

4.0 DEMOGRAPHIC CHARACTERISTICS

4.1.0 POPULATION

As the population of Binghamton has declined in recent decades so too has the East Side population. In 1990, the 6,099 residents of the East Side comprised 11.5 percent of Binghamton’s population of 53,008 and in 2000 the East Side contained 5,252 residents or 11.0 percent of the City’s 47,380 (see Table 4.1).

Neither the population nor the population losses were evenly distributed across the East Side, however. In both 1990 (Figure 4.1) and 2000 (Figure 4.2), the population was concentrated in the center of the neighborhood (Broad Street South, Mason Avenue South, Mason Avenue North and Fairview North) with smaller numbers in the northwest (Broad Street North) and in the east/southeast (Fairview South and Hospital Hill). The most noticeable aspect of this distribution is that Robinson Street formed a central corridor that ran through the middle of the length of the population concentration.

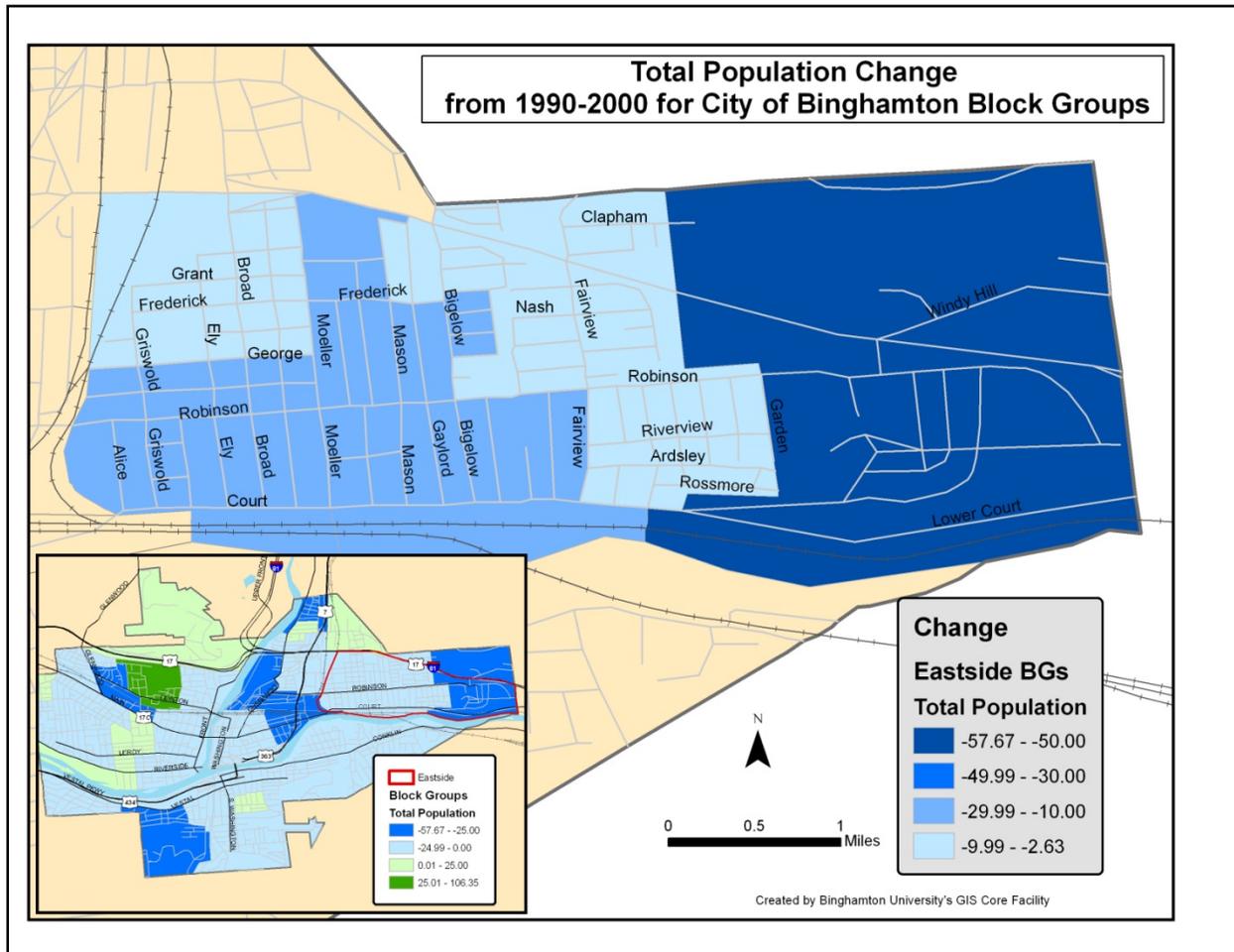
Table 4.1 East Side Population, 1990 and 2000

Geography Identifier	Population in 1990	Population in 2000	Population Change	Percent Population Change
City of Binghamton	53,008	47,380	-5,628	-10.6
East Side	6,099	5,252	-847	-13.9
Broad Street North	684	666	-18	-2.6
Broad Street South	1,025	919	-106	-10.3
Fairview North	1,167	1,109	-58	-5.0
Fairview South	638	617	-21	-3.3
Mason Avenue South	1,085	879	-206	-19.0
Mason Avenue North	959	833	-126	-13.1
Hospital Hill	541	229	-312	-57.7

The map of Total Population Change (Figure 4.3) shows that East Side population losses are similar to the losses throughout most of the City. While some areas of the City gained in population between 1990 and 2000, these were few and none were in the study area. Within the East Side, the area around Robinson Street (particularly the eastern end—Broad Street South) experienced the most significant losses in population between 1990 and 2000. The Hospital Hill area saw the largest decline in terms of both numbers and losses (a loss of 312 or over 50 percent) although this was largely a result of the downsizing of the Binghamton Psychiatric Center during the early 1990s. More typical but still

significant losses of between 10 and 20 percent were recorded in Broad Street South (106 or 10 percent), Mason Avenue North (126 or 13 percent) and Mason Avenue South (206 or 19 percent). Smaller losses characterized Fairview North (58 or 5 percent) and Fairview South (21 or 3 percent) as well as Broad Street North (18 or 2.6 percent).

Figure 4.3 East Side, Total Population Change by Block Group, 1990 to 2000



4.1.1 Population under Age 17

As the population as a whole declined in number in both Binghamton as a whole and the East Side between 1990 and 2000, so did the population under age 17 (see Table 4.2). In 1990, there were 10,020 children in the City, but by 2000 there were 9,680 (a loss of over 3 percent). Similarly, in 1990 there were 1,059 children in the East Side but by 2000 this had fallen to 988 (a loss of 6.7 percent). As can be seen in Figures 4.4 and 4.5, the East Side is in the moderate range of change compared to the City as a whole. This is to say that the block-groups that make up the East Side are at neither the low end nor the

high end in terms of the percent of the population that is under 17. The exception to this is the Hospital Hill area, but this is not surprising given the special population in this area.

Table 4.2 Population under Age 17, 1990 and 2000

Geography Identifier	Population under 17 in 1990	Percent of Total Population in 1990	Population under 17 in 2000	Percent of Total Population in 2000	Population Change 1990-2000	Percent Population Change
City of Binghamton	10,020	18.9	9,680	20.4	-340	-3.4
East Side	1,059	17.4	988	18.8	-71	-6.7
Broad Street North	173	25.3	88	13.2	-85	-49.1
Broad Street South	179	17.5	180	19.6	+1	+0.5
Fairview North	162	13.8	164	14.8	+2	+1.2
Fairview South	135	21.2	111	18.0	-24	-17.7
Mason Avenue South	203	18.7	211	24.0	+8	+3.9
Mason Avenue North	197	20.5	222	26.7	+25	+12.7
Hospital Hill	10	1.9	12	5.2	+2	+20.0

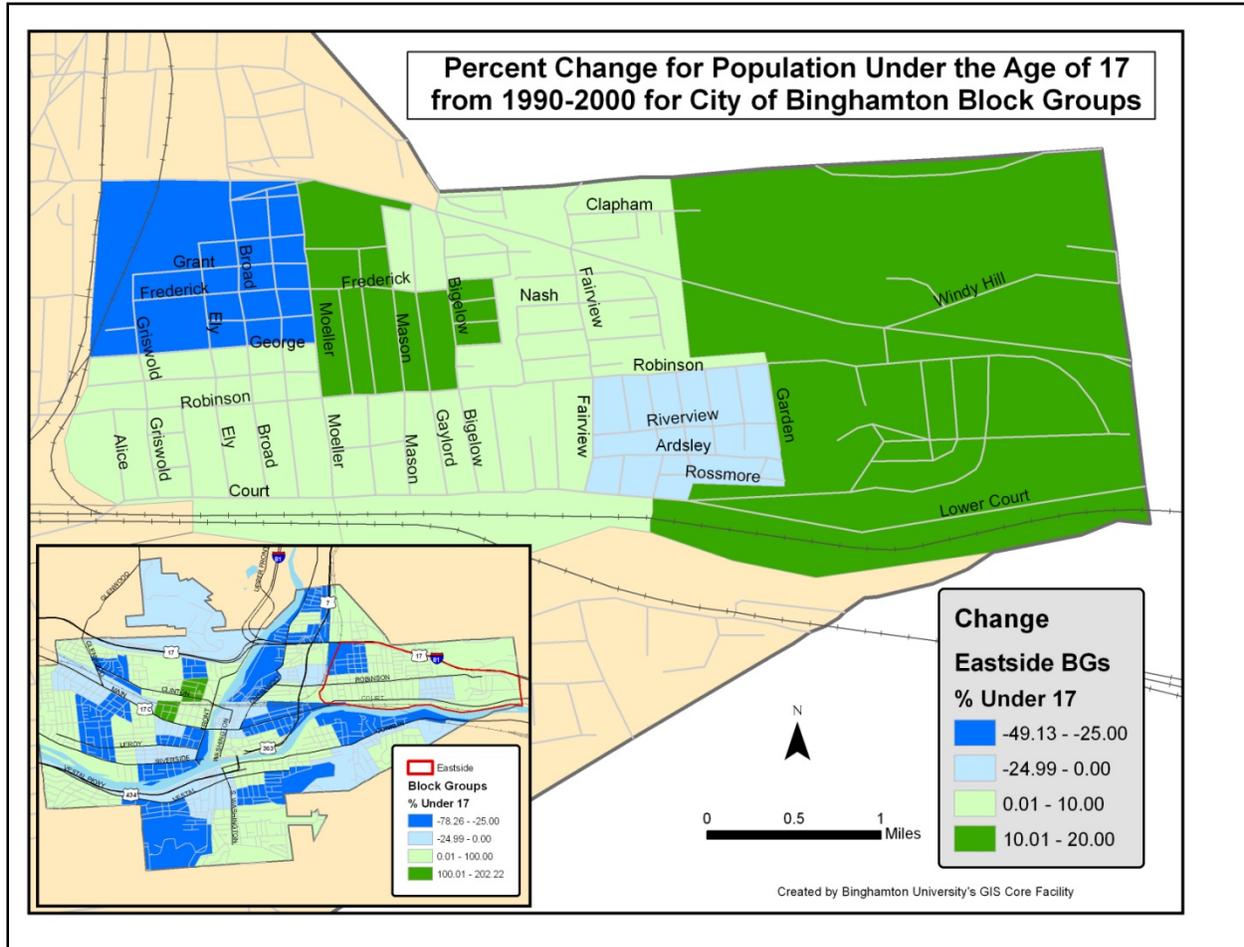
On the other hand, for both the City and the East Side, the numbers of children declined more slowly than the national population so that in 1990 they were 18.9 percent of the city population and in 2000 they were 20.4 percent. In the East Side, the percentage of the population that was under age 17 rose from 17.4 to 18.8. However, the East Side's proportion of the City's children remained fairly constant—it was 10.6 percent in 1990 and 10.2 percent in 2000.

