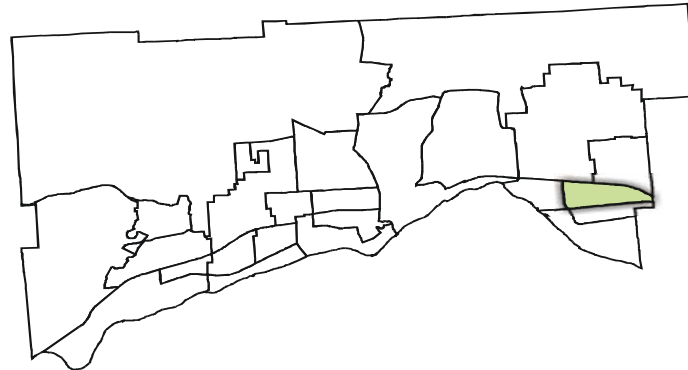


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



# Town of Union Unified Comprehensive Plan

## NEIGHBORHOOD SETTING

Central Johnson City occupies 249 acres or 1% of the total area of the town, and ranks 15<sup>th</sup> of 25 neighborhoods by size. It is accessed from the east and west by Main Street and from the north and south by NY Route 201.

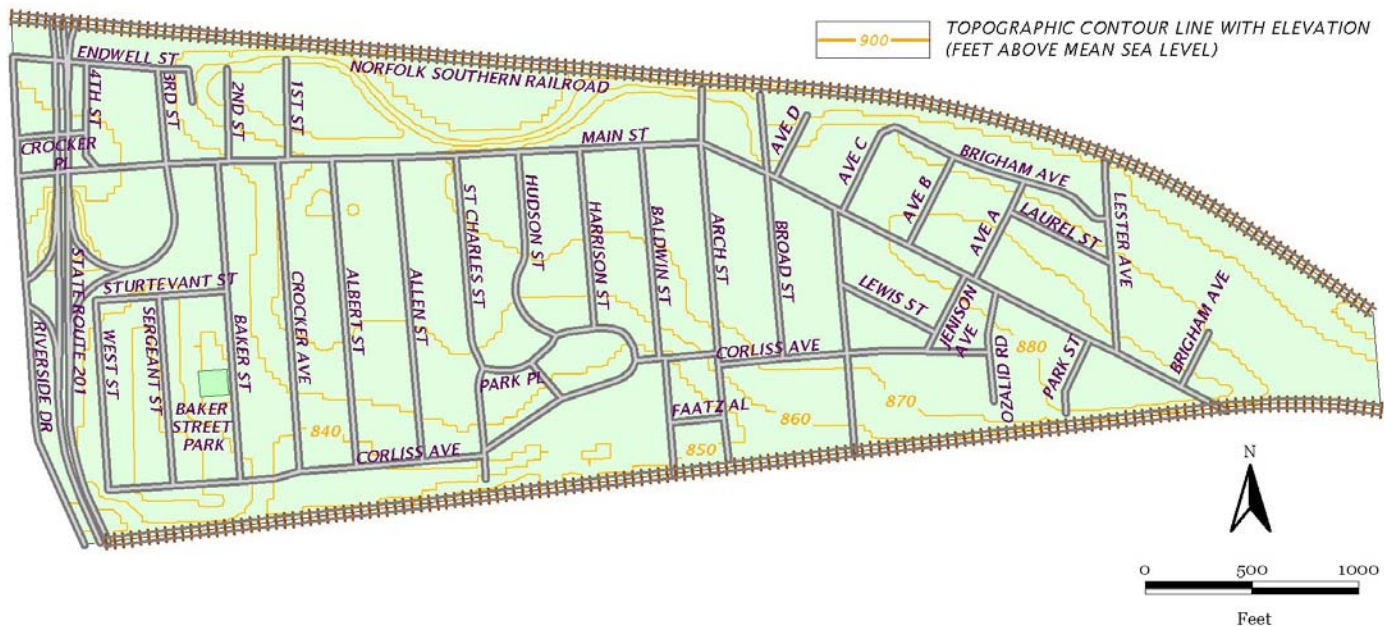
## LANDSCAPE FEATURES

Central Johnson City is flat without any distinguishing landscape features.

