

CHAPTER 3: CURRENT SOCIO-ECONOMIC LANDSCAPE OF QUEENSBURY AND REGIONAL DEMOGRAPHIC-ECONOMIC FORECAST

Introduction

Queensbury is situated as the southeastern gateway to the Adirondack Park region of New York. Located on Lake George, one of the state’s most popular year-round destinations, Queensbury is the administrative government center for Warren County and represents the leading municipality and center of commerce for the greater surrounding region.

This chapter provides both an overview of recent economic and demographic trends in the Town of Queensbury and presents the regional economic and demographic forecast on which the assessment of future housing needs is based. This overview includes recent information on population, households, employment, visitation, household income, commuting patterns, and other important data relative to housing demand in Queensbury as well as within the surrounding area. The surrounding area includes the overall geographic context of Glens Falls Metropolitan Statistical Area (“MSA”); its two component counties of Warren and Washington; and peer communities, namely the City of Glens Falls and the Town of Kingsbury. The long-term forecast builds upon the background of this regional demographic-economic profile.

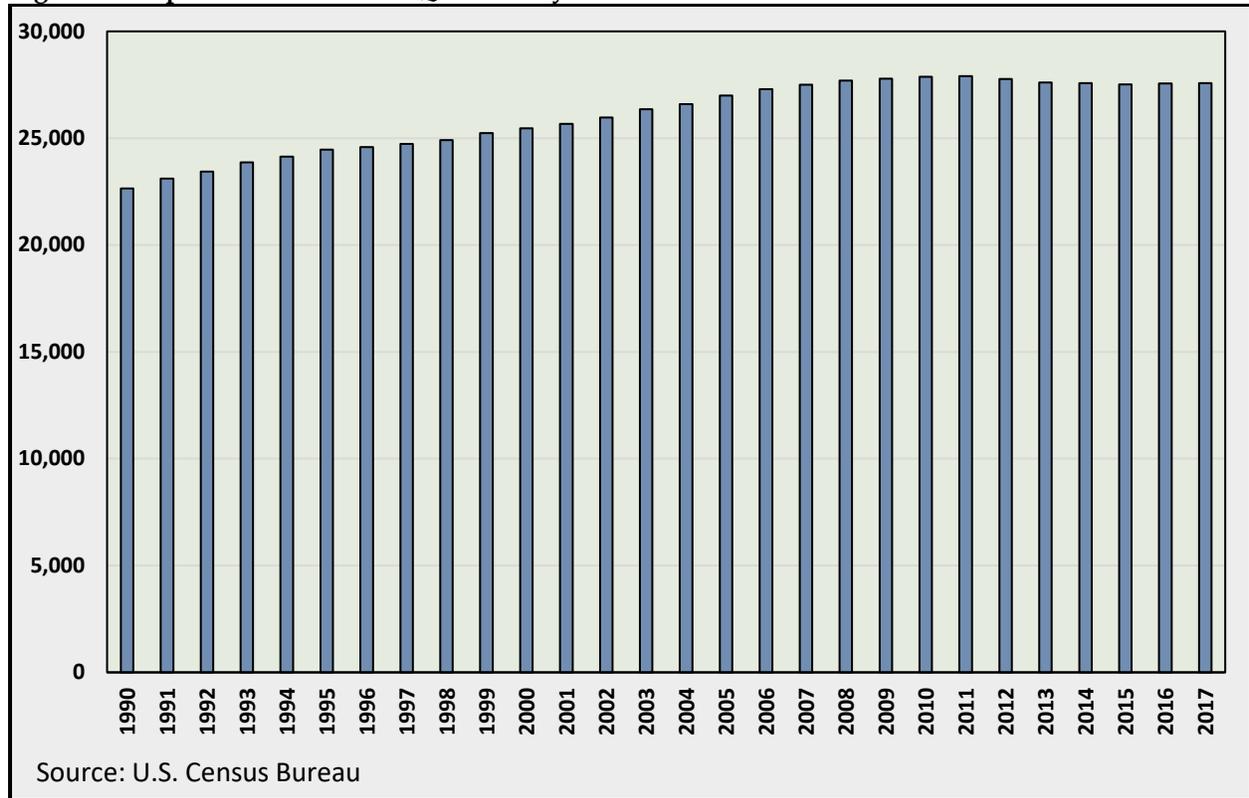
Socio-Economic Profile of Queensbury

Population Trends – 1990-2017¹

Attracting and retaining people to live, work, raise a family, and retire underlies the economic vitality of any area. Changes in population are almost always associated with changing economic conditions within the local area. Over the nearly last three decades, Queensbury has experienced moderate population growth. During the 1990s and 2000s, the Town was the fastest growing community in the region, with its population growing at an average annual rate of 1.0 percent. More than half of the total 10,000 population gain during these two decades in the two-county Glens Falls MSA were residing in Queensbury; and eight out of every ten new residents in Warren County resided in Queensbury. By 2011, Queensbury had reached its population peak of 27,899 residents. Since then, population growth in the Town has plateaued; and by 2017, the Town’s population stood at 27,582, a slight decline from its earlier peak.

¹ Generally for most social, demographic and economic metrics used in this report, 2016 represents the last historical data release, particularly for the Town and its peer communities. Thus, 2017 is the initial year of the forecast period (2017-2027). There are of course some 2017 exceptions—and are here presented (as in population counts) as the last historical year.

Figure 3.1 Population in Town of Queensbury 1990-2017



As in the Town, population change has varied over the years in peer communities and counties. Most communities in Warren and Washington Counties grew during the 1990s and 2000s, reaching their respective population peaks between 2008 and 2010. The exception has been the City of Glens Falls, whose population has been in secular decline since 1993 (with a peak of 15,258). Growth in economic activity and attendant population gains has been slow to recover since the end of the U.S. Great Recession.

Table 3.1 Population in Glens Falls MSA, 1990-2017

Year	Queensbury	Glens Falls City	Warren County	Kingsbury	Washington County	Glens Falls MSA
1990	22,649	15,191	59,510	11,988	59,516	119,027
1991	23,107	15,116	60,117	12,063	60,169	120,286
1992	23,435	15,154	60,719	12,105	60,571	121,290
1993	23,866	15,258	61,541	12,143	61,031	122,572
1994	24,130	15,163	61,754	12,099	61,029	122,783
1995	24,459	15,083	62,061	12,137	61,435	123,496
1996	24,585	14,983	62,087	12,105	61,528	123,615
1997	24,730	14,905	62,171	12,067	61,239	123,410
1998	24,919	14,807	62,256	12,025	61,180	123,436
1999	25,240	14,771	62,660	11,985	61,414	124,074
2000	25,459	14,374	63,273	11,232	60,977	124,250
2001	25,673	14,382	63,406	11,366	61,142	124,548
2002	25,975	14,443	63,774	11,468	61,152	124,926
2003	26,349	14,544	64,323	11,662	61,621	125,944
2004	26,598	14,577	64,576	11,869	62,278	126,854
2005	26,998	14,695	65,206	12,013	62,468	127,674
2006	27,288	14,750	65,554	12,166	62,771	128,325
2007	27,510	14,768	65,740	12,322	63,054	128,794
2008	27,701	14,770	65,848	12,463	63,252	129,100
2009	27,784	14,713	65,694	12,548	63,077	128,771
2010	27,876	14,693	65,672	12,719	63,336	129,008
2011	27,899	14,696	65,735	12,691	63,068	128,803
2012	27,764	14,607	65,425	12,668	62,980	128,405
2013	27,613	14,527	65,106	12,698	62,756	127,862
2014	27,577	14,454	64,901	12,628	62,478	127,379
2015	27,519	14,285	64,448	12,561	62,253	126,701
2016	27,565	14,377	64,519	12,452	61,806	126,325
2017	27,582	14,439	64,532	12,385	61,620	126,152
1990-2000	+2,810	-817	+3,763	-756	+1,461	+5,223
2000-2010	+2,417	+319	+2,399	+1,487	+2,359	+4,758
2010-2017	-294	-254	-1,140	-334	-1,716	-2,856
1990-2017	+4,933	-752	+5,022	+397	+2,104	+7,125
90-00 % Change	1.2%	-0.6%	0.6%	-0.6%	0.2%	0.4%
00-10 % Change	0.9%	0.2%	0.4%	1.3%	0.4%	0.4%
10-17 % Change	-0.2%	-0.2%	-0.2%	-0.4%	-0.4%	-0.3%
90-17 % Change	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: U.S. Census Bureau

Prepared by Economic & Policy Resources

Factors Behind Population Growth and Decline. An area's population can change in two ways. There is natural increase--the number of births minus the number of deaths; and/or net migration--the balance of persons moving into and out of an area. During the 1990s and 2000s, Glens Falls MSA (Warren and Washington Counties) stood out as one of the fastest growing regions in the state due first (1990s) to natural increase—more births than deaths; and later (2000s) to net migration from other regions and countries. Since 2010, the region for the most part has seen its population decline due to both natural decrease (more deaths than births) and net out-migration (See Figure 3.2).

The eventual slow-down and more recent declining trend is largely due to the age profile of Warren County (and to a lesser effect Washington County) affecting both birth and death rates. As a population grows older, the bulk of its population ages out of childbearing years and eventually into higher mortality age groups. Thus, without new household formation and replacement population via net migration, the number of deaths will eventually outnumber new births in the region. The birth rate (i.e., number of births per 1,000 residents) in the Glens Falls region peaked back in 1990 at 14.30. Since then, the birth rate has steadily declined to its current low of 8.78. For Glens Falls MSA, 2011 marked the year in which its natural increase (births minus deaths) flipped to natural decrease (deaths minus births).

In Warren County, the effect of this aging is more pronounced as the county has one of the oldest median age (45.6 years) in New York. Likewise, for Queensbury its median age is 46.1 years; compared with City of Glens Falls whose median age is 39.1 years. Washington County—with a median age of 43.2 years is also highly ranked on the senior scale. In comparison, the median age in New York and the United States is 38.2 years and 37.9 years, respectively. [See Figure 3.2]

