



Greene County Economic Profile 2014



GREENE COUNTY
Economic Development



DiscoverGreene.com

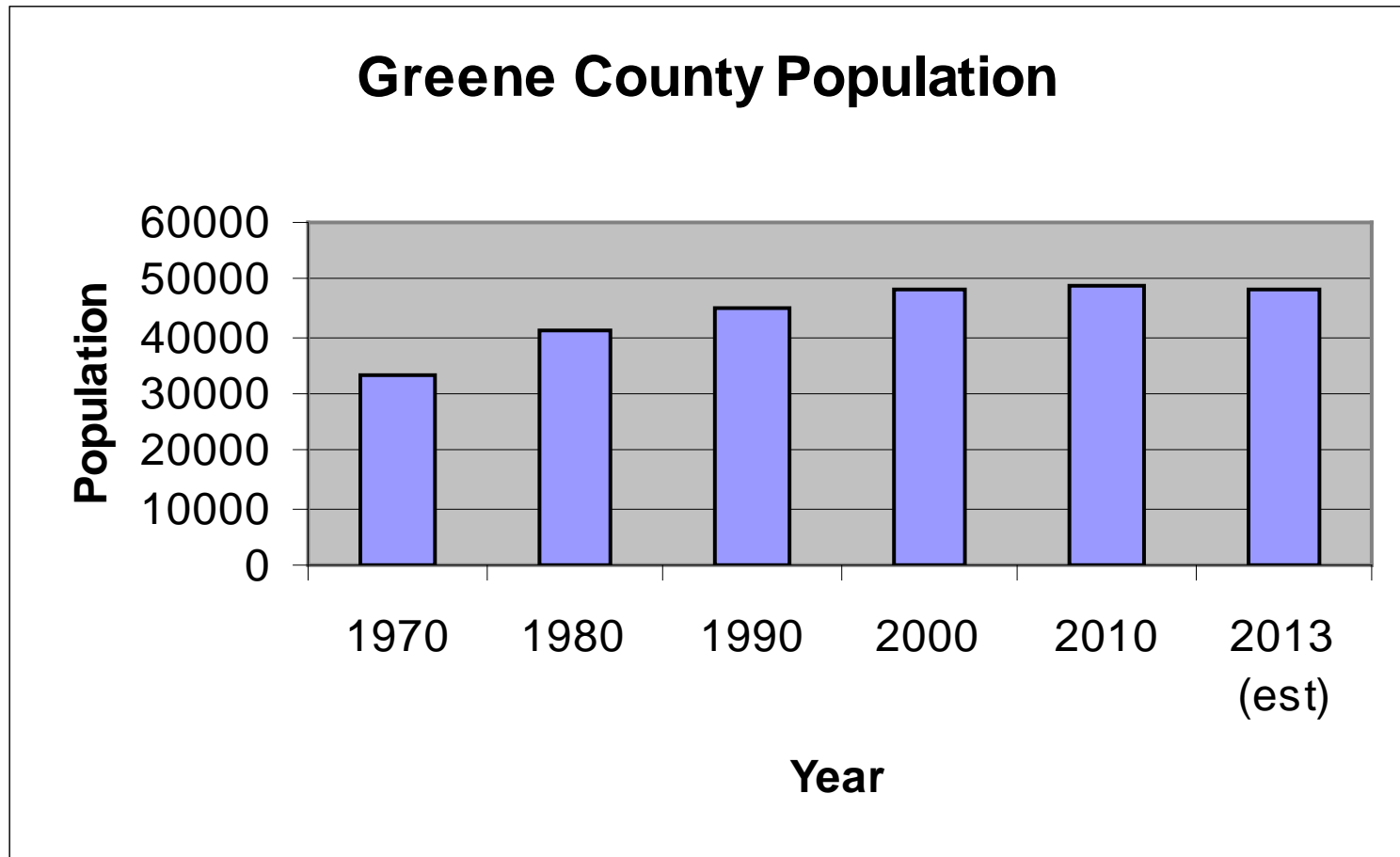
Greene County Population

Our Census-counted population in 2010 was 49,222, the highest in the County's history. Greene County had a Census-estimated population in 2013 of 48,455.

