



# Capital District Regional Planning Commission Community Fact Sheets

Town of Stephentown

Rensselaer County

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## Population

| 1980  | 1990  | 2000  | 2010  | 2020  | 2030  | 2040  | 2050  |
|-------|-------|-------|-------|-------|-------|-------|-------|
| 2,031 | 2,521 | 2,873 | 2,903 | 2,978 | 3,040 | 3,093 | 3,139 |

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

## Age Cohorts

| Cohort               | 1990  | 2000  | 2010  | 2020  | 2030  | 2040  | 2050  |
|----------------------|-------|-------|-------|-------|-------|-------|-------|
| <b>Under 5</b>       | 216   | 183   | 125   | 112   | 130   | 128   | 113   |
| <b>5 to 14</b>       | 324   | 452   | 371   | 281   | 255   | 304   | 311   |
| <b>15 to 24</b>      | 314   | 296   | 335   | 312   | 239   | 223   | 277   |
| <b>25 to 34</b>      | 456   | 345   | 270   | 346   | 345   | 272   | 263   |
| <b>35 to 44</b>      | 429   | 548   | 395   | 330   | 432   | 438   | 359   |
| <b>45 to 54</b>      | 268   | 465   | 535   | 431   | 365   | 483   | 517   |
| <b>55 to 64</b>      | 233   | 284   | 430   | 546   | 445   | 387   | 535   |
| <b>65 to 74</b>      | 184   | 187   | 267   | 387   | 497   | 416   | 376   |
| <b>75 &amp; Over</b> | 97    | 113   | 175   | 233   | 332   | 442   | 388   |
| <b>Total</b>         | 2,521 | 2,873 | 2,903 | 2,978 | 3,040 | 3,093 | 3,139 |

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>          | 1,448         | 1,455       | 2,903        |
| <b>4 &amp; Under</b>  | 62            | 63          | 125          |
| <b>5 to 9 years</b>   | 72            | 86          | 158          |
| <b>10 to 14 years</b> | 119           | 94          | 213          |
| <b>15 to 19 years</b> | 109           | 89          | 198          |
| <b>20 to 24 years</b> | 70            | 67          | 137          |
| <b>25 to 29 years</b> | 55            | 60          | 115          |
| <b>30 to 39 years</b> | 153           | 150         | 303          |
| <b>40 to 49 years</b> | 255           | 245         | 500          |
| <b>50 to 59 years</b> | 244           | 271         | 515          |
| <b>60 to 64 years</b> | 91            | 106         | 197          |
| <b>65 to 74 years</b> | 130           | 137         | 267          |
| <b>75 to 84 years</b> | 66            | 73          | 139          |
| <b>85 &amp; Over</b>  | 22            | 14          | 36           |
| <b>18 years +</b>     | 1,122         | 1,162       | 2,284        |
| <b>21 years +</b>     | 1,066         | 1,114       | 2,180        |
| <b>62 years +</b>     | 272           | 288         | 560          |
| <b>65 years +</b>     | 218           | 224         | 442          |

## 2010 Census Race & Hispanic Origin

|                       |       |        |
|-----------------------|-------|--------|
| <b>White Alone</b>    | 2,765 | 95.25% |
| <b>Black Alone</b>    | 31    | 1.07%  |
| <b>Nat. Am. Alone</b> | 8     | 0.28%  |
| <b>Asian Alone</b>    | 33    | 1.14%  |
| <b>Other Alone</b>    | 21    | 0.72%  |
| <b>Two + Races</b>    | 45    | 1.55%  |

|                     |       |        |
|---------------------|-------|--------|
| <b>Not Hispanic</b> | 2,852 | 98.24% |
| <b>Hispanic</b>     | 51    | 1.76%  |
| <b>Mexican</b>      | 6     | 11.76% |
| <b>Puerto Rican</b> | 28    | 54.90% |
| <b>Other Hisp.</b>  | 17    | 33.33% |

|                      |     |       |
|----------------------|-----|-------|
| <b>Minority Pop.</b> | 164 | 5.65% |
|----------------------|-----|-------|

= Total Population - Non-Hispanic White Pop.

|                    |               |      |
|--------------------|---------------|------|
| <b>2010 Census</b> | <b>Total</b>  | 44.3 |
| <b>Median Age</b>  | <b>Female</b> | 43.7 |
|                    | <b>Male</b>   | 44.7 |

