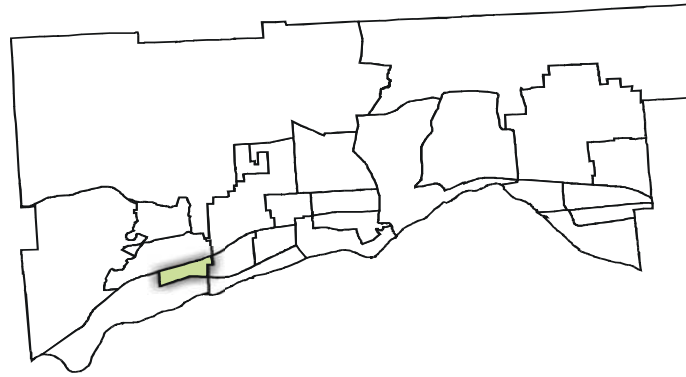


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



Town of Union Unified Comprehensive Plan

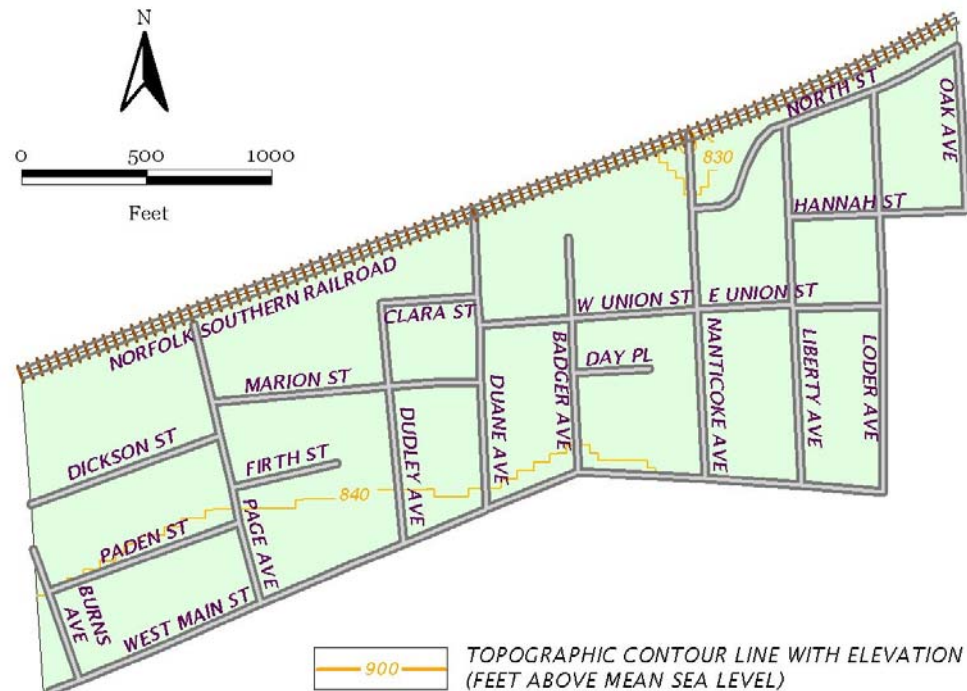
NEIGHBORHOOD SETTING

The Union District occupies 108 acres or less than 1% of the total area of the town, and is the smallest neighborhood in the town. The Union District is located north of Roundtop Hill, completely within the Village of Endicott. It is accessed by West Main Street, which forms the southern border of the neighborhood and by NY Route 26 from the north. The Norfolk Southern Railroad is the northern border of the neighborhood.

LANDSCAPE FEATURES

The Union District lies at the foot of Roundtop Hill and is flat, without any distinguishing landscape features.