The County has a median age of 44.

Greene County has experienced population growth in every Census decade since 1920.

Population by Decade



Greene County Population Growth

Greene County's population grew by 2.1% (1,026 people) between 2000 and 2010. The County experienced the same rate of population growth as New York State as a whole, while neighboring Columbia County grew by two people.

Approximately 1,760 people moved to Greene County during the 2000's, one of the highest percentage rates in the state.

Regional Population Change

	2010	2000	%
Albany County	304,204	294,565	3.3
Columbia County	63,074	63,076	0.0
Delaware County	47,890	48,055	-0.2
Greene County	49,221	48,195	2.1
Schoharie County	32,749	31,582	3.7
Ulster County	182,493	177,749	2.7

Greene Co. Net Migration 2002-2011

Albany County	-157
Columbia County	+329
Delaware County	+ 17
Dutchess County	+161
NYC Boroughs	+667
Nassau-Suffolk	+267
Rensselaer County	-100
Schoharie County	- 52
Ulster County	+561

Source: Internal Revenue Service Migration Data.

Employment Growth

In September 2014, Greene County had 21,000 residents employed, and 1,300 unemployed for an unemployment rate of 5.7%, a drop of 1.7% from September 2013.

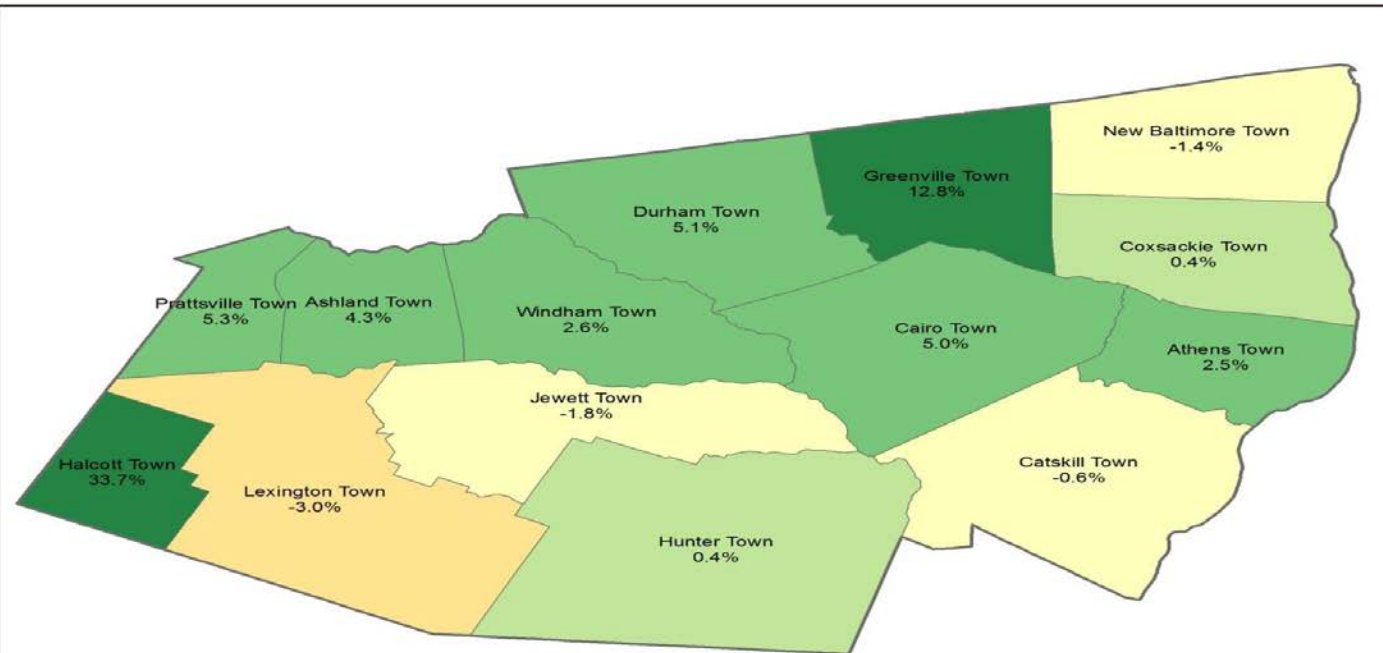
Greene County had 14,600 jobs located in-County in September 2014, a gain of 300 jobs from September 2013. The 2.1% growth rate was the largest of any county outside New York City in New York State.

