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Demographic Study of the Upper Congress Street Neighborhood

Introduction

Part of any thorough community revitalization plan includes an assessment of existing conditions. Existing conditions include demographics among other topics, such as strengths, weaknesses, opportunities and threats (SWOT analysis); natural environmental features; existing land uses; zoning and circulation. Demographic assessments generally rely on US Census data but can include other sources as well. Demographic attributes cover a variety of population characteristics that include but are not limited to: total population within a given area, age-related statistics, gender distributions, and ethnicities. Housing and socio-economic attributes also fall within the scope of these assessments. Housing characteristics include structural ages, number of housing units within a given structure, and housing values. Socio-economic characteristics include information on education, occupations, and incomes.

Demographic information can serve a wide variety of uses. Within a revitalization initiative, demographic analysis serves as an objective basis for comparison with surrounding communities. As a result, the study area can be placed within a number of broader contexts (city, county, metropolitan area, state or national). Depending on the outcome of comparisons, demographic data can play a key role in justifications for funding requests and grant proposals. Demographic data can anecdotally reflect the history of an area, certainly in terms of housing characteristics, but also to some degree in terms of ethnic characteristics. The data can help identify trends and how long trends have existed. Demographics can tie in with and substantiate aspects of SWOT analyses.

Local, State and Federal agencies rely on data collected by the Census Bureau for demographic analyses and for a variety of government mandates. For example, the Census 2000 Brief on Structural and Occupancy Characteristics of Housing states that:

“Federal agencies use data on the year the structure was built to create formulas for allocating funds, determining substandard housing, and constructing surveys. The Department of Housing and Urban Development uses this item as a component in setting Fair Market Rents as well as in its Community Development Block Grant Program, HOME, and Public Housing Modernization allocation formulas. The year the structure was built helps determine, under the Older Americans Act, the number of older people who live in inadequate housing and who may be candidates for home repair loans or alternative housing. It is also used by local areas for forecasting the need for services such as fire protection.”

In the case of educational attainment, data provide the basis for allocating funding for adult education and literacy programs. Employment status statistics can be used for determining amounts to be allocated for job training to reduce unemployment levels or to “identify programs that create new jobs in local areas with substantial unemployment.”

Although demographic analysis has a number of uses, it has some limitations too. For example, one must be cautious not to over-generalize to the point of stereotyping. Data interpretation is not an exact science – one can find a basis for a multitude of opinions and extrapolations, some of which can be very different.

Except where noted, data presented on the following pages was extracted from a Claritas report generated on January 16, 2007. The Claritas report included data at ¼-, ½-, and 1-mile radii from the intersection of Congress Street and 15th Street (see Figure 1). For the sake of this studio project, the ¼-mile radius is assumed to represent the study area, since the intersection of Congress Street and 15th Street is located near the center of the project boundary. Data within the 1-mile radius is assumed to be representative of the City of Troy as a whole since it encompasses downtown. There is some degree of inaccuracy in this approach since boundaries of both the study area and the City of Troy are long and narrow rather than round. A more sophisticated but time-intensive approach would include compiling data from various US Census tracts.¹ But for the purpose of this studio project, the simplified approach suits.

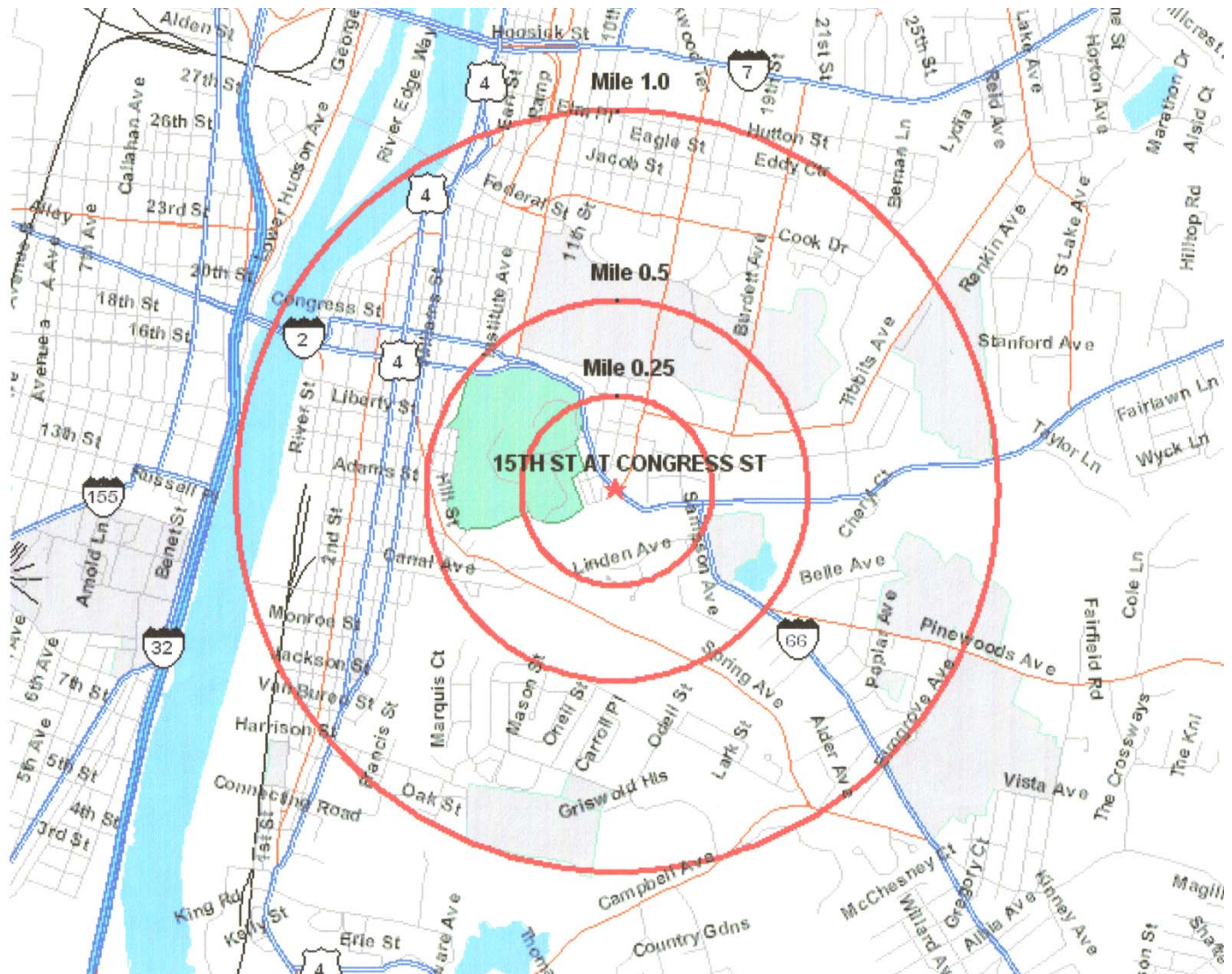
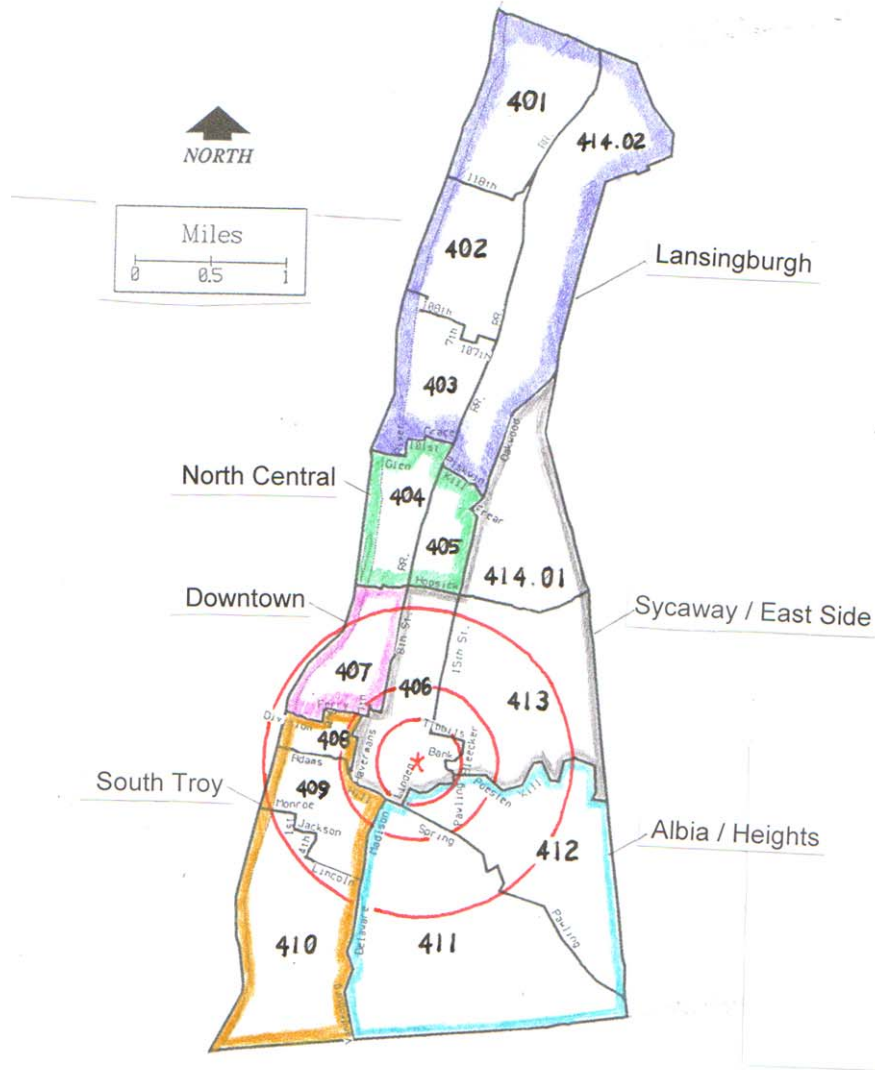


