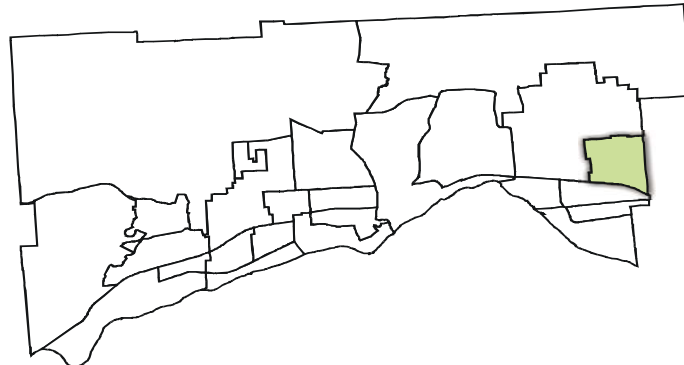


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

Northside Johnson City occupies 409 acres, or 1.8% of the total area of the town, and ranks 11th out of 25 neighborhoods by size. It is located in the east central portion of the Village of Johnson City, and is accessed by Harry L. Drive and NY Route 17. Access from the neighborhood to NY route 17 is via CFJ Blvd., and Harry L. Drive, which intersect Stella Ireland Road, close to the entrance and exit ramps for NY Route 17.

LANDSCAPE FEATURES

The southern half of the neighborhood is flat, and the northern half of the neighborhood lies on a southern facing hillside. Little Choconut Creek flows southward in the eastern portion of the neighborhood, veering to the west as it approaches the southern border.

The 100-year flood zone is limited to a narrow band along Little Choconut Creek. The flood zone extends from the creek, along a drainage ditch, east of Diment Street.

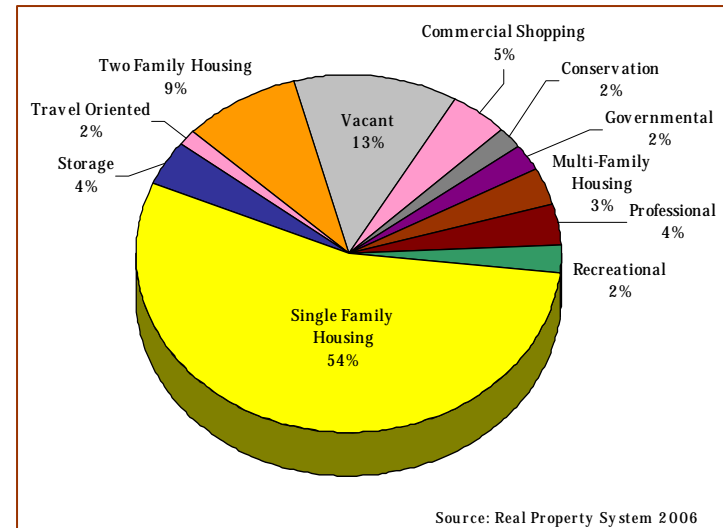
Map 1 ~ Neighborhood 24



EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Northside Johnson City is primarily residential. Fifty-four percent of the parcel acreage is occupied by single-family housing and another twelve percent is occupied by two-family or multi-family housing. Thirteen percent of the parcel acreage is designated as vacant. Four percent of the land is recreational or conservation. Two parks are located in the western portion of the neighborhood. Virginia Avenue Park is located north of the highway interchange, and CFJ Park is located south of the highway interchange at the corner of Lester Avenue and CFJ Blvd. Commercial parcels lie along Harry L. Dr.

