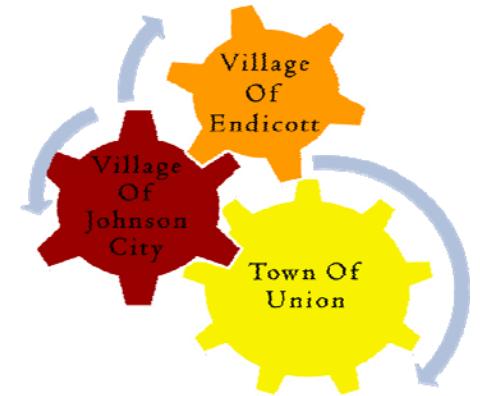


# Technical Background Report



# Demographics

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## Demographic Profile

### 1. POPULATION AND ECONOMIC BASE

#### Introduction

**T**he Demographic Profile is the second element in the work program leading to the update of the Comprehensive Plan for the Town of Union. The main purpose of this report is to describe the characteristics of the population and how that population interacts with the local economy. The Population and Economic Base section study utilizes data from statistical sources such as the United States Census Bureau.

From these sources, past and current trends can be examined and evaluated, and future projections made. The information provided here gives commercial and industrial enterprises an overview of market areas as well as the available workforce.

#### Study Area

The study area for this report includes the Villages of Johnson City and Endicott along with the unincorporated portion of the town (known as the Part-Town). This report also analyzes respective data in terms of neighborhoods according to Census Tract Block Groups as defined by the United States Census Bureau. These neighborhoods conform to those used in the History, Natural Features, and Existing Land Use Study. However, there is some slight overlap in the neighborhood comparison areas. As mentioned in the previous section, these neighborhoods are generally homogeneous in terms of their respective period of development, orientation, and sense of community.

### 2. ECONOMIC BASE

#### Introduction

Each urban area is characterized by a special set of assets and liabilities, and the inventory and analysis component is an indispensable and integral part of the planning process. The basic economy of any municipality is related to its land use development patterns and population trends. The economic patterns are also the result of a series of linkages between local, regional, state, and national growth



trends and market forces. For example, economic growth in the Binghamton metropolitan area resulted in additional employment opportunities, which in turn attracted an additional labor force to the area. As more industrial and commercial employees were attracted to the town, a need for further residential development arose. The resultant population growth, coupled with increased land development, expanded the town's tax base and its relative importance within the region. The Town is now the largest municipality in the county. The primary purpose of this report is to analyze in detail the economic base of the town and to establish a basis for evaluating those factors which are now influencing economic growth and are likely to significantly affect it in the future.

The economic conditions are analyzed through an examination of present and current trends within the town as evidenced by employment, retail trade, selected services, wholesale trade, and manufacturing statistics and activity. This report is divided into the following sections:

- Labor force
- Occupations
- Place of work
- Unemployment
- Industrial composition
- Commercial composition
- Commercial markets
- Income
- Population study
- Age and sex distribution
- Racial composition
- Educational attainment
- Population projections

### **Purpose**

Most urban activities are either essentially economic in character, or have important economic ramifications. They take place on specific sites; therefore, it is the role of planners to facilitate the provision of suitable sites, of sufficient size, and at efficient locations, for the



performance of urban economic functions, while at the same time securing the noneconomic effects, such as visual aesthetics, of a successful economic base. However, the ability to create large tracts suitable for industrial development is compromised by the limiting topographical characteristics of the town and villages.

Studies of the town's economy have the underlying purpose of improving the understanding of the economy and how it works. It provides useful information necessary for understanding the economic progress, or lack of it, within the town. A principal purpose is to provide information about the local economy that will assist the community in achieving its goals and objectives. A second more technical purpose is to provide quantitative estimates of future employment and population.

### 3. SIZE OF LABOR FORCE

#### **Introduction**

The broad survey of the Town of Union's labor force provides an analysis of the human resources of the economic base of the town. The characteristics provided by the 2000 census include the rates at which males and females in the population enter the labor force, the kinds of work they do, and the chief sources of their income.

The purpose of this portion of the economic base study is to point out, in broad perspective, the changes taking place in the town's labor force because these are related to industrial development, the economic growth of the town, and the shifting patterns of production and consumption. Once identified, these changes in the labor force can be taken into consideration as they pertain to the objectives of comprehensive planning.

#### **County-Region Comparisons**

The labor force is the number of people of working age, 16 years or older, who are either working or looking for work. Table 1 shows that the overall size of Broome County's labor force has declined during the past decade by a little over 9,000 people, which amounts to a decrease of 5.37 percent. The City of Binghamton suffered the most of this loss, with a reduction of 5,239 people, equivalent to approximately 57.8 percent of the labor force losses across the entire County. On the other hand, the Town of Union accounted for a little over 30.8 percent of the lost labor force. The Town of Vestal posted a minor gain in this area, showing an increase of 20 people over the past decade. Even though this gain is minimal, Vestal has been able to avoid the losses that have occurred elsewhere in Broome County.



Table 1 ~ Size Of Labor Force, Broome County And Selected Municipalities 1990-2000

Occupational Category	Broome County				City Of Binghamton				Town Of Vestal				Town Of Union			
	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change
Size Of Labor Force	168,768	159,704	-9,064	-5.37%	43,532	38,293	-5,239	-12.03%	22,124	22,144	20	0.09%	48,139	45,346	-2,793	-5.80%
Percentage Of Broome County's Labor Force (%)	N/A	N/A	N/A	N/A	25.79%	23.98%			13.11%	13.87%			28.52%	28.39%		

### Town-Village Comparisons

As shown in Table 2, the Village of Johnson City saw the largest decline in available labor force with a loss of 1,245 people, or 8.89 percent, while the Part-Town's labor force decreased by only 4.57 percent. The Village of Endicott, on the other hand, had the smallest loss of labor with a decline of only 4.46 percent, or 491 people, between 1990 and 2000.

Table 2 ~ Size Of Labor Force, Town Of Union, 1990-2000

Occupational Category	Town Of Union				Part-Town				Village Of Endicott				Village Of Johnson City			
	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change
Size Of Labor Force	48,139	45,346	-2,793	-5.80%	23,119	22,062	-1,057	-4.57%	11,018	10,527	-491	-4.46%	14,002	12,757	-1,245	-8.89%
Percentage Of Broome Town's Labor Force (%)	N/A	N/A	N/A	N/A	48.03%	48.65%			22.89%	23.21%			29.09%	28.13%		

### Labor Force, By Sex

A tendency toward a larger proportion of females in the labor force is evident in the urbanized census tracts, a trend that began in the 1960s and has increased over the years. Increase in female employment may be related to the following factors:

1. The female population, on the whole, became more career oriented due to increased educational attainment.



2. The female population is either not having children, or having them at an older age.
3. Increased economic pressures make it necessary for families and/or households to seek supplemental income.
4. With an older population, it is possible that children may have left the household, making it possible for more women to work.

### County-Region Comparisons

As shown in Table 3, there has been a general decrease in the size of the labor force across the entire Broome County area, with the exception of the female population in Vestal, which saw a small increase between 1990 and 2000. The rate at which males and females in the labor force have declined over the last decade has been quite comparable. In the Town of Union, the percentage of males and females remained at 46.7 and 53.3 percent respectively in both 1990 and 2000. In Binghamton, there has been a decrease in females over males by more than 1,000 people. Vestal saw an increase of 230 females entering the work force, and at the same time 210 males left the labor pool.

 Table 3 ~ Size Of Labor Force, By Sex, Broome County And Selected Municipalities, 1990-2000

United States Census 2000	Broome County				City Of Binghamton				Town Of Vestal				Town Of Union			
	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change
Male	79,697	75,665	-4,032	-5.06%	19,788	17,691	-2,097	-10.60%	10,475	10,265	-210	-2.00%	22,488	21,173	-1,315	-5.85%
Percentage Male	47.2%	47.4%			45.5%	46.2%			47.3%	46.4%			46.7%	46.7%		
Female	89,071	84,039	-5,032	-5.65%	23,744	20,602	-3,142	-13.23%	11,649	11,879	230	1.97%	25,651	24,173	-1,478	-5.76%
Percentage Female	52.8%	52.6%			54.5%	53.8%			52.7%	53.6%			53.3%	53.3%		
<b>TOTAL</b>	168,768	159,704			43,532	38,293			22,124	22,144			48,139	45,346		

### Town-Village comparisons


Table 4 shows that the Part-Town area had a moderate decrease of 617 persons or 5.6 percent in the number of males in the labor force. Over the same period of time the number of females in the labor force decreased by 440 or 3.6 percent. The ratio of males to females in the labor force remained almost unchanged with only a .5 percent difference between the numbers in 1990 and 2000. The Part-Town area showed below average losses compared to the entire Town of Union area.



The Village of Endicott experienced a loss of 176 males, or 3.5 percent, and a loss of 315 females, or 5.3 percent, from the labor force between 1990 and 2000. The proportion of males to females remained virtually unchanged with an increase of just .48 percent in the labor force.

The biggest losses to the labor force in the Town of Union came from the Village of Johnson City. Johnson City lost 622 male workers and 623 female workers or 9.6 and 8.2 percent respectively.

Table 4 ~ Size Of Labor Force, By Sex, Town Of Union 1990-2000


 Occupational Category	Town Of Union				Part-Town				Village Of Endicott				Village Of Johnson City			
	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change	1990	2000	#	% Change
Male	22,488	21,173	-1,315	-5.85%	11,072	10,455	-617	-5.57%	5,071	4,895	-176	-3.47%	6,445	5,823	-622	-9.65%
Percentage Male	46.71%	46.69%			47.89%	47.39%			46.02%	46.50%			46.03%	45.65%		
Female	25,651	24,173	-1,478	-5.76%	12,047	11,607	-440	-3.65%	5,947	5,632	-315	-5.30%	7,557	6,934	-623	-8.24%
Percentage Female	53.29%	53.31%			52.11%	52.61%			53.98%	53.50%			53.97%	54.35%		
<b>TOTAL</b>	48,139	45,346			23,119	22,062			11,018	10,527			14,002	12,757		





## Neighborhood Comparisons

Table 5 ~ Size Of Labor Force, By Sex, Town Of Union Neighborhoods 2000

 Neighborhood	# Male	% Total Town Male	# Female	% Total Town Female	Total	% Of Town Labor Force	Proportion M	Proportion F
North Endwell - Union Center	2,542	12.03%	2,635	10.94%	5,177	11.45%	49.10%	50.90%
West Corners	598	2.83%	647	2.69%	1,245	2.75%	48.03%	51.97%
Airport Heights	536	2.54%	544	2.26%	1,080	2.39%	49.63%	50.37%
Roundtop	835	3.95%	1,165	4.84%	2,000	4.42%	41.75%	58.25%
Union District	435	2.06%	477	1.98%	912	2.02%	47.70%	52.30%
West Endicott	1,103	5.22%	1,219	5.06%	2,322	5.14%	47.50%	52.50%
North Endicott	364	1.72%	414	1.72%	778	1.72%	46.79%	53.21%
Northside - West Endicott	1,465	6.93%	1,773	7.36%	3,238	7.16%	45.24%	54.76%
Northside - East Endicott	733	3.47%	715	2.97%	1,448	3.20%	50.62%	49.38%
Central West Endicott	653	3.09%	813	3.38%	1,466	3.24%	44.54%	55.46%
Central Endicott	522	2.47%	389	1.62%	911	2.01%	57.30%	42.70%
Southside Riverview Endicott	635	3.01%	682	2.83%	1,317	2.91%	48.22%	51.78%
Riverhurst	573	2.71%	651	2.70%	1,224	2.71%	46.81%	53.19%
South Endwell	467	2.21%	499	2.07%	966	2.14%	48.34%	51.66%
Central Endwell	699	3.31%	810	3.36%	1,509	3.34%	46.32%	53.68%
North Endwell West	1,033	4.89%	1,411	5.86%	2,444	5.41%	42.27%	57.73%
North Endwell East	1,203	5.69%	1,415	5.87%	2,618	5.79%	45.95%	54.05%
Fairmont Park	129	0.61%	146	0.61%	275	0.61%	46.91%	53.09%
Oakdale-Reynolds	1,277	6.04%	1,608	6.68%	2,885	6.38%	44.26%	55.74%
Westover	341	1.61%	359	1.49%	700	1.55%	48.71%	51.29%
Southside Johnson City	1,292	6.12%	1,680	6.98%	2,972	6.57%	43.47%	56.53%
Floral Park	1,105	5.23%	1,146	4.76%	2,251	4.98%	49.09%	50.91%
Central Johnson City	939	4.44%	996	4.14%	1,935	4.28%	48.53%	51.47%
Northside Johnson City	1,210	5.73%	1,504	6.24%	2,714	6.00%	44.58%	55.42%
Choconut Center	437	2.07%	388	1.61%	825	1.82%	52.97%	47.03%
<b>TOTAL</b>	<b>21,126</b>	<b>100.00%</b>	<b>24,086</b>	<b>100.00%</b>	<b>45,212</b>	<b>100.00%</b>	<b>46.73%</b>	<b>53.27%</b>



## 4. OCCUPATIONS

### **Introduction**

This section of the Demographic Profile deals with the occupational structure of the regional and the town labor force. The occupational structure is an important indicator of the educational and income level of the residents of an area. The occupational structure also reflects the industrial and commercial mix and the ability of the local labor pool to adapt to jobs created by incoming and expanding industrial and commercial developments. The occupational structure and the changes over time are vital information to commercial enterprises and the housing industry. This information enables businesses within these sectors to define and redefine their consumer markets. An increase in the number of people in professional occupations and a corresponding decline in production occupations would reflect a higher income structure and a growing demand for luxury goods and services. As stated above, the occupational structure of the labor pool is important in attracting additional industries to the area, since a prerequisite of industrial location is the existence of a qualified labor force in the area in which they plan to locate.

There are six general categories that cover a range of professions as reported by the United States Census Bureau:

Note: The sequence in which these occupations appear is not intended to imply that any group has a higher social or skill level than another.

### **Management, Professional, and Related Occupations Include:**

- Business and Financial Operations Specialists
- Computer Technicians and Developers
- Architects and Engineers
- Drafters, Cartographers and Mapping Technicians,
- Legal Social Services
- Education Positions
- Health Care Practitioners and Technicians



**Service Occupations Include:**

- Healthcare Support Occupations
- Fire Fighters, Police Officers
- Building and Grounds Maintenance Operations
- Personal Care and Service Occupations

**Sales and Office Occupations Include:**

- Sales Occupations
- Office and Support Occupations
- Realtors

**Farming, Fishing, and Forestry**

**Construction, Extraction, and Maintenance Occupations Include:**

- Construction and Extraction Workers and Supervisors
- Installation Maintenance and Repair Occupations

**Production, Transportation, and Material Moving Occupations Include:**

- Production Occupations
- Aircraft and Traffic Control Occupations
- Motor Vehicle Operators
- Material Moving Workers

**County - Region Comparisons**

As shown in Table 6, the Town of Union enjoys the largest percentage of Management, Professional and Related Occupations, the largest percentage of Sales and Office Occupations, the largest percentage of Construction and Maintenance Occupations as well as the largest percentage of Production and Transportation Occupations. Only the city of Binghamton has more people employed in Service Occupations.



Table 6 ~ Occupational Categories, Broome County And Selected Municipalities, 1990 and 2000

United States Census 2000		Broome County				City Of Binghamton				Town Of Vestal				Town Of Union			
Occupational Category		1990		2000		1990		2000		1990		2000		1990		2000	
		#	% of Cty.	#	% of Cty.	#	% of Cty.	#	% of Cty.	#	% of Cty.	#	% of Cty.	#	% of Cty.	#	% of Cty.
Management, Professional, & Related Occupations		34,452		31,581		7,306	21.21%	6,250	20%	5,577	16.19%	5,417	17.15%	11,321	32.86%	9,522	30.15%
Service Occupations		14,479		14,766		4,404	30.42%	4,128	28%	1,537	10.62%	1,560	10.56%	3,958	27.34%	3,990	27.02%
Sales & office Occupations		25,923		24,779		5,993	23.12%	5,397	22%	3,550	13.69%	2,935	11.84%	7,991	30.83%	7,780	31.40%
Farming, Fishing, & Forestry Occupations		932		269		124	13.30%	17	6%	71	7.62%	16	5.95%	99	10.62%	16	5.95%
Construction, Extraction, & Maintenance Occupations		7,472		6,369		1,529	20.46%	1,093	17%	629	8.42%	464	7.29%	1,754	23.47%	1,732	27.19%
Production, Transportation & Material Moving Occupations		15,525		13,576		3,584	23.09%	3,026	22%	1,261	8.12%	998	7.35%	3,860	24.86%	3,893	28.68%
<b>TOTAL</b>		<b>98,783</b>		<b>91,340</b>		<b>22,940</b>		<b>19,911</b>		<b>12,625</b>		<b>11,390</b>		<b>28,983</b>		<b>26,933</b>	

Tables 7 and 8 show that like much of Broome County, the Town of Union experienced losses of Management and Professional Occupations throughout the 1990s. Of the 2,871 Management and Professional jobs lost across Broome County between 1990 and 2000, 1,799, or 62.7 percent of those were from the Town of Union. Overall the Town of Union experienced a larger than average loss of people in Management and Professional Related Occupations, with the Broome County average being 8.3 percent and the losses in the Town of Union being around 16 percent of the total labor force.

There was a slight overall gain in Service Occupations between 1990 and 2000 in Broome County. While the City of Binghamton saw losses in Service Occupations, the Towns of Union and Vestal both saw gains in employment, even if they were a modest 23 more jobs in Vestal and 41 more in Union.



The Town of Union was below average in the number of jobs lost in Sales and Office Occupations. While there was a loss of 1,144 jobs across Broome County, the Town of Union lost only 11 positions, while the Town of Vestal lost over 615.

All across Broome County the shift away from Agricultural, Fishing, and Forestry Occupations that began in the 1960s continued. The largest loss of jobs in Broome County occurred in the Agricultural section of this category. Over 71 percent, or 663 jobs, were lost between 1990 and 2000. Binghamton, Vestal, and Endicott were above average in the percentage of Agricultural jobs lost with decreases of 86, 77, and 84 percent respectively.

 **Table 7 ~ Distribution Of Occupations In Labor Force, Broome County And Selected Municipalities, 1990 and 2000**


	Broome County			City Of Binghamton			Town Of Vestal			Town Of Union		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Management, Professional, & Related Occupations	34,452	31,581	-8.33%	7,306	6,250	-14.45%	5,577	5,417	-2.87%	11,321	9,522	-15.89%
Service Occupations	14,479	14,766	1.98%	4,404	4,218	-4.22%	1,537	1,560	1.50%	3,958	3,990	0.81%
Sales & office Occupations	25,923	24,779	-4.41%	5,993	5,397	-9.94%	3,550	2,935	-17.32%	7,991	7,780	-2.64%
Farming, Fishing, & Forestry Occupations	932	269	-71.14%	124	17	-86.29%	71	16	-77.46%	99	16	-83.84%
Construction, Extraction, & Maintenance Occupations	7,472	6,369	-14.76%	1,529	1,093	-28.52%	629	464	-26.23%	1,754	1,732	-1.25%
Production, Transportation & Material Moving Occupations	15,525	13,576	-12.55%	3,584	3,026	-15.57%	1,261	998	-20.86%	3,860	3,893	0.85%



Table 8 ~ Change In Occupational Structure, Broome County And Selected Municipalities, 1990 To 2000

Occupational Category	Broome County		City Of Binghamton		Town Of Vestal		Town Of Union	
	Absolute #	% Change	Absolute #	% Change	Absolute #	% Change	Absolute #	% Change
Management, Professional, & Related Occupations	-2,871	-8.33%	-1,056	-14.45%	-160	-2.87%	-1,799	-15.89%
Service Occupations	287	1.98%	-186	-4.22%	23	1.50%	41	1.04%
Sales & Office Occupations	-1,444	-4.41%	-596	-9.94%	-615	-17.32%	-211	-2.64%
Farming, Fishing, & Forestry Occupations	-663	-71.14%	-107	-86.29%	-55	-77.46%	-83	-83.84%
Construction, Extraction, & Maintenance Occupations	-1,103	-14.76%	-436	-28.52%	-165	-26.23%	-22	-1.25%
Production, Transportation & Material Moving Occupations	-1,949	-112.55%	-558	-15.57%	-263	-20.86%	33	0.85%

### Town-Village Comparisons

Even with all the job losses in Broome County during the period of 1990 to 2000, parts of the Town of Union were able to make gains in labor. As indicated in Tables 9 and 10, the Village of Johnson City saw an increase of 175 Service Occupation jobs, a gain of over 13.6 percent. The Part-Town area gained 288 Sales and Office jobs, an increase of 7.5 percent. The Part-Town area also saw an increase of 16.8 percent, or 125 jobs in Construction and Maintenance as well. Between 1990 and 2000, both the Part-Town and the Village of Endicott saw gains in Production, Material Moving, and Transportation Occupations as well, with a gain of 84 jobs, approximately 5.3 percent in the Part-Town, and a gain of 23 positions in the village of Endicott.