Figure 1 – Demographic Map, Centered at the Intersection of Congress Street and 15th Street, Troy, NY (Claritas, Inc.)

¹ The City of Troy covers 15 census tracts. The Upper Congress Street corridor falls within Census Tract 406. Census Tract 406 is further subdivided into block groups. Therefore, even finer granularity in data compiling and assessment could be achieved.

City of Troy 1990 Census Tracts



Adapted from a Capital District Regional Planning Commission Map, February 1995

Figure 2 – Map Showing Demographic Radii Centered at the Intersection of Congress Street and 15th Street Relative to City of Troy Census Tract Districts (Adapted from a Capital District Regional Planning Commission Map, February 1995)

Population

Table 1 shows that the population along the Upper Congress Street corridor represents less than 3% of the overall population of the City of Troy. The population for both the study area and the City has trended downward over the past 26 years and is expected to continue to do so according to Claritas data.² The trend in the study area has been consistent with the City as shown by narrow variance in the population ratios in 1990 and 2000.

	¼ mile radius from 15th & Congress	City of Troy	Ratio of Study Area Pop. to City (%)
1980 Census	not available	56,638	not available
1990 Census	1,466	54,269	2.70
2000 Census	1,334	49,170	2.71
2006 Estimate	1,223	not available	not available
2011 Projection	1,160	not available	not available

Source: Claritas, Inc.

Similar to Table 1, Table 1.1 shows that the number of households along the Upper Congress Street corridor represents less than 3% of the number in the City of Troy. Contrary to the population trend, which has been consistently downward, the number of households in the City has risen very slightly (about 1% per decade) since 1980. The study area showed a similar slight rise in the 2000 census. Construction of the Polytech Apartments in the study area is not reflected in the Claritas 2006 estimate or 2011 projection. According to an April 10, 2006 article in *The Business Review (Albany)*, the Polytech Apartment complex includes 39 units and 143 beds. This positive development indicates that the population and household trends in the study area may have changed course in 2006.

Households

	¼ mile radius from 15th & Congress	City of Troy	Ratio of Study Area Pop. to City (%)
1980 Census	not available	22,587	not available
1990 Census	595	22,871	2.60
2000 Census	600	23,093	2.60
2006 Estimate	563 (602)	not available	not available
2011 Projection	542 (581)	not available	not available

Source: Claritas, Inc. Numbers in parentheses include 39 units in the Polytech Apartment complex.