 Photograph 1 ~ Johnson City Police Department & Wilson Hospital



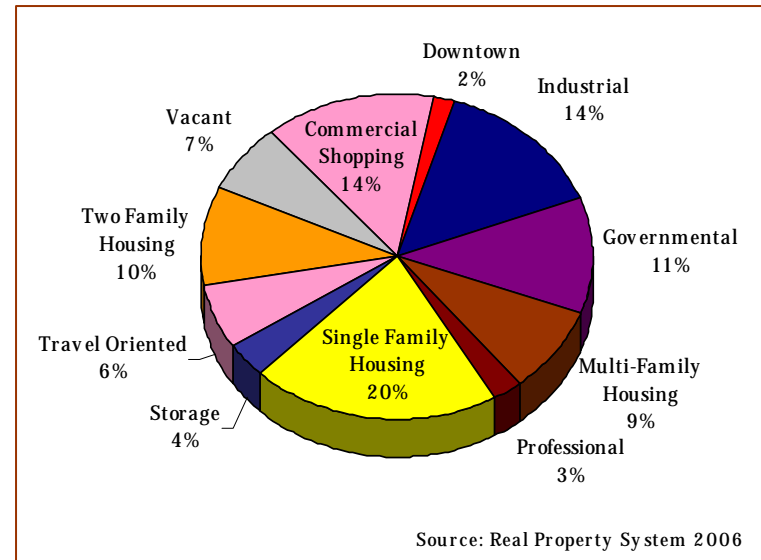
 Map 1 ~ Neighborhood 23



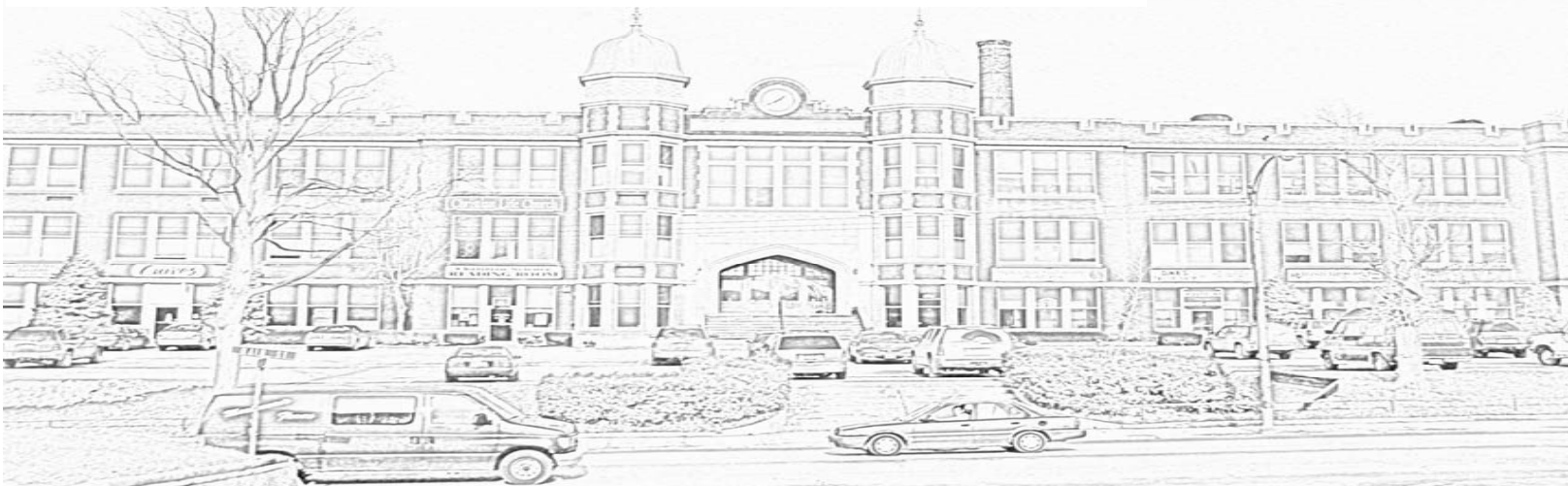
### EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Only twenty-two percent of the parcel acreage is occupied by single-family housing, which lies primarily in the western half of the neighborhood. Another nineteen percent is either two-family or multi family residences. Fourteen percent of the acreage is devoted to shopping. Fourteen percent is designated as industrial and eleven percent serves governmental uses. Wilson Memorial Hospital and several medical buildings are located, at the center of the neighborhood. East of the hospital an industrial area lies south of Corliss Avenue and on Lester Avenue. Commercial parcels are located on Main Street east of Arch Street.