The biggest losses came in the Management and Professional Occupations. Overall, the Town of Union lost 1,799 jobs. The Part-Town area experienced the greatest loss in this job sector. Of the 1,799 positions lost, 1,325 (almost 74 percent) were from the Part-Town area. Overall, the Part-Town area saw a decrease of almost 20% from 1990 to 2000. The Village of Endicott witnessed a loss of 290 jobs, which amounts to a decrease of 15 percent. The Village of Johnson City experienced the smallest loss in this category, with only a 7.2 percent decrease, or 184 jobs.



Construction, Extraction, and Maintenance Occupations decreased by 1.25 percent, which amounted to a loss of 22 jobs overall, but the overall change in Construction, Extraction, and Maintenance jobs was felt differently in different sections of the Town. The Part-Town area actually saw an increase of 125 positions, or a 16.8 percent gain, while the Villages of Endicott and Johnson City both experienced job losses. Endicott saw the loss of 126 positions, a decrease of 27.2 percent, while Johnson City declined by 22 jobs, or roughly 4 percent.

A slight overall gain was achieved in Production, Transportation, and Material Moving Occupations. 87 jobs, or 2.25 percent, were added between 1990 and 2000. The Part-Town area posted a gain of 84 jobs, while the Village of Endicott gained 23. Over the same period, the Village of Johnson City lost 20 jobs.

 Table 9 ~ Occupational Structure, Town Of Union, 1990 and 2000

Occupational Category	Town Of Union			Part-Town			Village Of Endicott			Village Of Johnson City		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Management, Professional, & Related Occupations	11,321	9,522	-15.89%	6,838	5,513	-19.38%	1,932	1,642	-15.01%	2,551	2,367	-7.21%
Service Occupations	3,958	3,999	1.04%	1,593	1,488	-6.59%	1,155	1,136	-1.65%	1,210	1,375	13.64%
Sales & office Occupations	7,991	7,780	-2.64%	3,840	4,128	7.50%	1,888	1,753	-7.15%	2,263	1,899	-16.08%
Farming, Fishing, & Forestry Occupations	99	16	-83.84%	76	0	-100.00%	8	16	100.00%	15	0	-100.00%
Construction, Extraction, & Maintenance Occupations	1,754	1,732	-1.25%	743	868	16.82%	463	337	-27.21%	549	527	-4.01%
Production, Transportation & Material Moving Occupations	3,860	3,947	2.25%	1,601	1,685	5.25%	1,079	1,102	2.13%	1,180	1,160	-1.69%



Table 10 ~ Change In Occupational Structure, Town Of Union, 1990 To 2000

Occupational Category	Town Of Union		Part-Town		Village Of Endicott		Village Of Johnson City	
	Absolute #	% Change	Absolute #	% Change	Absolute #	% Change	Absolute #	% Change
Management, Professional, & Related Occupations	-1,799	-15.89%	-1,325	-19.38%	-290	-14.99%	-184	-7.21%
Service Occupations	41	1.04%	-105	-6.59%	-19	-1.65%	165	13.64%
Sales & office Occupations	-211	-2.64%	288	7.50%	-135	-7.15%	-364	-16.08%
Farming, Fishing, & Forestry Occupations	-83	-83.83%	-76	-100.00%	8	100.00%	-15	-100.00%
Construction, Extraction, & Maintenance Occupations	-22	-1.25%	-125	-16.82%	-126	-27.21%	-22	-4.01%
Production, Transportation & Material Moving Occupations	87	0.85%	84	5.24%	23	2.13%	-20	-1.69%

As illustrated in Table 11, a redistribution of the labor force throughout the Town of Union took place. There was a shift away from Management, Professional, and Related Occupations. In 2000, this category of workers included a smaller percentage of the overall workforce than in 1990. As such, each of the other classes of workers increased their percentage of the workforce. The percentage of Service, Sales and Office, Construction, Extraction, and Maintenance, and Production and Transportation all saw increases in their portion of the overall labor force in the Town of Union.

As far as the various parts of the town are concerned, the Part-Town area was most affected by this loss of Management, Professional, and Related occupations. Instead, the Part-Town made large gains in Sales and Office Occupations.






Table 11 ~ Distributions Of Occupations In Labor Force, Town Of Union, 1990 To 2000

Occupational Category	Town Of Union				Part-Town				Village Of Endicott				Village Of Johnson City			
	1990		2000		1990		2000		1990		2000		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Management, Professional, & Related Occupations	11,321	39.06%	9,522	35.34%	6,838	46.55%	5,513	40.29%	1,932	29.61%	1,642	27.43%	2,551	32.84%	2,367	32.54%
Service Occupations	3,958	13.66%	3,999	14.84%	1,593	10.84%	1,488	10.88%	1,155	17.70%	1,136	18.98%	1,210	15.58%	1,375	18.90%
Sales & office Occupations	7,991	27.57%	7,780	28.88%	3,840	26.14%	4,128	30.17%	1,888	28.93%	1,753	29.28%	2,263	29.13%	1,899	26.11%
Farming, Fishing, & Forestry Occupations	99	0.34%	16	0.06%	76	0.52%	0	0.00%	8	0.12%	16	0.27%	15	0.19%	0	0.00%
Construction, Extraction, & Maintenance Occupations	1,754	6.05%	1,732	6.43%	743	5.06%	868	6.34%	463	7.10%	337	5.63%	549	7.07%	527	7.24%
Production, Transportation, & Material Moving Occupations	3,860	13.32%	3,893	14.45%	1,601	10.90%	1,685	12.32%	1,079	16.54%	1,102	18.41%	1,180	15.19%	1,106	15.20%
<b>Total</b>	<b>28,983</b>	<b>100%</b>	<b>26,942</b>	<b>100%</b>	<b>14,691</b>	<b>100%</b>	<b>13,682</b>	<b>100%</b>	<b>6,525</b>	<b>100%</b>	<b>5,986</b>	<b>100%</b>	<b>7,768</b>	<b>100%</b>	<b>7,274</b>	<b>100%</b>



 Table 12 ~ Occupational Structure And Distributions, Town Of Union Neighborhoods, 2000

	Town Of Union		Part-Town		Village Of Endicott		Village Of Johnson City	
	Absolute Number	% of Total	Absolute Number	% of Total	Absolute Number	% of Total	Absolute Number	% of Total
Management, professional & related occupations	9,522	35.3	5,513	40.3	1,642	27.4	2,367	32.6
Service Occupations	3,999	14.8	1,488	10.9	1,136	19.0	1,375	18.9
Sales & Office Occupations	7,780	28.9	4,128	30.2	1,753	29.3	1,899	26.1
Farming, Fishing & Forestry Occupations	16	0.06	0	0	16	0.3	0	0
Construction, Extraction, & Maintenance Occupations	1,732	6.4	868	6.3	337	5.6	527	7.2
Productions, Transportation, & Material Moving Occupations	3,893	14.4	1,685	12.3	1,102	18.4	1,106	15.2

### Neighborhood Comparisons

This section deals with the occupational breakdown of the labor force by neighborhood for 2000.

As shown in Table 13, North Endwell, North Endwell West, North Endwell East, Fairmont Park, and Oakdale/Reynolds have a significantly higher proportion of professional and managerial workers than the Town of Union as a whole. As expected, these areas have the newest and highest priced housing, thereby attracting the most affluent segment of the working force, the professional and managerial workers.

Most of the blue-collar workers, i.e. Construction, Maintenance, Production, and Transportation Occupations, lived in Westover, West Corners, North Endicott, Union Center, West Endicott, and the remaining part of the town. These areas generally are older in terms of age of the housing structures and of the residents. With the exception of West Corners, they are also closer, in terms of physical distance, to the manufacturing and commercial establishments in the villages, Binghamton, and along the industrial belt in the Part-Town area.

Interestingly enough, the neighborhoods with the highest proportion of females in the labor force were not necessarily the neighborhoods that had the highest number of Sales and Office or Service Occupations. The neighborhoods of Roundtop, Central West Endicott, North




Endwell West, Southside Johnson City, and Northside Johnson City all had female participation in the work force of over 55 percent; however, only one of those neighborhoods was in the top 5 for the percentage of Sales and Office Occupations.

Neighborhoods in Johnson City including Southside, Central, Northside, and Floral Park showed an above average number of workers that were employed in Service Occupations.



Table 13 ~ Occupational Structure And Distribution, Town Of Union Neighborhoods, 2000

 Neighborhood	Management, Professional & Related Occupations		Service Occupations		Sales & Office Occupations		Farming, Fishing & Forestry		Construction, Extraction & Maintenance		Production, Transportation & Material Moving		Total Neigh. Work Force
	#	% Of Total Neigh. Work Force	#	% Of Total Neigh. Work Force	#	% Of Total Neigh. Work Force	#	% Of Total Neigh. Work Force	#	% Of Total Neigh. Work Force	#	% Of Total Neigh. Work Force	
North Endwell - Union Center	1,753	50.07%	324	9.25%	883	25.22%	0	0.00%	187	5.34%	354	10.11%	3,501
West Corners	201	24.19%	110	13.24%	237	28.52%	0	0.00%	77	9.27%	206	24.79%	831
Airport Heights	318	42.80%	32	4.31%	234	31.49%	0	0.00%	63	8.48%	96	12.92%	743
Roundtop	295	29.21%	208	20.59%	325	32.18%	0	0.00%	88	8.71%	94	9.31%	1,010
Union District	136	27.98%	97	19.96%	121	24.90%	10	2.06%	25	5.14%	97	19.96%	486
West Endicott	361	26.31%	201	14.65%	505	36.81%	0	0.00%	64	4.66%	241	17.57%	1,372
North Endicott	154	30.74%	67	13.37%	158	31.54%	0	0.00%	34	6.79%	88	17.56%	501
Northside - West Endicott	528	43.17%	321	26.25%	55	4.50%	0	0.00%	92	7.52%	227	18.56%	1,223
Northside - East Endicott	297	35.27%	138	16.39%	255	30.29%	0	0.00%	46	5.46%	106	12.59%	842
Central West Endicott	237	26.33%	135	15.00%	215	23.89%	0	0.00%	85	9.44%	228	25.33%	900
Central Endicott	130	24.30%	99	18.50%	140	26.17%	0	0.00%	18	3.36%	148	27.66%	535
Southside Riverview Endicott	228	25.70%	166	18.71%	293	33.03%	6	0.68%	49	5.52%	145	16.35%	887
Riverhurst	175	24.24%	80	11.08%	257	35.60%	0	0.00%	48	6.65%	162	22.44%	722
South Endwell	126	20.39%	115	18.61%	199	32.20%	0	0.00%	60	9.71%	118	19.09%	618
Central Endwell	280	40.88%	90	13.14%	250	36.50%	0	0.00%	31	4.53%	34	4.96%	685
North Endwell West	681	47.42%	116	8.08%	428	29.81%	0	0.00%	82	5.71%	129	8.98%	1,436
North Endwell East	794	50.19%	154	9.73%	469	29.65%	0	0.00%	53	3.35%	112	7.08%	1,582
Fairmont Park	101	62.35%	16	9.88%	32	19.75%	0	0.00%	0	0.00%	13	8.02%	162
Oakdale-Reynolds	796	53.28%	165	11.04%	329	22.02%	0	0.00%	92	6.16%	112	7.50%	1,494
Westover	101	22.44%	67	14.89%	119	26.44%	0	0.00%	28	6.22%	135	30.00%	450
Southside Johnson City	615	36.11%	333	19.55%	466	27.36%	0	0.00%	104	6.11%	185	10.86%	1,703
Floral Park	299	22.26%	309	23.01%	333	24.80%	0	0.00%	102	7.59%	300	22.34%	1,343
Central Johnson City	312	26.40%	253	21.40%	311	26.31%	0	0.00%	101	8.54%	205	17.34%	1,182
Northside Johnson City	345	22.23%	315	20.30%	460	29.64%	0	0.00%	128	8.25%	304	19.59%	1,552
Choconut Center	210	41.75%	44	8.75%	126	25.05%	0	0.00%	75	14.91%	48	9.54%	503
<b>TOWN TOTALS</b>	<b>9,473</b>	<b>36.07%</b>	<b>3,955</b>	<b>15.06%</b>	<b>7,200</b>	<b>27.41%</b>	<b>16</b>	<b>0.06%</b>	<b>1,732</b>	<b>6.59%</b>	<b>3,887</b>	<b>14.80%</b>	<b>26,263</b>

**Classes of Employed Workers**


The class of employed workers indicates the relative strength of the local job market. As shown in Table 14, the category “government employees”, although still a relatively small segment of the total employed workers, is the fastest growing segment. Government workers include people who are employees of any federal, state, or local governmental unit, regardless of the activity of the particular agency. In 1990, government employees accounted for 13.7 percent of the employed workers, while in 2000, government employees accounted for 15.4 percent, an increase of 2.5 percent.

Self-employed workers include people who work for profit in their own unincorporated business, professional practice, trade, or who operate a farm. Self employed workers in the town declined by 103 workers or 7.5 percent during the 1990s. This decline can be tied to the decline of farming and agricultural jobs in the area.

Unpaid family workers are defined as people who work 15 hours or more without pay in a business or on a farm operated by a relative. The gains in this area seem to be counterintuitive to the losses in the farming industry. A reasonable explanation may be the increased need for family type day care in which children are supervised in the home instead of in an established professional day care company. Extra family help could be considered to fall within this category.



Table 14 ~ Class Of Worker, Town Of Union, 1990 and 2000

	Town Of Union		Part-Town		Village Of Endicott		Village Of Johnson City	
	1990							
Total Employed	Absolute #	%	Absolute #	%	Absolute #	%	Absolute #	%
Private Wage and Salary	24,124	81.5	10,954	82.5	5,864	80.6	6,566	80.3
Government	4,048	13.7	1,700	12.8	1,012	13.9	1,210	14.8
Self-Employed	1,390	4.7	600	4.5	391	5.4	392	4.8
Unpaid Family	37	0.1	20	0.2	7	0.1	10	0.1
	2000							
Private Wage and Salary	21,393	79.5	10,034	78.3	5,331	83.6	6,028	78.3
Government	4,151	15.4	2,100	16.4	745	11.7	1,306	17.0
Self-Employed	1,287	4.8	647	5.0	284	4.5	356	4.6
Unpaid Family	62	0.2	35	0.3	19	0.3	8	0.1

## 5. PLACE OF WORK

### Introduction

The purpose of this chapter is to analyze the past and present trends pertaining to place of work as related to place of residence. Place of work is an important variable directly related to the economic vitality of an area. It is desirable that development be varied enough to provide substantial employment opportunities as well as residential opportunities. Since well-planned industrial and commercial uses provide tax benefits to the town that residential uses alone cannot provide, a coordinated employment-residence pattern is therefore indicative of a well-balanced tax base and community.



A Metropolitan Statistical Area (MSA) is a region that has been officially defined by the federal Office of Management and Budget for use by federal statistical agencies, and is based on the concept of a core area with a large population nucleus plus adjacent communities that have a high degree of economic and social interaction with that core.

The MSA for the City of Binghamton includes both Broome and Tioga Counties.

The data provided by the census, unfortunately, does not detail where in the county, other than in the Central City, Binghamton, the employment centers are located. Based on knowledge of the employment structure of the county, it is safe to assume that the Town of Union has the greatest opportunity for employment with secondary focus areas in Vestal, Conklin, and Kirkwood.

### **Town-Village Comparisons**


As demonstrated in Table 15, the most significant shift in the place of work patterns is a shift away from the town's reliance on the City of Binghamton for employment opportunities. Between 1990 and 2000 the number of people living in the Town of Union and working in the in City of Binghamton dropped nearly two percent. Most of this change came from the Village of Johnson City, which also had the highest percentage of its population working in Binghamton in the first place, probably due to the easy access and short travel times from Johnson City to Binghamton.

Although there was a decrease in population from 1990 to 2000 across the municipalities, Johnson City showed an increase of 200 people working inside the MSA, but outside of Binghamton, indicating that people in Johnson City were able to find opportunities for work within the Town, rather than having to work outside the MSA or move away to find employment. Since Johnson City saw an increase of 13.5 percent of their population working in Service Occupations between 1990 and 2000, these residents who previously had been working in Binghamton due to locale, were probably able to find jobs close to their homes, most likely in Endicott or Vestal.

There were only very slight changes in the percentage of people that lived within the Town of Union and worked outside the MSA. Most notable are the residents in the Part-Town area that work outside any MSA. Since a little over seventy percent of the residents in the Part-Town area are employed in Management, Professional, & Related Occupations and Sales and Office Occupations, it is assumed that these people are traveling to areas outside the community to perform their jobs.



Table 15 ~ Place of Employment

	Worked in MSA/PMSA of Residence								Worked Outside MSA/PMSA of Residence											
	Central City				Remainder of MSA/PMSA				Central City				Remainder of other SMA/PMSA				Worked Outside Any MSA/PMSA			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
Town of Union	5,820	20.4	4,943	18.6	22,024	77.1	20,768	78.3	260	0.9	156	0.6	170	0.6	196	0.7	295	1.0	452	1.7
Village of Endicott	1,189	17.1	1,072	17.1	5,527	79.6	5,038	80.2	79	1.1	74	1.2	28	0.4	31	0.5	122	1.8	65	1.0
Part-Town	2,254	16.6	2,077	16.4	11,038	81.4	10,088	79.8	109	0.8	66	0.5	75	0.6	107	0.8	85	0.6	298	2.4
Village of Johnson City	2,377	29.5	1,794	23.6	5,459	67.7	5,642	74.2	72	0.9	16	0.2	67	0.8	58	0.8	88	1.1	89	1.2

### Neighborhood Comparisons

An examination of Table 16 reveals that there were only a few neighborhoods in the Town of Union that saw a significant change in the percentage of their residents working within the City Binghamton between 1990 and 2000.

The neighborhoods of Roundtop, North Endicott, Northside West Endicott, and Central West Endicott all saw an increase in the percentage of their residents that worked within the City of Binghamton.

Even though these neighborhoods saw a decrease in population between 1990 and 2000, the increase in the percentage of residents that worked in the City of Binghamton was due to an actual increase in the number of people working in the City and not to attrition of residents working outside the City. Most of the residents in these neighborhoods hold jobs in Management, Professional & Related Occupations, or Sales and Office Occupations.

The neighborhoods of West Endicott, Oakdale/Reynolds, Southside Johnson City, Floral Park, Northside Johnson City, and Choconut Center saw a decline in the percentage of their residents that worked in the City of Binghamton between 1990 and 2000.


The residents in these neighborhoods trend towards Service Occupations and Sales and Office Occupations, and to a lesser degree Management, Professional and Related Occupations. The exception to this being the neighborhoods of Oakdale/Reynolds and Choconut Center, which both had high percentage of residents working in Management, Professional and Related Occupations. Choconut saw the largest drop in percentage of residents working in the City. Between 1990 and 2000 Choconut dropped by a little over ten percent of its





population. Choconut also does have one of the smaller populations in the Town of Union, so this ten percent drop corresponds to a decrease of only thirty jobs in those ten years.

