

**PORT WASHINGTON:
A SOCIO-ECONOMIC PROFILE OF A NASSAU COUNTY COMMUNITY
1990 To 2000**

Prepared For

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I: INTRODUCTION

Between 1980 and 2000, Long Island experienced the deindustrialization of its manufacturing base, caused in part by the contraction of the region's defense industry. This contraction, felt especially by Long Island's many machine shops, led to workforce reductions impacting much of the region's less skilled and less educated workers. At the same time, demand for more skilled and more educated workers was growing in Long Island's emerging high technology industries, as well as in the growing financial and banking sector resulting largely from the globalization of economic activity between 1970 and 1990. This analysis discusses how the Port Washington peninsula (Zip Code 11050) fared between 1990 and 2000 as compared to the surrounding Nassau County.

Would there be an impact from this period of industrial and economic restructuring on the Port Washington workforce and related economy? Would there be a cost to the community of the loss of jobs requiring a lower level of education, such as blue-collar manufacturing and clerical? Would Port Washington's residents be able to achieve the education and skills necessary for employment in the region's emerging higher paying technology jobs, such as specialized financial services, and computer and telecommunication technology and their related commercial applications? Would the global economy and changes in technology, now requiring more intellectual skills, impact the correlation between education and family income as compared to past years? Would Port Washington have the same experience as Nassau County?

The following analysis will explore the above questions by comparing the socio-economic effects of globalization and technological change on and between Nassau County and Port Washington.

II: IMPACT of the GLOBAL ECONOMY and TECHNOLOGY CHANGES

WORKFORCE IMPACT: GLOBALIZATION and CHANGING TECHNOLOGY

The global economy is based on changes in technology and communications, whereby capital flows, commodity markets, information, raw materials, management and organization have become internationalized and fully interdependent.

The evolution of our industrial system, between 1970 and 1990, brought with it an economy emphasizing services and finances and a renewed focus to major cities for specific production, services, marketing and innovation. Furthermore, the internationalization of mergers, acquisitions, and financial transactions made cities the ideal center for management and coordination, for the raising and consolidations of investment capital, and for the formation of an international property market. This demand for financial innovations and specialized financial services continued, even during the period when major developments in computer and telecommunications technology and their related commercial applications occurred. What evolved was a change in the composition and growth patterns of the economies of major cities, now weighted heavily toward finance and producer services resulting from the above-average growth of these industrial sectors during the 1980's.¹ During this period of globalization, New York City increased its importance as a center of finance and as a center for global servicing and management. The New York City employment base lost 30 percent of its construction jobs, 22 percent of the manufacturing jobs and 20 percent of the transportation jobs. At the same time jobs in the wholesale/retail sector grew by 15 percent, by 21 percent in finance, insurance, and real estate, and respectively by 23, 42

¹Saskia Sassen, *The Global City: New York, London, Tokyo* (Princeton: Princeton University Press, 1991), p.87-88.

and 62 percent in banking, and business and legal services sectors. Not only did these services sectors report an increase of jobs but their share of the New York City employment base also increased.² The result was that jobs earlier workforces could fill now required a higher degree of learning.

This new structure of global economic activity has brought changes in the organization of work, resulting in a shift in the job supply, and causing a polarization of the income and occupational distribution of workers. The growth industries of the global economy show a greater incidence of jobs at the high and low paying ends of the pay scale than do the jobs in the older industries now in decline. Almost half the jobs in the producer services are lower-wage jobs and half are in the two highest earnings class, in contrast to a large share of manufacturing workers who were in the middle-wage earning jobs during the postwar era. This economic polarization was caused, in part, by the downgrading of the manufacturing sector and the increase in the supply of low-wage jobs, resulting in the decline of the share of unionized shops and in the deterioration of wages, all while sweatshops and industrial homework proliferated. Additionally, the supply of low-wage jobs in restaurants, hotels, cleaners, luxury housing boutiques, etc., increased as required to service the new high-wage jobholders created by globalization. Important not to be lost is that the growth of jobs in the global economy brings not only higher wage technological jobs but also many low-paying jobs.³ What prevents universal access to the higher paying jobs generated by the global economy, is that in the United States, only college graduates and those few with extra-specialized post-high school training have acquired the skills relevant to the demands of this highly technological

² *ibid.*, p. 126-134.

³ Saskia Sassen, *The Global City: New York, London, Tokyo* (Princeton: Princeton University Press, 1991), p. 9-10.

marketplace. This differs from Japan and Germany, where most high school and college graduates leave school with the skills required for the global economy.⁴

Technological advances, now favoring intellectual over physical attributes of workers, have transferred skills once provided by workers to machines. Computers have replaced blue-collar manufacturing jobs, once epitomized by the assembly line, with their attendant technical and professional personnel. Further change is evident in what can be called the global assembly line, where production and assembly of goods originate from factories and depots throughout the world wherever labor costs and economies of scale make an international division of labor cost-effective. The globalization of production and assembly has created the need for increased centralization and complexity of management, control, and planning. The complexity of participating in world markets and foreign countries has resulted in diversification of product lines, mergers, and transnationalization of economic activities that require highly specialized skills in top-level management. This has fostered growth and development of higher levels of expertise among producer service firms such as accountants, attorneys, programmers, and financial, banking, public relations and management consultants, now being asked to improve upon their support services to where they now become crucial elements in corporate decision making. Thus, the multinational company, with its dispersed manufacturing facilities, contributes to the development of new types of planning in production and distribution required for its business.⁵ While geographically Long Island, and in particular Port Washington, may both be considered to be on the perimeter of the centers of global activity, the proximity to New York City, considered a leading global

⁴ William Julius Wilson, *When Work Disappears, The World of the New Urban Poor* (New York: Alfred A Knopf, 1997), p.221.