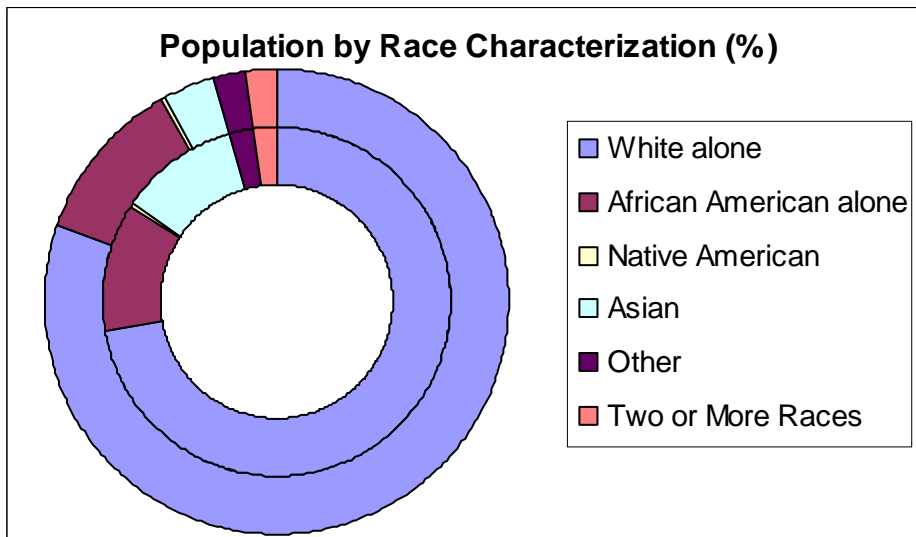
² However, recent data show that the New York State population has grown slightly since 2000. According to New York's Tech Valley website (www.techvalley.com), the 2005 population in Tech Valley, which includes Rensselaer County has grown 3.8%.

Population Characteristics – Race and Ethnicity

Table 2 shows a comparison of single race characteristics within ¼-mile and 1-mile radii from the 15th Street and Congress Street intersection, as well as 2000 US Census data for the City of Troy and the country as a whole. With the exception of the Asian population, the comparison shows that the study area has a racial mix that is similar to the rest of the country. The proportion of Asians within ¼-mile (11.20%) is nearly twice the proportion within 1-mile (6.67%) and more than three times the proportion within the City of Troy (3.5%). This is attributable to the characteristics of the student population of RPI. According to the Rensselaer Polytechnic Institute – Common Data Set 2006-2007 (www.rpi.edu/about/cds/index.html), the Asian or Pacific Islander population of degree-seeking undergraduate students is 566 in a total of 5,142 (11%).

	Radius from 15 th & Congress		Troy	US
	¼ mile	1 mile		
White	72.04	74.26	80.2	75.1
African American	12.18	13.19	11.4	12.3
Native American	00.16	00.22	00.3	00.9
Asian	11.20	06.67	03.5	03.6
Other	02.04	02.67	02.2	05.6
Two or More Races	02.29	03.01	02.3	02.4

Source: 2nd & 3rd columns, Claritas, Inc., 2006 Estimates. ¼-mile pop. = 1,223; 1-mile pop. = 17,971
 4th & 5th columns, 2000 US Census data

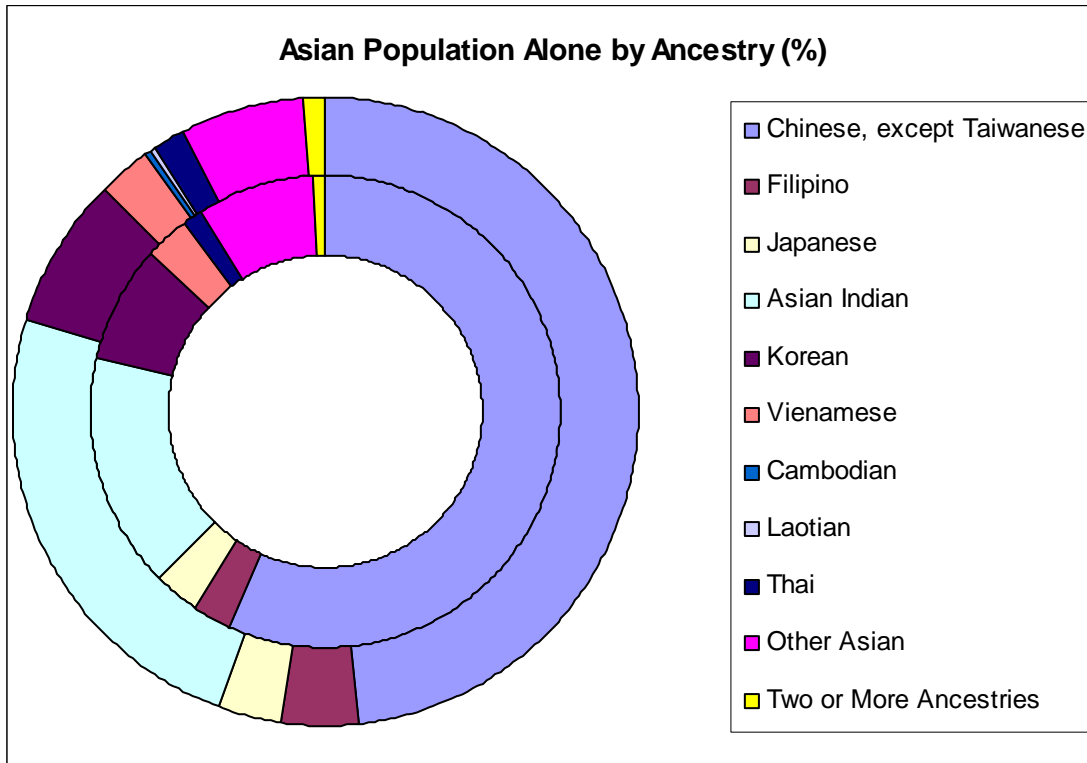


Inner ring = ¼ mile radius (study area); outer ring = City of Troy

Table 3 and the associated chart show a breakdown of the Asian population. This comparison shows that there are more Asian Indians in the City (24.12%) compared to the study area (16.06%) and more Chinese within the study area (56.20%) compared to the City (48.50%). Again, these variations are attributable to RPI student demographics.

	Radius from 15th & Congress	
	¼ mile	1 mile
Chinese, except Taiwanese	56.20	48.50
Filipino	02.92	03.67
Japanese	02.92	03.42
Asian Indian	16.06	24.12
Korean	08.03	07.85
Vietnamese	02.92	02.92
Cambodian	00.00	00.25
Laotian	00.00	00.08
Thai	01.46	01.84
Other Asian	08.03	06.34
Two or More Ancestries	00.73	01.09

Source: Claritas, Inc., 2006 Estimates. ¼-mile Asian pop. = 137; 1-mile Asian pop. = 1,198



Inner ring = study area; outer ring = City of Troy

Starting with the same population groups shown in Table 2, Table 4 shows a breakdown by ancestry. With this filter, the comparison between the study area and the City as a whole is largely consistent. Compared to the study area, there are slightly more people in the City with Irish and Italian heritage. However, Irish and Italian are the top two ancestries in the study area as well. That said, less than 30% of the population claims these ancestries. In Table 4, people with Asian ancestry are categorized as either “other” or “unclassified”. Although both the study area and the City have a high percentage of Caucasians overall, Table 4 in combination with Table 3 indicate that there is a high degree of ancestral diversity, with no one ancestral group having a dominating majority. Although the study area may have had a strong ethnic identity in the past, current data indicates that characteristic is largely lost. Consequently, an ethnic-neutral neighborhood identity may hold more appeal with current residents of the Mount Ida neighborhood. Such neutral topics can center on natural features, historical architecture and historical industrial technology.