Unemployment Rate by County, September 2014

NYS	6.2%
Albany	4.8%
Columbia	4.6%
Delaware	6.0%
Greene	5.7%
Schoharie	5.7%
Ulster	5.8%

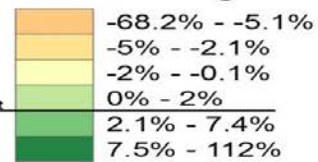
Greene County, NY

County Subdivision, Percent Change in Population 2000-2010



Legend

Percent Change



State
Percent
2.1%

0 10 Miles

Created by Cornell Program on Applied Demographics.
May 2012.
Data Source: 2010 Census TIGER/Line® Shapefiles.



Historical Job Growth

Greene County had 1,100 more jobs located in the County in 2010 than we did in 2000, an 8% increase. The County's job growth was greater than its population growth.

The United States as a whole had no net job growth during the same period.

Businesses in Greene County

- Greene County has 5,192 business firms, according to the U.S. Economic Census. Of those firms, 1,143 have employees employing about 12,000 persons in the County.
- Just under 28% of the business firms in the County are women-owned.

Retail Sales in Greene County

- Retail sales in Greene County in 2007 (the latest Economic Census year) were \$622,994,000. Retail sales per capita were \$12,670, higher than the average for New York State as a whole.
- Accommodation and food services sales in Greene County in 2007 were \$90,600,000.

Sales Tax Collections by Year

Year	Amount	PCT Change
2006	\$26,431,417	+4.6%
2007	\$27,244,420	+3.0%
2008	\$27,364,265	+0.4%
2009	\$25,021,770	-9.4%
2010	\$25,282,642	+1.0%
2011	\$26,663,590	+5.2%
2012	\$27,020,683	+1.3%
2013	\$28,604,033	+5.5%

Median Property Tax by County

	Dollar	Percent/Value
Greene County	\$2,411	1.29
Columbia County	\$3,264	1.44
Ulster County	\$3,934	1.59
Albany County	\$3,344	1.62
Delaware County	\$1,797	1.38
Schoharie County	\$2,152	1.42
New York Average	\$3,755	1.70

