



Northeast Hawley Development Association Needs Assessment: Census Tracts 2 and 6

Overview:

As the City of Syracuse continues to experience changes in population distribution, resulting in changing community needs, this appendix responds to the changing dynamic of Syracuse's Northside. NEHDA has over forty years of experience serving a large section of the northern part of the city and is petitioning to expand its service into census tracts 2 and 6.

With its growing capacity, this appendix intends to highlight the needs of census tracts 2 and 6 by identifying key statistics that indicate a need for support from a community development agency like NEHDA. This report supplements the initial needs assessment, done by Syracuse Community Geography in June 2015, with many of their graphs, charts, and maps being reproduced here.

Following the introduction, you will find an official Statement of Need that outlines the findings from the data analysis conducted and explains why NEHDA should incorporate tracts 2 and 6 into its service area.

Data Sources:

- American Community Survey 5-Year Estimates (2013) – Although not the most recent ACS survey, we wanted to maintain the comparison by using the same dataset as the original report.
- City of Syracuse Assessor's Office, April 2016 Parcel File – The GIS analysis in this report was derived from information found in this shapefile, issued and updated by the Syracuse Assessor's office.
- Census 2000 and 2010 – These sources were used to estimate population changes across demographic categories.
- Home Headquarters, Inc. Database – The lis pendens and foreclosures estimates were derived from data contained at this Syracuse-based housing agency.
- A Neighborhood Profile of NEHDA Service Area (June 2015) – Many of the maps have been reproduced in this report for convenience and comparison.

Contents of Report:

- Population Change 2000–2010 (Census 2000, 2010)
- Population Change 2010–2013 (Census 2010, ACS 2013)
- Area Demographic Breakdown (ACS 2013)

- Poverty Profile (ACS 2013)
- Income & Employment Data (ACS 2013)
- Property and Land Use Analysis (April 2016 Parcel File)
- Foreign Born Percentage Map by Census Tracts
- Lis Pendens & Tax Delinquent Properties

NEHDA Service Area Expansion: Incorporating Onondaga County Census Tracts 2 and 6

Statement of Need



The Northside of Syracuse, much like other sections of the city, faces immense challenges and necessitates geographically focused service. Census Tracts 2 and 6 are no different and each has unique needs that must be addressed through the capacity of NEHDA as a community development agency. Both are located at the northernmost section of the city proximate to the Regional Market, NBT Stadium, and the Destiny USA Mall.

Historically, the area that includes tracts 2 and 6 were some of the first neighborhoods built in Syracuse. The Washington Square Park neighborhood, with its center in tract 2 but also spread into 6, was the home of wealthy salt merchants in

the 1800s and offers views of Onondaga Lake. According to analysis done with the city's parcel file, after the "Northside" neighborhood (see maps reproduced in the companion report; please refer to that document for the geographic figures), these tracts have the highest concentration of homes built prior to 1900.

The median year built for single-family homes in tract 2 is 1913 and 1907 for tract 6. With a majority of the structures being over one hundred years old, these properties face a high risk of health hazards and many have not been maintained. Compared to the overall service area average, both tracts have a higher owner occupancy rate, which likely reflects both the preponderance of single-family housing stock in these tracts and long-tenured resident populations; while this may indicate latent demand for suitable single-family homes, additional market analysis would be needed to confirm that demand directly.

Within the last decade, these tracts have undergone significant population changes. First, tract 2 has lost nearly 20% of its population between 2010 and 2013, while tract 6 has had consistent growth in population since 2000. Given the magnitude and speed of tract 2's estimated decline over just three years, this figure warrants verification against boundary definitions and ACS reliability standards. Both tracts also sit at or below the City of Syracuse median income, which is about 42% less than the median income for Onondaga County. Tracts 2 and 6 also have a higher unemployment rate than Onondaga County, at 8.3% and 24.4% respectively. The unemployment rate in tract 6 roughly

doubles the City of Syracuse rate of 12.4%. (County-level unemployment and median income benchmarks are reported in the data tables accompanying this appendix.)

In terms of racial composition, tract 2 is about 75% white while tract 6 is 50% white. In the nonwhite population, tracts 2 and 6 have a lower proportion of African-Americans than the Syracuse average. Tract 6 has a higher proportion of American Indians, sitting at 5% of the population, than Syracuse, Onondaga County, and even the New York State average. Similarly, tract 6 also has almost triple the percentage of Asians than the City of Syracuse, with this proportion sitting at almost 20%. Tract 6 has a greater proportion of Hispanics than tract 2, but both sit below the Syracuse average. Finally, in the two-or-more-races category, both tracts 2 and 6 have a higher proportion than Syracuse as a whole.

Between 2000 and 2010, nearly every nonwhite population increased while, in both tracts, the white population decreased. Among white residents, 43% in tract 2 and 41% in tract 6 live in poverty — higher percentages than the city as a whole. Tract 2 also has a higher percentage of those who are two or more races in poverty. Tract 6 has a very high poverty rate for American Indians (80%), Asians (63%), Hispanics (64%), and those of "some other race" (100%). These subgroup figures are based on very small population counts and correspondingly wide margins of error, so they should be read as indicators of acute need rather than precise rates.

The City of Syracuse has 34.6% of its population below the poverty line, which is more than double that of Onondaga County at 14.8%. Both tracts 2 and 6 have an even higher percentage, at 45.9% and 40.7% respectively. In tract 2, over 80% of people under 18 are in poverty, and the averages for ages 18–64 and 65+ also sit higher than the City of Syracuse average. In tract 6, those aged 18–64 are most likely to be in poverty, with nearly 45% of this age group in poverty. The under-18 and 65+ categories sit lower than the City of Syracuse averages, but still sit at 42% and 18% respectively.

All genders are more likely to be in poverty than the City of Syracuse average. Particularly, in tract 2 over 50% of all females are in poverty while 35% of all men are in poverty. Even more glaring is that both employed and unemployed women are more likely to be in poverty than men here. These proportions are also higher than the City of Syracuse average. In tract 6, 2 out of every 5 men and women are in poverty, while employed women, unemployed men, and unemployed women are all significantly more likely to be in poverty than the City of Syracuse average.

By breaking down poverty by an individual's work experience in the past year, these statistics show that both tracts are higher than the county and city percentages for those who worked full-time and were still in poverty. The same goes for those who did not work at all. Only tract 2 has a higher proportion of part-time workers in poverty than the city as a whole, but both are significantly higher than the county percentage.