As with the general population noted above, neither the children nor the changes in their numbers were evenly distributed across the East Side neighborhood. In 1990 (Figure 4.4) the areas with the highest percentage of the population aged under 17 were to be found in the Broad Street North, the Mason Avenue North and the Fairview South block groups; which are the northwest and southeast parts of the neighborhood. By 2000 the areas with the highest percentage of persons under 17 had moved to the center of the neighborhood (Mason Avenue North and Mason Avenue South).

When looking at the block group level, two showed losses between 1990 and 2000 (Figure 4.6). The greatest loss (from 173 to 88 or 49 percent) was in Broad Street North with a smaller loss (135 to 111 or 18 percent) in Fairview South. The greatest gain was in Mason Avenue North where the population under 17 rose from 197 to 222—an increase of about 13 percent. This is the block group where East Middle

School is located. The rest of the neighborhood showed smaller gains including Fairview North where Coolidge Elementary School is located.

Figure 4.6 East Side - Percent Change for Population Under 17 Years from 1990 to 2000, by Block Group



4.1.2 Population Aged 65 and older

Consideration of the numbers of elderly persons is as important as the numbers of children in any analysis of the demographics of Binghamton's East Side. As was the case with both the general population and the children, the numbers of elderly declined in both the city as a whole and in the East Side between 1990 and 2000 (see Table 4.3). Thus, in 1990, there were 10,113 (or 19 percent of the total population) persons aged 65 or older living in the city but by 2000 this number had dropped to 8451 (about 18 percent). In the East Side neighborhood, the numbers declined from 1479 (24 percent of the total neighborhood population) to 1124 (21 percent) in 2000. It is worth noting that while the percentage of the population that was age 17 and younger rose in both the city and the East Side between 1990 and 2000, the percentage aged 65 and older declined. This means that the population of both the city and the

East Side neighborhood is getting younger; this is not true for Broome County as a whole. The maps of Percent Population Over the Age of 65 for the City in 1990 and 2000 show similar patterns (Figures 4.7 and 4.8). In particular, the eastern parts of the East Side (Fairview North and Fairview South) have among the highest percentages of population over 65 in the city. Part of this is most likely due to the presence of the Good Shepherd-Fairview Nursing Home in the Fairview North block group, but a great deal is also due to a natural ‘aging in place’ process. We might expect additional elderly to move into these block groups after the new County nursing home opens on Hospital Hill.

Table 4.3 Population Over 65, 1990 and 2000

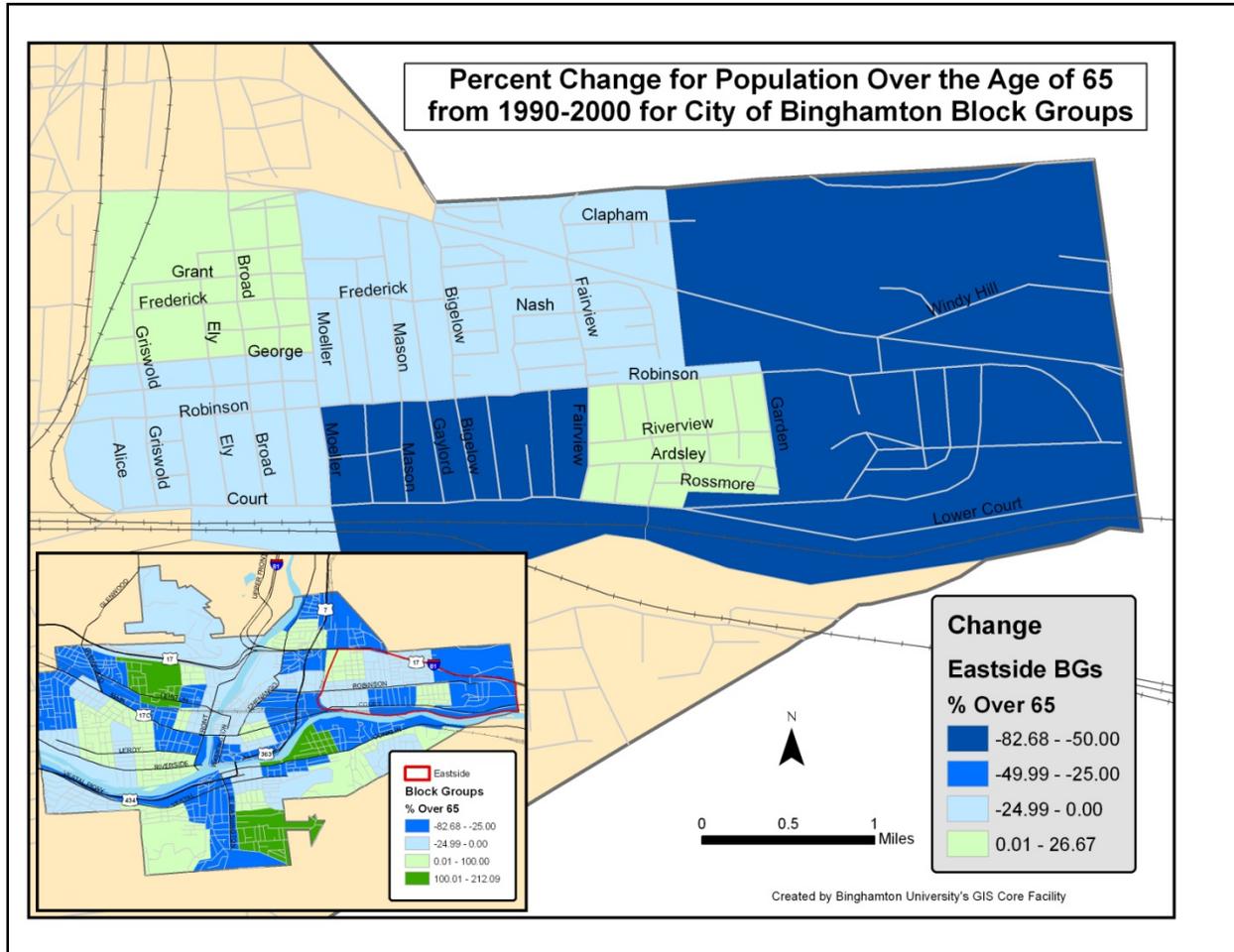
Geography Identifier	Population over 65 in 1990	Percent of Total Population in 1990	Population over 65 in 2000	Percent of Total Population in 2000	Population Change 1990-2000	Percent Population Change
City of Binghamton	10,113	19.1	8451	17.8	-1662	-16.4
East Side	1,479	24.2	1124	21.4	-355	-24.0
Broad Street North	75	11.0	95	14.3	+20	+26.6
Broad Street South	200	19.5	164	17.9	-36	-18.0
Fairview North	413	35.4	401	36.2	-12	-2.9
Fairview South	152	23.8	189	30.6	+37	+24.3
Mason Avenue South	207	19.1	100	11.4	-107	-51.7
Mason Avenue North	173	18.0	131	15.7	-42	-24.3
Hospital Hill	254	47.0	44	19.2	-210	-82.7

In 1990 the elderly population of the East Side was concentrated in the eastern half of the neighborhood in Fairview North, where Good Shepherd-Fairview Nursing Home is located, (413 persons); Hospital Hill (254); and Fairview South (152) block groups. By 2000, Fairview North (401) and Fairview South (189) still contained the majority of the elderly in the neighborhood but Hospital Hill had declined enormously to 44 persons because of the closure of the state hospital.

The map of percent change (Figure 4.9) shows a loss for Hospital Hill (-83 percent) but it also shows a loss (-52 percent) for the Mason Avenue South block group. Smaller losses can be seen in Mason Avenue North (-24 percent), Broad Street South (-18 percent) and Fairview North (-3 percent). On the other hand, gains can be found in Broad Street North (+27 percent or 20 persons) and in Fairview South (+24 percent or 37 persons). In general we can see a pattern of stability of the elderly with mostly only

small gains or losses among the block groups (with the exception of Hospital Hill). This seems to be an example of ‘aging in place’.