 **Figure 1 ~ Existing Land Use By Acreage**



 **Photograph 2 ~ NYPENN Trade Center, Located in the Former Johnson City High School**



## Town of Union Unified Comprehensive Plan

### FUTURE LAND USE

This neighborhood is bordered by the railroad lines to the north and south and the Village boundary to the east and west. The area contains the central business district of the Village and Wilson Memorial Regional Medical Center. The neighborhood also has government office buildings and many churches and institutions. This neighborhood contains two passive parks and one small neighborhood playground.

East of Arch Street, the neighborhood is zoned Multiple Residential (RM). The RM District permits by special permit business offices, private clubs, and hospitals. These uses may not be appropriate in the residential areas off the main roadways. There is a small portion of Corliss Avenue that is zoned either General Commercial or Industrial.

The North side of Main Street west of Arch Street is zoned either Planned Unit Development (PUD) or Multiple Residential (RM). The PUD classification seems to be inappropriate because the uses in the district are commercial in nature. The area on the south side of Main Street west of Hudson Street is also zoned RM. This area should be considered for a medical office overlay due to its proximity to the hospital. The hospital properties are either zoned CG or RM. The designation of a hospital district may be an appropriate consideration in this area. The area east of Arch Street is zoned primarily General Commercial (CG). This zoning district allows for a mixture of commercial and residential uses. Restricting the development of residential on the first floor of the buildings along the CBD should be considered.

 Photograph 3 ~ Vacant Industrial



 Photograph 4 ~ Vacant Industrial



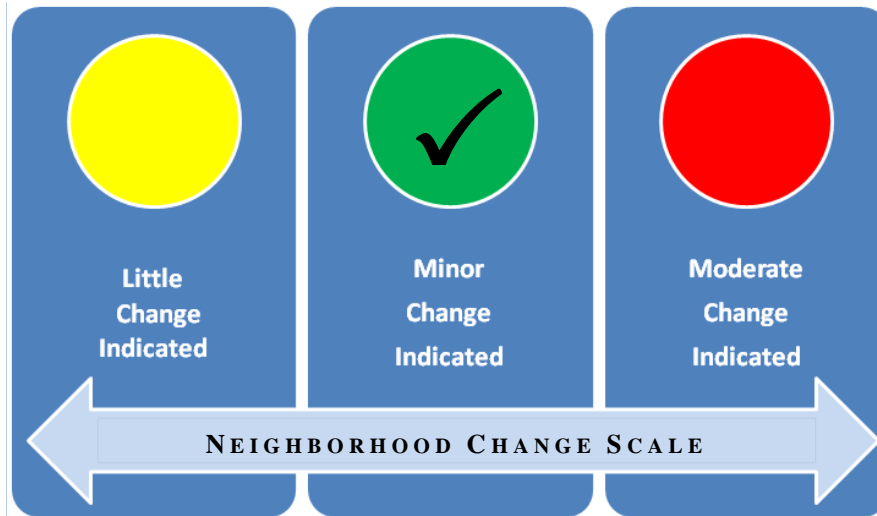
The area along Willow Street, which contains the Goodwill Theatre, is being considered for redevelopment as an arts district. Appropriate overlay zoning should be considered for this area.

This neighborhood contains a few underutilized or vacant industrial buildings that are part of the Village's Industrial Heritage.



Map 2 ~ Proposed Future Land Use, Neighborhood 23





#### CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is not anticipated that there will be a significant amount of change in Neighborhood 23. The Town and Village have been working cooperatively to direct the investment of CDBG funds into this neighborhood in the form of street reconstruction, Main Street lighting replacement, new playground equipment at Baker Street Park, and capital improvements at the Goodwill Theatre. This neighborhood has the highest percentage of individuals living below the poverty among the twenty five neighborhoods.

There are still a number of properties containing large underutilized factories in the neighborhood that may offer substantial redevelopment opportunities if funding can be secured for demolition if adaptive re-uses for the buildings can't be identified. The cost to demolish one such structure on Lester Avenue in the 1990s was approximately \$750,000 and was paid for with CDBG funding.