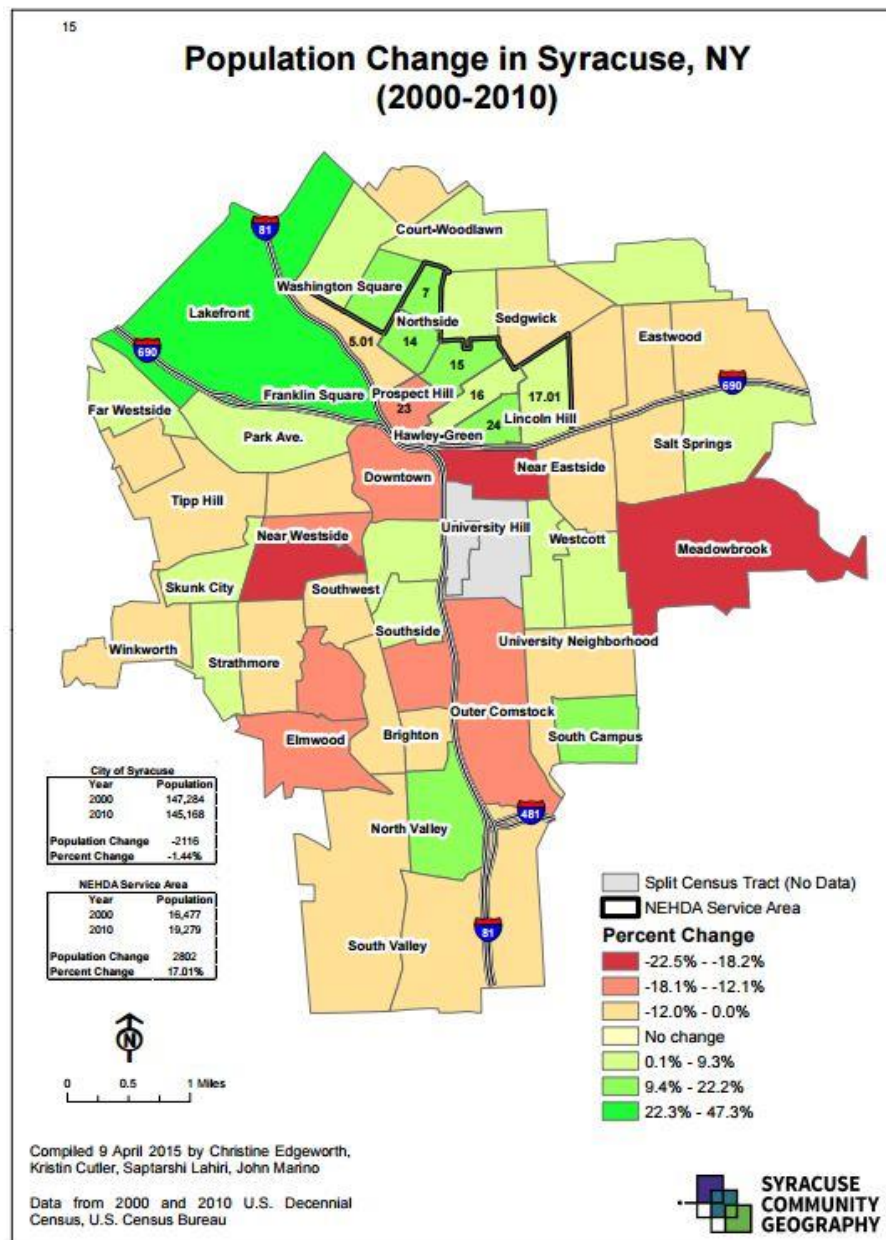
A final noteworthy breakdown of those in poverty is by educational attainment. Across all categories (less than a HS degree, HS diploma, some college, and bachelor's), tract 2 has a higher percentage of those individuals in poverty than the city overall. The story is the same for tract 6, but those with a HS diploma and a bachelor's degree are the most likely to be in poverty, with both statistics sitting higher than 44%. This was quite striking, and may point to new Americans whose educational credentials earned abroad do not readily transfer to the US labor market; however, this interpretation

is conjectural and would need to be tested against the foreign-born and English-proficiency data discussed elsewhere in this report.

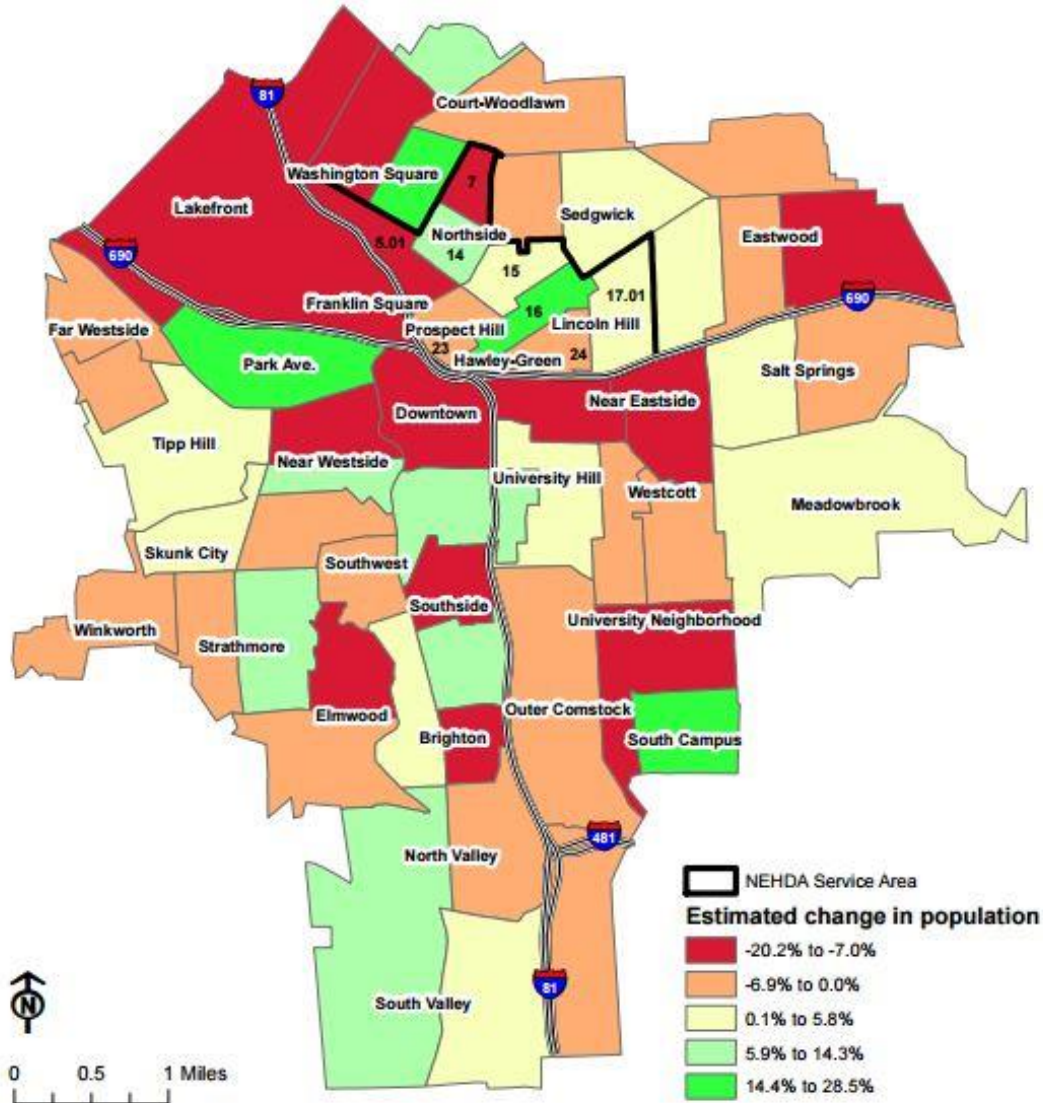
The findings from an analysis of 2010–2013 data show a high housing need and a high poverty level. Even more striking are the specific subgroups that face poverty at a higher rate than the city as a whole and the county. Both areas seem to be attracting many races, and with many new Americans coming to the neighborhood, there will likely be a continued demand for housing.