Figure 4.9 East Side - Percent Change from 1990 to 2000 for Population Over 65 Years, by Block Group



4.2.0 EDUCATIONAL ATTAINMENT

The level of education achieved by the adult working population (those aged 25 or older) can have considerable effect on such things as their economic success, their general health, and their children’s success in school. In order to consider the educational attainment of the adult population of Binghamton’s East Side we have divided them into three groups: 1) those without a high school diploma, 2) those with a high school diploma and, often, some college, and 3) those with a college degree or more.

Overall, the educational attainment of the East Side is increasing. Between 1990 and 2000, the proportion of the neighborhood population that does not have a high school diploma decreased (Table 4.4), and it decreased in all block groups. The amount of change varies geographically, but the trend is consistent and exceeds that of the City as a whole.

Table 4.4 Population without High School Diploma

Geography Identifier	Population without HS diploma in 1990	Percent of Total Population in 1990	Population without HS diploma in 2000	Percent of Total Population in 2000	Population Change 1990-2000	Percent Population Change
City of Binghamton	9,171	17.3	6,737	14.2	-2434	-26.5
East Side	1,266	20.8	747	14.2	-519	-41.0
Broad Street North	133	29.4	121	23.5	-12	-9.0
Broad Street South	248	35.6	218	34.5	-30	-12.1
Fairview North	223	24.2	139	15.7	-84	-37.7
Fairview South	69	15.2	58	12.5	-11	-15.9
Mason Avenue South	176	24.2	58	9.9	-118	-67.0
Mason Avenue North	99	14.4	87	15.7	-12	-12.1
Hospital Hill	318	61.6	66	34.2	-252	-79.2

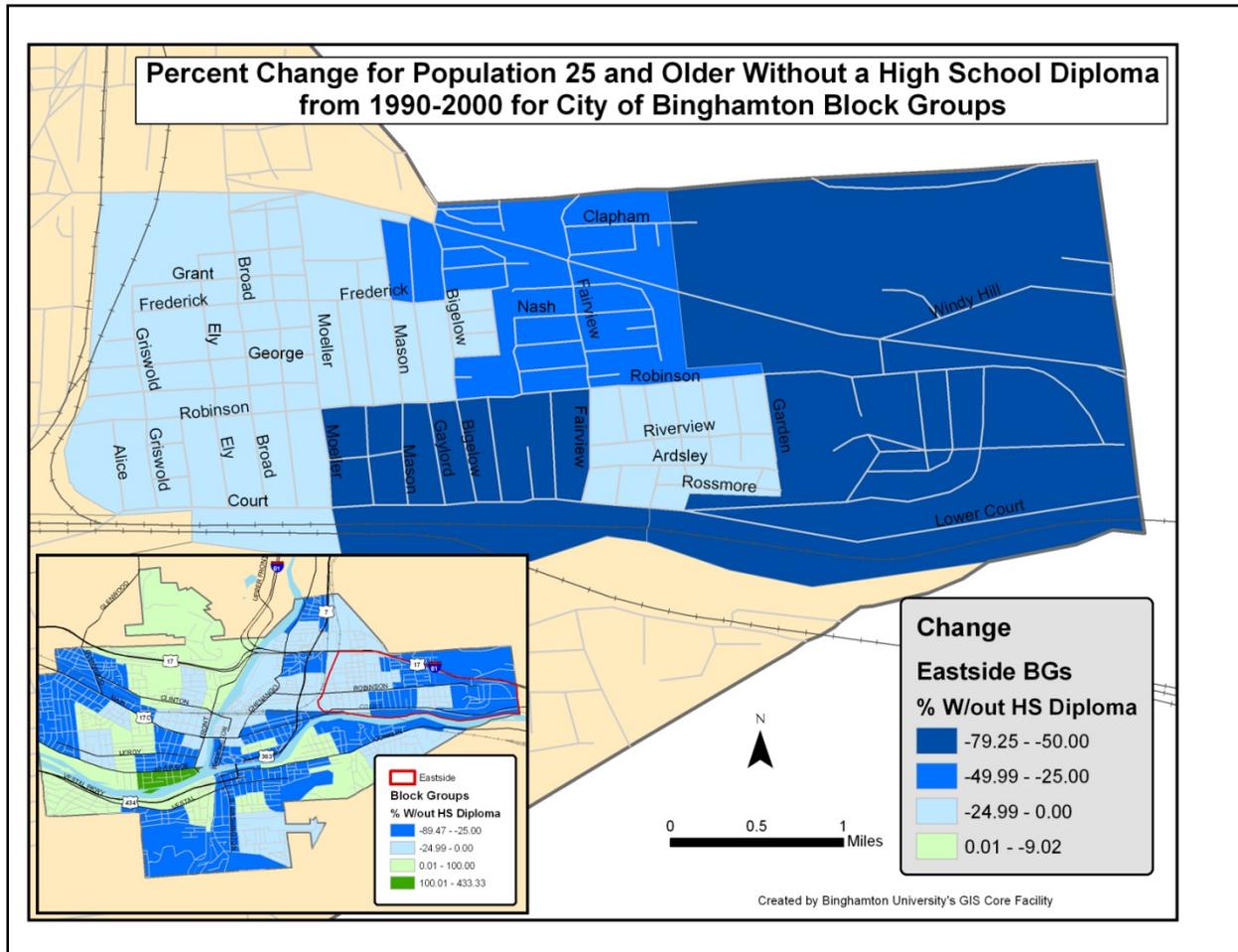
The map of the percent of the adult population who did not have a high school diploma in 1990 shows that in general the East Side had fairly low percentages of the population in this group compared to Binghamton as a whole (see Figure 4.10). The main exception was a concentration (over 40 percent) in the Hospital Hill block group. Most of these would have been patients at the State Hospital. The western side of the study area (Broad Street North and Broad Street South) was also fairly high with between 25 and 40 percent of the adults without a diploma. The center of the East Side neighborhood showed less than 25 percent of adults without a diploma and of these block groups Mason Avenue North had the least (less than 15 percent).

By 2000 these numbers had considerably improved, and no block group had more than 40 percent without a diploma and only two had between 25 and 40 percent. Of these two one was Hospital Hill and the total number of people living in this block group had become quite small. The other block group with more than 25 percent lacking a diploma was Broad Street South. All other areas had less than 25 percent without a high school education and both Mason Avenue South and Fairview South had less than 15 percent. Both maps, however, show the East Side as having moderate to low percentages of the population in this category compared to the rest of the City (see Figure 4.11).

The map of change between 1990 and 2000 (Figure 4.12) shows that most of the East Side block groups experienced a greater than 25% decline in the proportion of the population without a high school diploma.

The greatest improvements were in the Hospital Hill area (probably unimportant for reasons listed above), Mason Avenue South, Mason Avenue North and Fairview North.

Figure 4.12 East Side - Percent Change from 1990 to 2000 for Population 25 Years and Older Without High School Diploma, by Block Group



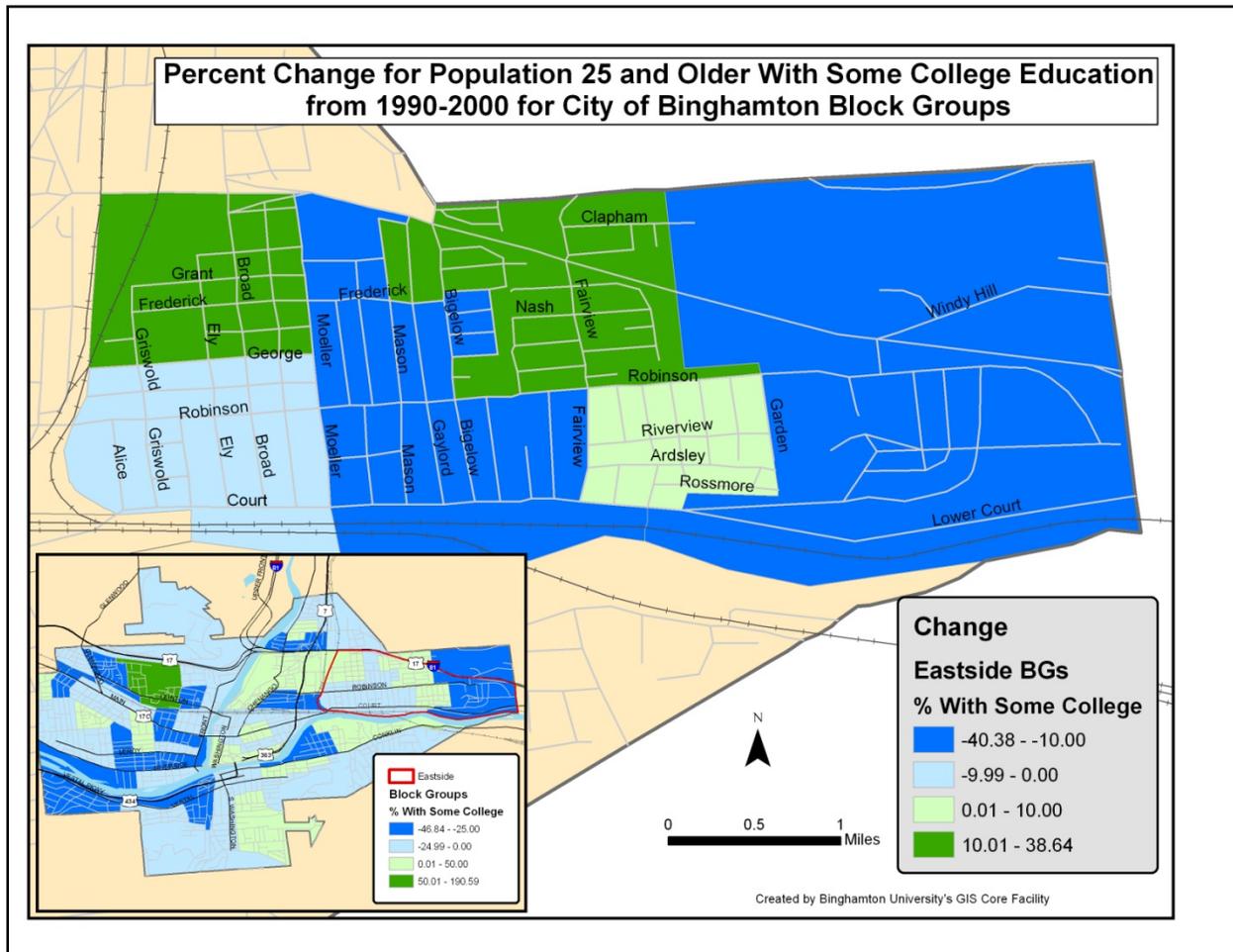
The percentage of adults who had a high school diploma or some college exceeded that of the City of Binghamton as a whole in both 1990 and 2000 (Table 4.5), and it showed an increase in all block groups except one. In addition, the East Side has among the highest percentages in this category of educational attainment of all the neighborhoods in Binghamton. In 1990, all block groups in the study area had at least 30 percent with this level of educational attainment. The majority of block groups had over 50 percent, including Broad Street South, Mason Avenue North and South and Fairview South (Figure 4.13). By 2000, all block groups in the East Side had between 50 and 66 percent except Hospital Hill (Figure 4.14), and the East Side had established itself as a solid concentration of better educated adults in Binghamton.