 **Table 16 ~ Place of Employment, By Neighborhood**

	Worked in MSA/PMSA of Residence								Worked Outside MSA/PMSA of Residence								Worked Outside Any MSA/PMSA			
	Central City				Remainder of MSA/PMSA				Central City				Remainder of other SMA/PMSA				Worked Outside Any MSA/PMSA			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
North Endwell / Union Center	610	17.1	555	16.2	2,847	80.0	2,741	79.8	50	1.4	8	0.2	19	0.5	38	1.1	31	0.9	91	2.7
West Corners	130	18.3	160	19.3	560	79.0	644	77.5	12	1.7	13	1.6	0	0.0	0	0.0	7	1.0	14	1.7
Airport Heights	137	15.8	125	17.2	711	82.2	566	78.0	0	0.0	0	0.0	0	0.0	0	0.0	17	2.0	35	4.8
Roundtop	149	13.3	166	16.8	952	84.7	809	82.0	23	2.0	12	1.2	0	0.0	0	0.0	0	0.0	0	0.0
Union District	66	13.8	48	10.1	402	83.8	412	86.9	0	0.0	6	1.3	0	0.0	0	0.0	12	2.5	8	1.7
West Endicott	222	16.3	108	7.9	1,144	83.7	1,239	91.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	14	1.0
North Endicott	74	12.1	90	18.0	532	86.8	393	78.4	0	0.0	0	0.0	0	0.0	18	3.6	7	1.1	0	0.0
Northside West Endicott	440	20.7	320	18.8	1,598	75.2	1,303	76.7	8	0.4	26	1.5	19	0.9	12	0.7	60	2.8	38	2.2
Northside East Endicott	140	18.8	134	16.1	569	76.5	682	81.8	5	0.7	5	0.6	9	1.2	0	0.0	21	2.8	13	1.6
Central Endicott West	136	13.9	152	17.6	803	82.0	694	80.3	25	2.6	7	0.8	0	0.0	5	0.6	15	1.5	6	0.7
Central Endicott East	95	14.8	69	12.9	541	84.3	447	83.6	0	0.0	5	0.9	0	0.0	14	2.6	6	0.9	0	0.0
Southside / Riverview	163	19.2	183	20.6	662	77.8	691	77.9	18	2.1	13	1.5	0	0.0	0	0.0	8	0.9	0	0.0
Riverhurst	159	19.0	123	17.7	670	80.2	554	79.7	0	0.0	5	0.7	7	0.8	0	0.0	0	0.0	13	1.9
South Endwell	108	19.9	130	21.7	430	79.0	442	73.8	0	0.0	9	1.5	6	1.1	6	1.0	0	0.0	12	2.0
Central Endwell	134	13.7	167	19.4	833	85.1	686	79.6	6	0.6	0	0.0	6	0.6	4	0.5	0	0.0	5	0.6
North Endwell West	297	16.3	273	19.2	1,508	82.7	1,101	77.3	5	0.3	7	0.5	7	0.4	15	1.1	6	0.3	28	2.0
North Endwell East	256	15.5	261	16.8	1,331	80.6	1,192	76.5	33	2.0	17	1.1	18	1.1	18	1.1	14	0.8	70	4.5
Fairmont	30	14.6	20	12.6	165	80.6	132	82.7	3	1.6	1	0.9	3	1.5	3	2.1	3	1.6	3	1.7
Oakdale / Reynolds	407	26.0	297	20.1	1,111	70.9	1,139	76.9	13	0.8	5	0.3	15	1.0	19	1.3	20	1.3	21	1.4
Westover	98	22.6	86	20.0	313	72.1	333	77.3	15	3.5	6	1.4	8	1.8	0	0.0	0	0.0	6	1.4
Southside Johnson City	551	33.2	373	22.3	1,062	64.0	1,288	76.8	24	1.4	0	0.0	5	0.3	9	0.5	17	1.0	6	0.4
Floral Park	545	35.6	390	29.7	952	62.3	908	69.1	20	1.3	0	0.0	12	0.8	5	0.4	0	0.0	11	0.8
Central Johnson City	340	26.5	283	24.5	895	69.8	846	73.1	0	0.0	5	0.4	13	1.0	0	0.0	34	2.7	23	2.0
Northside Johnson City	436	27.4	365	23.7	1,126	70.7	1,128	73.2	0	0.0	0	0.0	14	0.9	25	1.6	17	1.1	22	1.4
Choconut	97	23.5	65	13.3	307	74.3	398	81.7	0	0.0	6	1.2	9	2.2	5	1.0	0	0.0	13	2.7



## 6. UNEMPLOYMENT

The level and rate of unemployment have long been used as summary indicators of economic conditions. Relatively easy to understand, unemployment statistics have become a barometer by which to gauge the need for designing and implementing labor policies and programs. These programs are of two sorts: those which seek to improve general economic conditions, thereby increasing the demand for labor; and those that seek to directly reduce unemployment, usually focusing on improving the characteristics of the labor supply.

The Town of Union's unemployment is related to structural and technological factors in the labor market. Structural factors are those changes in occupational mix, product changes or labor force composition. Technological factors are those in which unemployment is caused by changes in the production function or redundant skills not readily reabsorbed by the firm in production.

From looking at table 17 we can see that from 2000 thru 2006 the Town of Union has had a lower unemployment rate than both the County and the State. The residents of the Town of Union are more employable on average than the rest of the County and the State as a whole. This reflects the wide array of job skills possessed by the residents of Union, which allows them to find employment throughout Broome County.

 **Table 17 ~ Town of Union, Broome County, New York State Unemployment Rates 2000-2006**

Year	Town of Union				Broome County				New York State			
	Employment		Unemployment		Employment		Unemployment		Employment		Unemployment	
	Total	% change	Rate	% change	Total	% change	Rate	% change	Total	% change	Rate	% change
2000	27,934	0.3	3.4	0.1	94,769	-0.1	3.6	-0.5	8,751,441	1.1	4.5	-0.7
2001	27,814	-0.4	4.2	0.8	94,669	-0.1	4.3	0.7	8,743,924	-0.1	4.9	0.4
2002	27,285	-1.9	5.8	1.6	92,954	-1.8	5.8	1.6	8,721,428	-0.3	6.2	1.3
2003	26,735	-2	5.5	-0.2	91,123	-2	5.8	0	8,713,529	-0.1	6.4	0.2
2004	26,669	-0.2	5	-0.5	91,290	0.2	5.4	-0.4	8,810,155	1.1	5.8	-0.6
2005	26,785	0.4	4.6	-0.4	91,734	0.5	4.9	-0.5	8,959,845	1.7	5	-0.8
2006	27,106	1.2	4.3	-0.3	92,831	1.2	4.6	-0.3	9,072,733	1.3	4.5	-0.5

Source: U.S. Bureau of Labor Statistics, 2008



## 7. INDUSTRIAL COMPOSITION

### **Introduction**

Industrial activity, like commercial activity, is characterized by its concentration on a limited land area. Since industrial activities, unlike residential land use, require locations with specialized characteristics, and since industrial land uses require a much more extensive area than commercial uses, the designation of areas for industrial development is the earliest tangible step in the preparation of a comprehensive land use plan for an urban area such as the Town of Union.

The Town's industrial structure has been undergoing a rapid transition since the beginning of World War II. The industrial composition has shifted from its former dependence on manufacturing leather goods, furniture, processing of foods, and other industries that relied primarily on less skilled workers towards electronics, precision metals, and other industry sectors, requiring more skilled labor. This change is still in progress and will be hastened by the growth of the area's educational facilities, namely the Watson School of Engineering at SUNY Binghamton and various technical programs at Broome Community College.

The town has gone through major shifts in the last thirty-five years. First was a period of rising employment in electronics and associated industries, and the second was steadily declining employment in the leather and related industries. The skills of the older leather products workers were seldom transferable to the production needs of the new and growing electronics firms. The people with the older skills had to learn new skills and find new places of employment. Now with the reduction in the reliance on manufacturing skills, the residents of the Town must once again adapt and learn new skills in order to compete in the new job market that is centered around commercial operations and smaller, less management heavy manufacturing firms.



## **Industrial Location**

Industrial concerns have three basic locational requirements:

- 1.) Large, fairly level sites served by public utilities;
- 2.) Accessibility to major transportation routes; and
- 3.) Accessibility to the labor pool.

These three requirements have resulted in a limited number of sites in the Town of Union. Only the southern portion of the town offers all three amenities.

In hilly southern New York, including the Town of Union, the critical factor hinges on the availability of tracts that are large enough and level enough to accommodate industrial activities. A large number of modern industries, due to the continuous material flow design or automatic features, must have a single story plant that is literally "wrapped around" the production line. The need for extensive parking and loading areas also creates demand for more space.

In the town, large level areas are predominately located in the southern part of the town. Although there are a few locations in the northern portion of the town, these sites do not have adequate utilities for industrial uses. There is not very much available, suitable land in the southern portion of the town. The suitable land has been developed in residential uses, which preclude industrial use, except through the costly accumulation of small residential properties. The remaining vacant land has other topographic problems related to them, namely most are prone to flooding.

Historically the railroads were the major transportation link needed by industrial concerns. The railroad routes and spur lines were established in the southern portion of the town. The emphasis has shifted since the 1940s to truck transportation and the need for direct highway access. The major highway in the area is Route 17, which passes through only a small section of the eastern portion of the Part-Town area and Johnson City. Other areas in the county, such as the county industrial park in Kirkwood located at the juncture of Route 17 and Interstate 81, offer easier accessibility.



Due to the hilly nature of the town, the north-south access routes are hampered by the steepness of the grade of these roads. The only access roads in the town that offer good accessibility are generally located south of Watson Boulevard and include Watson Boulevard, Main Street (17C), North Street, and Glendale Drive. The western portion of the town, because of the location of the Tri-Cities Airport, offers an additional form of transportation, although air transport has not been fully developed. Transportation facilities by air (including the county airport) are thought by some businesses to be inadequate in that connecting flights are fairly inconvenient.

### **Endicott Interconnect Technologies**

Endicott Interconnect Technologies provides engineering and manufactured products for applications found in Defense and Aerospace, Medical and Advanced Test Equipment, Semiconductor, Server and Telecommunications systems. The company currently employs over 1,400 employees.

The company specializes in prototype and medium volume production quantities. Some of their products include semiconductor packaging, printed circuit boards and precision equipment while also maintaining services such as technical service design, modeling, simulation and testing services, which include physical, mechanical, chemical, and environmental services.

### **Amphenol**

Amphenol, formerly Bendix, one of the largest manufacturers of interconnect products in the world for the Military, Commercial Aerospace, and Industrial markets, is based in Sydney, NY.

The Amphenol division in Endwell designs, manufactures and markets cylindrical and rectangular, electronic, fiber optic, EMI/EMP filter, and a variety of special applications connectors and interconnect systems for a broad range of engineered cable assemblies and custom sub-system for multi-national OEM's in the Infocom infrastructure markets and Industrial and Automotive markets.

### **BAE Systems**

BAE Systems Inc., formerly BAE Systems North America, is a major subsidiary of the UK-based defence and aerospace company BAE Systems plc. It operates as a semi-autonomous business unit within BAE Systems controlled at a local level by American management.



The BAE Systems facility, formerly General Electric, has been in Westover since 1949. The local plant develops and produces aircraft control and avionics equipment for military and commercial aviation. It also provides hybrid electric drive systems used by New York Transit and other urban transit fleets across North America. More than 800 New York City buses use the company's hybrid drive trains.

Recently Governor Eliot Spitzer and Empire State Development/Upstate Chairman Daniel Gundersen announced that BAE Systems will expand its Westover operations, preserving more than 1,300 existing jobs and creating 125 new positions.

### **IBM**

Since 1906, when Harlow Bundy first moved his growing manufacturing enterprise (then called International Time Recording Company) from Binghamton to Endicott, IBM has had a major impact on the industry in the Town of Union. Even after much of what was IBM in its heyday has left the Town, IBM Endicott still operates as a diverse location for more than ten IBM organizations with over 1,600 employees on-site.

The following groups have a major presence at IBM Endicott:

- IBM Banks Manufacturing;
- IBM eServer Development;
- IBM E&TS (Engineering & Technology Services);
- IBM Global Asset Recovery;
- IBM Global General Procurement;
- IBM Global Services;
- IBM Real Estate Site Operations (RESO); and
- IBM Printing Systems Division

The Printing System Division manufactures IBM printing systems which provide solutions that go beyond the printer page.

## **8. COMMERCIAL COMPOSITION**

### **Introduction**



Commercial land use refers to the use of land for activities involving trade, administration, and record keeping, the so-called tertiary and quaternary activities. Tertiary activities are those involved with the performance of services or the transfer of ownership of goods, including wholesale and retail trade. The villages and the Part-Town area have a wide variety of tertiary activities and as with other towns, cities, etc.; such activities constitute the major portion of the economic base. Quaternary activities involve the servicing or repair of various goods. They are less widespread than the tertiary activities, but perform a needed service. The location, extent, and pattern of commercial activities, as expressed in the pattern of commercial land use, are of great importance to urban planners.

The numbers, relative sizes, and spacing among "central places" are functions of the nature of the population served, including its density, demographic and occupational structure, and its income, as well as of the transportation pattern, which provide accessibility between the various establishments and their respective service areas. These variables, and the patterns that are associated with them, constitute one of the most generally accepted concepts in comprehensive planning. In broad terms, the categories presented are wholesale, retail, and service activities. Wholesaling is the least important commercial activity in the town. Generally, the land requirements for wholesale establishments in the town are decreasing, because of improvements in transportation and changes in marketing, including an increase in the number of chain stores and centralized purchasing, which combine to reduce the need for extensive inventories.

Patterns of concentration exist in the location of retail and service establishments. In general, the more specialized the goods and services, the less widespread the establishments dispensing them, and the greater the tendency for them to be concentrated in the more urban villages where they are accessible to a larger population, hence a larger and more extensive market.

The Town of Union has a "nested hierarchy" of central places, or clusters of establishments, each with its own trade or service area. Each successively higher central place in the hierarchy tends to include within it, the functions and establishments that serve more extensive areas and populations. On the other hand, the appearance of lower order commercial uses in the central business district is indicative of its decline. In order for lower order commercial uses to appear in the central business district, demand must have fallen significantly. Johnson City's downtown area, to some extent, has seen this occur. The prominent commercial uses are convenience stores, which account for a large part of the total commercial entities. Strip commercial development is evident along the major transportation routes such as Route 17C, Harry L. Drive, Watson Blvd. and elsewhere to a lesser degree. These and other types of commercial uses will be discussed later in this section.



## 9. COMMERCIAL MARKETS

### **Introduction**

This chapter of the economic base study will analyze the market areas of the various commercial uses in terms of their location relative to the eleven neighborhoods of the Part-Town area. In the planning process, it is necessary to consider various aspects of land use, so that residents are assured of a wide choice of facilities and services, including commercial facilities and services.

The commercial areas of the villages were considered only in terms of their effect on the adjacent areas of the Part-Town. The majority of the Part-Town residents are within a 2.5-mile radius of the villages' central business districts, where a wide variety of both convenience and other forms of commercial uses are found.

This analysis will primarily deal with concentrations of convenience stores and their respective market areas. In order to be considered a convenience store concentration, at least one food store plus two of the other types of convenience stores must be located in close proximity to each other. The groupings range from convenience commercial areas, the smallest concentration, to regional shopping areas, the largest concentration. Many of the newer commercial areas are in the form of shopping centers while the older concentrations are in the form of strip development along an arterial.

This analysis will also consider other selected commercial uses such as auto related stores, furniture and appliance stores, restaurants, department stores, medical offices, legal offices, and building supply stores, as to their locations relative to each neighborhood.

This study assumes that people will travel to the nearest commercial use, although in reality, people have preferences that are not based on proximity. This study used locational standards as presented in Planning Design Criteria by Koeppelman and DeChiara. The following is the breakdown of the commercial groupings and the locational standards of each:

#### *1. Regional Shopping Areas*

Regional shopping areas have as their anchors at least one major department store along with other stores such as: furniture and appliance stores, restaurants, banks, clothing stores, and various professional services. The regional shopping areas are: Binghamton's central business district, the central business district of Endicott-Washington Avenue, the central business district of Johnson City - Main





Street, Vestal Parkway, and the Oakdale Mall. Since all residents of the town are within 2.5 miles of one of these areas, the regional shopping areas were not delineated on the market area map of the town. Furthermore, since none of the regional areas are in the Part-Town area they will not be discussed in this chapter. The regional centers in the villages are indicated on the market area map.

## *2. Community Shopping Areas*

These areas have the second largest service area that encompasses most of the town, with the exception of the northern corners of the Part-Town area. There is considerable overlap of the community shopping areas' market areas, especially in Endicott. The market area for the Union District and Endicott Plaza completely overlap Endicott and the adjacent portions of the Part-Town area. This type of commercial area is a large collection and variety of stores with an anchor of at least one junior department store and a supermarket. The community shopping areas also contain other convenience commercial uses, similar to those provided in the regional centers although at a smaller scale with less variety. The community shopping areas are as follows: Park Manor Plaza, Endicott Plaza, and River Plaza. These areas are also shopping centers, built as a single planned unit, having large parking areas, and under single ownership.

## *3. Neighborhood Shopping Areas*

The neighborhood shopping areas are collections of stores, sometimes developed as a single unit, but considerably smaller than the community shopping areas. The anchor for the neighborhood shopping area is the supermarket and its accompanying convenience stores, such as drug stores, banks, restaurants, service stations, clothing stores, laundry and cleaning stores, and often beauty and barber shops. The following have been categorized as neighborhood shopping areas: West Corners Plaza, North Street and Mechanic Avenue, Country Club Plaza, Endwell Plaza, and Riverside Drive Plaza. With the exception of North Street and Mechanic Avenue, the other neighborhood shopping areas are shopping centers, although Country Club Plaza was not originally developed as a single planned unit.

## *4. Convenience Shopping Area*

The convenience shopping areas are the smallest commercial areas in terms of both the market area and the number and variety of stores. They consist of a grocery store and at least two other convenience stores, such as drug stores, barber and beauty shops, etc. This type of commercial area is found in most abundance in the villages. The Village of Endicott, especially, has an abundance of convenience shopping areas sprinkled through the northern and western portions of the village. The convenience shopping areas are as follows:

- ❖ Watson Blvd., from Avenue B to Kelly Avenue,



- ❖ Oak Hill Avenue and Pine Street,
- ❖ Watson Blvd., from North McKinley Avenue to Odell Avenue,
- ❖ North Page Avenue, from Jennings Street to Maple Street,
- ❖ North Nanticoke Avenue and West Wendell Street,
- ❖ North Street and Liberty Avenue,
- ❖ Harry L. Drive and North Baldwin Street,
- ❖ Harry L. Drive, from Albany Avenue to Myrtle Avenue,
- ❖ Main Street and Carhart Avenue and Floral Avenue, from Ackley Avenue to Massachusetts Avenue.

The following are locational standards for these above mentioned respective categories and the population to be served by the various categories. The radiuses for community shopping areas are shown on Map 2 as two miles, as well as 1/2 of a mile and 1/4 of a mile. Neighborhood commercial areas were computed for 1/2 of a mile and 1/4 of a mile radius. Convenience shopping areas were restricted to 1/4 of a mile radius. A 1/2 of a mile radius was considered to be a short driving distance, while the 1/4 of a mile radius was assumed to be walking distance. The radius of a regional shopping area is 20 miles, therefore the entire town is served, although most of the regional shopping areas are well within the 20 mile radius.

 **Table 18 ~ Commercial Facilities Standards**

Category	Typical Location	Radius Of Service Area	Minimum Population Required To Support
Regional	Interstate Highways	20+ Miles	30,000
Community	Intersection Of Arterials	2 Miles	30,000
Neighborhood	Intersection Of Collectors	½ Mile	4,000
Convenience	Local	¼ Mile	2,000

### Community Shopping Areas

The three community shopping areas, Park Manor Plaza, River Plaza, and Endicott Plaza cover the major portion of the Part-Town by their two-mile radii. The only areas not within the two-mile radii of a community shopping area are Choconut Center and the northwestern portion of the town, west of Union Center. In terms of variety of stores, both Park Manor Plaza and River Plaza are quite limited. Park



Manor Plaza has a supermarket, a drug store and several smaller stores. River Plaza is limited to a “big box” home improvement center, a take-out restaurant, and an Off Track Betting (OTB) office. There is room in the plaza for additional pad site development. River Plaza's proximity to the Oakdale Mall poses a problem for the smaller plaza.

