



# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 1 of 7

## Population

1980	1990	2000	2010	2020	2030	2040	2050
1,696	1,929	1,901	1,880	1,893	1,904	1,883	1,826

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

## Age Cohorts

Cohort	1990	2000	2010	2020	2030	2040	2050
<b>Under 5</b>	169	119	99	87	91	91	93
<b>5 to 14</b>	319	327	237	227	210	220	220
<b>15 to 24</b>	249	207	216	167	161	161	156
<b>25 to 34</b>	305	211	162	205	159	162	162
<b>35 to 44</b>	274	339	239	201	236	210	210
<b>45 to 54</b>	196	270	319	240	205	240	215
<b>55 to 64</b>	177	170	270	320	245	215	245
<b>65 to 74</b>	129	146	156	258	314	250	220
<b>75 &amp; Over</b>	111	112	182	188	283	334	305
<b>Total</b>	1,929	1,901	1,880	1,893	1,904	1,883	1,826

Source: U.S. Dept. of Commerce, Bureau of the Census, & CDRPC Projections

## 2010 Census Gender & Age

	<i>Female</i>	<i>Male</i>	<i>Total</i>
<b>Total</b>	955	925	1,880
<b>4 &amp; Under</b>	45	54	99
<b>5 to 9 years</b>	60	51	111
<b>10 to 14 years</b>	71	55	126
<b>15 to 19 years</b>	62	59	121
<b>20 to 24 years</b>	44	51	95
<b>25 to 29 years</b>	42	38	80
<b>30 to 39 years</b>	91	104	195
<b>40 to 49 years</b>	145	140	285
<b>50 to 59 years</b>	147	164	311
<b>60 to 64 years</b>	60	59	119
<b>65 to 74 years</b>	80	76	156
<b>75 to 84 years</b>	64	60	124
<b>85 &amp; Over</b>	44	14	58
<b>18 years +</b>	739	726	1,465
<b>21 years +</b>	709	697	1,406
<b>62 years +</b>	221	190	411
<b>65 years +</b>	188	150	338

## 2010 Census Race & Hispanic Origin

<b>White Alone</b>	1,829	97.29%
<b>Black Alone</b>	2	0.11%
<b>Nat. Am. Alone</b>	3	0.16%
<b>Asian Alone</b>	3	0.16%
<b>Other Alone</b>	8	0.43%
<b>Two + Races</b>	35	1.86%

<b>Not Hispanic</b>	1,861	98.99%
<b>Hispanic</b>	19	1.01%
<b>Mexican</b>	3	15.79%
<b>Puerto Rican</b>	7	36.84%
<b>Other Hisp.</b>	9	47.37%

<b>Minority Pop.</b>	60	3.19%
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= Total Population - Non-Hispanic White Pop.

<b>2010 Census Median Age</b>	<b>Total</b>	44.6
	<b>Female</b>	45.0
	<b>Male</b>	44.2

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Census

Revised: July 2012



# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 2 of 7

## 2010 Census Population by Relationship

<b>Total Population</b>	1,880	<b>In Group Quarters</b>	0
<b>In Households</b>	1,880	<b>Institutionalized Population</b>	0
		<b>Noninstitutionalized Population</b>	0

Source: 2010 Census

## Household Data

	1990	2000	2010	2020	2030	2040	2050
<b>Households</b>	664	729	789	799	806	800	779
<b>Persons/HH</b>	2.91	2.61	2.38	2.37	2.36	2.35	2.34

Source: 1990, 2000, & 2010 Census

Source: CDRPC Projections

## 2010 Census Housing Units by Tenancy

<b>Total Units</b>	1,100		<b>Vacant</b>	311	28.27%
<b>Occupied</b>	789	71.73%	<b>For Rent</b>	16	5.14%
<b>Owner</b>	608	77.06%	<b>For Sale</b>	14	4.50%
<b>Renter</b>	181	22.94%	<b>Seasonal</b>	224	72.03%
			<b>Other</b>	57	18.33%
<b>Owner Vacancy Rate</b>	2.24%		<b>Renter Vacancy Rate</b>	8.00%	<b>Total Rate</b> 3.63%

Source: 2010 Census

## 2010 Census Households by Type

<b>Total Households</b>	789	100.00%
<b>Married Couples</b>	416	52.72%
<b>Married Couple with Children</b>	148	18.76%
<b>Married Couple without Children</b>	268	33.97%
<b>Single Female Head of Household</b>	50	6.34%
<b>Single Female with Children</b>	30	3.80%
<b>Single Female without Children</b>	20	2.53%
<b>Single Male Head of Household</b>	38	4.82%
<b>Single Male with Children</b>	20	2.53%
<b>Single Male without Children</b>	18	2.28%
<b>Single Person Living Alone</b>	230	29.15%
<b>Single Person Living Alone: 65 &amp; Over</b>	113	14.32%
<b>Other Non-Family Household (2 or More People)</b>	55	6.97%