Table 4		
Population Alone by Ancestry (%)		
	Radius from 15th & Congress	
	¼ mile	1 mile
Arab	00.57	00.67
Czech	00.00	00.07
Danish	00.41	00.23
Dutch	00.57	01.05
English	04.01	03.58
French, except Basque	04.66	04.15
French Canadian	01.88	01.81
German	07.52	07.51
Greek	00.41	00.33
Hungarian	00.00	00.14
Irish	11.94	15.50
Italian	09.57	13.05
Lithuanian	00.25	00.16
U.S. or American	05.23	04.20
Norwegian	00.41	00.32
Polish	03.92	04.11
Portugese	00.08	00.02
Russian	00.82	00.71
Scottish	01.23	01.01
Scotch-Irish	00.00	00.52
Slovak	00.08	00.09
Subsaharan African	00.57	00.56
Swedish	00.25	00.28
Swiss	00.08	00.07
Ukranian	00.57	01.07
Welsh	00.33	00.18
West Indian (except Hisp.)	00.65	00.66
Other	25.76	18.76
Ancestry Unclassified	17.99	19.17

Source: Claritas, Inc., 2006 Estimates. ¼-mile pop. = 1,223; 1-mile pop. = 17,971

Population Characteristics – Gender

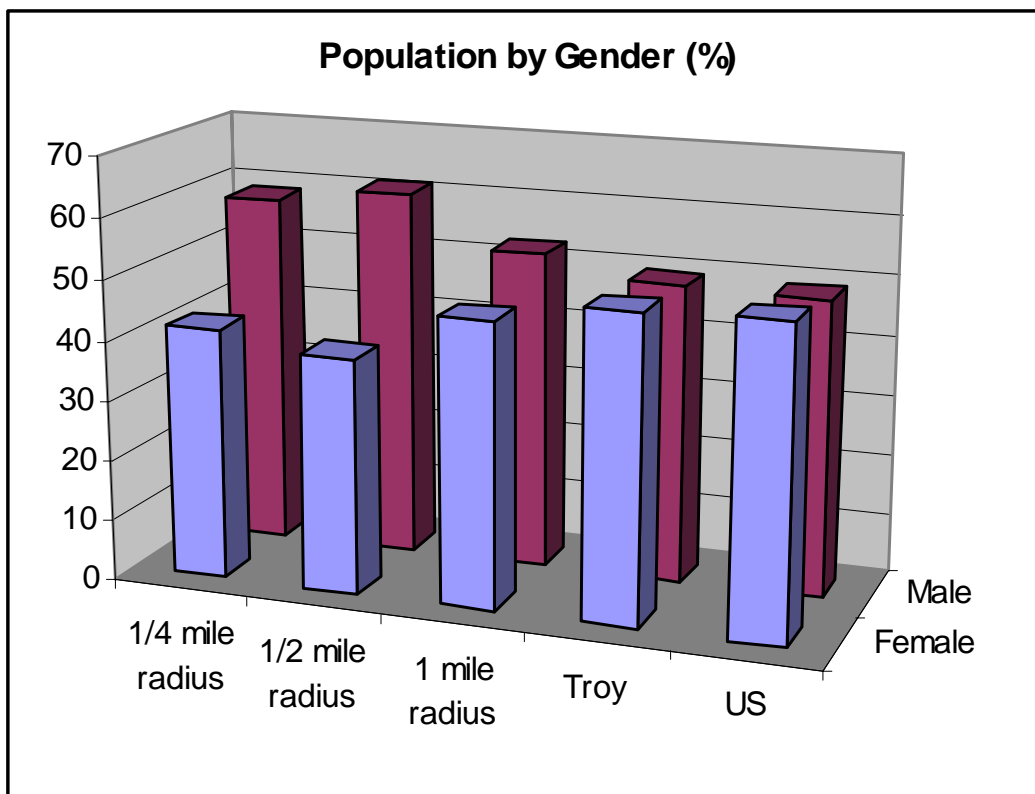
Table 5 and the associated chart show that the gender ratio in the study area is notably higher than the rest of the City and the US population as a whole. The ratio with ½ mile of the 15th Street and Congress Street intersection shows an even higher skew of male residents. This characteristic is attributable to the demographics of the RPI student population. According to the Rensselaer Polytechnic Institute – Common Data Set 2006-2007 (www.rpi.edu/about/cds/index.html), the population of full-time students seeking undergraduate and graduate degrees is 6,290, of which 4,655 are male (74%) and 1,635 are female (26%).

	Radius from 15 th & Congress			Troy	US
	¼ mile	½ mile	1 mile		
Male	58.50	61.04	52.83	49.5	49.1
Female	41.70	38.96	47.17	50.5	50.9
Male/Female Ratio	1.40	1.57	1.12	0.98	0.96

Source: 2nd, 3rd & 4th columns, Claritas, Inc., 2006 Estimates.

¼-mile pop. = 1,223; ½-mile pop. = 4,530; 1-mile pop. = 17,971

5th and 6th columns, 2000 US Census data



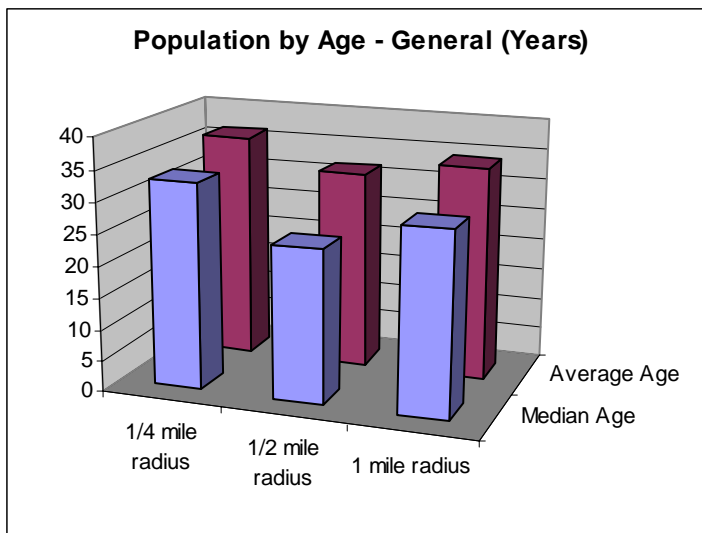
Population Characteristics – Age

Table 6 data is a bit surprising with regard to population age comparisons between the study area and surrounding areas. The median age in the study area is notably older than the surrounding areas. This data appears to reflect that students have not populated the study area in the same proportion as other areas. This is a reasonable extrapolation since the majority of RPI student housing is located more than ¼-mile from the Upper Congress Street corridor. In addition, the population within the ½-mile and 1-mile radii includes not only RPI students, but Sage students as well. The data for Young Adult (17-24) in Table 7 further illustrates that point. Still, the median age of the population within the study area (32.89 years) is a couple of years younger than the median age for the country as a whole (35.3 years).