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

Revised: July 2012



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## 2010 Census Population by Relationship

|                         |       |  |   |
|-------------------------|-------|--|---|
| <b>Total Population</b> | 2,903 | <b>In Group Quarters</b>               | 0 |
| <b>In Households</b>    | 2,903 | <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> | 951  | 1,129 | 1,190 | 1,231 | 1,264 | 1,293 | 1,322 |
| <b>Persons/HH</b> | 2.65 | 2.54  | 2.44  | 2.42  | 2.41  | 2.39  | 2.37  |

Source: 1990, 2000, & 2010 Census

Source: CDRPC Projections

## 2010 Census Housing Units by Tenancy

|                    |       |        |                 |     |        |
|--------------------|-------|--------|-----------------|-----|--------|
| <b>Total Units</b> | 1,482 |        | <b>Vacant</b>   | 292 | 19.70% |
| <b>Occupied</b>    | 1,190 | 80.30% | <b>For Rent</b> | 21  | 7.19%  |
| <b>Owner</b>       | 988   | 83.03% | <b>For Sale</b> | 23  | 7.88%  |
| <b>Renter</b>      | 202   | 16.97% | <b>Seasonal</b> | 194 | 66.44% |
|                    |       |        | <b>Other</b>    | 54  | 18.49% |

|                           |       |                            |       |                   |       |
|---------------------------|-------|----------------------------|-------|-------------------|-------|
| <b>Owner Vacancy Rate</b> | 2.26% | <b>Renter Vacancy Rate</b> | 9.38% | <b>Total Rate</b> | 3.55% |
|---------------------------|-------|----------------------------|-------|-------------------|-------|

Source: 2010 Census

## 2010 Census Households by Type

|  |       |         |
|--|-------|---------|
| <b>Total Households</b>                              | 1,190 | 100.00% |
| <b>Married Couples</b>                               | 631   | 53.03%  |
| <b>Married Couple with Children</b>                  | 225   | 18.91%  |
| <b>Married Couple without Children</b>               | 406   | 34.12%  |
| <b>Single Female Head of Household</b>               | 97    | 8.15%   |
| <b>Single Female with Children</b>                   | 62    | 5.21%   |
| <b>Single Female without Children</b>                | 35    | 2.94%   |
| <b>Single Male Head of Household</b>                 | 66    | 5.55%   |
| <b>Single Male with Children</b>                     | 38    | 3.19%   |
| <b>Single Male without Children</b>                  | 28    | 2.35%   |
| <b>Single Person Living Alone</b>                    | 300   | 25.21%  |
| <b>Single Person Living Alone: 65 &amp; Over</b>     | 117   | 9.83%   |
| <b>Other Non-Family Household (2 or More People)</b> | 96    | 8.07%   |

Source: 2010 Census

All Percentages computed as a percent of Total Households

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## 2008-2012 ACS Income Data

|                                | Income   | MOE      |
|--------------------------------|----------|----------|
| <b>Per Capita Income</b>       | \$28,009 | \$2,891  |
| <b>Median Household Income</b> | \$65,938 | \$16,241 |

## 2008-2012 ACS Households by Income Range

| Income Range         | Households | MOE | Income Range           | Households | MOE |
|----------------------|------------|-----|------------------------|------------|-----|
| Less than \$10,000   | 32         | 32  | \$50,000 to \$74,999   | 215        | 88  |
| \$10,000 to \$19,999 | 111        | 70  | \$75,000 to \$99,999   | 181        | 92  |
| \$20,000 to \$29,999 | 117        | 79  | \$100,000 to \$149,999 | 190        | 80  |
| \$30,000 to \$39,999 | 70         | 61  | \$150,000 to \$199,999 | 71         | 40  |
| \$40,000 to \$49,999 | 84         | 67  | \$200,000 & Over       | 25         | 24  |

