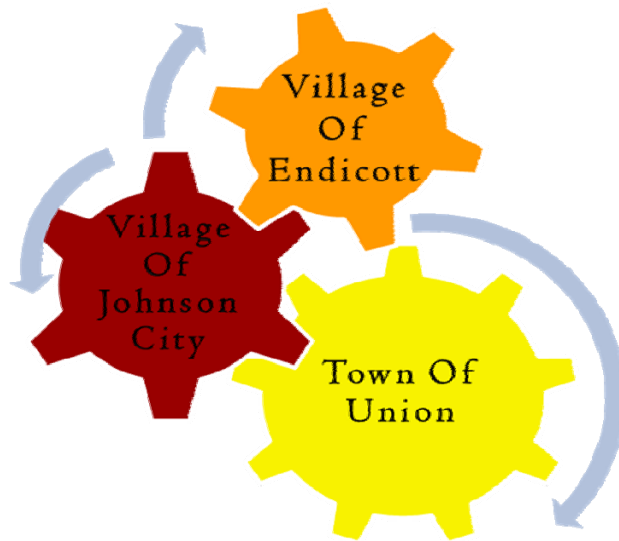


Goals & Objectives

Chapter 3



Community Profile

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Community Profile

3

Population

As of the 2000 Census, the Town of Union was the largest municipality in Broome County by population and the eighteenth largest town in New York State with a total population of 56,298. With Census 2000 populations of 15,535 and 13,038 respectively, Johnson City ranks nineteenth and Endicott twenty-second among the largest villages in the state.

The populations of Endicott and Johnson City each peaked in 1950 at 20,050 and 19,249 respectively. The populations of the Part-Town area and the Town as a whole peaked in 1970 at 29,909 and 64,490. Since 1970, the Town has lost thirteen percent of its population while Endicott and Johnson City have lost sixteen percent and nine percent respectively.

In 1920, the Village of Endicott accounted for nearly fifty percent of the town's population. The year 1960 marked the first Census period in which the Part-Town area population exceeded both villages. By 2000, the Part-Town area had grown significantly and now represents nearly fifty percent of the town's total population.

 Figure 1 ~ Town Of Union Population Trend

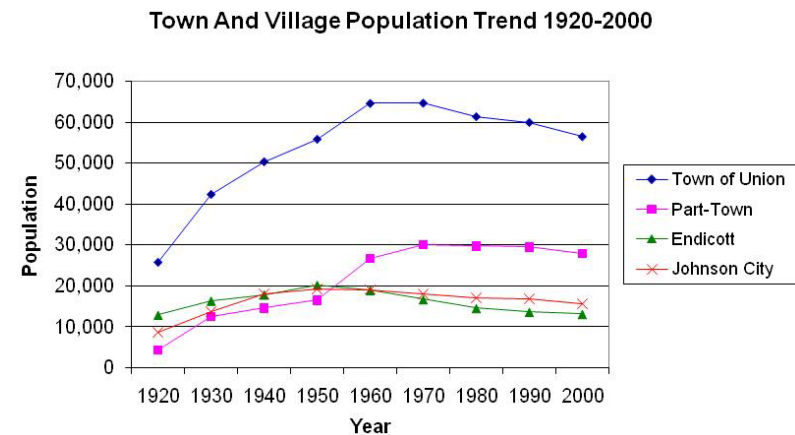
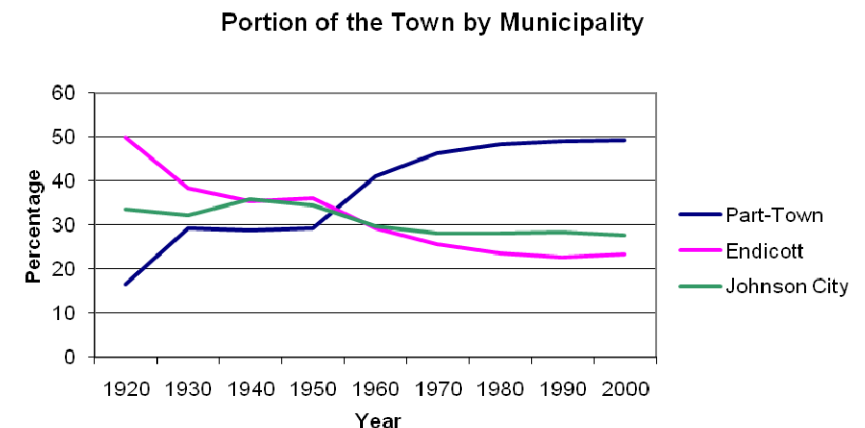
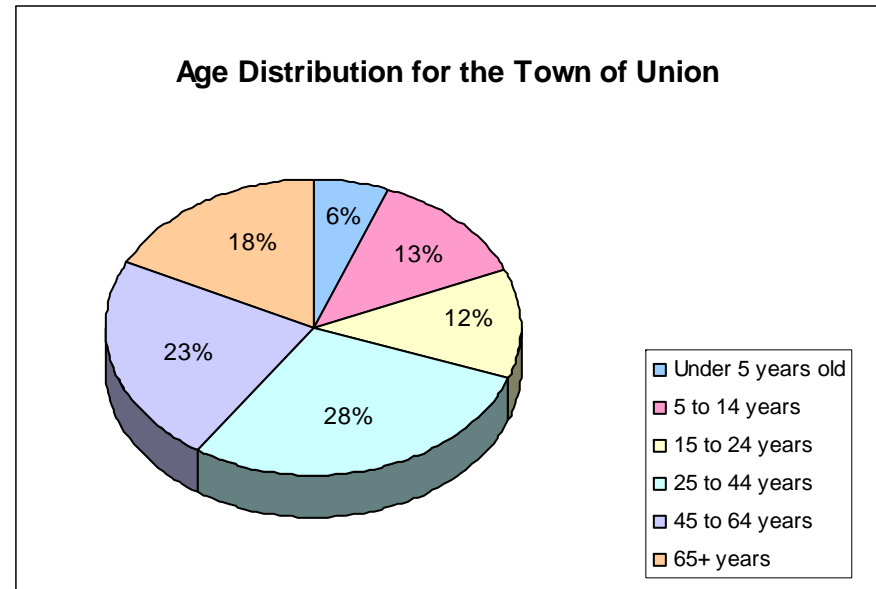


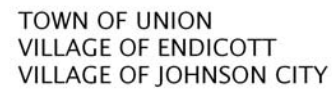
 Figure 2 ~ Portion of Town Of Union Population, By Municipality

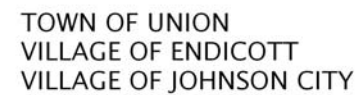


Age **Figure 3 ~ Town Of Union Age Distribution**

In 2000, the median age in the Town of Union was 39.5 years of age. This figure is slightly higher than that of Broome County at 38.2 years of age and New York State at 35.9 years of age. In terms of land use, the dependent populations of the Town, that is to say those residents under the age of eighteen and over the age of sixty-two, are significantly higher than those of the state and nation. These age groups account for 43.4% of town residents compared with 39.6% of state residents and 40.4% of all residents of the United States. These age populations tend to impact community facilities and services such as day care centers, recreational facilities, nursing homes, senior citizen housing, senior services, and health care facilities. More than twenty percent of Town residents are over the age of sixty-two compared to approximately fifteen percent of residents at the state and national levels. At just under six percent, the percentage of Town residents aged eighty and over is nearly double that of the state and nation.