Population Change Estimates: 2000-2010 & 2010-2013

Location	2000 Census	2010 Census	Percent Change: 2000-2010	ACS 2013 Estimate	Percent Change: 2010-2013
NYS	18,976,457	19,378,102	2.12%	19,487,053	0.56%
Onondaga Co.	458,336	467,026	1.90%	467,202	0.04%
Syracuse city	147,306	145,170	-1.45%	144,742	-0.29%
Census Tract 2	3,279	3,545	8.11%	2,829	-20.20%
Census Tract 6	3,160	3,534	11.84%	4,066	15.05%

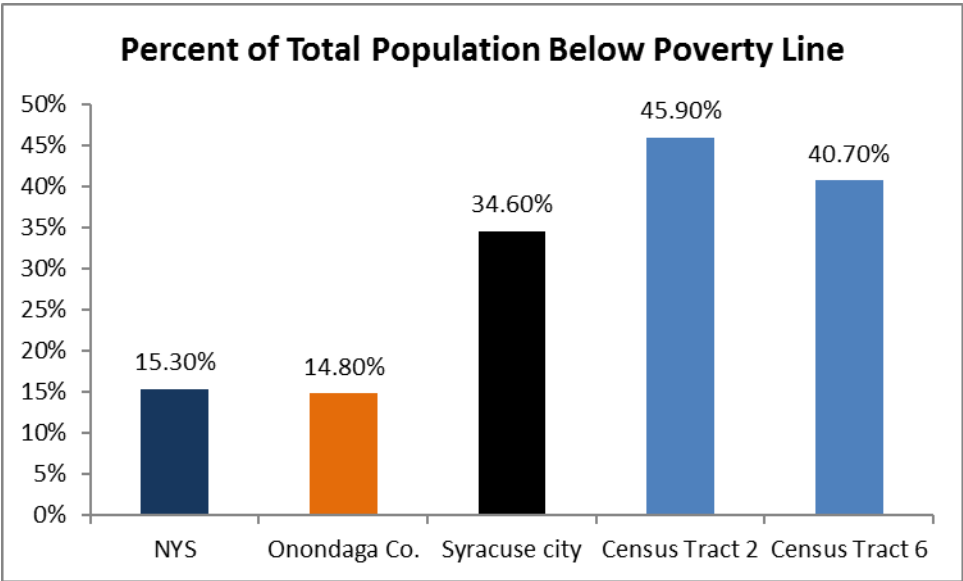
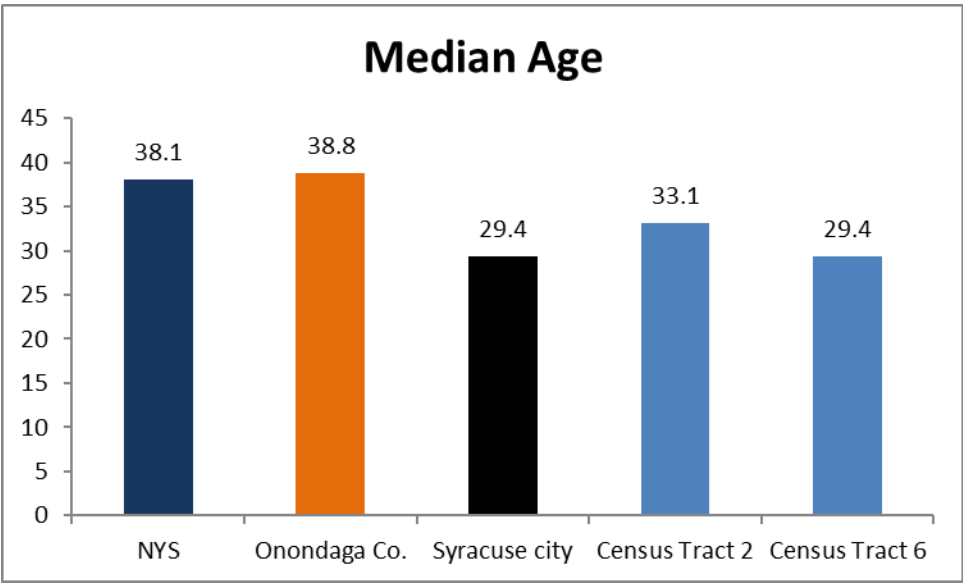


Estimated Population Change in Syracuse, NY (2010-2013)