Table 4.5 Population with Some College

Geography Identifier	Population with some college in 1990	Percent of Total Population in 1990	Population with some college in 2000	Percent of Total Population in 2000	Population Change 1990-2000	Percent Population Change
City of Binghamton	16,020	30.2	14,762	31.1	-1258	-7.9
East Side	2,312	37.9	2,300	43.8	-12	-0.5
Broad Street North	220	48.7	305	59.3	+85	+38.6
Broad Street South	380	54.5	377	59.7	-3	-0.8
Fairview North	418	45.3	530	59.8	+112	+26.8
Fairview South	280	61.5	302	64.8	+22	+7.9
Mason Avenue South	421	58	356	60.8	-65	-15.4
Mason Avenue North	437	63.3	337	60.7	-100	-22.9
Hospital Hill	156	30.2	93	48.2	-63	-40.4

The map of percent change for the population 25 and older with a high school diploma shows some variation (Figure 4.15). Four block groups experienced a decline, three showing a decline of at least 10 percent (Hospital Hill, Mason Avenue North, and Mason Avenue South) and the other less than 10 percent (Broad Street South). On the other hand, three had increases, one less than 10 percent (Fairview South) and two over 10 percent (Broad Street North and Fairview North).

Figure 4.15 East Side - Percent Change from 1990 to 2000 for Population with Some College, by Block Group



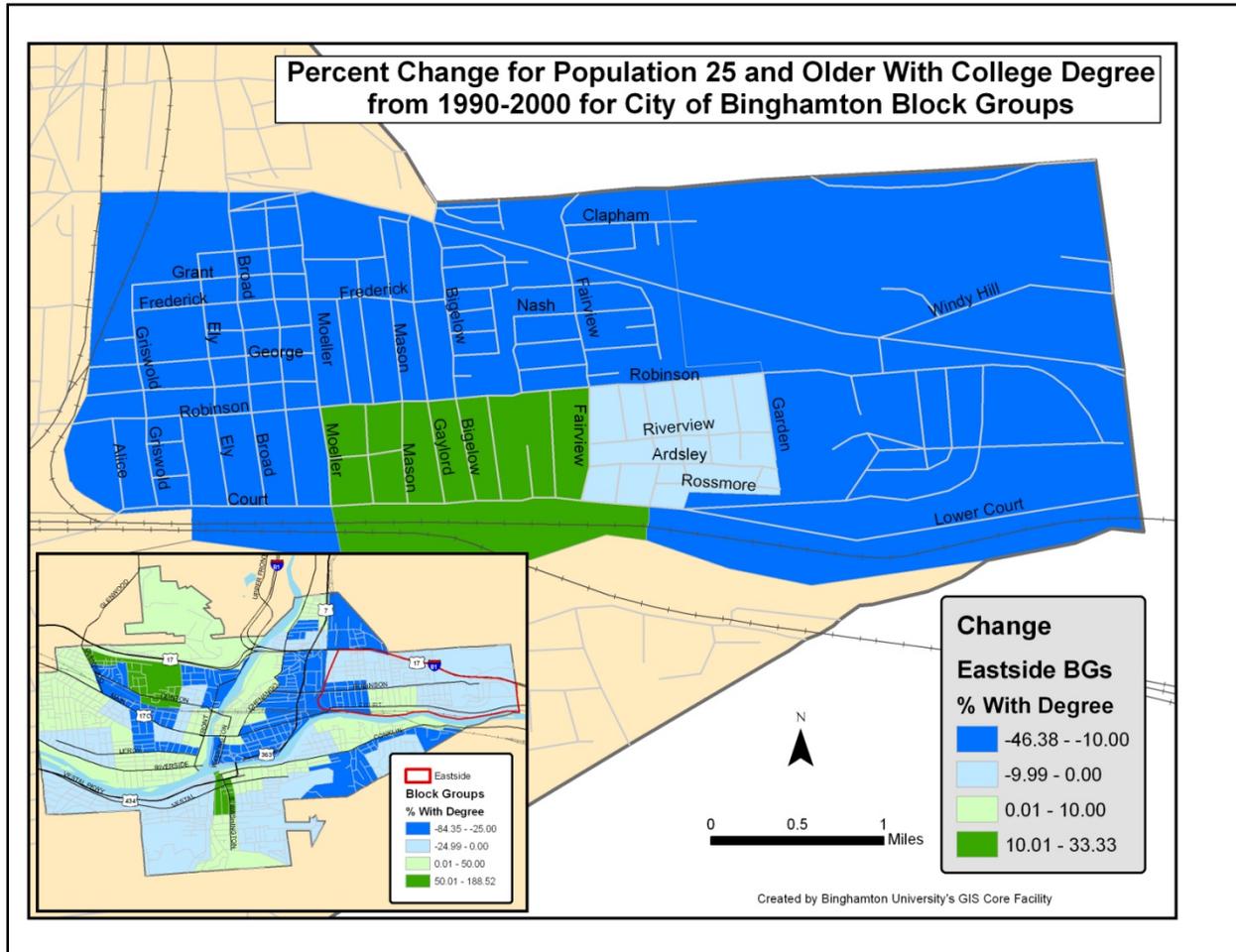
Finally, the East Side has a smaller proportion of the population within the City of Binghamton, with a college degree (Table 4.6). In both 1990 and 2000, four block groups exceeded the City as a whole in this category, but the west and south sides show larger proportions of their populations with college degrees. In the East Side they made up less than 20 percent of the population in 1990 in the Hospital Hill, Mason Avenue South and Broad Street South block groups. They comprised 20 to 30 percent of the Broad Street North, Mason Avenue North and Fairview South areas and between 30 and 40 percent of Fairview North.

Table 4.6 Population with College Degree

Geography Identifier	Population with college degree in 1990	Percent of Total Population in 1990	Population with college degree in 2000	Percent of Total Population in 2000	Population Change 1990-2000	Percent Population Change
City of Binghamton	9,914	33.1	9,328	30.3	-586	-5.9
East Side	880	19.7	785	20.5	-95	-10.8
Broad Street North	99	21.9	88	17.1	-11	-11.1
Broad Street South	69	9.9	37	5.9	-32	-46.4
Fairview North	281	30.5	217	24.5	-64	-22.8
Fairview South	106	23.3	106	22.8	0	0.0
Mason Avenue South	129	17.8	172	29.4	+43	+33.3
Mason Avenue North	154	22.3	131	23.6	-23	-14.9
Hospital Hill	42	8.1	34	17.6	-8	-19.0

By 2000 only the central block groups had more than 20 percent of their adults with a college degree (Mason Avenue North and South as well as Fairview North and South) while both the east (Hospital Hill) and the west (Broad Street North and South) had less than 20 percent. In the map of percent change all of the block groups showed a decline of 10 percent or more between 1990 and 2000 except Fairview South which had a decline of less than 10 percent and Mason Avenue South which displayed an increase of more than 10 percent.

Figure 4.18 East Side - Percent Change from 1990 to 2000 for Population with College Degree, by Block Group



In summary, the percentage of those with less than a high school education, and those with college degrees declined in the study area. In the mean time, the percentage of those with a high school diploma or some college education increased.

4.3.0 MEDIAN HOUSEHOLD INCOME

Figure 4.19 illustrates the percentage change in median household income for the City of Binghamton. The map shows that the East Side neighborhoods are similar to much of the rest of the City. The majority of the City's block groups have experienced modest increases in median household income between the 1990 and 2000 Census. There are several areas that show substantial increases in median household income such as the area south of the Susquehanna River along Conklin Avenue, and on the west side along Riverside Drive, Main Street, and Front Street. There are some areas within the City that have experienced more substantial decreases in median household income than the East Side neighborhoods.

These are located to the south of the Susquehanna River, west of the area of large increases on Riverside and Leroy Streets, along Clinton Street on the West Side, and north of Route 17 and along Route 7 in the northern part of the City. It is interesting that the areas with significant decreases in median household income are often located next to the areas that had substantial increases.

Table 4.7 shows the median household income for the East Side neighborhoods. The data are also illustrated in Figure 4.22. Excluding the Hospital Hill neighborhood which has a small population and skews the data, the Fairview North neighborhood had the highest median household income in 1989 and the Broad Street South neighborhood the lowest. The 1999 data indicates that the Broad Street South neighborhood continued to have the lowest median household income. However, the Mason Avenue South neighborhood surpassed the Fairview South neighborhood in median household income by 1999. The Mason Avenue South neighborhood recorded an increase of 44.1 percent in median household income between 1989 and 1999. This increase for the Mason Avenue South neighborhood significantly surpasses the other East Side neighborhoods. The Mason Avenue North neighborhood is the only East Side neighborhood to show a decrease in median household income between 1989 and 1999.