 Figure 1 ~ Existing Land Use By Acreage



 Photograph 1 ~ Johnson City Senior Citizen Center



 Photograph 2 ~ Gannett Newspaper Printing Facility



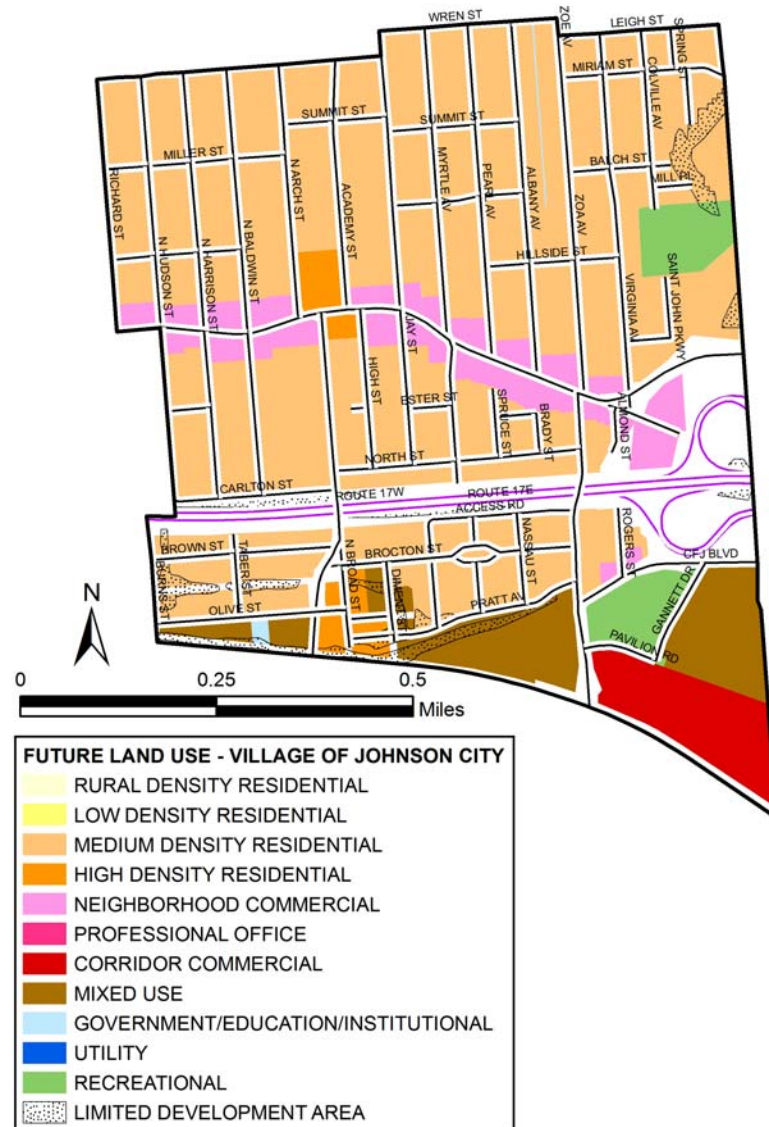
FUTURE LAND USE

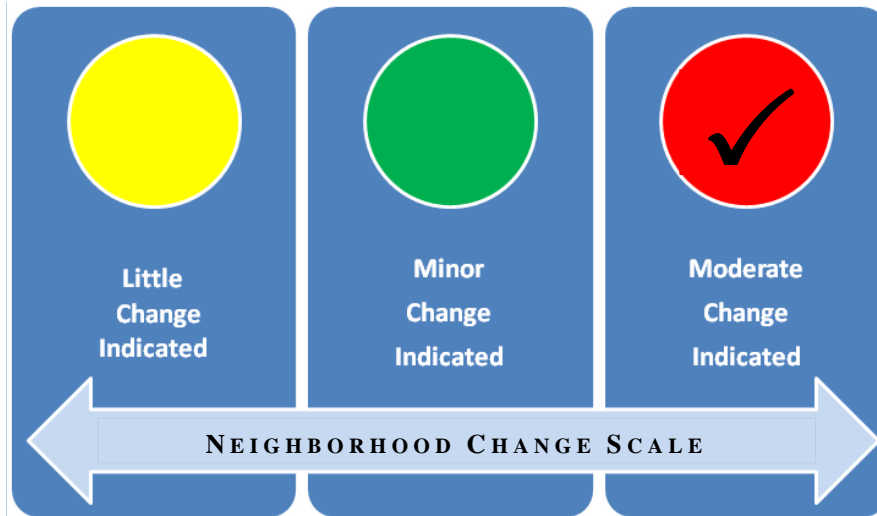
This neighborhood contains two neighborhood parks, CFJ and Virginia Avenue. Harry L. Drive is strip zoned Commercial General, except for the Small Mall which is zoned Commercial Neighborhood. The residential area to the north of Harry L. Drive is zoned Residential 6,000(R6). A majority of the lots do not conform to the minimum lot size required in this zoning district. This creates a problem for the homeowner. The zoning district bulk requirements should be changed. The R6 zoning classification also permits by right a school and by special permit a medical office and hospital. This does not seem to be appropriate in this residential area.

The area south of Harry L. Drive is zoned Residential 4,000 (R4). The R4 district permits one and two family, a school by right, a hospital and medical office by special permit. These uses seem inappropriate in this zoning classification. The bulk requirements should also be reviewed for residential uses.

The area south of NYS Route 17 contains a mixture of industrial, commercial, and residential uses. The north side of Olive Street is zoned industrial with the primary use of the properties being residential. The area between North Broad Street and Diment Street along Pratt Avenue is also zoned Industrial. The land uses here are primarily residential and commercial.