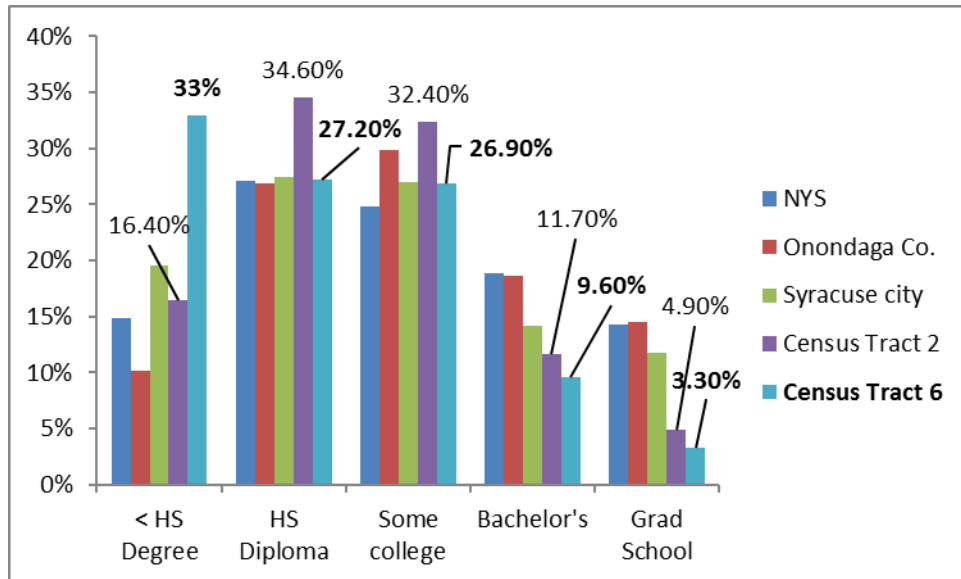
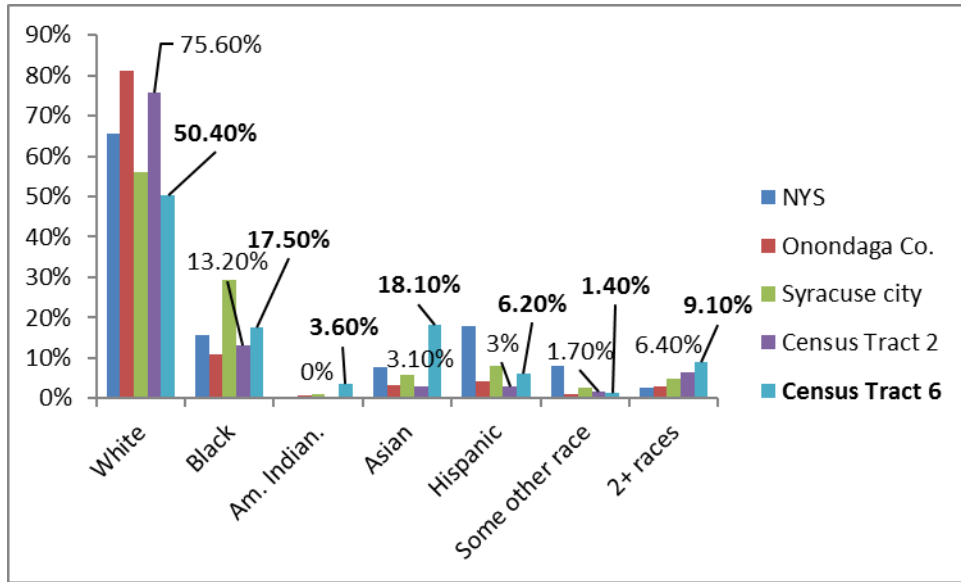


Census Tracts 2 and 6: Total Population, Median Age, Percentage Below Poverty Line

Location	Estimated Pop.
NYS	19,487,053
Onondaga Co.	467,202
Syracuse city	144,742
Census Tract 2	2,829
Census Tract 6	4,066



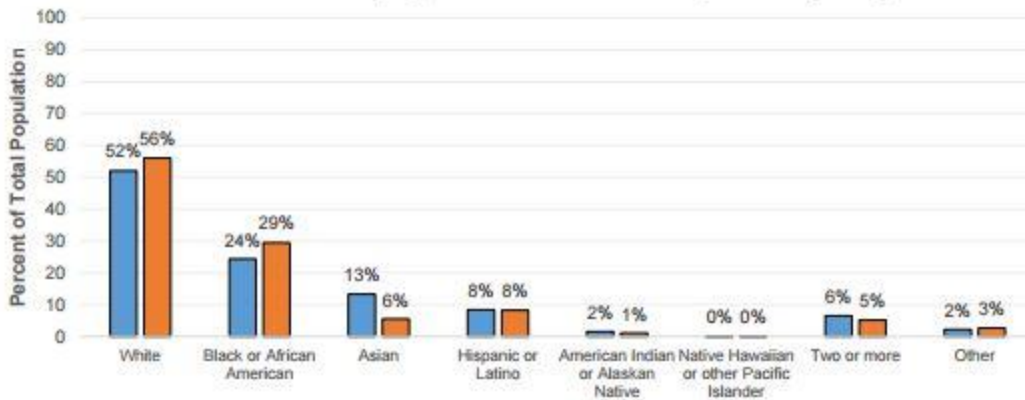
Race, Ethnicity, and Educational Attainment*



*Percentage of population over 25 years old

Location	Population Over 25	% Population Over 25
NYS	13,211,060	67.79%
Onondaga Co.	310,079	66.37%
Syracuse city	83,692	57.82%
Census Tract 2	1,771	62.60%
Census Tract 6	2,334	57.40%

Race and Ethnicity by Percent of Total Population (2010)



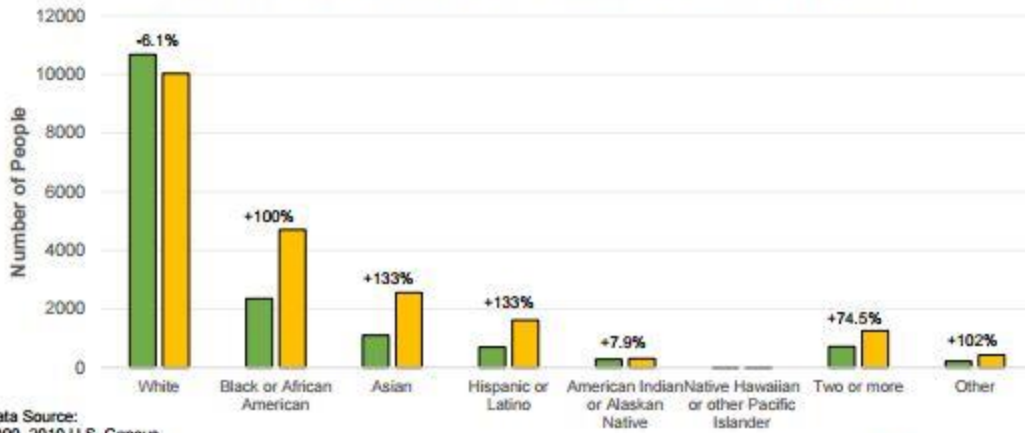
Data Source: 2010 U.S. Census

Compiled April 2015 by Kristin Cutler, Christine Edgeworth, Saptarshi Lahiri, and John Marino