## Town of Union Unified Comprehensive Plan

### MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 10.7% to 22.9%. In the year 2000, the percentage of minority population was larger than that of the Town of Union (6.9%), but was much smaller than that of New York State (37.0%), and the Nation (29.5%). Central Johnson City ranks 2<sup>nd</sup> out of 25 neighborhoods in percentage of minority population.

 **Table 1 ~ Racial/Ethnic Composition**

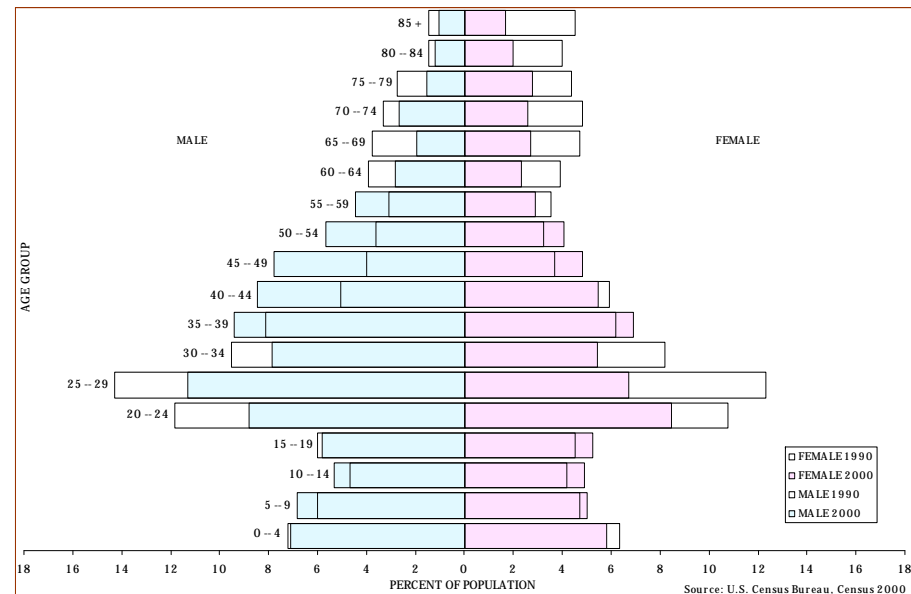
	NH 23 1990	%	NH 23 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	2,853		2,406		56,298		18,976,457		281,421,906	
Hispanic or Latino	72	2.5	95	3.9	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	2,781	97.5	2,311	96.1	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	2,597	91.0	1,897	78.8	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	73	2.6	183	7.6	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	3	0.1	8	0.3	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	159	5.6	203	8.4	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	21	0.7	25	1.0	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			90	3.7	775	1.4	590,182	3.1	6,826,228	2.4
Minority	306	10.7	550	22.9	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. Between 1990 and 2000 the percentage of the population aged 0 to 4, 20 to 34, and 60 to 85 and over decreased, while there was an increase in the percentage of population aged 5 to 19, and 35 to 59. Central Johnson City ranks 12<sup>th</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 24<sup>th</sup> in percentage of population aged 62 and over.



### EDUCATIONAL ATTAINMENT

Table 2 shows the educational attainment for the population aged 25 years and over. The percentage of the population aged 25 and over that graduated from high school increased from 72.8% in 1990 to 78.4% in 2000, and in 2000 was smaller than that of the Town of Union (84.8%), 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 8.5% in 1990 to 5.2% in 2000, and in 2000 was smaller than that of the Town of Union (10.5%), New York State (7.2%), and the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education increased from 7.2% in 1990 to 11.5% in 2000, and in 2000 was smaller than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education decreased from 12.1% in 1990 to 8.8% in 2000, and in 2000 was smaller than that of the Town of Union (9.8%) and New York State (11.8%), and was nearly equal to that of the Nation (8.9%).