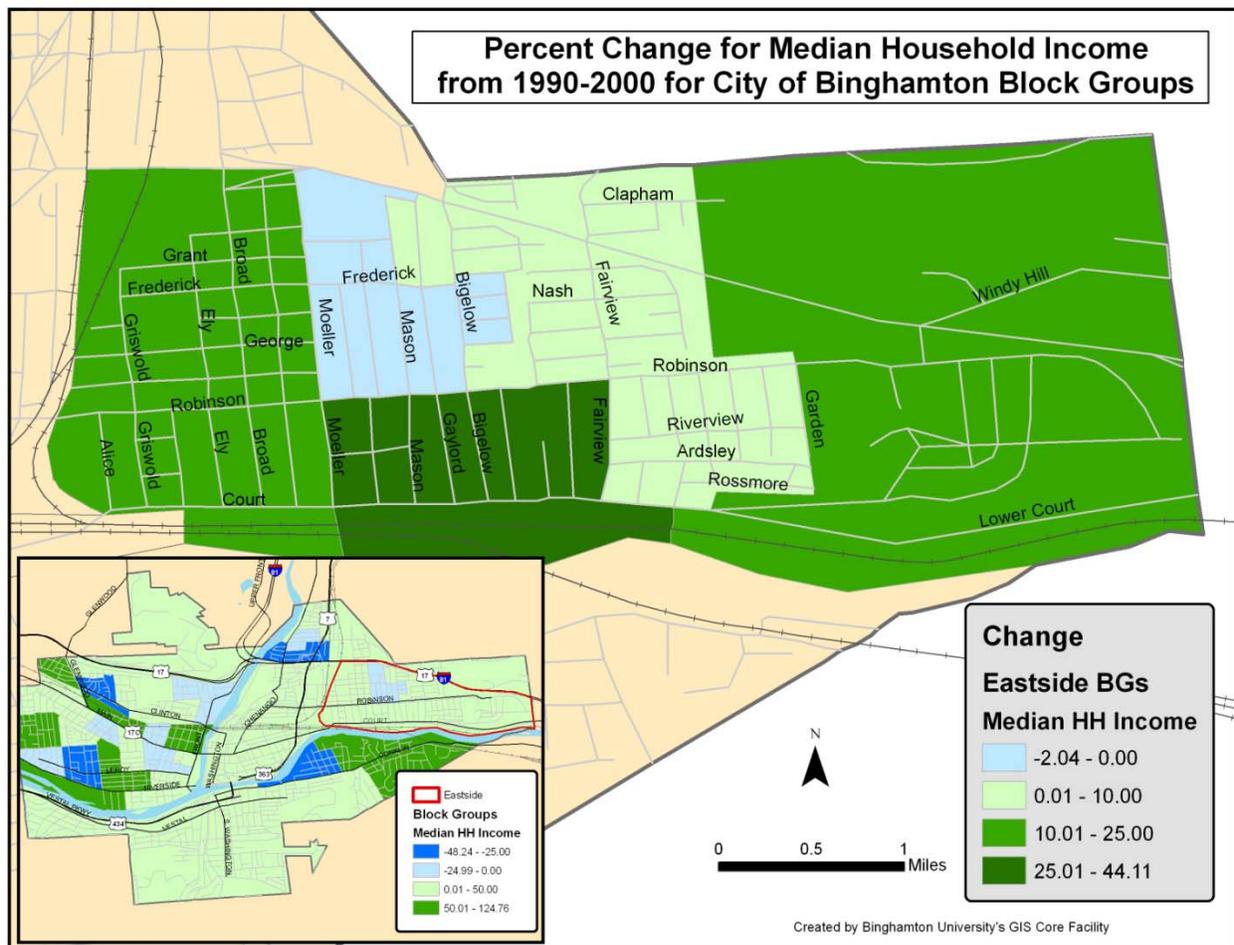
Possibly even more significant, and troubling, is that the increases in median household incomes failed to keep pace with inflation in all of the East Side neighborhoods with the exception of the Mason Avenue South neighborhood. When inflation is figured into the median household income data, it becomes evident that there has been a substantial decrease of buying power on the East Side. The average decrease for all of the neighborhoods is \$5496. However, the Mason Avenue North (\$10,616) and Fairview North (\$9399) neighborhoods have experienced much greater reductions in buying power for the period.

Table 4.7 Median Household Income

Geography Identifier	Median household income in 1989	Median household income in 1999	Percent Change Median Household Income	Median Household Income with Inflation	Reduction of Buying Power 1989 to 1999
City of Binghamton	20891	25655	22.8	28068	-2413
East Side	26554	30181	13.7	35677	-5496
Broad Street North	23472	27228	16	31536	-4308
Broad Street South	20945	24688	17.8	28141	-3453
Fairview North	31524	32955	4.5	42354	-9399
Fairview South	29167	31544	8.2	39187	-7643
Mason Avenue South	25050	36100	44.1	33656	2444
Mason Avenue North	29167	28571	-2	39187	-10616
Hospital Hill	79274	90143	13.7	104275	-14132

The percent change, between 1989 and 1999, in median household income for the East Side neighborhoods is shown in Figure 4.20. As discussed above, Mason Avenue North is the only neighborhood to show a decline in median household income (2.04 percent; shaded in light blue on the map). All of the other neighborhoods show an increase. The Fairview North and South neighborhoods had relatively small increases in median household income of 4.54 percent and 8.15 percent respectively. The neighborhoods with modest increases in median household income are Broad Street North (16 percent) and South (17.87 percent) and Hospital Hill (13.71 percent). The Mason Avenue South neighborhood had the largest increase in median household income of 44.11 percent.

Figure 4.20 East Side – Percent Change from 1990 to 2000 for Median Household Income, by Block Group



4.4.0 POVERTY

The percent change for the population below poverty for block groups in the City of Binghamton between 1990 and 2000 is shown in Figure 4.21. The dark blue areas on the map are those block groups in the City that experienced substantial decreases in the percentage of the population living below the poverty level. These areas are scattered throughout the City, but are mostly located on the West and South sides. Throughout much of the City, there was not a significant change in the percentage of the population living below the poverty level. Only one block group shows a huge increase in the percentage of the population living below poverty and is located to the north of Route 17 and to the west of Route 7. This block group had an increase from nineteen people living below poverty in 1990 to two hundred eighty-nine by 2000.

Table 4.8 displays the poverty data for the East Side neighborhoods. In 1990, there were 358 residents, or 6.22 percent of the population of the East Side living below the poverty level. In that year, the Broad Street South neighborhood had the greatest number of residents, as well as the highest percent of its population living below the poverty level. On the other hand, the Mason Avenue North and Hospital Hill neighborhoods had zero residents living below poverty.

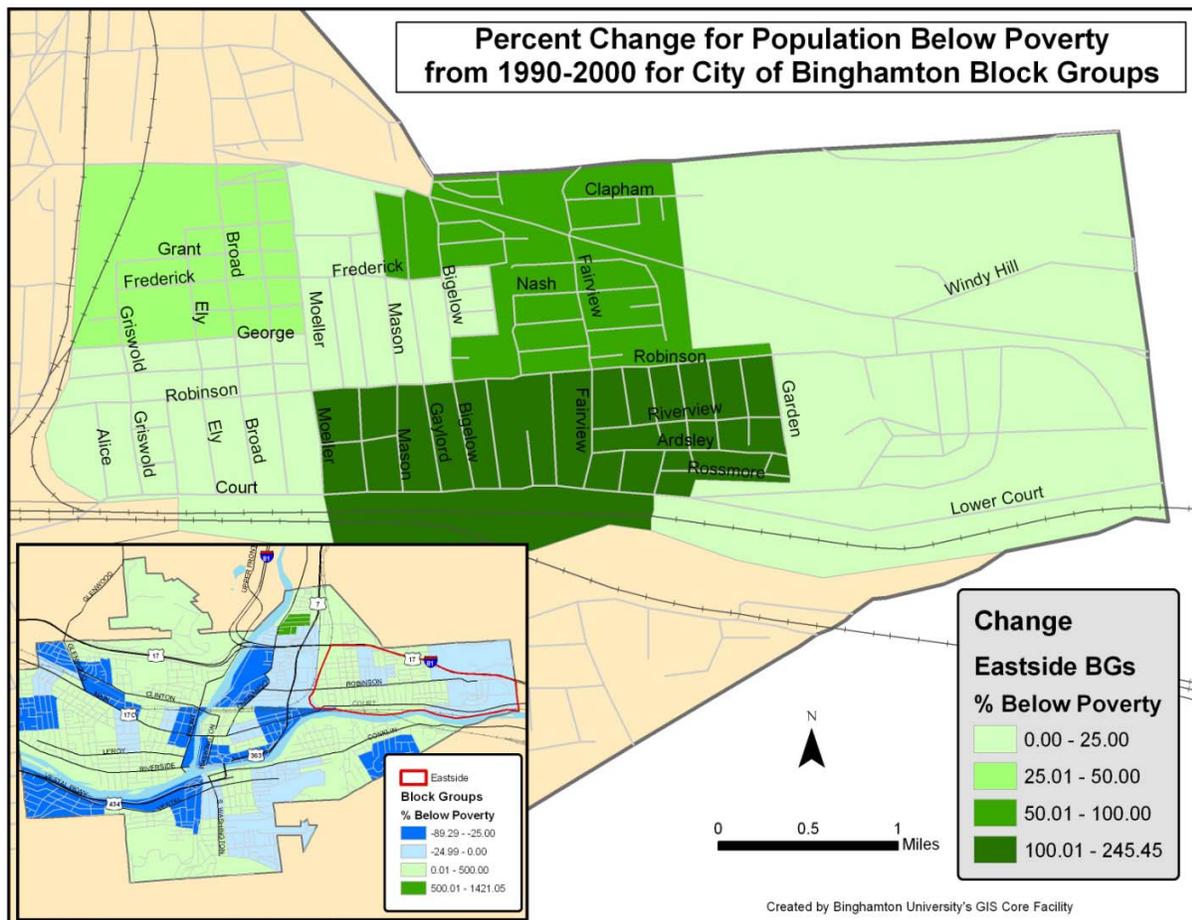
According to the 2000 Census, there has been a substantial change in the number of residents, and the percent of the population, living in poverty on the East Side. The 2000 Census data indicate that there has been almost a doubling, to 700, of the number of residents living in poverty. The percent of the population living in poverty doubled to 12.5 percent. The greatest increase occurred in the Mason Avenue North neighborhood that had zero residents living in poverty in 1990 and by 2000 had 116 residents living below the poverty level. This amounted to almost 14 percent of that neighborhood's population. Other than the Hospital Hill neighborhood which once again had zero residents living in poverty, the smallest numerical increase for those living in poverty occurred in the Broad Street South neighborhood. However, this neighborhood continues to have the greatest number of people living in poverty and the highest percentage of its population living below the poverty level according to the 2000 Census.