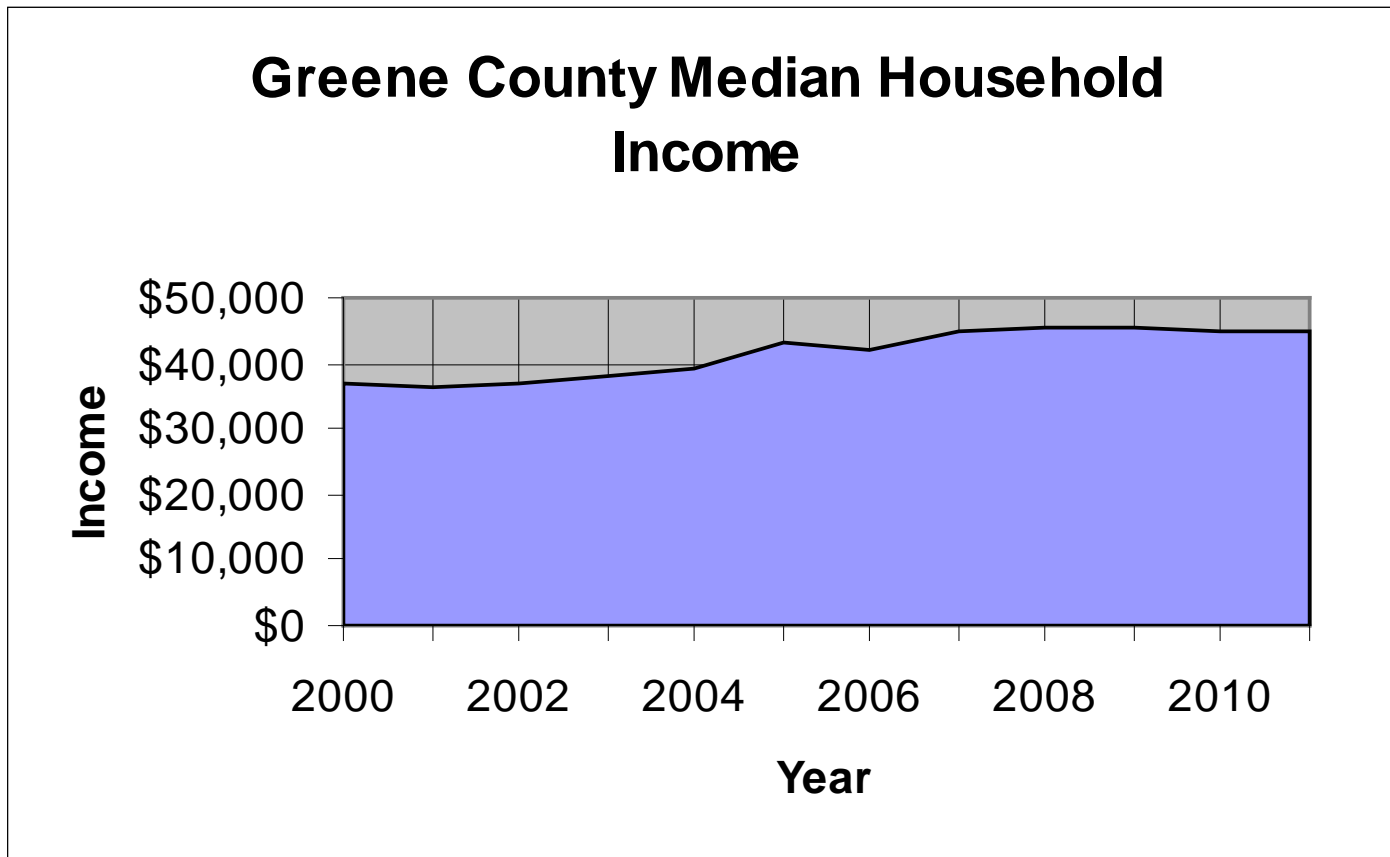
Source: The Tax Foundation

Household Income

Greene County's median income in 2012 was \$47,539, slightly higher than it was in 2007.

The 2011 US median household income was \$51,351, about the same in nominal dollars as in 2007.

Greene County Median Income



Workforce Data

The Greene County labor force is approximately 22,200 persons.

More than 50% of Greene County residents are between 25 and 64, the prime working ages.

Educational Statistics

More than 19% of Greene County residents over 25 possess a bachelors degree or higher, a percentage that continues to rise.

More than 85% of Greene County residents over 25 have high school diplomas.