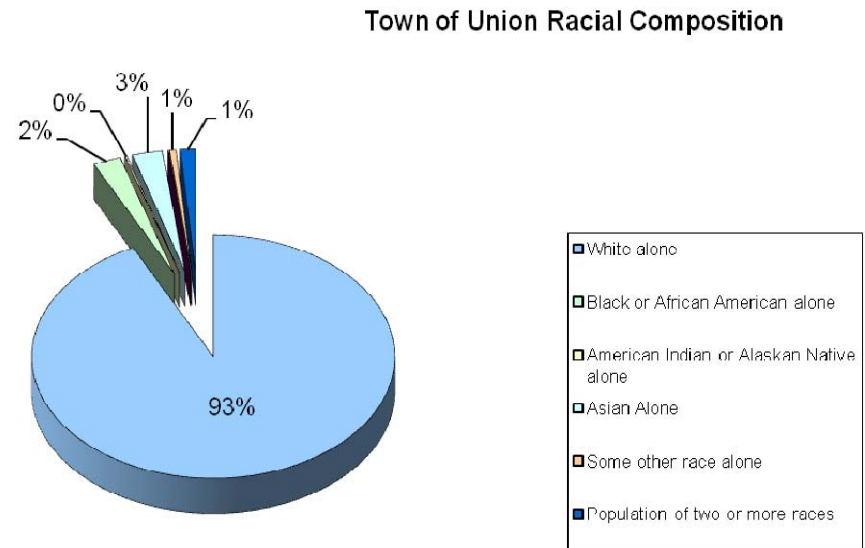




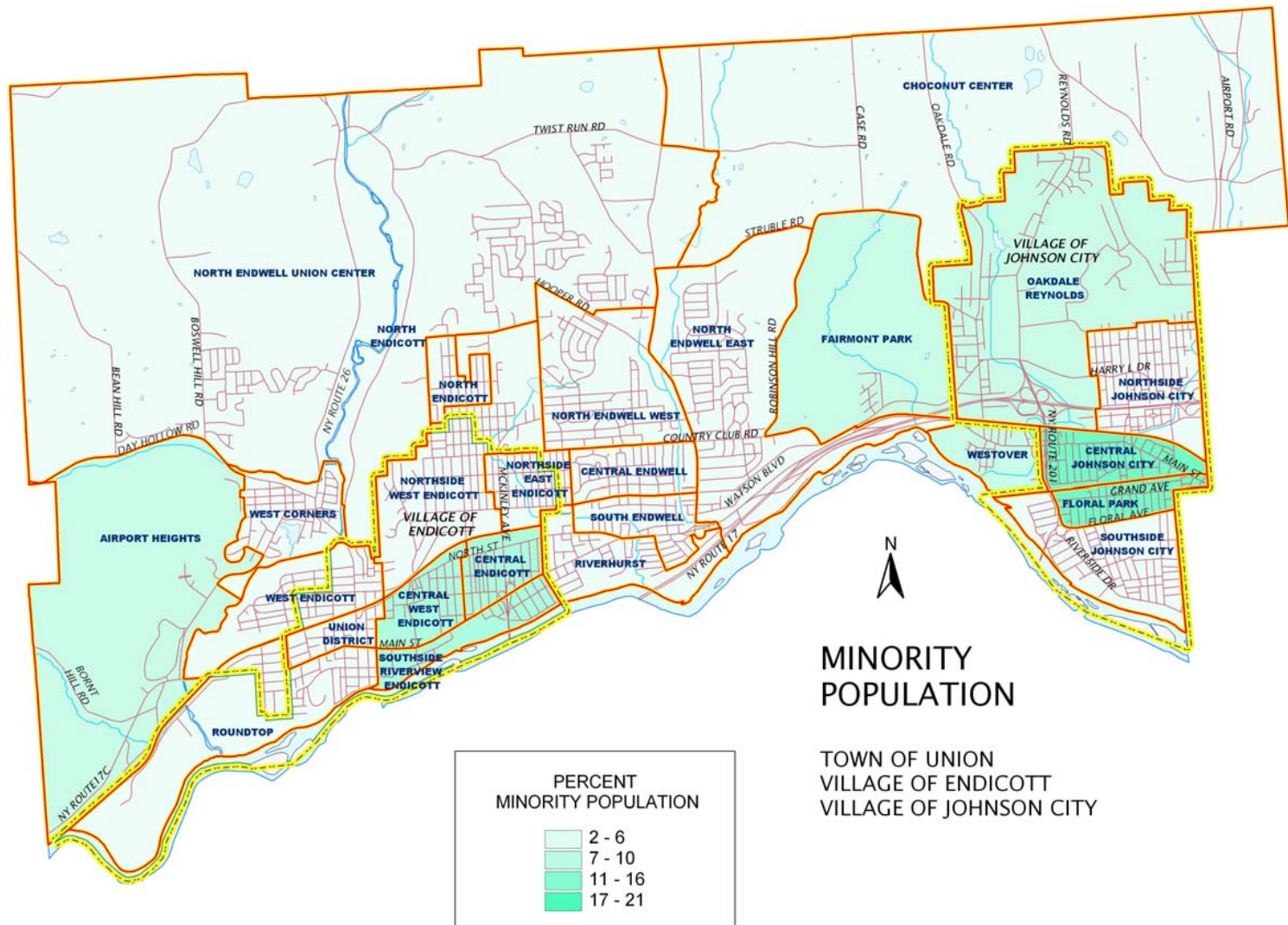
Race

The Town of Union remains substantially homogeneous in terms of race with nearly ninety-three percent of residents identifying themselves as White in the 2000 Census. This compares with approximately sixty-eight percent of state residents and seventy five percent of United States residents. At just under three percent of the population, the largest minority group in the Town of Union is comprised of those residents who identified themselves under the Census race category of Asian, Native Hawaiian, and Other Pacific Islander. This group accounts for five and one half percent of state and just over three and one half percent of United States residents. Residents who identified themselves as Black/African American account for just under two and one-half percent of the town's population while accounting for just under sixteen percent of state residents and just over twelve percent of United States residents. Only one and one half percent of town residents identified themselves as Hispanic compared to just over fifteen percent of state and twelve and one half percent of United States residents.

 **Figure 4 ~ Percentage of Town Of Union Population, By Race**



Map 3 ~ Percentage of Minority Population, By Census Tract



Housing

 Table 1 ~ Change In The Number Of Housing Units, 1990-2000

	Part Town	Endicott	Johnson City	Total
1990	11,141	7,007	8,197	26,345
2000	12,175	6,686	7,646	26,507
Change	9.3%	-4.6%	-6.7%	0.6%

Table 1 shows that while the number of housing units in the town as a whole increased by slightly more than one half of one percent from 1990-2000, the villages both lost housing units. These losses were more than offset by new construction in the Part-Town area where the number of units actually grew by more than nine percent.

Figures 5 through 10 illustrate the characteristics of the housing stock in the Town of Union. Figures 5 and 6 reflect the median year of construction and median value by neighborhood. Most of the housing stock in the villages was built prior to 1950. Median Housing Values are lower in the more urbanized areas of the community such as the Central Johnson City, Floral Park, Westover, Central Endicott West, Central Endicott East, West Endicott, and South Endwell neighborhoods.

 Figure 5 ~ Median Year of Housing Construction, By Neighborhood

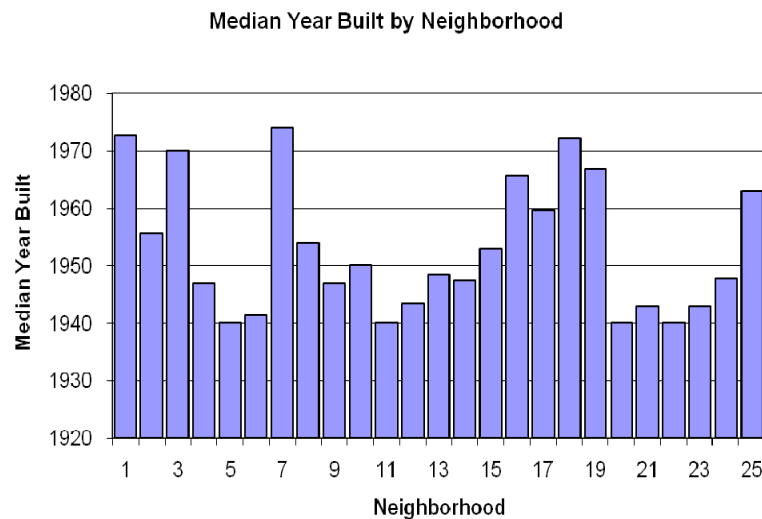
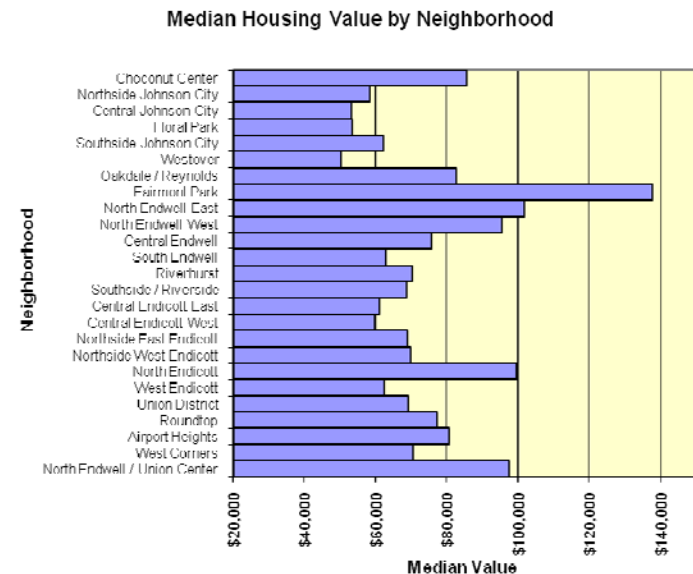
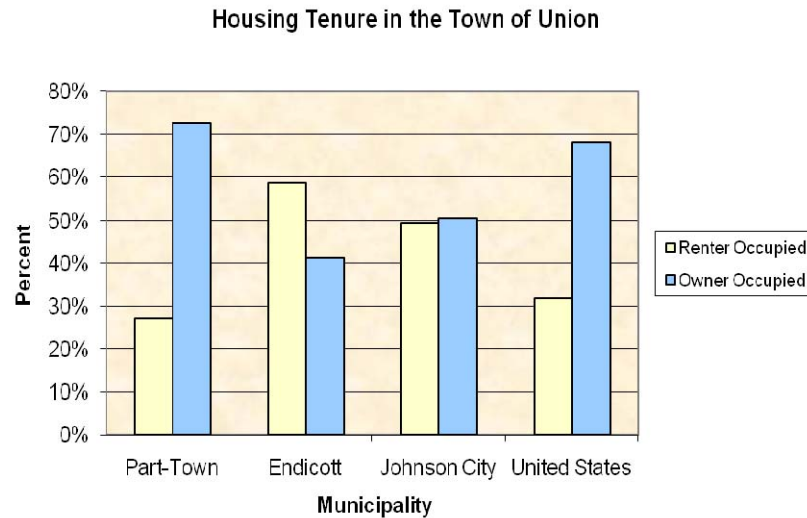


 Figure 6 ~ Median Housing Value, By Neighborhood

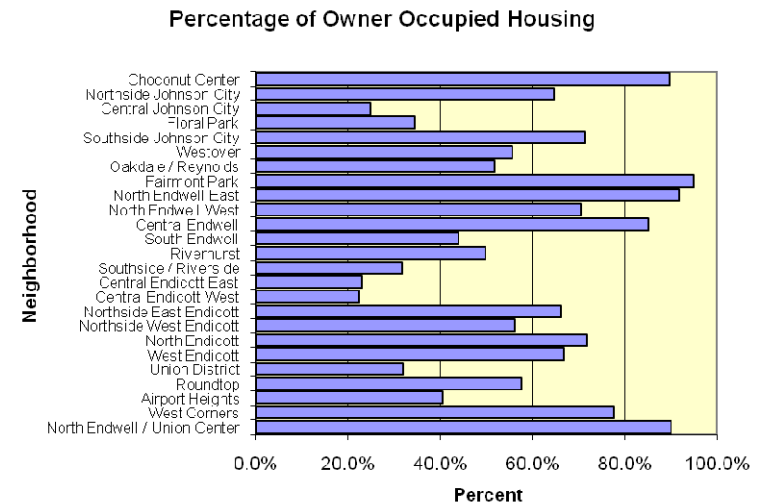


Figures 7 and 8 highlight the tenure patterns for housing units in the town. While the Part-Town area exceeds the national homeownership rate of 67.8 percent the villages lag far behind due to the manner in which the communities developed as the area became more industrialized. Both villages have a substantial amount of their respective housing stocks in the form of multi-family buildings. Given the scarce amount of vacant land in the villages, the rate of homeownership is unlikely to change significantly.

 **Figure 7 ~ Housing Tenure, By Municipality**



 **Figure 8 ~ Percentage of Owner Occupied Housing, By Neighborhood**



Figures 9 and 10 illustrate the percentage of single family homes and age of housing for the town as a whole. The housing stock of the Part-Town area is overwhelmingly single-family at more than ninety percent. While single-family homes in Endicott and Johnson City overall represent seventy and eighty percent of their respective housing units, these figures underscore how densely developed the remaining residential buildings are.

As illustrated in Figure 10, approximately eighty-eight percent of the housing units in the town were constructed before 1979. Lead paint was not banned until 1978 therefore it is possible that a large number of dwelling units in the town contain surfaces that are treated with lead paint. For this reason alone it is imperative that older homes undergo regular and routine maintenance in order to prevent painted surfaces from deterioration such as chipping, peeling, flaking, and chalking which can lead to possible lead hazards. This is one area in particular where proactive code enforcement can play a vital role in maintaining a healthy living environment for all Town of Union residents.