⁵ Saskia Sassen, *The Global City: New York, London, Tokyo* (Princeton: Princeton University Press, 1991), p. 10-11.

city, has impacted the Long Island region. The growth of Long Island's finance and banking sectors as well as the presence of many multi-national companies has brought the impact of the global economy to the region.

At the same time that changes in technology were producing new jobs; they were also making others obsolete. The technologically revolutionized workplace was widening the gap between skilled and unskilled workers, primarily because education and training had grown to become more important than ever. An example of this disparity is that in 1987 the average unadjusted annual pay in New York City was \$28,735, as compared to \$43,964 in the finance, insurance and real estate sector.⁶

Because of low levels of education, unskilled workers tend to be out of work or poorly paid, with others facing the threat of job displacement. For example, jobs created to develop new computer operated machine tools also eliminated jobs for those trained only for manual assembly-line work, and advances in word processing increased the demand for those who not only can type but who also can operate specialized software, often eliminating routine typists and secretaries.⁷ This disappearance of work, caused by the structural changes of the global economy, subsequently impacting the distribution of jobs and the level of education required to obtain employment, resulted in the simultaneous occurrence of increasing joblessness and declining real wages for low-skilled workers. The decline of the mass production system, the decreasing availability of lower-skilled blue-collar jobs, and the growing importance of training and education in the higher-growth industries adversely affected the employment rates and earnings of low-skilled

⁶ *ibid.*, p. 224.

⁷ William Julius Wilson, *When Work Disappears, The World of the New Urban Poor* (New York: Alfred A. Knopf, 1997), p.152.

black workers.⁸ The skills still taught in the public schools in the United States were principally designed to provide low-income native and immigrant students with the basic literacy and numeracy skills required for routine work in mass production factories, service industries, or farms. The interaction between technological and international competition demanded by the global economy has eroded the basic institutions of the mass production system, which has now become reliant on productivity improvements where human capital costs have been replaced by technology and the few educated professional, technical, and managerial workers necessary for production.⁹

EDUCATIONAL ATTAINMENT AND INCOME QUINTILES

The relationship between education and training and income distribution is complex, in as education's effect on income distribution is dependent not only on the way education is planned, developed and financed, but is also contingent upon such socioeconomic factors as employment probabilities, educational composition of the labor force, wage structure, and economic base. However, education does create a more skilled labor force which results in a shift from lower paid unskilled employment, to higher paid skilled employment. This shift produces higher labor incomes, a reduction in skill differentials, and an increase in the share of wages in total output. The increase in the number of more educated and skilled people will increase the ratio of such people in the total labor force while decreasing the ratio of less educated people.¹⁰

According to the World Bank, schooling, after controlling for the rate of economic growth, contributes significantly to a more equal income distribution in developing

⁸ ibid, p. 54.

⁹ ibid, p. 151.

¹⁰ Jandhyala B.G. Tilak, *Education and Its Relation to Economic Growth, Poverty, and Income Distribution* (Washington: The World Bank, May 1980), p. 29-32.

countries. As levels of schooling of the labor force increase, the income shares of both the bottom 40 percent and middle 40 percent of the population rise. Also important is that as the labor force gets more educated, income is redistributed from the top income quintile to the bottom 80 percent of the population.¹¹ Table 1 expresses the relationship between money income levels and educational attainment for families in the United States suggesting that by attaining that level of education a worker may be able to earn that higher paying job.

Table 1: Relationship Between 1998 Family Income Level and Educational Attainment
Income Levels (\$1,000's)

<u>Families</u>	<u>Total</u>	<u>\$10,000</u> <u>Under</u>	<u>\$14,999</u> <u>to</u>	<u>\$19,999</u> <u>to</u>	<u>\$24,999</u> <u>to</u>	<u>\$29,999</u> <u>to</u>	<u>\$34,999</u> <u>to</u>	<u>\$39,999</u> <u>to</u>	<u>\$44,999</u> <u>to</u>	<u>\$49,999</u> <u>to</u>	<u>\$54,999</u> <u>to</u>	<u>\$59,999</u> <u>to</u>	<u>\$64,999</u> <u>and</u>	<u>\$69,999</u> <u>Over</u>
<u>Total</u>	<u>71,551</u>	<u>4,593</u>	<u>3,799</u>	<u>8,811</u>	<u>9,052</u>	<u>11,995</u>	<u>15,427</u>	<u>17,874</u>						
<u>With Education</u>	<u>68,309</u>	<u>3,846</u>	<u>3,427</u>	<u>8,088</u>	<u>8,562</u>	<u>11,539</u>	<u>15,111</u>	<u>17,736</u>						
% of Total	95%	84%	90%	92%	95%	96%	98%	99%						
Below 9th Grade	7%	17%	20%	14%	9%	5%	2%	1%						
9th-12th No Grad	9%	23%	19%	17%	12%	10%	5%	2%						
High Sch grad	32%	34%	35%	37%	41%	37%	34%	19%						
Some College	18%	15%	15%	17%	19%	21%	21%	16%						
Assoc. Degree	8%	4%	5%	6%	7%	9%	10%	9%						
College Grad.	17%	5%	4%	7%	9%	13%	20%	31%						
Post Grad Deg	9%	2%	2%	2%	3%	5%	8%	22%						

