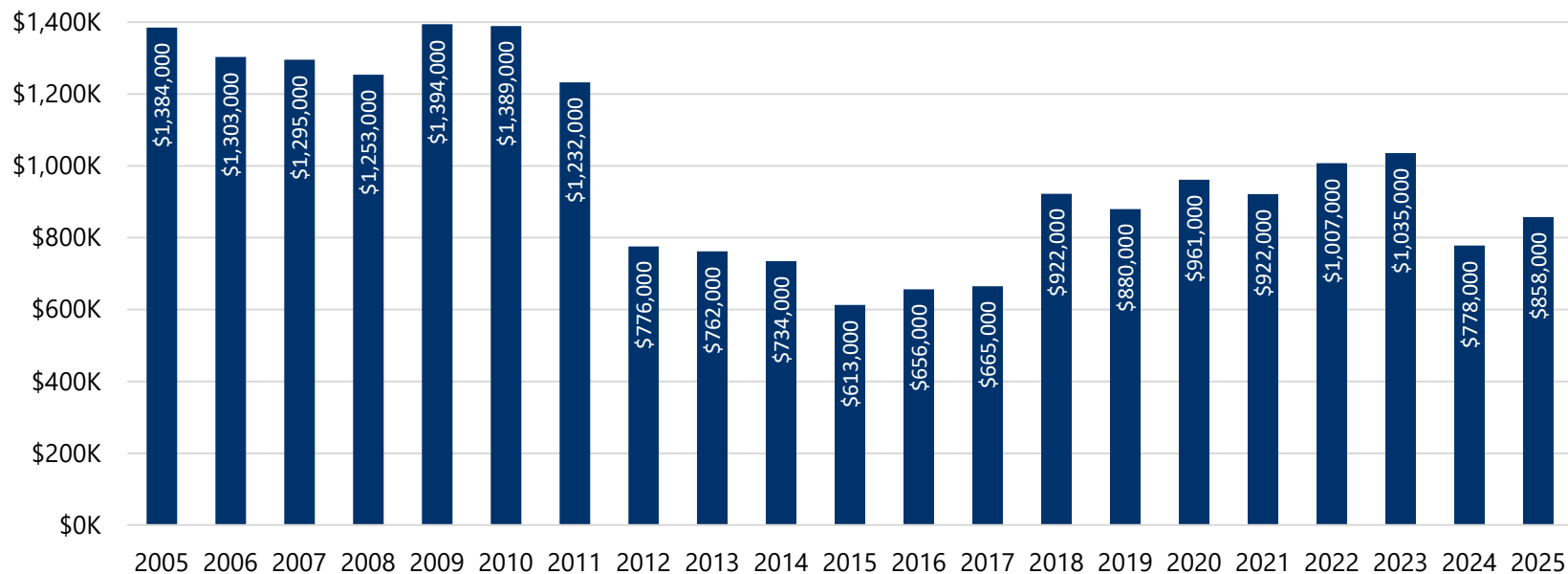
ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

HOME INVESTMENT PARTNERSHIP

HOME Investment Partnerships Program (HOME) is the largest federal block grant designed to create affordable housing for low-income households

- Provides grants funds to **build, buy, or rehabilitate affordable housing for rent or ownership, or to provide direct rental assistance.**
- Community must provide matching funds and can partner with non-profits and private developers to implement projects that include deed restrictions to ensure affordability for a specified period.
- HOME funding for Albany has fallen significantly from its highs seen over the 2005 to 2011 timeframe, with notable variation over the past decade. For 2025, funding marked a modest rebound to \$860,000, following a notable decline the previous year.

HOME Investment Partnerships Program (HOME) Funding for Albany



Source: City of Albany, HUD

ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

HOME INVESTMENT PARTNERSHIP (CONT.)

HOME funds support renters, homebuyers, and homeowners with spending on new construction, rehabilitations of existing properties, and acquisitions.

- The greatest amount of spending over the past three decades has focused on rehabilitating existing properties, averaging nearly \$600,000 and addressing an average of 43 units annually.
- An average of 12 units were involved in acquisition activities annually over the past three decades at a cost of roughly \$150,000 per year. An additional 4 newly-constructed units per year receive funding as well.
- Half (51%) of all funding supports new homebuyers, one quarter (28%) assists existing homeowners, and the balance (21%) serves rental properties.

HOME Project Completions by Activity Type and Tenure Type in Albany - Annual Average 1992 to 2024

Activity Type	Rental	Homebuyer	Homeowner	Total	Percent of Total
Funding					
Rehabilitation	\$147,777	\$204,791	\$239,961	\$592,528	69.0%
New Construction	\$30,303	\$80,778	\$0	\$111,081	12.9%
Acquisition	\$0	\$154,878	\$0	\$154,878	18.0%
Total	\$178,448	\$440,447	\$239,961	\$858,856	100.0%
Units					
Rehabilitation	13.8	13.0	16.0	42.8	73.4%
New Construction	0.5	3.2	0.0	3.7	6.3%
Acquisition	0.0	11.8	0.0	11.8	20.3%
Total	14.2	28.1	16.0	58.4	100.0%
Average Cost per Unit					
Rehabilitation	\$10,718	\$15,717	\$14,969	\$13,828	
New Construction	\$66,667	\$25,148	-	\$30,295	
Acquisition	-	\$13,072	-	\$13,072	
Average	\$12,529	\$15,679	\$14,969	\$14,716	

Source: City of Albany, HUD

ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)

EMERGENCY SOLUTIONS GRANT (ESG)

The Emergency Solutions Grants (ESG) Program — Funded by the U.S. Department of Housing and Urban Development (HUD)

Provides **grants to support unhoused individuals and families**. Funds are used to prevent homelessness and provide assistance through street outreach, emergency shelters, rapid re-housing, and homelessness prevention services.

Eligibility for services typically depends on a person's income and their current housing situation, which must fall within the ESG program's definition of "homeless" or "at-risk of homelessness".

This program has provided Albany with the resources to maintain fairly stable spending on shelters (\$160,000 to \$170,000 per year) and homelessness prevention (\$90,000 to \$105,000 per year) since 2019, though the last two years have witnessed a modest downturn in grant funding.

Emergency Solutions Grants Program Disbursement in Albany

Grant Amount	2019	2020	2021	2023	2024
Shelter	\$159,225	\$165,721	\$170,889	\$167,676	\$153,580
Homeless Prevention	\$105,177	\$105,177	\$99,000	\$88,787	\$102,385
Administration	\$21,438	\$22,002	\$21,883	\$21,421	\$20,753
Total	\$285,840	\$292,900	\$291,772	\$277,884	\$276,718
Percent Share					
Shelter	55.7%	56.6%	58.6%	60.3%	55.5%
Homeless Prevention	36.8%	35.9%	33.9%	32.0%	37.0%
Administration	7.5%	7.5%	7.5%	7.7%	7.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: City of Albany, HUD

ALBANY HOUSING AUTHORITY (AHA)

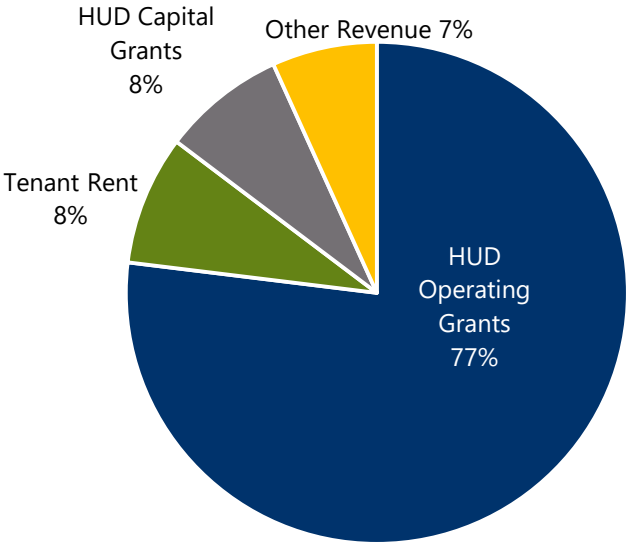
SUPPORTED HOUSEHOLDS

The Albany Housing Authority (AHA) **provides rental housing for very low, low, and moderate-income households** in the city. The agency **owns and operates nearly 2,200 public housing units**, administers an ongoing **public housing rehabilitation** program, and **administers housing vouchers** for well over 2,500 households in the City of Albany.

Managed funding for the AHA total nearly \$46 million, with roughly six out of every seven dollars (85%) provided by HUD (77% from Operating Grants and 8% from Capital Grants).

- **Housing Assistance** payments for vouchers total over \$25 million annually, with operating costs of just over \$2 million.
- Those properties owned and managed by the AHA include over 2,200 units and see expenses measuring just under \$30 million.
- The AHA currently includes 10 participating households through their **Homeownership Program**.
- Regarding available housing vouchers, **waiting lists are currently running from 7 to 10 years**.