Source: 2010 Census

All Percentages computed as a percent of Total Households

Revised: July 2012



# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 3 of 7

## 2008-2012 ACS Income Data

	Income	MOE
<b>Per Capita Income</b>	\$26,387	\$2,640
<b>Median Household Income</b>	\$59,961	\$6,988

## 2008-2012 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	20	21	\$50,000 to \$74,999	213	53
\$10,000 to \$19,999	43	22	\$75,000 to \$99,999	143	38
\$20,000 to \$29,999	68	27	\$100,000 to \$149,999	87	38
\$30,000 to \$39,999	100	36	\$150,000 to \$199,999	21	14
\$40,000 to \$49,999	99	33	\$200,000 & Over	5	5

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

## 2008-2012 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
<b>Total Persons</b>	1,951	163	106	69	5.43%	3.51%
<b>5 &amp; Under</b>	107	55	0	24	0.00%	22.43%
<b>6 to 17</b>	310	73	42	30	13.55%	8.99%
<b>18 to 64</b>	1,135	116	53	38	4.67%	3.27%
<b>65 &amp; Over</b>	399	65	11	15	2.76%	3.64%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
<b>Total Households</b>	799	64	34	23	4.26%	2.86%
<b>Married Couples</b>	441	52	25	19	5.67%	4.26%
<b>Married w/ Related Children</b>	148	45	9	15	6.08%	10.15%
<b>Married w/o Related Children</b>	293	53	16	17	5.46%	5.72%
<b>Single Female Head of Household</b>	58	27	0	12	0.00%	20.69%
<b>Female w/ Related Children</b>	38	35	0	21	0.00%	54.70%
<b>Female w/o Related Children</b>	20	17	0	12	0.00%	60.00%
<b>Single Male Head of Household</b>	17	16	0	12	0.00%	70.59%
<b>Male w/ Related Children</b>	3	27	0	21	0.00%	100.00%
<b>Male w/o Related Children</b>	14	16	0	12	0.00%	85.71%
<b>Single Person Living Alone</b>	229	52	3	5	1.31%	2.16%
<b>Other Non-Family Household (2+)</b>	54	82	6	11	11.11%	12.09%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

**Note:** The ACS replaces the decennial census long form. CDRPC recommends using the 5-year data, which is more reliable than the 1- or 3-year data. This also allows for better comparability among municipalities. For more information, please see <http://cdrpc.org/ACS.html>

**Note:** The Margins of Error (MOE) suitable for creating 90% confidence intervals are now published for most of the estimates. Statistically, there will be a 90% probability that the true population parameter (e.g., mean, median, percent, etc.) falls within the interval: ESTIMATE ± MOE.

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# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 4 of 7

## 2008-2012 ACS Housing Unit Estimate by Structure

	Estimate	MOE
<b>Total Units</b>	1,188	56
<b>Single Family</b>	904	62
<b>Two Family</b>	48	25
<b>Three to Four Family</b>	18	16
<b>Five or More Family</b>	77	35
<b>Mobile Homes &amp; Other</b>	141	43

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

## 2008-2012 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
<b>Less than \$100,000</b>	151	48	<b>\$200,000 to \$299,999</b>	100	35
<b>\$100,000 to \$149,999</b>	143	40	<b>\$300,000 to \$399,999</b>	34	19
<b>\$150,000 to \$199,999</b>	175	42	<b>\$400,000 or More</b>	28	17

Owner Costs	Estimate	MOE
<b>Median Housing Value for Owner-Occupied Units</b>	\$155,200	\$9,555
<b>% of Owners Spending &gt;30% of Income on Housing Costs</b>	24.72%	6.49%

## 2008-2012 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
<b>Less than \$500</b>	32	41	<b>\$1,000 to \$1,499</b>	12	9
<b>\$500 to \$749</b>	30	24	<b>\$1,500 or More</b>	49	23
<b>\$750 to \$999</b>	27	19	<b>No Cash Rent</b>	18	16

Renter Costs	Estimate	MOE
<b>Median Monthly Gross Rent for Renter-Occupied Units</b>	\$870	\$201
<b>% of Renters Spending &gt;30% of Income on Housing Costs**</b>	38.19%	10.62%