Source: U.S. Census Bureau, Statistical Abstract of The United States:2000: Table 746. Money Income of Families-Distribution by Family Characteristics and Income level: 1998.

Other research has shown that income is closely related to the level of education, as is the widening income gap. Robert Reich, in *The Works of Nations*, points out that a male with a high school diploma but no college education who is employed and earning \$27,733 in 1987, will find that fourteen years earlier in 1973, someone with the same education would have earned \$31,677, as expressed in 1987 dollars. Thus, with no more than a high school education, real earnings actually declined by 12 percent. That same

¹¹ *ibid*, p. 77.

male, if he had dropped out of high school and was working in 1987 would have earned \$16,094, as compared to the \$19,562 (expressed in 1987 dollars) he would have earned in 1973, a decline of 18 percent. For a graduate from a four-year college the earnings comparison would be different. The 1987 earnings of \$50,115 would be comparable to the \$49,531 (expressed in 1987 dollars) earned by a four-year college graduate in 1973. While a college degree does not guarantee that one will earn more, without it the chances are very slim that one will.¹²

The widening gap between rich and poor appears to be related to a growing divergence in how much money people receive for the work that they do, and that divergence appears to have something to do with education. As suggested by Table 1, if one graduated from college, earnings improved, if one did not, one tended to get poorer. Basic causes include, deindustrialization, technology replacing what manual labor once provided, and the global economy.¹³

III: NASSAU COUNTY AND PORT WASHINGTON: A COMPARISON OF ECONOMIC AND SOCIAL INDICATORS:

INTRODUCTION:

The 10 years between 1990 and 2000 brought socioeconomic changes to the New York City metropolitan area, including Nassau County and Port Washington. Several indices point to Port Washington's evolution; as compared to the economic development that has characterized Nassau County.

There has been an increase in married households, with single headed households decreasing to where they represent nearly 1 in 7 families, 29 percent less than the 1 in 5

¹²Robert B. Reich, *The Works of Nations* (New York: Vintage Books, 1992), P. 205-206

¹³ibid, p. 207.

family rate of Nassau County. While the educational enrollment in advanced grades are slightly below Nassau County, overall educational attainment levels are greater in Port Washington, and in part explain the modestly larger increase in Port Washington employment levels as compared to Nassau County. The Port Washington unemployment rates were lower, and labor participation rates were higher, than surrounding Nassau County, with the Port Washington workforce more widely employed in professional jobs requiring greater skills than in Nassau County.

Surprisingly, significantly fewer Port Washington residents owned their own homes than in surrounding Nassau County, while those living in rental apartments and paying comparably higher rents were 70 percent more than the percent of those living in renter occupied units in Nassau County. The following comparison of a broad range of social indicators and economic data shows how Port Washington, a relatively affluent Long Island north shore community, fared as compared to Nassau County.

POPULATION:

Table 2: Racial Composition

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:</u> (a)						
Total	<u>1,287,348</u>	<u>100%</u>	<u>1,334,544</u>	<u>100%</u>	<u>47,196</u>	<u>3.7%</u>
White	1,115,119	86.6%	1,058,285	79.3%	(56,834)	(5.1%)
Black	111,057	8.6%	134,673	10.1%	23,616	21.3%
Other(a)	61,172	4.8%	141,586	10.6%	80,414	131.5%
<u>Port Washington:</u> (b)						
Total	<u>28,241</u>	<u>100%</u>	<u>28,551</u>	<u>100%</u>	<u>310</u>	<u>1.1%</u>
White	24,756	87.7%	23,938	83.8%	(818)	(3.3%)
Black	620	2.2%	589	2.1%	(31)	(5.0%)
Other	2865	10.1%	4,024	14.1%	1,159	40.5%

Source: (a) 1990 U.S. Census, Table DP-1., 2000 U. S. Census, Table DP-1.

(b)Infoshare.org. 1990 U.S. Census Table: Population by Race; 2000 U.S. Census Table: Race.

Note (1): Other includes Natural Americans, Asians and Pacific Islander, and in 2000 other race persons/two or more race persons.