As stated previously, Endicott Plaza and the Union District completely overlap in terms of market area. Endicott Plaza is the larger center containing a discount department store (K-Mart). A number of smaller stores within the plaza have been demolished. The Union District has a large quantity and variety of small convenience stores and several professional and financial offices. The market area for Park Manor Plaza, in terms of a 1/2 mile radius is North Endwell and a portion of Hilltop. River Plaza serves Westover and a segment of Johnson City. Endicott Plaza and the Union District serve West Endicott. All three shopping areas are accessible for pedestrians, although the heavy vehicular traffic on Hooper Road limits pedestrian movement.

### **Neighborhood Shopping Areas**

The neighborhood shopping areas are more scattered than the community shopping areas and therefore serve a greater number of neighborhoods. In the Part-Town area, Country Club Plaza serves the Endwell and Hilltop areas, Endwell Plaza serves the Hooper neighborhood and a small portion of Endwell and West Corners Plaza serves West Corners.

Although there are several convenience shopping areas in the Part-Town, their market areas overlap the neighborhood centers. There are several areas that are currently unserved with shopping facilities other than regional and community areas. These areas are Pineview-Nanticoke Valley, Taft Heights in North Endwell, the Hillside Terrace area, Union Center, Choconut Center, North Endicott, the western portion of Endwell, Fairmont Park, the extreme western portion of West Endicott, and the southwestern and northwestern portions of the town.

North Endicott, Pineview-Nanticoke Valley, and the upper Taft Avenue area have enough population to support small neighborhood shopping areas. The need for such areas should become greater as these areas continue to develop.

### **Commercial Facilities and Services By Neighborhood**

The following sections will detail the distances to commercial centers and other selected commercial uses.



It appears that most needed services are easily accessible. Some services are closer in the Village of Endicott, thus reducing travel.

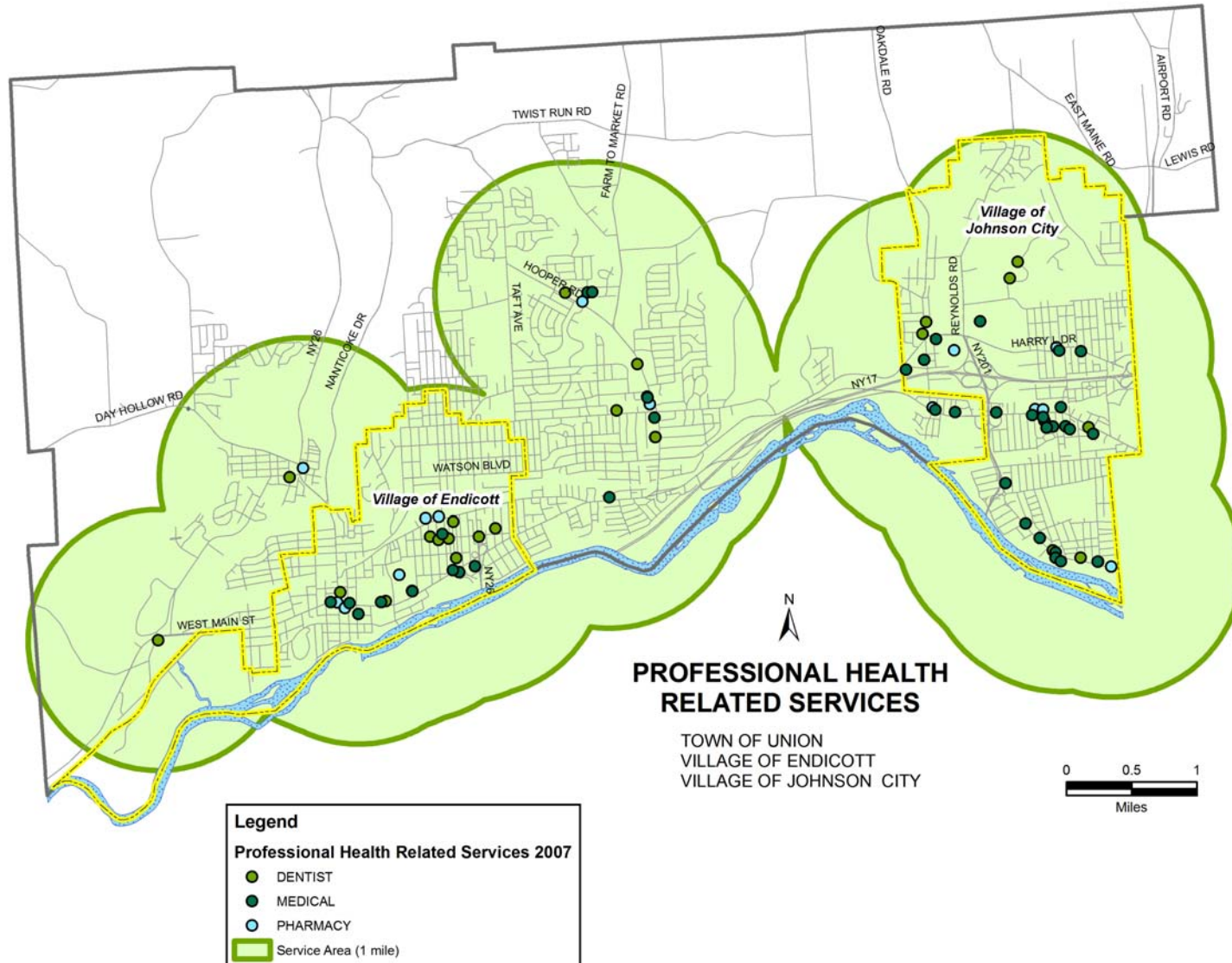
**Table 159 ~ Approximate Distance To Commercial Facilities and Services By Neighborhood**

Neighborhood	Grocery Stores	Auto Related Goods/Services (Gas Stations, Auto Parts, New & Used Car Sales)	Fast Food & Other Restaurants	Department Stores	Professional Health Related Services (Medical, Dental, Pharmacies)	Home Goods, Furniture, Appliance & Building Supplies
	Approximate Distance (Miles)					
North Endwell - Union Center	1.66	0.24	0.25	2.72	1.80	2.87
West Corners	0.32	0.24	0.18	1.21	0.15	1.04
Airport Heights	1.60	0.63	0.63	2.13	0.60	1.64
Roundtop	1.93	0.65	0.43	1.67	0.55	1.12
Union District	1.00	0.20	0.08	0.64	0.12	0.15
West Endicott	0.89	0.41	0.10	0.97	0.52	0.55
North Endicott	1.27	0.55	0.57	1.73	1.13	1.56
Northside - West Endicott	0.70	0.03	0.02	1.16	0.68	1.25
Northside - East Endicott	0.77	0.24	0.28	1.21	0.58	0.73
Central West Endicott	0.38	0.15	0.17	0.09	0.08	0.62
Central Endicott	0.38	0.27	0.12	0.67	0.08	1.00
Southside Riverview Endicott	0.57	0.17	0.22	0.35	0.17	0.86
Riverhurst	1.24	0.20	0.13	1.48	0.27	0.38
South Endwell	1.45	0.15	0.11	1.77	0.08	0.18
Central Endwell	1.09	0.20	0.18	1.85	0.25	0.27
North Endwell West	0.45	0.72	0.50	2.15	0.40	0.95
North Endwell East	0.98	0.50	0.48	1.84	0.53	1.00
Fairmont Park	1.12	0.82	0.36	0.97	0.85	1.00
Oakdale-Reynolds	0.65	0.72	0.44	0.42	0.12	0.29
Westover	0.25	0.17	0.17	0.79	0.11	0.35
Southside Johnson City	1.04	0.15	0.25	1.70	0.16	0.85
Floral Park	0.83	0.15	0.14	1.39	0.30	0.55
Central Johnson City	0.63	0.15	0.07	1.11	0.01	0.60
Northside Johnson City	0.80	0.04	0.04	1.10	0.06	0.36
Choconut Center	1.83	1.67	1.47	1.33	1.33	1.30

**Note: All distances are approximate and are measured from the center (centroid) of the neighborhood to the closest service/store.**



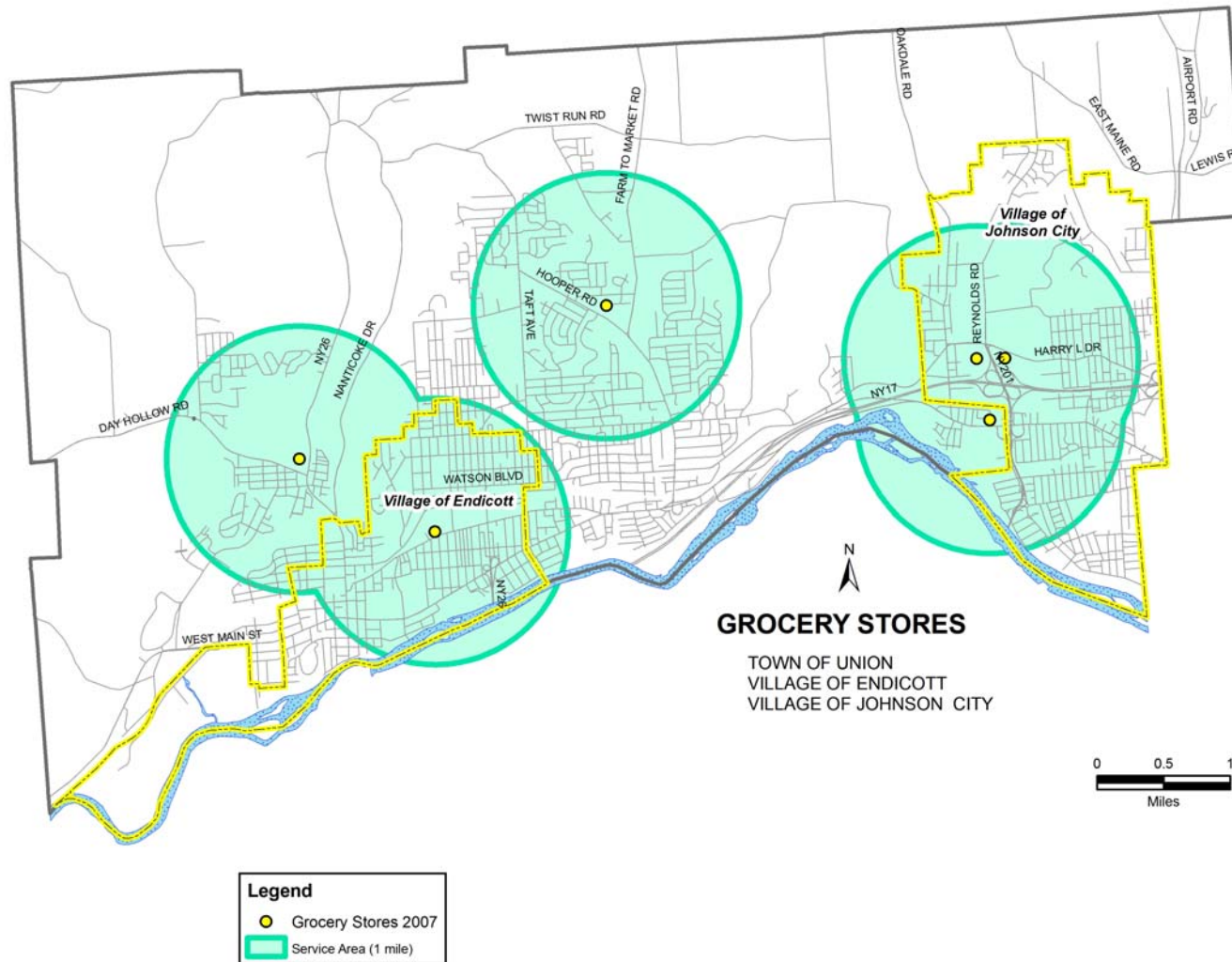
Map 1 ~ Professional Health Related Services (Medical, Dental, Pharmacies) Service Area Coverage



Source: Town of Union Planning Department Field Survey, 2007



Map 2 ~ Grocery Store Service Area Coverage

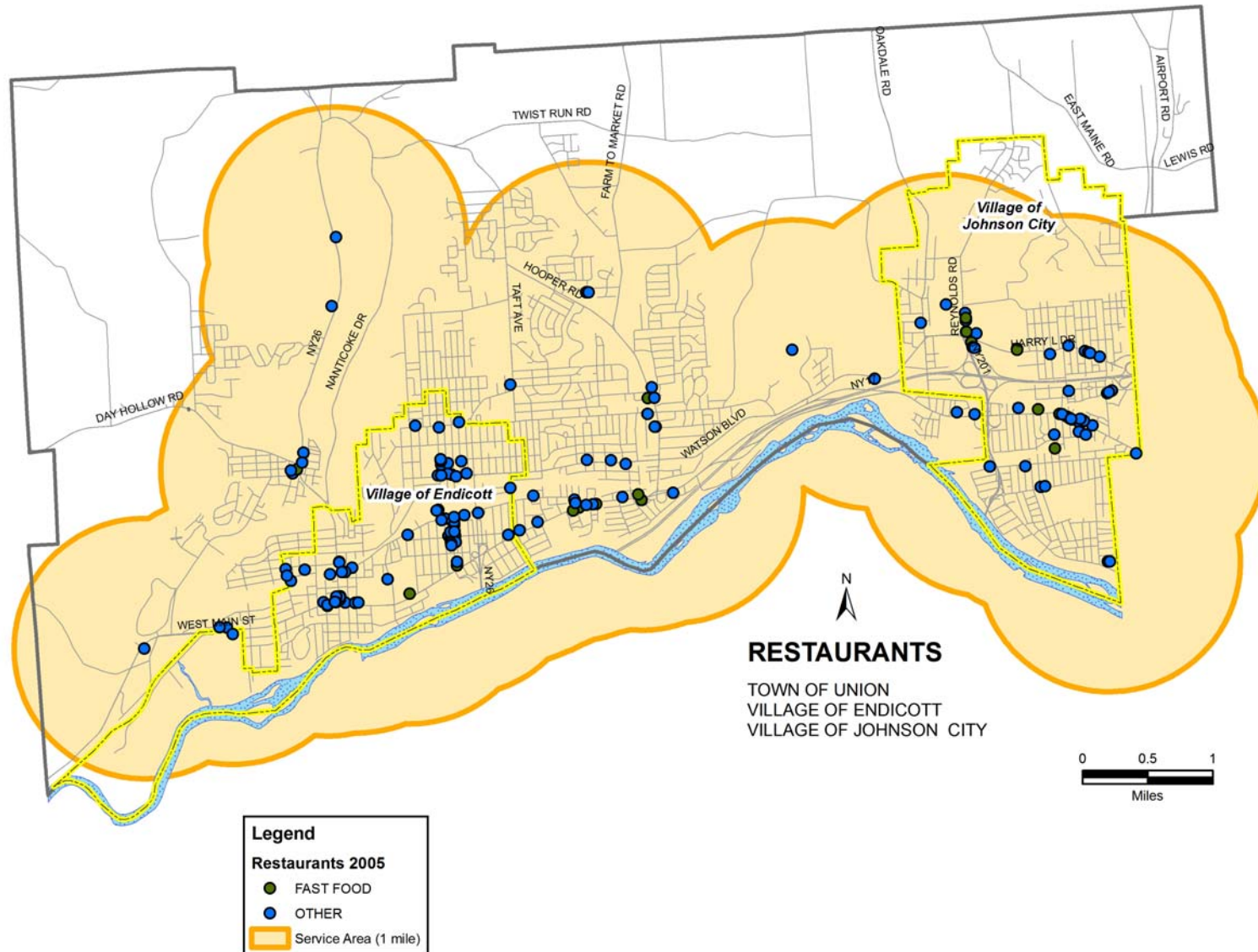


Source: Town of Union Planning Department Field Survey, 2007





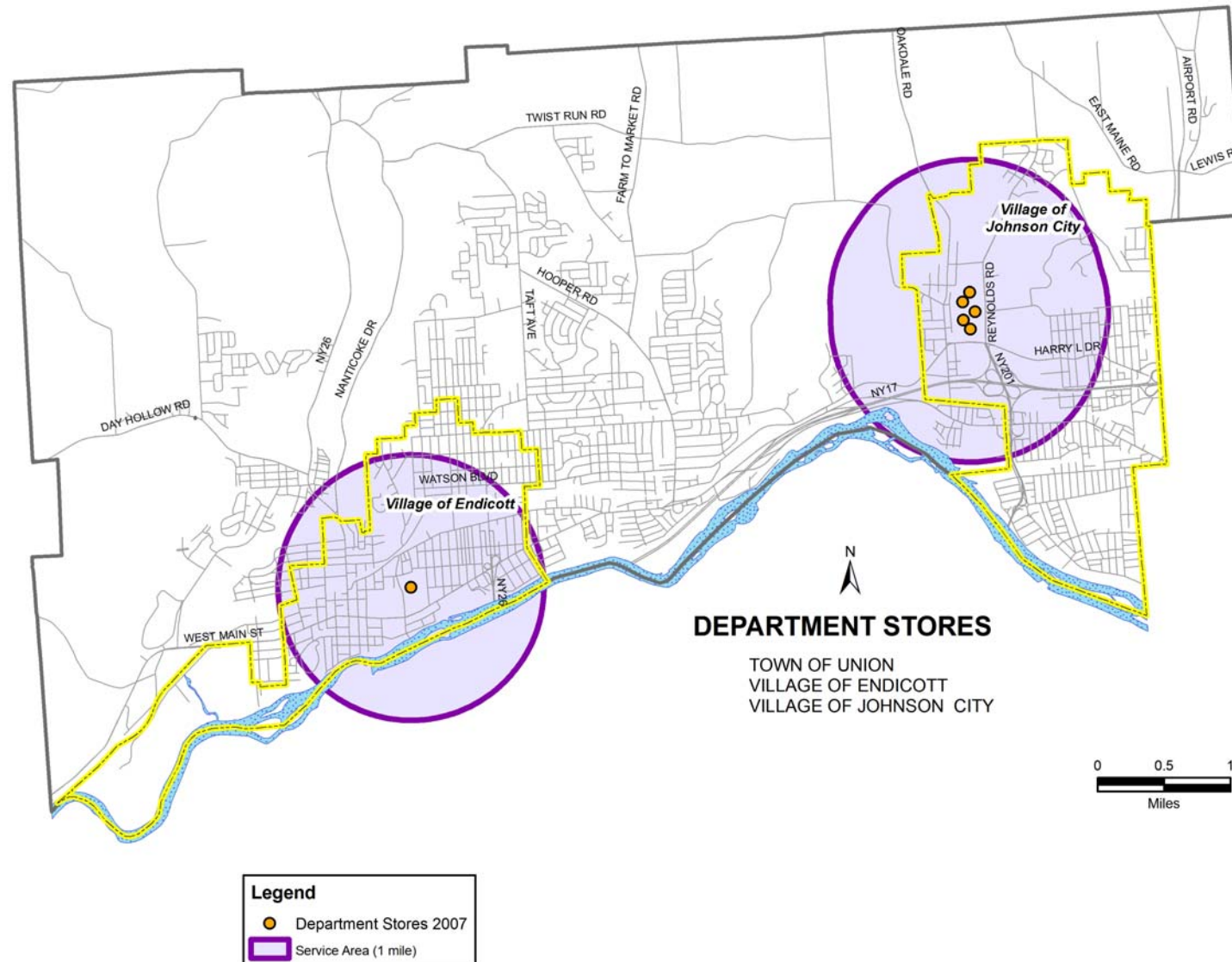
Map 3 ~ Restaurant Service Area Coverage