 Map 2 ~ Proposed Future Land Use, Neighborhood 24





CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is anticipated that there will be a moderate amount of change in Neighborhood 24, as it relates to redevelopment of properties in and around the Route 17 interchange. A new Wal-Mart has been approved on a portion of a brownfield site that was the former home of Paracord. This development is likely to generate additional redevelopment activity, particularly on the west side of Lester Avenue across from the new Wal-Mart. The Town and Village have been implementing a series of capital improvement projects at CFJ Park including new playground

equipment, perimeter fencing, and off-street parking. The Village has secured a grant to begin rehabilitation of the carousel which is listed on the National Register of Historic Places. The Town of Union provided \$150,000 in CDBG funding to assist SEPP, Inc. in the acquisition of the former Harry L Johnson Elementary School which is currently being converted into senior citizen housing.

MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 1.7% to 5.0%. In the year 2000, the percentage of minority population was smaller than that of the Town of Union (6.9%), and was much smaller than that of New York State (37.0%), and of the Nation (29.5%). Northside Johnson City ranks 22nd out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

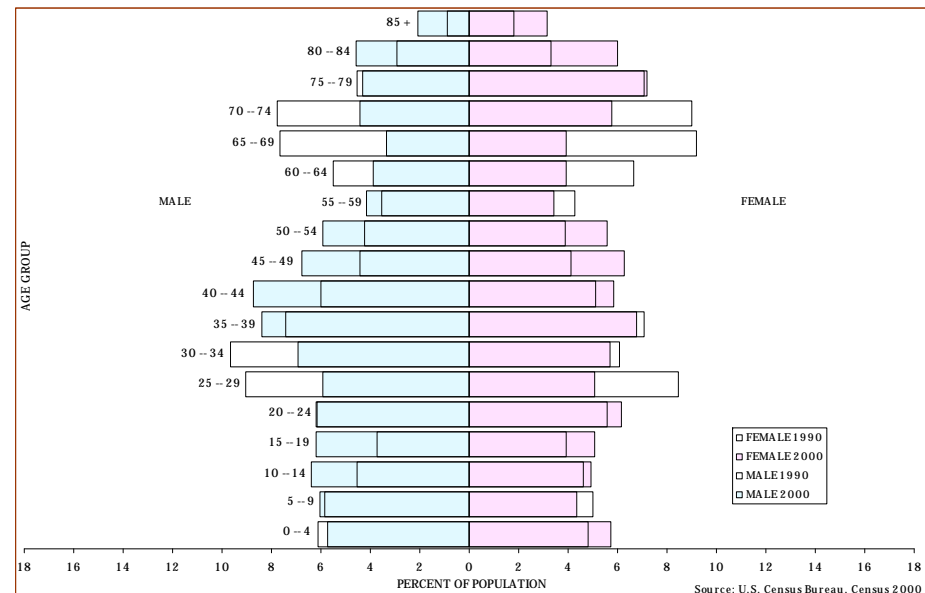
	NH 24 1990	%	NH 24 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,541		3,322		56,298		18,976,457		281,421,906	
Hispanic or Latino	26	0.7	37	1.1	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,515	99.3	3,285	98.9	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,492	98.6	3,170	95.4	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	22	0.6	36	1.1	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	4	0.1	2	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	10	0.3	44	1.3	1,528		1,053,794		10,641,833	
Other Race	13	0.4	13	0.4	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			57	1.7	775	1.4	590,182	3.1	6,826,228	2.4
Minority	60	1.7	165	5.0	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

AGE

Figure 2 shows age distribution by gender. The percentage of the population aged 25 to 34 decreased, and the percent of the population aged 35 to 49 increased from 1990 to 2000. Northside Johnson City ranks 18th out of 25 neighborhoods in percentage of population aged 17 and under, and is 4th in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



EDUCATIONAL ATTAINMENT

Table 2 shows the educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school increased from 65.5% in 1990 to 80.1% in 2000, and in 2000 was smaller than that of the Town of Union (84.8%), was larger than that of New York State (79.1%), but was slightly smaller than that of the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education remained unchanged at 11.1% from 1990 to 2000, and in 2000 was larger than that of the Town of Union (10.5%), New York State (7.2%), and the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education increased from 5.5% in 1990 to 7.4% in 2000, and in 2000 was smaller than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education decreased slightly from 3.7% in 1990 to 3.5% in 2000, and in 2000 was much smaller than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH24 1990	%	NH 24 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	391	14.7	190	8.0	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	525	19.8	282	11.9	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	907	34.1	905	38.2	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	295	11.1	470	19.8	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	295	11.1	264	11.1	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	147	5.5	176	7.4	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	98	3.7	82	3.5	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,742	65.5	1,897	80.1	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,658	100	2,369	100	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000