 **Table 2 ~ Educational Attainment**

	NH23 1990	%	NH 23 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	207	10.7	88	5.5	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	320	16.5	259	16.1	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	632	32.6	544	33.9	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	238	12.3	305	19.0	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	165	8.5	83	5.2	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	140	7.2	185	11.5	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	235	12.1	141	8.8	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,410	72.8	1,258	78.4	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,937	100	1,605	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 47.2% in 1990 to 42.2% in 2000. The percentage of family households in Central Johnson City was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Central Johnson City ranks 24<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH23 1990	%	NH 23 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,285		1,161		24,538		7,056,860		105,480,101	
Family households	606	47.2	490	42.2	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	679	52.8	671	57.8	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 11.6% in 1990 to 13.0% in 2000, and in 2000 was larger than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Central Johnson City ranks 3<sup>rd</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 23 1990	%	NH 23 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,453		1,335		26,507		7,679,307		115,904,641	
Occupied	1,285	88.4	1,161	87.0	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	168	11.6	174	13.0	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner-occupied housing units decreased from 27.5% in 1990 to 24.9% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), New York State (63.0%), and the Nation (66.2%). Central Johnson City ranks 23<sup>rd</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

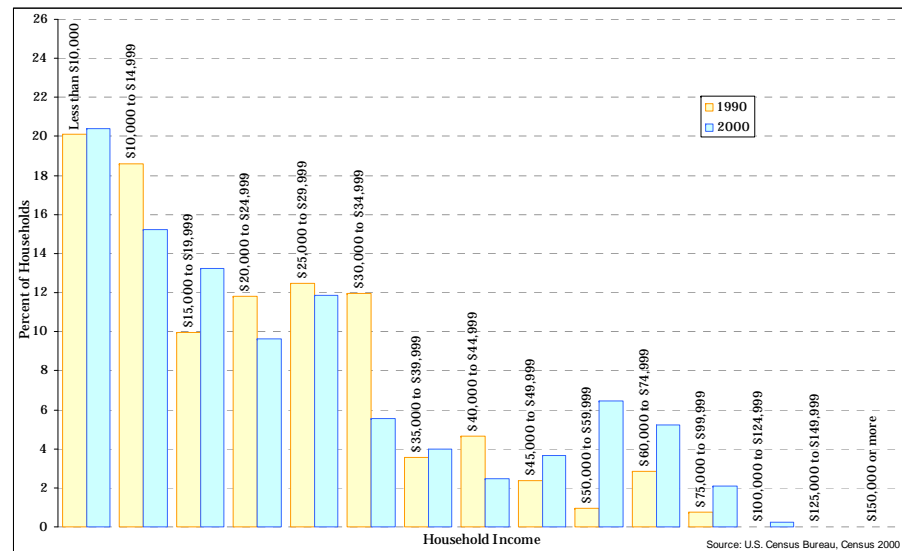
	NH 23 1990	%	NH 23 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,285		1,161		24,538		7,056,860		105,480,101	
Owner occupied	354	27.5	289	24.9	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	931	72.5	872	75.1	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The household income structure remained virtually unchanged between 1990 and 2000. There was a small decrease in the percentage of households with incomes of between \$10,000 and \$44,999, and a small increase in the percentage of households that earned between \$45,000 and \$99,999.

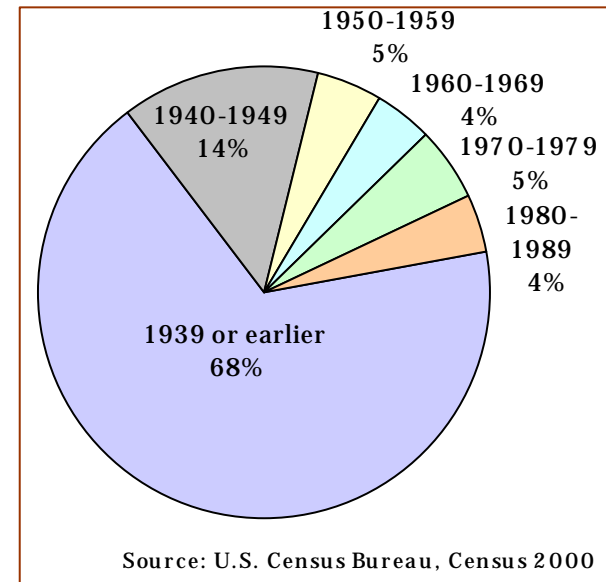
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows the age of housing structures. A large portion, sixty-eight percent, of the housing structures in this neighborhood were built prior to 1940. Nineteen percent were built between 1940 and 1959. Thirteen percent were built between 1960 and 1989, and no housing structures were built between 1989 and 2000. In 2002, the Town of Union constructed one new home on Allen Street under the Homes for Union program.