 Figure 9 ~ Percentage of Single Family Homes, By Municipality

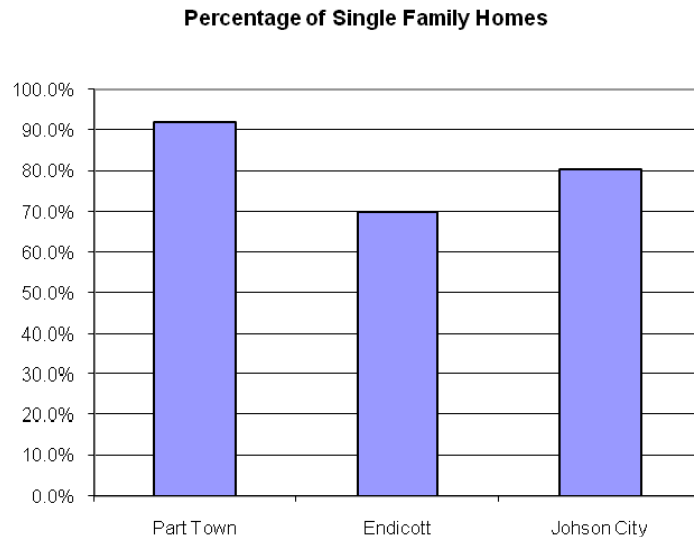
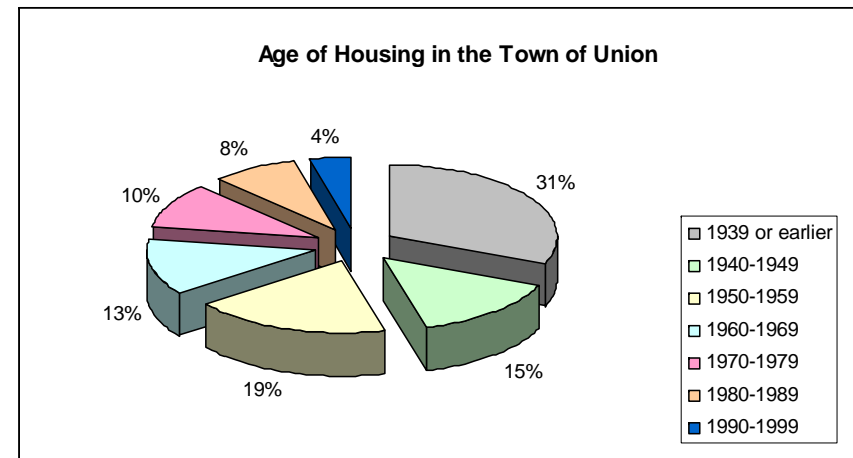


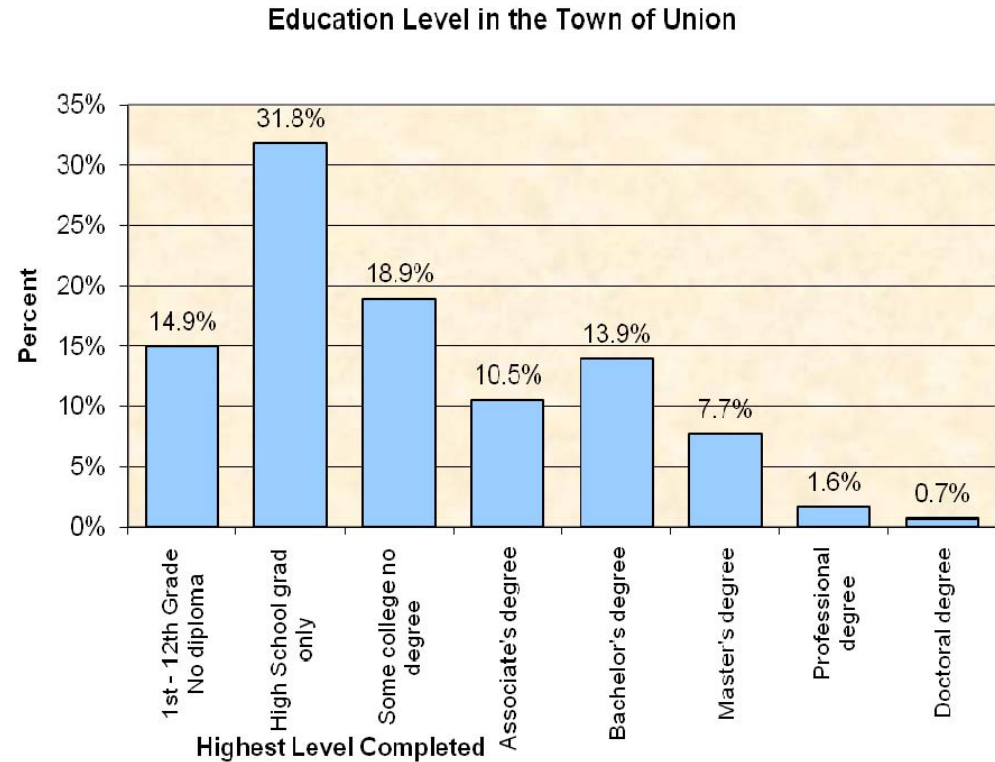
 Figure 10 ~ Town of Union, Age of Housing, By Year Constructed



Education

As a whole, the Town of Union (84.1%) outpaces Broome County (83.8%), New York State (79.1%), and the nation (80.4%) in percentage of the population over the age of twenty-five that has attained at least a high school diploma. Town residents (23.5%) surpass Broome County residents (22.7) in percentage of the same age group possessing a Bachelor's Degree but trail New York (27.4%) and the nation (24.4%).

 **Figure 11 ~ Education Levels, Town Of Union**



Income

One area of concern however, is the percentage of individuals in the villages whose income is less than the federal poverty level. While the Town as a whole (11.3%) fares well compared to Broome County (12.8), New York State (14.6%), and the nation (12.4%), both Endicott (18.7%) and Johnson City (16%) are substantially higher. The Central Johnson City, Floral Park, Southside/Riverside, Central Endicott East, Central Endicott West, and Union District neighborhoods all have percentages of individuals living below the poverty level that is more than double that of the Town of Union as a whole

CDBG Target Areas are those areas where at least fifty-one percent of the population has an income not greater than eighty percent of the median income, by family size, for the Binghamton Metropolitan Statistical Area (MSA).

 Figure 12 ~ Family Income Ranges, Town Of Union

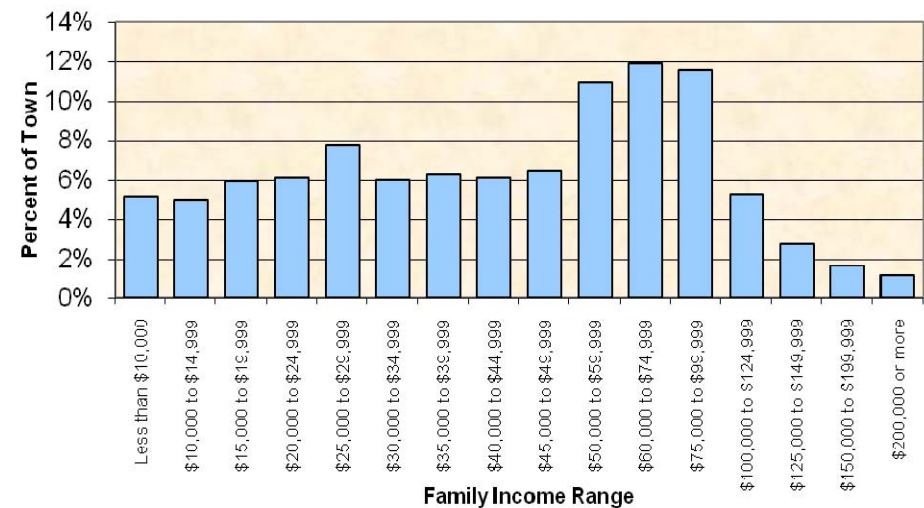
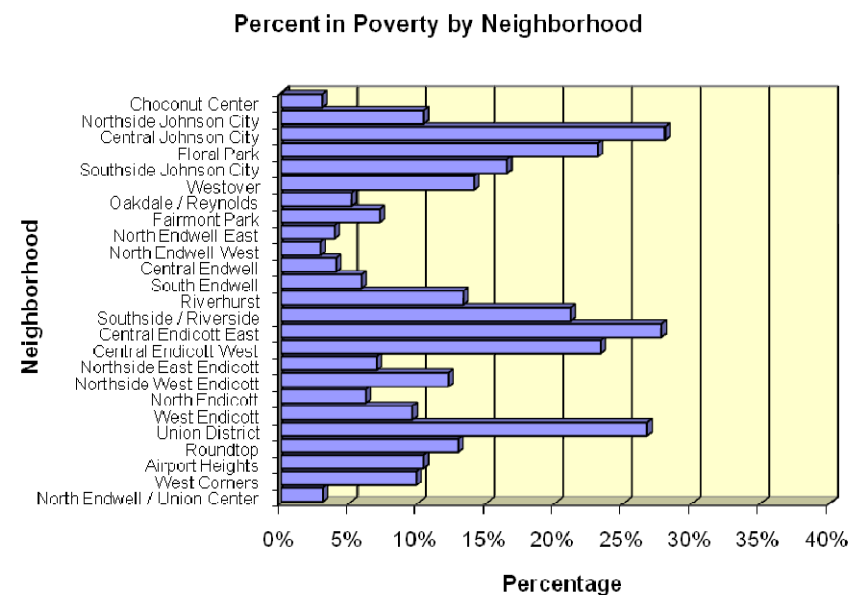
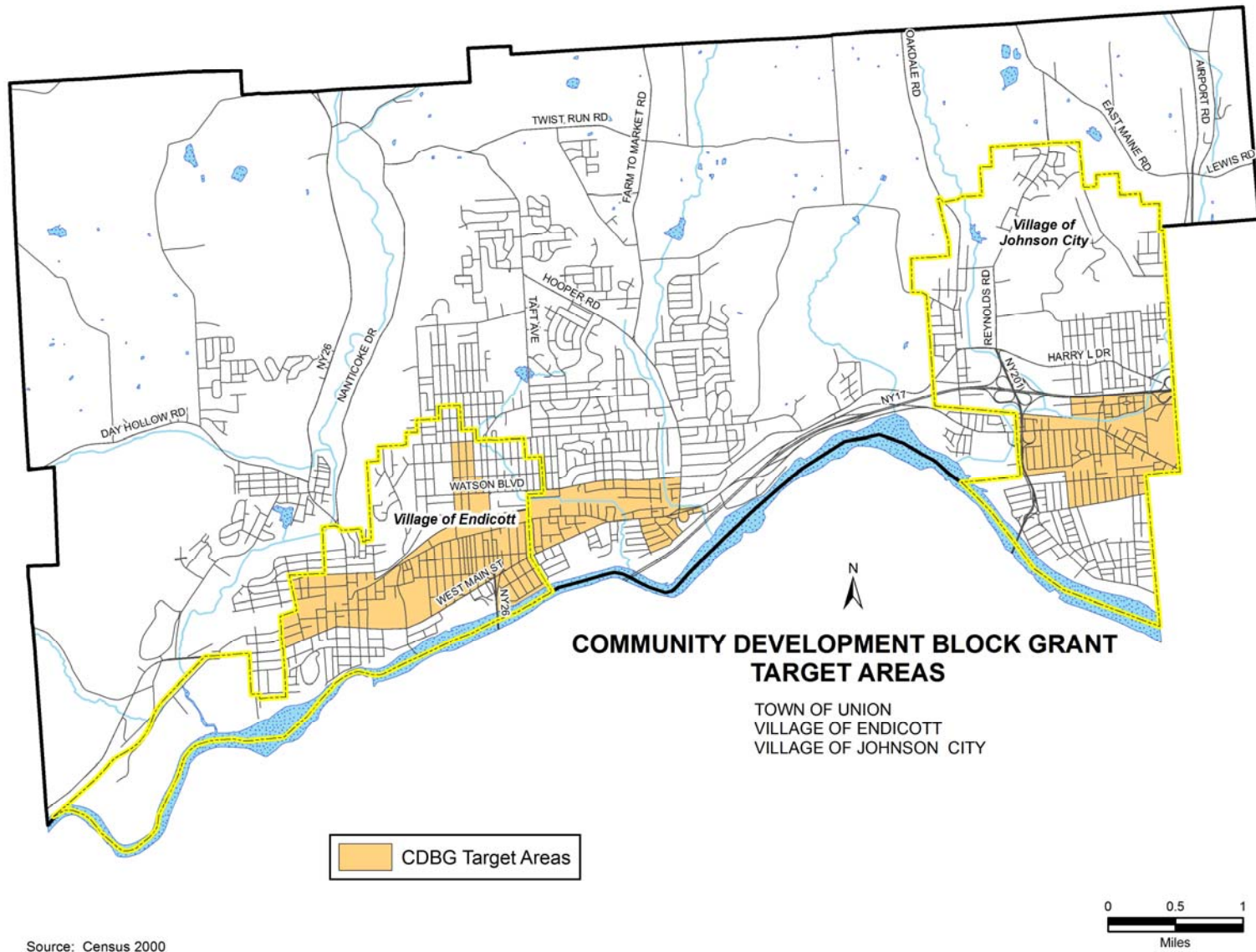