Figure 3.2 Median Age, 2016

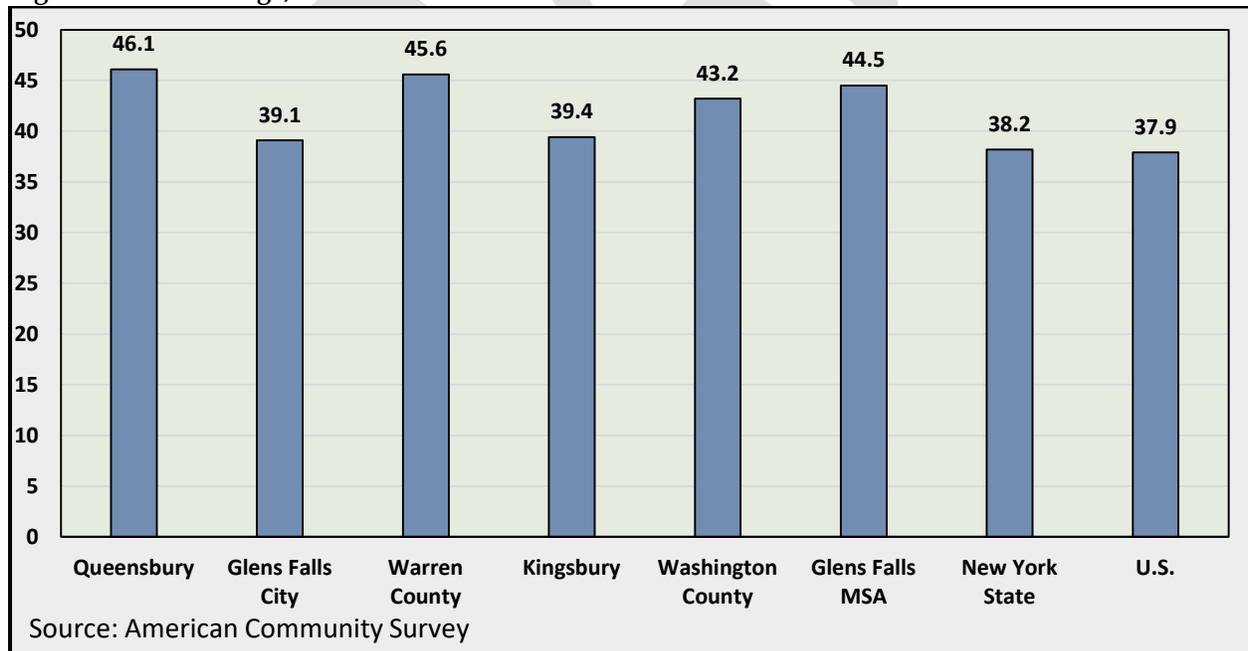
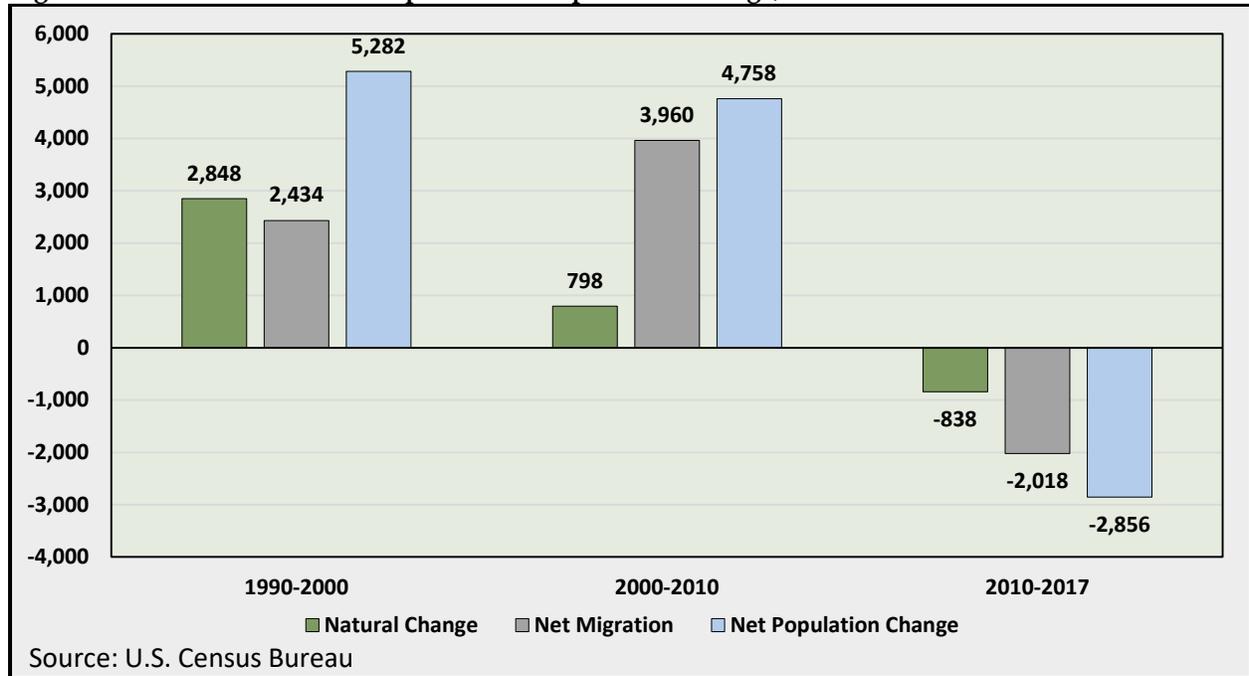


Figure 3.3 Glens Falls MSA Components of Population Change, 1990-2017



The aging population in the region can be viewed as shifting shares of broad age cohorts between 1990 and 2016. These broad age groupings are:

- 0-19 years: Infants to school age adolescents to prospective new workforce entrants and college-age population.
- 20-44 years: New household formations; new entrants in workforce to workers in their prime years;
- 45-64 years: Maturing persons and workers with accumulated skills and experience; and
- 65 years and older: Principally retirees.

In 1990, nearly 30% of the region’s population were in the youngest age cohort of 0-19 years. Since the early 1990s, the region’s youngest age grouping has declined in both relative and absolute numbers. Overall, births have been in secular decline in the region. Similarly, school enrollments (Kindergarten through Grade 12) have declined throughout the region. Public school enrollment peaks varied from 1990 (in Kingsbury) and 1993 (in City of Glens Falls) to 1998 (in Warren County) and 2005 (in Queensbury). While school enrollments have fallen throughout the state over the last two decades, regional school districts have seen their enrollments decline (from peak) by 10.7 percent in Kingsbury, by 17.7 percent in Queensbury, and by 26.5 percent in Glens Falls City.

Table 3.2 Public School Enrollments

Year	Queensbury	Glens Falls City	Warren County	Kingsbury	Washington County	Glens Falls MSA
1990	3,175	2,818	10,360	2,646	10,643	21,003
1995	3,452	3,033	11,111	2,543	10,940	22,051
2000	3,688	2,952	11,296	2,390	10,829	22,125
2005	3,980	2,673	11,078	2,355	10,349	21,427
2010	3,692	2,473	10,093	2,264	9,366	19,459
2015	3,408	2,200	9,096	2,376	8,774	17,870
2016	3,341	2,221	8,954	2,385	8,681	17,635
2017	3,334	2,208	8,880	2,340	8,655	17,535
2018	3,275	2,230	8,757	2,364	8,566	17,323

Source: NYS Education Department *Prepared by Economic & Policy Resources*

College-bound population are mostly oriented toward higher education institutions located outside of the region. SUNY Adirondack—a two-year community college in Queensbury is the only college within the two-county region. Enrollment at SUNY Adirondack averages nearly 4,000 students; while the college—like most community colleges—caters to the local population and businesses, there is one dormitory on the campus which houses about 400 students.²

The population share of the 20-44 year age grouping has also declined since the 1990s. Most households form and most entrants into the workforce are from this age cohort. During the 1990s and 2000s, this age grouping registered the largest share of the regional population; coupled with high rates of household formation and additions to the regional labor force. Most of the employment gains in the region occurred during these decades.

² The U.S. Census Bureau counts college students at their place of residence; thus, those students enrolled at colleges outside of the Glens Falls metropolitan region are no longer counted as year-round residents of the region.

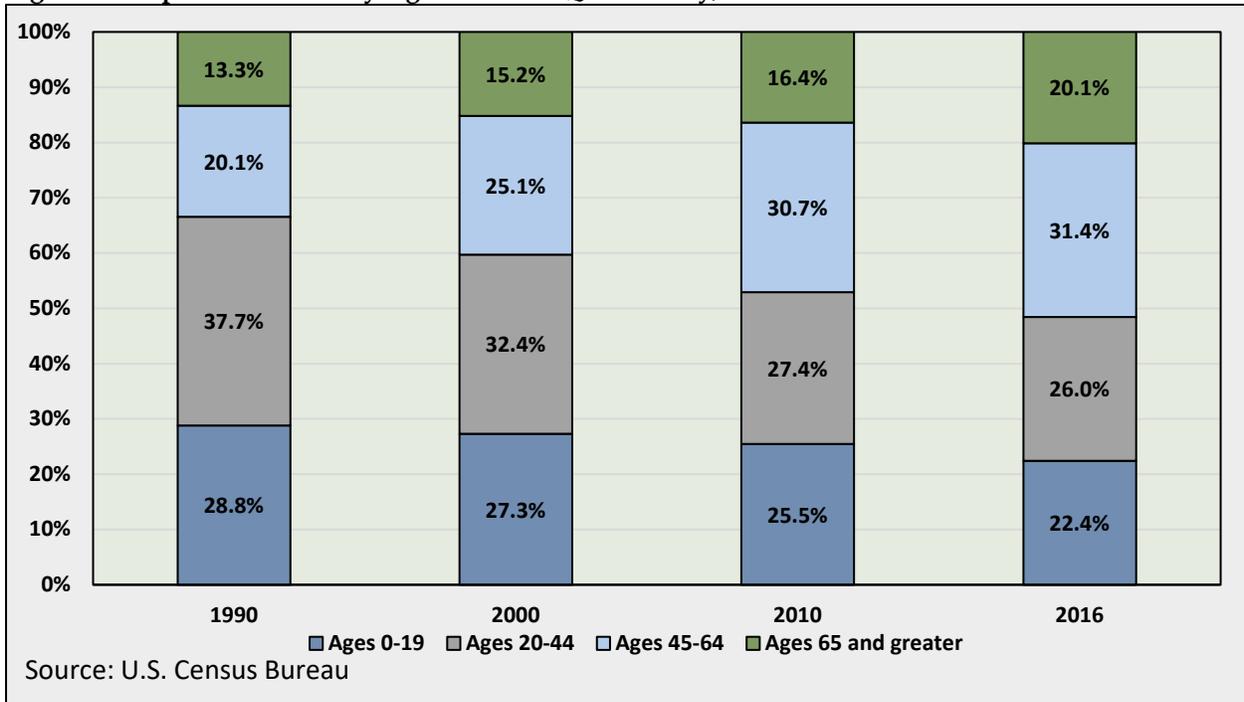
Table 3.3 Population by Age Cohorts in Queensbury, Warren County, Washington County, and Glens Falls MSA 1990-2016

Geography	Age Cohorts	1990	2000	2010	2016	1990-2016	1990-2016 % Change
Queensbury	0-19	6,523	6,951	6,656	6,212	-311	-4.8%
	20-44	8,537	8,245	7,449	7,191	-1,346	-15.8%
	45-64	6,011	6,386	8,834	8,699	+2,688	44.7%
	65+	3,021	3,859	4,962	5,569	+2,548	84.3%
Warren County	0-19	16,603	16,818	15,003	13,256	-3,347	-20.2%
	20-44	22,556	20,924	18,638	17,932	-4,624	-20.5%
	45-64	11,499	15,936	20,746	19,786	+8,287	72.1%
	65+	8,551	9,595	11,285	13,545	+4,994	58.4%
Washington County	0-19	16,964	16,618	14,873	13,267	-3,697	-21.8%
	20-44	23,361	21,297	19,851	18,608	-4,753	-20.3%
	45-64	11,237	14,522	18,841	18,562	+7,325	65.2%
	65+	7,768	8,540	9,771	11,369	+3,601	46.4%
Glens Falls MSA	0-19	33,567	33,436	29,876	26,523	-7,044	-21.0%
	20-44	45,917	42,221	38,489	36,540	-9,377	-20.4%
	45-64	22,736	30,458	39,587	38,348	+15,612	68.7%
	65+	16,319	18,135	21,056	24,914	+8,595	52.7%

Source: U.S. Census Bureau

Prepared by Economic & Policy Resources

Figure 3.4 Population Share by Age Cohort in Queensbury, 1990-2016

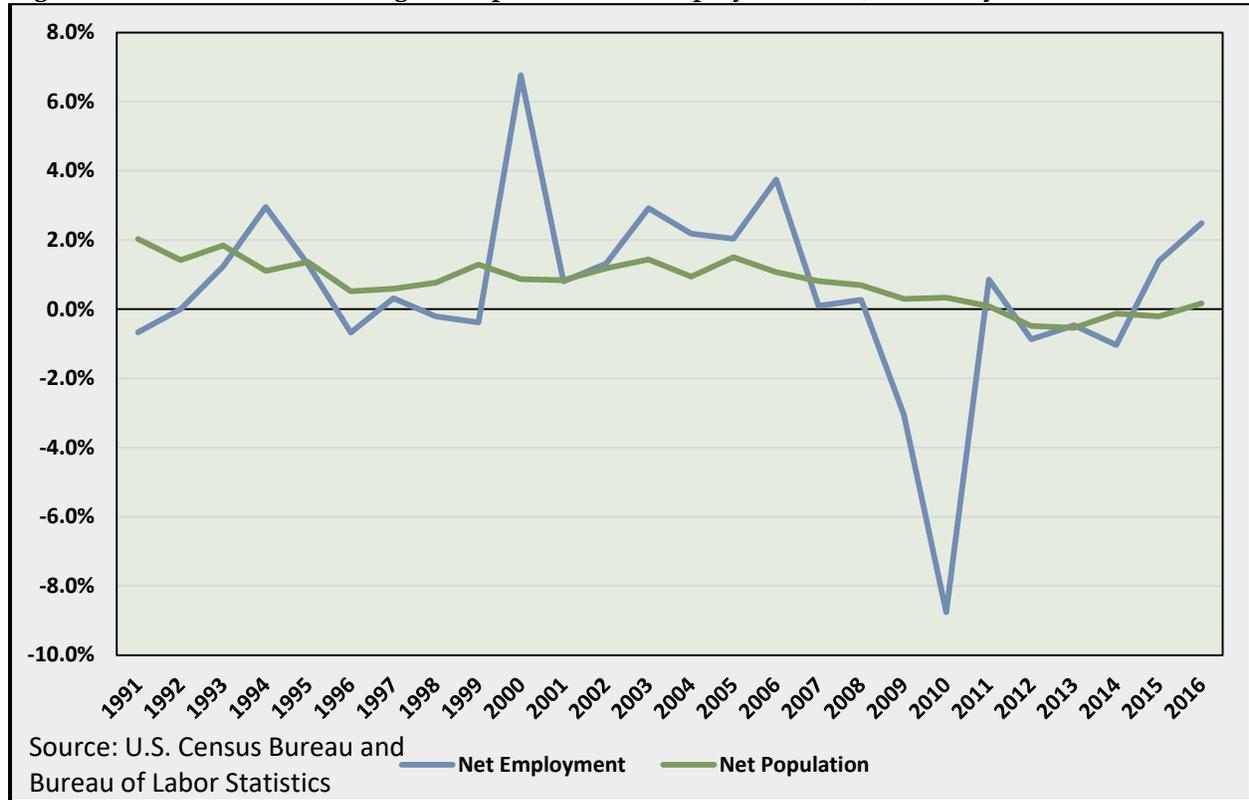


The aging population of the region can readily be seen in the broad age cohorts of 45-64 years and 65 years and older, which combined currently make up more than 50% of the region’s total population. Each town and city has its own separate population age structure³; Queensbury, in particular, has a current age structure that resembles a stationary population pyramid—low birth rates, a growing elderly class, and younger age cohorts shrinking. Many within the 65 years and older cohort are “retirees;” this group has grown in both absolute and relative terms between 1990 and 2016. Though much of these gains are due to natural aging, there has also been a net migration of “retirees.” As the general population continues to age, the elderly will constitute an increasing share of region’s population base, making the “graying” of Glens Falls MSA (as well as the Town) a significant socio-economic development phenomenon.