■ NEHDA's Service Area ■ City of Syracuse



Demographic Change in the NEHDA Service Area from 2000 to 2010



Data Source: 2000, 2010 U.S. Census

Compiled June 2015 by Kristin Cutler, Christine Edgeworth, Saptarshi Lahiri, and John Marino

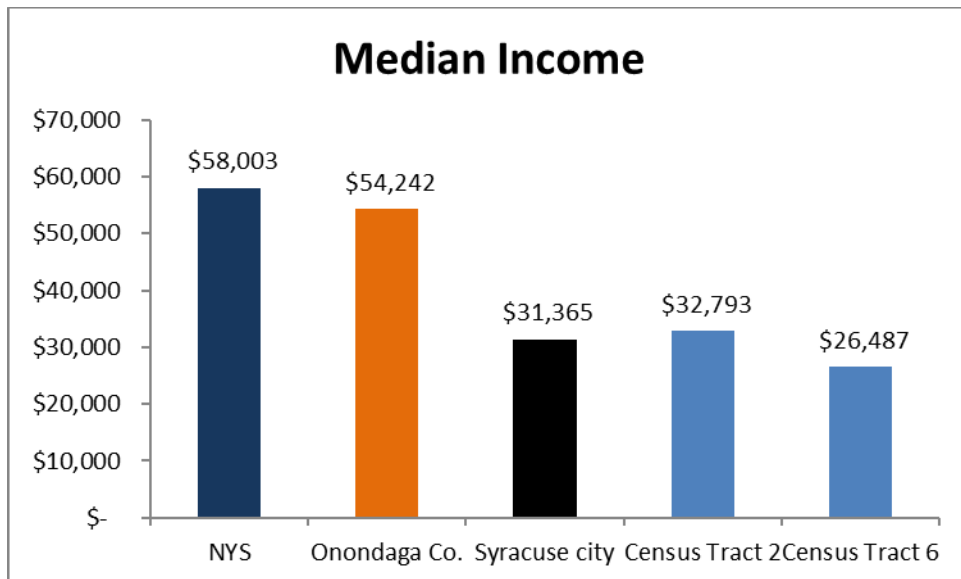
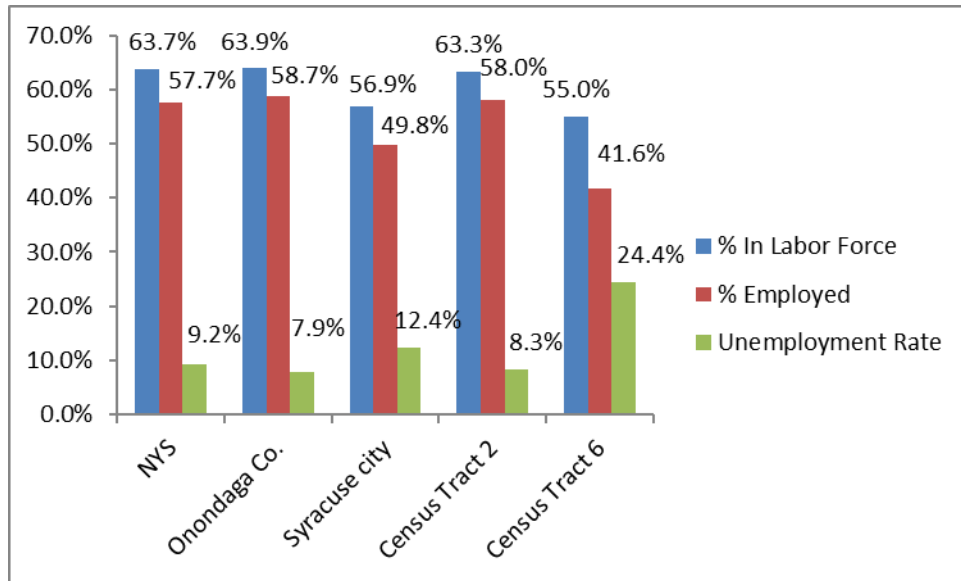
■ 2000 ■ 2010



Poverty Profiles & Comparison: Breakdown by Demographic Attributes

Category	NYS	Onondaga Co.	Syracuse city	Census Tract 2	Census Tract 6
Total Pop.	18,975,362	449,963	131,752	2,829	4,053
% Below P.L.	15.3%	14.8%	34.6%	45.9%	40.7%
< 18	21.7%	21.2%	49.4%	82.3%	42.3%
18-64	13.9%	14.1%	32.1%	35.5%	43.7%
65+	11.3%	7.4%	15.5%	29.1%	18.7%
Male	14.0%	13.7%	33.0%	35.1%	40.4%
Female	16.5%	15.8%	36.1%	56.1%	41.0%
White	11.1%	9.9%	25.4%	46.5%	41.8%
Black	23.1%	39.6%	43.9%	43.2%	26.4%
Am. Indian.	28.4%	25.6%	43.3%		79.3%
Asian	18.0%	27.8%	47.5%	0.0%	66.9%
Native Hawaiian	17.6%	6.2%	14.6%		
Hispanic	25.9%	39.1%	56.3%	30.2%	69.3%
Some other race	29.0%	51.7%	62.1%	37.5%	100.0%
2+ races	22.0%	30.0%	48.4%	69.1%	30.4%
< HS Degree	28.3%	30.3%	43.7%	40.5%	30.3%
HS Diploma	14.3%	12.5%	27.1%	42.7%	46.2%
Some college	10.2%	9.2%	19.9%	27.4%	22.5%
Bachelor's	5.1%	4.1%	11.6%	11.2%	44.5%
Male, Emp.	5.7%	5.5%	14.6%	13.5%	5.4%
Female, Emp.	7.2%	7.4%	18.0%	33.6%	23.0%
Male, Unemp.	25.6%	27.7%	45.6%	12.8%	63.8%
Female, Unemp.	31.5%	33.0%	49.5%	37.9%	71.1%
Full-Time	2.7%	1.9%	5.5%	13.4%	9.4%
Part-Time	16.3%	17.8%	38.4%	42.6%	39.2%
Did not work	25.1%	23.5%	46.5%	57.6%	60.2%