AHA Funding \$45.8M - 2025



Source: Albany Housing Administration

Housing Choice Voucher Program

Total Annual Spending	\$27,251,196
Annual Payments	\$25,160,496
Annual Operating Costs	\$2,090,700
Total Vouchers	2,587
Average Spending per Voucher	\$10,534

Source: Albany Housing Administration

AHA Managed Housing

Total Annual Expenses	\$29,722,155
Units	2,220
Average Spending per Unit	\$13,388

Source: Albany Housing Administration



ALBANY HOUSING AUTHORITY (AHA)

RESIDENTIAL DEVELOPMENT ACTIVITY

Over the past five years, the Albany Housing Authority (AHA) has directly **created 548 units of housing** in the city, either by new construction or through redevelopment of existing properties.

- Sizes ranged from 76 to 224 units with development costs ranging from \$40 million to \$71 million and an average cost per unit of roughly \$330,000.
- Significant additional development is planned with the combined redevelopment and new construction at the Steamboat Square – Phase II project. Once completed, this will provide 331 modern units along with added commercial space.

AHA Development Activity - 2019 to 2024

Development	Units	Type	Cost
Ida Yarbrough - Phase II Mid-Rise	76	New Construction	\$26,726,000
Ida North - High Rise	224	Redevelopment	\$71,224,000
Ida North - Townhomes	160	Redevelopment	\$40,608,000
Steamboat 20 - High Rise	88	New & Redevelop	\$43,563,000
Total over Five Years	548		\$182,121,000
Average per Year	91	Average per Unit	\$332,338

Source: Albany Housing Authority

CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY (CAIDA) SUPPORTED RESIDENTIAL DEVELOPMENT

The City of Albany Industrial Development Agency (CAIDA) facilitates the development of new and rehabilitated residential space, among other things, by providing financial incentives.

- Since 2018, the CAIDA has negotiated agreements for the construction of 31 market-rate developments with over 2,200 units and seven affordable projects with 780 units.
- The pipeline for market-rate developments currently includes two projects totaling 61 units, while nearly 400 units are queued up in the pipeline for affordable projects.
- Since 2018, IDA agreements have spurred more than \$800 million in residential development, with projects receiving PILOT agreements expected to generate over \$46 million in tax revenues over the life of those agreements.
- Although tax exemption agreements may seem to forego potential revenues, it is important to recognize that without these incentives, the projects would not be built, resulting in no new residential units, affordable or otherwise, and no tax revenue at all.
- The vast majority, roughly 85%, of multifamily developments tracked by the Planning Department receive financial incentive packages from the CAIDA.

IDA Supported Residential Development

	Year Closed	Projects	Residential units	Affordable Units	Investment	Increased Tax Revenues*
Market/Mixed Rate Projects	Market Rate Projects - Closed in IDA					
	2018	6	346	-	\$70,160,756	\$4,085,530
	2019	6	703	10	\$160,412,137	\$13,863,361
	2020	3	82	-	\$14,922,264	\$544,025
	2021	9	876	40	\$223,153,408	\$23,916,843
	2022	3	128	6	\$21,984,390	\$1,666,026
	2023	3	74	3	\$18,968,044	\$1,982,504
	2024	-	-	-	-	-
	2025	1	12	-	\$1,986,000	\$477,093
	Total	31	2,221	59	\$511,586,999	\$46,535,382
Affordable Projects	Market Rate Projects - Pipeline/In Progress with IDA					
	Total	2	61	3	-	-
	Affordable Projects - Closed in IDA					
Affordable Projects	2018	2	284	284	\$72,998,223	-
	2023	1	61	61	\$31,316,428	-
	2024	2	183	183	\$74,702,774	-
	2025	2	252	252	\$119,924,667	-
	Total	7	780	780	\$298,942,092	-
Affordable Projects	Affordable Projects - Pipeline/In Progress with IDA					
	Total	4	394	394	\$149,031,446	-

***Note:** Includes estimates where actual figures not available. Figures represent tax revenues over the life of PILOT agreements (payment in lieu of taxes).

Source: Capitalize Albany/IDA, Camoin Associates



CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY (CAIDA) PROJECT ASSISTANCE

For market-rate residential developments, the City of Albany Industrial Development Agency (CAIDA) utilizes its Project Evaluation and Assistance Framework to evaluate project eligibility for benefits through the CAIDA Uniform Tax Exemption Policy (UTEP).

Consistent with the city's Albany 2030 Comprehensive Plan, CAIDA provides financial assistance — primarily through Payment in Lieu of Taxes (PILOT) agreements and exemptions — to projects that demonstrate they would not be feasible without such support.

Key Benefits of CAIDA Assistance

- Payment in Lieu of Taxes (PILOT) agreements – phased or reduced property tax obligations compared to full assessed value.
- Sales and use tax exemptions – covering materials, equipment, and furnishings purchased for eligible projects.
- Mortgage recording tax exemptions – eliminating or reducing the state tax charged on mortgage debt.
- Customized assistance schedules – structured tax abatements tied to project size, type, and community benefit score.
- Enhanced assistance – available for projects that meet additional Community Commitment metrics.

Note: Affordable Multi-Family Commercial Projects are reviewed outside of the Project Evaluation and Assistance Framework and are subject to the Agency Policy Manual.

REZONE ALBANY

The Unified Sustainable Development Ordinance (USDO) replaced the prior zoning code in 2017 with the goal of encouraging housing development in several ways.

- **Simplify and streamline regulations:** The USDO sought to make it easier for developers and homeowners to understand and navigate zoning rules, reducing barriers to residential construction and renovation.
- **Form-based zoning:** Rather than focusing solely on land use, the new code emphasized building form and neighborhood character, with the goal of allowing for more flexible housing types in appropriate areas (e.g., mixed-use buildings, townhomes, etc.).
- **Alignment with Albany 2030:** The new zoning code was designed to reflect the city's long-term goals, as reflected in the recently developed Strategic Plan — including increasing housing options, promoting density in transit-accessible areas, and encouraging infill development.
- **Support for sustainable and walkable neighborhoods:** ReZone Albany encouraged the creation of environments conducive to housing growth near jobs, services, and transit through increased mixed-use and compact development.
- **Inclusionary Zoning framework:** The USDO laid the groundwork for the 2017 Affordable Housing Ordinance (AHO), which required a percentage of units in large developments to be affordable to moderate-income households.
- **Accessory Dwelling Units (ADUs):** Albany Common Council adopted a citywide ordinance in September 2025, allowing accessory dwelling units (ADUs) on residential lots. Creates opportunity for basement apartments, backyard cottages, and other small secondary units.



ADU – ACCESSORY DWELLING UNITS

Accessory Dwelling Unit (ADU) Legalization in Albany

September 2025 — The Albany Common Council adopted a citywide ordinance allowing accessory dwelling units (ADUs) on residential lots.

- Opens the door to basement apartments, backyard cottages, and other small secondary units.
- Creates a practical way to expand housing choices within existing neighborhoods.
- ADUs expected to be allowed in all areas zoned for residential development. Specific setbacks and other specifications still forthcoming.

Reform adds an important tool to Albany's housing strategy: flexible, incremental growth can ease market pressures and diversify the city's housing mix over time.

Why ADUs Matter

- **Incremental supply** within established neighborhoods
- **Smaller, lower-cost rental options** that improve affordability
- **Income opportunities** for homeowners
- **Flexibility** for families, caregivers, and intergenerational households
- **Neighborhood continuity** that helps residents remain in place

Policy Supports

- **Albany County Tax Incentive:** (August 2025) grants a **property tax exemption** for the increased value of parcels with ADUs, effective January 2026.
- **New York State Grant Program:** The “**Plus One ADU**” program provides funding to eligible homeowners to create ADUs.



INCLUSIONARY ZONING – THE AFFORDABLE HOUSING ORDINANCE

Following the multi-year, city-wide Re-Zone Albany initiative, the Common Council approved the Unified Sustainable Development Ordinance (USDO) in order to streamline redevelopment, promote sustainable development, and modernize local zoning to encourage investment and neighborhood protection.

As part of the new development considerations, “inclusionary zoning” was introduced.

The goal is to create and increase the supply of permanently affordable housing by requiring developers of new housing projects to set aside a certain percentage of units for low- and moderate-income (LMI) households.

These local policies have been credited with creating a great number of affordable units nationwide.

Key Goals and Benefits:

- Increase Affordable Housing: Require developers to include a percentage of units for low- and moderate-income households, expanding affordable housing stock.
- Promote Economic Integration: Create mixed-income communities by integrating affordable units into market-rate developments.
- Create Equitable Access: Locate affordable housing in well-resourced neighborhoods with good schools and job opportunities.
- Prevent Displacement: Include measures to help long-time residents remain in their communities as neighborhoods develop.

Affordable Housing Compliance in Albany

The city currently tracks 9 properties that are required to provide 55 affordable units in order to comply with the Affordable Housing Ordinance. Currently, two properties are out of compliance, falling short of their requirements by 10 units.