 Map 1 ~ Neighborhood 5



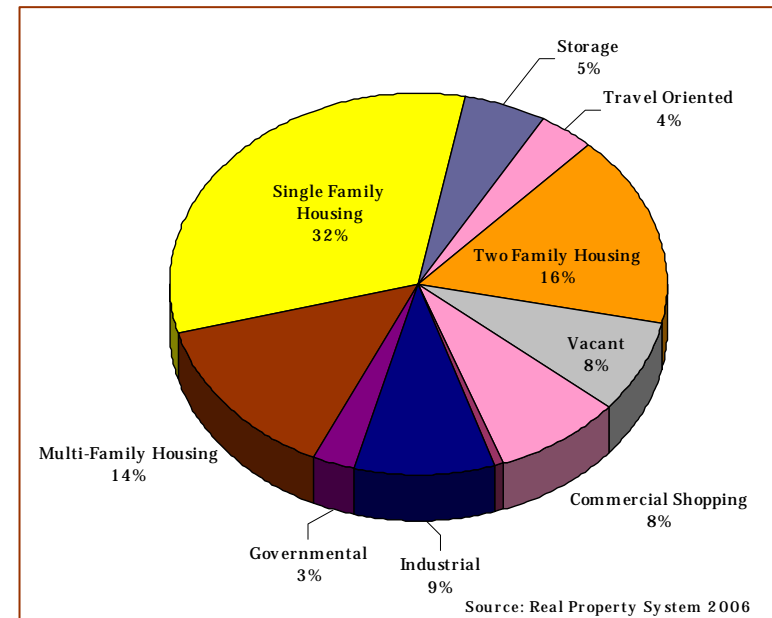
EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Thirty-two percent of the parcel acreage is used for single-family housing, sixteen percent is used for two-family housing, and fourteen percent is used for multi-family housing. Nine percent of the parcel acreage has industrial use, eight percent is used for commercial shopping, and three percent is designated for travel. Eight percent is classified as vacant. Three percent is classified as governmental. Properties along Main Street and NY Route 26 (a.k.a. Nanticoke Avenue) are mixed commercial, two-family, and multiple-family housing. East of NY Route 26, a large portion of the properties is two-family and multiple-family housing, with some

 Photograph 1 ~ Union Shopping District



 Figure 1 ~ Existing Land Use By Acreage



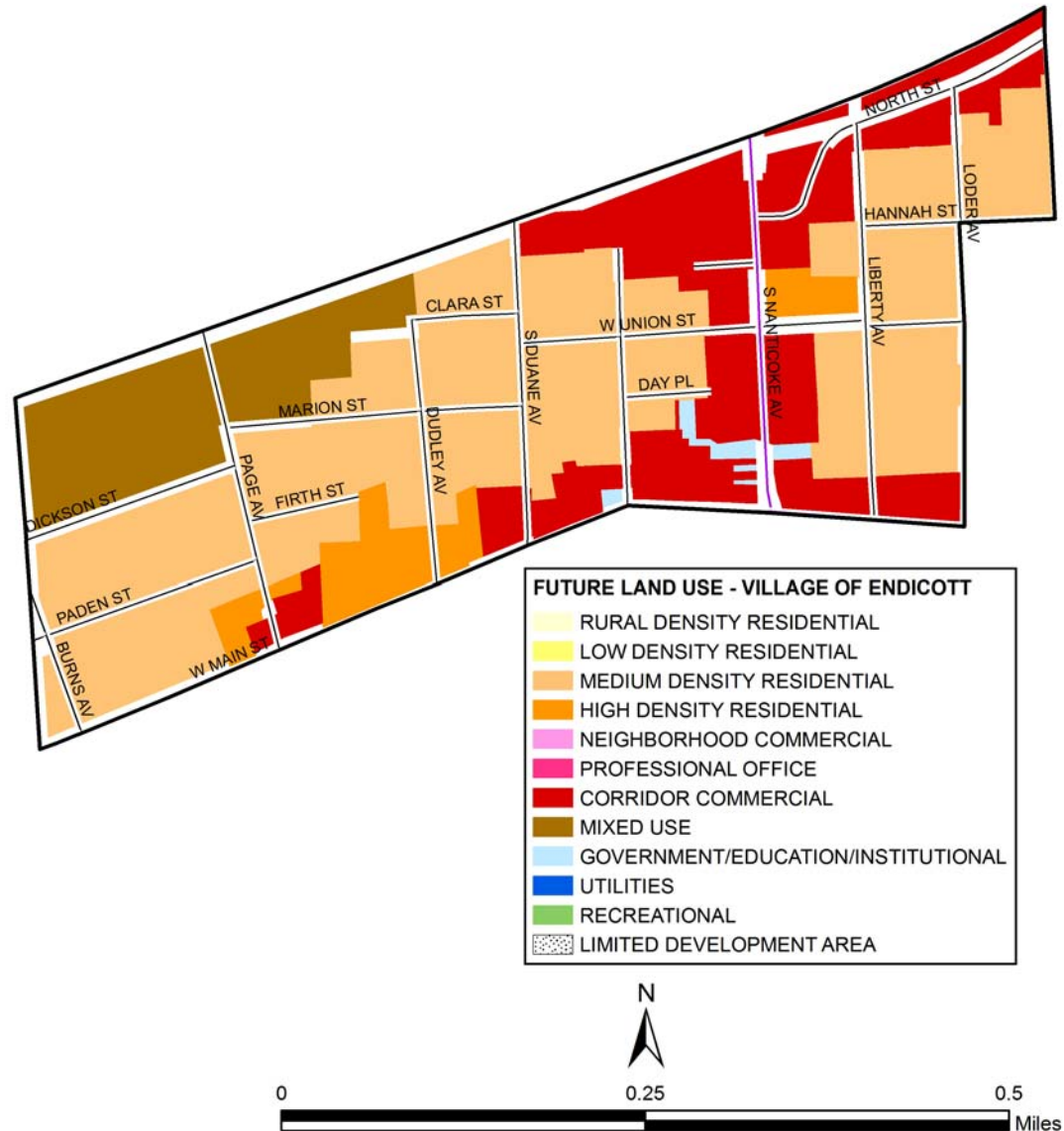
single-family housing. In the western portion of the neighborhood, single-family housing is more predominant, though mixed with two-family and multiple-family housing. Several industrial properties are located along the railroad tracks in the northwestern portion of the neighborhood.

