

PATHWAY TO OUR FUTURE GUILDERLAND COMPREHENSIVE PLAN



Comprehensive Plan Update Committee Meeting #4

MAY 9, 2023

Guilderland Town Hall



AGENDA

- Welcome
- CPUC Communications
- Project Schedule Update
- Public Engagement Update
- Housing/Economic Data Overview
- Next Steps
- Public Comment



CPUC COMMUNICATIONS



PROJECT SCHEDULE UPDATE



- *CPUC Kick-off
- Initiate Community Profile & Inventory
- Public Engagement Plan
- Project Website & Branding

Fall 2022

- 1st Round Public Engagement
- Town Board Update
- Community Profile & Inventory
- Vision / Goals

Winter 2022-23

- 2nd Round Public Engagement
- Town Board Update
- Strategies & Recommendations

Spring 2023

- 3rd Round Public Engagement
- Town Board Update
- Draft Plan

Summer/Fall 2023

- 4th Round Public Engagement
- Draft Plan

Fall/Winter 2023

- Final Comprehensive Plan
- Adoption of Plan

Winter 2023-24

*CPUC Meetings – Every other month



Public Engagement Activities:

- Community Survey
- Public Workshop #2
- Student Engagement



PUBLIC ENGAGEMENT UPDATE

Online Community Survey

- Online through Survey Monkey or hard copy available at Town Hall
- Submission deadline extended to May 15 – coordination with school district, library, senior services to publicize
- Survey responses will inform content of Workshop #2 themes
- Consultant Team to prepare summary of survey response highlights

9. Which of the following do you value (3) from the list below.

- Access to outdoor recreation (e.g., trails,
- Access to local businesses (e.g., shopping
- Access to desirable housing options
- Access to employment (in Town)
- Access to employment (outside Town)
- Access to art/entertainment/culture
- Sense of community / neighborhood
- Support for business
- Access to agricultural land
- Other (please specify)

Take the
Community Survey!
Collecting responses until May 15th

PATHWAY TO OUR FUTURE
GUILDERLAND COMPREHENSIVE PLAN



What are your priorities and vision for the future of Guilderland? We need your input!

Take the survey:

Research.net/r/Guilderlandsurvey



Public Workshop #2

- Scheduled for Thursday, June 1, 2023 at 6:00 PM
- In-Person Event at Westmere Fire House, 1741 Western Avenue
- Publicized via press release, Town website, Project Website, site signage, CPUC
- Facilitated, topic-based “speed round” discussions
- Each table at the workshop to feature a specified theme, informed by Committee and Survey input



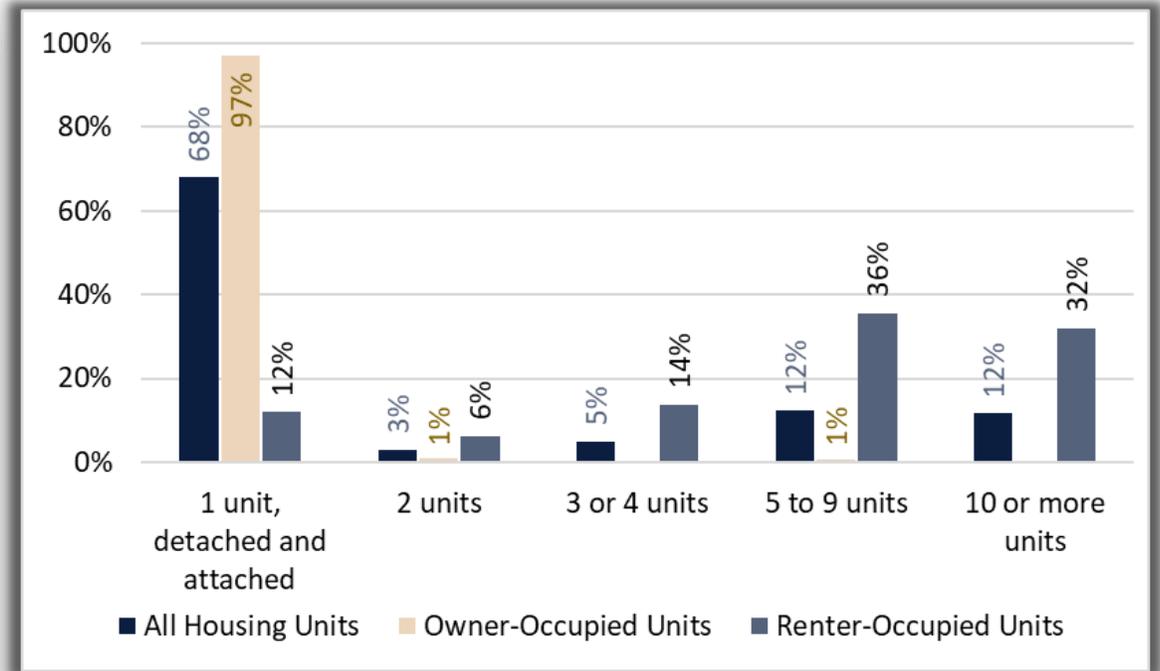
Housing Characteristics

- 2020 Census: 16,018 housing units
- >60% of all housing units, and 78% of rental units, were constructed between 1960 and 1999
- 67% of households own their homes, 33% live in rental housing
- Tenure is linked to income, life stage (age), and household type - for example:
 - 71% of householders under age 25 rent
 - 82% of householders ages 45-54 own a home
 - 86% of married-couple families are homeowners