Greene and Columbia School Rankings

	Rank District	Enrollment Change	PCT Change
Greene	145:Windham-Ashland-Jewett	- 59	-13.0%
•	186 Cossackie-Athens	- 77	- 4.9%
•	207 Hunter-Tannersville	-169	-32.7%
•	208 Ravena-Coeymans-Selkirk (pt)	-177	- 8.3%
•	268 Margaretville (pt)	-105	-21.3%
•	278 Greenville	-142	-10.2%
•	315 Gilboa-Conesville (pt)	- 14	- 3.8%
•	396 Catskill	-174	- 9.8%
•	404 Cairo-Durham	-354,	-20.7%
Columbia	157 Kinderhook	-262	-12.2%
•	175 Germantown	- 82	-12.1%
•	198 Chatham	-145	-10.4%
•	206 New Lebanon	-116	-20.4%
•	339 Taconic Hills	-213	-12.6%
•	421 Hudson	-175	- 9.6%

The average Upstate district's loss in students was 8.1% from 2007-2012. The average drop in the Albany region was 7.2%. Upstate School Ranking include (429 districts in the region for whom data was available. Ulster-Dutchess south not included). Pt are districts with a portion of students in Greene County. Onteora is not included in Upstate NY. **Source: Business First and the New York State Education Department.**

Employment by Major Business Sectors

Public Administration	18.2%
Retail Trade	13.3%
Accommodation & Food Services	10.4%
Educational Services	10.4%
Health Care, Social Assistance	8.1%
Wholesale Trade	7.7%
Arts, Entertainment, Recreation	7.0%
Manufacturing	6.4%
Construction	3.8%

Source: New York State Department of Labor.

Current Housing Market Data

Greene County's median housing price in 2013 was \$165,750, a 3.6% increase from 2012. Median housing prices are based on all sales in the County, including seasonal residences.

Closed sales increased 18.5% in 2013 to 499.

The median housing price was \$165,000 in 2009, so it is basically unchanged since that time.