	Radius from 15 th & Congress			Troy	US
	¼ mile	½ mile	1 mile		
Median Age	32.89	24.41	29.17	31.7	35.3
Average Age	36.29	31.55	34.13	not available	not available

Source: 2nd, 3rd and 4th columns, Claritas, Inc., 2006 Estimates.

¼-mile pop. = 1,223; ½-mile pop. = 4,530; 1-mile pop. = 17,971
5th and 6th columns, 2000 US Census data



	Radius from 15 th & Congress			Troy	US
	¼ mile	½ mile	1 mile		
Pre-school (0-4)	3.92	3.36	4.89	6.4	6.8
School-age (5-17)	9.97	8.92	12.54	79.9	80.8
Young Adult (17-24)	18.07	39.62	25.63		
Adult (25-64)	57.40	40.61	46.86		
Senior (65+)	10.47	7.50	10.09	13.7	12.4

Source: 2nd, 3rd and 4th columns, Claritas, Inc., 2006 Estimates.

¼-mile pop. = 1,223; ½-mile pop. = 4,530; 1-mile pop. = 17,971
5th and 6th columns, 2000 US Census data

Population Age 15+ by Marital Status

Table 8 shows that the marital status of the population within the study area is consistent to some degree with that of the City. However, the proportion of married couples is higher City-wide compared to the study area. In the study area, about 1 in 5 people are married with spouse present (the foundation of a traditional family), whereas about 1 in 4 people in the City fall within that category.

	Radius from 15 th & Congress	
	¼ mile	1 mile
Total, Never Married	48.85	46.83
Married, Spouse Present	20.96	25.19
Married, Spouse Absent	13.30	13.14
Widowed	8.31	7.14
Divorced	8.68	7.70

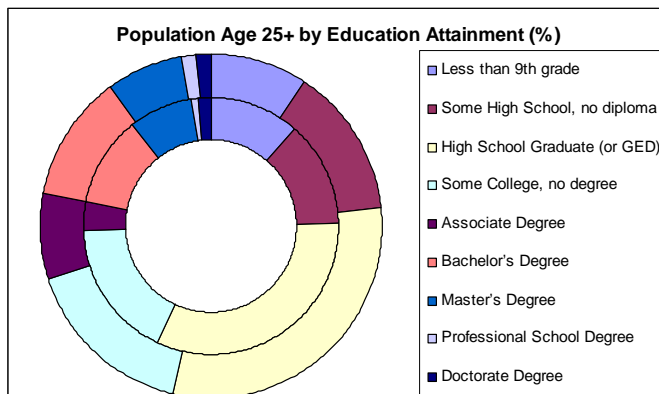
Source: Claritas, Inc., 2006 Estimates. ¼-mile pop. = 1,083; 1-mile pop. = 15,317

Population Age 25+ by Education Attainment

Table 9 shows that the level of education of the population within the study area generally falls between averages for the City and the country as a whole.

	Radius from 15 th & Congress		Troy	US
	¼ mile	1 mile		
Less than 9 th grade	11.31	9.12	32.3	19.6
Some High School, no diploma	13.36	14.24		
High School Graduate (or GED)	32.13	30.31	58.3	56.0
Some College, no degree	17.45	16.44		
Associate Degree	3.73	8.05		
Bachelor's Degree	11.43	11.86	19.4	24.4
Master's Degree	7.94	7.28		
Professional School Degree	0.96	1.20		
Doctorate Degree	1.56	1.50		

Source: ¼-mile and 1-mile radii, Claritas, Inc., 2006 Estimates. ¼-mile pop. = 831; 1-mile pop. = 10,235.
Troy and US data from the 2000 US Census.



Inner ring = ¼-mile radius (study area); outer ring = 1-mile radius

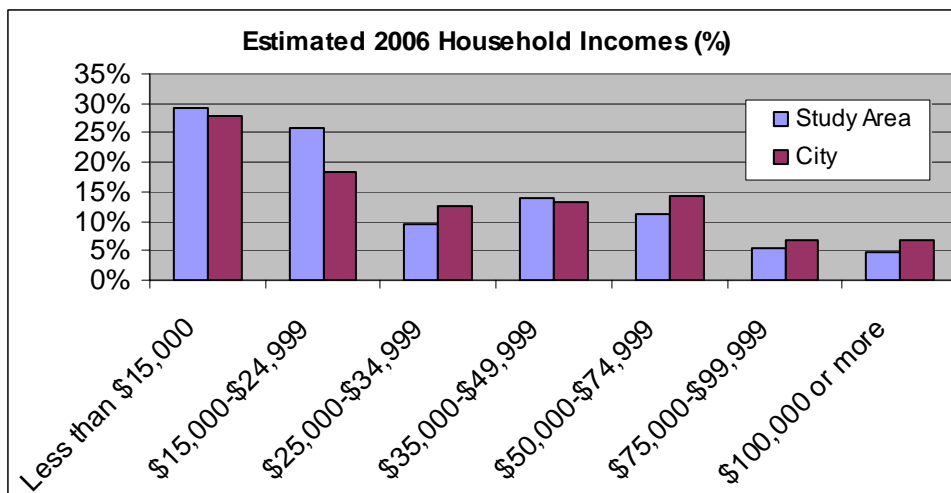
Estimated 2006 Household Incomes

Table 10 and the associated chart show that the household incomes in the study area are skewed lower than the rest of the City. Table 11 shows a particularly strong distinction between the two areas in terms of average and median household incomes. Yet on a per capita basis, the incomes vary by less than 2%. In addition, Figure 3 shows that in 1999, the median income for study area fell in the same range as much of downtown Troy. According to US Census Bureau data, median 2005 income for a two-person family in New York State was \$50,367 +/- \$543, which is more than twice the 2006 results for the study area.

The data for average household size is slightly lower in the study area compared to the rest of the City. This is consistent with the marital statistics shown in Table 8. Having a higher proportion of single person households in the study area could raise the per capita income average, but it appears that more than one factor is at play. According to US Census Bureau data, poverty thresholds for 2006 by size of family and number of related children under 18 years was \$10,488 for one person under 65 years (\$9,669 for one person 65 years and over). For two persons, household poverty levels ranged between \$12,186 and \$13,896 and for three persons, household poverty levels ranged between \$15,769 and \$16,242. Figure 4 shows that between 24.5 to 29.5% of the study area population lived at or near the poverty level in 1999.