Multifamily Properties Evaluated for Inclusionary Compliance

Properties		Units		
Total	In Compliance	Total	Required by IZ	In Compliance
9	7	908	55	45

Source: City of Albany Fair Housing Office



INCLUSIONARY HOUSING IN ALBANY

Albany initially established Inclusionary Zoning in 2017. There was then a shift in approach introduced with the Unified Sustainable Development Ordinance (USDO) in 2023.

2017–2023 (Early IZ):

- Required **5% of units** in larger projects at **100% of City AMI** to be affordable.
- Produced about **17 units per year**, mainly through conversions.
- Market-rate development continued at pace, especially downtown.

2023–present (Stronger IZ):

- Requirement increased to **7–13%** at **60% of Albany Metro Area AMI**.
- Production fell to about **8 units per year**, with several projects unbuilt.
- Market-rate pipeline slowed sharply, while the perception is that nearby Troy is experiencing a housing boom.

Takeaway: Albany’s early inclusionary efforts produced a modest number of affordable units alongside market rate units found in new construction. The newer requirements could potentially provide a greater number of affordable units, but only if projects remain financially feasible. Given the notable reduction in income for these developments, developers report that multifamily development has now become financially unfeasible.

Note that these inclusionary zoning considerations apply to for-sale properties as well as rentals. To date, however, no for-sale developments have been proposed that would fall under the consideration of the ordinance.

Inclusionary Zoning Requirements in Albany

Units within Project	Percent Affordable Requirement	AMI Affordability
2017 Ordinance*		
50+	5%	100%
2023 Ordinance**		
20 to 49	7%	60%
50 to 60	10%	60%
61 to 75	12%	60%
76+	13%	60%

*Note: Affordability set to 100% of City AMI

**Note: Affordability set to 60% of Metro Area AMI



INCLUSIONARY HOUSING DEVELOPMENT

Since 2017, nearly half (49%) of the 113 residential rental project applications submitted to the Planning Department have been for 100% affordable developments. Roughly one-third (23%) have been for entirely market-rate properties, and the balance (20%) have been for mixed income and subject to inclusionary zoning ordinance.

- The 120 affordable units found in applications subject to inclusionary zoning represent 6% of total units for those types of developments. This is as expected considering that from 2017 through early 2023, the required proportion was 5%. Those several projects that have subsequently come forward require higher proportions of affordable units and have edged the overall share up slightly.
- The proportion of those mixed-income units that have gone on to be constructed equals exactly 5% (the 2017 requirement) with virtually all of these applications made under the 2017 requirement. Just 16 units subject to inclusionary zoning have been permitted under the 2023 inclusionary requirement. Of those, 13 have come to completion.

Rental Development Applications and Permits by Affordability in Albany - 2017 to 2025

Year Applied	Projects				Units in Submitted Applications					Units Completed (by Application Date)				
	100% Affordable	100% Market	Mixed	Total	100% Affordable	100% Market	Mixed - Subject to IZ		Total	100% Affordable	100% Market	Mixed - Subject to IZ		Total
							Affordable	Market				Affordable	Market	
2017	5	5	0	10	194	546	0	0	740	194	546	0	0	740
2018	2	10	5	17	29	256	29	550	864	29	256	13	242	540
2019	6	4	3	13	120	59	13	256	448	101	59	7	133	300
2020	3	3	2	8	106	267	13	253	639	0	267	4	78	349
2021	1	7	2	10	40	109	17	327	493	0	105	13	248	366
2022	1	1	3	5	67	14	11	204	296	0	14	8	146	168
2023	14	4	3	21	443	520	14	255	1,232	7	30	2	27	66
2024	23	1	2	26	249	12	16	127	404	0	0	13	86	99
2025	0	1	2	3	0	12	7	75	94	0	0	0	0	0
Total	55	36	22	113	1,248	1,795	120	2,047	5,210	331	1,277	60	960	2,628

Source: City of Albany Planning Department

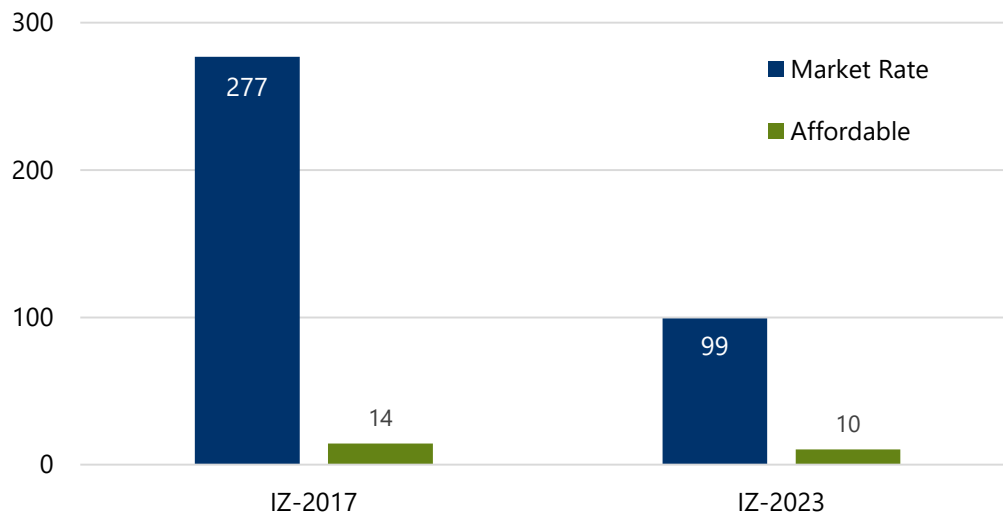


INCLUSIONARY HOUSING – REDUCTION IN MIXED-INCOME PROPOSALS

Since the introduction of inclusionary zoning in 2017, 22 development applications have been submitted to the planning board totaling 2,167 units — 120 affordable alongside more than 2,000 market-rate.

- Between 2017 and 2023, 16 mixed-rate rental proposals that qualified for inclusionary considerations were submitted for review, including nearly 1,900 units in all. 94 units were set aside as affordable (about 5%).
- Since the 2023 update, an additional 6 projects have been filed showing a total of 274 units, including 26 affordable (9%).
- While increasing the share of affordable units found in mixed-income developments was a key provision in the revised inclusionary requirements, there has also been seen an overall reduction in total affordable units as a whole. The annual average number of total units dropped from 291 units to 110, taking affordable units down from 14 to just 10.
- Note that this slowdown also comes in the context of more difficult market conditions, with higher interest rates and construction costs, making it difficult to separate policy effects from broader headwinds.

Multifamily Rental Applications Subject to Inclusionary Zoning in Albany - Average Annual Units



Source: City of Albany Planning Department

Multifamily Rental Applications Subject to Inclusionary Zoning in Albany

	IZ-2017	IZ-2023	Total
Projects	16	6	22
Units	1,893	274	2,167
Market Rate	1,799	248	2,047
Affordable	94	26	120
Annual Averages			
Projects	2	2	5
Units	291	110	401
Market Rate	277	99	376
Affordable	14	10	25

Source: City of Albany Planning Department

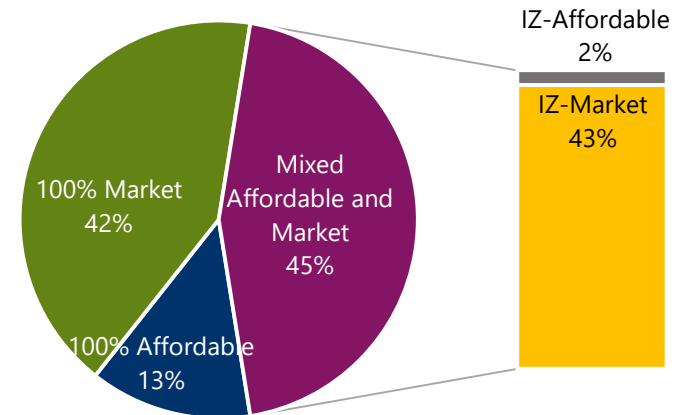
INCLUSIONARY HOUSING – SHIFTING MIX

The 2023 shift in inclusionary housing requirement ushered in a notable decline in development along with a pronounced shift in the composition of types of projects under review.

- Over the six-plus-year time frame following passage of the 2017 affordable housing ordinance, applications for multifamily rental development averaged 650 units per year. Subsequent to the change in inclusionary zoning requirements, however, the annual average has dropped back below 400 units.
- This shift was accompanied by a notable shift in the types of units found in proposed developments. The number and share of 100% market-rate properties diminished substantially, falling from 42% of total applications over the earlier time frame to just 3% in the subsequent years. At the same time, there has been somewhat of a surge in applications for 100% affordable development activity, driving the share up from just 13% to well over two-thirds (70%) of all units more recently.
- For those mixed-income development proposals, the number of applications has also dropped back. After averaging around 280 per year with 14 affordable units under the original regime, applications more recently have averaged just 100 per year with only 10 affordable units.
- It is important to note that the market environment has also changed dramatically over the past three years. Specifically, lending rates and the cost of labor and materials have all increased significantly and this certainly plays a role in the interest a developer might show towards engaging in new residential projects.