As noted earlier, a region’s or town’s population can change due to natural increase (or decrease)—namely births minus deaths; and net migration—the balance of persons moving into and out of an area. For Queensbury, natural increase played an important early role in population change in the Town. Net in-migration became an emerging influence during the latter 1990s and early 2000s; net in-migration is significantly related to local economic performance. Though the phenomenon is somewhat muted compared to past regional economic cycles, people follow jobs. In general, as job prospects increase within an area, people will migrate to that area from elsewhere, attracted by the likelihood of employment. Such migrants, however, tend to arrive well after economic expansion is under way; thus, a region’s population growth will tend to lag behind its employment growth.

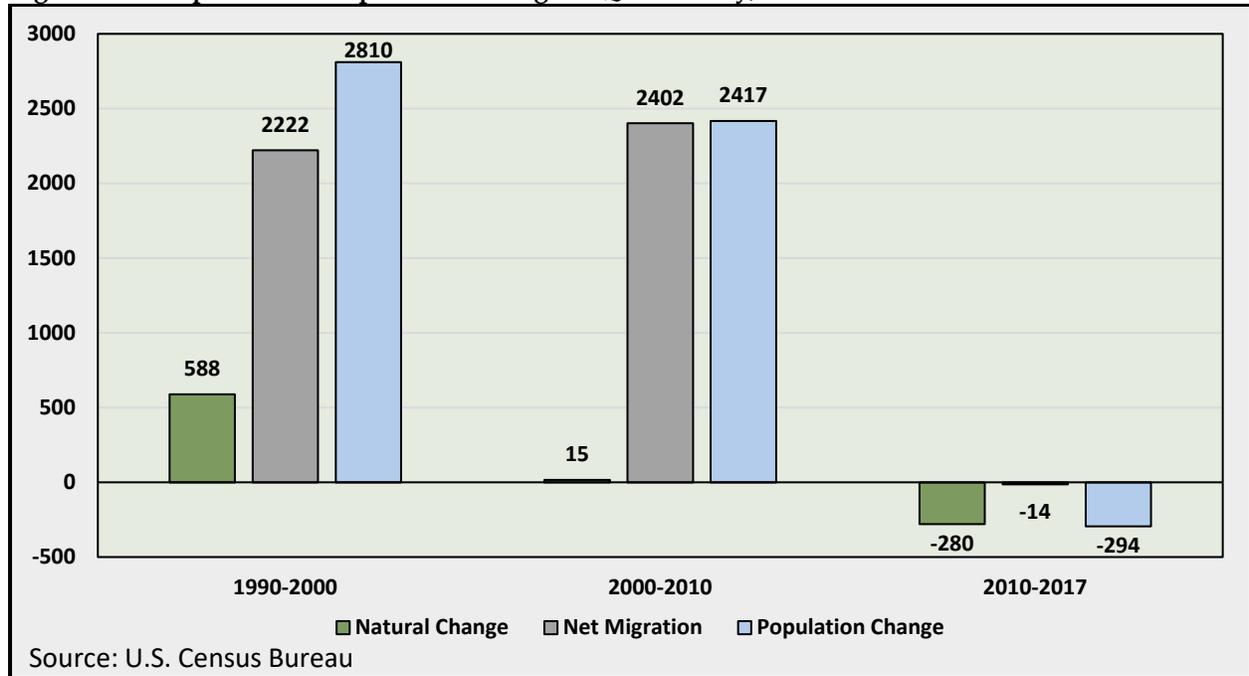
³ Age structures are typically called population pyramids. Through a simple graph, this population pyramid conveys a complex social narrative of population through its shape. While each place has its own unique age structures, there are three prototypical shapes: expansive (generally, young and growing, characterized by a typical “pyramid” shape of a broader base with younger age cohorts and a narrow top of elder age cohorts); constrictive (generally, elderly and shrinking, with an inverted shape tapering at the bottom); and stationary (generally, little or no population growth, with a rectangular shape).

Figure 3.5 Annual Percent Change in Population and Employment in Queensbury, 1990-2016



To summarize for the Town, natural increase (or decrease) and net migration have contributed to the town's population over the last nearly three decades. During the 1990s, natural increase was a significant, positive contributor to population change (net 588 births over deaths over the decade); with net migration providing the lion's share of the growth in the town over the decade (contributing a net 2,222 to the town's population). In the 2000s, net natural increase began to erode ending with a marginally positive contribution; while virtually the entire population growth was due to net in-migration. Since 2010, natural change has been a net negative number (i.e., the number of deaths were higher than the number of births), contributing a net loss of -280 between 2010 and 2016. Net migration, already substantially diminished during the protracted Great Recession, also contributed a net population loss (-14) in the years since 2010.

Figure 3.6 Components of Population Change in Queensbury, 1990-2017



Households in Queensbury

A significant demographic determinant in housing demand is new formations of households and household size. Looking back at the past three decades, household changes have mainly reflected the maturing of the “baby boom” population. Baby boomers are generally defined as those persons who were born between 1946 and 1964—a period of time when the nation experienced strong population growth rates following the end of World War II. The oldest “baby boomers” are today in their late-sixties to mid-seventies, and the youngest nearing their mid-fifties. Therefore, the majority of this population group has already formed independent households—a factor that is very important to housing markets.

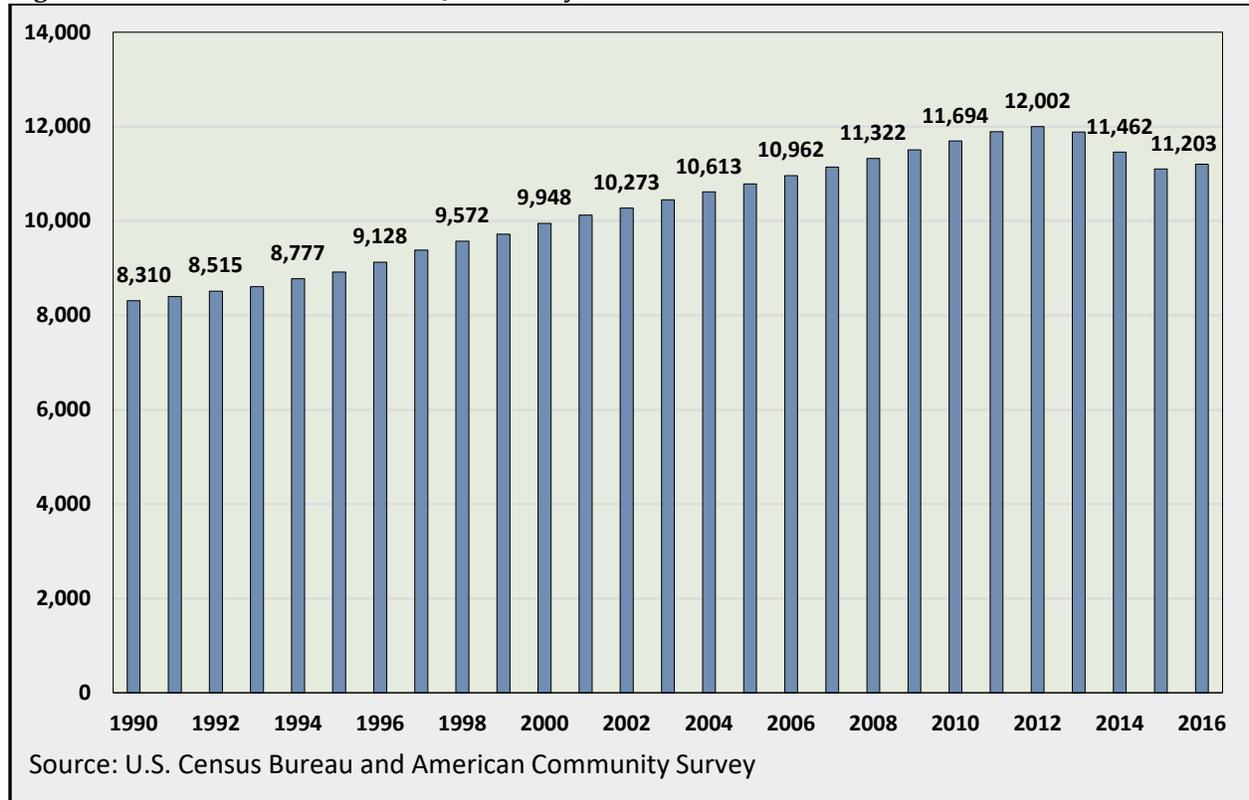
The post-“baby boom” population—which is significantly smaller than the “baby boom” population—is now in the prime age categories for forming new households. An overall slowdown in the rate of new household formations because of the aging of the “baby boomer” segment of the population is an overall demographic trend that is expected to continue to dominate demographic trends in the entire United States over the next decade. This well-known demographic dynamic will therefore affect the level and nature of housing demand in Queensbury over the next decade as well.

Off-setting declining housing demand caused by the aging “baby boom” population is the trend towards declining household size—the trend toward fewer persons per household. The most obvious implication for housing demand from this trend is that more housing units will be required to house each increment of population growth in the region over the next decade than was the case over the last twenty to thirty years.

The decline in average household size again reflects long-standing social changes in the U.S. that have resulted in smaller families and the increasing share of total households by non-family households. For years, the social literature has been filled with studies about the decline of the traditional married-couple

family, the increase in single-parent families and the growth of single-person households.⁴ The implication of smaller household size is increasing responsibility to meet the evolving housing unit needs of town residents as the population grows with these new household characteristics. The result is potentially greater demand for smaller units, characteristic of households headed by persons aged 50 years and older.

Figure 3.7 Households in Town of Queensbury, 1990-2017



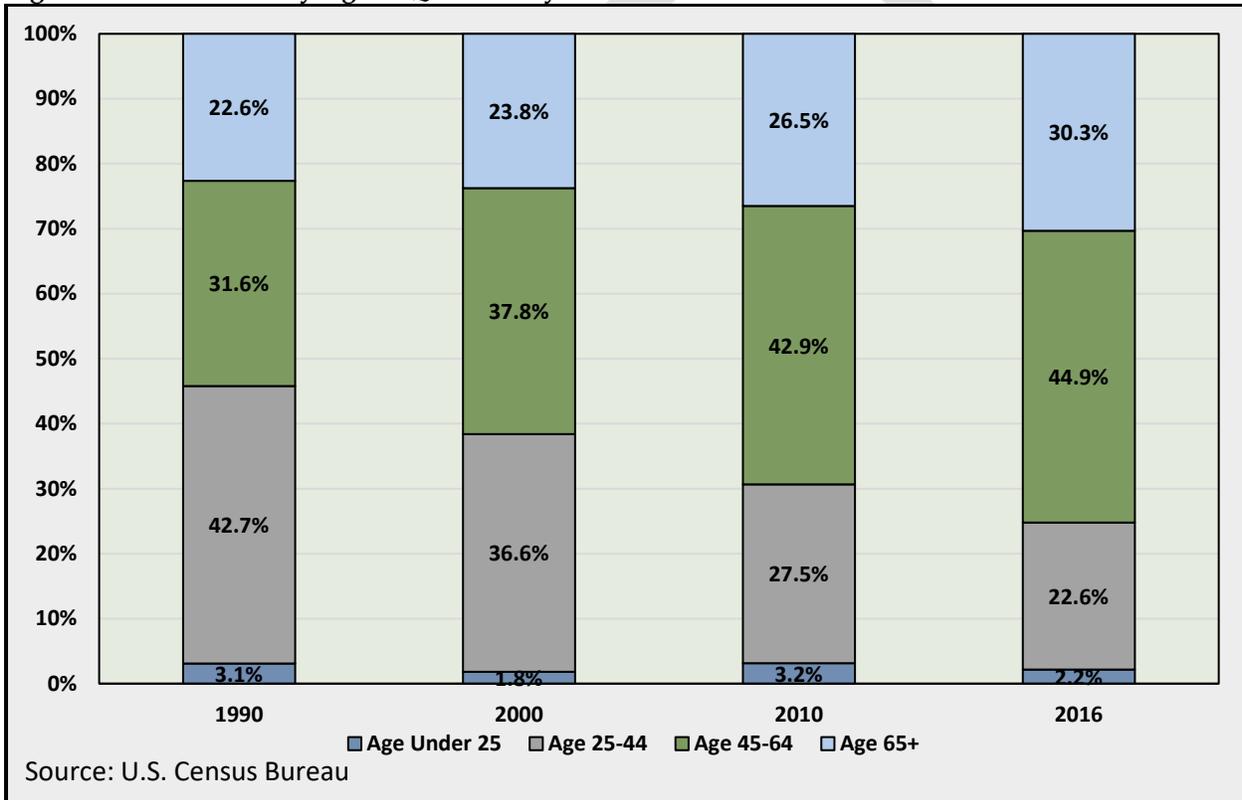
⁴ Nationally, the number of single parent families rose sharply during the 1970s, but leveled off at about 15 percent of all families across the nation during the late 1980s and early 1990s.