\*\*Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

## 2008-2012 ACS Educational Attainment of Persons 25 & Older

Number of Persons with:	Estimate	MOE	% of Total	MOE	% with At Least:
<b>Less than a High School Diploma</b>	214	57	15.44%	3.98%	100.00%
<b>High School Diploma (including GED)</b>	517	76	37.30%	4.91%	84.56%
<b>Some College, No Degree</b>	211	51	15.22%	3.56%	47.26%
<b>Associate's Degree</b>	152	43	10.97%	2.99%	32.03%
<b>Bachelor's Degree</b>	188	49	13.56%	3.42%	21.07%
<b>Graduate or Professional Degree</b>	104	44	7.50%	3.14%	7.50%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

Revised: February 2014



# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 5 of 7

## 2008-2012 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
<b>Total</b> (Civilian Employed Population 16 & Over)	928	88
<b>Agriculture, Forestry, Fishing, Hunting, &amp; Mining</b>	32	17
<b>Construction</b>	131	39
<b>Manufacturing</b>	59	23
<b>Wholesale Trade</b>	22	16
<b>Retail Trade</b>	92	35
<b>Transportation and Warehousing, &amp; Utilities</b>	43	25
<b>Information</b>	19	19
<b>Finance and Insurance, and Real Estate and Rental &amp; Leasing</b>	57	21
<b>Finance and Insurance</b>	22	12
<b>Real Estate and Rental &amp; Leasing</b>	35	19
<b>Professional, Scientific, Management, Administrative, &amp; Waste Mgmt. Services</b>	77	28
<b>Professional, Scientific, and Technical Services</b>	34	19
<b>Educational Services, and Health Care &amp; Social Assistance</b>	246	52
<b>Educational Services</b>	124	38
<b>Health Care &amp; Social Assistance</b>	122	45
<b>Arts, Entertainment, Recreation, Accommodation, &amp; Food Services</b>	51	25
<b>Other Services (except Public Administration)</b>	29	19
<b>Public Administration</b>	70	29

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

## 2008-2012 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
<b>Total</b> (Civilian Employed Population 16 & Over)	928	88	100.00%	
<b>Employee of Private Companies</b>			55.60%	5.72%
<b>Self-Employed in Own Incorporated Businesses</b>			3.23%	1.83%
<b>Private Not-for-Profit Wage and Salary Workers</b>			9.05%	3.54%
<b>Local, State, and Federal Government Workers</b>			22.52%	4.99%
<b>Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers</b>			9.59%	3.54%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

## 2008-2012 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
<b>Car, Truck, or Van</b>	820	84	<b>Bicycle</b>	0	12
<b>Drove Alone</b>	735	80	<b>Walked</b>	39	20
<b>Carpooled</b>	85	33	<b>Taxi, Motorcycle, Other</b>	8	11
<b>Public Transportation (excl. taxicab)</b>	0	12	<b>Worked at home</b>	39	24
			<b>Total (16 &amp; Over)</b>	906	88

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2012 American Community Survey

Revised: February 2014



# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 6 of 7

## Land Use Regulations and Programs

<b>Planning Board</b>	Yes	<b>Zoning Regulations</b>	Yes
<b>Written Comprehensive Plan</b>	Yes/Draft	<b>Subdivision Regulations</b>	No
<b>Site Plan Review</b>	Yes		

*Source: 2008 Land Use Planning and Regulations: A Survey of New York State Municipalities*

### 2011 Real Property Tax Rates

County, Municipal, and School District Taxes

<b>Unadjusted Range per \$1,000 in Assessed Value</b>	\$89.19 to \$95.93
<b>Adjusted Range per \$1,000 in Market Value</b>	\$21.94 to \$23.60
<b>Municipal Equalization Rate</b>	0.2460

Source: New York State Office of the Comptroller

### School Districts

Averill Park CSD  
Berlin CSD

Source: CDRPC

## FY 2011 Government Revenue & Expenditure in \$1,000s

Revenue	Expenditure †
<b>Property Tax</b> \$       392.2	<b>General Government</b> \$       149.7
<i>Non-Property Taxes</i>	<b>Public Safety</b> 15.7
<b>Sales Tax</b> 176.4	<b>Health</b> 0.2
<b>Other Non-Property Tax</b> -	<b>Transportation</b> 590.0
<b>State Aid</b> 135.5	<b>Utilities</b> 138.4
<b>Federal Aid</b> 21.5	<b>Community Services</b> 22.2
<b>Other Intergovernmental</b> -	<b>Economic Assistance</b> -
<b>Charges for Services</b> 169.0	<b>Employee Benefits</b> 89.1
<b>Other Local (fees, etc.)</b> 13.3	<b>Debt Service</b> 21.4
<b>Other Sources</b> 21.4	<b>Education</b> -
<b>Total Revenue</b> \$       929.3	<b>Other Uses</b> -
	<b>Total Expense</b> \$       1,026.8
	<b>Revenues Less Expenditures</b> \$       (97.5)