 Figure 13 ~ Percentage of Individuals Living In Poverty, By Neighborhood

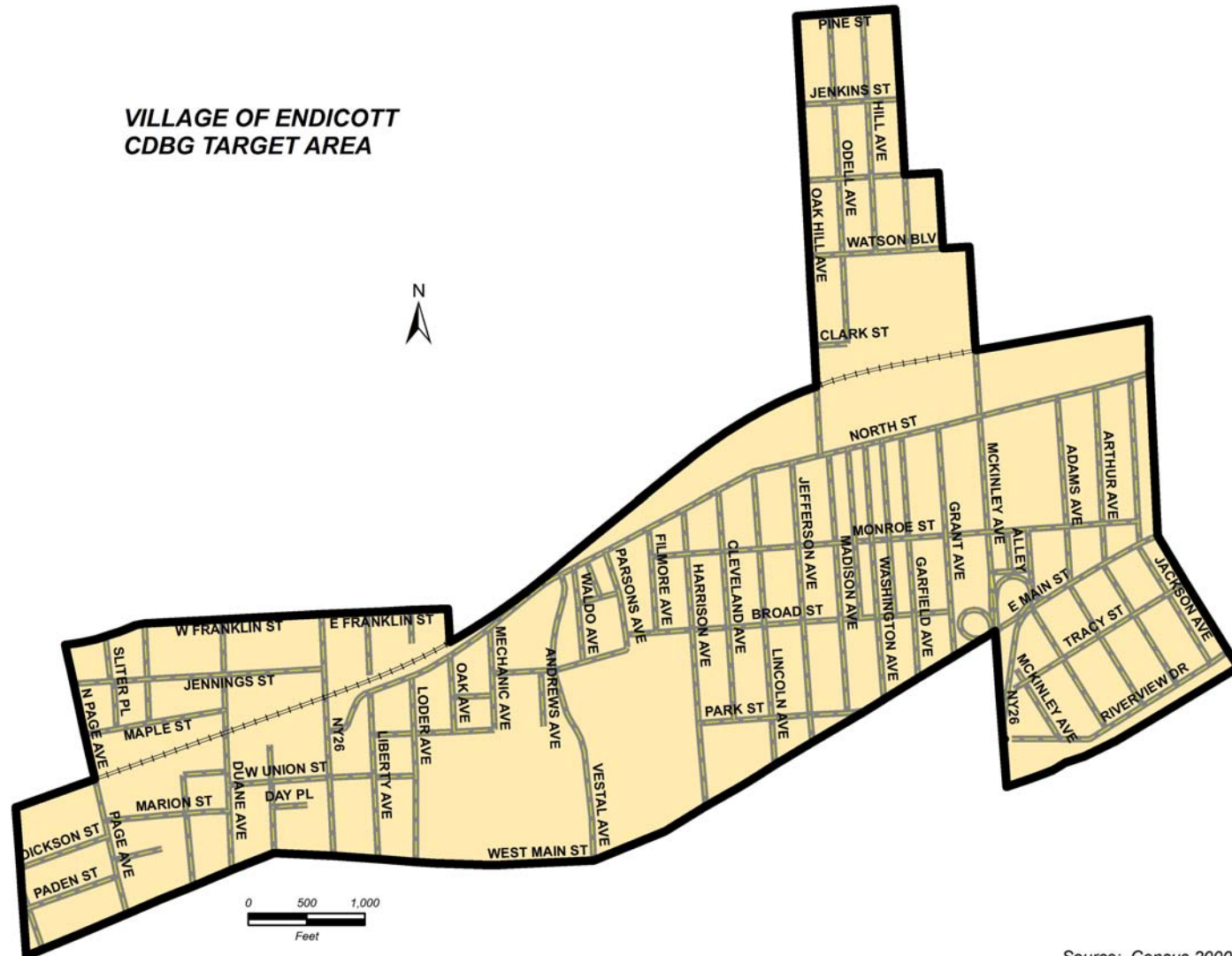


Map 4 ~ Town of Union Community Development Block Grant (CDBG) Program Target Areas



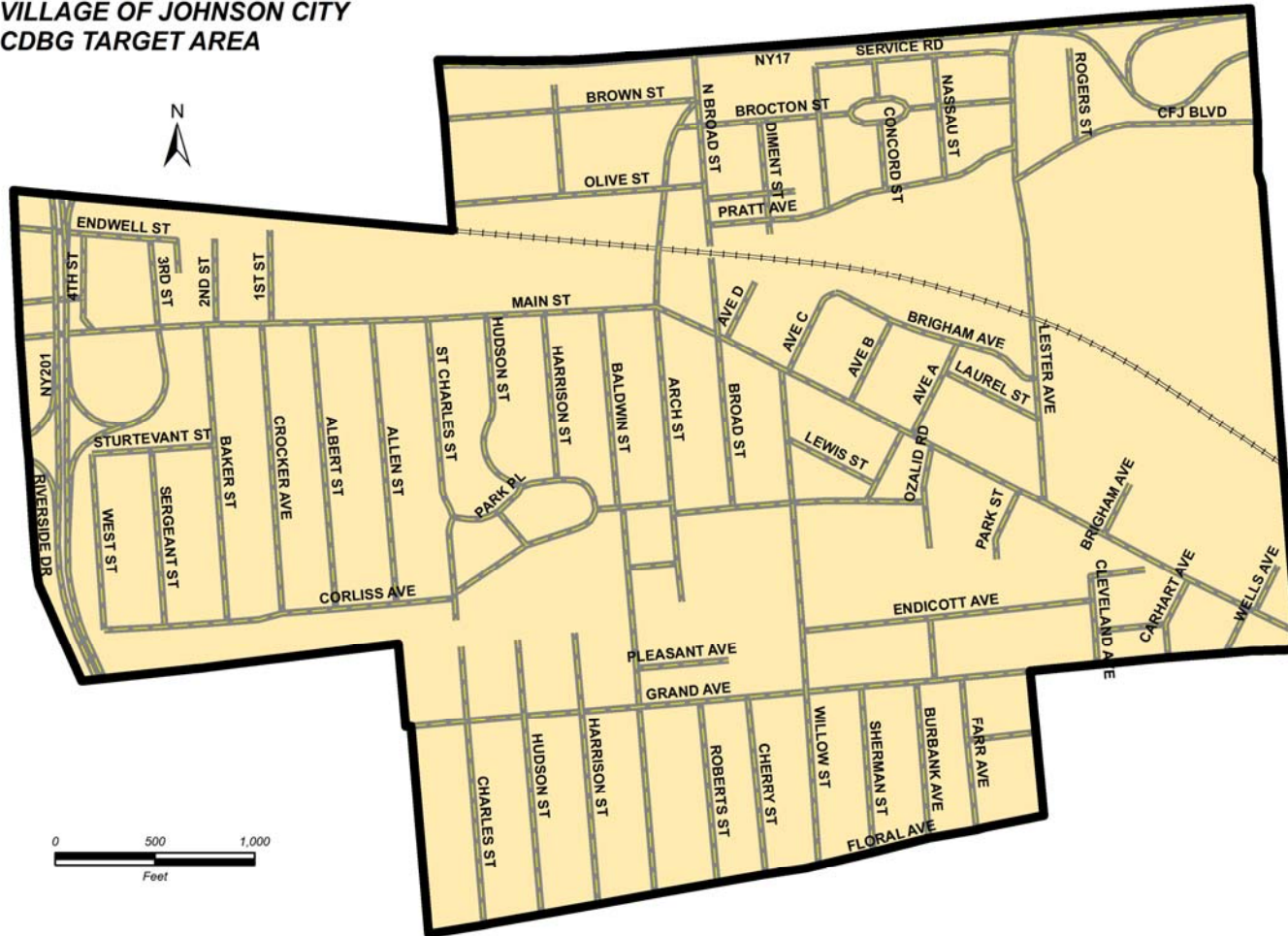
Source: Census 2000

Map 5 ~ Village of Endicott Community Development Block Grant (CDBG) Program Target Area



Map 6 ~ Village Of Johnson City Community Development Block Grant (CDBG) Program Target Area

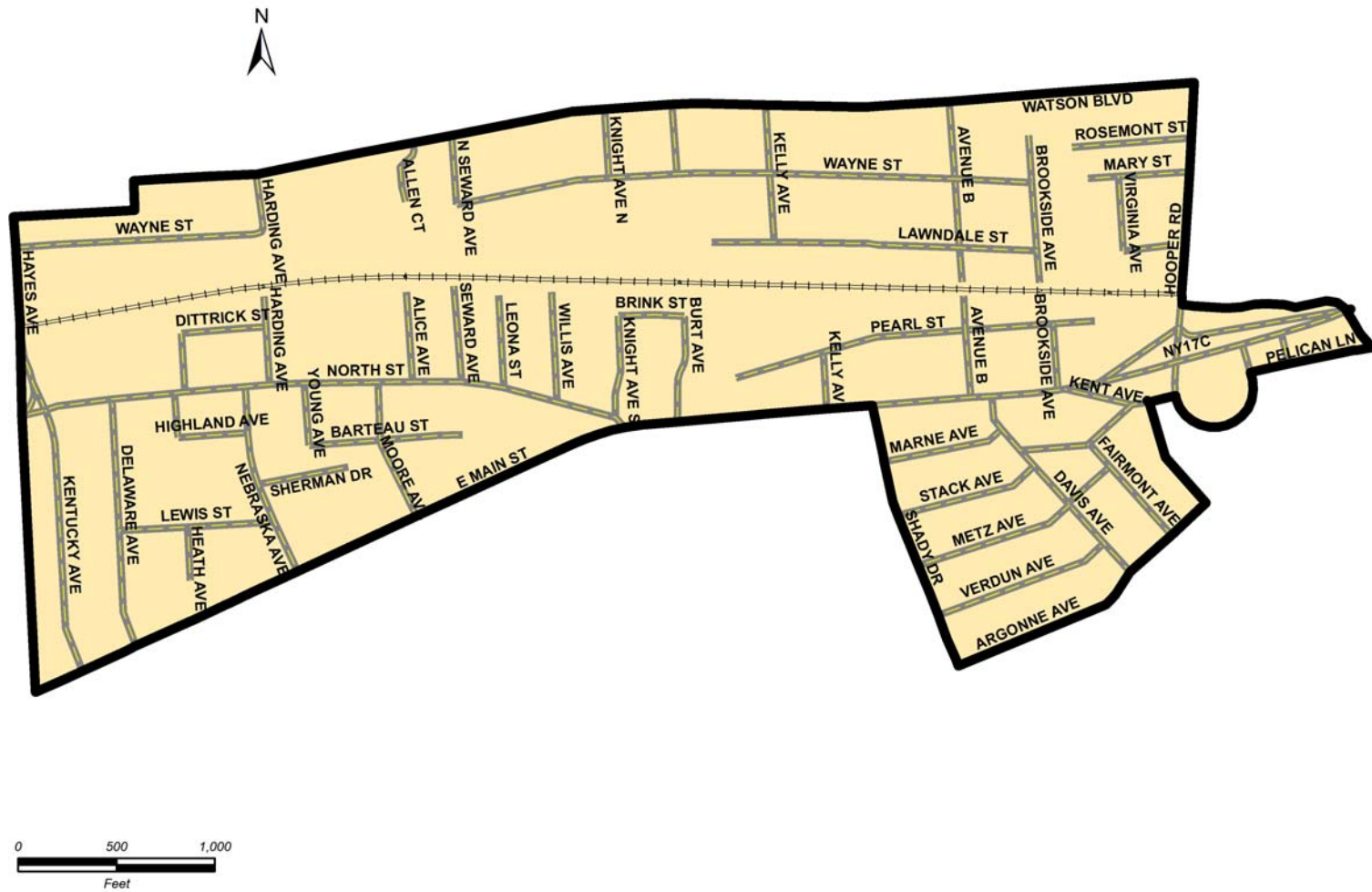
VILLAGE OF JOHNSON CITY
CDBG TARGET AREA