Table 3.4 Households in Town of Queensbury, 1980-2016 (Selected Years)

Region/Municipality	1990	2000	2010	2016	1990-2000	2000-2010	2010-2016	1990-2016
Queensbury	8,310	9,948	11,473	11,158	+1,638	+1,525	-315	+2,848
Glens Falls City	6,129	6,267	6,632	6,375	+138	+365	-257	+246
Warren County	22,559	25,726	28,818	27,873	+3,167	+3,092	-945	+5,314
Kingsbury	4,447	4,491	5,442	5,039	+44	+951	-403	+592
Washington County	20,256	22,458	24,790	24,765	+2,202	+2,332	-25	+4,509
Glens Falls MSA	42,815	48,184	53,608	52,638	+5,369	+4,24	-970	+9,823

Source: U.S. Census Bureau and American Community Survey
Prepared by Economic & Policy Resources

Figure 3.8 Households by Age in Queensbury



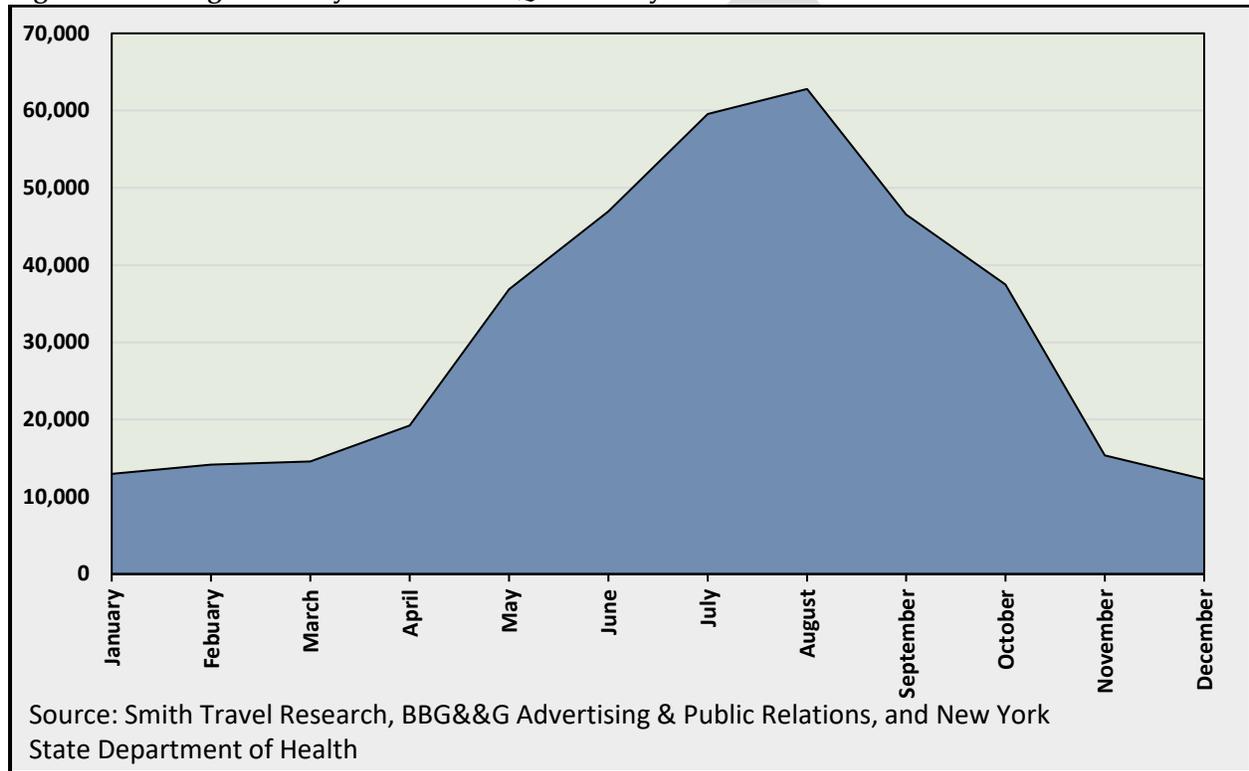
Seasonal Population

The prior discussion on population and population change in the region is focused on “resident” population, as reported by the U.S. Census Bureau. However, during significant portions of any given year, Queensbury and the greater Glens Falls MSA are also the home to a large number of “seasonal” residents not counted by the Census Bureau. Seasonal population includes both temporary residents that

stay in second homes and visitors who stay in lodging establishments⁵. Queensbury is the gateway city of Lake George region, one of New York State’s leading visitor destinations. The below Figure 3.9 provides a bell-shaped curve of seasonal visitation in Queensbury, via lodging stays.

Seasonal or second homes represent a sizeable portion of the local housing market. Nearly one-fifth of all housing units in the region are utilized as seasonal or second homes. In Warren County, which includes the popular Lake George area, a quarter of its housing stock are used as second-homes. However, the share of seasonal and/or second-homes in Queensbury is much less a part of its housing mix at approximately 8 percent.

Figure 3.9 Average Monthly Visitation in Queensbury 2016



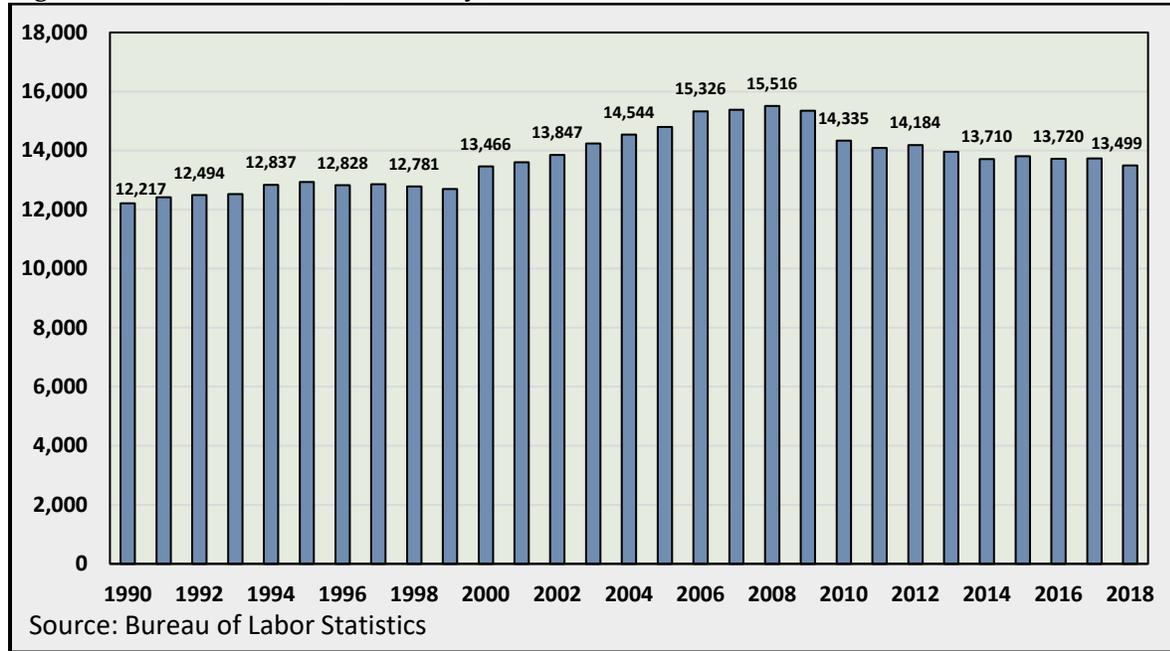
Labor Market and Employment Trends in Queensbury

Labor Force Trends. The region’s (and Town’s) labor market continues to change in fundamental ways. During the 1990s and especially the early 2000’s, the Town’s labor force grew substantially, consistent with employment gains and overall regional economic growth. The Town’s labor force expanded by 27% during the period between 1990 and its peak of 15,380 in 2008. However, starting with the bottom of the recession in 2009, the labor force contracted steadily due to the depth of the “Great Recession” and the region’s subsequent sluggish recovery. The year 2010 marked an abrupt drop in the labor force, showing that 1,000 people had left the Queensbury labor market—an annual reduction of -6.6%. The most recent data shows a slight uptick in the initial months of 2018, but year-to-year labor force growth has still not been observed

⁵ Lodging includes such accommodations as hotels and motels, hostels, and bed and breakfast places; but also so-called “alternative lodging,” that is, homes utilized as vacation rentals under Airbnb or VRBO (“Vacation Rental by Owner”).

for the Town since 2008. In 2017, the Town's labor force totaled 13,729 workers; a 10 percent loss since its 2008 peak.

Figure 3.10 Labor Force in Queensbury, 1990-2017

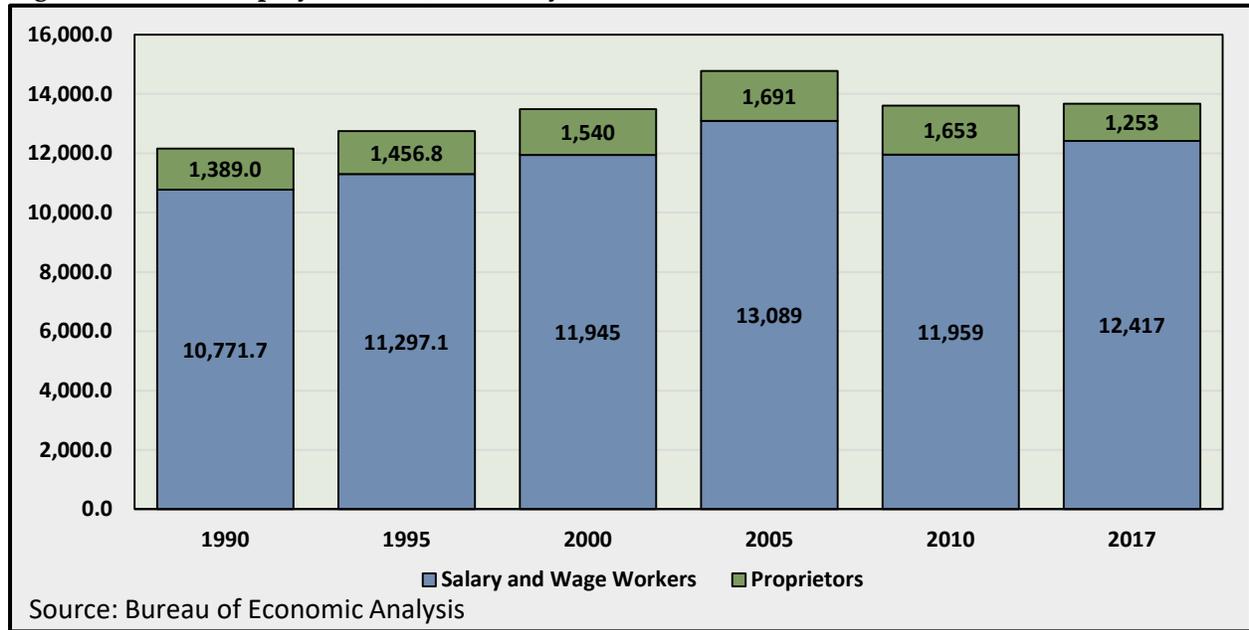


Employment Trends. In the 1990s, total employment⁶ in the town has remained relatively stable, then grew rapidly in the 2000s with peak employment over the period being reached in 2008, with 15,388. Much of the region's employment growth occurred during the early 2000s, however the start of the next decade signaled actual losses in employment as the region experienced then recovered from the Great Recession. Thus far during the latter half of the 2010s, employment growth in the town has plateaued at the same levels first observed in the early 2000s.