Source: Broome County Environmental Health Department, 2005



Map 4 ~ Department Store Service Area Coverage

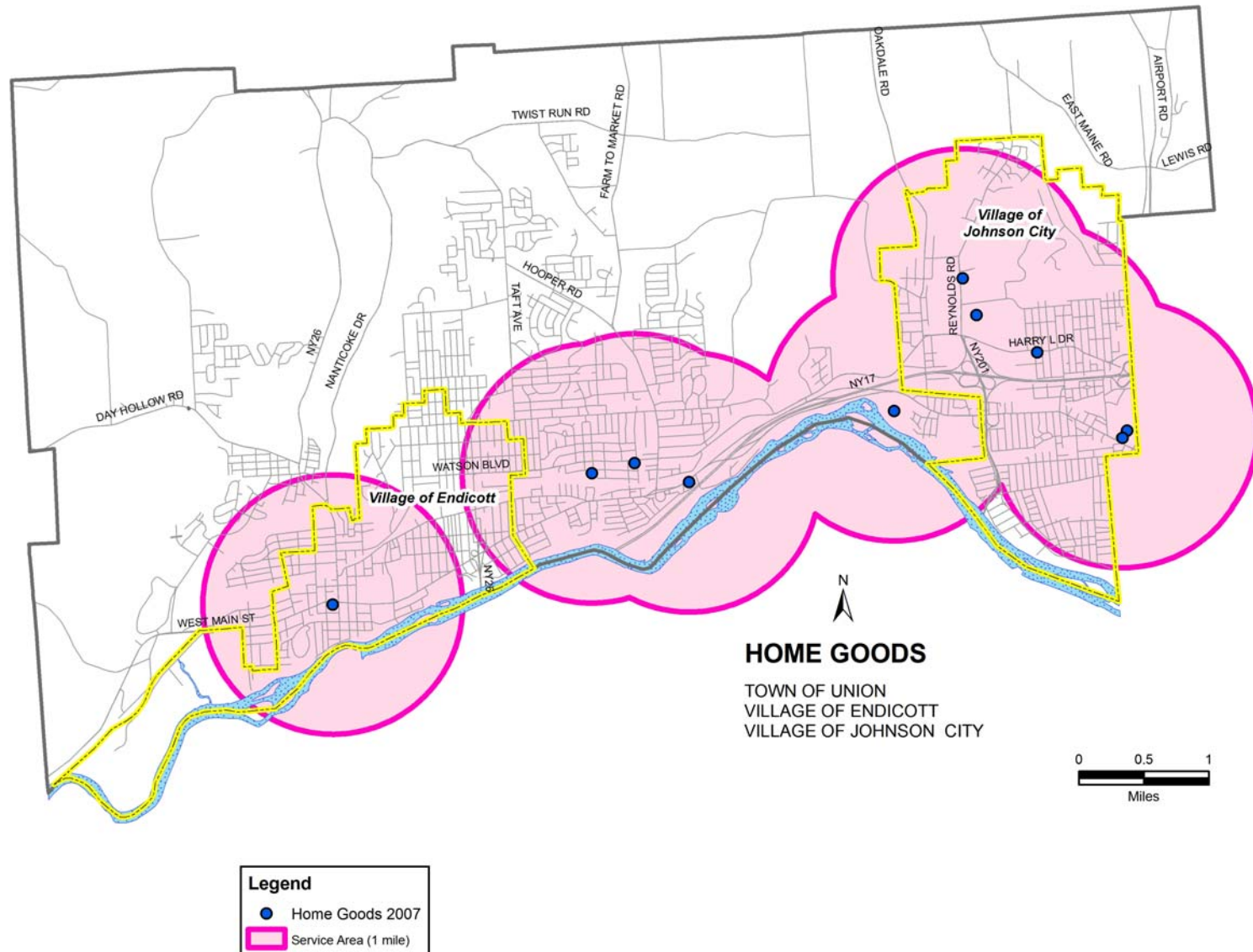


Source: Town of Union Planning Department Field Survey, 2007





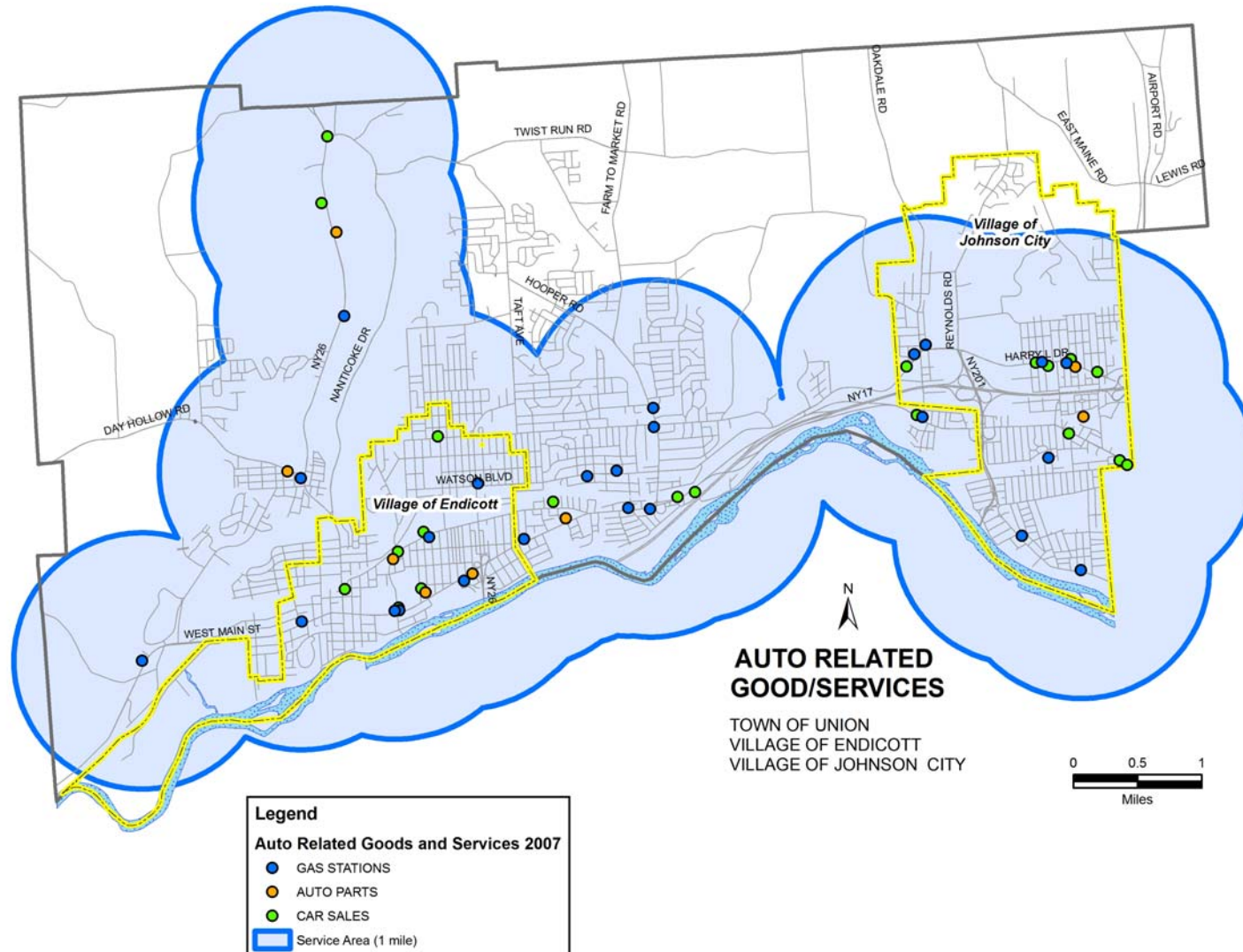
Map 5 ~ Home Goods Service Area Coverage



Source: Town of Union Planning Department Field Survey, 2007



Map 6 ~ Auto Related Goods and Services, Service Area Coverage



Source: Town of Union Planning Department Field Survey, 2007



## 10. INCOME

### **Introduction**

Personal income data provides a useful comparison of economic conditions among areas in the Town of Union. The data reflects the basic difference in standards of living, although some serious limitations are present when comparisons are made between urbanized and non-urbanized areas. Housing costs in a suburban area may be higher for housing of a similar quality than in an urban area. Despite the shortcomings of the measurement, it does indicate trends and comparisons, which are significant in understanding and planning for the Town of Union.

### **County Region Comparison**


As shown in Table 20 the county and selected municipalities had a decided shift in the income structure of their residents. The median income for the county increased by \$9,598 or 26.8 percent, from \$35,824 in 1990 to \$45,422 in 2000. There was a marked decrease in the number of families with income less than \$25,000, a drop of almost 20%, or 6,819 families. In comparison to the rest of the country, the Broome County area does quite well as a whole. In 2000, the median income for the rest of the country was \$41,994. Broome County's median income was 7.5 percent higher than the average for the rest of the country, and the Town of Union was 9.9 percent higher than the rest of the country.

The City of Binghamton's median income increased by \$6,968 or 23.9 percent between 1990 and 2000, yet it fell further behind in terms of its income gap with the rest of the county. In 1990, Binghamton's median income of \$29,169 was 81.4 percent of the county's median income. But in 2000, the median income of \$36,137 was only 79.6 percent of the county's median income of \$45,422. As a comparison, the Town of Binghamton's median income for 2000 was less than the Town of Union's median income for 1990.

The Town of Union's median income rose from \$37,173 in 1990 to \$46,170 in 2000, an increase of 24.2 percent, which is slightly behind the overall County increase during the same time-period of 26.8 percent. The Town of Union, however, is ahead of the County's median income level, being 101.6 percent of the county average.



Table 20 ~ Income Distribution, Broome County and Selected Municipalities 1990-2000

	Broome County				City of Binghamton				Town of Union				Town of Vestal			
	1990	2000	#	% Chng.	1990	2000	#	% Chng.	1990	2000	#	% Chng.	1990	2000	#	% Chng.
Less than \$10,000	12,193	8,935	-3,258	-26.7%	5,583	4,096	-1,487	-26.6%	3,428	2,547	-881	-25.7%	652	580	-72	-11.0%
\$10,000 to \$14,999	8,121	6,890	-1,231	-15.2%	3,014	2,582	-432	-14.3%	2,447	2,290	-157	-6.4%	469	446	-23	-4.9%
\$15,000 to \$19,999	7,317	6,556	-761	-10.4%	2,236	2,067	-169	-7.6%	2,201	2,091	-110	-5.0%	597	505	-92	-15.4%
\$20,000 to \$24,999	7,630	6,061	-1,569	-20.6%	2,254	1,566	-688	-30.5%	2,149	2,006	-143	-6.7%	577	412	-165	-28.6%
\$25,000 to \$29,999	7,276	6,091	-1,185	-16.3%	1,837	1,559	-278	-15.1%	2,205	2,015	-190	-8.6%	659	507	-152	-23.1%
\$30,000 to \$34,999	6,315	5,545	-770	-12.2%	1,268	1,348	80	6.3%	2,077	1,630	-447	-21.5%	562	521	-41	-7.3%
\$35,000 to \$39,999	5,423	4,928	-495	-9.1%	1,180	1,212	32	2.7%	1,761	1,438	-323	-18.3%	512	416	-96	-18.8%
\$40,000 to \$44,999	5,210	4,668	-542	-10.4%	1,101	1,119	18	1.6%	1,737	1,321	-416	-23.9%	525	387	-138	-26.3%
\$45,000 to \$49,999	4,455	4,098	-357	-8.0%	884	878	-6	-0.7%	1,345	1,240	-105	-7.8%	618	393	-225	-36.4%
\$50,000 to \$59,999	6,535	7,154	619	9.5%	1,323	1,450	127	9.6%	1,966	2,162	196	10.0%	883	781	-102	-11.6%
\$60,000 to \$74,999	5,631	7,145	1,514	26.9%	964	1,149	185	19.2%	1,787	2,084	297	16.6%	993	1,073	80	8.1%
\$75,000 to \$99,999	3,567	6,515	2,948	82.6%	548	1,045	497	90.7%	1,241	1,971	730	58.8%	818	1,064	246	30.1%
\$100,000 to \$124,999	994	3,013	2,019	203.1%	176	432	256	145.5%	291	849	558	191.8%	298	685	387	129.9%
\$125,000 to \$149,999	403	1,329	926	229.8%	83	229	146	175.9%	121	477	356	294.2%	113	215	102	90.3%
\$150,000 to \$199,999	495	1,071	576	116.4%	111	173	62	55.9%	75	277	202	269.3%	184	279	95	51.8%
\$200,000 or more	165	918	753	456.4%	37	208	171	462.2%	25	219	194	776.0%	61	272	211	344.1%
Total	81,730	80,917	-813	-1.0%	22,599	21,113	-1,486	-6.6%	24,856	24,617	-239	-1.0%	8,521	8536	15	0.2%
Median Income	\$35,824	\$45,422	\$9,598	26.8%	\$29,169	\$36,137	\$6,968	23.9%	\$37,173	\$46,170	\$8,997	24.2%	\$48,630	\$60,670	\$12,040	24.8%
# of poverty families	8,875	10,216	3,029	14.1%	4,319	4,691	667	6.5%	2,155	2,672	1,632	35.4%	572	643	78	5.5%
% of total	10.9%	12.6%			19.1%	22.2%			8.7%	10.9%			6.7%	7.5%		



Throughout Broome County, there has been a definite shift away from lower median incomes. Much of this has to do with inflation over the years and the raising of the state's minimum wage. There has also been a dramatic increase in some of the higher income brackets and the greatest decreases in the lowest incomes.

In the Town of Union, the number of households making over \$60,000 has increased by almost 54 percent between 1990 and 2000. Unfortunately there were some large losses in the lower middle income brackets. The number of households earning \$30,000 to \$34,999 decreased by 21 percent. The \$35,000 to \$39,999 range decreased 18.3 percent, and the \$40,000 to \$44,999 group decreased by 23.9 percent. These income ranges were the hardest hit by the loss of white-collar managerial and supervisory jobs in the area.

The other major factors accounting for changes in the income structure are the changes in the employment structure, increased reliance on professional occupations, and decreased reliance on operatives and other less skilled workers. Related to this change is increased female employment, especially at higher occupational levels, and the increased number of two income families. This second income, and usually a higher income than previously obtained, would substantially improve the family income without reflecting changes in the income of the primary wage earner.

### **Poverty**

The poverty level in the census is defined by a formula that adjusts such factors as family size, sex of the family head, number of children under 18 years of age, and farm and non-farm residence. In Broome County, there were 10,216 families below the poverty level, 12.6 percent of the total families. 22.2 percent of the families in the City of Binghamton were below the poverty level. Those 4,691 families also accounted for 45.9 percent of the total families in Broome County living below the poverty level. Broome County's poverty level is comparable to the rest of the country, which was 12.1 in 2000. New York State had 14.2 percent of their residents living below the poverty line.



## Town Comparisons

Table 21 ~ Income Distribution, Town of Union and Selected Municipalities



	Town Of Union				City of Binghamton				Town Of Vestal			
	1900	2000	Abs #	% Change	1990	2000	Abs #	% Change	1900	2000	Abs #	% Change
Less than \$10,000	886	758	-128	-14.4%	1,505	1,130	-375	-24.9%	181	188	7	3.9%
\$10,000 to \$14,999	1,053	735	-318	-30.2%	1,244	803	-441	-35.5%	208	109	-99	-47.6%
\$15,000 to \$19,999	1,194	870	-324	-27.1%	1,121	833	-288	-25.7%	291	142	-149	-51.2%
\$20,000 to \$24,999	1,439	898	-541	-37.6%	1,372	761	-611	-44.5%	408	226	-182	-44.6%
\$25,000 to \$29,999	1,488	1,138	-350	-23.5%	1,187	762	-425	-35.8%	440	345	-95	-21.6%
\$30,000 to \$34,999	1,489	882	-607	-40.8%	824	790	-34	-4.1%	434	359	-75	-17.3%
\$35,000 to \$39,999	1,275	923	-352	-27.6%	829	706	-123	-14.8%	403	319	-84	-20.8%
\$40,000 to \$44,999	1,441	894	-547	-38.0%	898	696	-202	-22.5%	404	276	-128	-31.7%
\$45,000 to \$49,999	1,133	952	-181	-16.0%	693	600	-93	-13.4%	521	351	-170	-32.6%
\$50,000 to \$59,999	1,656	1,602	-54	-3.3%	1,103	914	-189	-17.1%	782	662	-120	-15.3%
\$60,000 to \$74,999	1,579	1,750	171	10.8%	847	911	64	7.6%	902	911	9	1.0%
\$75,000 to \$99,999	1,120	1,698	578	51.6%	490	768	278	56.7%	738	870	132	17.9%
\$100,000 to \$124,999	251	772	521	207.6%	146	356	210	143.8%	263	635	372	141.4%
\$125,000 to \$149,999	115	407	292	253.9%	75	172	97	129.3%	113	165	52	46.0%
\$150,000 to \$199,999	39	243	204	523.1%	76	151	75	98.2%	138	253	115	83.3%
\$200,000 or more	39	170	131	335.9%	51	148	97	191.3%	92	243	151	164.1%



Table 22 ~ Income Distribution, Town of Union

	Part-Town				Endicott				Johnson City				Town Of Union			
	1990	2000	Abs #	% Change	1900	2000	Abs #	% Change	1990	2000	Abs #	% Change	1900	2000	Abs #	% Change
Less than \$10,000	335	226	-109	-32.5%	254	257	3	1.2%	297	275	-22	-7.4%	886	758	-128	-14.4%
\$10,000 to \$14,999	286	240	-46	-16.1%	341	285	-56	-16.4%	426	210	-216	-50.7%	1,053	735	-318	-30.2%
\$15,000 to \$19,999	418	302	-116	-27.8%	375	250	-125	-33.3%	401	318	-83	-20.7%	1,194	870	-324	-27.1%
\$20,000 to \$24,999	602	409	-193	-32.1%	351	223	-128	-36.5%	486	266	-220	-45.3%	1,439	898	-541	-37.6%
\$25,000 to \$29,999	598	565	-33	-5.5%	445	257	-188	-42.2%	445	316	-129	-29.0%	1,488	1,138	-350	-23.5%
\$30,000 to \$34,999	724	456	-268	-37.0%	340	217	-123	-36.2%	425	209	-216	-50.8%	1,489	882	-607	-40.8%
\$35,000 to \$39,999	620	433	-187	-30.2%	278	216	-62	-22.3%	377	274	-103	-27.3%	1,275	923	-352	-27.6%
\$40,000 to \$44,999	773	494	-279	-36.1%	203	228	25	12.3%	465	172	-293	-63.0%	1,441	894	-547	-38.0%
\$45,000 to \$49,999	672	539	-133	-19.8%	232	164	-68	-29.3%	229	249	20	8.7%	1,133	952	-181	-16.0%
\$50,000 to \$59,999	1,056	878	-178	-16.9%	331	299	-32	-9.7%	269	425	156	58.0%	1,656	1,602	-54	-3.3%
\$60,000 to \$74,999	1,044	1,093	49	4.7%	263	293	30	11.4%	272	364	92	33.8%	1,579	1,750	171	10.8%
\$75,000 to \$99,999	877	1,164	287	32.7%	67	234	167	249.3%	176	300	124	70.5%	1,120	1,698	578	51.6%
\$100,000 to \$124,999	202	517	315	155.9%	15	76	61	406.7%	34	179	145	426.5%	251	772	521	207.6%
\$125,000 to \$149,999	108	332	224	207.4%	0	27	27	N/A	7	48	41	585.7%	115	407	292	253.9%
\$150,000 to \$199,999	39	175	136	348.7%	0	17	17	N/A	0	51	51	N/A	39	243	204	523.1%
\$200,000 or more	39	106	67	171.8%	0	38	38	N/A	0	26	26	N/A	39	170	131	335.9%





## Neighborhood Comparison

Table 23 ~ Town of Union Income Distribution, By Neighborhood, 2000

United States Census 2000 Neighborhood	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
North Endwell - Union Center	38	10	66	88	68	96	72	104	160	184	287	396	183	135	71	29
West Corners	5	22	20	31	77	37	19	29	40	19	59	60	0	11	32	0
Airport Heights	8	38	12	14	51	54	0	10	7	72	34	36	0	0	0	0
Roundtop	29	53	12	64	39	34	46	18	7	82	47	57	18	3	11	15
Union District	26	32	42	0	40	24	0	26	19	27	13	28	28	0	5	5
West Endicott	42	36	41	62	60	83	82	68	47	58	82	47	32	33	0	22
North Endicott	7	12	12	29	6	3	26	6	18	20	44	38	8	25	7	0
Northside - West Endicott	56	86	74	77	73	54	33	55	87	86	168	137	53	30	6	11
Northside - East Endicott	11	25	7	28	25	33	59	59	29	61	65	64	0	0	0	0
Central West Endicott	35	44	37	36	32	34	38	32	8	40	35	10	7	0	0	0
Central Endicott	52	27	18	30	17	15	7	11	5	0	18	16	0	0	0	0
Southside Riverview Endicott	47	38	50	27	40	33	22	34	30	36	40	15	16	0	0	0
Riverhurst	40	26	36	13	36	34	28	43	21	17	45	24	14	6	6	6
South Endwell	24	23	15	36	40	10	12	33	7	16	37	24	6	0	0	0
Central Endwell	22	15	14	8	57	24	52	50	36	110	73	75	14	6	6	0
North Endwell West	7	27	18	48	42	51	70	46	78	181	86	141	63	51	26	29
North Endwell East	12	7	63	14	84	19	57	32	44	125	149	141	123	47	16	21
Fairmont Park	5	3	4	0	2	4	5	3	3	11	14	17	17	7	6	6
Oakdale-Reynolds	12	13	21	37	71	37	87	20	57	78	109	85	98	27	28	21





Westover	11	10	11	14	22	18	10	34	12	22	47	0	6	0	0	0
Southside Johnson City	64	29	87	62	52	52	56	48	77	131	103	59	39	16	6	5
Floral Park	75	54	65	59	43	44	27	24	51	77	30	46	29	0	0	0
Central Johnson City	79	71	61	14	71	15	29	19	20	33	53	25	3	0	0	0
Northside Johnson City	45	43	84	94	79	61	75	61	44	106	69	85	10	5	17	0
Choconut Center	6	18	0	13	11	13	11	29	45	10	43	72	33	5	0	0

## 11. POPULATION STUDY

The dynamics of population change is usually studied from two aspects: the spatial distribution and the demographic characteristics of the population. The spatial distribution of the population is represented by the urban/suburban movement of the population. The demographic characteristics are analyzed in terms of the sex, age, and racial structure of the population. The impact of economic change upon the population is particularly associated with the spatial distribution of the population.