Employment & Income Comparisons



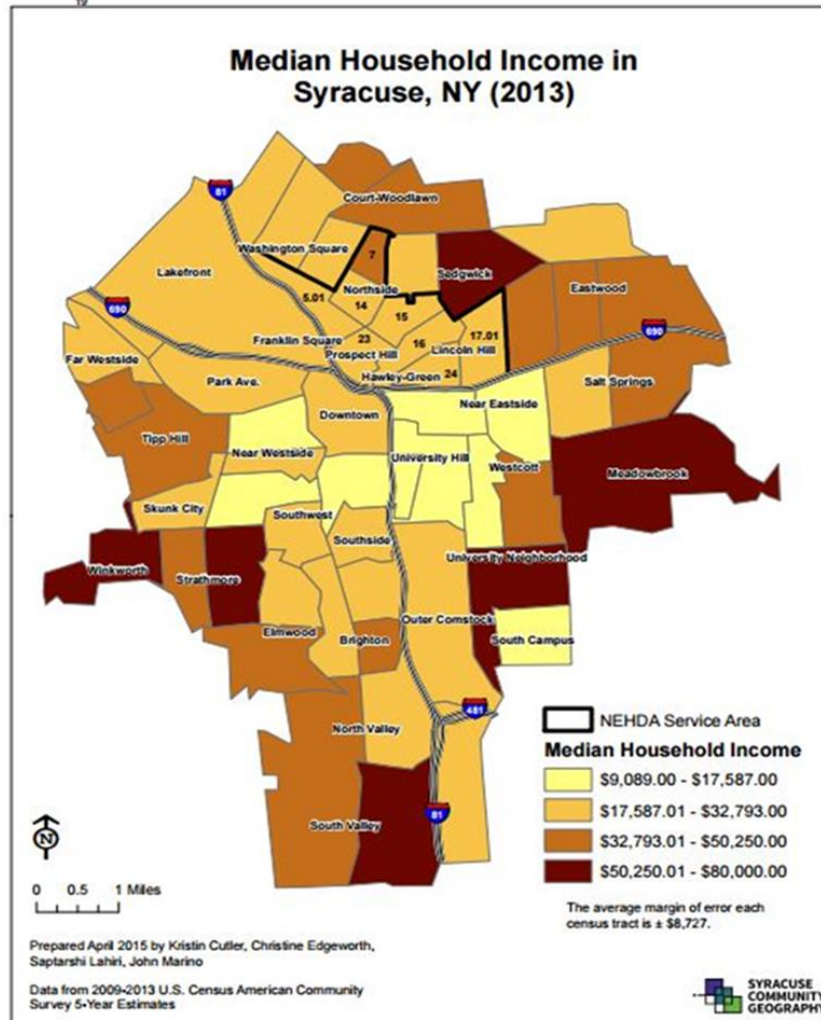


Table 2: Estimated Median Household Income Comparisons (2013 ACS 5-Year Estimates)

Place	Estimated Median Household Income	Margin of Error
Census Tract 5.01	\$22,202	± \$5,212
Census Tract 7	\$34,816	± \$8,796
Census Tract 14	\$22,424	± \$3,503
Census Tract 15	\$23,587	± \$3,854
Census Tract 16	\$22,564	± \$1,802
Census Tract 17.01	\$27,331	± \$12,178
Census Tract 23	\$20,571	± \$2,444
Census Tract 24	\$24,608	± \$4,684
City of Syracuse	\$31,365	± \$755
Onondaga County	\$54,242	± \$747
New York State	\$58,003	± \$204
United States	\$53,046	± \$89

The average margin of error for Median Household Income for census tracts in the City of Syracuse is ± \$8,727.

Median Income Map and Table (SCG Report)

Housing and Land Use Analysis: Census Tracts 2 and 6

(City of Syracuse Assessor's Data)

		Census Tract 2	Census Tract 6
<u>Average Assessed Value</u>	Single Family	\$ 59,745	\$ 49,836
	Two Family	\$ 63,741	\$ 59,798
	Three Family	\$ 71,181	\$ 65,007
	Multiple Residence	\$ 70,460	\$ 75,217
	Apartments	\$ 150,666	\$ 292,267
	Commercial	\$ 149,124	\$ 214,312
	Vacant Land	\$ 12,736	\$ 7,516
	Industrial	\$ 268,000	
	Parking	\$ 32,456	\$ 10,400
<u>Average Lot Size (square feet)</u>	Single Family	5,772	4,458
	Two Family	6,005	5,102
	Three Family	7,344	5,731
	Multiple Residence	7,538	8,471
	Apartments	10,224	13,334
	Commercial	15,195	17,516
	Vacant Land	5,916	3,766
	Industrial	44,110	
	Parking	16,025	4,048
<u>Average Year Built</u>	Single Family	1913	1907
	Two Family	1903	1904
	Three Family	1904	1907
	Multiple Residence		
	Apartments	1946	1945
	Commercial	1947	1943
	Vacant Land		
	Industrial	1930	
	Parking		
	Overall	1915	1910

Owner and Renter Occupied Units and Statistics

Table 3: Owner and Renter Occupied Housing Units (2000 and 2010)

Place	2010 Owner Occupied Housing Units	2010 Renter Occupied Housing Units	2010 Owner Occupancy Rate	2000 Owner Occupied Housing Units	2000 Owner Occupancy Rate	2000 Renter Occupied Housing	Change in Owner Occupied Housing Units (2000- 2010)	Change in Renter Occupied Housing (2000- 2010)
Census Tract 5.01	120	793	13.14%	162	15.85%	860	-25.93%	-7.79%
Census Tract 7	259	384	40.28%	311	47.19%	348	-16.72%	10.34%
Census Tract 14	244	812	23.11%	319	30.61%	723	-23.51%	12.31%
Census Tract 15	237	705	25.16%	315	33.26%	632	-24.76%	11.55%
Census Tract 16	50	1729	2.81%	46	2.89%	1545	8.70%	11.91%
Census Tract 17.01	413	595	40.97%	466	45.51%	558	-11.37%	6.63%
Census Tract 23	56	845	6.22%	85	8.11%	963	-34.12%	-12.25%
Census Tract 24	161	663	19.54%	178	23.15%	591	-9.55%	12.18%