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>      | 2,908   | 16  | 198     | 126 | 6.81%   | 4.33%  |
| <b>5 &amp; Under</b>      | 150     | 86  | 23      | 41  | 15.33%  | 25.68% |
| <b>6 to 17</b>            | 495     | 165 | 0       | 34  | 0.00%   | 6.86%  |
| <b>18 to 64</b>           | 1,801   | 246 | 153     | 84  | 8.50%   | 4.51%  |
| <b>65 &amp; Over</b>      | 462     | 135 | 22      | 32  | 4.76%   | 6.75%  |

| Poverty Status of Households           | Total # | MOE | # Below | MOE | % Below | MOE     |
|--|---------|-----|---------|-----|---------|---------|
| <b>Total Households</b>                | 1,096   | 120 | 117     | 79  | 10.68%  | 7.11%   |
| <b>Married Couples</b>                 | 649     | 107 | 0       | 12  | 0.00%   | 1.85%   |
| <b>Married w/ Related Children</b>     | 243     | 101 | 0       | 21  | 0.00%   | 8.55%   |
| <b>Married w/o Related Children</b>    | 406     | 128 | 0       | 12  | 0.00%   | 2.96%   |
| <b>Single Female Head of Household</b> | 96      | 49  | 0       | 12  | 0.00%   | 12.50%  |
| <b>Female w/ Related Children</b>      | 60      | 45  | 0       | 21  | 0.00%   | 34.64%  |
| <b>Female w/o Related Children</b>     | 36      | 30  | 0       | 12  | 0.00%   | 33.33%  |
| <b>Single Male Head of Household</b>   | 46      | 37  | 19      | 29  | 41.30%  | 53.57%  |
| <b>Male w/ Related Children</b>        | 29      | 41  | 19      | 34  | 65.52%  | 71.02%  |
| <b>Male w/o Related Children</b>       | 17      | 22  | 0       | 12  | 0.00%   | 70.59%  |
| <b>Single Person Living Alone</b>      | 238     | 103 | 53      | 51  | 22.27%  | 19.12%  |
| <b>Other Non-Family Household (2+)</b> | 67      | 156 | 45      | 90  | 67.16%  | 100.00% |

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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## 2008-2012 ACS Housing Unit Estimate by Structure

|                      | Estimate | MOE |
|----------------------|----------|-----|
| Total Units          | 1,296    | 156 |
| Single Family        | 965      | 157 |
| Two Family           | 5        | 7   |
| Three to Four Family | 30       | 41  |
| Five or More Family  | 0        | 24  |
| Mobile Homes & Other | 296      | 112 |

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 |
|------------------------|----------|-----|------------------------|----------|-----|
| Less than \$100,000    | 181      | 95  | \$200,000 to \$299,999 | 332      | 106 |
| \$100,000 to \$149,999 | 157      | 83  | \$300,000 to \$399,999 | 73       | 40  |
| \$150,000 to \$199,999 | 136      | 60  | \$400,000 or More      | 37       | 35  |

| Owner Costs  | Estimate  | MOE      |
|--|-----------|----------|
| Median Housing Value for Owner-Occupied Units        | \$190,200 | \$43,283 |
| % of Owners Spending >30% of Income on Housing Costs | 14.02%    | 8.26%    |

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

| Value Range     | Estimate | MOE | Value Range        | Estimate | MOE |
|-----------------|----------|-----|--------------------|----------|-----|
| Less than \$500 | 0        | 36  | \$1,000 to \$1,499 | 72       | 58  |
| \$500 to \$749  | 38       | 48  | \$1,500 or More    | 0        | 17  |
| \$750 to \$999  | 58       | 48  | No Cash Rent       | 12       | 15  |

| Renter Costs  | Estimate | MOE    |
|---|----------|--------|
| Median Monthly Gross Rent for Renter-Occupied Units     | \$929    | \$184  |
| % of Renters Spending >30% of Income on Housing Costs** | 60.71%   | 26.82% |

\*\*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: |
|-------------------------------------|----------|-----|------------|-------|------------------|
| Less than a High School Diploma     | 154      | 77  | 7.48%      | 3.64% | 100.00%          |
| High School Diploma (including GED) | 680      | 151 | 33.01%     | 6.01% | 92.52%           |
| Some College, No Degree             | 543      | 182 | 26.36%     | 8.20% | 59.51%           |
| Associate's Degree                  | 284      | 97  | 13.79%     | 4.35% | 33.16%           |
| Bachelor's Degree                   | 234      | 83  | 11.36%     | 3.79% | 19.37%           |
| Graduate or Professional Degree     | 165      | 61  | 8.01%      | 2.78% | 8.01%            |