Multifamily Rental Applications by Development Type - Share of Units 2017 to 2023 (Pre-IZ Change)

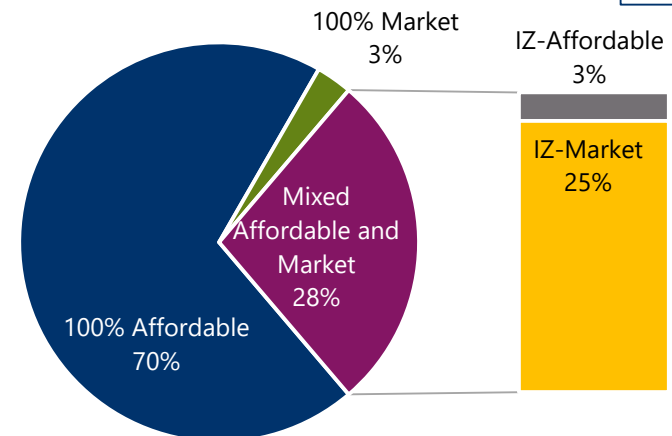
4,215 Total Units
648 Annual Avg



Source: City of Albany Planning Department

Multifamily Rental Applications by Development Type - Share of Units 2023 (Post-IZ Change) to 2025

995 Total Units
398 Annual Avg



Source: City of Albany Planning Department

IMPACT SUMMARY OF HOUSING POLICIES, PROCESSES, AND PROGRAMS

Albany's housing ecosystem depends on a few key agencies and funding streams, each shaping stability, affordability, and development. The three most influential include the Albany Community Development Agency (ACDA), the Albany Housing Authority (AHA), and the City of Albany Industrial Development Agency (CAIDA).

The **ACDA** manages federal housing resources, including CDBG, HOME, and ESG funds. Its programs support home repair, lead safety, accessibility, and down payment assistance, while also funding homelessness prevention and rehousing. Yet declining allocations and strict HUD rules have limited ACDA's reach. Its programs matter greatly to households, but scale remains a challenge given Albany's growing need.

The **AHA** is the city's largest affordable housing provider, with over 2,200 public housing units and 2,500 vouchers. In addition to managing properties, AHA has created more than 500 units through new construction and redevelopment in the past five years. Major projects, such as Steamboat Square Phase II, will add hundreds more. Long voucher waitlists—seven to ten years—illustrate the demand pressures that AHA alone cannot meet.

The **CAIDA** makes development feasible. By offering PILOT agreements, tax exemptions, and other incentives, it has enabled more than \$800 million in new residential construction since 2018, including both market and affordable projects. The vast majority of large multifamily developments rely on CAIDA assistance, giving it decisive influence over what gets built.

Key Takeaways:

AHA delivers the greatest direct impact, providing most of Albany's subsidized housing.

ACDA supplies essential resources for preservation and stability though it is becoming increasingly resource constrained.

CAIDA is critical for determining whether new development—market-rate or affordable—moves forward.

Detailed Inventory Below

IMPACT SUMMARY OF HOUSING POLICIES, PROCESSES, AND PROGRAMS

Impact Summary of Housing Policies, Processes, and Programs

Title	Description	Timeline	Financial Measure	Performance
Albany Community Development Agency Program Profile				
Community Devel Block Grant (CDBG) Spending on Housing	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	2019 to 2024	\$13,956,329	Renovation of 154 units completed
HOME Investment Partnership Program	Acquisition plus...	2019 to 2024	\$4,428,404	Funding dispursed
Rental	Multifamily rental new construction and rehab, Rental Assistance	1992 to 2024 Annual Averages*	\$178,448	Construction and rehab of 470 completed units
Homebuyer	Homebuyer assistance, New construction for ownership		\$440,447	Construction and rehab of 927 completed units
Homeowner	Homeowner rehab		\$239,961	Rehab of 529 completed units
Total - 1992 to 2024 Ann Avgs			\$858,856	Construction and rehab of 1926 total completed units
Emergency Solutions Grants Program (ESG)	street outreach, emergency shelters, homelessness prevention, rapid re-housing, and data collection	2019 to 2024		Four emergency housing programs with 103 beds. One Medium Term rental assistance program with 20 beds
Shelter			\$163,418	
Homeless Prevention			\$100,105	
Administration			\$21,499	
Total			\$285,023	

*Note: Extended timeframe due to limited data availability

Source: City of Albany



IMPACT SUMMARY OF HOUSING POLICIES, PROCESSES, AND PROGRAMS (CONT.)

Impact Summary of Housing Policies, Processes, and Programs

Title	Description	Timeline	Financial Measure	Performance
Albany Housing Authority (AHA)				
Housing Choice Voucher Program	Issuance of vouchers to pay portion of rent - tenant pays remainder	2025	\$27,251,196	Total of 2,587
AHA Managed Housing	Direct manages a portfolio of residential units that incorporating multiple types of housing	2025	\$29,722,155	Management of 2,220 residential units. Waiting lists range from 2 to 9 years depending on size
New Residential Development	Redevelopment and new construction of affordable multifamily housing	2019 to 2024	\$182,121,000	Total of 548 units developed spread across four properties
City of Albany Industrial Development Agency (CAIDA) Supported Residential Investments				
Market-Rate Residential Development	Provide sales tax exemption, mortgage recording tax exemption, and PILOTs (Payment in Lieu of Taxes) to promote development activity	2019 to 2024	\$441,426,243	Supported development of 1,875 units with tax revenues of \$42,450,000 (over course of PILOT)
Affordable Residential Development		2019 to 2024	\$298,942,092	Supported development of 780 units
Low Income Housing Tax Credit (LIHTC)				
Residential Properties Developed with LIHTC	federal program that incentivizes private developers to build and preserve affordable rental housing	2017 to 2025		Three Affordable properties constructed with 645 units

Source: City of Albany



IMPACT SUMMARY OF HOUSING POLICIES, PROCESSES, AND PROGRAMS (CONT.)

Impact Summary of Housing Policies, Processes, and Programs

Title	Description	Timeline	Performance
City of Albany Processes			
Multifamily Project Approvals and Permitting	Department of Planning and Development processing of planned multifamily developments	2017 to 2025	113 Projects approved with 5,210 units - 1,465 affordable. 68 projects receiving permits with 2,770 units - 750 affordable.
Rental Developments			Application to Approval (105 projects) average 3.9 months
For Sale Developments			Application to Approval (24 projects) average 3.2 months
City of Albany Policies			
ADU Policy	ADUs allowed as of September 2025	2025	Impact to be seen
Affordable Housing Ordinance	Required inclusion of certain number of affordable units in larger multifamily residential projects	2017 to 2025	Total of 86 permits issued for affordable units in market rate developments. Currently 55 units completed with 45 under compliance.

Source: City of Albany



9. FINANCIAL FEASIBILITY OF INCLUSIONARY ZONING

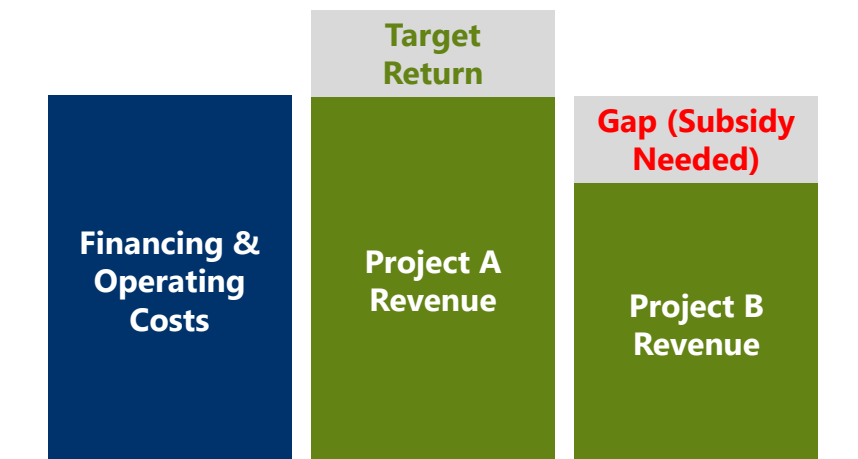
DEVELOPMENT FEASIBILITY WITH IZ ORDINANCES

Camoin Associates conducted a financial analysis to evaluate the impact of the City of Albany's inclusionary zoning requirements on development feasibility.

A residential development is financially feasible when the rents it can command are sufficient to cover project financing costs and ongoing operating expenses. Inclusionary zoning, which requires some below-market units, typically reduces overall achievable average rents. In certain markets, this can challenge project feasibility and, as a result, slow the pace of new housing development.