The Town's predominant worker historically has been salary and wage-earning employment rather than proprietorship. Since 1990 the share of proprietors in Queensbury has remained relatively stable at roughly 10 percent, with most of the employment growth the town experienced during the 1990s and 2000s generated by wage-earning job positions.

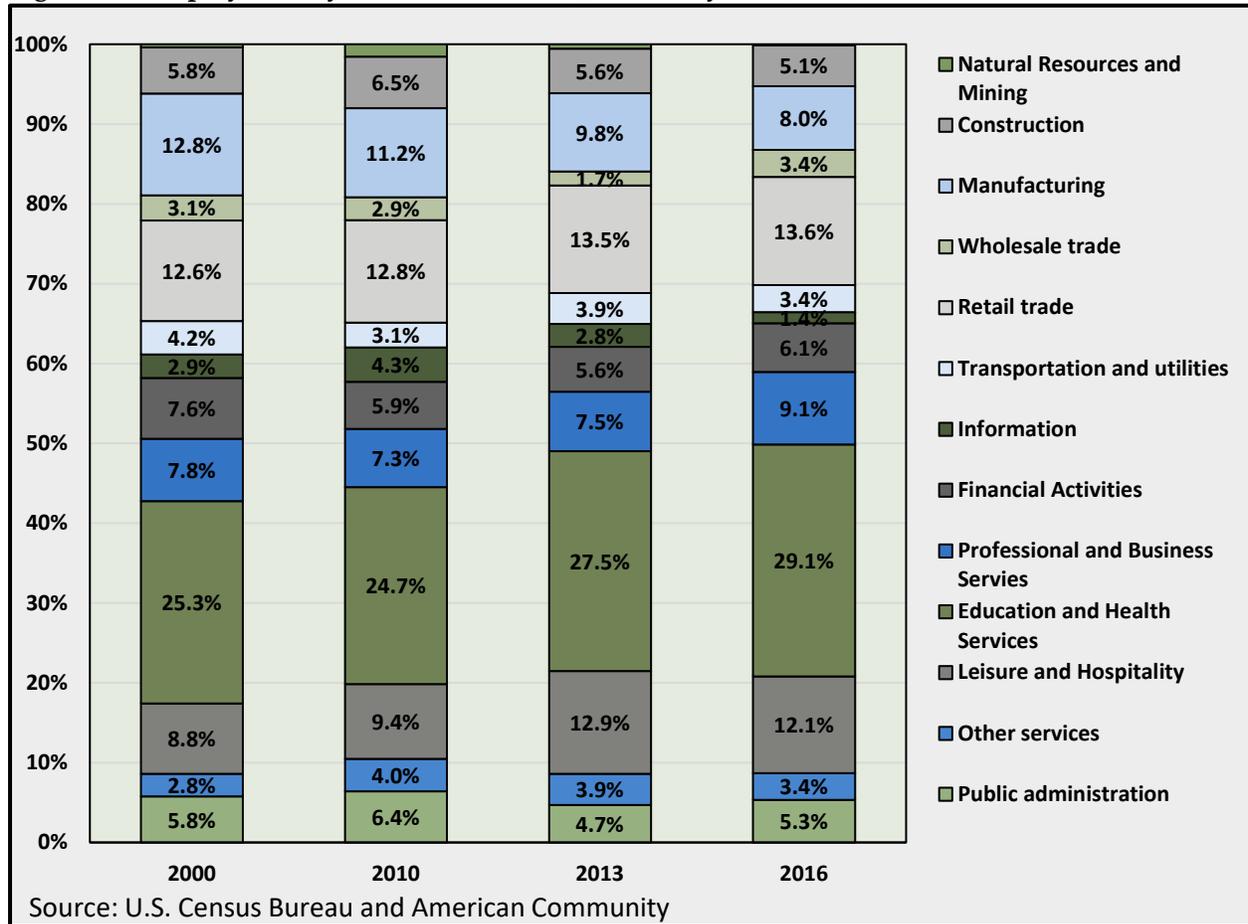
⁶ Total employment used in this report is consistent with the Bureau of Economic Analysis (BEA) series of full- and part-time employment. In addition to wage and salary employment BEA includes employment of proprietors; as well as farm workers and military.

Figure 3.11 Total Employment in Queensbury, 1990-2017



This pattern was more or less mirrored within the broad industry sectors within the regional economy. Natural resources and mining and the manufacturing sectors both experienced noticeable contractions between 2010 and 2016 as a percentage of total employment, declining by 1.4% and 3.2% respectively over that time period. During the same time period, the leisure and hospitality sector's share of total employment expanded by 2.7%, and education and health services expanded by 4.4%. However, the relatively minor churn amongst these four industry sectors represents the most significant changes to the makeup of the region's economic base since the depths of the recession and subsequent recovery. This would indicate that, while the town's employment base has contracted, Queensbury's employment situation is relatively stable.

Figure 3.12 Employment by Sector in Town of Queensbury: 2000, 2010, 2013, and 2016



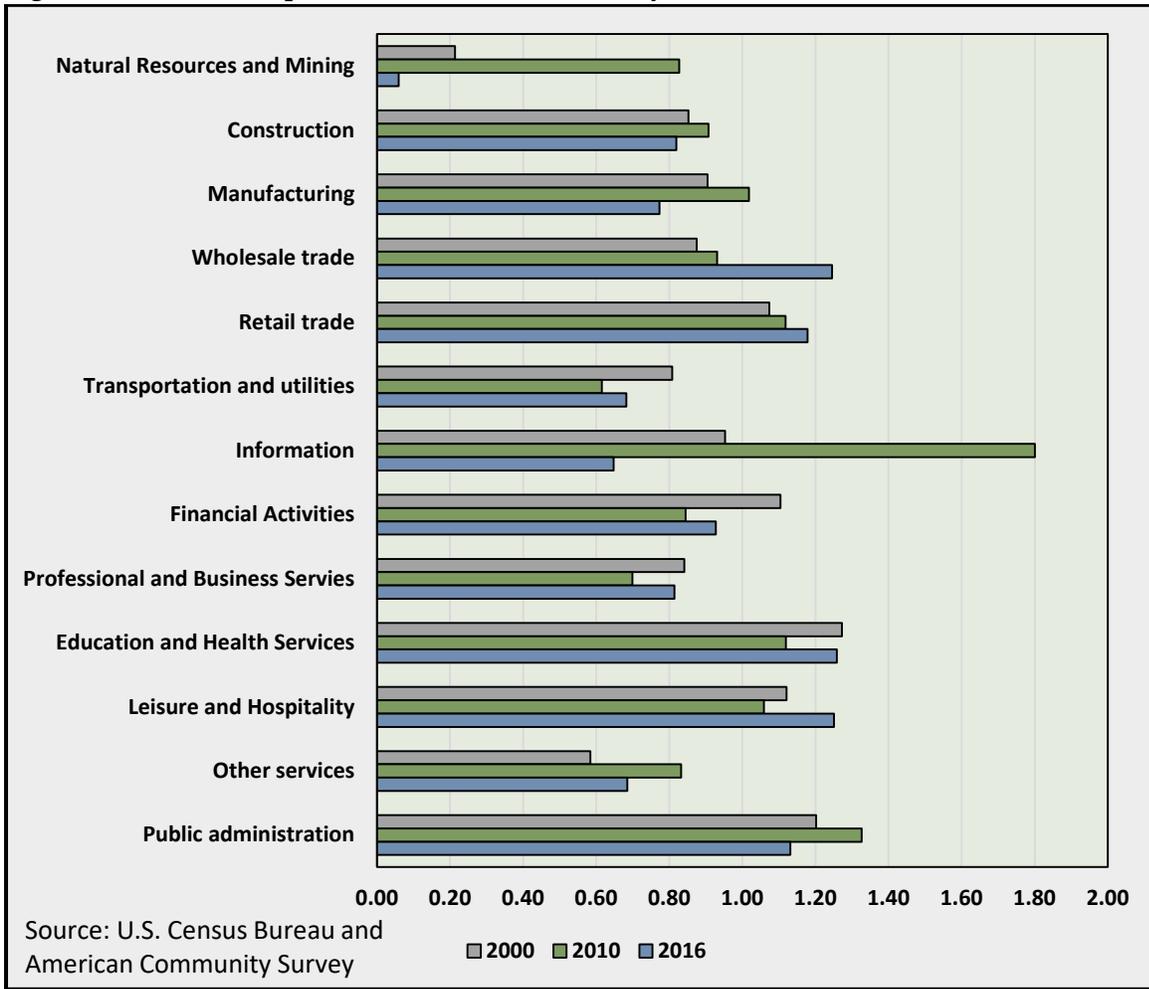
Regional Employment Structure.⁷ In economic terms, a region’s employment base is defined as that employment among firms whose products or services are sold to markets outside of the region, thereby capturing new income for the area. Those customers may be in other parts of the state, in other states, or in foreign countries. Regional economic theory holds that selling to a non-local customer brings income into a region, and qualifies that firm as part of the local economic base. Businesses that sell to local customers, such as other businesses or households, are called non-basic businesses. Services provided to markets outside the region and services provided to visitors coming in from outside the region also qualify as basic industries in capturing streams of new revenue. Other sources of new money are construction activity, non-local government activity, and retirees.

Basic employment is that share of a regional industry’s employment that corresponds to the industry’s output sold outside the region. Estimates of basic employment among the regional industries was based on an indirect measure of specialization called location quotient analysis. Location quotients are simply measures of economic specialization; here comparing the share of total employment in a particular industrial grouping in the region with the share it represents in the nation. The quotient for any industry or sector is determined by dividing its share of the region employment by its share of national employment. The idea behind this measure is that a region that is highly specialized in a given sector is exporting a

⁷ Due to data limitations, Warren County is the region used here and is considered to be a good proxy for the Town.

portion of that good or service. In contrast, a less developed industry sector implies that the region is importing goods and services to meet local demand in that sector.

Figure 3.13 Economic Specialization of Warren County, New York, 2000, 2010, and 2016



A location quotient is formally computed in the following manner:

$$LQ_i = \frac{E_{ic} / E_c}{E_{is} / E_s}$$

where:

LQ_i is the location quotient for sector i ;

E_{ic} / E_c is the percent of regional employment in sector i ; and

E_{is} / E_s is the percent of national employment in sector i .

Essentially, location quotients indicate an industry sector's self-sufficiency and export orientation. Three important location quotient values derive from this self-sufficiency and export orientation notion. A quotient of 1.0 means that the region has the same proportion of its employment in sector i as the nation. In other words, the region just meets local consumption requirements through local production of the specified good or service. If the location quotient is less than 1.0, the region is not producing enough to meet local needs, meaning that local residents and businesses need to import some goods or services to meet production or consumption requirements. This analysis can become a key indicator for an import substitution strategy for local economic developers. If the location quotient is greater than 1.0, the county has a larger proportion of its employment in sector i than does the nation. This excess proportion is assumed to be for export purposes.

The location quotient is often used as a proxy for the extent to which an area's production is being consumed locally or sold to non-local markets. Such an approach helps to identify a region's export sectors. Implicitly, this notion contends that a regional economy depends upon the vigor of its export industries. Other economic sectors in the region in turn support these export-oriented industries by providing needed supplies and services. As these export industries grow, then linked local sectors will in turn expand.