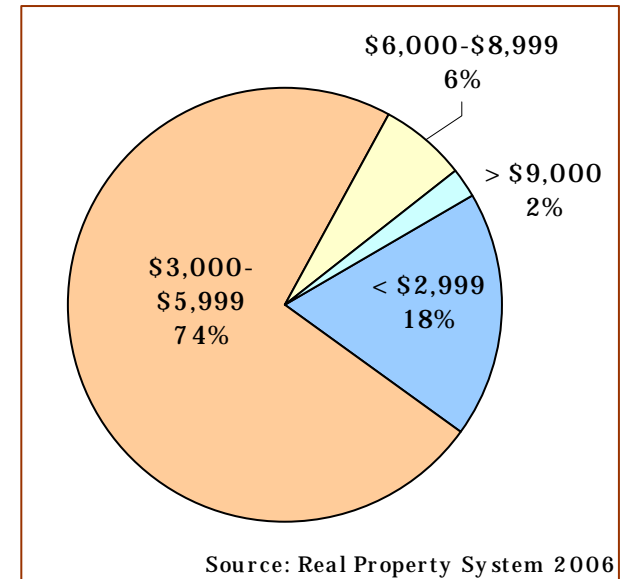
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Eighteen percent of the residential properties have assessed values of less than \$2,999, seventy-four percent have assessed values of between \$3,000 and \$5,999, and six percent has assessed values of between \$6,000 and \$8,999. Two percent of the properties have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



# REAL PROPERTY VALUE

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

 **Figure 6 ~ Full Market Value**

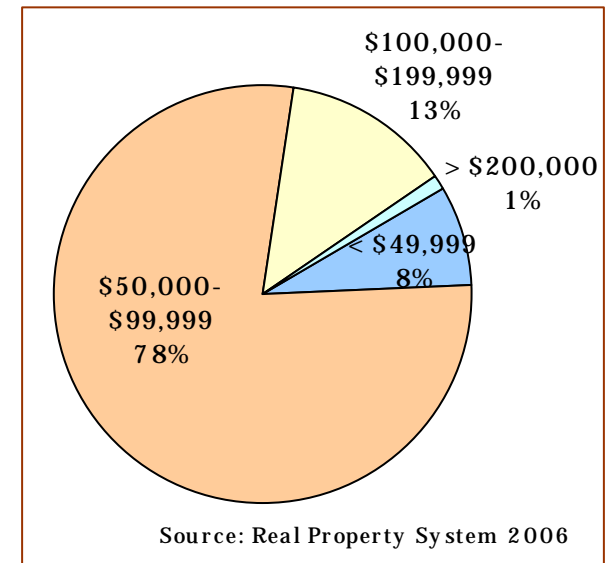


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 **Table 6 ~ Median Housing Value, By Block Group**

Block Group 1, Census Tract 139	Block Group 2, Census Tract 139	Block Group 3, Census Tract 139	Neighborhood Average
\$44,200	\$58,300	\$57,400	\$53,300

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure show that Management, Professional, and Related Occupations and Sales and Office Occupations each make up twenty-six percent of the labor force in this neighborhood. Service Occupations account for twenty-five percent of the resident's jobs. Construction, Extraction, and Maintenance Occupations make up nine percent of the labor force and seventeen percent of the residents are employed in Production, Transportation, and Material Moving Occupations. None of the residents are employed in Farming, Fishing, or Forestry Occupations.

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

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
165	14.0	147	12.4	80	6.8	173	14.6	121	10.2	190	16.1	0	0.0	0	0.0	92	7.8	9	0.8	134	11.3	71	6.0

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Sixty-eight percent of the residents in this neighborhood spend less than twenty minutes to get to work each day. Close to twenty-three percent spend twenty to forty-five minutes to reach their place of employment, while close to eight percent spend more than forty-five minutes. A little less than two percent of neighborhood residents work from their homes.

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

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
18	1.6	787	68.0	264	22.8	88	7.6

Source: U.S. Census Bureau, Census 2000