While inclusionary zoning can be a valuable tool for aligning local housing supply with community needs, its success depends on balancing policy goals with the underlying economics of development. Striking this balance is essential to ensuring that affordability mandates do not inadvertently limit overall housing production.

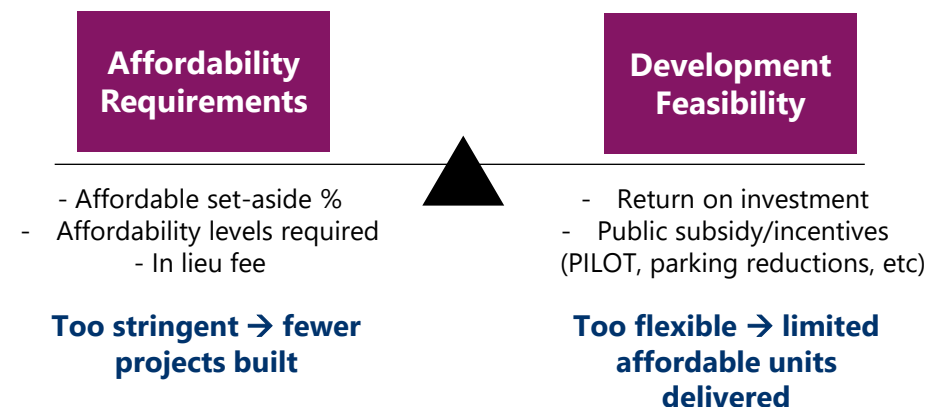
Baseline Development Feasibility



Typically, breaking even is not enough to move a project forward. Developers look for a certain rate of return, depending on market and economic conditions.

IZ Ordinance Feasibility

Goal: IZ policies should balance affordability goals with market realities to maintain project feasibility



REPRESENTATIVE PROJECT PROFILE

Camoin Associates conducted a financial analysis on a “typical” residential project, representative of the type of multifamily development that has been built recently in the City of Albany.

A review of residential projects with more than 20 units built since 2017 shows that approximately 70% have been mid-rise developments. Among these, about 52% included 61 or more units, making them subject to the most stringent inclusionary zoning requirements under the City’s 2023 ordinance. Based on these findings, Camoin Associates selected a 100-unit midrise building with a unit mix reflecting recent development trends (primarily studios and one-bedrooms, with some two-bedrooms) as the prototype for financial feasibility analysis.

In Albany, mid-rise rental projects are typically 4–6 stories, often constructed as wood-frame buildings over a concrete podium. This approach balances construction costs with building density. Taller structures generally require full concrete construction, which increases costs, while smaller buildings are less expensive to construct but generate lower revenue.

Representative Project Profile Used in Model

Parameter	Assumption
Building Type	5-story midrise
Total Units	100
Unit Mix	35% Studio, 50% 1-Bedroom, 15% 2-Bedroom
Gross Building Square Feet	85,294
Parking Requirement	1 space per unit
Average Unit Size	725 SF
Average Market Rent	\$2,048 per unit or \$2.96 per SF
Resident Parking Fee	\$100 per space per month

Source: Camoin Associates, CoStar

Example Recent Developments

- The Kenmore (103 units, built 2020)
- The Rise Midtown Square (188 units, built 2024)
- The Rise Pine Hills (109 units, built 2020)
 - The Knick (132 units, built 2020)
- Abraxas at 90 State (163 units, built 2020)

Rent Calculation: Top-of-market rents (75th percentile among similar projects developed since 2020), with 5% growth to account for inflation during a hypothetical two-year construction and planning period (2.5% growth annually).



DEVELOPMENT SCENARIOS: OVERVIEW

Camoin Associates tested four development scenarios comparing feasibility under current and past inclusionary zoning rules against a baseline case.

Development Scenarios Considered

	(1) Baseline without IDA Support	(2) Baseline with IDA Support	(3) 2017 Ordinance	(4) 2023 Ordinance
Affordable Set Aside Requirement	None	None	5% of units	13% of units
Affordability Level Required	None	None	100% City Median Household Income	60% AMI
Other Public Subsidy	None	IDA Support*	IDA Support*	IDA Support*
Average Rent per Unit (Excluding Parking)	\$2,048	\$2,048	\$2,014	\$1,922
<u>Midrise Rental</u>				
Project Profile	- 100 Units (35% Studios, 50% 1-Bedrooms; 15% 2-Bedrooms)			
	- 100 Parking Spaces			
	- 85,294 Gross Square Feet			

**IDA Support includes a sales tax exemption, mortgage recording tax exemption, and property tax exemption (based on the \$100,000+ assessed value per unit PILOT schedule)*



RENT ASSUMPTIONS

The rent assumptions used in the financial feasibility analysis are derived from current top-of-market rents by bedroom type and HUD Income Limits by AMI.

Market-rate rents represent the highest achievable revenue in the model, while rents restricted under the 2023 ordinance (60% AMI) are the lowest across all unit types. This gap reduces projected operating income for affordable units. Lower rent levels limit the revenue available to support construction, operating, and financing costs. As a result, deeper affordability requirements, such as rents at 60% AMI, create greater constraints on overall project feasibility compared with market-rate or 100% city median-income units.

Rent Assumptions by Bedroom Type

	Studio	1-Bedroom	2-Bedroom
Current Top of Market Rent	\$1,800	\$1,950	\$2,300
Base Rents Used in Model (<i>Maximum Affordable Rent, Excluding Parking Fee</i>)			
Market Rent*	\$1,890	\$2,048	\$2,415
100% City Median Income Rent	\$1,494	\$1,601	\$1,921
60% AMI Rent	\$1,220	\$1,307	\$1,568
Rent Adjustments			
Utility Allowance**	\$207	\$237	\$298
Total Unit Rents Used in Model (<i>Base Rent - Utility Allowance** + Parking Fee</i>)			
Total Market Rent	\$1,990	\$2,148	\$2,515
100% City Median Income Rent	\$1,387	\$1,464	\$1,723
Total 60% AMI Rent	\$1,113	\$1,170	\$1,370
Additional Assumptions			
Average Unit Size	500 SF	800 SF	1,000 SF
Parking Fee	\$100	\$100	\$100

Sources: Camoin Associates, CoStar, HUD, NYCHA Utility Allowances

*The market rents used in the financial model assume 5% rent growth from current market rate rents. This accounts for 2.5% annual rent growth, assuming the hypothetical project would be delivered in two years. Rents by AMI level assume 1.5 persons per bedroom.

**A utility allowance is deducted from baseline rents by AMI level to ensure that total housing costs, including utilities, do not exceed 30% of household income, consistent with HUD income limits. A utility allowance is not deducted from market rents.

City Median Income Calculation: The Appendix provides additional detail on the rent calculations under the 2017 ordinance, which are based on the city's median household income.



FINANCIAL MODEL INPUTS

To provide a realistic assessment of development feasibility, we applied the following assumptions based on favorable market conditions and industry-standard practices observed in Albany's recent development activity.

The development environment in Albany is relatively soft, characterized by moderate rents, modest rent growth potential, and construction costs that are high relative to achievable revenues. As a result, even successful projects tend to generate modest returns compared with those in larger and faster-growing metropolitan areas. Discussions with local developers suggest that projects are typically underwritten to achieve an internal rate of return (IRR) in the range of 9.5 to 10%. This target is relatively low compared with the 12 to 15% range often required by institutional investors in stronger markets, but it reflects local conditions, including smaller project scales, less competition for capital, and a reliance on local equity and conventional financing.

For the purposes of this analysis, the model applies relatively favorable assumptions regarding rents, costs, and financing terms to illustrate conditions under which a project could feasibly move forward under the baseline scenario, with IDA support.

Proforma Assumptions

Building Specs

Prototype GSF	85,294
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Construction Costs

Hard Cost per GSF	\$195
Soft Cost %	15%
Soft Cost per GSF	\$29

Land Acquisition + Site Prep Costs

Total Land-Related Cost	\$1,920,000
Land Cost per GSF	\$22.51

Parking Construction Costs

Min. Parking Spaces per Unit	1.00
Parking Requirement	100
Parking Construction	\$95
Garage SF	32,000
Parking Construction Cost	\$3,040,000

Total Project Cost (excl. taxes)	\$24,087,206
Total Project Cost per Unit	\$240,872

General Assumptions

Efficiency Ratio	85%
OpEx as % of Revenue per RSF	30%
Stabilized Vacancy Rate	5%
Income Growth per Year	3.0%
Expense Growth per Year	2.5%
Capitalization Rate	8.0%
End Cap Rate	7.5%

Construction Period Financing

% Loan to Value (LTV)	80%
Construction Loan Rate %	7.0%

Permanent Financing

Loan Origination Fee %	1%
% Equity for Loan Fee	100%
Interest Rate	6.0%
Loan Amortization Period	30
Number of payments per year	1

Required Rate of Return	9.5%
--------------------------------	-------------

Sources: Camoin Associates, CoStar, RS Means, Realty Rates, IDA Applications



DEVELOPMENT FEASIBILITY BENCHMARKS

Camoin Associates considered three key criteria for development feasibility, outlined below.