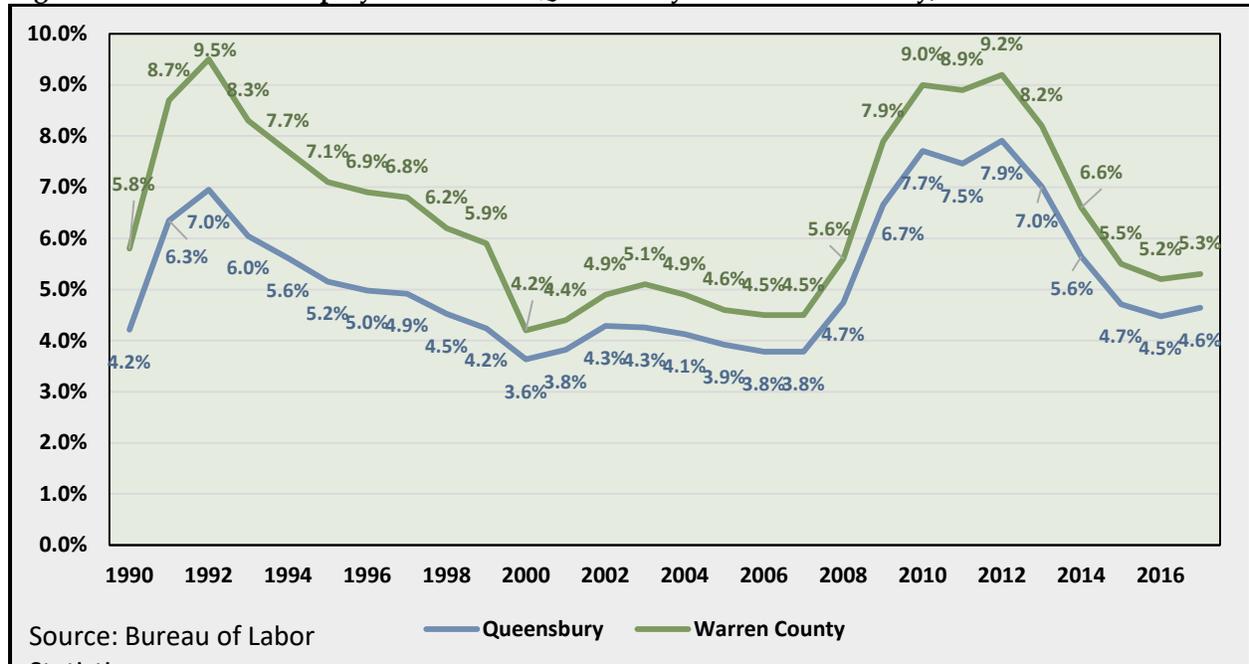
More recently, this technique has been utilized to help identify local industry clusters. Any exporting industry, identified through location quotient analysis, might be a strong candidate for further development and can serve as the core of an industry cluster for the region.

Economic snapshots of Warren County are provided for 2000, 2010 and 2016. Currently, the regional industries of importance include leisure and hospitality, education and health services, and wholesale trade. Each of these industries have location quotients exceeding 1.2; underscoring economic specialization.

Unemployment. Unemployment is a significant indicator of the vitality of a region's economy. As noted earlier, the labor force consists of two groups: those who are working; and those who are seeking work. Those who are not working but are actively looking for work constitute the unemployed.⁸

⁸ Discouraged workers, defined as those no longer active in looking for work, are not included in the official labor force numbers

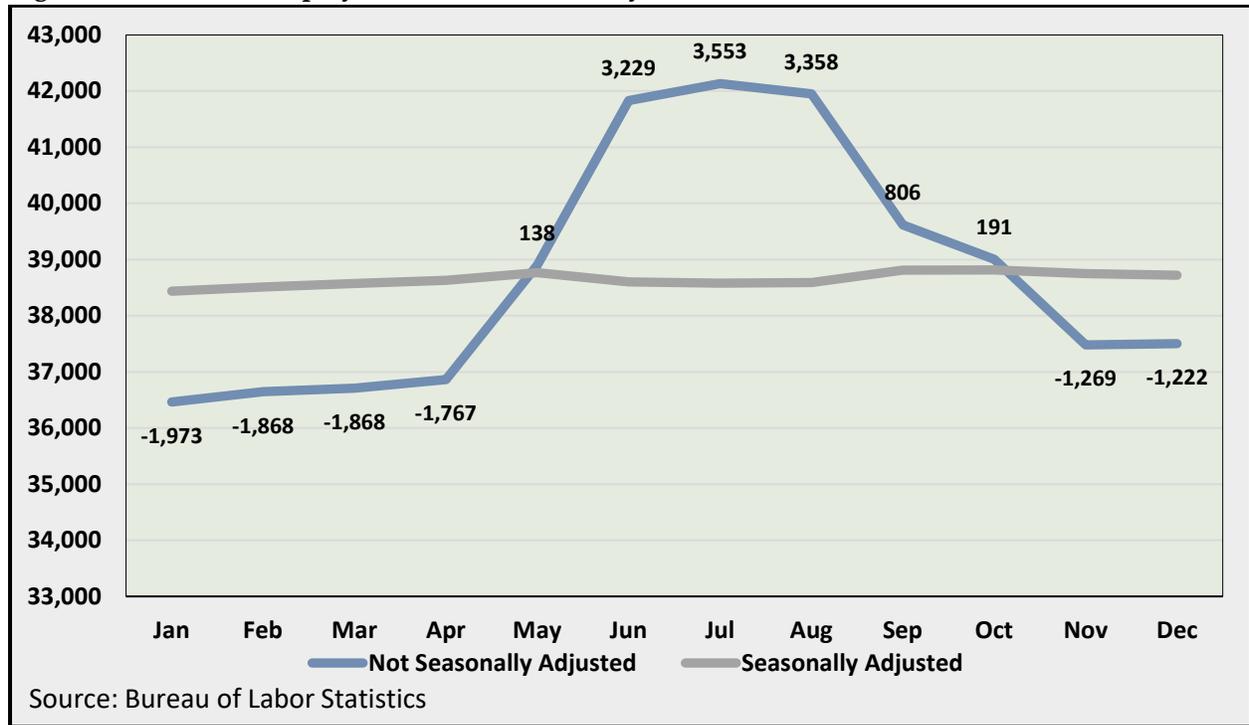
Figure 3.14 Annual Unemployment Rate in Queensbury and Warren County, 1990-2017



The unemployment rate in Warren County has been consistently higher—between 0.6 to 2.5 percentage points—than the Town’s unemployment rate over the past 27 years. Though both the county and the town are still gradually recovering from the “Great Recession,” unemployment in the town has remained an average of 1.3% below the county average.

Seasonal Employment. As in population, seasonality of employment is significant within the region. Businesses, employers, and local government entities hire additional workers during the summer season, typically beginning in May and ending in September. The seasonal surge in workers is most pronounced in trade and leisure and hospitality sectors, which are the leading tourism-related industries in the region.

Figure 3.15 Seasonal Employment in Warren County, 2017



Commuting Patterns

There is a daily dynamism of movement from residents to work places. These commuting worker flows include (1) internal movements—town residents traveling to in-town workplaces; and (2) external movements, composed of either town residents commuting to workplaces located outside of the town, or nonresidents commuting to workplaces in the town. The table below, which presents the most recent available commuting behavior data of residents and workers in the town, indicates that the town itself is—for the most part—a net importer of workers. In 2015⁹, there were about 8,864 residents holding jobs outside of the town—primarily in Glens Falls or Saratoga. In addition, the commuting pattern table shows that the town imports about 10,486 non-residents to work in its employment centers.

The commuter data shows that Interstate 87 (“The Northway”) plays a vital role in connecting residents of the town with employment opportunities to the south. The Northway runs south-to-north from New York City through the Hudson Valley and the Capital District, through the eastern Adirondacks, and ending at the Canadian border. Resting at the boundary between the Capital District and the Adirondack Forest, many residents of Queensbury commute south to Saratoga Springs and as far away as Albany and Colonie (with an estimated 700 residents making the trip).

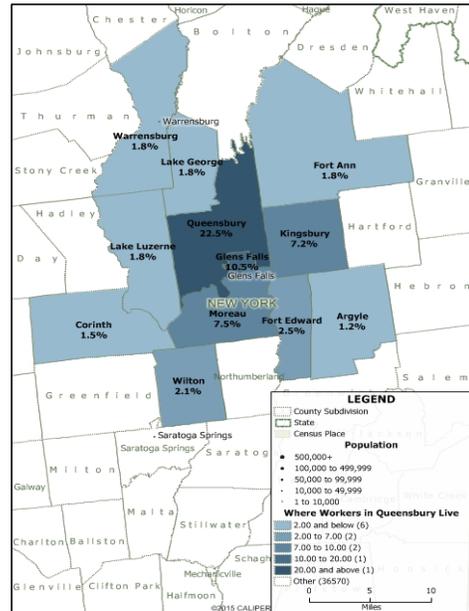
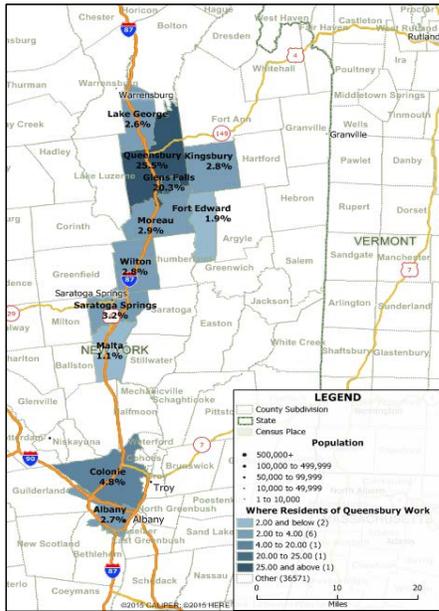
Many workers in the neighboring towns of Kingsbury, Moreau, and the other communities surrounding the town to the north, east, and west commute to work at various establishments in Town.

⁹ Most current year of available data.

Table 3.5 Commuting Patterns in Town of Queensbury, 2015

Where Residents of Queensbury Work by Town	2015	
	Count	Share
Queensbury town (Warren, NY)	3,039	25.50%
Glens Falls city (Warren, NY)	2,413	20.30%
Saratoga Springs city (Saratoga, NY)	568	4.80%
Colonie town (Albany, NY)	377	3.20%
Moreau town (Saratoga, NY)	346	2.90%
Kingsbury town (Washington, NY)	335	2.80%
Wilton town (Saratoga, NY)	329	2.80%
Albany city (Albany, NY)	323	2.70%
Lake George town (Warren, NY)	308	2.60%
Fort Edward town (Washington, NY)	230	1.90%
Manhattan borough (New York, NY)	146	1.20%
Malta town (Saratoga, NY)	126	1.10%
All Other Towns	3,363	28.30%

Where Workers in Queensbury Live by Town	2015	
	Count	Share
Queensbury town (Warren, NY)	3,039	22.50%
Glens Falls city (Warren, NY)	1,421	10.50%
Moreau town (Saratoga, NY)	1,020	7.50%
Kingsbury town (Washington, NY)	973	7.20%
Fort Edward town (Washington, NY)	344	2.50%
Wilton town (Saratoga, NY)	287	2.10%
Lake Luzerne town (Warren, NY)	244	1.80%
Lake George town (Warren, NY)	240	1.80%
Warrensburg town (Warren, NY)	240	1.80%
Fort Ann town (Washington, NY)	238	1.80%
Corinth town (Saratoga, NY)	209	1.50%
Argyle town (Washington, NY)	165	1.20%
All Other Towns	5,105	37.70%



Trends in Personal and Household Income in Queensbury

Personal Income. Employment measures only tell part of the economic story of a region. Personal income in Queensbury, the most broad-based measure of general purchasing power available at the local level, amounted to over \$1.54 billion in 2016. When measured in current dollars, the county's total personal income increased more than three-fold between 1990 and 2016. However, when measured in constant 2012 dollars to adjust for inflation, the entire increase over the 26-year period amounted to 76 percent.¹⁰

¹⁰ The U.S. Bureau of Economic Analysis reports personal income data in current dollars—the basis of the value or purchasing power of the dollar during the year in which the incomes are received. To remove the effects of inflation