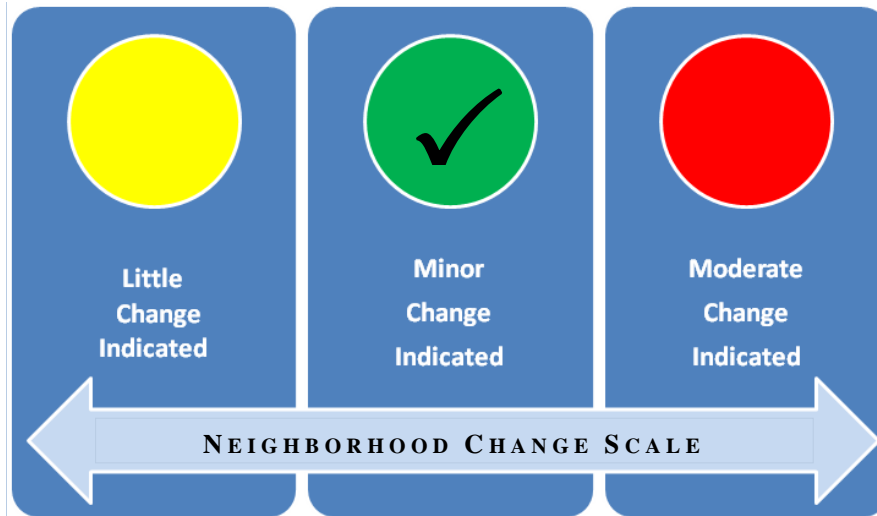
Many of the houses and commercial buildings are older, built before the 1950s. The Cider Mill Playhouse is located in the north end of this neighborhood, and small restaurants are located along South Nanticoke Avenue, just north of the Main Street intersection.

Map 2 ~ Neighborhood 5, Proposed Future Land Use

FUTURE LAND USE

As much of this neighborhood is built out, little change is recommended for future land use. Rather it is recommended that greater implementation of code enforcement be applied, particularly along North Street in the northeast corner of the neighborhood where a number of buildings are dilapidated. Community Development Block Grant funds have been invested in the reconstruction of several streets in this neighborhood, including Marion Street and Clara Street thereby improving the appearance and comfort of those blocks.





CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is not anticipated that there will be a significant amount of change in land use in Neighborhood 5. Emphasis should be placed on code enforcement efforts in order to maintain and enhance the residential portions of the neighborhood.