A projection of the future population of the Town of Union is the basis on which the comprehensive plan has been developed. To make a meaningful assessment of the future population, it is important to analyze such factors as past population growth, its detailed characteristics and distribution, as well as to examine those factors, both regional and local, that are likely to influence the growth of the Town of Union. The population study includes both an analysis of these factors and alternative projections for the Town of Union.

The main source of information for this study was the United States Census publications for the Binghamton, New York Standard Metropolitan Statistical Area.



## 12. SPATIAL DISTRIBUTION OF POPULATION

### **Introduction**

The present population of the Town of Union is the product of a complex interacting set of social and economic factors. The Town of Union's development started as an agricultural community and gradually attracted industrial growth. Transportation routes improved and provided an ideal setting for larger industrial corporations. The industrial growth has played a major role in determining population concentrations, particularly the recent out-migration from the villages of Johnson City and Endicott to the unincorporated portion of the town. The spatial distribution of the population reflects changes in the nature of the municipality, reflecting economic changes, housing development and changes in the interrelationships of the municipalities in the region and the region in the state and country. Past growth becomes an index of projected population growth in that the changes that occurred in the aforementioned areas can be directly related back to the effect seen in the population. The analysis of population distribution, then, acts as a control mechanism for projecting future population.

### **Regional Comparisons**

As can be seen in Table 24, since the turn of the century, and up to the suburbanization process, which accelerated after World War II, the municipalities and the county enjoyed a high rate of growth. Over the sixty-year period from 1910 to 1970, the population of New York State doubled, from 9,113,600 in 1910, to 18,241,300 in 1970, since then the population of the state has hovered right around the 18 million mark. Broome County's population in 2000 (200,536) was nearly triple the 1910 population of 78,809. As shown in Table 22, the County's population peaked in 1970 with 221,815 residents.

The county's population, as a proportion of the state's population, has remained virtually unchanged from 1910, when it made up .9 percent of the state's population until 2000 when it made up 1.1 percent of the total population. Broome County reached its highest proportion of New State population in 1960 at 1.3 percent.


The Town of Union reached a high point of 30.3 percent of the county's population in 1940, and then again in 1960. Since then the Town of Union's population has diminished only slightly, as a percentage, when compared to the rest of Broome County. As would be expected the portions of the Town, Johnson City and Endicott, which are mainly in the urban areas of Union, peaked during the prime manufacturing years and have been receding as the Part-Town area still has room to expand. Much of the Endicott and Johnson City areas



were already as built up as they could be by 1950. After being completely built up, the only other place residents could find to live was in the Part-Town area, which has continued to increase its proportion of the Town of Union as a whole.

In 2000, the Town of Union was the largest municipality in the county, accounting for 28.1 percent of the county's population, compared to Binghamton's 23.6 percent share. The Town of Union had two periods of tremendous growth, between 1910 and 1930 and between 1950 and 1960. Between 1910 and 1920, the town's population increased from 9,486 to 25,651, an increase of 16,580 people or 170.4 percent. The growth occurred in the villages and was primarily due to the development of the Endicott-Johnson Company. The town jumped from 12.0 percent of the county's population in 1910 to 22.6 percent in 1920. This jump established the villages as urbanized areas. During the period between 1920 and 1930, the population of the town increased to 42,231, an increase of 16,580 people or 64.6 percent.

 **Table 24 ~ Population of New York State, Broome County and Selected Municipalities 1900-2000**

 Municipality	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
New York State	NA	9,113,600	10,385,200	12,588,100	13,479,100	14,830,200	16,782,300	18,241,300	17,558,000	17,990,455	18,976,457
S.M.S.A	NA	NA	NA	NA	NA	214,864	250,463	268,328	263,460	264,497	252,320
Broome County	69,140	78,809	113,610	147,022	165,749	184,698	212,661	221,815	213,648	212,160	200,536
City of Binghamton	39,647	48,443	66,800	76,662	78,309	80,674	75,941	64,123	55,860	53,008	47,380
Town of Vestal	1,850	1,618	1,910	2,848	5,710	8,902	16,806	26,909	27,238	26,733	26,535
Town of Union	5,707	9,486	25,651	42,231	50,195	55,676	64,423	64,490	61,179	59,786	56,298

The City of Binghamton accounted for 61.5 percent of the county's population in 1910. It has since declined dramatically, accounting for only 23.6 percent of the county's population in 2000.

The Town of Vestal has experienced tremendous growth since its 1910 population of 1,618 people. The growth was concentrated in the 1950s and 1960s. In 1950, the Town of Vestal's population was 8,902. It increased by 7,904 people or 88.8 percent to a 1960 population



of 16,806. The growth of population in the Town of Vestal is a result of the suburbanization of the northern portion of the town and the establishment of SUNY at Binghamton. Part of the growth of population is due to the inclusion of the college students into the population.

Table 25 ~ Proportion of Broome County's Population To New York State and Municipal Populations

United States Census 2000	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Broome to N.Y.S.	0.9%	1.1%	1.3%	1.2%	1.2%	1.3%	1.2%	1.2%	1.1%	1.1%
Town of Union	12.0%	22.6%	28.7%	30.3%	30.1%	30.3%	29.1%	28.6%	27.0%	28.1%
Part-Town	2.5%	3.8%	8.5%	8.7%	8.9%	12.5%	13.5%	13.9%	13.8%	13.8%
Johnson City	4.8%	7.6%	9.2%	10.9%	10.4%	9.0%	8.1%	8.0%	8.0%	7.7%
Endicott	5.0%	11.3%	11.0%	10.7%	10.9%	8.8%	7.5%	6.8%	6.4%	6.5%
Vestal	2.1%	1.7%	1.9%	3.4%	4.8%	7.9%	12.1%	12.7%	12.6%	13.2%

Table 25 illustrates that since 1930 the Town of Union has accounted for a large percentage of Broome County's population, and that share has fluctuated very little since, remaining between 28.1 and 30.3 percent. The increase in the Part-Town was due to the suburban growth of Binghamton and the two villages. The growth from 1930 to 1950 was more moderate, a gain of 7,964 or 18.9 percent during 1930 and 1940 and an increase of 5,481 or 10.9 percent during 1940 to 1950. The suburbanization process that accelerated after the Korean War was due to increased reliance on the automobile, the availability of federally insured and no down payment loans, and higher living standards. The town's population between 1950 and 1960 increased by 8,747 people or 15.7 percent, to 64,423 in 1960.

### Part-Town/Village Comparisons

While the villages reached their peak populations in 1950, the Part-Town area has consistently expanded its population. The Part-Town area increased in population from 4,261 in 1920 to 27,730 in 2000, and now includes nearly half, 49.3 percent, of the town's population, as shown in Table 19.

The Part-Town area's two largest growth periods were the 1920 to 1930 and 1950 to 1960 decades. During 1920 to 1930, the Part-Town area's population increased by 8,172 people or 191.8 percent. During the 1920 to 1930 period, two factors were at play. The Part-Town was considered a desirable suburban area for Binghamton residents, a preference which fostered the growth of such areas as Westover



and Fairmont Park. Second, the Part-Town acted as a suburb to the two growing villages. Much of West Corners, West Endicott, North Endicott, and parts of the Endwell area developed during this period as suburban adjuncts to the villages, especially Endicott.

During the 1950s, the Part-Town area's population increased by 10,153 people or 62.0 percent, as shown in Table 19. In 1950, the Part-Town area accounted for only 29.4 percent of the town's population, the smallest of the three municipalities. In 1960, the Part-Town area increased to 41.2 percent of the town's population, versus Endicott's 29.1 percent and Johnson City's 29.7 percent. As reported in the economic base section of the report, these areas served previously as a bedroom community for Binghamton because most people still worked in Binghamton in 1960. The growth in the Part-Town was in direct contrast to the slight decrease in Johnson City's population, a decrease of 131 people, and a large decrease in Endicott's population, a loss of 1,275 people or 6.4 percent.

Between 1960 and 1970, the Part-Town area increased its population from 26,530 people in 1960 to 29,909 in 1970, an increase of 3,379 people or 12.7 percent. In comparison, the village of Johnson City, despite annexation from the Part-Town area, lost 1,093 people or 5.7 percent and the Village of Endicott lost 2,219 people or 11.8 percent. During this period, as in each one before, development moved further north in the town and previously economically unfeasible steep slopes located in the developed areas were developed. As discussed earlier, the orientation of the residents changed from working in Binghamton to working in the town. The expansion of IBM and its high paying professional employment allowed the people to move to the newer, higher cost housing being built in the above areas.

The population of the Part-Town area had been relatively stable losing only 538 people in the twenty years after 1970. However, the Part-Town area was greatly affected by the departure of IBM and their subsidiaries, losing 1,641 people, approximately 47 percent of all the losses in population for the entire Town of Union.


The populations of Johnson City and Endicott have declined since 1950 and now approximate the levels first reached during the 1930s. In Johnson City, the population declined from a 1950 high of 19,249 to 18,025 in 1970 and in Endicott from a 1950 high of 20,050 to only 10,556 in 1970. The decline of Endicott and Johnson City as areas of employment and the increasing suburban development in the Part-Town caused much of the out-migration of people. Endicott has little vacant land available for new residential development, therefore, precluding new single-family construction in the village. Johnson City has annexed vacant land and could have residential expansion, but the higher taxes in the villages make the Part-Town more competitive and desirable for new residential development.



Johnson City accounted for a loss of 1,354 people between 1990 and 2000, almost 40 percent of the population lost in the Town of Union. Johnson City was also particularly hard hit due not only to the losses of jobs in Endicott because of the departure of IBM, but also because it sits between Endicott and Binghamton, which also saw a decline in business opportunities over the same time period.

The increase of persons residing in the Part-Town area of the Town of Union may be attributed to several major factors. From the late 1950s to the present, the Part-Town area of the Town of Union has been the setting for the creation of major single-family subdivisions and several moderately sized multiple-family developments. With limited areas for new residential development in the villages, most of the new construction has taken place in the Part-Town area.

 Table 26 ~ Town of Union Population 1920-2000

 Municipality	1920	1930	1940	1950	1960	1970	1980	1990	2000
<b>Town of Union</b>	25,651	42,231	50,195	55,676	64,423	64,490	61,179	59,786	56,298
<b>Part-Town</b>	4,261	12,433	14,454	16,377	26,530	29,909	29,596	28,371	25,973
<b>Endicott</b>	12,803	16,231	17,702	20,050	18,775	16,556	14,457	14,031	13,922
<b>Johnson City</b>	8,587	13,567	18,039	19,249	19,118	18,025	17,126	17,384	16,403

The migration from the two villages to the Part-Town area can also be related to easy accessibility of shopping centers, grocery stores, and convenience stores. Due to the growth of residential neighborhoods, small shopping centers and businesses have located near these residential developments offering prospective Part-Town residents with convenience to shopping and also a more suburban atmosphere.

### Migration

The figures from the 2000 Census indicate whether a person's place of residence in 2000 was the same as it had been in 1995, or whether he or she lived in a different house in the same county, a different house in the same state, a different house in a different state, or he or she had lived in a different country altogether in 1995.



The figures in Table 27 reveal which neighborhoods are composed of people that are well settled and have established ties to their community as well as which ones have a steady turnover in their populations indicating transient populations resulting in instability in the neighborhood.

Neighborhoods like North Endwell/Union Center, West Corners, West Endicott, North Endicott, Northside East Endicott, Central Endwell, North Endwell West, North Endwell East, Fairmont Park, Northside Johnson City, and Choconut Center all have high, more than 60 percent, rates of owner occupancy. The majority of the population has been in the same house for a number of years. Most of the dwellings in these areas are single-family homes, not apartment buildings, which directly affects the length of residency for most families.


The neighborhoods of Roundtop, Northside West Endicott, Riverhurst, South Endwell, Oakdale/Reynolds, Westover, and Southside Johnson City have medium levels of residency, between 50 and 60 percent. These neighborhoods have a mix of single-family residential and newer, garden apartment style multi-family housing complexes.

The neighborhoods of Airport Heights, Union District, Central Endicott West, Central Endicott East, Southside/Riverside, Floral Park, and Central Johnson City have low levels of owner occupancy, below 50 percent. These tend to be older neighborhoods, which have been converted from single family to multi family homes; as such, these neighborhoods have the lowest percentage of single-family homes.

Many of these same neighborhoods appear to be gateways for people coming to the area from different countries. The older housing stock, which typically command lower rent prices, give people opportunities to find a place to live.



Table 27 ~ Migration, Town of Union Neighborhoods, 1990-2000


 Neighborhood	Same House		Different House Same County		Different House Same State		Different House Different State		Different House Different Country		TOTALS
	#	%	#	%	#	%	#	%	#	%	
North Endwell / Union Center	4,452	71.1%	1,166	18.6%	296	4.7%	320	5.1%	24	0.4%	6,258
West Corners	899	61.1%	411	27.9%	119	8.1%	33	2.2%	9	0.6%	1,471
Airport Heights	512	41.8%	358	29.2%	190	15.5%	145	11.8%	21	1.7%	1,226
Roundtop	1,306	57.6%	687	30.3%	212	9.4%	41	1.8%	20	0.9%	2,266
Union District	503	45.9%	445	40.6%	76	6.9%	49	4.5%	24	2.2%	1,097
West Endicott	1,717	64.5%	659	24.7%	172	6.5%	110	4.1%	5	0.2%	2,663
North Endicott	595	60.0%	330	33.3%	55	5.5%	7	0.7%	5	0.5%	992
Northside West Endicott	2,252	59.4%	1,041	27.5%	306	8.1%	154	4.1%	38	1.0%	3,791
Northside East Endicott	1,042	61.7%	348	20.6%	158	9.4%	120	7.1%	21	1.2%	1,689
Central Endicott West	557	32.6%	834	48.8%	182	10.6%	100	5.9%	36	2.1%	1,709
Central Endicott East	433	42.0%	424	41.1%	83	8.0%	82	7.9%	10	1.0%	1,032
Southside / Riverside	533	33.7%	764	48.3%	174	11.0%	95	6.0%	15	0.9%	1,581
Riverhurst	720	50.5%	489	34.3%	126	8.9%	87	6.1%	4	0.3%	1,427
South Endwell	529	48.7%	425	39.1%	70	6.4%	60	5.5%	3	0.3%	1,086
Central Endwell	1,267	69.2%	378	20.6%	102	5.6%	84	4.6%	0	0.0%	1,831
North Endwell West	1,995	65.6%	684	22.5%	177	5.8%	175	5.8%	10	0.3%	3,041
North Endwell East	2,192	71.3%	561	18.3%	193	6.3%	120	3.9%	7	0.2%	3,072
Fairmont Park	227	68.4%	65	19.5%	15	4.5%	22	6.7%	3	0.8%	333
Oakdale / Reynolds	1,743	54.6%	840	26.3%	316	9.9%	262	8.2%	32	1.0%	3,193
Westover	426	53.5%	254	31.9%	91	11.4%	19	2.4%	6	0.8%	796
Southside Johnson City	1,999	58.2%	983	28.6%	179	5.2%	185	5.4%	90	2.6%	3,436
Floral Park	1,244	46.5%	937	35.0%	242	9.1%	174	6.5%	77	2.9%	2,674
Central Johnson City	771	34.5%	849	38.0%	257	11.5%	293	13.1%	64	2.9%	2,234
Northside Johnson City	1,912	61.2%	991	31.7%	89	2.9%	117	3.7%	13	0.4%	3,122
Choconut Center	735	72.9%	135	13.4%	6	0.6%	132	13.1%	0	0.0%	1,008





## POPULATION DENSITY

Table 28 ~ Density Per Acre, Broome County and Selected Municipalities, 2000

	Land Area (SM)	2000 Population	Population Density	
			Persons/Sq Mi	Persons/Acre
Broome County	706.28	200,536	284	0.44
Town of Union	35.17	56,298	1,601	2.50
Village of Johnson City	4.44	16,403	3,694	5.77
Village of Endicott	3.14	13,922	4,434	6.92
Part-Town Area	27.59	25,973	941	1.47
City of Binghamton	10.44	47,380	4,538	7.09
Town of Vestal	52.18	26,535	509	0.79

## 13. AGE AND SEX DISTRIBUTION

### Introduction

One of the most important aspects of planning a community's future needs is a detailed study of the age-sex distribution of the population. The age-sex structure serves as an index of the economic prospects of the community since the number of people in the working age groups constitutes the available labor pool. The age-sex distribution is also an important indicator of the amount and the type of community facilities that will likely be required in the future. For the purpose of this report, the following age groupings are used:

**0-4 years old:** This group determines the future educational and recreational needs.

**5-14 years old:** This group is the school age population and also has a strong relationship to recreational and educational needs.

**15-24 years old:** This group is generally considered to be the young labor force. This age group is the most mobile.



**25-44** years old: This group is the primary working force. This age group is responsible for the increases and decreases of population, and the most indicative of a community's well-being.

**45-64** years old: The 45-64 year old group is the most stable and settled. The labor force in this age group is usually at its height of earning power.

**65+** years old: This group consists mostly of retired people who live on fixed incomes and who cannot usually afford major tax increases for community capital improvements.

### **County-Region Comparisons**

When looking at the percentages of population by age and sex, the Towns of Union and Vestal as well as the City of Binghamton are very similar to Broome County as a whole. These three municipalities make up over 60 percent of Broome County's total population, so their influence will be significant.

In looking at Table 29, a number of issues are readily apparent. The first is the higher than average number of 15 to 24 year olds that live in Binghamton. This age group makes up 16.9 percent of the population of the city, 4 percent above the Broome County average; whereas, the Town of Union and Vestal both have populations of this age that are below the county average. Vestal, however, has their highest percentage of residents in the 45 to 64 years of age bracket, where earnings tend to be at their maximum. Finally, the Town of Union has the highest percentage of residents over the age of 65, at 17.7 percent.

When compared against the national average the real picture emerges. The percentage of the population, which is under 5 years of age is 6.8 percent for the rest of the country. The average for this age group in Broome County is only 5.9 percent. Binghamton, the Town of Union, and Vestal are all very close to the Broome County average, within .5 percent.

The national average for 5 to 14 year olds is 14.6 percent. Again, Broome County as a whole is below the average for the number of residents in this age group, at only 14 percent. The Town of Union and City of Binghamton are even further behind the national average at 12.6 and 12.4 percent respectively.



15 to 24 year olds make up 13.9 percent of the population of the United States. Except for Binghamton, which has 16.9 percent of its population in this range, the rest of Broome County is below the national average. The Town of Union's 15 to 24 year olds make up only 12.1 percent of the population while the Town of Vestal has an even lower 11.4 percent.