The total Nassau County population grew by 3.7 percent between 1990 and 2000, to a total of 1,334,544, whereas by 2000, the Port Washington community reported growth of 1.1 percent to 28,551. While the population growth percentages were similar, the changes in their racial composition were not. In 1990, whites and blacks respectively represented 86.6 and 8.6 percent of Nassau County's population. By 2000 the black component of Nassau County's population had increased to 10.1 percent, while whites decreased to 79.3 percent; the non-white non-black population (termed other) rose from 4.8 percent to 10.6 percent. Blacks grew at a faster pace; increasing by 21.3 percent or 23,616 persons to 134,673, while Whites decreasing by 56,834 people, fell by 5.1 percent.

Between 1990 and 2000, while the total population of Port Washington marginally increased, black residents did not. In 1990, the Port Washington population was 87.7 percent white and 2.2 percent black. By 2000, the Port Washington population of 28,551 represented growth of 1.1 percent, with "other" accounting for all the growth. The white population had decreased by 3.3 percent, with those remaining representing 83.8 percent of the Port Washington population. Others, including Asian and Pacific Islanders and persons of two or more races increased by 40.5 percent to 4,024 persons, and now represented 14.1 percent of the population. Blacks, while decreasing 5.0 percent to 589, were 2.1 percent of Port Washington's population, leaving the black community of Port Washington virtually unchanged from 1990. In contrast, while Nassau County as a whole appeared slightly more integrated, Long Island communities where black majorities exist, such as North Amityville, Hempstead Village, Roosevelt, and Bellport, actually became more segregated.

FAMILY STRUCTURE:

Table 3: Family Composition (with children under 18 years of age)

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
Total Families	<u>344,502</u>	<u>100%</u>	<u>347,026</u>	<u>100%</u>	<u>2,524</u>	<u>.7%</u>
Husband/Wife	286,638	83.2%	282,126	81.3%	(4,512)	(1.6%)
Male head	13,914	4.0%	15,958	4.6%	2,044	14.7%
Female head	43,950	12.8%	48,942	14.1%	4,992	11.4%
Persons per family	2.94		3.34		.4	13.6%
<u>Port Washington:(b)</u>						
Total Families	<u>7,758</u>	<u>100%</u>	<u>7,799</u>	<u>100%</u>	<u>41</u>	<u>.5%</u>
Husband/Wife	6,378	82.2%	6,647	85.2%	269	4.2%
Male head	351	4.5%	270	3.5%	(81)	(23.1)%
Female head	1,029	13.3%	882	11.3%	(147)	(14.3)%
Persons per family	3.64		3.66		.02	.5%

Source: (a)1990 U.S. Census Table DP-1, 2000 Census Table DP-1.

(b) Infoshare.org. 1990 and 2000 U.S. Census Table: Family Type and Children under 18.

Changes in family composition between 1990 and 2000 reflected greater structural weakening of the two-parent household in Nassau County than in Port Washington. As shown in Table 3, single parent families, as a percent of all single parent families, decreased a combined 16.5 percent in Port Washington, as compared to the 12.2 percent growth rate in Nassau County. However, as an example of two communities heading in somewhat different directions, between 1990 and 2000 two-parent families with children under 18 increased by 4.2 percent in Port Washington and decreased by 1.6 percent in Nassau County as a whole. By 2000, 18.7 percent of families with children in the greater

Nassau County had single parent households, compared to 16.8 percent one decade earlier. In Port Washington, 1990 single-family households were 17.8 percent of all households, falling 16.9 percent to 14.8 percent by 2000.

Reflecting a somewhat weaker family structure in Nassau County, in 2000 85.9 percent of families with children under than 18 years of age had a male present, while a male presence was reported in 88.7 percent of Port Washington families. For Nassau County this represented a decrease from 1990, where 87.2 percent of its families had a male present, while Port Washington demonstrated an increase from 1990 where 86.7 percent of its families had a male presence. The average 1990 Port Washington family size of 3.64 persons was 23.8 percent more crowded than the 2.94 persons in the average Nassau County family. By 2000, family demographics had changed. Families in Port Washington with a husband and wife had increased by 4.2 percent, male headed families decreased by 23.1 percent, and families headed by females decreased by 14.3 percent. Similar to families with children under 18 in Nassau County, which experienced a .7 percent growth between 1990 and 2000, families in Port Washington increased by a meager .5 percent to 7,799. While there was little growth in total Nassau County families, the average 2000 family became larger, increasing by 13.6 percent from 1990 to 3.34 persons per family. In contrast, family size in Port Washington grew by .5 percent to 3.66 by 2000.

Table 4: Marital Status (those 15 years of age and older)

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
<u>Total Males</u>	<u>501,794</u>	<u>100 %</u>	<u>469,049</u>	<u>100%</u>	<u>(32,745)</u>	<u>(6.5%)</u>
Single Males	202,633	40.4%	173,390	37.0%	(29,243)	(14.4%)
Married Males	299,161	59.6%	295,659	63.0%	(3,502)	(1.2%)
<u>Total Females</u>	<u>553,856</u>	<u>100 %</u>	<u>589,567</u>	<u>100 %</u>	<u>35,711</u>	<u>6.4%</u>
Single Females	255,156	46.1%	257,499	43.7%	2,343	.9%
Married Females	298,700	53.9%	332,068	56.3%	33,368	11.2%
<u>Port Washington:(b)</u>						
<u>Total Males</u>	<u>11,226</u>	<u>100 %</u>	<u>10,710</u>	<u>100 %</u>	<u>(516)</u>	<u>(4.6%)</u>
Single Males	4,395	39.2%	3,633	33.9%	(762)	(17.3%)
Married Males	6,831	60.8%	7,077	66.1%	246	3.6%
<u>Total Females</u>	<u>12,216</u>	<u>100 %</u>	<u>11,796</u>	<u>100 %</u>	<u>(420)</u>	<u>(3.4%)</u>
Single Females	5,333	43.7%	4,608	39.1%	(725)	(13.6%)
Married Females	6,883	56.3%	7,188	60.9%	305	4.4%

Source: (a)1990 U.S.Census of Population-NYS Data Center, 2000 U.S. Census Table DP-2.