For the purposes of this analysis, a project qualifies as feasible if it meets all three benchmarks below. In reality, there may be some room for flexibility. For example, if there is a funding gap but the developer has identified appropriate subsidies, or if the developer is willing to accept a lower return on investment for strategic or community benefits.

1 Will banks finance it?

Feasibility Benchmark: Debt Service Coverage Ratio (DSCR) > 1.25

The DSCR measures a property's ability to pay its debt obligations. Typically, banks will use DSCR to assess risk, with most requiring a minimum ratio of 1.25.

2 Can developers finance it without a subsidy?

Feasibility Benchmark: Gap funding as a percent of project cost = 0%

The funding gap is the remaining amount of capital beyond the max debt that can be secured from a bank and the max equity attracted from investors (based on a required rate of return). If a gap exists, the project can only move forward if closed through public funds or other subsidies.

3 Will the project attract private investment?

Feasibility Benchmark: Equity multiple = 1.3x+ and internal rate of return (IRR) = 9.5%+

IRR is the annualized rate of return on an investment. For example, a 9.5% IRR means the project is expected to earn about 9.5% per year on the capital invested. Equity multiple shows total cash returned compared to the investment, regardless of timing; a 1.9x equity multiple means an investor earns 190% on their initial cash outlay over the life of the project. For example, \$1 invested would return \$1.90 in total.



FINANCIAL ANALYSIS RESULTS

Under favorable market assumptions, the 2023 ordinance creates financial constraints that may limit private investment. Results by scenario are detailed below:

- **Baseline without IDA support:** A 100% market-rate project without tax abatements faces a \$5.7 million funding gap (23% of project costs) and generates returns too low to attract investors. This validates the importance of the City's IDA program in increasing housing supply.
- **Baseline with IDA support:** Typical IDA abatements make the same baseline project financially viable without extra gap funding, allowing investors to achieve target returns. However, these projects will operate with limited financial flexibility.
- **2017 Ordinance:** Under the 2017 IZ ordinance, the modeled project is not feasible *under current market conditions*, with a funding gap of \$300,000. This relatively modest gap suggests the policy could be viable under more favorable market conditions. Although the policy may have been achievable in 2017, this analysis is based on current rents, costs, and financing terms.
- **2023 Ordinance:** Under the current IZ ordinance, the modeled project has a \$1.3 million funding gap and returns below the feasibility benchmark. This suggests the ordinance could constrain mid-rise development without additional public subsidies.

Overview of Development Feasibility by Scenario

Feasibility Metric	Feasibility Benchmark	Baseline without IDA Support	Baseline with IDA Support	2017 Ordinance	2023 Ordinance
1. Will a bank finance the project?					
Debt Service Coverage Ratio (DSCR)	1.25	1.21	1.63	1.63	1.63
Assessment		Feasible	Feasible	Feasible	Feasible
2. Can a developer reasonably finance the project without gap funding?					
Funding Gap	\$0	\$5,735,987	\$0	\$297,028	\$1,335,126
Gap Funding Required as % of Project Cost	0.0%	22.5%	0.0%	1.2%	5.5%
Assessment		Not Feasible	Feasible	Borderline	Not Feasible
3. Will the investment be profitable?					
Internal Rate of Return (IRR)	9.5%	1.7%	9.6%	9.1%	7.8%
Equity Multiple	1.90	1.16	2.09	2.02	1.84
Assessment		Not Feasible	Feasible	Feasible	Not Feasible

Source: Camoin Associates



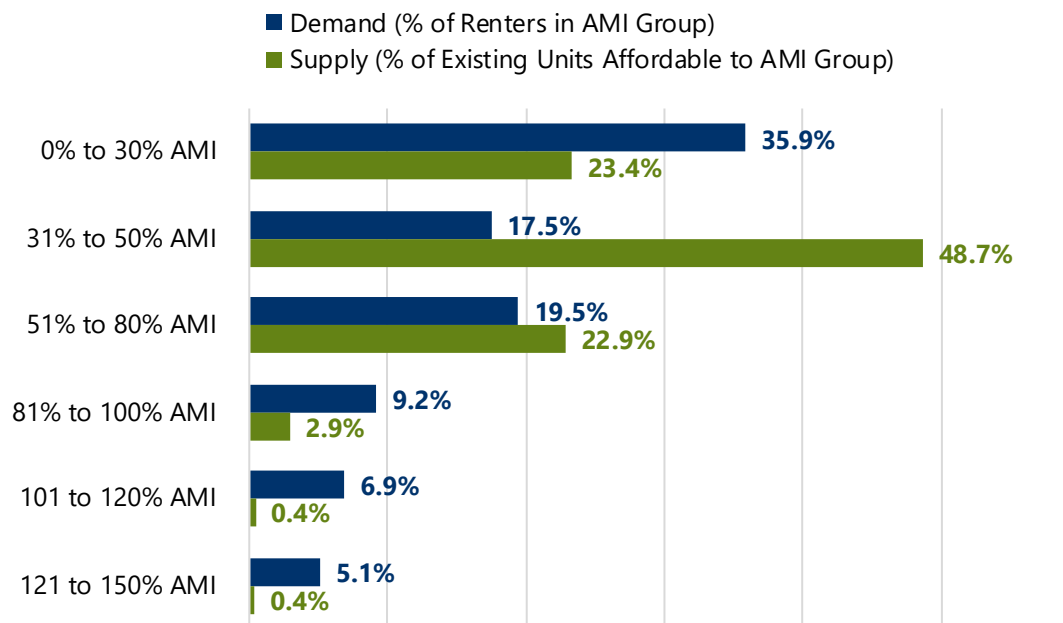
IZ POLICY ALIGNMENT WITH HOUSING NEED

The City of Albany's greatest need is among households earning less than 30% AMI and greater than 80% AMI.

Even under optimistic assumptions, achieving returns that meet feasibility thresholds remains challenging. This finding reinforces that market-rate development in Albany already operates with limited financial flexibility. In this context, the current IZ policy may constrain the City's ability to support housing production at levels above 80% AMI, where additional supply could both help ease pressure on naturally-occurring affordable units and attract higher-income households to the City.

Existing housing needs concentrate among households earning up to 30% AMI and above 80% AMI

Existing Unit Supply Relative to Demand by AMI Group, 2023



Source: US Census ACS PUMS 5-Year Data, HUD

Future housing needs will concentrate among households earning up to 80% AMI

Net New Housing Needed by 2030

AMI Group	Total Need
0-30% AMI	479
31%-50% AMI	393
51%-80% AMI	451
81-100% AMI	50
101-120% AMI	-40
120% AMI+	-297
Total	1,036

Source: Esri, US Census ACS PUMS 5-Year Data

- 46% of needed units will be for households earning 30% AMI or less
- 84% of needed units will be for households earning 50% AMI or less



SUMMARY OF IZ FEASIBILITY IN ALBANY

The City of Albany should re-evaluate its inclusionary zoning policy to align with market conditions.

While the City needs both market-rate and deeply affordable units, achieving this requires calibrating IZ requirements to evolving development economics. The narrow margin of feasibility demonstrated by the modeled project provides important context for evaluating the IZ policy. New multifamily projects in Albany already operate near the limits of financial viability, leaving little capacity for developers to absorb additional costs, such as including below-market-rate units, without adjustments to project economics or public-sector support. However, rising market rents could improve project feasibility, potentially allowing for greater IZ compliance without compromising financial viability. At the same time, because IZ primarily targets moderate-income levels, it is worth considering whether it is the most effective tool for addressing the City's greatest need, which is among the lowest-income households.