Census 2000-2010			2016 Parcel File			
Tract	% Change Owner Occupied	% Change Renter-Occupied	Owner Occupied Units	Renter Occupied Units	% Owner Occupied	% Renter Occupied
2	-14.8%	12.6%	457	338	55.0%	40.7%
6	-21.2%	7.6%	303	251	51.3%	42.5%

**First table reproduced from Syracuse Community Geography Report; second table uses Census 2000, 2010 and April 2016 City of Syracuse Parcel File*

NEHDA Service Area Housing Tenure Map



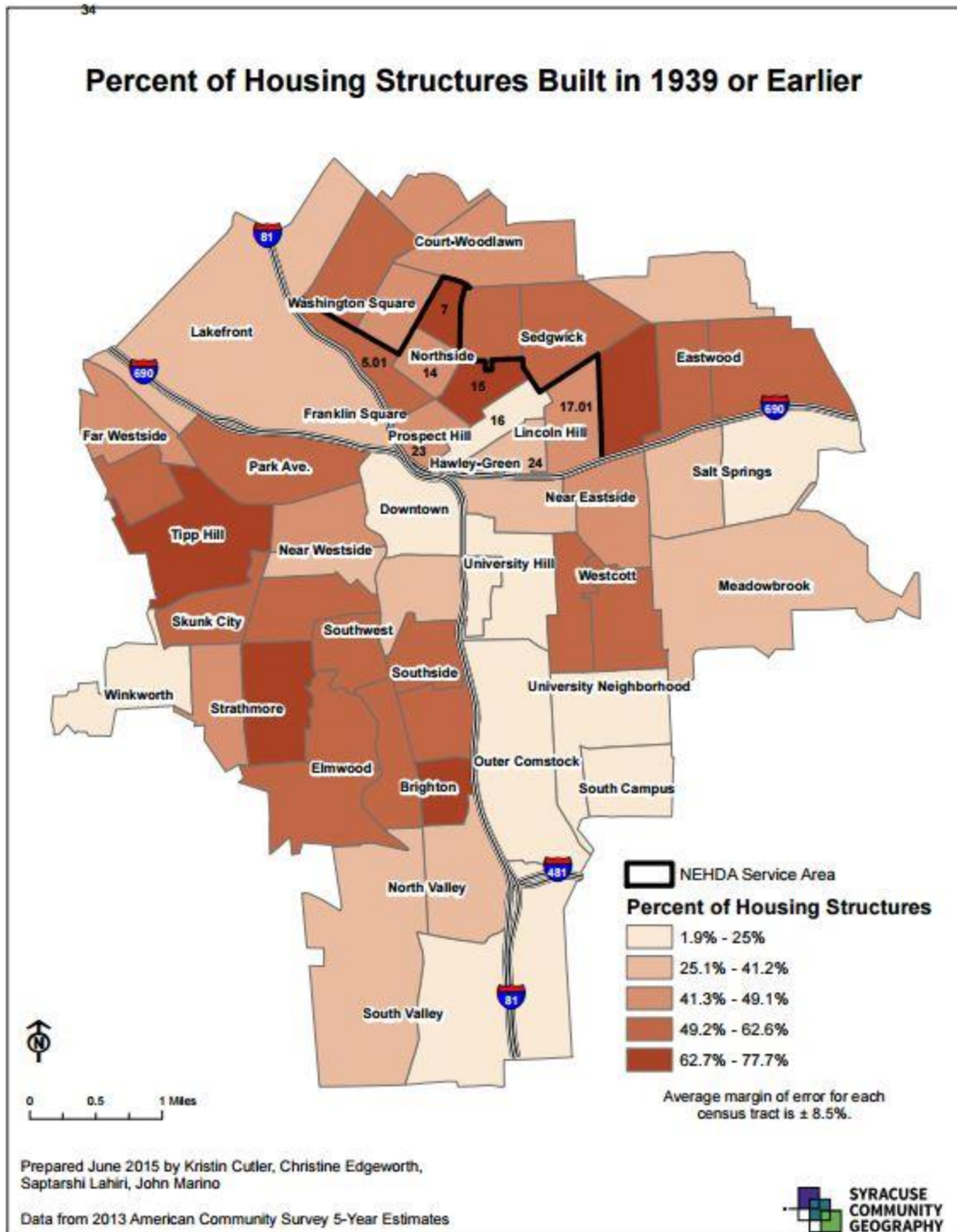
Housing Tenure (2016)



Housing Structures Percentage Built in or Before 1939 (SCG Report)