(b) Infoshare.org. 1990 U.S. Census Table: Population by Marital Status; 2000 U. S. Census Table: Marital Status by Sex.

Integral to family structure stability is the marital status of men and women. In 1990, 59.6 percent of the males living in Nassau County older than 15 years of age were married while 40.4 percent were single. Similarly, 46.1 percent of women were single with 53.9 percent married. By 2000, males had decreased by 6.5 percent, with single males dropping by 14.4 percent and married males falling at a slower 1.2 percent rate. Single males over 15 now represented 37 percent of males, with married males increasing to 63 percent. In similar fashion, by 2000, single females over 15 living in Nassau County had marginally increased by .9 percent, and now represented 43.7 percent of females. In contrast, married females growing by a much faster 11.2 percent rate,

increased to 56.3 percent of Nassau County females.

Between 1990 and 2000, single and married males and females over 15 years of age living in Port Washington followed a pattern comparable to Nassau County. While Nassau County males decreased by 6.5 percent and females grew by 6.4 percent, Port Washington males fell by 4.6 percent, with females decreasing by 3.4 percent. There were however differences in the composition of that decrease. That Nassau County single males decreased by 14.4 percent from 1990, and single females remained basically unchanged, could explain the 11.2 percent increase in married females over 15. Similarly, Port Washington married males and females increased by 3.6 and 4.4 percent respectively, while both single males and females respectively decreased by 17.3 and 13.6 percent. There was also evidence of the improvement and strengthening of the Port Washington family structure, with a 4.2 percent growth in families with both a male present, while Nassau County reported a 1.6 percent decline. In 1990, 39.2 percent of Port Washington males were single, with 60.8 percent married, while 43.7 percent of females were single and 56.3 percent married. By 2000, reflecting the increase in Port Washington married males and females, of the males, 33.9 percent were single and 66.1 percent were married, while 39.1 percent of females were single and 60.9 percent were married. By 2000 in Nassau County, 63 percent of males and 56.3 percent of females were married, increasing from 1990 levels of 59.6 and 53.9 percent respectively.

ACADEMIC ACHIEVEMENT:

If a correlation exists between academic achievement and higher family income, it may therefore be reasoned that those advancing to higher education have an opportunity to work in higher paying jobs. Such a correlation developed between 1990 and 2000, where both similarities and differences in the pattern of school enrollment and in educational achievement between Nassau County and Port Washington emerged.

Table 5: School Enrollment (3 years of age and older)

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
Preliminary	27,741	8.8%	30,116	8.4%	2,375	8.6%
Elementary-H.S.	187,696	59.0%	246,184	68.8%	58,488	31.2%
College	<u>102,438</u>	<u>32.2%</u>	<u>81,375</u>	<u>22.8%</u>	<u>(21,063)</u>	<u>(20.6%)</u>
Total	<u>317,875</u>	<u>100%</u>	<u>357,675</u>	<u>100 %</u>	<u>39,800</u>	<u>12.5%</u>
<u>Port Washington:(b)</u>						
Preliminary	582	8.6%	772	10.7%	190	32.7%
Elementary-H.S	4,099	60.6%	5,084	70.4%	985	24.0%
College	<u>2,079</u>	<u>30.8%</u>	<u>1,363</u>	<u>18.9%</u>	<u>(716)</u>	<u>(34.4%)</u>
Total	<u>6,760</u>	<u>100%</u>	<u>7,219</u>	<u>100%</u>	<u>459</u>	<u>6.8%</u>

Source: (a) 1990 U.S. Census Table DP-2; 2000 U.S. Census Table DP-2.

(b) Infoshare.org. 1990 U.S. Census Table: School enrollment and Type; 2000 U.S. Census Table: School Enrollment, Level and Type of school by Sex.