† Includes Capital and Equipment Outlays. Individual items may not sum to totals due to rounding errors.  
Revenue sources such as debt or fund balance appropriations are not classified as revenues and may account for apparent shortfalls.  
Source: New York State Office of the Comptroller

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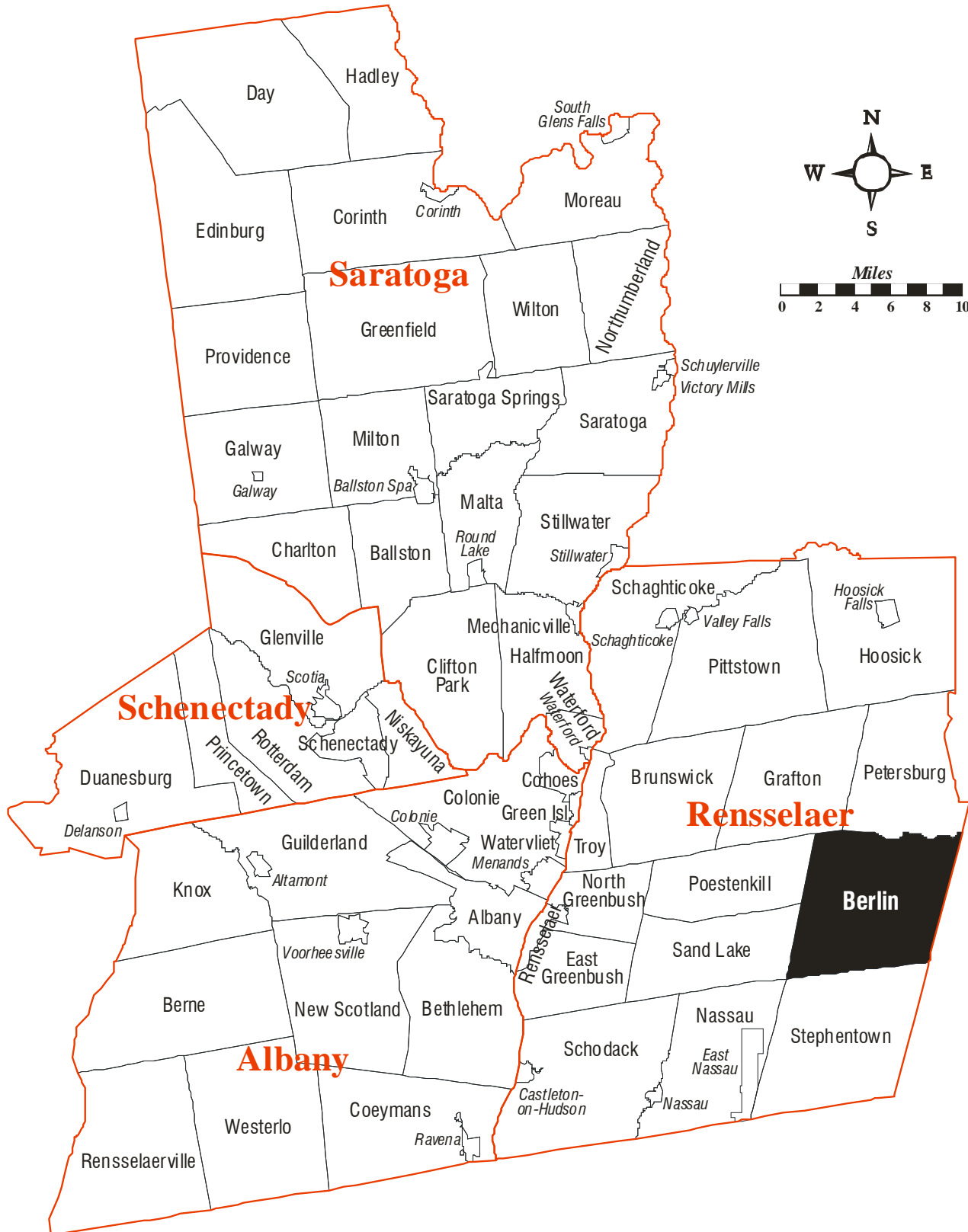


# Capital District Regional Planning Commission Community Fact Sheets

Town of Berlin

Rensselaer County

Page 7 of 7



Revised: August 2003