Evaluation of IZ Ordinances Under Current Market Conditions

IZ Policy Options	Meets Feasibility Benchmarks?	Addressing Existing Housing Need?
2017 Ordinance 5% Affordable Units at 100% City Median Income	Borderline <i>Modest funding gap</i>	Borderline <i>Meets future housing need, but not existing need</i>
2023 Ordinance 7-13% Affordable Units at 60% AMI	No	Borderline <i>Meets future housing need, but not existing need</i>

Considerations for Future IZ Ordinance Refinement

Further refinement of the IZ requirement would require **more detailed financial feasibility testing** to determine optimal policy requirements for different locations, development typologies, and market scenarios. This analysis should also evaluate how well IZ aligns with the community's actual housing needs. Policy levers to consider include:

- Target geography (e.g. neighborhood-specific vs. citywide)
- Affordability level (e.g. 50% AMI, 60% AMI, 80% AMI),
- Project size (e.g. unit count) threshold
- Required percentage of affordable units
- Payment of in-lieu fees as an alternative to on-site affordable units
- Effects of other local regulatory benefits (e.g. permitting fee exemptions, reduction of a parking minimum, density bonuses)



APPENDIX A: RECENT DEVELOPMENT PROJECTS

RECENT MULTIFAMILY DEVELOPMENT

Recent Multifamily Development, City of Albany, 2019-2025 YTD

Property Name	Address	Year	Units	Avg Unit SF	Avg Effective/Unit	Avg Effective/SF	Rent Type
Slip 12	21 Erie Blvd	2022	274	703	\$1,574	\$2.24	Market/Affordable
Landmark Albany	100 Sandidge Way	2020	252	1,159	\$2,324	\$2.00	Market
The Rise Midtown Square	563 New Scotland Ave	2024	188	934	\$2,111	\$2.28	Market
Abraxas at 90 State	90 State St	2020	163	604	\$1,878	\$3.11	Market
The Knick	16 Sheridan Ave	2020	133	684	\$1,432	\$2.09	Market
The Rise Pine Hills	363 Ontario St	2020	110	1,064	\$2,096	\$1.97	Market
The Kenmore	76 N Pearl St	2020	93	763	\$1,441	\$1.89	Market
760 Broadway	760 Broadway	2021	88	926	\$1,743	\$1.88	Market
930 on Broadway	425 N Pearl St	2022	82	694	\$1,581	\$2.28	Market
Industrie Apartments	745 Broadway	2024	80	867	\$2,151	\$2.48	Market/Affordable
@Hudson Park	160 Myrtle Ave	2019	75	522	\$1,293	\$2.48	Market
Swinburne Apartments	526 Central Ave	2020	74	1,075	\$1,136	\$1.06	Affordable
The Gallery on Holland	25 Holland Ave	2024	60	838	\$2,067	\$2.47	Market
The Amsdell	175 Jay St	2024	56	377	\$1,150	\$3.05	Market
Station 25	10 Morris St	2023	51	0	\$636	\$0.00	Market/Affordable
Reserve at Hackett	36 Hackett Blvd	2024	42	988	\$1,850	\$1.87	Market
Lofts @ Spruce	242 Spruce St	2023 (Est.)	38	1,390	\$1,700	\$1.22	Market
The Reserve at Park South 2	86 Dana Ave	2020	36	No Data	No Data	No Data	Market
The Lofts at Washington Park	4 Central Ave	2020	35	700	\$1,407	\$2.01	Market
Washington Ave Lofts	152 Washington Ave	2022	35	577	\$1,383	\$2.39	Market
ArtHouse Apartments	324 State St	2023	29	981	\$1,709	\$1.74	Market
105 Morris Apartments	105 Morris St	2021	28	778	\$1,429	\$1.84	Market
The Kennedy	43 Columbia St	2021	27	720	\$1,363	\$1.89	Market
The Apartments at 66 State	66 State St	2023	27	730	\$1,330	\$1.82	Market
Academy Place	102 Hackett Blvd	2024	25	846	\$1,939	\$2.29	Market

Sources: CoStar, City of Albany



RECENT MULTIFAMILY DEVELOPMENT (CONT'D)

Recent Multifamily Development, City of Albany, 2019-2025 YTD

Property Name	Address	Year	Units	Avg Unit SF	Avg Effective/Unit	Avg Effective/SF	Rent Type
Pine Lane Apartments	30 Pine Ln	2023	24	1,030	\$2,341	\$2.27	Market
39 Columbia St	39 Columbia St	2021	24	755	\$1,439	\$1.91	Market
Clinton Ave Apartments	104 Clinton Ave	2020	20	843	\$667	\$0.79	Affordable
Michael's House	543 N Pearl St	2021	20	No Data	No Data	No Data	Affordable
Maiden House	27 N Pearl St	2020	18	394	\$1,583	\$4.01	Market
North Pearl Apartments	191 N Pearl St	2021	18	No Data	No Data	No Data	Market
427 Washington Ave	427 Washington Ave	2021	16	No Data	No Data	No Data	Market
44 James Apartments	61 N Pearl St	2022 (Est.)	16	871	\$1,350	\$1.55	Market
Broadway Lofts	800-806 Broadway	2021	15	No Data	No Data	No Data	Market

Sources: CoStar, City of Albany



PIPELINE DEVELOPMENT

Approved and Under Construction Multifamily Development, City of Albany

Address	Property Name (if applicable)	Current Project Status	Project Type	Total Units	Below Market Units
236 Clinton Avenue	236 Clinton Expansion Project	Under Construction	New Construction	31	31
163 Clinton Avenue		Under Construction	Adaptive Reuse	12	12
60 Colvin Avenue	Colvin Avenue Commons	Under Construction	New Construction	63	63
244 State Street		Under Construction	Adaptive Reuse	61	3
48 North Pearl Street	Freedom Springs	Under Construction	Adaptive Reuse	20	1
64 Colvin Avenue		Under Construction	New Construction	120	120
97 Central Ave		Approved	New Construction	47	47
705 Broadway	Quackenbush Square	Approved	New Construction	129	6
20 Morris Street		Approved	New Construction	40	40
67 Broadway	Livingston Avenue	Approved	New Construction	67	67
226 North Allen Street		Approved	Adaptive Reuse	18	0
1361 Broadway	North Gate Landing	Approved	New Construction	220	11
500 Northern Boulevard		Approved	New Construction	185	185
97 Central Avenue		Approved	New Construction	47	47
250 Henry Johnson Boulevard		Approved	New Construction	10	10
337 Henry Johnson Boulevard		Approved	New Construction	38	38
180 Clinton Avenue		Approved	New Construction	12	12
145 Broad Street		Approved	New Construction	24	24
57 Third Avenue		Approved	New Construction	15	15
16 Teunis Street		Approved	New Construction	11	11
28 Teunis Street		Approved	New Construction	12	12
35 Teunis Street		Approved	New Construction	25	25
1235 Centre Street		Approved	New Construction	12	0
465 State Street		Approved	Adaptive Reuse	12	0
Total				1231	780

Sources: CoStar, City of Albany



The background of the slide features a repeating pattern of stylized, three-dimensional house icons in a dark blue color. The houses are arranged in a staggered, isometric grid, creating a sense of depth and texture.

APPENDIX B: HOUSING NEED BY AMI LEVELS

ABOUT AMI – AREA MEDIAN INCOME

Area Median Income, or AMI, is the midpoint of all household incomes in a specific area — half of households earn more, and half earn less. It is calculated and published each year by the federal government and adjusted for both location and household size.

Communities use AMI to decide who qualifies for affordable housing. For example, a family earning 80% of the AMI might qualify for workforce housing, while one earning 50% or less could be eligible for deeper affordability. Rents for these homes are then set so that families don't spend more than 30% of their income on housing. This creates a fair and consistent way to match housing costs to what local residents can actually afford.

Analysis around housing and prices typically references AMI and percentages of AMI. In the City of Albany, the AMI for a single-person household is \$81,300. A single-person household earning 30% of AMI (\$24,390) would typically qualify for deeply affordable housing, while a single-person household earning 80% AMI (\$65,040) has a more moderate income and would more likely qualify for workforce housing.

HUD Income Limits by Household Size

	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
Area Median Income	\$81,300	\$92,900	\$104,500	\$116,100	\$125,400	\$134,700	\$144,000	\$153,300
30% AMI	\$24,390	\$27,870	\$31,350	\$34,830	\$37,620	\$40,410	\$43,200	\$45,990
50% AMI	\$40,650	\$46,450	\$52,250	\$58,050	\$62,700	\$67,350	\$72,000	\$76,650
60% AMI	\$48,780	\$55,740	\$62,700	\$69,660	\$75,240	\$80,820	\$86,400	\$91,980
80% AMI	\$65,040	\$74,320	\$83,600	\$92,880	\$100,320	\$107,760	\$115,200	\$122,640
100% AMI	\$81,300	\$92,900	\$104,500	\$116,100	\$125,400	\$134,700	\$144,000	\$153,300
120% AMI	\$97,560	\$111,480	\$125,400	\$139,320	\$150,480	\$161,640	\$172,800	\$183,960
150% AMI	\$121,950	\$139,350	\$156,750	\$174,150	\$188,100	\$202,050	\$216,000	\$229,950

Source: HUD Income Limits for the Albany-Schenectady-Troy, NY MSA (2025)



ABOUT CITY AMI – CITY MEDIAN INCOME

The 2017 IZ ordinance required 5% of units in larger projects at 100% of City AMI to be affordable. This differs from the 2023 ordinance because it uses City of Albany income levels to calculate affordable rents rather than using Albany Metro Area income levels.

HUD defines income limits based on median family income (MFI), where the 4-person income limit equals 100% of MFI and all other household sizes are calculated using HUD's standard household-size adjustment factors. In 2023, the City of Albany's MFI was 74% of the Albany MSA MFI. To determine present-day income limits based on the 2017 ordinance's criteria, we applied the 0.74 ratio to HUD's published 100% AMI income limits for the Albany MSA. HUD's household-size adjustment ratios were then applied to these city 4-person limits to calculate income limits for 1-, 2-, 3-, 5-, 6-, 7-, and 8-person households. Results are rounded to the nearest \$50, consistent with HUD methodology.