Table 4.8 Population Below Poverty Level

Geography Identifier	Below Poverty 1990	Percent Below Poverty 1990	Below Poverty 2000	Percent Below Poverty 2000
City of Binghamton	10291	20.0	10958	23.7
East Side	358	6.22	700	12.5
Broad Street North	69	12.18	118	17.72
Broad Street South	181	18.44	190	21.04
Fairview North	49	5.56	91	9.67
Fairview South	26	4.16	71	11.74
Mason Avenue South	33	3.04	114	13.1
Mason Avenue North	0	0	116	13.93
Hospital Hill	0	0	0	0

The percent change for the population below the poverty level for the East Side is shown spatially in Figure 4.22. The map shows increases in each of the East Side neighborhoods. The Mason Avenue South and the Fairview South neighborhoods show the greatest percentage change between 1990 and 2000. The Broad Street South, Mason Avenue North, and the Hospital Hill neighborhoods show the smallest percentage change for the population living below poverty.

Figure 4.22 East Side – Percent Change from 1990 to 2000 for Population Below Poverty, by Block Group



4.5.0 HOUSING

Figure 4.23 illustrates the percent change in the number of housing units for the City of Binghamton. The map shows that there was not much change in the number of housing units throughout most of the City. However, two block groups stand out with significant, but different changes. The area between Clinton Street and Route 17 on the West Side had a significant percentage increase in the number of housing units between 1990 and 2000, while the second, located just to its west experienced a substantial percentage decrease.

Table 4.9 displays the 1990 housing data for the East Side neighborhoods. The table shows that, according to the 1990 Census, there were 2429 housing units on the East Side. Of that number, 2297 (94.6 percent) were occupied and 132 (5.4 percent) were vacant. Of the occupied housing units, 1370 or 59.7 percent, were owner-occupied and 927, or 40.4 percent, were renter-occupied. The percent of owner-occupied housing units is somewhat below the percentage (64.5 percent) for the country as a whole. It is however, substantially higher than the City of Binghamton that had an owner-occupied percentage of 44.4 percent in 1990. The Broad Street North neighborhood had the highest percentage (10.4) of vacant housing units, and the Mason Avenue South neighborhood has the least with 0 percent vacant. The Fairview South neighborhood had the highest percentage (92.3) of owner-occupied housing units and the Broad Street South neighborhood had the lowest at 40.7 percent. Of course, the Broad Street South neighborhood had the highest percent (59.3) of renter-occupied housing units.

Table 4.3 Housing Characteristics, 1990

Geography Identifier	Number of Housing Units 1990	Total Occupied Housing units	Owner-occupied	Percent Owner-occupied	Renter-occupied	Percent Renter-occupied	Vacant Housing Units	Percent Vacant Housing Units
City of Binghamton	24626	22617	10059	44.5	12558	55.5	2009	8.2
East Side	2429	2297	1370	59.7	927	40.4	132	5.4
Broad Street								
North	318	285	137	48.1	148	51.9	33	10.4
Broad Street								
South	484	447	182	40.7	265	59.3	37	7.6
Fairview								
North	435	408	288	70.5	120	29.4	27	6.2
Fairview								
South	297	285	263	92.3	22	7.7	12	4.0
Mason Avenue								
South	475	475	231	48.6	244	51.4	0	0.0
Mason Avenue								
North	399	377	258	68.4	119	31.6	22	5.5
Hospital Hill	21	20	11	55.0	9	45.0	1	4.8

Table 4.10 displays the housing data for the East Side neighborhoods from the 2000 Census. The table shows that there was a decrease of 71 housing units on the East Side. Of the 2358 housing units, 2140 or approximately 90.8 percent were occupied and 218, or 9.2 percent, were vacant. This is an increase in both the number and percentage of vacant housing units from 1990. Of the occupied housing units, 1228 or 58.1 percent were owner-occupied. The number of owner-occupied housing units declined by 126 between the two Census years, however there was only a small decrease in the percentage of owner-occupied housing units. According to the 2000 Census, 66.2 percent of housing units in the United States are owner-occupied. The percentage of owner-occupied housing units on the East Side is, however, higher than the number of owner-occupied housing units for the City of Binghamton (43 percent). There was also a small decrease (31) in the number of renter-occupied housing units between 1990 and 2000. However the percentage of renter-occupied housing units increased slightly.

The Mason Avenue South neighborhood had the largest increase in vacant housing units between 1990 and 2000. In 1990, this neighborhood had no vacant housing units, but the 2000 data shows 52 such units. This number is second only to the Broad Street South neighborhood that had 55 vacant housing units. Other than the Hospital Hill neighborhood, the Fairview South neighborhood again had the highest percentage (85 percent) of owner-occupied housing units in 2000. The Broad Street North neighborhood had the smallest percentage (31.1 percent) of owner-occupied housing units in 2000 replacing the Broad Street South neighborhood that had the lowest percentage in 1990.

Table 4.10 Housing Characteristics, 2000

Geography Identifier	Number of Housing Units 2000	Total Occupied Housing units	Owner-occupied	Percent Owner-occupied	Renter-occupied	Percent Renter-occupied	Vacant Housing Units	Percent Vacant Housing Units
City of Binghamton	23971	21089	9067	43.0	12022	57.0	2882	12.0
East Side	2358	2140	1244	58.1	896	41.9	218	9.2
Broad Street								
North	352	312	97	31.1	215	68.9	40	11.4
Broad Street								
South	458	403	158	39.2	245	60.8	55	12
Fairview								
North	435	403	272	67.5	131	32.5	32	7.4
Fairview								
South	278	267	227	85	40	15	11	4
Mason Avenue								
South	433	381	219	57.5	162	42.5	52	12
Mason Avenue								
North	386	358	255	71.2	103	28.8	28	7.3
Hospital Hill	16	16	16	100.0	0	0	0	0

The percentage change for the number of housing units between 1990 and 2000 for the East Side is shown in Figure 4.24. Most of the neighborhood experienced a decline in the number of housing units. However, the Broad Street North neighborhood had a relatively large percentage increase. However, as shown in the tables above, this is somewhat misleading since the increase was only 34 housing units. The Hospital Hill neighborhood is portrayed as having a substantial percentage decrease in the number of housing units between 1990 and 2000, but this, too, is misleading since the decrease was from twenty-one units in 1990 to sixteen in 2000.

Figure 4.24 East Side – Percent Change from 1990 to 2000 for Number of Housing Units, by Block Group

