

# I. THE VILLAGE OF SOUTH GLENS FALLS

## 1. HISTORICAL BACKGROUND

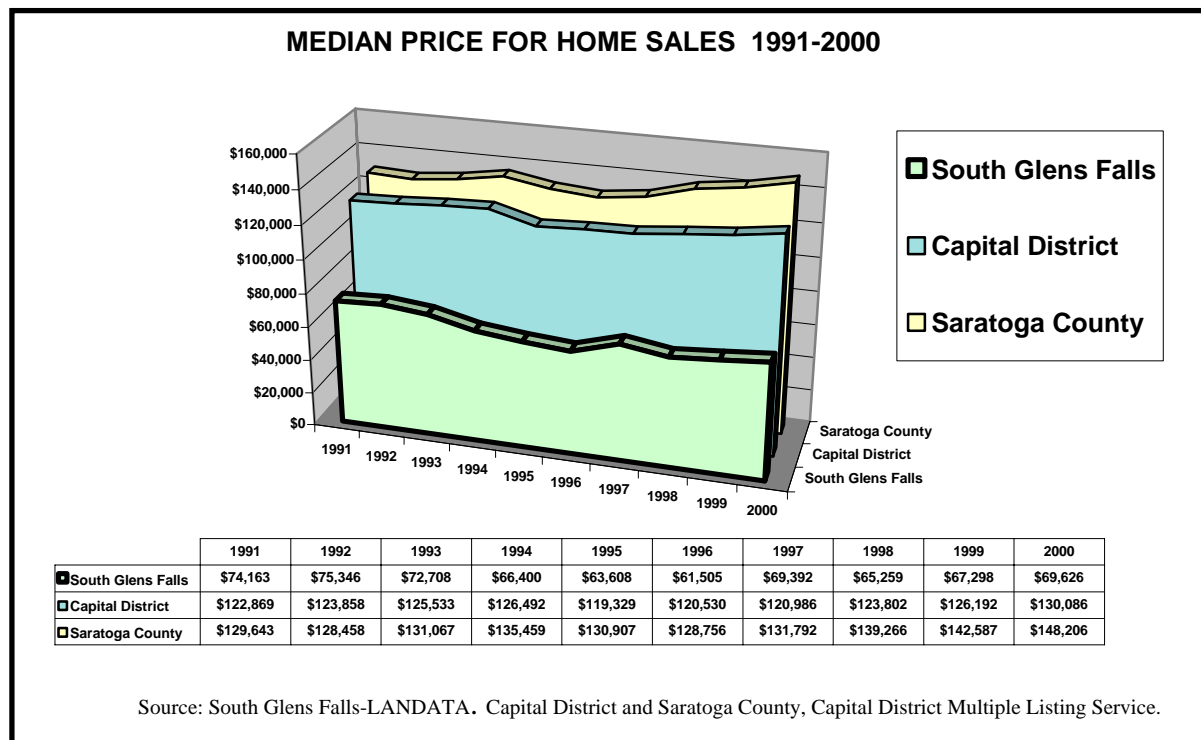
The Village of South Glens Falls is located along the Hudson River at the northeast corner of Saratoga County— approximately ten miles south of Lake George and directly across the river from the City of Glens Falls. Colonial settlement of South Glens Falls dates back to the mid-1700's and its municipal incorporation dates back to 1895. The Village contains approximately 1.7 square miles of total land area, with very little available land for development.

## 2. VILLAGE PROFILE

- 2.a Housing Age and Tenure:** *According to 1990 Census data, at least 72% of all structures in the Village of South Glens Falls pre-date 1960 and approximately 46% pre-date 1940.* During this same census period, records indicate that from the 1,452 occupied housing units in the Village, 893 or 62% were owner occupied. In 2000, the total number of occupied housing units had increased to 1,523, but the total number of owner occupied housing units had decreased to 866 or 57% of the total occupied housing units in the Village. This disproportionate increase of rental housing over owner occupied housing appears to be a continuing trend that is changing the characteristics of what were traditional single family neighborhoods.
- 2.b Housing Affordability:** *Based upon 1990 Census data, residents occupying rental housing in South Glens Falls expend approximately 25.6%-29.3% of their monthly household income on gross rent;* whereas monthly owner housing costs, with a mortgage, is approximately 14.4%-21% of monthly household income—for Saratoga County, these household expenditure ranges are 24.8%-25.8% for rental and 20.3%-20.9% for owner occupied housing, respectively. In relation to Saratoga County, homeownership in South Glens Falls is much more affordable than rental housing. The rental vacancy rate for the Village, based on 2000 Census data, is 3.8%.
- 2.c Population and Age:** By comparison, the median age of the population of South Glens Falls in 1990 at 35.1 was significantly older than Saratoga County at 32.8. The median age for the Village in the 2000 Census has increased to 38.1. *According to the 2000 US Census, 681 or 20% of the total population of 3,368 are 62 years of age or older.* Although the total population has slowly decreased since 1980 by approximately 9%, with a modest population decline forecasted to continue for the foreseeable future, the elderly population for the Village is projected to increase.

## 2. VILLAGE PROFILE (continued)

2.d **Home Sales:** *Relying on sales data from the NYS Office of Real Property and the Capital District Multiple Listing Services, the Median Home Price (MHP) for South Glens Falls, in 2000, was approximately 54% lower than the MHP for the Capital District and 47% lower than the MHP for Saratoga County. Over the past ten years (1991-2000) the MHP for the Village of South Glens Falls has been erratic and has not weathered the mid-1990's market slump, with the overall local market trend being a general decline in the median home price. During this same period, Saratoga County has shown a more level period of home sale price fluctuation, with the overall home market price (values) trend for both the Capital District and Saratoga County steadily increasing over the past ten years.*



2.e **Income and Poverty:** In 1990, Median Household Income (MHI) for Saratoga County was \$36,635; whereas, the Village of South Glens Falls had a much lower MHI of \$30,858. *Based upon 1990 Census data, 7.8% of the Village's population lived below poverty level—for the Village's population 65 and older, 9.4% lived below poverty level.*

2.f **Household Types:** The percentage of Female Headed Households (FHHs) in South Glens Falls has decreased from 15.7% to 12.1% since 1990, however FHHs still represent a significant number within the Village. *Based upon 2000 Census data, at least 30.7% of all households in the Village have family members 65 years or older. Based upon 1990 Census data 8.2% of the population of the Village have work disabilities—for persons 65 and older this percentage is 19.7%.*