The age group of 25 to 44 year olds is 30.2 percent of the total population of the country. The Broome County average is only 27.7 percent. In the City of Binghamton 26.7 percent fall in this age range and the towns of Union and Vestal, 28.9 and 25.8 percent respectively, are both below the national average.

The 45 to 64 year old age group includes 22.0 percent of the population of the United States. Broome County is slightly ahead of the average here with 23.6 percent of their population in this age bracket. Binghamton is slightly below the national average at 21 percent, while the Town of Union is slightly ahead of it at 22.7 percent. Vestal leads the municipalities in Broome County with 26.2 percent of their population in this age range.


Concerning the population aged 65 or older, the average for the entire United States is 12.4 percent. Table 24 illustrates that Broome County is well above that average at 15.9, and that the Towns of Union and Vestal and the City of Binghamton are even higher than the Broome County average, at 17.7, 16.9 and 16.7 percent.

After reviewing the information concerning the population structure of Broome County and the Towns of Union and Vestal, as well as the City of Binghamton, it is apparent that the City and the Towns have a great deal of influence on the overall structure and age makeup of Broome County. As such, Broome County sits below the national average for people younger than 44 years old, and above the national average for people aged 45 and older and aged 65 and over.

While it might seem beneficial that Broome County tends to have higher than average number of 45 to 64 years, people who are supposed to be in their prime earning years, that assumption is only valid if there is a stable economy that has many long time employers where people in this age group would have been able to work for a number of years to accrue salary, benefits, and other perks. However, with the loss of many long term well paying industries, many of the people in this age bracket have probably undergone some recent job changes and have had to find employment with other firms and to start accruing benefits with that new employer.



Table 29 ~ Age and Sex Distribution, Broome County and Selected Municipalities, 2000

	Under 5 years old				5 to 14 years				15 to 24 years			
	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female
Broome County	11,265	5.9%	3.0%	2.9%	26,864	14.0%	7.2%	6.8%	24,748	12.9%	6.6%	6.3%
City of Binghamton	2,879	6.2%	3.1%	3.1%	5,723	12.4%	6.3%	6.1%	7,803	16.9%	8.3%	8.6%
Town of Union	3,275	5.9%	3.0%	3.0%	6,964	12.6%	6.5%	6.2%	6,655	12.1%	6.1%	6.0%
Town of Vestal	1,130	5.4%	2.8%	2.7%	2,984	14.3%	7.5%	6.8%	2,371	11.4%	6.0%	5.4%

	25 to 44 years				45 to 64 years				65+ years			
	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female
Broome County	52,980	27.7%	13.6%	14.0%	45,123	23.6%	11.4%	12.1%	30,441	15.9%	6.5%	9.4%
City of Binghamton	12,330	26.7%	13.2%	13.5%	9,698	21.0%	10.1%	10.9%	7,703	16.7%	6.2%	10.5%
Town of Union	15,913	28.9%	14.5%	14.4%	12,506	22.7%	10.8%	12.0%	9,760	17.7%	7.0%	10.7%
Town of Vestal	5,375	25.8%	12.5%	13.3%	5,477	26.2%	12.6%	13.6%	3,536	16.9%	7.5%	9.4%

### Town - Village Comparisons

The Town of Union had 56,298 people living in it in 2000, and 25,973, or 46.1 percent of the population, of those lived in the Part-Town area. The Village of Endicott was home to 13,922 people, or 24.7 percent, and 16,403, or 29.1 percent lived in the Village of Johnson City.

By looking at Table 30 we can see that the distribution of the population under 5 years of age was almost directly equivalent to the distribution of people in the various municipalities. The Part-Town area accounted for 46.1 percent of the total population of the Town of Union. It also accounted for 46.1 percent of the total population of residents under 5 years of age. The Village of Endicott, on the other hand, accounted for only 24.7 percent of the total population of the Town of Union, while it accounted for a slightly higher, 24.9 percent, of the total population of residents under 5 years old. Endicott has a higher proportion of residents under 5 years old, when compared to their overall population. The Village of Johnson City has a slightly below average percentage of the population of residents under 5 years old, 29.0 compared to their proportion of the town, which was 29.1 percent.



When looking at the age group of people 5 to 14 years old, the Part-Town area has 46.1 percent of the population of the town, but 50.3 percent of its population aged 5 to 14. The Village of Endicott, while having 24.7 percent of the population has only 24.1 percent of the 5 to 14 year old group, slightly below average. The Village of Johnson City, which has 29.1 percent of the residents, accounts for only 25.5 percent of the 5 to 14 year old age bracket.

The Part-Town area accounts for 46.1 percent of the people living in the Town of Union, however, only 39.9 percent of the people aged 15 to 24 reside there. The Village of Endicott accounts for 24.7 percent of the Town of Union's population, yet 25.2 percent of them are aged 15 to 24, showing a slightly above average concentration of this age group in Endicott. The Village of Johnson City accounts for 34.9 percent of this age group, while they make up only 29.1 percent of the overall population, showing that a large number of 15 to 24 year olds live in this area. This could be due to the fact that a significant portion of the housing in the Johnson City area is used for students from Binghamton University, resulting in higher than average concentrations of people in this age group in this area.

The population group aged 25 to 44 is very comparable to the overall area population percentages. The Part-Town area accounts for 46.1 percent of the total population and 45.9 percent of people aged 25 to 44. The Village of Endicott makes up 24.7 percent of the population of the Town of Union and has 24.7 percent of the residents aged 25 to 44. The Village includes 29.1 percent of the Town of Union and has 28 percent of the 25 to 44 year old residents living there.

The Part-Town area has a slightly higher rate of residents aged 45 to 64 years, 51.6 percent, compared to their overall average of 46.1 percent of the Town of Union's total population. Both Endicott and Johnson City have lower rates of residents in this age group; with 22 and 26.4 percent compared to 24.7 and 29.1 percent of Union's total population.

The population of the Part-Town area aged 65 or greater, 41.2 percent, was well below the overall percentage of the town population of 46.1 percent. On average, there are 4.9 percent fewer people aged 65 or more living in the Part-Town area. Slightly more than 24 percent of residents aged 65 or above live in the Village of Endicott, which is close to the respective town percentage of 24.7 percent. Johnson City shows an above average number of 65+ residents with 32.8 percent of the population of 65 and older, while they account for only 29.1 percent of the total Town of Union's population.



Overall, the Part-Town area accounted for above average numbers of 5 to 14 year olds, and 45 to 64 year olds, and below average number of residents aged 15 to 24 and over 65 years old.


The Village of Endicott had above average numbers of people 65 years and over, and below average numbers of people 45 to 64 years old.

The Village of Johnson City had lower than average populations of 5 to 14 year olds, as well as 45 to 64 year olds, but had higher than average numbers of residents aged 15 to 24 and over 65 years old.

There are a number of factors that skew this distribution such as large concentrations of similar age groups as at Binghamton University, the age and cost of housing, and the concentration of senior citizen housing.



Table 30 ~ Percentage of Population, By Age, And Municipality

	Under 5 years		5 to 14 years		15 to 24 years	
	Total	% of Union	Total	% of Union	Total	% of Union
Town of Union	3,278	100.0%	6,972	100.0%	6,803	100.0%
Part-Town	1,510	46.1%	3,508	50.3%	2,716	39.9%
Village of Endicott	817	24.9%	1,683	24.1%	1,711	25.2%
Village of Johnson City	951	29.0%	1,781	25.5%	2,376	34.9%

	25 to 44 years		45 to 64 years		65+ years			
	Total	% of Union	Total	% of Union	Total	% of Union	Total	% of Total
Town of Union	16,019	100.0%	12,604	100.0%	10,622	100.0%	56,298	100.0%
Part-Town	7,358	45.9%	6,501	51.6%	4,380	41.2%	25,973	46.1%
Village of Endicott	4,174	26.1%	2,778	22.0%	2,759	26.0%	13,922	24.7%
Village of Johnson City	4,487	28.0%	3,325	26.4%	3,483	32.8%	16,403	29.1%

### Neighborhood Comparison

When looking at the neighborhoods it is easy to talk in terms of housing age: which housing stock is the youngest, where the older houses are built, where housing is worth more or less in the town. Comparing the age of the population living in the neighborhoods is much more complex and much more variable due to the mobility of people compared to housing stock. Simply stated, people move; houses do not.



Table 31 shows that the neighborhood of Oakdale/Reynolds has one of the highest percentages of residents under 5 years old and people aged 14 to 24. It also has one of the smallest percentages of people aged 45 to 64 and over 65 years old. This is due in part to the large number of garden apartment style multi-family complexes along Reynolds Road such as the Indian Ridge and Mountain View Apartments. These apartments are prime living space for young people looking to start families, but who do not yet have the money for a house. Much of the housing built in this area is also relatively new, with 35.8 percent built post 1980. The higher cost of newer housing has prevented older residents from moving into this area.

The neighborhood of Central Endicott East also has some of the highest percentages of populations of 15 to 24 year olds, 25 to 44 year olds, as well as those younger than 5 years old. This neighborhood is composed of mostly commercial and industrial properties, but also has a good number of single and multi-family homes. Most of the houses in this area are older and located near industrial sites, making affordable housing for families just starting out, but not precluding older residents.

South Endwell ranks among the neighborhoods with the highest percentages of residents under 5 years old, 15 to 24, and 25 to 44 years old, as well as having some of the lowest percentages of people aged 45 to 64 and over 65 years old. Much of this neighborhood contains commercial buildings as well as single and multi-family housing. A good number of apartment complexes and older affordable houses are situated in this neighborhood, which contributes to the high number of residents under 45 years old. Nothing seems to exclude older residents even though this neighborhood has one of the lowest parentages of people aged 45 to 64 and those over 65 years old.

North Endwell West, on the other hand, has the highest percentage of population over 65 years old, as well as a relatively high percentage of residents aged 45-64. This neighborhood also has the accounts for some of the lowest percentage of populations aged 25 to 44 years, 15 to 24 years, 5 to 14 years, and under 5 years old. This neighborhood mainly makes up the area behind Highland Park. Many of these houses were built between 1950 and 1979. A good number of the houses here are still occupied by the original owners, who have seen their children grow up and move out of the neighborhood. A senior living center, Marian Apartments, is located in this neighborhood as well, adding to the already high percentage of people over 65.

The neighborhoods of North Endwell/Union Center, West Corners, Central Endicott West, South Endwell, Central Endwell, Fairmont Park, and Oakdale/Reynolds, all have high percentages, over 20 percent, of residents under 15 years old. These neighborhoods are attractive to





younger families due to lower housing costs, and availability of apartments due in part to the age of the housing structures in the neighborhood. As housing units age, particularly in the older urbanized parts of the town, they are sometimes converted from single-family to two-family and multi-family homes.

Strangely, there seems to be a big difference between where the people aged 25 to 44 live compared to where people aged 45 to 64 live. In fact they seem to be almost completely opposite to each other. The neighborhoods with the higher percentages of people 25 to 44 years old have the lower percentages of people 45 to 64, while the neighborhoods that have higher percentages of 45 to 64 year olds have lower percentages of those aged 25 to 44. Only four of the twenty-five neighborhoods are the exception to this; North Endwell/Union Center, which has a relatively high percentage of both age groups, and Roundtop, Southside/Riverview, and Oakdale Reynolds which have low percentages of each age group.



Table 31 ~ Age and Sex Distribution, Town of Union Neighborhoods



 Neighborhood	Under 5 years old				5 to 14 years				15 to 24 years			
	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female
North Endwell / Union Center	461	6.8%	3.3%	3.5%	1,075	15.9%	7.9%	8.0%	677	10.0%	5.4%	4.7%
West Corners	101	6.2%	3.6%	2.6%	229	14.0%	7.6%	6.4%	174	10.6%	5.5%	5.1%
Airport Heights	82	5.9%	3.7%	2.2%	155	11.2%	5.5%	5.7%	209	15.1%	6.8%	8.3%
Roundtop	55	4.4%	2.5%	1.9%	177	14.1%	7.7%	6.5%	146	11.7%	5.7%	5.9%
Union District	54	4.8%	2.0%	2.7%	166	14.7%	7.4%	7.3%	154	13.6%	6.5%	7.1%
West Endicott	185	6.6%	3.1%	3.5%	385	13.7%	7.0%	6.7%	332	11.8%	5.7%	6.1%
North Endicott	33	3.4%	2.2%	1.2%	112	11.5%	6.1%	5.4%	109	11.2%	5.5%	5.6%
Northside West Endicott	259	6.4%	3.4%	2.9%	452	11.1%	5.3%	5.9%	464	11.4%	5.7%	5.7%
Northside East Endicott	77	4.4%	1.9%	2.5%	219	12.4%	6.6%	5.8%	187	10.6%	6.2%	4.4%
Central Endicott West	146	7.8%	4.0%	3.8%	238	12.7%	6.5%	6.2%	281	15.0%	7.0%	8.0%
Central Endicott East	65	6.1%	3.8%	2.3%	112	10.5%	5.4%	5.1%	151	14.2%	8.2%	6.0%
Southside / Riverview	89	6.2%	3.1%	3.1%	172	12.0%	6.0%	6.0%	157	10.9%	5.0%	5.9%
Riverhurst	95	6.0%	3.4%	2.6%	164	10.4%	5.7%	4.7%	185	11.7%	5.6%	6.1%
South Endwell	83	7.4%	3.8%	3.5%	144	12.8%	7.0%	5.8%	153	13.6%	6.3%	7.3%
Central Endwell	107	5.7%	3.0%	2.6%	274	14.5%	7.2%	7.2%	154	8.1%	4.8%	3.4%
North Endwell West	143	4.4%	2.2%	2.2%	349	10.8%	5.8%	5.1%	278	8.6%	3.5%	5.1%
North Endwell East	153	4.7%	2.3%	2.4%	414	12.8%	6.4%	6.4%	311	9.6%	5.0%	4.6%
Fairmont Park	21	5.7%	2.8%	2.9%	60	16.2%	8.0%	8.2%	37	9.9%	5.1%	4.8%
Oakdale / Reynolds	223	7.3%	4.0%	3.3%	396	13.0%	7.0%	6.0%	617	20.2%	9.9%	10.3%
Westover	54	6.2%	2.7%	3.4%	101	11.6%	6.4%	5.2%	139	15.9%	8.8%	7.1%
Southside Johnson City	285	6.7%	3.0%	3.8%	500	11.8%	5.8%	6.0%	600	14.2%	6.4%	7.8%
Floral Park	239	5.8%	2.7%	3.1%	460	11.1%	5.5%	5.6%	504	12.2%	6.1%	6.1%
Central Johnson City	133	5.9%	2.8%	3.2%	302	13.5%	6.9%	6.6%	314	14.0%	6.7%	7.3%
Northside Johnson City	187	6.8%	3.7%	3.1%	333	12.0%	6.2%	5.9%	382	13.8%	6.6%	7.2%
Choconut Center	46	4.6%	2.9%	1.7%	147	14.7%	7.6%	7.1%	97	9.7%	5.3%	4.4%



Table 31 Continued -

 Neighborhood	25 to 44 years				45 to 64 years				65+ years			
	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female	Total	% Total	% Male	% Female
North Endwell / Union Center	1966	29.1%	14.1%	15.1%	1,834	27.2%	13.1%	14.1%	732	10.9%	5.3%	5.5%
West Corners	475	29.1%	14.7%	14.4%	391	23.9%	11.6%	12.3%	265	16.2%	6.9%	9.3%
Airport Heights	457	33.1%	18.0%	15.1%	313	22.7%	10.1%	12.5%	164	11.9%	5.4%	6.4%
Roundtop	323	25.8%	12.6%	13.2%	278	22.2%	10.4%	11.8%	274	21.9%	7.7%	14.2%
Union District	369	32.7%	17.3%	15.3%	229	20.3%	8.8%	11.5%	158	14.0%	5.0%	9.0%
West Endicott	845	30.0%	14.3%	15.8%	605	21.5%	10.5%	11.0%	462	16.4%	6.7%	9.7%
North Endicott	264	27.1%	13.6%	13.6%	301	30.9%	13.9%	17.0%	155	15.9%	7.7%	8.2%
Northside West Endicott	1182	29.1%	14.2%	14.8%	841	20.7%	9.6%	11.1%	870	21.4%	8.2%	13.2%
Northside East Endicott	519	29.4%	14.4%	15.0%	354	20.0%	10.2%	9.8%	411	23.3%	9.3%	13.9%
Central Endicott West	611	32.6%	16.5%	16.0%	352	18.8%	8.3%	10.4%	248	13.2%	4.5%	8.7%
Central Endicott East	352	33.1%	18.8%	14.3%	234	22.0%	11.4%	10.6%	151	14.2%	5.8%	8.4%
Southside / Riverview	390	27.1%	12.7%	14.4%	291	20.3%	9.8%	10.4%	338	23.5%	8.9%	14.6%
Riverhurst	536	33.9%	17.8%	16.1%	307	19.4%	8.9%	10.5%	297	18.7%	6.7%	12.0%
South Endwell	401	35.6%	19.4%	16.2%	198	17.6%	8.2%	9.4%	146	13.0%	4.2%	8.8%
Central Endwell	523	27.6%	12.9%	14.7%	398	21.0%	9.8%	11.3%	436	23.0%	10.1%	12.9%
North Endwell West	768	23.9%	11.8%	12.1%	832	25.8%	11.8%	14.1%	849	26.4%	10.4%	15.9%
North Endwell East	741	22.9%	11.8%	11.1%	957	29.6%	13.9%	15.7%	657	20.3%	9.3%	11.0%
Fairmont Park	90	24.2%	12.2%	12.0%	111	29.9%	14.2%	15.7%	53	14.2%	6.9%	7.2%
Oakdale / Reynolds	881	28.8%	14.9%	14.0%	531	17.4%	8.4%	9.0%	407	13.3%	4.5%	8.9%
Westover	265	30.4%	14.7%	15.7%	189	21.6%	10.4%	11.2%	125	14.3%	5.6%	8.7%
Southside Johnson City	1288	30.4%	15.9%	14.6%	829	19.6%	9.6%	10.0%	730	17.2%	6.3%	10.9%
Floral Park	1210	29.2%	14.7%	14.5%	784	18.9%	8.8%	10.1%	948	22.9%	7.3%	15.6%
Central Johnson City	727	32.5%	17.0%	15.5%	439	19.6%	8.5%	11.1%	321	14.4%	5.0%	9.4%
Northside Johnson City	889	32.2%	16.8%	15.3%	564	20.4%	10.1%	10.3%	409	14.8%	5.7%	9.1%
Choconut Center	292	29.2%	14.4%	14.8%	254	25.4%	12.0%	13.4%	164	16.4%	7.2%	9.2%



## 14. RACIAL COMPOSITION

### **Introduction**


The figures on racial composition and the definitions of the categories have changed a great deal from the time prior to the 2000 Census. The 1980 and 1990 Census recognized only four different racial categories; White, Black, Indian, and Asian or Pacific Islander. The 1960 and 1970 Census data was even less definite, recognizing only three categories, White, Black, and Other. For the 2000 Census over 50 different categories exist for classifying race, as many more people, because of mixed ancestry, no longer fit neatly into the three or four previous designations. For ease of reading and constraints of space, only the top seven racial classifications from the 2000 Census: White alone, Black or African American alone, American Indian or Alaskan Native alone, Asian alone, Native Hawaiian or Pacific Islander alone, some other race alone, and two or more races, have been included.

### **Regional Comparison**

As shown in Table 32, Broome County had a very small proportion of non-white population, accounting for less than 9 percent of the population in 2000, however this portion of non-white only residents is growing more rapidly now than ever before. Between the years of 1969 and 1979, there was an increase of only 2.9 percent of non-white population in the Broome County area. Between 1990 and 2000, there was an increase of 4.4 percent of non-white only residents. A large portion of that growth has been in the Asian community. There has been nearly a 52 percent growth in population in the Asian classification in Broome County over the last ten years. The Town of Vestal has seen an increase of almost 84 percent in the number of people of Asian descent since 1990, while the Town of Union's Asian population has increased over 37 percent in the same time. Binghamton has seen an increase of over 45 percent for the same population over the same period of time.