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

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

|   | Estimate | MOE |
|---|----------|-----|
| <b>Total</b> (Civilian Employed Population 16 & Over)                                   | 1,440    | 203 |
| <b>Agriculture, Forestry, Fishing, Hunting, &amp; Mining</b>                            | 11       | 21  |
| <b>Construction</b>   | 155      | 64  |
| <b>Manufacturing</b>  | 97       | 63  |
| <b>Wholesale Trade</b>  | 11       | 21  |
| <b>Retail Trade</b>   | 58       | 57  |
| <b>Transportation and Warehousing, &amp; Utilities</b>                                  | 24       | 28  |
| <b>Information</b>  | 38       | 45  |
| <b>Finance and Insurance, and Real Estate and Rental &amp; Leasing</b>                  | 89       | 62  |
| <b>Finance and Insurance</b>  | 79       | 60  |
| <b>Real Estate and Rental &amp; Leasing</b>   | 10       | 21  |
| <b>Professional, Scientific, Management, Administrative, &amp; Waste Mgmt. Services</b> | 176      | 87  |
| <b>Professional, Scientific, and Technical Services</b>                                 | 74       | 58  |
| <b>Educational Services, and Health Care &amp; Social Assistance</b>                    | 393      | 95  |
| <b>Educational Services</b>   | 212      | 85  |
| <b>Health Care &amp; Social Assistance</b>  | 181      | 68  |
| <b>Arts, Entertainment, Recreation, Accommodation, &amp; Food Services</b>              | 255      | 108 |
| <b>Other Services (except Public Administration)</b>                                    | 27       | 32  |
| <b>Public Administration</b>  | 106      | 66  |

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)                             | 1,440      | 203 | 100.00%    |        |
| <b>Employee of Private Companies</b>  |            |     | 58.54%     | 10.43% |
| <b>Self-Employed in Own Incorporated Businesses</b>                               |            |     | 3.19%      | 3.41%  |
| <b>Private Not-for-Profit Wage and Salary Workers</b>                             |            |     | 11.46%     | 4.43%  |
| <b>Local, State, and Federal Government Workers</b>                               |            |     | 18.19%     | 6.41%  |
| <b>Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers</b> |            |     | 8.61%      | 4.90%  |

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>                    | 1,277    | 223 | <b>Bicycle</b>                 | 0        | 12  |
| <b>Drove Alone</b>                           | 1,173    | 208 | <b>Walked</b>                  | 0        | 12  |
| <b>Carpooled</b>                             | 104      | 57  | <b>Taxi, Motorcycle, Other</b> | 28       | 25  |
| <b>Public Transportation (excl. taxicab)</b> | 0        | 12  | <b>Worked at home</b>          | 98       | 66  |
|  |          |     | <b>Total (16 &amp; Over)</b>   | 1,403    | 201 |

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

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## Land Use Regulations and Programs

|                                   |     |                                |     |
|-----------------------------------|-----|--------------------------------|-----|
| <b>Planning Board</b>             | Yes | <b>Zoning Regulations</b>      | Yes |
| <b>Written Comprehensive Plan</b> | No  | <b>Subdivision Regulations</b> | Yes |
| <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> | \$65.81 to \$78.99 |
| <b>Adjusted Range per \$1,000 in Market Value</b>     | \$19.74 to \$23.70 |
| <b>Municipal Equalization Rate</b>                    | 0.3000             |

Source: New York State Office of the Comptroller

### School Districts

Averill Park CSD  
Berlin CSD  
New Lebanon CSD

Source: CDRPC

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

| Revenue                         |     | Expenditure †                     |     |
|---------------------------------|-----|-----------------------------------|-----|
| <b>Property Tax</b>             | N/A | <b>General Government</b>         | N/A |
| <i>Non-Property Taxes</i>       |     | <b>Public Safety</b>              | N/A |
| <b>Sales Tax</b>                | N/A | <b>Health</b>                     | N/A |
| <b>Other Non-Property Tax</b>   | N/A | <b>Transportation</b>             | N/A |
| <b>State Aid</b>                | N/A | <b>Utilities</b>                  | N/A |
| <b>Federal Aid</b>              | N/A | <b>Community Services</b>         | N/A |
| <b>Other Intergovernmental</b>  | N/A | <b>Economic Assistance</b>        | N/A |
| <b>Charges for Services</b>     | N/A | <b>Employee Benefits</b>          | N/A |
| <b>Other Local (fees, etc.)</b> | N/A | <b>Debt Service</b>               | N/A |
| <b>Other Sources</b>            | N/A | <b>Education</b>                  | N/A |
| <b>Total Revenue</b>            | N/A | <b>Other Uses</b>                 | N/A |
|                                 |     | <b>Total Expense</b>              | N/A |
|                                 |     | <b>Revenues Less Expenditures</b> | N/A |