	Radius from 15th & Congress	
	¼ mile	1 mile
Income less than \$15,000	29.31	27.76
Income \$15,000-\$24,999	25.75	18.36
Income \$25,000-\$34,999	9.41	12.67
Income \$35,000-\$49,999	13.85	13.35
Income \$50,000-\$74,999	11.37	14.29
Income \$75,000-\$99,999	5.51	6.73
Income \$100,000-\$149,000	4.62	4.10
Income \$150,000-\$249,000	0.36	2.37
Income \$250,000-\$499,999	0.00	0.35
Income \$500,000 or more	0.00	0.01

Source: Claritas, Inc., 2006 Estimates. ¼-mile households = 563; 1-mile households = 7,103



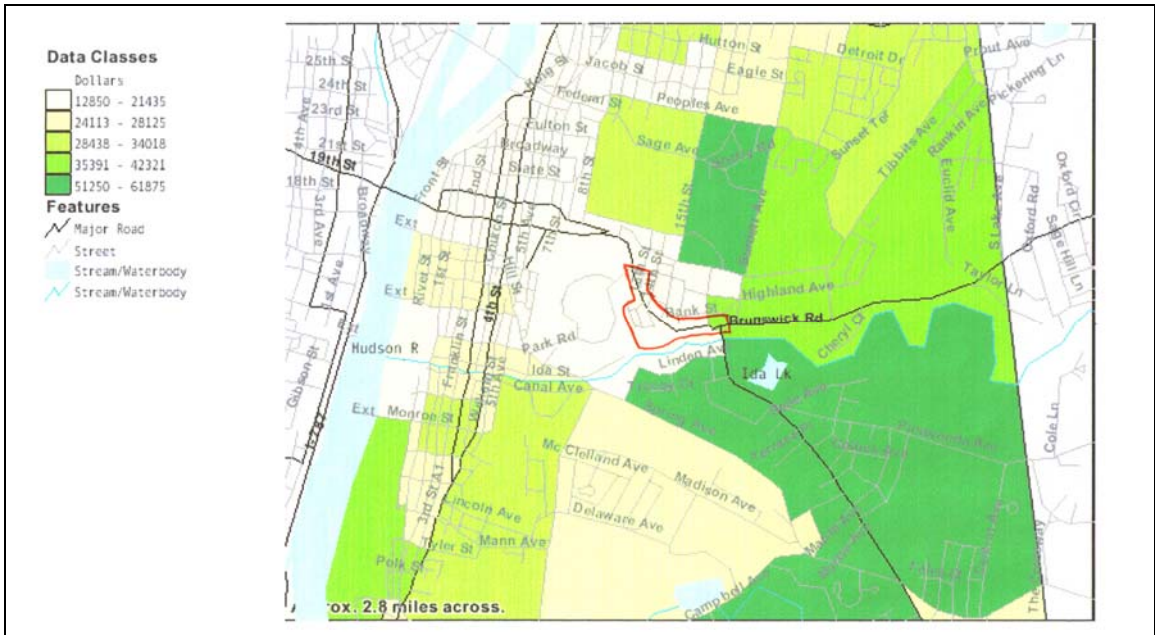


Figure 3 – Median Household Income in 1999, Troy, New York, by Block Group
 Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Table 11
Estimated 2006 Household Income Averages (\$) and Household Size (# of persons)

	Radius from 15 th & Congress	
	¼ mile	1 mile
Average Household Income	\$33,988	\$40,738
Median Household Income	\$23,048	\$28,058
Per Capita Income	\$17,373	\$17,169
Average Household Size	1.98	2.11

Source: Claritas, Inc., 2006 Estimates. ¼-mile households = 563; 1-mile households = 7,103

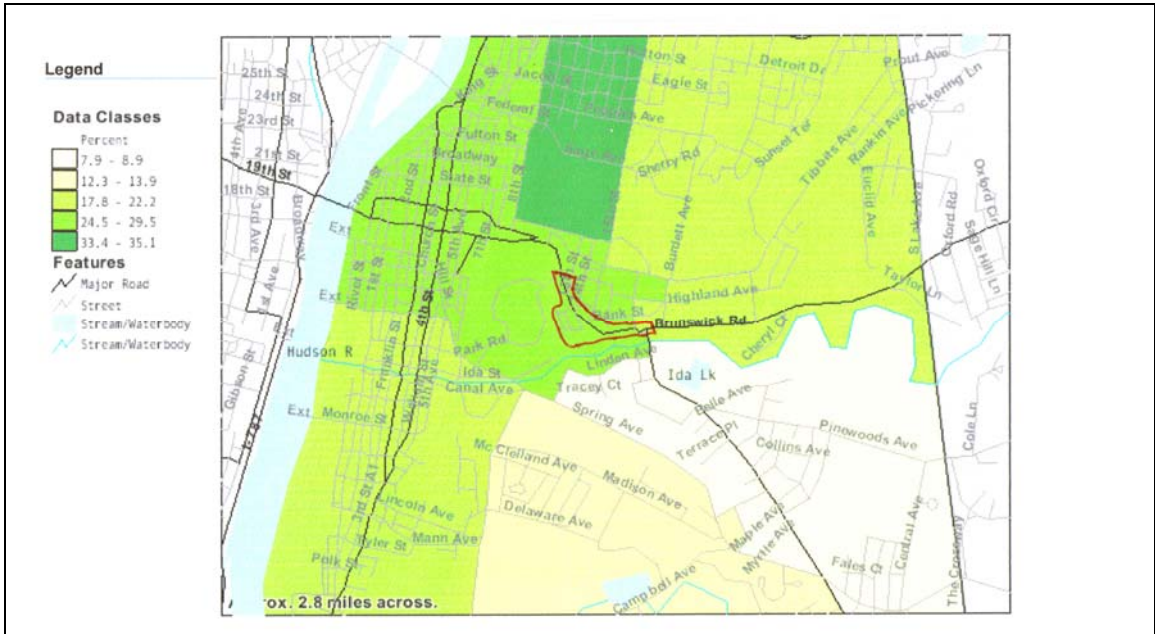


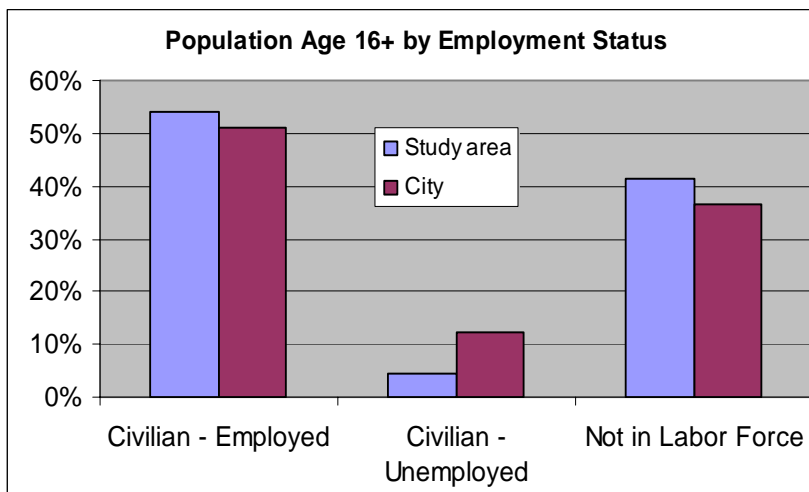
Figure 4 – Percent of Persons Below the Poverty Level in 1999, Troy, New York, by Block Group. Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P87.