Town of Union ied Comprehensive Plan

HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 63.5% in 1990 to 55.5% in 2000. The percentage of family households in 2000 was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Northside Johnson City ranks 11th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 24 1990	%	NH 24 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,611		1,549		24,538		7,056,860		105,480,101	
Family households	1,023	63.5	859	55.5	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	588	36.5	690	44.5	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

HOUSING

Table 4 shows housing occupancy. The percentage of vacant housing units increased from 5.2 % in 1990 to 6.9 % in 2000. The housing vacancy rate in 2000 was smaller than that of the Town of Union (7.4%), of New York State (8.1%), and the Nation (9.0%). Northside Johnson City ranks 16th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 24 1990	%	NH 24 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,700		1,664		26,507		7,679,307		115,904,641	
Occupied	1,611	94.8	1,549	93.1	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	89	5.2	115	6.9	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

Town of Union ied Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner occupied houses decreased from 68.0 in 1990 to 64.9% in 2000. The percentage of owner-occupied housing was larger than that of the Town of Union (60.1%), New York State (53.0%), but smaller than that of the Nation (66.2%). Northside Johnson City ranks 12th out of 25 neighborhoods in percentage of owner-occupied housing.

 Table 5 ~ Housing Tenure

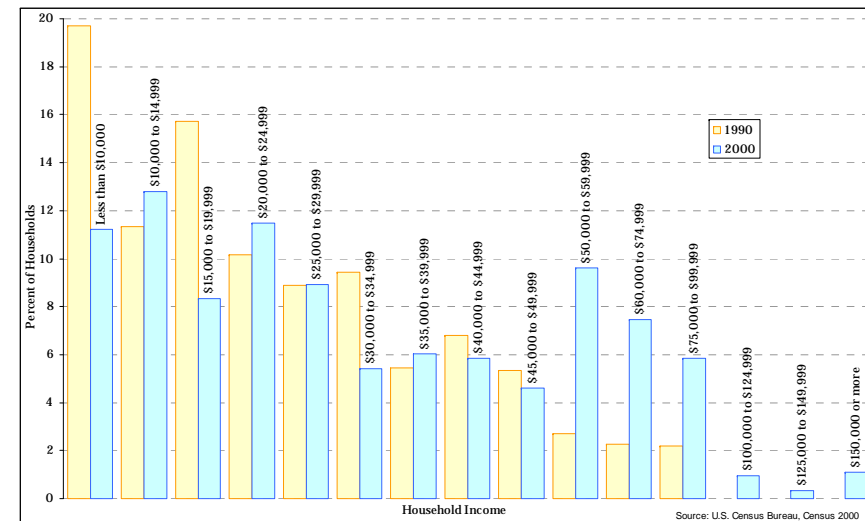
	NH 24 1990	%	NH 24 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,611		1,549		24,538		7,056,860		105,480,101	
Owner occupied	1,096	68.0	1,005	64.9	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	515	32.0	544	35.1	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. Northside Johnson City has one of the highest proportions of households with low incomes. In 1990 46.7%, and in 2000 32.3% of the households had incomes of less than \$20,000. From 1990 to 2000, the percentage of household with incomes of between \$20,000 and \$34,999 decreased from 28.5% to 25.8%. In the 10-year period the percentage of households with incomes of between \$35,000 and \$49,999 decreased slightly from 17.6% to 16.4%. In 1990, there were no households with incomes of greater than 100,000, and in 2000 only 2.4% of the households had incomes of greater than \$100,000.

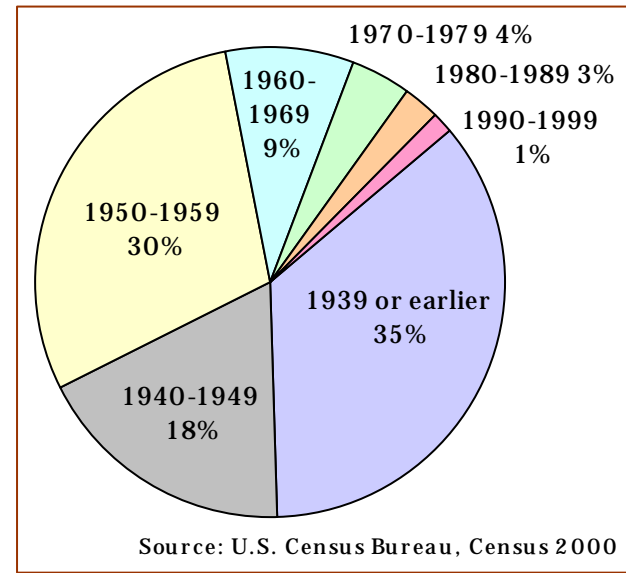
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows the age of housing structures. A great deal, almost 83%, of the housing structures in this neighborhood were built prior to 1959. The remaining 17% were built between 1960 and 1998.