Source: Census 2000

Map 7 ~ Part-Town Area Community Development Block Grant (CDBG) Program Target Area

ENDWELL CDBG TARGET AREA



Source: Census 2000

The Town and Villages have worked cooperatively for more than thirty years in order to receive funding on an annual basis under HUD's Community Development Block Grant (CDBG) program. All communities receiving such funding must prepare a Consolidated Plan. The five-year Consolidated Plan outlines needs in the community and identifies strategies to meet those needs. Table 2 illustrates the priorities approved by the Town for the Consolidated Plan covering Federal Fiscal Years 2005 through 2009.

CDBG funds will play a vital role in addressing many of the elements of the Unified Comprehensive Plan. CDBG funds can be used to address homeownership needs, housing rehabilitation, infrastructure, park improvements, demolition of blighted structures, economic development, and community services. While the use of CDBG funds are subject to program regulations approved by Congress and can't be used in many parts of the town, the targeting of this limited financial resource toward low and moderate income neighborhoods will go a long way in achieving the goals and objectives of the Comprehensive Plan.

 Table 2 ~ Town of Union Consolidated Plan Priorities



Town Of Union, New York

Consolidated Plan Priorities (2005-2009)

PRIORITY 1

Provide extremely low, very low, and low-income renters with rental assistance to alleviate rent cost burden (paying more than 30% of gross income for rent) and excessive rent cost burden (paying more than 50% of gross income for rent and provide all renters with a choice of affordable decent, safe and sanitary rental units.

PRIORITY 2

Promote homeownership as the preferred form of housing tenure by maintaining the existing affordable housing stock and by providing financial assistance for the purchase and/or rehabilitation of existing housing.

PRIORITY 3

Provide the elderly with housing opportunities and support services necessary to maintain their independence.

PRIORITY 4

Provide additional affordable housing units and support services for persons with a wide range of special needs.

PRIORITY 5

Promote the provision of additional outreach services, supportive housing, and permanent housing for the homeless and those at-risk of becoming homeless.

PRIORITY 6

Preserve and enhance the quality of life in older neighborhoods by providing high quality public amenities such as parks, public facilities, and infrastructure to eliminate blight, reduce the number of deteriorated and deteriorating housing units, and create an environment conducive to attracting additional public and private investment.

PRIORITY 7

Provide services and support for the elderly, youth, disabled, and other extremely low-, very low-, and low-income people in a manner that encourages public, private, and non-profit sector collaboration and reduces program duplication

PRIORITY 8

Promote accessibility to public facilities and places by removal of architectural barriers.

PRIORITY 9

Preserve buildings and neighborhoods of local, state, and national historic importance and/or architectural significance.

PRIORITY 10

Enhance job creation/retention for low and moderate income persons by improving the viability of target area neighborhood business districts, promoting the rehabilitation of commercial/industrial structures, improving target area infrastructure such as street amenities and parking facilities in order to stimulate private investment, and providing technical assistance to new and established businesses.

PRIORITY 11

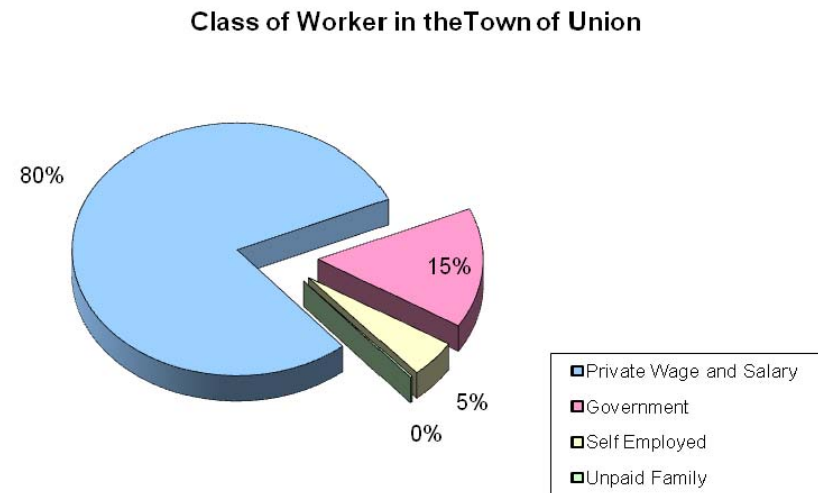
Provide administrative and planning activities necessary for the implementation of the objectives, actions, and programs outlined in the Consolidated Plan and Annual Action Plans.

Occupation

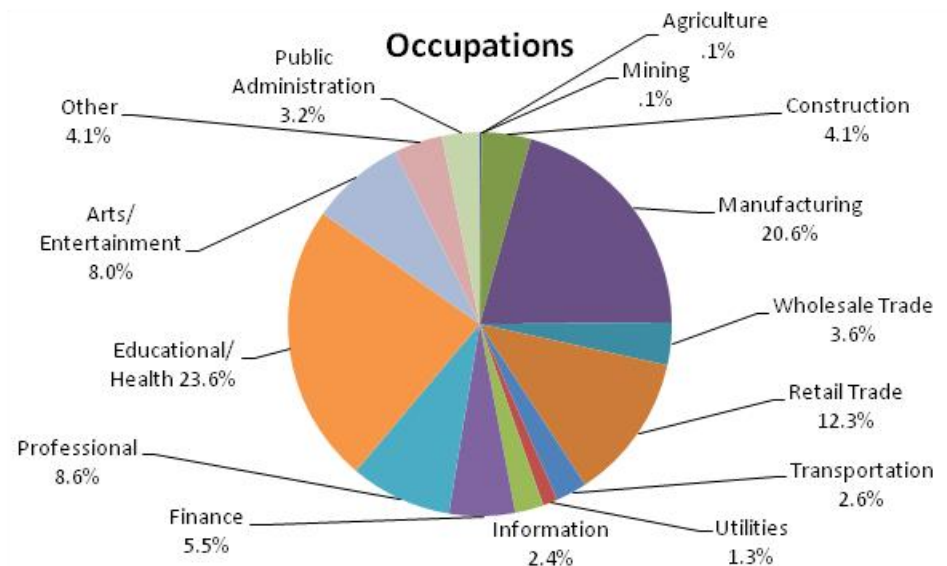
The private sector employs eighty percent of the workforce. The public sector, including government and education, employs another fifteen percent of the workforce with self-employed workers making up the balance of five percent.

The Educational/Health care category accounts for nearly twenty-four percent of the workforce. Despite the severe losses in the field over the past decade, nearly twenty-one percent of town residents are still employed in manufacturing. Just over twelve percent of residents earn their living in the retail trade. Professionals account for just fewer than nine percent of workers. The Arts/Entertainment field rounds out the top five occupations with eight percent of workers.

 **Figure 14 ~ Town of Union Class of Worker, By Broad Category**



 **Figure 15 ~ Town of Union Occupations, By Broad Category**



Unemployment

As shown in Figure 16, the Town of Union has typically outperformed both the County and State in maintaining high levels of employment. The large job losses that occurred in the 1990s in the industrial sector have been somewhat offset by growth in other areas such as services and retail. The wages and benefits associated with these positions typically do not equate to those of the manufacturing jobs that were lost.

Government Structure

The Town is governed by a Town Board consisting of a Supervisor and four council members, all of whom are elected at large. The term of office for the Supervisor is two years and four years for the council seats. The terms of office for council members are staggered so that two seats, along with that of the Supervisor, are contested every two years. The Town also has an elected Town Clerk and two elected Town Justices.

The villages are each governed by a Board of Trustees. In Johnson City, the Board consists of a Mayor and four trustees. In Endicott, the Board currently consists of a Mayor and five trustees with one trustee position due to be eliminated as a result of a referendum approved by voters to reduce the Board from seven members to five over a specified period of time.

Figures 17, 18, and 19 illustrate the departmental structures of each community.