In 1990, while Nassau County and Port Washington exhibited similar patterns of school enrollment, there were discernible differences in the distribution of that enrollment. Of the 317,875 persons over 3 years of age enrolled in Nassau County schools, 8.8 percent were enrolled in preliminary schools, 59 percent were in elementary through high school, and 32.2 percent were attending college. By comparison, of the

6,760 Port Washington school enrollees, 8.6 percent attended preliminary schools, 60.6 percent were enrolled in elementary through high school, and 30.8 percent were attending college. By 2000, the differing patterns widened slightly between those enrolled in elementary through high school and those attending college. In Nassau County, of the 357,675 persons attending school, 8.4 percent were in preliminary schools, 68.8 percent were in elementary through high school, and 22.8 percent were attending college. Of the 7,219 students in Port Washington, 10.7 percent were in preliminary schools, 70.4 percent were enrolled in elementary through high school, and 18.9 percent were attending college. There was however an enrollment gap developing by 2000, where 77.2 percent of Nassau County school enrollees were in preliminary through high school, as compared to 81.1 percent in Port Washington, while the 22.8 percent of those in Nassau County attending college exceeded the 18.9 percent in Port Washington. The higher educational enrollment gap was explained in part by the fact that those in Port Washington attending college decreased by 34.4 percent between 1990 and 2000, a larger percentage decline than the 20.6 percent drop in Nassau County. The importance of college enrollment for both Nassau County and Port Washington residents is that as Table 1 indicates, a correlation exists between higher levels of education attained and increased household income. That Port Washington's growth in preliminary through high school enrollment exceeded Nassau County, with college enrollment keeping pace with Nassau County, while still lagging behind, would indicate that increased future household incomes could be anticipated in Port Washington, providing that students remain attached to their community.

Table 6: Educational Attainment - over 25 years of age

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
8th Grade or less	52,599	6.0%	47,776	5.2%	(4,823)	(9.2%)
9-12 gr. no diploma	86,546	9.8%	72,962	8.0%	(13,584)	(15.7%)
High School Grad	266,264	30.2%	243,454	26.8%	(22,810)	(8.6%)
College 1-3 yrs.	211,557	24.0%	223,180	24.6%	11,623	5.5%
College Grad +	<u>264,071</u>	<u>30.0%</u>	<u>321,321</u>	<u>35.4%</u>	<u>57,250</u>	<u>21.7%</u>
Total	<u>881,037</u>	<u>100%</u>	<u>908,693</u>	<u>100%</u>	<u>27,656</u>	<u>3.1%</u>
<u>Port Washington:(b)</u>						
8th Grade or less	1,145	5.8%	974	4.8%	(171)	(14.9)%
9-12 gr. no diploma	1,387	7.0%	947	4.7%	(440)	(31.7)%
High School Grad.	4,366	21.9%	3,753	18.6%	(613)	(14.0)%
College 1-3 yrs.	3,216	16.2%	3,761	18.7%	545	16.9%
College Grad +	<u>9,780</u>	<u>49.1%</u>	<u>10,727</u>	<u>53.2%</u>	<u>947</u>	<u>9.7%</u>
Total	<u>19,894</u>	<u>100%</u>	<u>20,162</u>	<u>100%</u>	<u>268</u>	<u>1.35%</u>

Source: (a) 1990 U.S. Census Table DP-2, 2000 U.S. Census Table DP-2.

(b) Infoshare.org. 1990 U. S. Census Table: Educational Attainment 25+ yrs; 2000 U.S. Census Table: Educational Attainment for Persons 25+ Yrs by Sex.

By 1990, a 3 percent educational attainment gap had developed between Port Washington and Nassau County. While 68.4 and 70.4 percent of the respective 1990 Nassau County and Port Washington populations had completed some level of schooling, 84.2 percent of those over 25 years of age in Nassau County had graduated high school or gone on to higher education as compared to 87.2 percent in Port Washington. By 2000, those over 25 years of age having attained some level of education remained basically unchanged at 68.1 and 70.6 percent of the respective Nassau County and Port Washington populations. By 2000, Port Washington's higher education attainment gap had grown to 3.7 percent, with 86.8 percent of those in Nassau County graduating high school and going on to higher education, as compared to 90.5 percent in Port

Washington. More revealing is the increase in the Port Washington higher educational attainment gap. By 2000 those in Port Washington attaining college were 71.9 percent of total educational attainment, increasing from 65.3 percent in 1990. In contrast, those in Nassau County over 25 years of age attaining college increased from 54.0 percent in 1990 to 60 percent by 2000. The gap between Port Washington and Nassau County had grown by 5 percent from 11.3 percent in 1990 to 11.9 percent by 2000.

The importance of the widening higher education attainment gap is that it occurred after changes in the global economy restructured the job market from jobs requiring a lesser degree of education and skills to jobs requiring a higher level. While there was comparable growth in college and post college educational attainment between Port Washington and Nassau County, the 50.7 percent of Port Washington residents attaining higher education levels by 2000 exceeded the 40.8 percent of the Nassau County population, drawing the correlation that a greater proportion of the Port Washington population was employed in higher paying jobs, resulting in greater family income, as is confirmed in Tables 11 and 12.

WORKFORCE EMPLOYMENT:

A correlation was found to exist between the higher levels of educational attainment achieved by Port Washington residents, their higher workforce employment rates, and their greater representation in higher paying jobs. While Port Washington's percent distribution of educational enrollment was comparable to that of Nassau County, Port Washington's higher educational achievement levels have resulted in higher employment rates and greater representation in higher paying jobs. In 1990, the 661,486 Nassau County persons over 16 years of age in the workforce represented 51.4 percent of the

population, as compared to Port Washington’s 15,502 person workforce representing 54.9 percent of it’s population of 28,241 persons. By 2000, while the composition of the respective workforces had some similarities, employed Nassau County and Port Washington residents had fallen to 47.3 and 49.5 percent of their respective populations. Of note is that despite increasing slightly from 1990, the reliance on government employment by Nassau County residents exceeded those in Port Washington. Reasons for this include the relative stability of employment as well as jobs that provide pension and health benefits.