Employment Status

Table 12 shows an interesting subtlety. The study area has both a lower unemployment rate compared to the City of Troy, yet the study area also has a higher percentage of people not in the labor force. A high proportion of older retired residents could explain these characteristics. Data in Table 6 is consistent with that assumption – the median and average ages in the study area (32.89 and 36.29, respectively) are higher than those of the City (29.17 and 34.13). Table 7 shows that the numbers of retirement age residents are about equal in the two areas. However, the City has a notably higher number of young adults (25.63% compared to 18.07% in the study area), which could explain why the civilian unemployed population in the City (12.15%) is notably higher than the study area (4.55%).

	Radius from 15 th & Congress	
	¼ mile	1 mile
In Armed Forces	0.09	0.12
Civilian – Employed	54.13	51.19
Civilian – Unemployed	4.55	12.15
Not in Labor Force	41.23	36.55

Source: Claritas, Inc., 2006 Estimates. ¼-mile pop. = 1,077; 1-mile households = 15,184



Of the people in the work force, Table 13 distinctly shows that the study area residents work at a higher proportion of blue collar and service related jobs compared to the City. Since white collar jobs tend to be higher paying, these data are consistent with the Table 11 data showing that average and median incomes are higher in the City.

	Radius from 15 th & Congress	
	¼ mile	1 mile
Blue Collar	27.96	19.24
White Collar	51.80	63.02
Service and Farm	20.24	17.76

Source: Claritas, Inc., 2006 Estimates. ¼-mile pop. = 583; 1-mile households = 7,772

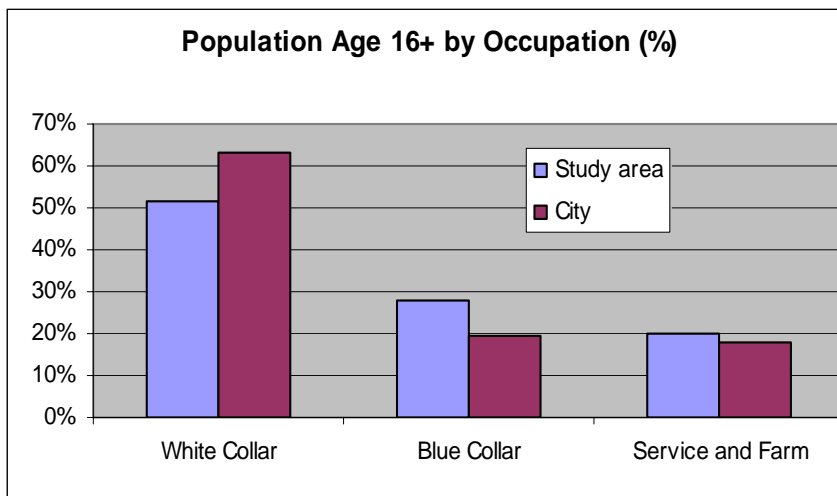


Table 14 is consistent with the Table 13. Although the percentage of professional and related occupations are about equal in the two areas, the study area has a lower number of management, business, finance workers (6.35% compared to 10.02% for the City) as well as a lower number of sales and office workers (19.55% compared to 27.65% for the City), which accounts for the lower overall number of white collar workers. Conversely, the study area has a higher number of production and transportation jobs, which accounts for the higher ratio of blue collar workers despite a near parity in the percentage of construction workers.

	Radius from 15 th & Congress	
	¼ mile	1 mile
Management, Business, and Finance	6.35	10.02
Professional and Related Occupations	25.90	25.33
Service	20.24	17.76
Sales and Office	19.55	27.65
Construction, Extraction and Maintenance	7.89	7.68
Production, Transportation and Material Moving	20.07	11.55

Source: Claritas, Inc., 2006 Estimates. ¼-mile pop. = 583; 1-mile households = 7,772

Housing Statistics

Table 15 shows that the majority of housing stock in both the study area and City-wide pre-date 1940. Although the City may have a wider range of historic structures in terms of age, use, and style, from a statistical perspective, the proportion of older houses is comparatively higher in the study area. With only a few exceptions (most notably the Polytech Apartment complex, which is not included in the Claritas database), housing construction in the Upper Congress Street and Mt. Ida neighborhoods came to a virtual standstill after approximately 1979. Construction City-wide also experienced a dramatic reduction after 1979, but at least a token amount continued.

According to 2000 US Census Bureau data, only 15% of housing units across the country were built before 1940. However, the greatest concentrations are found in the Northeast (28.9%). Nationally, New York State has the highest number of old units (2.4 million) and the third highest concentration (31.5%, after Massachusetts and the District of Columbia).

	Radius from 15th & Congress	
	¼ mile	1 mile
1939 or earlier	71.64	64.88
1940-1949	7.16	6.34
1950-1959	5.12	7.27
1960-1969	6.73	9.48
1970-1979	7.16	5.09
1980-1989	1.02	2.79
1990-1994	0.88	1.76
1995-1998	0.00	0.87
1998-2006	0.00	1.51
Median year of construction	Prior to 1939	Prior to 1939

Source: Claritas, Inc., 2006 Estimates.

¼-mile number of units = 684; 1-mile number of units = 8,235

Table 16 reflects a higher percentage of housing units are occupied by renters in the study area compared to City-wide. This was not always the case. Interviews with long-term residents indicate that the growth in the number of renters began in the 1960s after construction of the Collar City Bridge on Hoosick Street.

	Radius from 15th & Congress		Troy	US
	¼ mile	1 mile		
Owner Occupied	23.98	33.44	40.1	66.2
Renter Occupied	76.02	66.56	59.9	33.8
Vacant	not available	not available	13.4	9.0

Source: 2nd & 3rd columns, Claritas, Inc., 2006 Estimates.