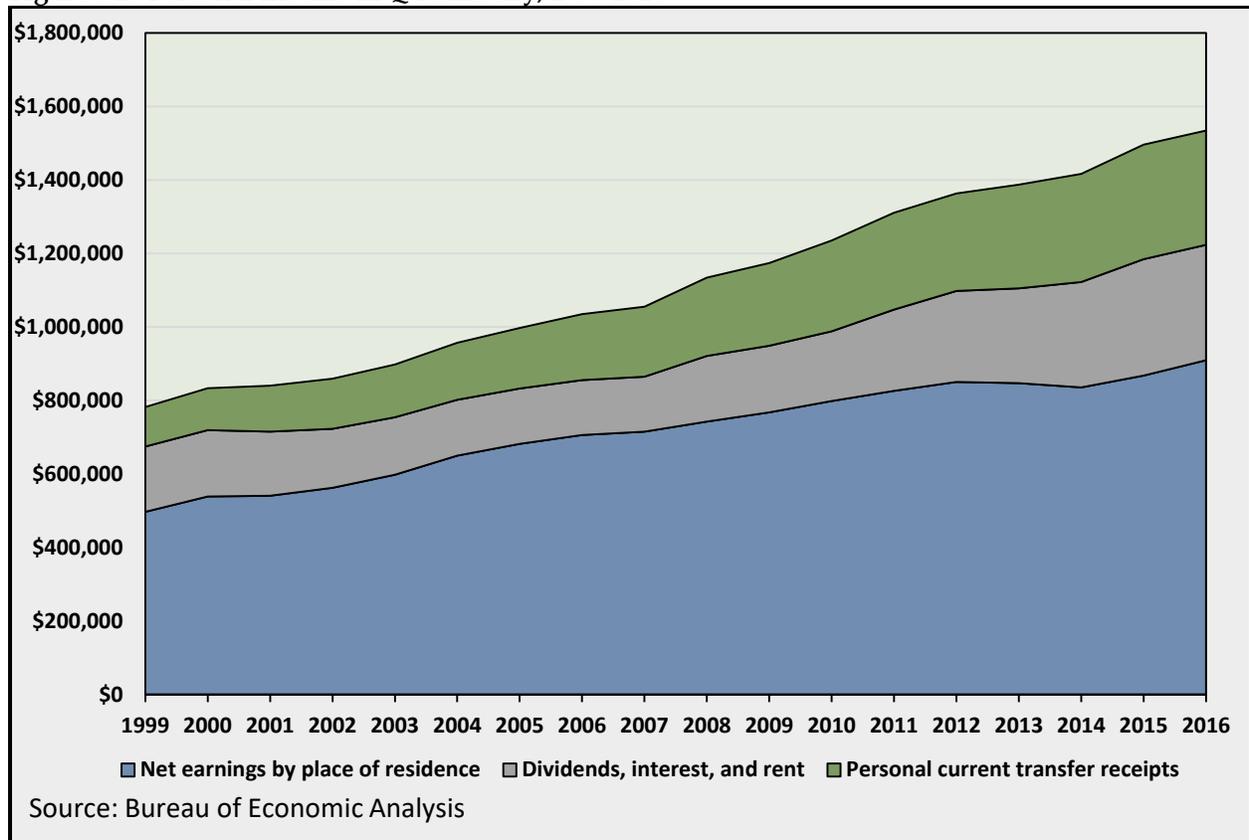
Personal income consists of three major components: net earnings for labor services, property incomes, and transfer payments. Net labor earnings (\$910 million), which accounted for 59.3 percent of the Town's total personal income in 2016, can be considered payment for current labor services. Net earnings include wage and salary disbursements, proprietors' income, and other labor income which are mostly employer contributions to private pension and welfare funds. The contributions that individuals make to social insurance programs (e.g., Social Security taxes) are excluded from net earnings.

The remaining non-labor portion (\$625 million or 40.7 percent) of the Town's personal income was split between dividends, interest, and rent (which is also called property income) and transfer receipts. While wages and proprietor income are the return to productive labor, dividends, interest and rent are the return to fixed assets like stocks, bonds, and rental property. Property incomes (\$314 million) account for 20.4 percent of regional income; above the New York State average. Transfer receipts, the other portion of non-labor income, accounts for 20.2 percent of the Town's personal income (\$311 million); compared to the state's share of 18 percent. Transfer receipts are commonly referred to as "unearned income," receipts from the government to people (and non-profit institutions) for reasons other than labor services. Some people might think "welfare payments" when hearing transfer receipts. However, "welfare" only accounts for about 5 percent of transfer receipts in 2016, with unemployment insurance benefits adding another 2 percent. Transfers receipts include retirement benefits, medical benefits, veterans benefit payments, federal assistance for education and training programs for individuals, but also include government payments to nonprofit institutions as well as business payments to individuals.

Retirement benefits and medical payments amount to nearly three-quarters of all transfer payments for the Town. Together with the about 21 percent of personal income coming from dividends, rent and interest, non-labor income comes to 41 percent of the regional economy; and this is mostly controlled by the region's senior citizens. Put another way, if one focused only on jobs and the money they bring in, over two-fifths of the economy would be ignored.

and allow for direct comparison of personal income in terms of an approximation of real purchasing power over time, constant dollar or real estimates of personal income are computed using the Implicit Price Deflator for personal consumption expenditures (2012 = 1.00).

Figure 3.16 Personal Income in Queensbury, 1999-2016



Median Household Income.

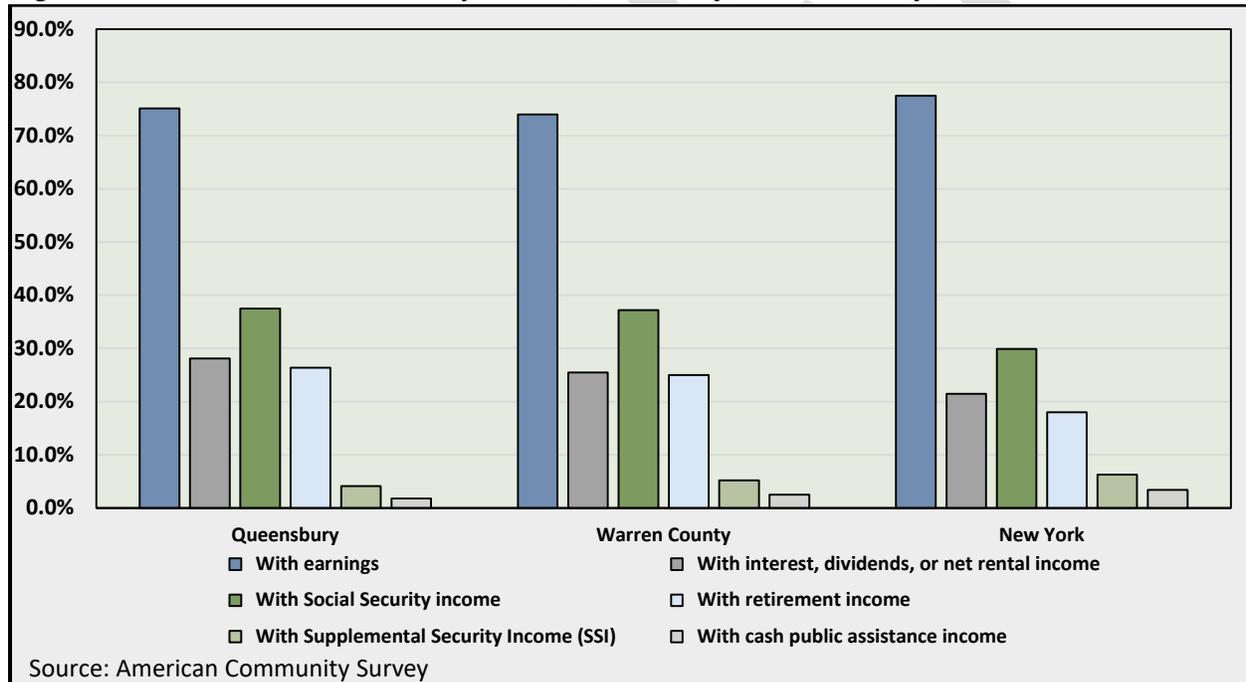
Median household income for the Town as a whole was \$65,914 in 2016, growing by \$7,509 over the previous 8 years. For residents who owned their home, median household income in 2016 was \$76,714. This is in contrast to the median household incomes of renters in Queensbury at \$38,095 in 2016. To contrast further, in the 8 years since 2009, owners’ median household income has grown by \$8,423 while renters’ median household income has grown by a relatively marginal \$1,172. This shows a clear contrast between economic conditions and opportunities experienced by individuals within either housing category.

Table 3.6 Median Household Income of Queensbury and Peer Communities, 1999, 2010 and 2016

				Compound Growth Rate	
	1999	2010	2016	1999-2010	2010-2016
Queensbury	\$47,225	\$61,009	\$65,914	2.4%	1.3%
Glens Falls City	\$30,222	\$41,950	\$46,305	3.0%	1.7%
Kingsbury	\$34,919	\$44,574	\$46,721	2.2%	0.8%
Warren County	\$39,198	\$51,619	\$57,174	2.5%	1.7%
Washington County	\$37,668	\$48,327	\$51,449	2.3%	1.0%
New York	\$43,393	\$55,603	\$60,741	2.3%	1.5%
United States	\$41,994	\$51,914	\$55,322	1.9%	1.1%

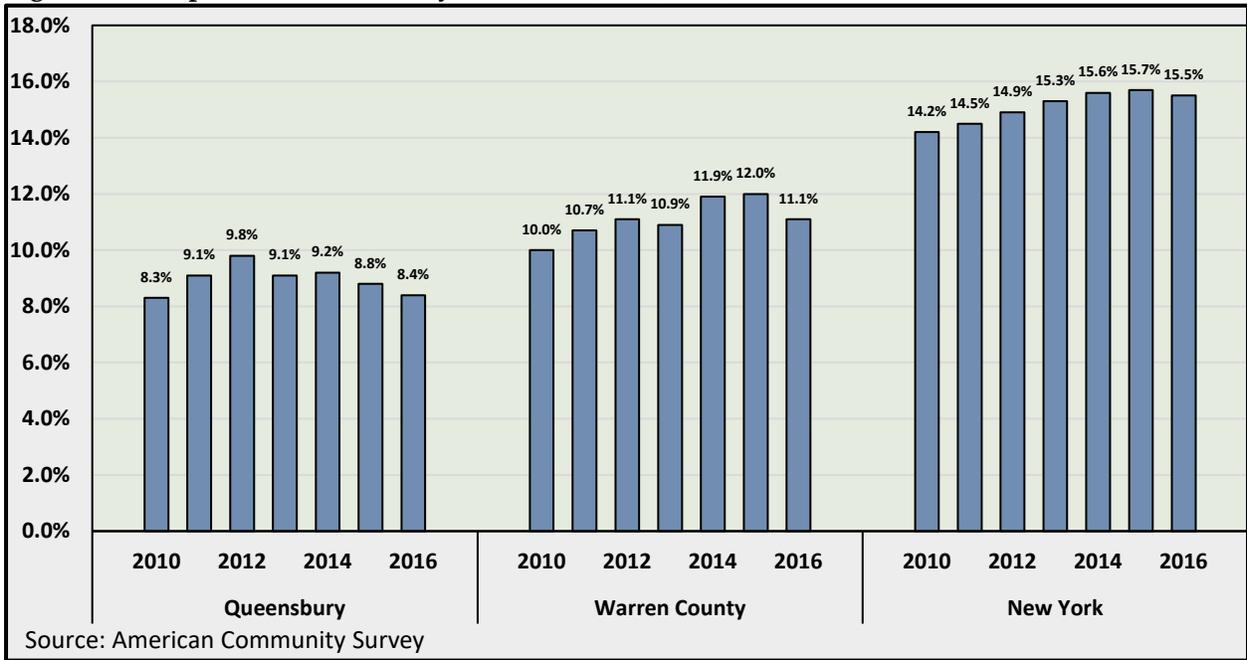
Source: U.S. Census Bureau and American Community Survey
Prepared by Economic & Policy Resources

Figure 3.17 2016 Household Income by Source, Queensbury, Warren County, and New York



Poverty in Queensbury. 2016 poverty levels for individuals range from a low of 8.4 percent within the Town, compared to the New York State count of 15.5 percent. For children (under 18 years old), 11.6% within the Town fall below the threshold, compared to 21.9% statewide.

Figure 3.18 People below the Poverty Level, 2010, 2012, 2014, and 2016



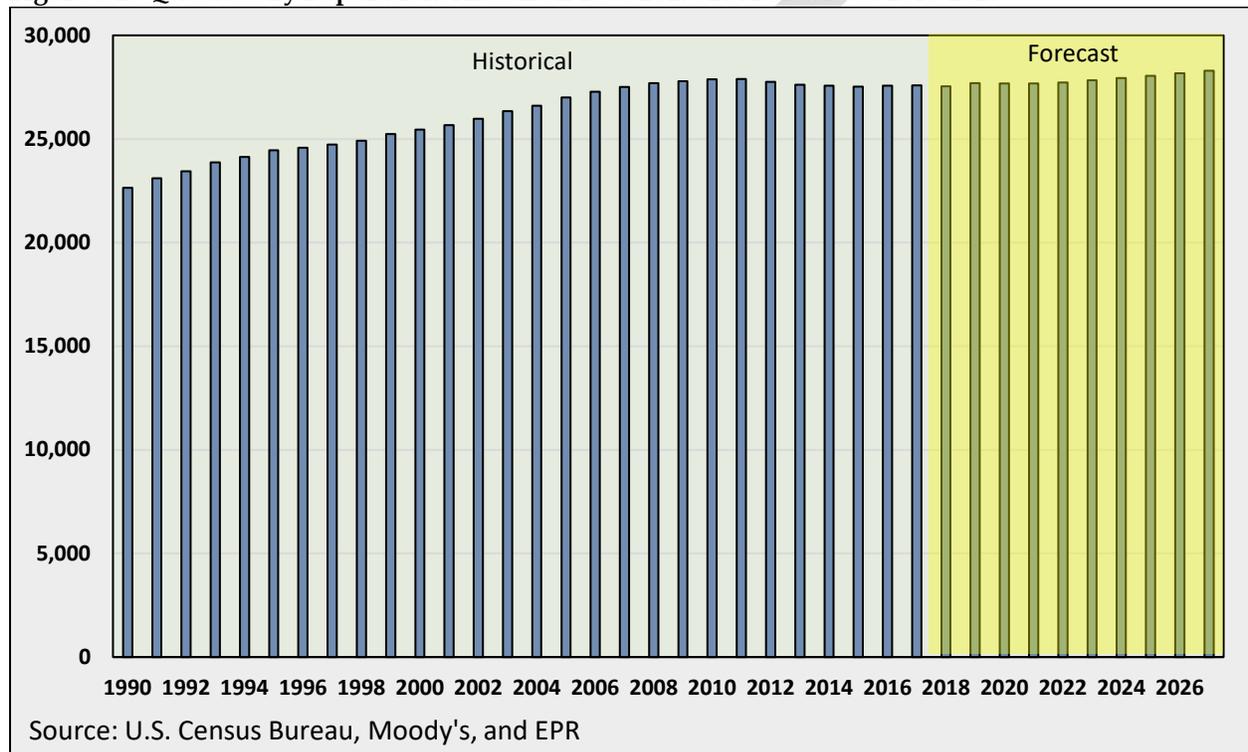
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Regional Economic-Demographic Forecast

Population Forecast of Queensbury – 2018-2027

The Town was forecasted to experience an upward tick in population following 2017, reversing the stagnation/plateau trend observed during the recession/recovery period. From 2018 to 2019 the population is forecasted to grow by 152 residents, followed by slight decline of 12 residents during 2019-2020. Following a year of no growth or decline in 2020-2021, total population is expected to maintain a growth trend through the 2027 forecast horizon, when total population is expected to reach 28,292.