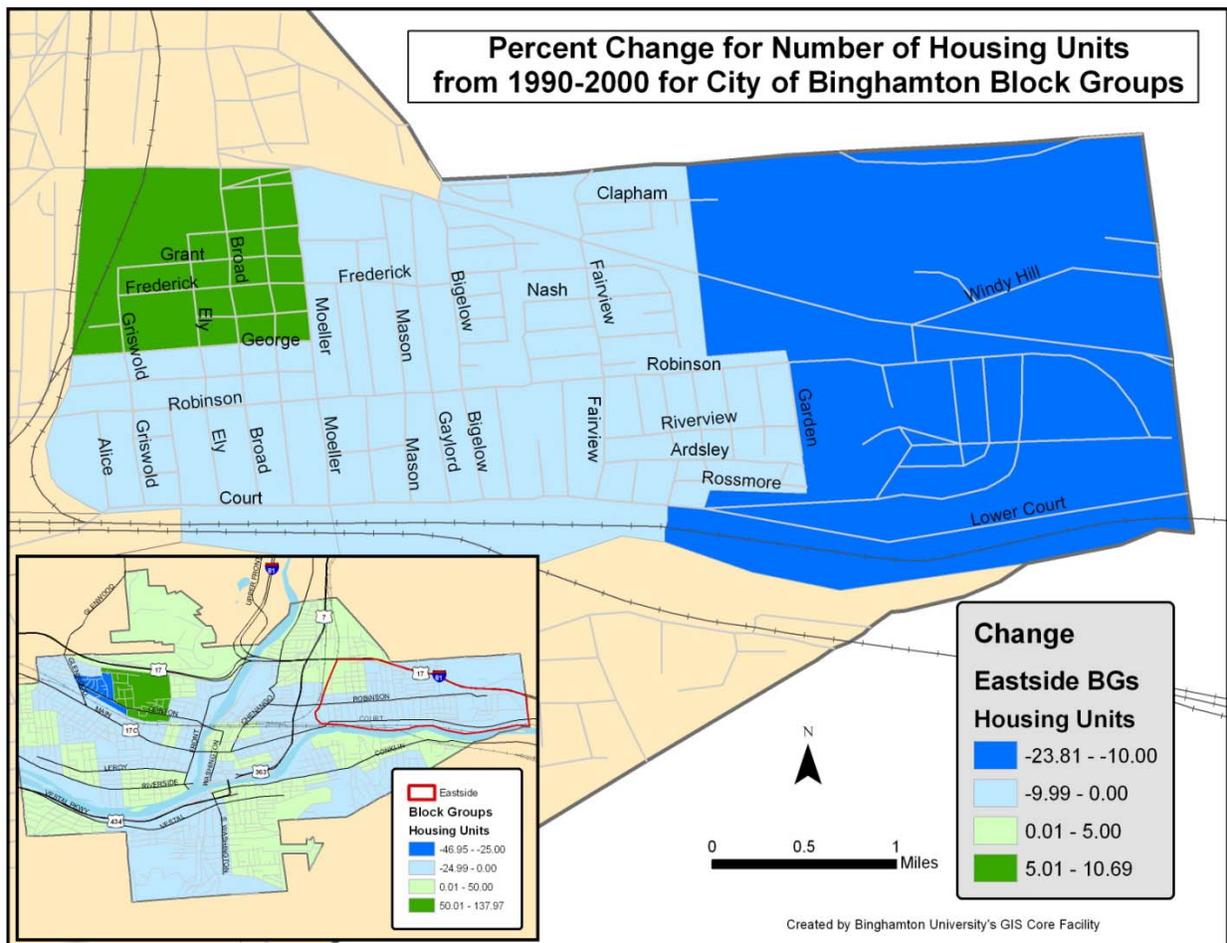


Figure 4.25 illustrates the percent change for owner-occupied housing units for block groups in the City Of Binghamton. There has been a decline in the number of owner-occupied housing across much of the City of Binghamton between 1990 and 2000, but there are some exceptions to this general pattern. For example, there are two block groups that show significant increases in owner-occupied housing. One is

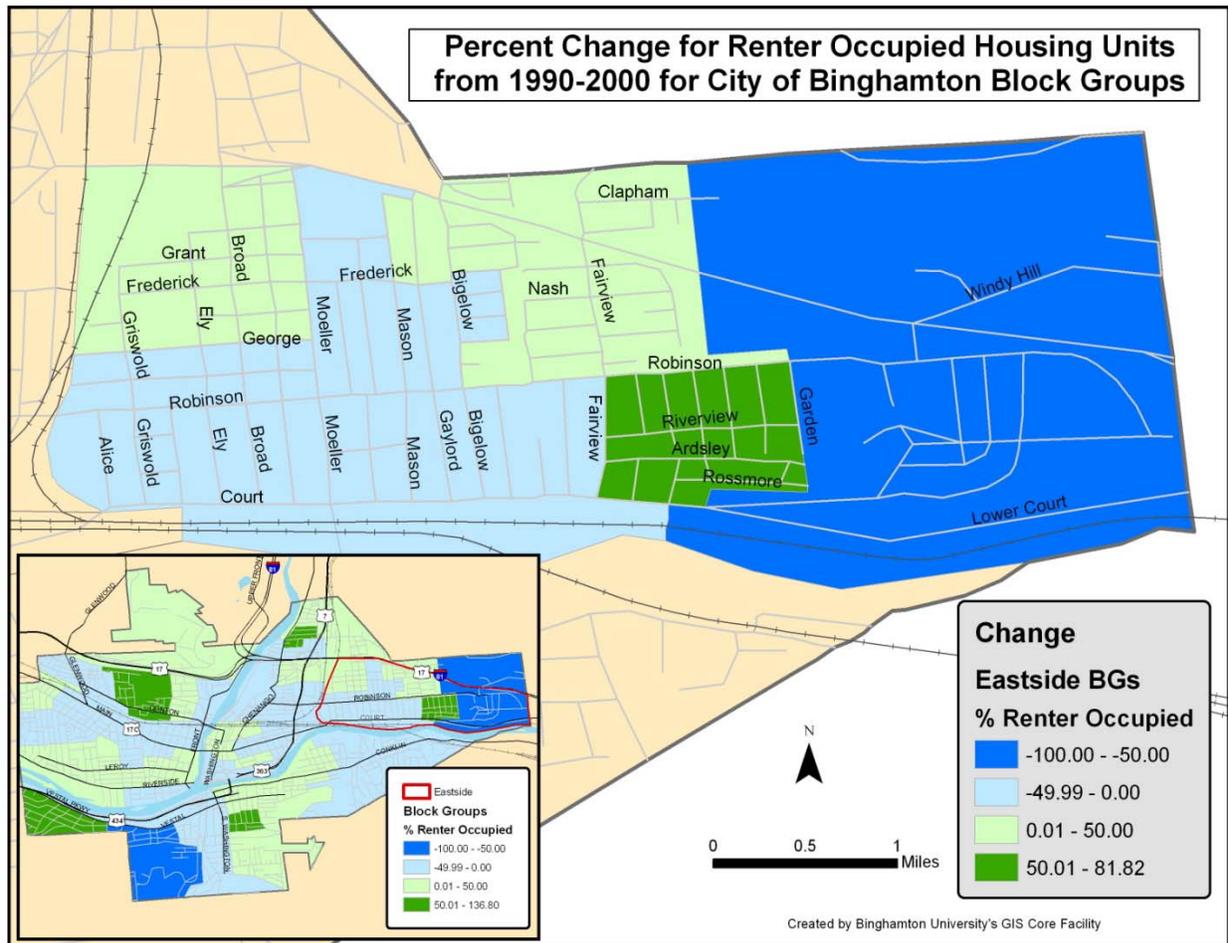
east of Chenango Street along Main Street the other is along Clinton Street. There are also several block groups scattered throughout the city that had substantial declines in owner-occupied housing.

The percentage change for owner-occupied housing units on the East Side is illustrated in Figure 4.26. As noted above, the majority of neighborhoods on the East Side had a relatively small decline in owner-occupied housing units. The two exceptions to this general pattern are the Broad Street North neighborhood (portrayed in dark blue) that shows a substantial percentage decline in owner-occupied housing units and the Hospital Hill (portrayed in dark green) neighborhood that shows a substantial increase. The Hospital Hill data are somewhat misleading however, because of the relatively small number of total housing units.

The percentage change in renter-occupied housing units is highly variable throughout the city with most areas showing either a slight increase in renter-occupied housing or a small decrease (Figure 4.27). There are a few areas, scattered throughout the city, that stand out as having significant increases in renter-occupied housing (portrayed in dark green). In addition, there are two areas that show significant decreases in renter-occupied housing units (portrayed in dark blue). One of these areas is on the South Side of Binghamton and the other is Hospital Hill neighborhood on the East Side.

Figure 4.28 illustrates the percent change in renter-occupied housing for the East Side neighborhoods. The neighborhoods that had relatively minor increases in renter-occupied housing units include Fairview North (9.17 percent) and Broad Street North (45.27 percent). The Fairview South neighborhood had the largest increase (81.8 percent) in renter-occupied housing units. The neighborhoods that had decreases in renter-occupied housing units between 1990 and 2000 are Broad Street South (-7.55 percent), Mason Avenue South (-33.61 percent), and Mason Avenue North (-13.45 percent). The Hospital Hill neighborhood had a 100 percent decrease in renter-occupied housing with the four renter-occupied housing units that existed in 1990 did not appear in the 2000 data.

Figure 4.28 East Side – Percent Change from 1990 to 2000 for Renter-Occupied Housing Units, by Block Group



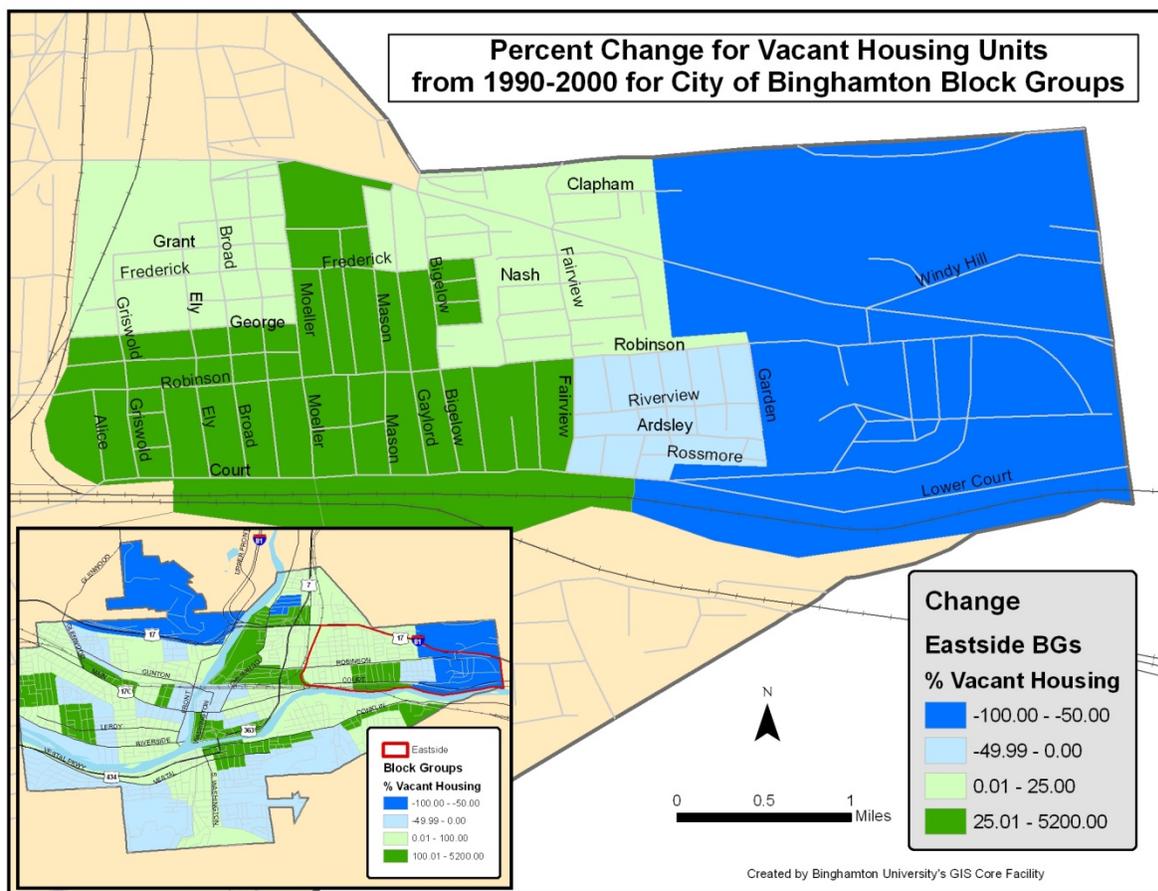
The percent change in vacant housing units varies widely for the City of Binghamton (Figure 4.29). It is evident from the map that the areas with decreases in vacant housing units are dispersed throughout the City. Of the three areas with major declines, one is on the Northwest Side of the City and another is on the North Side. The other neighborhood with a major decline in vacant housing units is Hospital Hill on the East Side. This area is discussed below.