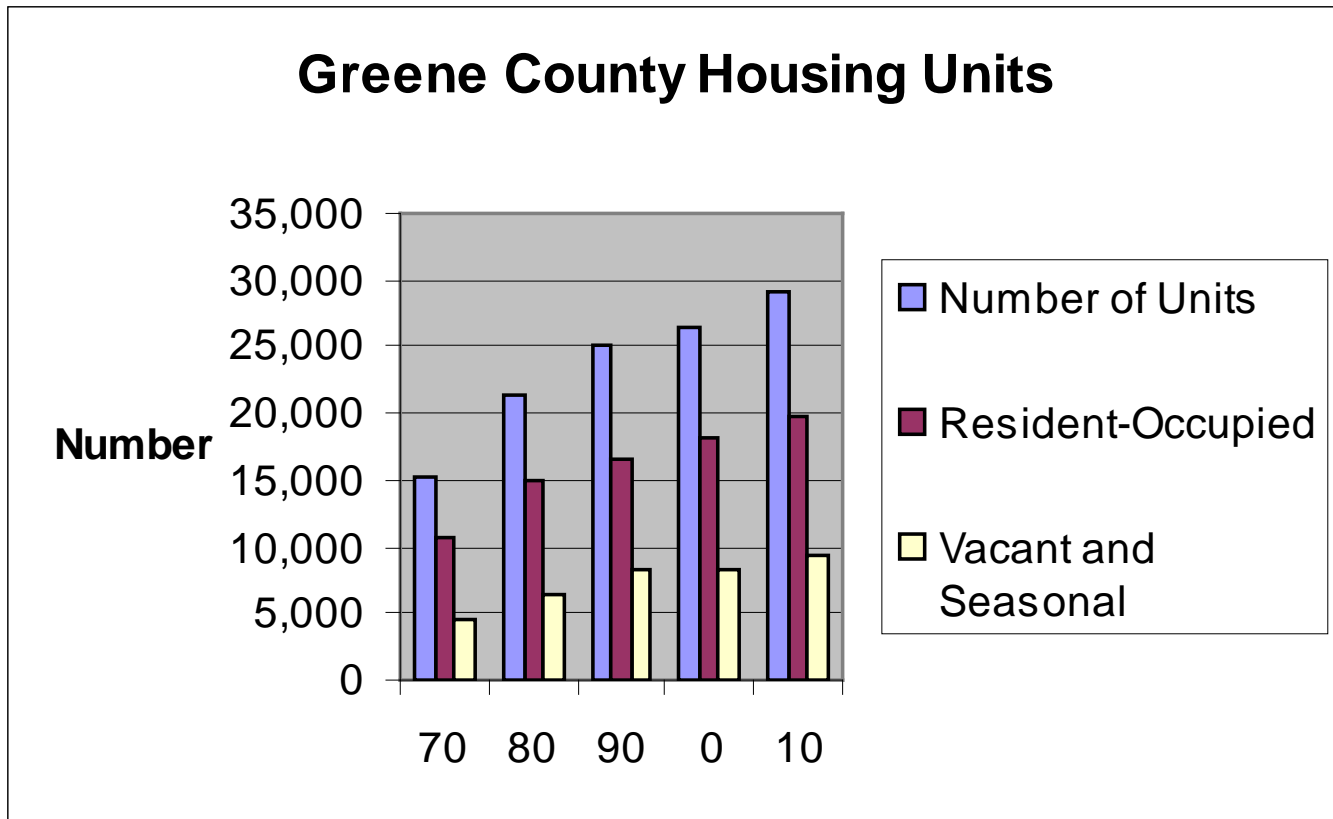
Housing Occupancy Data

Greene County has over 29,000 housing units.

Just under 14,000 of those are owner-occupied, about 9,000 are seasonal residences, and just over 5,000 are rentals. The other 1,000 are vacant.

The number of housing units in the County increased by 10% between 2000 and 2010 (2,666 units). Approximately 1,000 were new seasonal units.

Housing Units by Occupancy



Taxable Assessed Valuation of Greene County

2008	\$3,687,833,569	
2009	\$3,720,204,749	+\$32,371,180
2010	\$3,770,137,413	+\$49,932,664
2011	\$3,783,751,049	+\$13,613,636
2012	\$3,868,364,656	+\$84,613,607
2013	\$4,375,771,482	+\$507,406,826

Data is not adjusted for changes in
equalization rate.

Poverty and Income Ranking Data

- Greene County ranks 33rd among New York's 62 counties in per capita income, and 39th in median household income.
- Greene County has 14.4% of its population below the poverty line, which is near the State average of 14.6%. 7,306 residents of the County were at or below the poverty line in 2011.

Income Assistance Data

- In January 2012, there were 607 households with 1,143 recipients receiving \$358,262 in temporary cash assistance.
- In January 2014, there were 514 households with 979 recipients receiving \$292,753 in temporary cash assistance.
- * There was a 15.3% decline in the number of recipients and an 18.3% decline in the amount of temporary cash assistance in the last two years.

SNAP and SSI Benefits

- There were 6,294 residents (3,314 households) receiving \$808,450 in Supplemental Nutrition Assistance Program (SNAP) benefits in Greene County in January 2014.
- There were 1,480 recipients of Supplemental Security Income in Greene County in January 2014 receiving \$819,520 in benefits.

Home Heating Assistance

- There were 4,836 Greene County recipients of Home Energy Assistance Program (HEAP) benefits, receiving \$2,302,788 for the 2013-14 heating season. 898 of those cases were emergency cases.

Greene County Investments

- Greene County has lent over \$5 million since 2006 through its Quantum Fund and Microenterprise Assistance Program, leveraging \$19 million in private investment and creating close to 400 jobs.
- Greene County's Main Street programs have leveraged \$15 million in private investment and over \$1 million in State funding.

Greene County Investments

- Greene County economic development has obtained over \$3 million in New York State in the past ten years for projects that assist our economy.

Greene County Investments

- Greene County also provides technical assistance to businesses using resources such as the New York State Small Business Development Center, the Columbia-Greene Workforce Investment Board, and CATS and Hudson Valley Tourism.