Town of Union Unified Comprehensive Plan

MINORITY POPULATION

Table 1 shows the race/ethnic composition of the neighborhood. Between the years 1990 and 2000, the percentage of minority population increased from 3.4% to 8.1%. In the year 2000, the percentage of minority population was greater than that of the Town of Union (6.9%), but smaller than New York State (37.0%), and the Nation (29.5%). The Union District ranks 12th out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Race/Ethnicity Composition

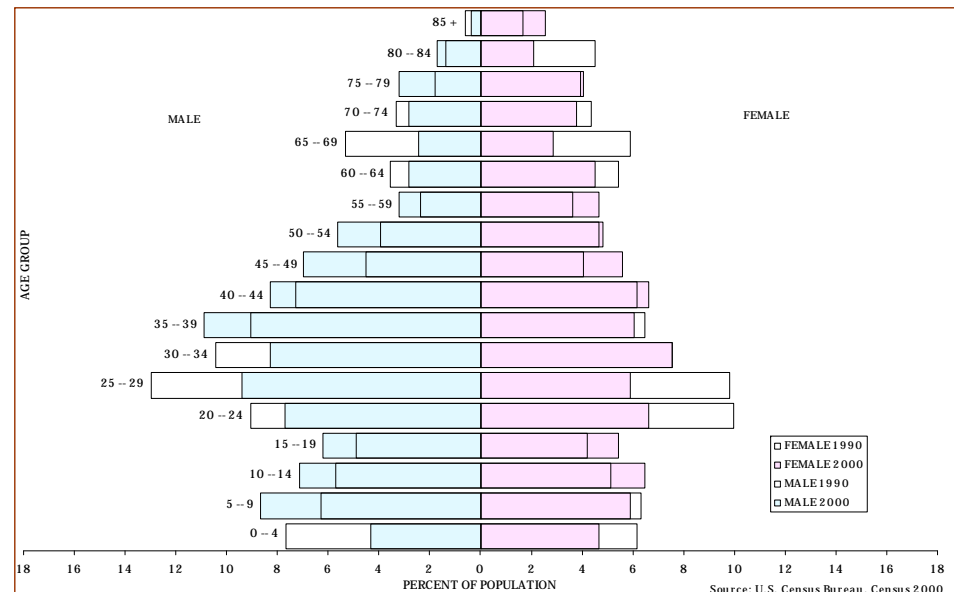
	NH 5 1990	%	NH 5 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,172		1,130		56,298		18,976,457		281,421,906	
Hispanic or Latino	20	1.7	9	0.8	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,152	98.3	1,121	99.2	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,146	97.8	1,042	92.2	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	16	1.4	39	3.5	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	0	0.0	4	0.4	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	3	0.3	12	1.1	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	7	0.6	3	0.3	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			30	2.7	775	1.4	590,182	3.1	6,826,228	2.4
Minority	40	3.4	91	8.1	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

 Figure 2 ~ Population Pyramid

AGE

Figure 2 shows age distribution by gender. The percentage of the population under 4, 20 to 34, and 60 to 74 years of age decreased from 1990 to 2000. The percentage of the population aged 5 to 19 and aged 35 to 59 increased from 1990 to 2000. The Union District ranks 8th out of 25 neighborhoods in the greatest percentage of population aged 17 and under and 21st out of 25 in percentage of population aged 62 and over.



Town of Union Unified Comprehensive Plan

EDUCATIONAL ATTAINMENT

Table 2 shows educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school increased from 69.9% in 1990 to 84.3% in 2000, and in 2000 was slightly smaller than that of the Town of Union (84.8%), but was larger than that of New York State (79.1%), and the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education decreased from 11.3% in 1990 to 10.0% in 2000, and in 2000 was smaller than that of the Town of Union (10.5%), but was larger than that of New York State (7.2%), and of the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education increased slightly from 7.4% in 1990 to 7.7% in 2000, and in 2000 was smaller than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education increased from 7.9% in 1990 to 9.9% in 2000, and in 2000 was equal to that of the Town of Union (9.8%), smaller than that of New York State (11.8%), but larger than that of the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH5 1990	%	NH5 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	141	17.5	14	1.9	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	102	12.7	104	13.9	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	239	29.7	286	38.1	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	109	13.5	139	18.5	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	91	11.3	75	10.0	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	60	7.4	58	7.7	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	64	7.9	74	9.9	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	563	69.9	632	84.3	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	806	100	750	100	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 49.0% in 1990 to 44.5% in 2000. In 2000, the percentage of family households in the Union District was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). The Union District ranks 21st out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 5 1990	%	NH 5 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	578		573		24,538		7,056,860		105,480,101	
Family households	283	49.0	255	44.5	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	295	51.0	318	55.5	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