Housing Characteristics, continued

- Single-family homes represent 68% of the housing stock
- 24% of housing units are in structures with 5+ units
- 8% are in buildings with 2 to 4 units - much less than in Albany County (25%) or the Town of Bethlehem (14%)... issue of “missing middle” housing



Housing Costs and Affordability

- Median household income: \$94,606
 - \$117,527 among homeowners
 - \$58,219 among renters
- Median gross rent (incl. utilities): \$1,310...
\$1,113 in Albany County
- Median homeownership costs (incl. utilities, property taxes, insurance): \$1,975 for owners with a mortgage, \$703 for those without
- *Cost burden*: a measure of housing affordability that looks at the extent to which households spend >30% of their gross income on monthly housing expenses
- 39% of renter HHs are cost burdened... of these, 79% earn <\$50k/year
- Owners less likely to be cost burdened
- 22% of owner HHs w/ a mortgage are cost burdened... 2/3 of them earn <\$75k/year



Housing Costs and Affordability, continued

- Not all cost burdened households have low incomes
 - Issues arise if housing prices are too high, there's a scarcity of housing within one's means, or households experience a change (e.g., job loss, divorce) that reduces their income
- 348 units of subsidized affordable housing for income-qualified households
- Includes 96 units restricted to tenants 55 and older
- No new subsidized affordable housing constructed in Guiderland in >10 years
- *BUT...* some households earn too much to be eligible for subsidized housing, but not enough to comfortably afford quality market-rate housing



Housing: Issues to Consider

- Demographic shifts: an increasing share of residents age 65+, from 14% in 2010 to a projected 24% by 2030... housing options include aging in place, downsizing, assisted living, etc.
- Household income: >47% of households earn at least \$100k/year, but 23% have annual incomes below \$50k... need to recognize diverse housing needs
- “Missing middle”: housing types that fall in between SF homes and large MF developments; can help expand supply of affordable housing in SF neighborhoods
- Opportunities for first-time buyers: Nationally, Millennials made up largest % of buyers 2014-21, but higher home prices and rising interest rates priced many of them out of the market



Economic Conditions and Trends

- Nearly 20% of jobs are in government and public education, 18% in professional and business services
- Retail, health care, and leisure & hospitality are also major employers in town
- 14% of jobholders are Guilderland residents, 27% from other Albany County communities, 25% from Schenectady and Saratoga Counties
- Job counts fell in 2020 due to the pandemic – disproportionate impact on leisure & hospitality, retail, and personal services
- Highly educated resident workforce: 56% have a bachelor's degree or higher (vs. 22% in Albany County)
- 32% of employed residents hold jobs in the City of Albany, 14% in Town of Colonie, 11% in Schenectady County



Economic Conditions and Trends

- Commercial land uses cover 1,227 acres or 3% of town's total land area
 - Storage, warehouse, distribution (684 acres)
 - Retail services (194)
 - Office and professional buildings (117)
- Industrial land uses cover <1% of town
- Recent commercial real estate market trends in the U.S.:
- Office demand affected by adoption of remote and hybrid work; will be most detrimental to older/outdated properties
- Growth of e-commerce: 16% of total retail sales in 2020, but “will always be a ceiling”
- Retail has become more experiential
- Malls reinventing themselves, diversifying tenant mix with dining, entertainment, fitness centers, and other non-retail uses





Economic Conditions: Issues to Consider

- Possible implications of remote/hybrid work:
 - Reduced demand for office space
 - Fewer commuters during peak hours >> less traffic on major roadways?
- New CDTA BusPlus Purple Line: could increase use of public transit by employed residents commuting to Albany *and* improve access by Albany residents and college students to employment opportunities in Guilderland
- E-commerce: Growing market for warehouse and distribution facilities with interstate access... but more delivery vehicles on neighborhood streets
- Opportunity to create walkable, mixed-use nodes around existing shopping areas >> could address need for housing, while providing a wider customer base for retail



NEXT STEPS

- Public Workshop #2 – June 1, 2023
 - 6:00 PM at Westmere Fire House
- Vision Statement Refinement
- Survey Summary
- Next CPUC Meeting – July 11, 2023
 - 7:00 PM at Guilderland Town Hall



Photo submitted by Guilderland Community Survey respondent



PUBLIC COMMENT