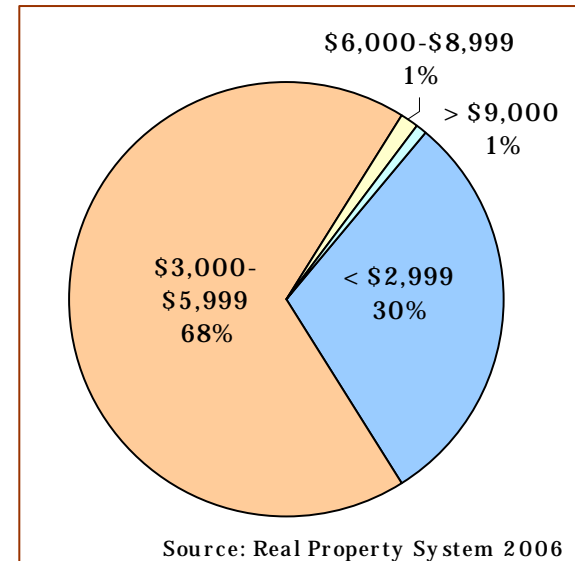
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Thirty percent of the residential properties have assessed values of less than \$2,999, sixty-eight percent have assessed values between \$3,000 and \$5,999, and one percent have assessed values of between \$6,000 and \$8,999. Another one percent have assessed values of greater than \$9,000.

 **Figure 5 ~ Assessed Value**



of

REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Fourteen percent of the residential properties have FMVs of less than \$49,999, seventy-nine percent of the residential properties have FMVs of between \$50,000 and \$99,999, six percent have FMVs of between \$100,000 and \$199,999, and one percent have FMVs of greater than \$200,000.

 Figure 6 ~ Full Market Value

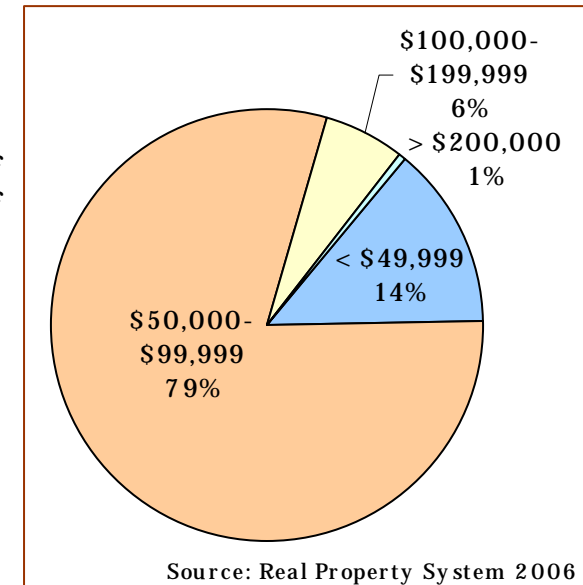


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 138	Block Group 2, Census Tract 138	Block Group 3, Census Tract 138	Block Group 4, Census Tract 138	Neighborhood Average
\$65,500	\$49,600	\$60,000	\$58,800	\$58,475

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure of this neighborhood shows that almost thirty percent of the residents are employed in Sales and Office Occupations, twenty-two percent work in Management, Professional, and Related Occupations, and twenty percent work in Service Occupations and Production, Transportation, and Material Moving Occupations. A little over eight percent are employed in Construction, Extraction, and Maintenance Occupations. No residents in this neighborhood work in Farming, Fishing, or Forestry Occupations.

 **Table 7 ~ Occupational Structure, By Percentage Of Labor Force (LF)**

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
160	10.3	185	11.9	136	8.8	179	11.5	169	10.9	291	18.8	0	0.0	0	0.0	128	8.2	0	0.0	225	14.5	79	5.1

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Almost seventy-three percent of the resident in this neighborhood travel less than twenty minutes to reach their place of employment each day. Another twenty percent spend between twenty and forty-five minutes getting to work, while three percent travel more than forty-five minutes. Four percent of the residents in this neighborhood work from their homes.

 **Table 8 ~ Commute Time To Place Of Employment**

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
63	4.1	1,119	72.7	312	20.3	46	3.0

Source: U.S. Census Bureau, Census 2000