Table 7: Workforce Employment - over 16 years of age

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:</u> ^(a)						
Private wage and salary	511,645	77.3%	485,369	76.9%	(26,276)	(5.1%)
Government	106,671	16.1%	108,083	17.1%	1,412	1.3%
Self-employed	<u>43,170</u>	<u>6.6%</u>	<u>37,736</u>	<u>6.0%</u>	<u>(5,434)</u>	<u>(12.6%)</u>
Total	<u>661,486</u>	<u>100%</u>	<u>631,188</u>	<u>100%</u>	<u>(30,298)</u>	<u>(4.6%)</u>
<u>Port Washington:</u> ^(b)						
Private wage and salary	12,084	78.0%	9,760	69.0%	(2,324)	(19.2%)
Government	1,705	11.0%	1,861	13.2%	156	9.2%
Self-employed	<u>1,713</u>	<u>11.0%</u>	<u>2,522</u>	<u>17.8%</u>	<u>809</u>	<u>47.2%</u>
Total	<u>15,502</u>	<u>100%</u>	<u>14,143</u>	<u>100%</u>	<u>(1,359)</u>	<u>(8.8%)</u>

Source: (a)1990 U.S Census Table DP-3, 2000 U.S. Census Table DP-3.

(b)Infoshare.org, 1990 U.S. Census Table: Type of Employer of Worker; 2000 U.S. Census Table: Industry by Type of Worker by Sex.

JOB SKILLS:

Employment of Nassau County and Port Washington workers were comparable in most industry sectors, excepting for jobs in the professional, managerial and

administrative categories. These jobs tend to require a higher degree of education, something achieved in greater percentages by the Port Washington workforce. Conversely, after professional and managerial/administration, clerical, service and sales jobs, often requiring a lower degree of education, were the three largest categories employing Nassau County residents.

Table 8: Employment by Occupation Sector – Over 16 Years of Age

<u>Occupation Sector</u>	<u>1990</u>			
	<u>Nassau County(a)</u>		<u>Port Washington(b)</u>	
Technician	20,753	3.1%	356	2.3%
Professional	115,951	17.5 %	3,290	21.2 %
Manager/Administrator	112,278	17.0 %	3301	21.3%
Sales	93,861	14.2%	2,469	15.9%
Clerical	130,222	19.7%	2,243	14.5%
Crafts/Construct/Mechanic	57,824	8.8%	1,186	7.7%
Machine Operators	17,761	2.7%	376	2.4%
Transportation Operators	19,174	2.9%	268	1.7%
Laborers	16,141	2.4%	299	1.9%
Farm	5,202	.8%	185	1.2%
Service	68,286	10.3 %	1,270	8.2%
Private Household	<u>4,033</u>	<u>.6%</u>	<u>259</u>	<u>1.7%</u>
Total	<u>661,486</u>	<u>100%</u>	<u>15,502</u>	<u>100%</u>

Source: (a) 1990 Census, Table DP-3, Labor Force Status and Employment Characteristics.

(b) Infoshare.org. 1990 U.S. Census Table: Occupation; 2000 U.S. Census Table: Occupation by Sex.

By 2000, the differing levels of educational attainment between Nassau County and Port Washington residents had resulted in recognizable differences in labor force employment. The 2000 Nassau County labor force employment for those over 16 years old decreased by 4.6 percent to 631,188, and now represented 47.3 percent of the Nassau County population. Port Washington's labor force of 14,143 persons in 2000 represented 49.5 percent of Port Washington's population, reflecting an 8.8 percent employment decrease from 1990, nearly twice the Nassau County decline. Additionally, those in Port

Washington employed in private wage and salary jobs decreased by 19.2 percent, as compared to Nassau County's 5.1 percent decline. Government employment increased by 9.2 percent; as compared to the 1.3 percent growth in Nassau County. Entrepreneurs, the backbone of small business and critical to economic growth of any community, differed significantly between Nassau County and Port Washington. In Nassau County, those self-employed decreased by 12.6 percent between 1990 and 2000, and now represented 6.0 percent of the workforce. As an example of two workforce employment sectors heading in different directions, Port Washington's self-employed individuals increased by 47.2 percent and now represented 17.8 percent of the workforce, increasing from 11 percent in 1990. Furthermore, the percent ratio between Port Washington and Nassau County self-employed had increased from 1.67 to 1 in 1990 to 2.97 to 1 by 2000. In addition, the composition of the respective workforces also changed during the 10 years ending with 2000, and appears in the following analysis.