Table 32 ~ Racial Composition, Broome County and Selected Municipalities 1960-2000

	Broome County		City of Binghamton		Town of Union		Town of Vestal		Part Town		Endicott		Johnson City	
	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop
<b>2000</b>														
White alone	183,153	91.3%	39,412	83.2%	52,198	92.7%	23,120	87.1%	26,448	95.4%	11,949	91.6%	13,801	88.9%
Black or African American alone	6,575	3.3%	3,987	8.4%	1,377	2.4%	580	2.2%	408	1.5%	489	3.8%	480	3.1%
American Indian or Alaskan Native alone	384	0.2%	121	0.3%	96	0.2%	41	0.2%	34	0.1%	33	0.3%	29	0.2%
Asian Alone	5,585	2.8%	1,579	3.3%	1,509	2.7%	2,211	8.3%	489	1.8%	255	2.0%	765	4.9%
Native Hawaiian or Pacific Islander alone	53	0.0%	18	0.0%	19	0.0%	1	0.0%	2	0.0%	9	0.1%	8	0.1%
Some other race alone	1,593	0.8%	810	1.7%	324	0.6%	264	1.0%	106	0.4%	87	0.7%	131	0.8%
Population of two or more races	3,193	1.6%	1,453	3.1%	775	1.4%	318	1.2%	243	0.9%	216	1.7%	316	2.0%
<b>1990</b>														
White	202,949	95.7%	48,733	91.9%	57,621	96.4%	24,860	93.0%	28,456	96.9%	13,068	96.6%	16,097	95.3%
Black	4,333	2.0%	2,594	4.9%	837	1.4%	480	1.8%	338	1.2%	247	1.8%	252	1.5%
American Indian, Eskimo, or Aleut	355	0.2%	165	0.3%	65	0.1%	16	0.1%	26	0.1%	21	0.2%	18	0.1%
Asian or Pacific Islander	3,677	1.7%	1,088	2.1%	1,101	1.8%	1,203	4.5%	507	1.7%	147	1.0%	447	2.6%
Other race	846	0.4%	428	0.8%	162	0.3%	174	0.7%	44	0.1%	48	0.4%	70	0.4%
<b>1980</b>														
White	207,791	97.3%	53,273	95.4%	59,725	97.6%	26,011	95.5%	28,867	97.5%	14,055	97.2%	16,803	98.1%
Black	3,131	1.5%	1,814	3.2%	602	1.0%	465	1.7%	329	1.1%	177	1.2%	96	0.6%
American Indian, Eskimo, or Aleut	252	0.1%	93	0.2%	35	0.1%	17	0.1%	4	0.0%	18	0.1%	13	0.1%
Asian or Pacific Islander	1,439	0.7%	249	0.4%	482	0.8%	547	2.0%	289	1.0%	119	0.8%	74	0.4%
Other race	1,035	0.5%	431	0.8%	369	0.6%	198	0.7%	141	0.5%	88	0.6%	140	0.8%
<b>1970</b>														
White	218,699	98.6%	62,440	97.4%	63,860	99.0%	26,538	98.3%	29,634	99.1%	16,301	98.5%	17,925	99.4%
Black	2,245	1.0%	1,423	2.2%	370	0.6%	245	0.9%	152	0.5%	192	1.2%	26	0.2%
Other race	871	0.4%	260	0.4%	260	0.4%	226	0.8%	123	0.4%	63	0.3%	74	0.4%



1960	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop
White	211,174	99.3%	74,660	98.3%	64,344	99.9%	16,744	99.8%	26,501	99.9%	18,735	99.8%	19,108	99.9%
Black	1,290	0.6%	1,187	1.6%	13	0.0%	13	0.1%	7	0.0%	5	0.0%	1	0.0%
Other race	197	0.1%	94	0.1%	66	0.1%	19	0.1%	22	0.1%	35	0.2%	9	0.1%

### **Town-Village Comparison**

As discussed in the above section, the proportion of white population in the two villages and in the Part-Town area declined between 1990 and 2000, as shown in Table 31. Relative to the number of residents present in 1990, there were large increases in the number of non-white residents between 1990 and 2000 in the Part-Town and Endicott section of Union. The number of non-white residents has doubled and tripled in some cases, and has grown up to five fold in other cases. Even though these are large increases relative to the number that was present in 1990, the largest single factor in the decreasing percentage of white only population between 1990 and 2000 is the loss of white only residents from the municipalities.


In 1990 there were 13,068 white only residents in the Endicott area, and in 2000 there were 11,949, indicating a loss of 1,119 people. At the same time, the non-white population grew by only 518 people. In Johnson City, there were 16,097 white only residents in 1990 compared with 13,801, in 2000, signaling a loss of 2,296 people, while the village gained only 792 non-white residents.

### **Neighborhood Comparison**

All of the neighborhoods in the Town of Union are predominantly white. They range from 78.5 percent to 96.8 percent white. From looking at Table 33, some trends in minority residential patterns can be seen. If we look for neighborhoods that have the highest concentrations of Black or African American, Asian, or two or more races we find Central Endicott West, Central Endicott East, Southside/Riverview, Floral Park, and Central Johnson City. These neighborhoods also happen to have the highest proportions of housing stock built before 1939 and the highest number of residents that have no High School diploma.



Table 33 ~ Racial Composition, Town of Union Neighborhoods, 2000

 Neighborhood	White alone		Black or African American alone		American Indian or Alaska Native alone		Asian alone		Native Hawaiian or Pacific Islander alone		Some other race alone		Population of two or more races	
	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop	#	% Pop
North Endwell / Union Center	6,483	96.1%	75	1.1%	4	0.1%	130	1.9%	0	0.0%	19	0.3%	34	0.5%
West Corners	1,582	96.8%	17	1.0%	3	0.2%	12	0.7%	1	0.1%	6	0.4%	14	0.9%
Airport Heights	1,236	89.6%	86	6.2%	4	0.3%	19	1.4%	0	0.0%	11	0.8%	24	1.7%
Roundtop	2,250	95.5%	49	2.1%	4	0.2%	22	0.9%	2	0.1%	11	0.5%	19	0.8%
Union District	1,042	92.2%	39	3.5%	4	0.4%	12	1.1%	0	0.0%	3	0.3%	30	2.7%
West Endicott	2,690	95.6%	51	1.8%	11	0.4%	10	0.4%	3	0.1%	15	0.5%	34	1.2%
North Endicott	925	95.0%	24	2.5%	2	0.2%	13	1.3%	0	0.0%	4	0.4%	6	0.0%
Northside West Endicott	3,823	94.0%	108	2.7%	2	0.0%	72	1.8%	0	0.0%	16	0.4%	47	1.2%
Northside East Endicott	1,679	95.0%	48	2.7%	1	0.1%	16	0.9%	0	0.0%	4	0.2%	19	1.1%
Central Endicott West	1,630	86.9%	83	4.4%	1	0.1%	91	4.9%	3	0.2%	21	1.1%	47	2.5%
Central Endicott East	938	88.1%	46	4.3%	7	0.7%	42	3.9%	1	0.1%	6	0.6%	25	2.3%
Southside / Riverview	1,482	89.3%	94	5.7%	9	0.5%	30	1.8%	0	0.0%	14	0.8%	30	1.8%
Riverhurst	1,470	92.8%	27	1.7%	2	0.1%	39	2.4%	1	0.0%	21	1.4%	24	1.5%
South Endwell	1,039	92.3%	19	1.7%	1	0.1%	24	2.2%	0	0.0%	15	1.3%	27	2.4%
Central Endwell	1,831	96.8%	27	1.4%	3	0.2%	13	0.7%	0	0.0%	7	0.4%	11	0.6%
North Endwell West	3,088	95.9%	53	1.6%	0	0.0%	62	1.9%	0	0.0%	4	0.1%	12	0.4%
North Endwell East	3,102	95.9%	29	0.9%	3	0.1%	65	20.0%	0	0.0%	7	0.2%	28	0.9%
Fairmont	351	94.5%	1	0.2%	0	0.0%	13	3.6%	0	0.0%	1	0.4%	5	1.4%
Oakdale / Reynolds	3,025	92.3%	47	1.4%	4	0.1%	157	4.8%	0	0.0%	8	0.2%	38	1.2%
Westover	793	90.8%	15	1.7%	6	0.7%	44	50.0%	0	0.0%	8	0.9%	7	0.8%
Southside Johnson City	3,447	94.6%	62	1.7%	3	0.1%	58	1.6%	6	0.2%	22	0.6%	45	1.2%
Floral Park	2,262	78.5%	152	5.3%	12	0.4%	304	10.6%	1	0.0%	63	2.2%	86	3.0%
Central Johnson City	1,897	78.8%	183	7.6%	8	0.3%	202	8.4%	1	0.0%	25	1.0%	90	3.7%
Northside Johnson City	3,170	95.4%	36	1.1%	2	0.1%	44	1.3%	0	0.0%	13	0.4%	57	1.7%
Choconut	963	96.3%	6	0.6%	0	0.0%	15	1.5%	0	0.0%	0	0.0%	16	1.6%



## 15. EDUCATIONAL ATTAINMENT

### **Introduction**

There is a distinct link between the level of educational attainment, family income, and the economic and employment characteristics of a community. Municipalities with a high level of educational attainment generally have a high level of family income, lower unemployment rates, and normally have a favorable rate of economic growth. In municipalities with a low level of educational attainment, the reverse is true. This chapter presents an analysis of the level of educational attainment for the residents of the Town of Union and surrounding municipalities. This chapter also includes an analysis of the current student enrollment in the Part-Town area.

### **County-Region Comparison**

As seen in Table 34, Broome County is quite comparable to the rest of New York State concerning education. The table provides an idea of the level of education currently achieved in Broome County. Many residents of Broome County have only a high school diploma, 32.7 percent, which is above the New York State average. The number of residents that have Associate's degrees is also above the state average. Bachelor's, Master's, and Doctoral degrees all fall below the New York State average. It is apparent that, on average, Broome County residents generally achieved a lower level of education than the rest of the state.

The City of Binghamton falls below the Broome County average in all categories except the percentage of residents that have no diploma at all and the percentage that have doctoral degrees, both of which are above average. It is assumed that many of the professors of Broome Community College, as well as Binghamton University, live within the City of Binghamton.

The Town of Union is similar to Broome County in that it has a lower proportion of residents that never graduated from high school and a high proportion who are high school graduates only. The Town of Union boasts an above average number of Associate's degrees and a higher percentage of Bachelor's and Master's degrees than the county average, but falls short of the state average for Bachelor's, Master's, and Doctoral degrees, indicating that the most frequent educational attainment appears to be the high school diploma or an Associate's degree.

The Town of Vestal has the lowest percentage of residents with no High School diploma. They are also the lowest in the area with residents that graduated only from High School, and have higher than average proportions of their residents having an Associate's,





Bachelor's, Master's, or Doctoral degree. The presence of Binghamton University is a large factor in the unusually high proportion of Bachelor's, Master's, and Doctoral degrees in the Vestal area. Many people who have already earned their Bachelor's degree may still be living in the Vestal area, working on their Master's degree, the same can be said of Master's students working on their Doctoral degrees. The high percentage of residents with Doctoral degrees is a direct result of Binghamton University's being located in Vestal, quite close to a large residential section of the town.

As the population ages, older people with less education become a smaller proportion of the population. The completion of high school, at least, has become a mandatory requirement for most jobs that were previously filled by people with lower educational levels. As the major employers expand their need for highly trained personnel and jobs requiring fewer skills jobs contract, the educational attainment level should continue to increase. The increase will not be as rapid as in the previous decades since the proportion of people having a post high school education will not increase as rapidly as the proportion of people with a high school education. It stands to reason then that an area with a higher number of older residents would also have a higher than average proportion of residents with below average education.

### **Neighborhood Comparison**


As expected, the neighborhoods with the highest percentage of residents with no high school diploma are also the neighborhoods with the lowest percentage of residents with either a Bachelor's or a Master's degree, and vice versa. Neighborhoods with high proportions of people with no high school diploma include West Corners, Roundtop, West Endicott, Central West Endicott, Central Endicott East, Floral Park, Central Johnson City, and Northside Johnson City.

Neighborhoods with high percentages of residents with a Bachelor's or Master's degrees include; North Endwell, Airport Heights, Central Endwell, North Endwell West, North Endwell East, Fairmont, Oakdale/Reynolds, and Northside Johnson City.

There are also a few neighborhoods that could be considered neither of the above. Choconut and North Endicott have higher than average numbers of residents with Associate's degrees, but not Master's or Bachelor's degrees, and have a small number of residents that have no high school diploma.



Table 34 - Years of School Completed, Town of Union Neighborhoods, 2000

 Neighborhood	1st - 12th Grade No diploma		High school graduate		Some college no degree		Associate's degree		Bachelor's degree		Master's degree		Professional degree		Doctoral degree	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
North Endwell / Union Center	332	7.3%	1,248	27.5%	678	14.9%	652	14.4%	950	20.9%	549	12.1%	100	2.2%	30	0.7%
West Corners	245	22.8%	389	36.3%	134	12.5%	102	9.5%	151	14.1%	52	4.8%	0	0.0%	0	0.0%
Airport Heights	141	15.1%	194	20.8%	237	25.4%	74	7.9%	171	18.3%	99	10.6%	0	0.0%	18	1.9%
Roundtop	323	18.0%	715	39.9%	197	11.0%	161	9.0%	229	12.8%	141	7.9%	22	1.2%	4	0.2%
Union District	118	15.7%	286	38.1%	139	18.5%	75	10.0%	58	7.7%	52	6.9%	12	1.6%	10	1.3%
West Endicott	386	19.1%	753	37.2%	412	20.4%	225	11.1%	133	6.6%	84	4.2%	30	1.5%	0	0.0%
North Endicott	96	13.7%	171	24.4%	215	30.7%	135	19.3%	39	5.6%	33	4.7%	6	0.9%	6	0.9%
Northside West Endicott	655	22.8%	845	29.4%	608	21.2%	260	9.1%	313	10.9%	180	6.3%	9	0.3%	0	0.0%
Northside East Endicott	178	13.6%	398	30.5%	292	22.3%	157	12.0%	161	12.3%	78	6.0%	43	3.3%	0	0.0%
Central Endicott West	233	19.9%	450	38.5%	199	17.0%	132	11.3%	95	8.1%	36	3.1%	23	2.0%	0	0.0%
Central Endicott East	224	29.6%	220	29.1%	125	16.5%	67	8.9%	73	9.6%	48	6.3%	0	0.0%	0	0.0%
Southside / Riverview	162	15.4%	313	29.8%	262	25.0%	80	7.6%	146	13.9%	69	6.6%	0	0.0%	17	1.6%
Riverhurst	173	12.3%	463	33.0%	382	27.2%	144	10.3%	138	9.8%	70	5.0%	34	2.4%	0	0.0%
South Endwell	173	13.5%	474	37.1%	366	28.6%	104	8.1%	112	8.8%	35	2.7%	15	1.2%	0	0.0%
Central Endwell	119	8.7%	419	30.6%	265	19.4%	204	14.9%	260	19.0%	71	5.2%	20	1.5%	11	0.8%
North Endwell West	245	9.9%	720	29.2%	403	16.3%	250	10.1%	487	19.7%	308	12.5%	24	1.0%	31	1.3%
North Endwell East	153	5.9%	702	27.2%	401	15.6%	280	10.9%	547	21.2%	397	15.4%	49	1.9%	48	1.9%
Fairmont	50	5.9%	143	16.7%	98	11.5%	98	11.5%	243	28.5%	180	21.1%	26	3.0%	16	1.9%
Oakdale / Reynolds	355	13.7%	703	27.1%	422	16.2%	176	6.8%	514	19.8%	272	10.5%	109	4.2%	46	1.8%
Westover	59	10.7%	224	40.5%	110	19.9%	71	12.8%	46	8.3%	43	7.8%	0	0.0%	0	0.0%
Southside Johnson City	416	16.3%	906	35.4%	513	20.1%	254	9.9%	265	10.4%	132	5.2%	56	2.2%	14	0.5%
Floral Park	387	23.0%	641	38.1%	315	18.7%	156	9.3%	110	6.5%	52	3.1%	17	1.0%	4	0.2%
Central Johnson City	347	21.6%	544	33.9%	305	19.0%	83	5.2%	185	11.5%	69	4.3%	51	3.2%	21	1.3%
Northside Johnson City	472	19.9%	905	38.2%	470	19.8%	264	11.1%	176	7.4%	55	2.3%	23	1.0%	4	0.2%
Choconut	85	11.0%	211	27.2%	195	25.2%	104	13.4%	120	15.5%	47	6.1%	6	0.8%	7	0.9%



## 16. POPULATION PROJECTIONS

### **Introduction**

Preceding sections of the Population study have analyzed historical and existing characteristics of the Broome County area and the Town of Union. Population projections are a useful tool when determining future educational and community needs.

Due to the present economic and employment situation, it is extremely difficult to make accurate population projections. As the projections extend further in time, the accuracy of these projections may also diminish.

### **Regional Projection**

Table 35 illustrates the population projections for Broome County and selected municipalities as produced by the Southern Tier East Regional Planning and Development Board.

### **Town of Union Projections**

The projections are based on the trend that older areas of the county such as the City of Binghamton and the Villages of Endicott and Johnson City will continue to decline while suburban communities such as the towns of Vestal, Binghamton, and Maine will continue to grow more rapidly.

A basic-assumption is that employment will remain relatively stable, since the largest employers project little to no expansion. Much of the new residential development, therefore, will be reflecting shifts in areas of residence from the City of Binghamton and the villages to the unincorporated area of the town.



Table 35 ~ Broome County Population Projections Through The Year 2030

Age Group	2000			2010			2020			2030		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
0 to 4	5,747	5,524	11,271	6,024	5,743	11,767	6,459	6,160	12,619	6,406	6,109	12,515
5 to 9	6,598	6,363	12,961	5,888	5,625	11,513	6,445	6,173	12,618	6,484	6,218	12,702
10 to 14	7,244	6,752	13,996	5,787	5,589	11,376	6,076	5,883	11,959	6,355	6,174	12,529
15 to 19	7,754	7,752	15,506	8,275	8,833	17,108	7,833	8,508	16,341	8,265	8,980	17,245
20 to 24	7,334	7,182	14,516	8,728	9,377	18,105	7,768	8,640	16,408	8,030	9,004	17,034
25 to 29	5,239	5,377	10,616	6,149	6,470	12,619	6,126	6,801	12,927	5,918	6,658	12,576
30 to 34	5,959	6,165	12,124	5,569	5,695	11,264	6,260	6,876	13,136	5,579	6,305	11,884
35 to 39	7,508	7,599	15,107	5,244	5,519	10,763	5,964	6,427	12,391	5,787	6,495	12,282
40 to 44	8,009	7,933	15,942	5,909	6,291	12,200	5,758	6,084	11,842	6,239	6,972	13,211
45 to 49	7,026	7,034	14,060	7,029	7,282	14,311	5,289	5,636	10,925	5,880	6,397	12,277
50 to 54	6,299	6,563	12,862	7,303	7,428	14,731	5,500	5,985	11,485	5,410	5,848	11,258
55 to 59	4,755	5,278	10,033	6,375	6,522	12,897	6,252	6,624	12,876	4,834	5,248	10,082
60 to 64	4,145	4,566	8,711	5,527	6,030	11,557	6,327	6,784	13,111	4,808	5,475	10,283
65 to 69	3,691	4,324	8,015	4,032	4,899	8,931	5,306	6,051	11,357	5,094	5,989	11,083
70 to 74	3,503	4,555	8,058	3,146	3,853	6,999	4,179	5,115	9,294	4,720	5,696	10,416
75 to 79	2,812	4,318	7,130	2,572	3,295	5,867	2,893	3,853	6,746	3,739	4,725	8,464
80 to 84	1,790	3,262	5,052	1,969	3,039	5,008	1,841	2,755	4,596	2,428	3,669	6,097
85+	1,320	3,256	4,576	1,493	3,615	5,108	1,514	3,375	4,889	1,694	3,727	5,421
Total	96,733	103,803	200,536	97,019	105,105	202,124	97,790	107,730	205,520	97,670	109,689	207,359

Source: STER Broome County Fact Book, Cornell Insititue for Economic Development, 2002