Figure 3.19 Queensbury Population: Historical 1990-2017 and Forecasted 2018-2027



The following table shows how the forecasted population from 2018 through 2027 was distributed across the towns and regions in the county. In 2019, the growth in population of 152 in Queensbury is forecasted to be a net positive gain against the backdrop of an overall decline of 111 within Warren County and growth in Washington County and Glens Falls City. This is followed by a year of slight (-12) population decline within Queensbury, contrasted by growth in all three other geographic areas. Following one more additional year of stagnation in 2021 with no growth or contraction within the town, the remainder of the forecast horizon shows across the board growth in all four analytical regions.

Table 3.7 Forecasted Population in Queensbury and Peer Communities, 2018-2027

Region/Town	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Queensbury	27,544	27,696	27,684	27,684	27,731	27,834	27,941	28,053	28,171	28,292
Glens Falls City	14,450	14,465	14,476	14,485	14,492	14,498	14,504	14,509	14,513	14,516
Warren County	64,747	64,636	64,655	64,767	64,950	65,139	65,333	65,534	65,741	65,952
Kingsbury	12,451	12,446	12,465	12,501	12,549	12,597	12,644	12,691	12,739	12,786
Washington County	61,867	61,879	61,968	62,109	62,288	62,465	62,638	62,810	62,981	63,151
Glens Falls MSA	126,614	126,515	126,623	126,876	127,238	127,604	127,971	128,344	128,722	129,103

Source: U.S. Census Bureau; Moody's Analytics; EPR *Prepared by Economic & Policy Resources*

The following table shows how the population forecast was distributed across the selected age cohorts. Quite clearly, the population increase is expected to be driven by the Age 65 and older cohort. From 2018 to 2027, the Age 65+ cohort is forecasted to increase by an average of approximately 131 residents per year (2.1%). All other age cohorts except for the 45-64 group will also experience population gains during the forecast period. However, the 45-64 cohort is expected to decline by an average -76 or -0.9% per year.

Table 3.8 Forecasted Population in Queensbury by Age Cohort, 2018-2027

Age Cohort	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Ages 0-19	6,184	6,222	6,199	6,182	6,174	6,180	6,186	6,194	6,203	6,211
Ages 20-44	7,246	7,298	7,299	7,309	7,332	7,367	7,399	7,428	7,452	7,472
Ages 45-64	8,475	8,502	8,389	8,280	8,181	8,095	8,010	7,928	7,852	7,787
Ages 65+	5,639	5,674	5,797	5,913	6,044	6,192	6,346	6,503	6,664	6,822
Total	27,544	27,696	27,684	27,684	27,731	27,834	27,941	28,053	28,171	28,292

Source: U.S. Census Bureau; Moody's Analytics adjusted by EPR *Prepared by Economic and Policy Resources*

Household Forecast of Queensbury, 2018-2027

The total households in the Town are forecasted to increase slowly from 2018 to 2020 by approximately 206 households, but are estimated to increase more rapidly in 2021 and through the forecast horizon, averaging 119 new households per year in the town. By the end of 2027 it was forecasted that the town will have approximately 1,375 more households than it had in 2018.

Figure 3.20 Households in Queensbury, 2017-2027

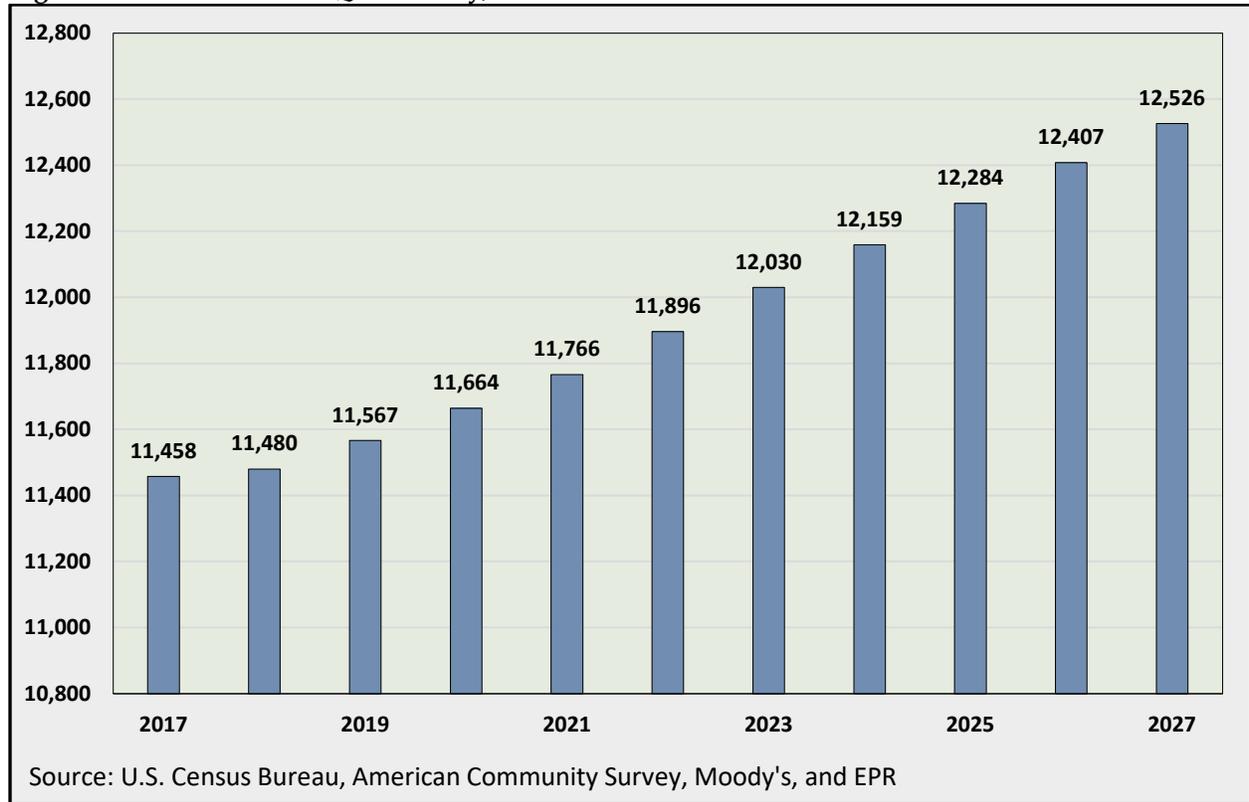


Table 3.9 Forecasted Households 2018-2027

Region/Town	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Queensbury	11,480	11,567	11,664	11,766	11,896	12,030	12,158	12,284	12,407	12,526
Glens Falls City	6,512	6,551	6,584	6,612	6,641	6,669	6,693	6,717	6,739	6,760
Warren County	28,383	28,539	28,711	28,891	29,119	29,353	29,576	29,795	30,010	30,218
Kingsbury	5,080	5,094	5,113	5,134	5,162	5,192	5,221	5,250	5,278	5,305
Washington County	24,932	24,983	25,066	25,168	25,317	25,477	25,634	25,793	25,951	26,104
Glens Falls MSA	53,315	53,522	53,777	54,059	54,436	54,830	55,210	55,588	55,961	56,322

Source: U.S. Census Bureau; Moody's Analytics as adjusted by EPR
Prepared by Economic & Policy Resources

Employment Forecast in Queensbury, 2018-2027

The town was forecasted to continue its steady increase in jobs in its recovery from the mid-2000s recession into the future period. From 2018 to 2027 employment was forecasted to grow at an annual average rate of approximately 96 jobs, with the largest year of job creation in Queensbury occurring in 2019, when 113 jobs will be added. While a labor market slowdown is built in to occur between 2023 and 2025, job growth will still occur steadily. At the end of 2027 it was estimated that there will be approximately 868 more jobs in the town than there were recorded in 2018 (annual average growth rate of 0.7%).

Figure 3.21 Employment (Jobs) in Queensbury, 2018-2027

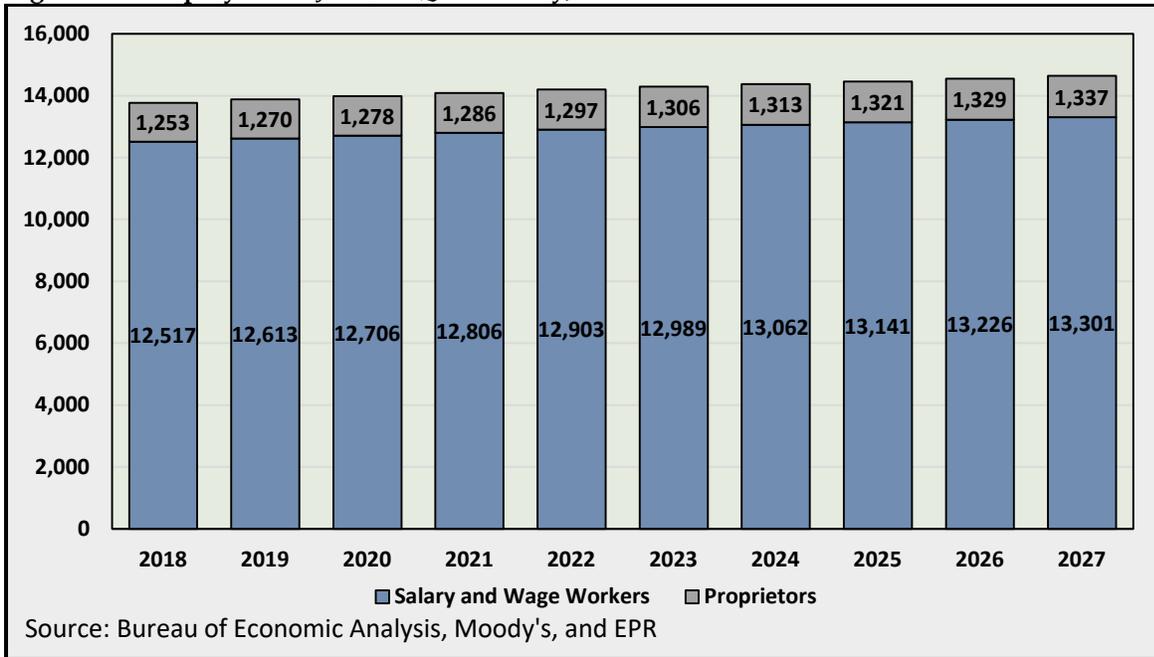


Table 3.10 Employment in Warren County and Queensbury, 2018-2027

Region/Town	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Queensbury	13,770	13,883	13,984	14,092	14,200	14,294	14,374	14,462	14,556	14,638
Warren County	48,344	48,552	48,749	49,019	49,326	49,591	49,816	50,098	50,428	50,719
Washington County	23,197	23,245	23,265	23,279	23,293	23,301	23,306	23,318	23,337	23,353
Glens Falls MSA	71,541	71,797	72,014	72,298	72,619	72,892	73,122	73,416	73,765	74,072

Source: U.S. Census Bureau and Bureau of Economic Analysis; Moody's Analytics as adjusted by EPR

Prepared by Economic & Policy Resources