 **Figure 16 ~ Town Of Union Unemployment Rates, 2000-2006**

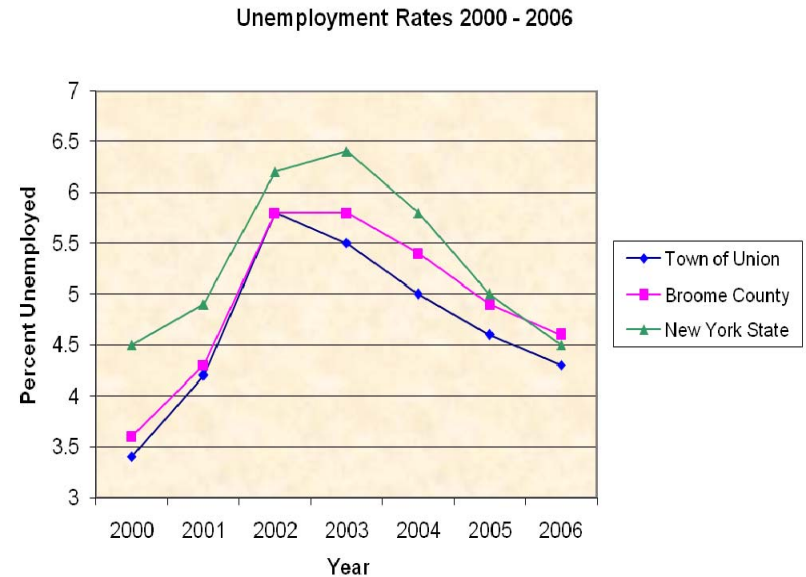
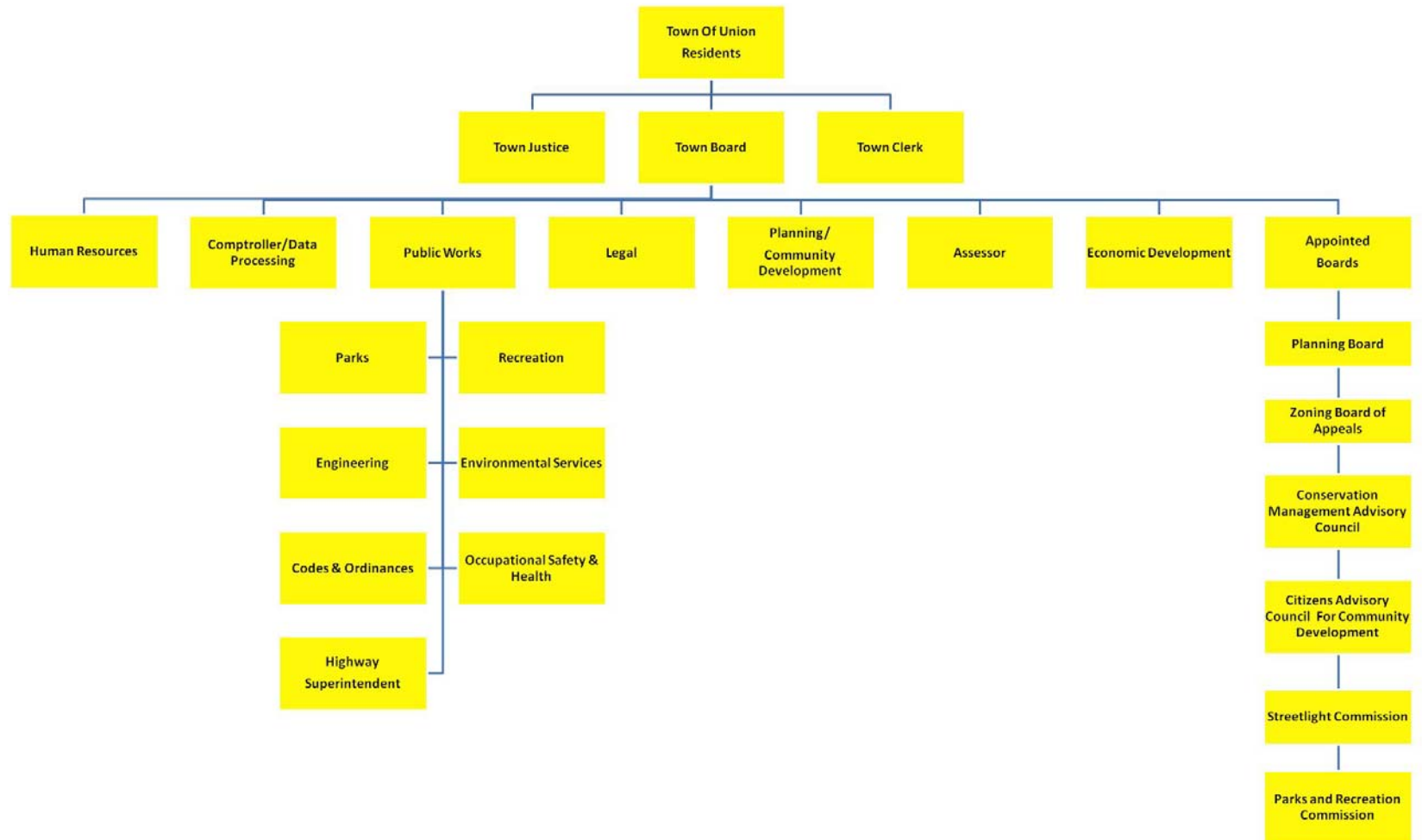
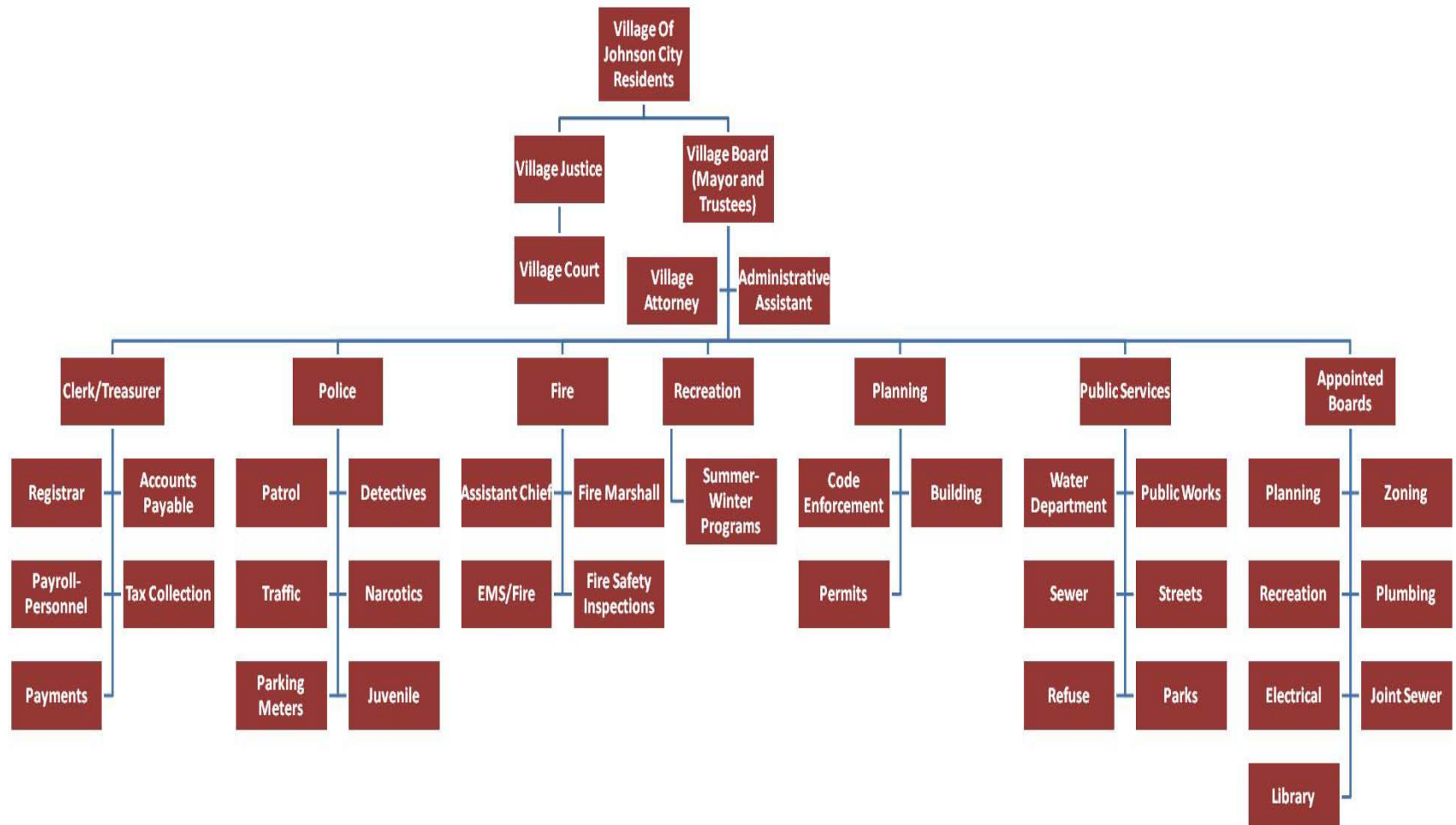
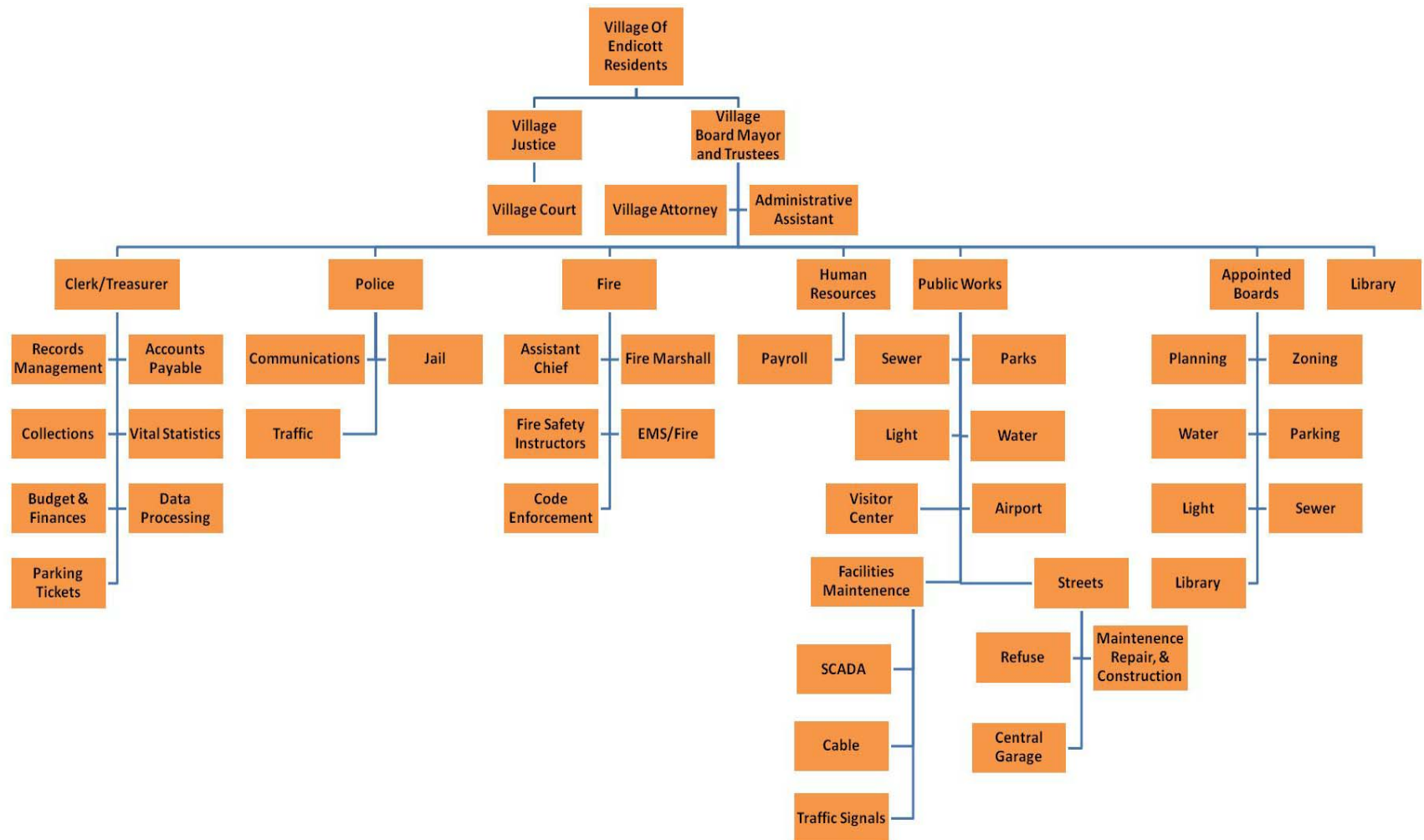


