

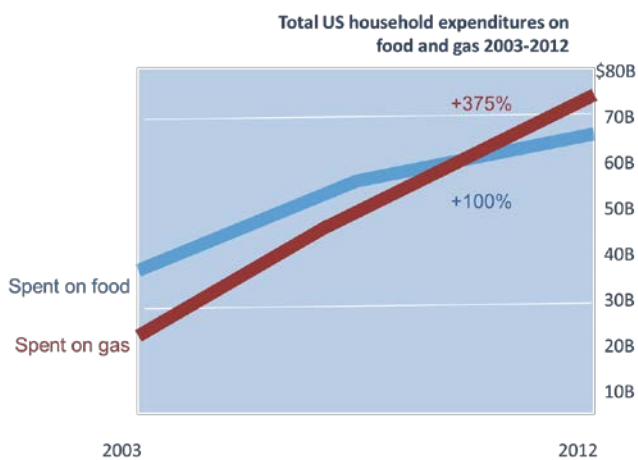


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Impact Downtown Albany Urban Trends



Provided by Goody Clancy



Provided by Goody Clancy

Who is the housing market in 2030?

- Married couple with children—less than 25% of households.
- Traditional (one-worker) family—less than 20% of households.
- Singles and couples make up 62%+ of households.
- Non-family households outnumber traditional families in the suburbs.

Priorities for choosing where to live

1990...

- Golf courses
- Large backyards
- Homogeneity
- Escape from work
- Convenient auto access

2012...

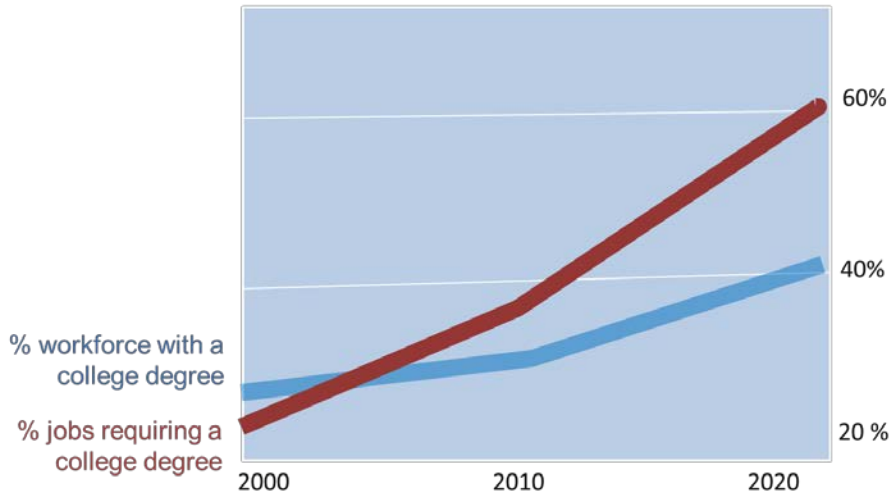
- Walkable streets
- Transit
- Diversity
- Live near work
- Sustainability

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% of total US JOBS 2000-2020 (millions)

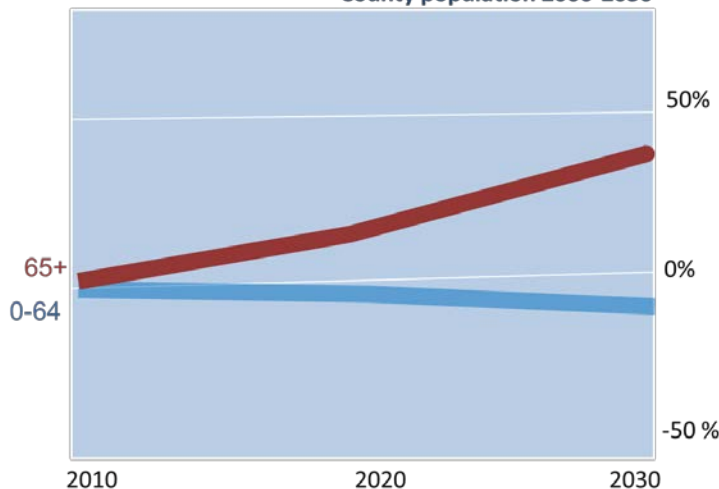


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From 2000 to 2009, the number of educated 25- to 34-year-olds living within three miles of downtown Columbus grew 43%. In Boston the number grew 40%; in Denver, 25%; in Austin, 24%. The average growth across the 51 biggest US metro areas was 26%.

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Projected % change in Albany County population 2000-2030



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“Creative workers” are more than 50% more likely than their peers to seek an urban environment.

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Roughly two-thirds of educated, creative workers under 35 seek communities that support their lifestyles.

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