City Income Limits by Household Size

	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
Area Median Income	\$59,750	\$68,300	\$76,850	\$85,350	\$92,200	\$99,050	\$105,850	\$112,700
30% AMI	\$17,925	\$20,490	\$23,055	\$25,605	\$27,660	\$29,715	\$31,755	\$33,810
50% AMI	\$29,875	\$34,150	\$38,425	\$42,675	\$46,100	\$49,525	\$52,925	\$56,350
60% AMI	\$35,850	\$40,980	\$46,110	\$51,210	\$55,320	\$59,430	\$63,510	\$67,620
80% AMI	\$47,800	\$54,640	\$61,480	\$68,280	\$73,760	\$79,240	\$84,680	\$90,160
100% AMI	\$59,750	\$68,300	\$76,850	\$85,350	\$92,200	\$99,050	\$105,850	\$112,700
120% AMI	\$71,700	\$81,960	\$92,220	\$102,420	\$110,640	\$118,860	\$127,020	\$135,240
150% AMI	\$89,625	\$102,450	\$115,275	\$128,025	\$138,300	\$148,575	\$158,775	\$169,050

Source: US Census ACS 5-Year Data (2023), HUD Income Limits for the Albany-Schenectady-Troy, NY MSA (2025)



SUMMARY OF HOUSING NEED BY AMI

Over the next five years, the City of Albany will need nearly 1,665 new residential units to replace housing removals and accommodate new household growth. More than 80% of the required units will need to be affordable to households earning under 50% AMI annually.

Net New Housing Needed by 2030

AMI Group	Total Need
0-30% AMI	479
31%-50% AMI	393
51%-80% AMI	451
81-100% AMI	50
101-120% AMI	-40
120% AMI+	-297
Total	1,036

Source: Esri, US Census ACS PUMS 5-Year Data

46% of needed units are for households earning 30% AMI or less

84% of needed units are for households earning 50% AMI or less



FUTURE NEED: NEW HOUSEHOLD GROWTH

Albany will need more than 1,000 additional housing units over the next five years to meet new household growth, with demand concentrated among renters earning up to 80% of AMI, especially within the 0–30% range.

Household Growth by Tenure and AMI Group, City of Albany, 2025-2030

AMI Group	2025			2030			Change - 2025-2030		
	Renters	Owners	Total	Renters	Owners	Total	Renters	Owners	Total
0-30% AMI	8,760	1,651	10,412	9,145	1,745	10,890	385	94	479
31%-50% AMI	4,772	1,958	6,730	5,056	2,068	7,124	283	110	393
51%-80% AMI	5,271	2,865	8,135	5,556	3,030	8,586	285	165	451
81-100% AMI	2,525	2,047	4,572	2,556	2,066	4,622	32	19	50
101-120% AMI	1,754	1,774	3,528	1,727	1,761	3,488	-27	-13	-40
120% AMI+	3,816	6,323	10,140	3,742	6,101	9,843	-74	-222	-297
Total	26,898	16,619	43,517	27,782	16,771	44,553	883	153	1,036

Source: Esri, US Census ACS PUMS 5-Year Data, HUD

Note: These household projections are based on historic trends; if would-be owners cannot afford a home in the City of Albany, they will be renters.



FUTURE NEED: HOUSEHOLD GROWTH BY AGE

More than half of Albany's net new housing demand could be met with age-restricted units. Among future householders aged 55 and older, over half of demand will come from renters in the 0–30% AMI group, many of whom are seeing their wages go down as they transition into retirement.

Net New Housing Needed by Tenure and Age, 2025-2030

AMI Group	Under 55			55+ (Age Restricted Housing)		
	Renters	Owners	Total	Renters	Owners	Total
0-30% AMI	162	21	183	223	73	296
31%-50% AMI	209	49	257	75	61	136
51%-80% AMI	205	69	274	80	96	177
81-100% AMI	16	3	19	15	16	31
101-120% AMI	-26	-12	-39	-1	-1	-2
120% AMI+	-80	-156	-236	6	-66	-60
Total	485	-27	458	398	180	578

Source: Esri, US Census ACS PUMS 5-Year Data, HUD



FUTURE NEED: HOUSEHOLD GROWTH BY SIZE

Household growth among both owners and renters will be driven largely by smaller, lower-income households.

Net New Housing Needed by Household Size, AMI Group, and Tenure, 2025-2030

Renters

AMI Group	1-person	2-person	3-person	4+ person	Total
0-30% AMI	197	85	46	57	385
31%-50% AMI	176	69	14	25	283
51%-80% AMI	118	109	40	19	285
81-100% AMI	67	-20	-16	0	32
101-120% AMI	-28	-2	3	0	-27
120% AMI+	-3	-24	-14	-33	-74
Total	527	217	73	67	883
Total (55+ Only)	230	98	36	34	398

Owners

AMI Group	1-person	2-person	3-person	4+ person	Total
0-30% AMI	48	25	7	14	94
31%-50% AMI	72	22	2	13	110
51%-80% AMI	76	51	25	15	165
81-100% AMI	45	-26	-7	7	19
101-120% AMI	-25	0	6	6	-13
120% AMI+	12	-111	-48	-75	-222
Total	228	-40	-15	-20	153
Total (55+ Only)	145	20	6	9	180

Source: Esri, US Census ACS PUMS 5-Year Data, HUD



EXISTING MISMATCH: DETAILED TABLE

Affordable vs. Available Housing Units, City of Albany, 2023

	Less than \$35,000	\$35,000 to \$49,999	\$50,000 to \$75,999	\$75,000 or more
<i>Corresponding Affordable Rents</i>	<i>Less than \$875</i>	<i>\$875-\$1,249</i>	<i>\$1,250-\$1,875</i>	<i>\$1,875+</i>
A) Demand (<i>Renter Households in Income Group</i>)	11,812	3,667	4,664	7,017
B) Total Supply (<i>Units Affordable to Income Group</i>)	9,532	11,465	5,654	2,425
C) Share of Supply Occupied by Over-Qualified Households	28%	28%	31%	23%
D) Effective Supply (<i>B - (B*C)</i>)	6,844	8,199	3,904	1,865
Actual Supply Shortage / Surplus (<i>B - A</i>)	-2,280	7,798	990	-4,592
Effective Supply Shortage / Surplus (<i>D - A</i>)	-4,968	4,532	-760	-5,152

Source: US Census ACS PUMS 5-Year Data

Notes: Demand reflects the number of renter households in each income bracket. Supply refers to the number of rental units affordable at 30% of household income, excluding indefinitely vacant units. Households spending less than 20% of their income on rent are considered “over-qualified.” This assumption reflects that some households may reasonably choose to spend less on rent in order to save for homeownership or other priorities.



APPENDIX C: DATA SOURCES

DATA SOURCES



Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. [Click to learn more.](#)



Esri ArcGIS Business Analyst combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. [Click to learn more.](#)



The **American Community Survey** (ACS) is an ongoing statistical survey by the US Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. Mandatory to fill out, the survey is sent to a small sample of the population on a rotating basis. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. [Click to learn more.](#)

OnTheMap | US Census Bureau

OnTheMap is a tool developed through the US Census Longitudinal Employer-Household Dynamics (LEHD) program that helps to visualize Local Employment Dynamics (LED) data about where workers are employed and where they live. It offers visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. [Click to learn more.](#)



DATA SOURCES



Conducted every ten years in years ending in zero, the **US Decennial Census of Population and Housing** is a complete count of each resident of the nation based on where they live on April 1st of the Census year. The Constitution mandates the enumeration to determine how to apportion the House of Representatives among the states. The latest release of the 2020 Census contains data for a limited number of variables, including: total population by race/ethnicity, population under 18, occupied and vacant housing units, and group quarters population. [Click to learn more.](#)



CoStar is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. [Click to learn more.](#)

National Housing Preservation Database (NHPD) | Public and Affordable Housing Research Corporation (PAHRC) and National Low Income Housing Coalition

The database provides access to de-duplicated information on federally assisted housing inventory across the US at no cost. The data in the NHPD come from the US Department of Housing and Urban Development (HUD) and the US Department of Agriculture (USDA) and include ten federally subsidized programs.

Freddie Mac Mission Map | The Freddie Mac Mission Map is a free, publicly accessible interactive mapping tool designed to help housing professionals locate and analyze subsidized, affordable rental housing properties nationwide. It integrates data from multiple public sources, including the National Housing Preservation Database. It covers multifamily properties receiving subsidies from federal or state entities.

ABOUT CAMOIN ASSOCIATES

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on [LinkedIn](#), [Facebook](#), and [YouTube](#).

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Senior Project Manager

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