 Figure 17 ~ Town Of Union Organizational Chart

 **Figure 18 ~ Village Of Johnson City Organizational Chart**



 **Figure 19 ~ Village Of Endicott Organizational Chart**



Assessed Value Trends

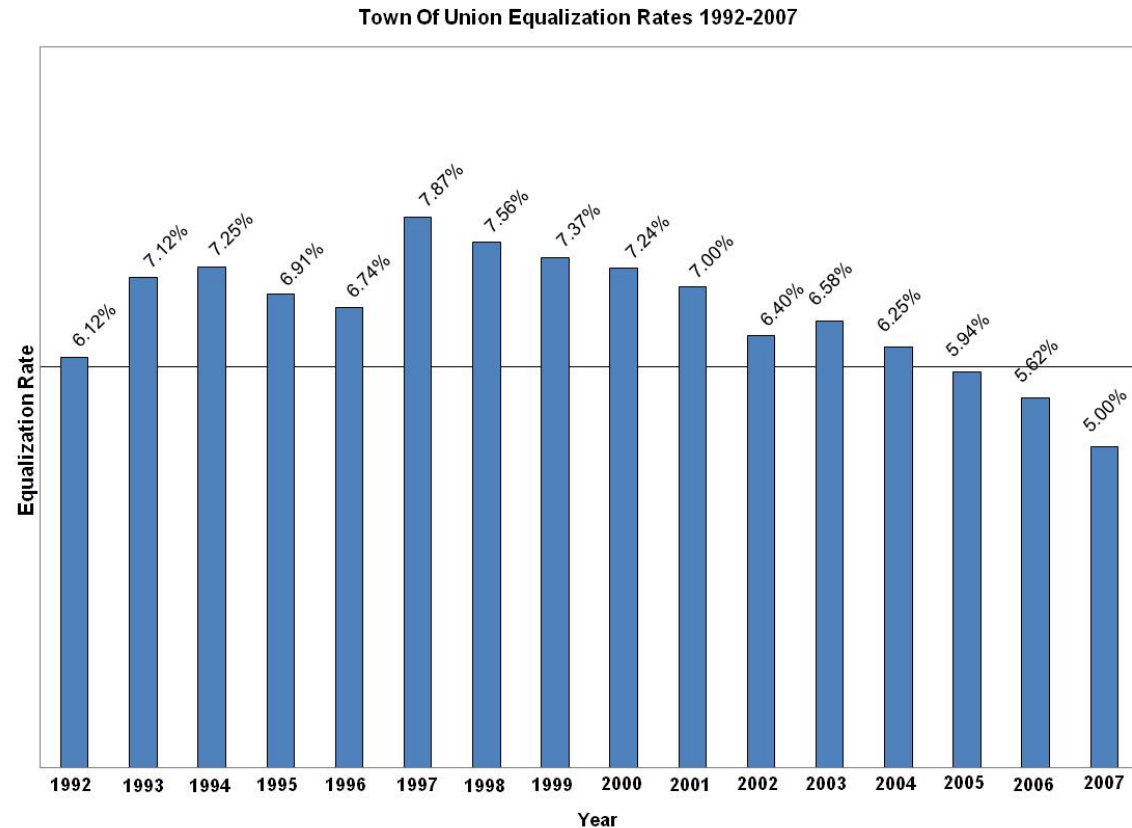
 Figure 20 ~ Town Of Union Equalization Rates, 1992-2007

Equalization Rate

Equalization rates are established by the New York State Board of Equalization and Assessment. The Board samples all types of properties in given communities on an annual basis. Utilizing data from appraisals and sales, which are compared to assessments, weighted ratios are determined. State equalization rates have many uses, one of which is a yard stick which converts assessments to a market value standard.

In simple terms, an equalization rate represents the average level of assessment in each community. For example, an equalization rate of 80 means that, ***on average***, the property in a community is being assessed at 80% of its market value. The words "on average" are stressed to emphasize that that an equalization rate of 80 does not mean that each and every property is assessed at 80% of full value. Some may be assessed at lower than 80%, while others may be assessed at higher than 80%.

School districts that comprise more than one city, town, or village must use the equalization rate to determine the tax rates for each municipality. This requirement brings some semblance of equity to how the taxes are distributed in any one school district, so that ideally a home with a full market value of \$100,000 in one community will pay the same taxes as a home with a market value of \$100,000 in the next community, regardless of how those two homes are



assessed. Over the ten-year period from 1997-2007, the Town's equalization rate dropped from 7.87% to 5%, an indication that the market value of homes increased during that period.