† 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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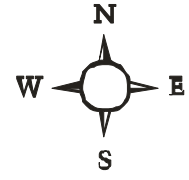
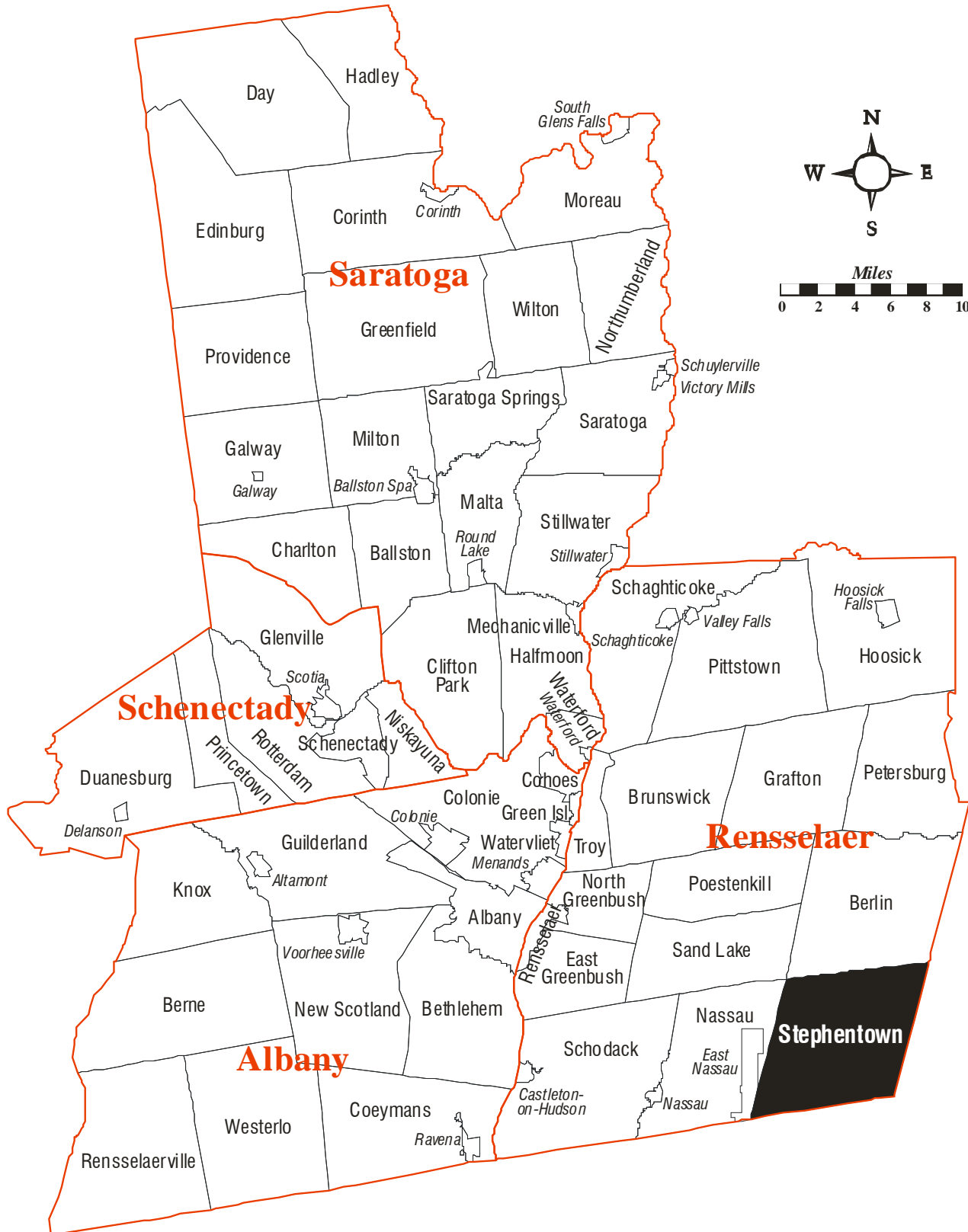


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