HOUSING

Table 4 shows housing occupancy. The percentage of vacant housing units increased from 8.1% in 1990 to 10.7% in 2000. The housing vacancy rate in 2000 was larger than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). The Union District ranks 5th out of 25 neighborhoods in percentage of vacant

 Table 4 ~ Housing Occupancy

	NH 5 1990	%	NH 5 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	629		642		26,507		7,679,307		115,904,641	
Occupied	578	91.9	573	89.3	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	51	8.1	69	10.7	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

housing units.

Town of Union Unified Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner-occupied housing units decreased from 33.9% in 1990 to 31.9% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), New York State (53.0%) and the Nation (66.2%). The Union District ranks 21st out of 25 neighborhoods in percentage of owner-occupied housing units.

 **Table 5 ~ Housing Tenure**

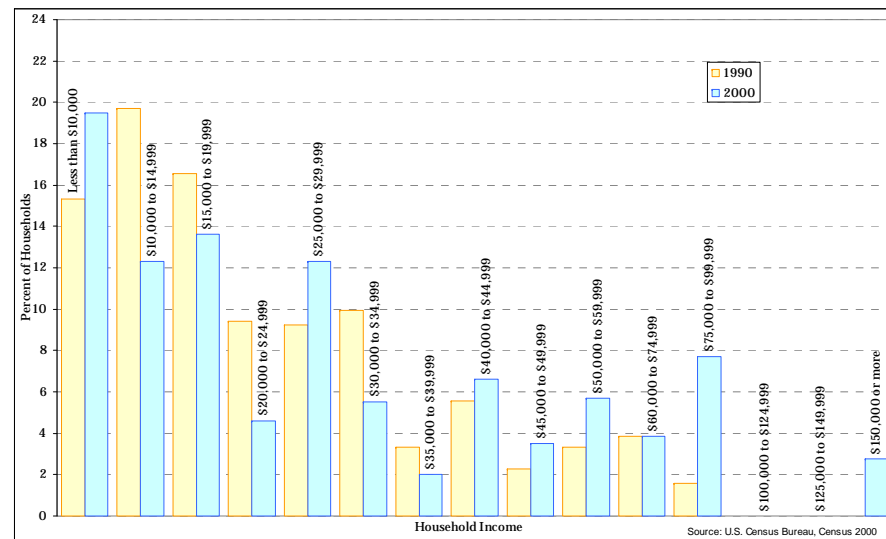
	NH 5 1990	%	NH 5 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	578		573		24,538		7,056,860		105,480,101	
Owner occupied	196	33.9	183	31.9	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	382	66.1	390	68.1	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. In 1990, over half of the households (51.6%), and in 2000 45.4% of the households had incomes of below \$20,000. The percentage of households with incomes of greater than \$40,000 increased from 1990 to 2000, but the percentage in these income groups was small in both 1990 and 2000.

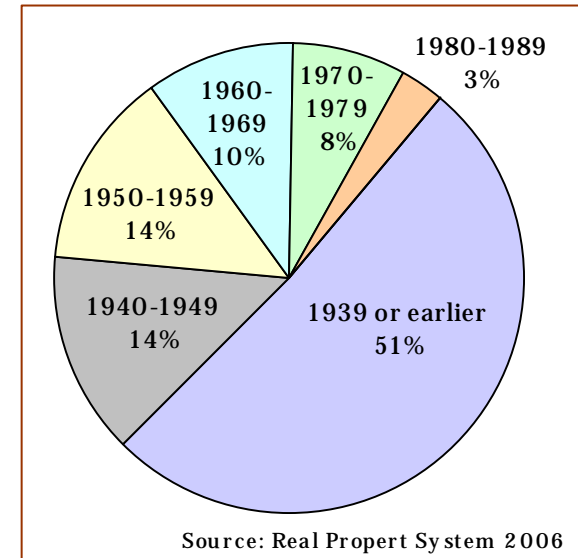
 **Figure 3 ~ Household Income Change, 1990-2000**



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Fifty-one percent of the housing structures were built prior to 1940. Twenty eight percent were built between 1940 and 1959. The remaining twenty-one percent were built in 1960 or later.