The neighborhoods with increases in vacant housing units are also spatially dispersed throughout the City. Several neighborhoods stand out as having had significant increases in vacant housing between 1990 and 2000. These areas include two areas along Conklin Avenue, the neighborhood between the Chenango River and Chenango Street, an area in the central business district along Washington Street, the area east of Chenango Street between the railroad tracks and Robinson Street, the neighborhood just north of Route 17, and several dispersed areas on the West Side.

The percent change for vacant housing units for the East Side neighborhoods is illustrated in Figure 4.30. As mentioned above, the neighborhood with the largest increase in vacant housing units was Mason Avenue South with an increase of 52 units. The Broad Street South and North neighborhoods also show substantial percentage increases, however their numerical increases are much smaller than Mason Avenue South. Broad Street South had an increase of 18 vacant housing units while Broad Street North's increase was 7.

Just two of the East Side neighborhoods experienced a decrease in vacant housing units from 1990 to 2000. Fairview South had an 8.5 percent decline; however, this was a decrease of one unit from 2000. Likewise, the Hospital Hill neighborhood had a 100 percent decline in vacant housing units, but again this was only one unit.

Figure 4.30 East Side – Percent Change from 1990 to 2000 for Vacant Housing Units, by Block Group



4.6.0 FAMILY COMPOSITION

Table 4.11 describes various characteristics of families for 1990 and 2000. According to the 1990 Census, there were 1447 families living in the East Side neighborhoods. Of that number, 113 or 7.8 percent were single parent families. By the 2000 Census, the total number of families decreased to 1213 while the number of single parent families increased to 196 (16.2 percent of families). The percentage increase of single parent families was 73.5 percent between 1990 and 2000.

The table shows that the Mason Avenue South neighborhood had the largest number (33) of single parent families in 1990. However, the Broad Street North neighborhood had the highest percentage (13.3 percent). Each of the East Side neighborhoods experienced a decrease in the number of families except the Fairview South neighborhood which had an increase of one. The Broad Street North, Fairview South, and Mason Avenue South neighborhoods all had decreases in the number of single parent families. The Fairview North and Mason Avenue North neighborhoods experienced substantial numerical and percentage increases of single parent families between 1990 and 2000.

Table 4.11 Family Composition 1990 and 2000

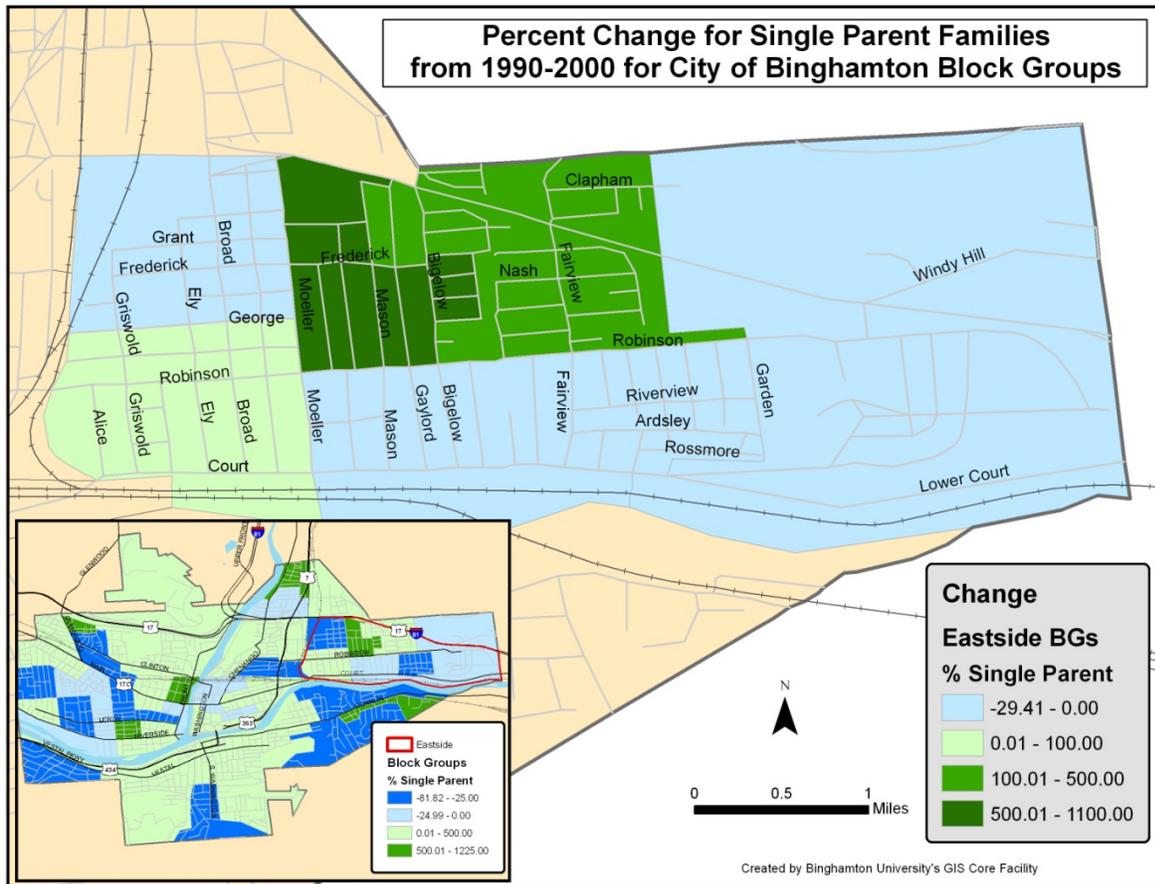
Geography Identifier	1990			2000			
	Families	Single Parent Families	Percent Single Parent Families	Families	Single Parent Families	Percent Single Parent Families	Percent Change Single Parent Families
City of Binghamton	12461	1257	10.1	10501	2150	20.5	71.0
East Side	1447	113	7.8	1213	196	16.2	73.5
Broad Street North	181	24	13.3	136	18	13.2	-25
Broad Street South	245	27	11	191	40	20.9	48.2
Fairview North	289	7	2.4	251	40	15.9	471.4
Fairview South	184	17	9.2	185	12	6.5	-29.4
Mason Avenue South	283	33	11.7	234	26	11.1	-21.2
Mason Avenue North	244	5	2	205	60	29.3	1100
Hospital Hill	21	0	0	11	0	0	0

Figure 4.31 illustrates the percent change for single parent families in the City of Binghamton between 1990 and 2000. The block groups that had significant percentage declines in single parent families are scattered throughout the City. It is important to remember that while these neighborhoods had large percentage declines in single parent families, the numerical changes are relatively small. There are a few

block groups in the City that show a small percentage decline in single parent families. Three of these neighborhoods are on the East Side and will be discussed below. The others are in the central city area near Washington and Main Streets. Block groups that had substantial percentage increases in single parent families are scattered throughout the City with one on the East Side.

The percent change for single parent families for the East Side neighborhoods is illustrated in Figure 4.32. Four of the neighborhoods had a decrease or no change in single parent families. These include Broad Street North (-25 percent), Mason Avenue South (-21.2 percent), Fairview South (-29.4 percent), and Hospital Hill no change. The Broad Street South neighborhood had a 48.2 percent increase in single parent families. However, as shown in the table above, this was an increase of only thirteen families. The Fairview North neighborhood had a 471.4 percent increase in single parent families between 1990 and 2000. Again, as shown in the table above, this neighborhood went from seven single parent families in 1990 to forty four in 2000. Finally, the Mason Avenue North neighborhood had the largest percentage increase (1100 percent) in single parent families as well as the largest numerical increase (55).

Figure 4.32 East Side – Percent Change from 1990 to 2000 for Single-Parent Families, by Block Group



These demographic characteristics, as well as the changes that have occurred between 1990 and 2000, help us to understand the composition of the East Side. Comparisons allow a better understanding of how the East Side is similar to, as well as differs from, the City of Binghamton. A comparison of the percentage change of the variables discussed above is shown in Chart 4.1. It must be remembered, however, that large percentage changes for the East Side can reflect small numbers, so some of the comparisons are skewed as a result.

The aging of the population on the East Side presents difficulties and opportunities for City Officials. First, as aging residents leave the neighborhood, there is a concern that the relatively good housing stock in the area will filter down to persons of lower socio-economic status. As has been pointed out by residents in the area this is a concern due to reduced maintenance and up-keep of properties. There appears to be a trend of declining homeownership on the East Side which once again often leads to issues of property upkeep. If possible, the City should try to encourage owner-occupied housing on the East Side and limit the conversion of properties to rental units.

Chart 4.1 Comparison of Percent Change of Population Characteristics, 1990 to 2000