¼-mile # of occupied units = 563; 1-mile # of occupied units = 7,103

4th and 5th columns, 2000 US Census

Table 17 shows that the majority of housing units in both the study area and the City of Troy are more than single family residences. In fact, single family residences represent fewer than 12% (less than 1 in 8) of the housing units in the study area and fewer than 20% (less than 1 in 5) in the City. The study area also has an appreciably lower percentage of detached single family residences (8.95%) compared to the City (17.02%). Nearly 80% of the housing units in the study area are contained in structures with between 2 to 19 units. This data, in conjunction with the small percent of detached single family residences reflect that the study area has long been a densely populated segment of the City. The data lacks fidelity for categorizing structures with between 3 to 19 units. However, based on observation along the Upper Congress Street corridor, it is likely that the majority of structures that fall in this category have between 3 and 6 units.

These data contrast sharply with the rest of the country. According to the 2000 US Census data, 60.3% of housing units in the country are single family houses, not attached to any other structures. Nationally, New York State and Hawaii are tied for having the highest percent of their homes in structures with 5 or more units (32.5%).

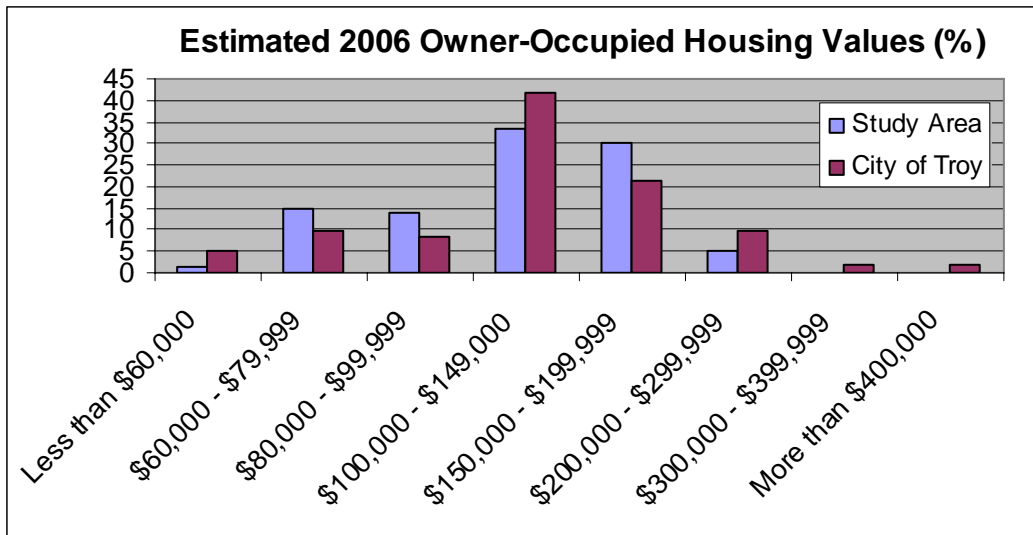
Table 17		
Housing Units by Number of Units in the Structure (%)		
	Radius from 15th & Congress	
	¼ mile	1 mile
1 Unit Detached	8.92	17.02
1 Unit Attached	2.78	2.26
2 Units	38.45	29.62
3-19 Units	40.64	34.20
20-49 Units	1.17	6.48
>50 Units	7.89	10.33

Source: Claritas, Inc., 2006 Estimates. ¼-mile number of units = 684; 1-mile number of units = 8,235

Similar to other housing statistics, Table 18 shows that the range in value of owner-occupied housing is wider in the City compared to the study area, however, the median values vary by less than 3%. Nearly two-thirds of the house values in the study area and the City fall between \$100,000 and \$200,000. According to the 2000 US Census, the median value of owner-occupied housing in the City of Troy was \$88,000 compared to a national average of \$119,600. The 2006 figures in Table 18 reflect that housing values have trended upward.

	Radius from 15th & Congress	
	¼ mile	1 mile
Less than \$60,000	1.48	5.13
\$60,000 - \$79,999	14.81	9.64
\$80,000 - \$99,999	14.07	8.55
\$100,000 - \$149,000	33.33	41.77
\$150,000 - \$199,999	30.37	21.43
\$200,000 - \$299,999	5.19	9.77
\$300,000 - \$399,999	0.00	1.77
More than \$400,000	0.00	1.98
Median value	\$128,804	\$131,949

Source: Claritas, Inc., 2006 Estimates. ¼-mile number of units = 684; 1-mile number of units = 8,235



Conclusion

The Mount Ida neighborhood population is about 1,200, which is about 3% of the City of Troy's population of 49,000. The population has steadily declined over a number of decades, however, recent construction of the Polytech Apartments may signal a turnaround in that trend. The population characteristics of the neighborhood have also changed. In the past, the neighborhood may have had a strong ethnic and family-oriented character. Now the population is quite diverse. Even though more than 70% of the population is Caucasian, which is consistent with the City of Troy, no one ethnicity dominates the area. Demographic data show ethnic backgrounds from more than two dozen different countries. In this regard, the neighborhood resembles the melting pot of America. On the other hand, only about 1 in 5 residents are married with spouse present. For the rest of the City, this statistic is about 1 in 4 and it is probably higher in suburban and rural communities.

In terms of average age and education, the Mount Ida neighborhood does not vary significantly compared to the City. Average age in the neighborhood is about 36 compared to 34 in the City. Although the neighborhood has more 25+ year old residents with less than a 9th grade education compared to the City, the neighborhood also has more high school graduates. Overall, there are no glaring differences in educational attainment.

In terms of occupations and incomes, there are some notable differences. About 48% of residents in the Mount Ida neighborhood have occupations classified as blue collar, service or farm related, compared to about 37% for City residents. The Mount Ida neighborhood has long been considered a working class area and demographic data continue to reflect that characteristic. The median household income in the Mount Ida neighborhood is about \$23,000 compared to about \$28,000 in the City, yet on a per capita basis, the incomes in the two areas are almost equal.

Housing comparisons between the Mount Ida neighborhood and the City show some differences as well as similarities. The data show a low proportion of owner-occupied housing in both areas, but particularly in the study area. Less than ¼ of the housing is owner-occupied in the study area and more than ¾ is renter occupied. Fewer than 1 in 8 housing units in the study area are single family residences. For the City, these ratios are 1/3 owner occupied and 2/3 renter occupied and single family residences number about 1 in 5.

The vast majority (more than 75%) of housing in both areas is more than 50 years old. Although the City has a wider range of age and styles, the concentration and narrower range of styles of housing in the neighborhood gives the area a unique ambience. The values of owner-occupied housing shows a wider range in the City compared to the study area, but the median values fall within a few percent of each other.

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