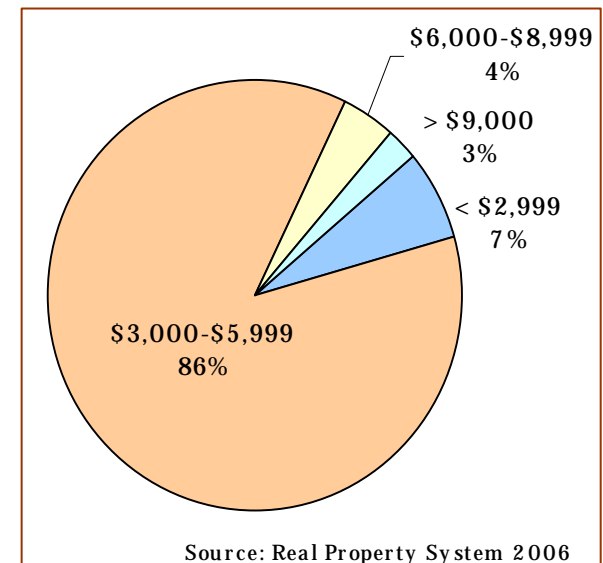
 Figure 4 ~Age of Housing



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Seven percent of the residential properties have assessed values of less than \$2,999, eighty-six percent have assessed values of between \$3,000 and \$5,999, and four percent have assessed values of between \$6,000 and \$8,999. The remaining three percent have assessed values of over \$9,000.

 Figure 5 ~ Assessed Value



REAL PROPERTY VALUE

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

 Figure ~ 6 Full Market Value

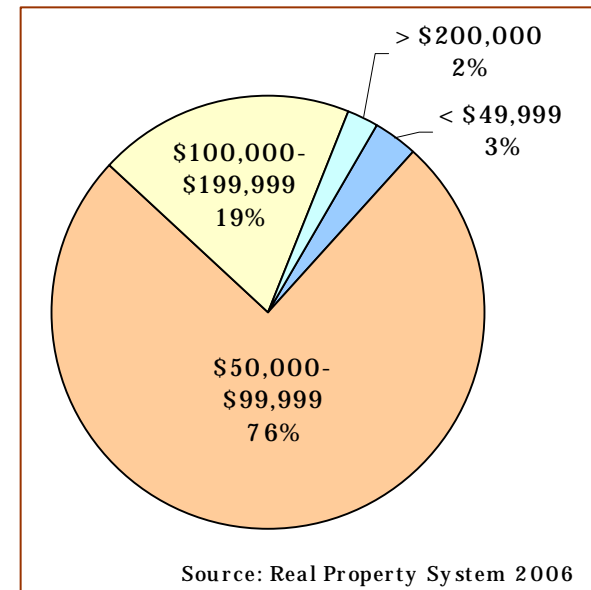


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 4, Census Tract 136	Block Group 5, Census Tract 136	Neighborhood Average
\$66,700	\$71,500	\$69,100

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that the largest percentage of the residents of this neighborhood, twenty-eight percent, are employed in Management, Professional, or Related Occupations. Twenty-five percent work in Sales and Office Occupations. Twenty percent of the residents work in Service Occupations and Production, Transportation, and Material Moving Occupations. Slightly more than five percent work in Construction, Extraction, and Maintenance Occupations, while the remaining two percent are employed in Farming, Fishing, and Forestry.

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

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
64	13.2	72	14.8	34	7.0	63	13.0	50	10.3	71	14.6	10	2.1	0	0.0	25	5.1	0	0.0	60	12.3	37	7.6

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

A little more than sixty-two percent of the population spends less than twenty minutes getting to work each day. Almost twenty-seven percent travel between twenty and forty-five minutes to get to work.

 Table 8 ~ Commute Time To Place Of Employment

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
26	5.5	296	62.4	127	26.8	25	5.3

Source: U.S. Census Bureau, Census 2000