34

Percent of Housing Structures Built in 1939 or Earlier



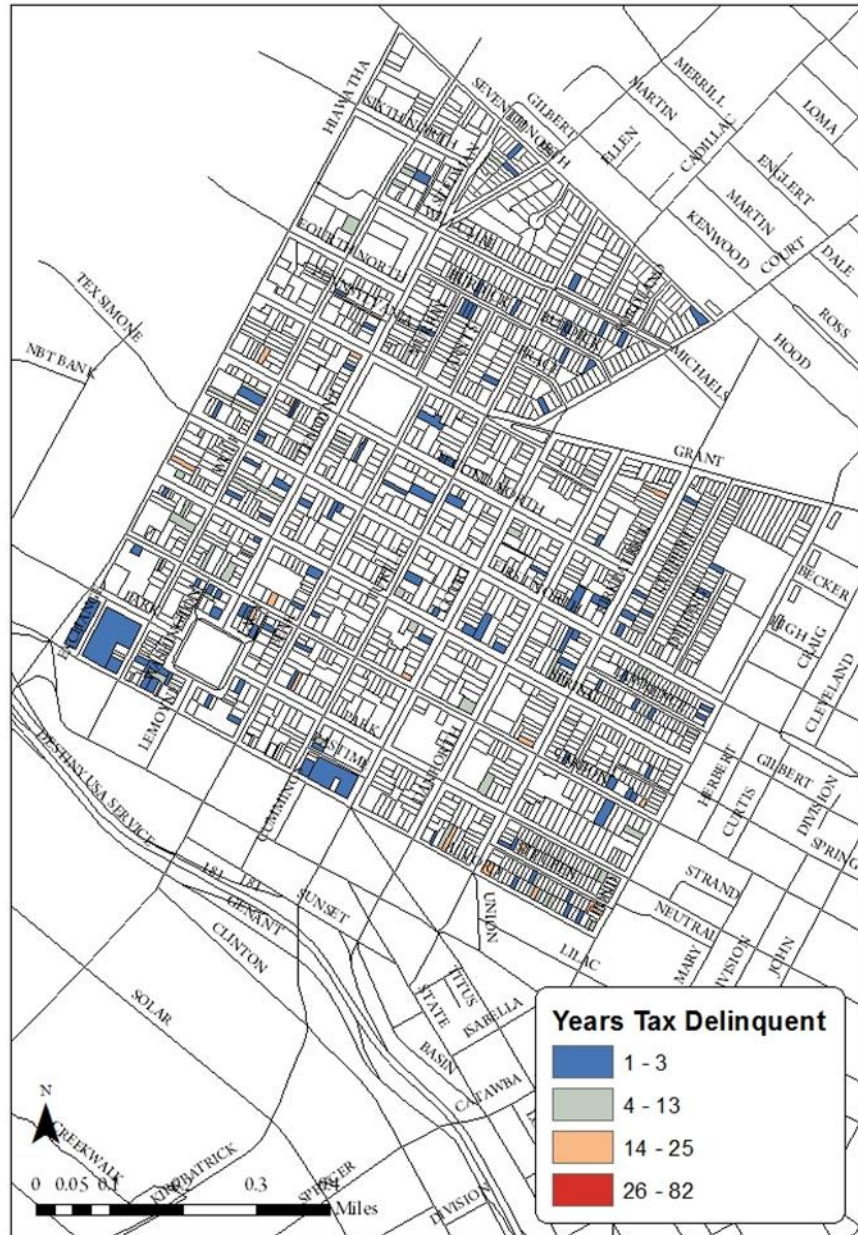
Tax Delinquent and Vacant Properties

Census Tracts 2 and 6 Vacant Homes and Tax Delinquency



Parcel Tax Delinquency

Census Tracts 2 & 6: Parcels with Tax Delinquency

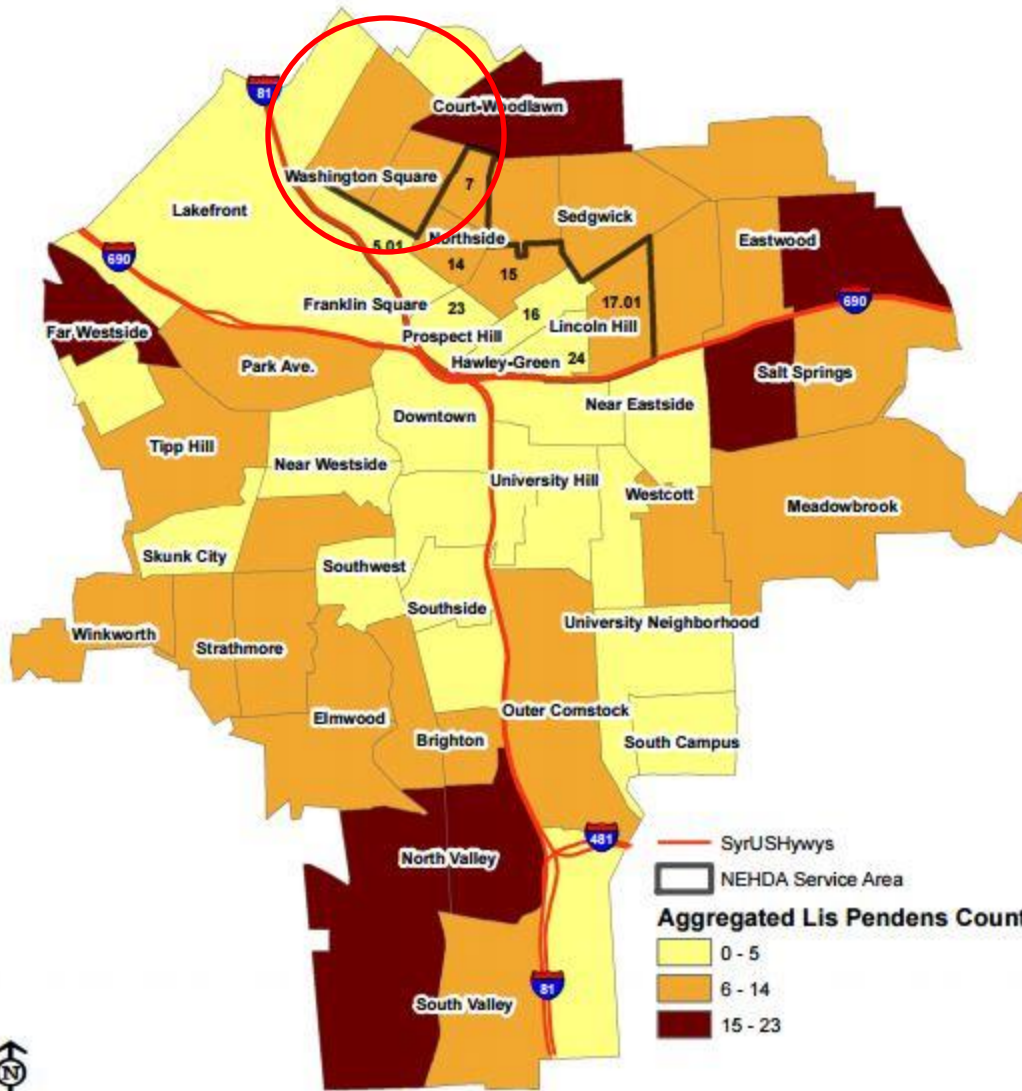


Source: City of Syracuse Assessor's Office

City of Syracuse 2014 Lis Pendens (SCG report)

28

**Lis Pendens/Foreclosure Locations in
Syracuse, NY (2014)**



0 0.5 1 Miles

Prepared in April 2015 by Kristin Cutler, Christine Edgeworth,
Saptarshi Lahiri, John Marino

Data from Home Headquarters/Onondaga County Clerk



Percent Foreign-Born Residents (SCG Report)

20

Percent Foreign-Born Residents in Syracuse, NY (2013)