 Figure 21 ~ Town Of Union Assessed Value

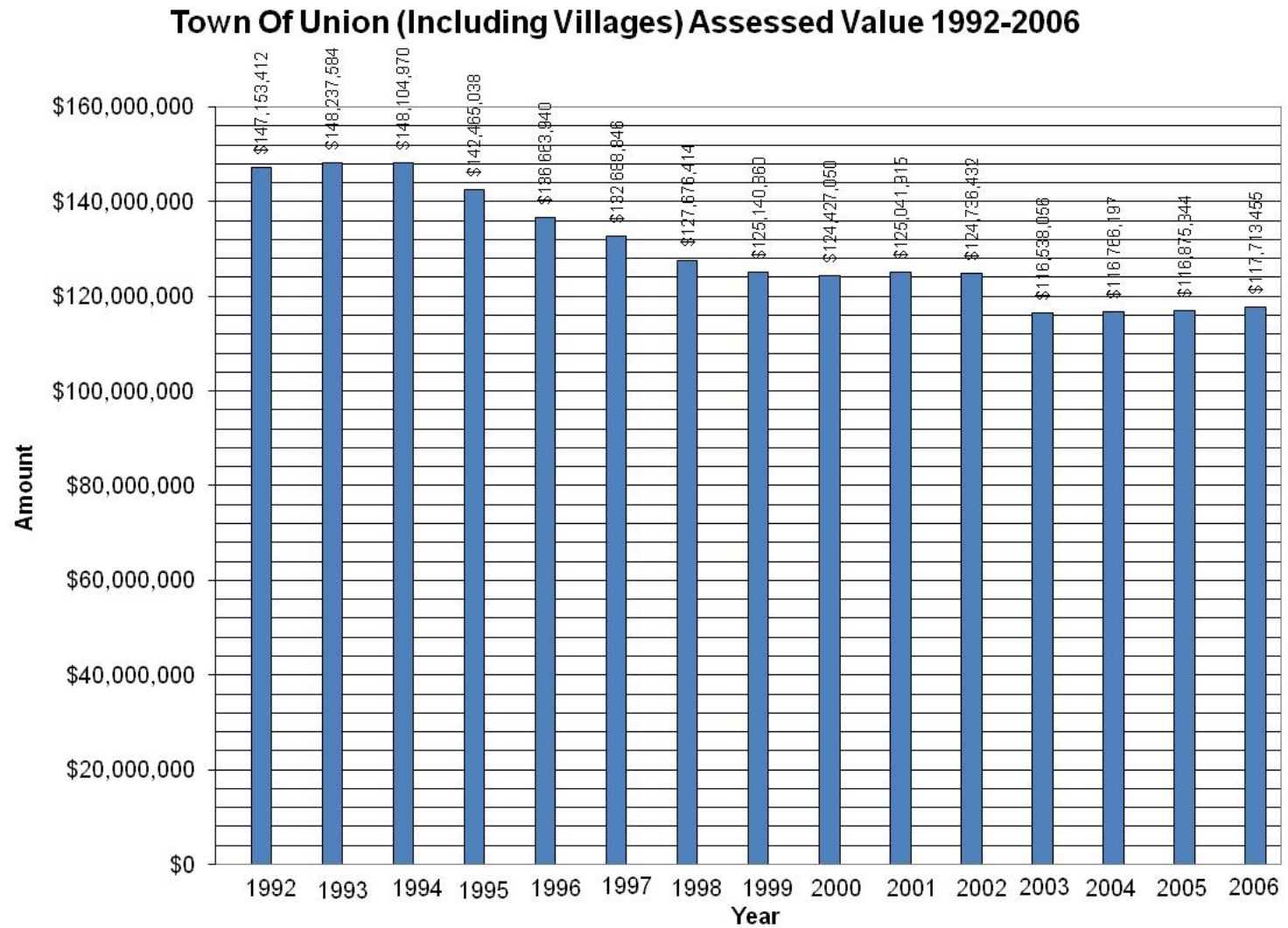
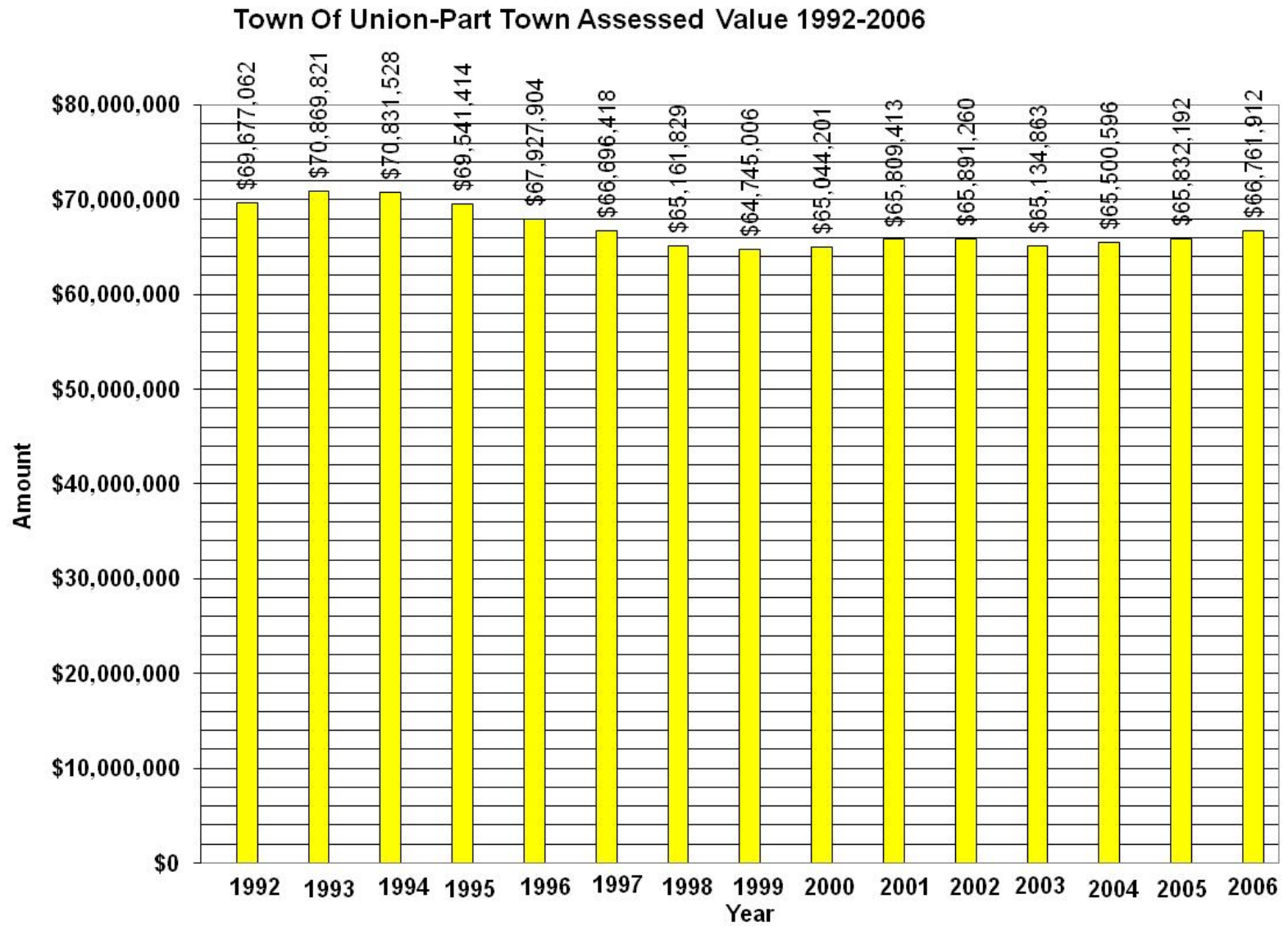
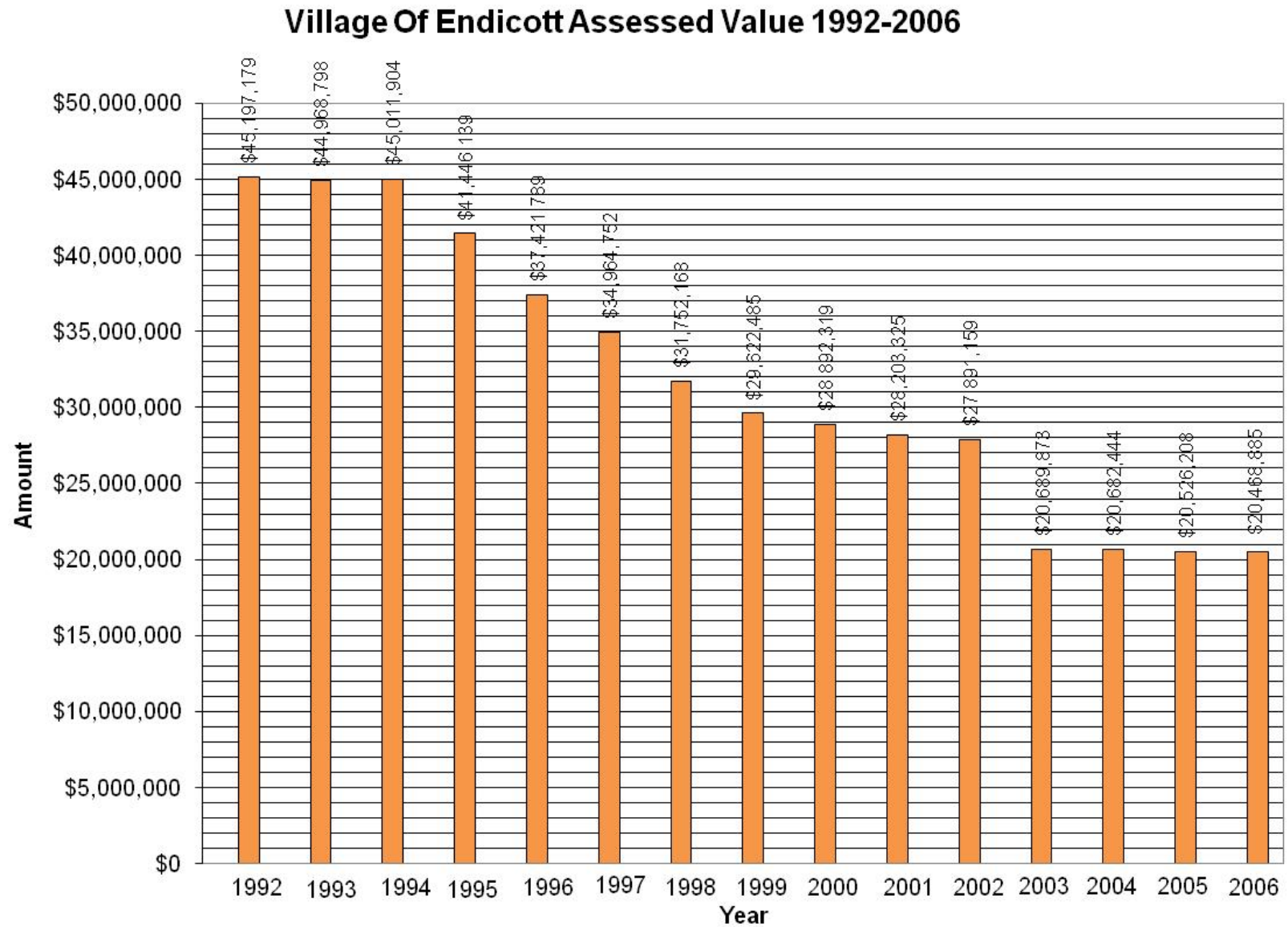
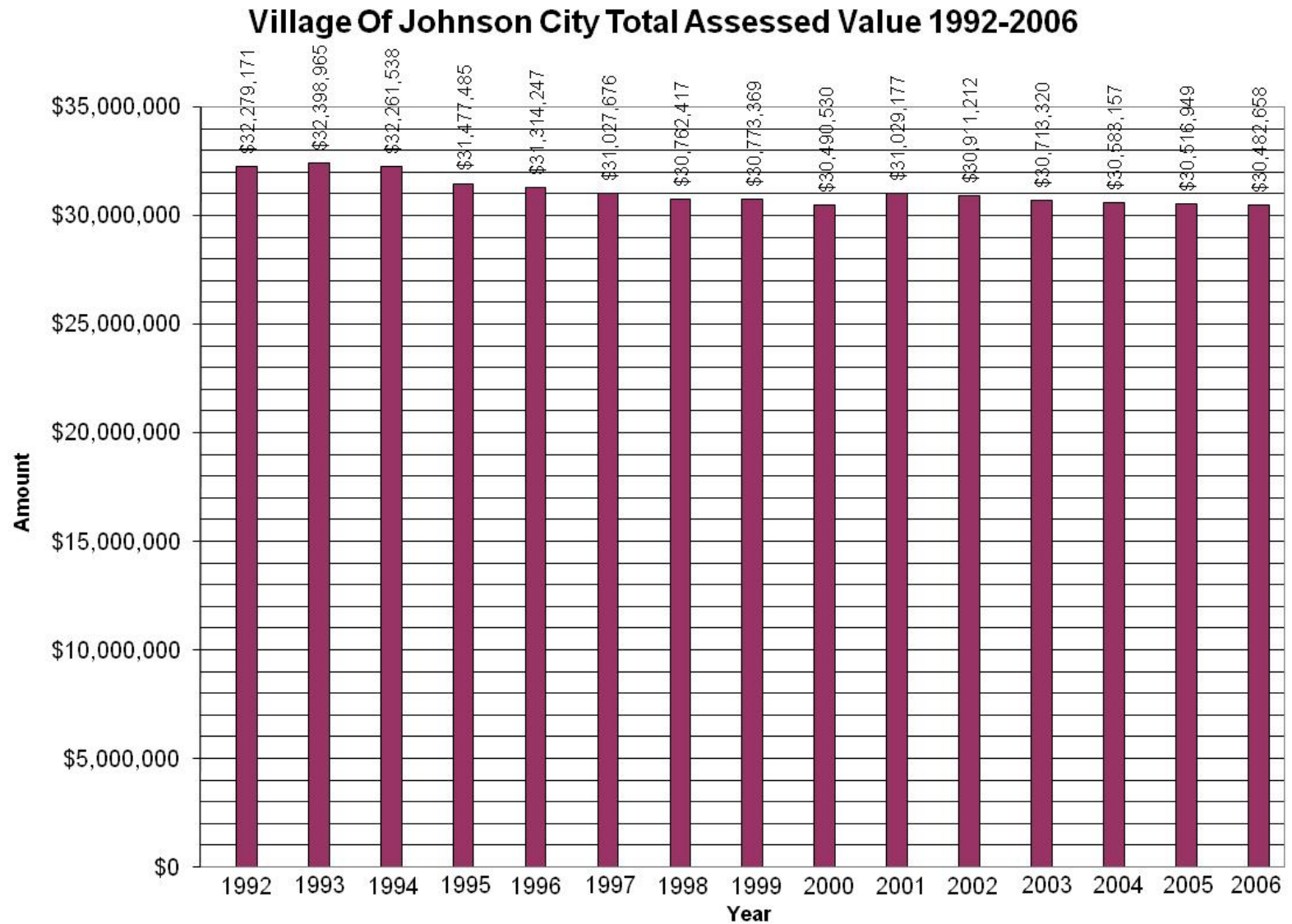


 Figure 22 ~ Town Of Union (Part-Town Only) Assessed Value

 **Figure 23 ~ Village of Endicott Assessed Value**

 **Figure 24 ~ Village Of Johnson City Assessed Value**

Constitutional Tax And Debt Limits

Under New York State law, villages are subject to constitutional tax and debt limits. These limits are based on property value. The tax limit is two percent of the five-year average of full value. The Office of the State Comptroller typically intervenes and contacts municipalities that have used eighty percent or more of their tax limit to advise them of the serious nature of their financial position.

While towns do not have tax limits, towns, as well as villages are subject to constitutional debt limits. Municipal debt is limited to seven percent of the five-year average full value.

As shown in Figure 23, the assessed value of properties in the Village of Endicott dropped by \$24,728,294 or nearly 55% since 1992. This situation has direct financial implications on the ability of the village to increase revenues through property taxes and borrow money for capital projects since the constitutional tax and debt limits are inextricably linked to assessed values.

 Table 2 ~ Constitutional Tax Limits, By Municipality

Municipality	Tax Limit For Operating Purposes	Tax Levy Subject To Limit	Tax Levy For Municipal Purposes	% Of Tax Limit Used
Village of Endicott	\$7,530,156	\$4,641,377	\$5,896,134	61.64%
Village Of Johnson City	\$9,197,365	\$6,416,033	\$7,516,990	69.76%

Source: New York State Office Of The State Comptroller, 2006 Data

 Table 4 ~ Constitutional Debt Limits, By Municipality

Municipality	Bonds	Bond Anticipation Notes	Other Notes	Total Debt Subject To Limit	Debt Limit	% Of Debt Limit Used
Village of Endicott	\$13,421,423	0	0	\$13,421,423	\$25,606,460	52.41%
Village Of Johnson City	\$12,250,000	\$7,794,859	\$0	\$20,044,859	\$33,487,355	59.86%
Town of Union	\$6,770,000	\$0	\$570,365	\$7,340,365	\$135,107,067	5.43%

Source: New York State Office Of The State Comptroller, 2006 Data