Table 8 (cont.) Employment by Occupation Sector – Over 16 Years of Age

<u>Occupation Sector</u>	<u>2000</u>			
	<u>Nassau County</u> ^(a)		<u>Port Washington</u> ^(b)	
Professional	74,934	11.9%	3,350	23.7%
Finance/Insur/Real Estate	72,942	11.6%	646	4.5%
Sales	94,803	15.0%	2,079	14.7%
Clerical/Information	25,825	4.1%	1,523	10.8%
Crafts/Construct/Mechanics	32,466	5.1%	536	3.8%
Machine Operators	40,795	6.5 %	355	2.5%
Transportation Operators	38,099	6.0%	376	2.7%
Farm/Agric/Fish	635	.1 %	15	.1%
Service	<u>250,689</u>	<u>39.7%</u>	<u>5,263</u>	<u>37.2%</u>
Total	<u>631,188</u>	<u>100 %</u>	<u>14,143</u>	<u>100 %</u>

Source: (a)2000 U.S. Census, Table DP-3.

(b) Infoshare.org, 1990 U.S. Census Table: Occupation; 2000 U.S. Census Table: Occupation by Sex.

Despite that the decrease between 1990 and 2000 of Port Washington's workforce employment over 16 years of age was greater than Nassau County, the disparity in the distribution of jobs between the higher paying professional, managerial and administrative, crafts and construction sectors had narrowed. These jobs tend to require a higher degree of education and skills, areas in which Port Washington exceeded Nassau County. Nassau County decreased professional jobs by 35.4 percent, managerial and administrative (now included in Fire, Insurance and Real Estate) by 35.0 percent and crafts and construction jobs by 43.9 percent. By comparison, Port Washington lost 39.4 percent of its professional, managerial and administrative jobs, and lost 54.8 percent of its crafts and construction employment. In occupations where a lower level of education is acceptable, such as clerical and service, Nassau County grew by 39.3 percent, while Port Washington grew by 93 percent. However, in sales jobs, Nassau County increased by one percent while Port Washington reported 15.8 percent decline.

Furthermore, Port Washington's labor force decreased at a greater percent than Nassau County's, with Nassau County reporting a slightly higher degree of unemployment, when comparing those employed to those who are not.

Table 9: Employment Status - Male and Female - 16 years of age and older

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
Males employed	364,292	55.1%	339,295	53.8%	(24,997)	(6.9%)
Females employed	297,194	44.9%	291,893	46.2%	(5,301)	(1.8%)
Total	661,486	100%	631,188	100%	(30,298)	(4.6%)
<u>Port Washington:(b)</u>						
Males employed	8,639	55.7%	7,781	55%	(858)	(9.9%)
Females employed	6,863	44.3%	6,362	45%	(501)	(7.3%)
Total	15,502	100%	14,143	100%	(1,359)	(8.8%)

Source: (a) 1990 U.S. Census Table DP-3, 2000 U.S. Census Tables DP-3.

(b) Infoshare.org. 1990 U.S. Census Table: Sex and Employment Status;2000 U.S. Census Table: Employment Status in 1999 by Sex.

In 1990, of the 661,486 persons over 16 years of age employed in Nassau County, 55.1 percent were male and 44.9 percent females, a 1.23 to1 ratio. For the 15,502 persons over 16 employed in Port Washington, 55.7 percent were male and 44.3 percent female, a 1 to 1.26 ratio. By 2000, males in the Nassau County workforce had decreased by 6.9 percent, falling to 53.8 percent of the employment base. Females, while decreasing by 1.8 percent, improved their labor force participation by 1.3 percent. The male to female ratio in the workforce had narrowed to 1.16 to 1. In contrast, Port Washington lagged behind Nassau County with a 9.9 percent decrease in employed males and a 7.3 percent decrease in employed females. The result was that males and females employed in Port Washington respectively remained at 55 and 45 percent of the labor force, with the employment ratio of males to females narrowing to 1.22 to 1. As female headed families increased regionally, fewer females proportionally participated in the labor force decrease in Nassau County, as did in Port Washington. However, employed females in

the Port Washington workforce were comparable to Nassau County employed females. Additionally, while there was a greater proportional workforce decrease in Port Washington than in Nassau County, the male and female composition of the respective workforces, for the most part, remained comparable and unchanged.

As would also be expected, the relationship existing between the employment and unemployment status of males and females over 16 years of age was relatively comparable between Nassau County and Port Washington.

Table 10: Unemployed Compared to Workforce (c)

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
Total Workforce	<u>690,066</u>	<u>100%</u>	<u>655,363</u>	<u>100%</u>	<u>(34,703)</u>	<u>(5.0%)</u>
Male unemployed	<u>15,066</u>	<u>2.2%</u>	<u>12,807</u>	<u>2.0%</u>	<u>(2,259)</u>	<u>(15.0%)</u>
Female unemployed	<u>13,514</u>	<u>2.0%</u>	<u>11,368</u>	<u>1.7%</u>	<u>(2,146)</u>	<u>(15.9%)</u>
Total	<u>28,580</u>	<u>4.2%</u>	<u>24,175</u>	<u>3.7%</u>	<u>(4,405)</u>	<u>(15.4%)</u>
<u>Port Washington:(b)</u>						
Total Workforce	<u>16108</u>	<u>100%</u>	<u>14580</u>	<u>100%</u>	<u>(1528)</u>	<u>(9.5%)</u>
Male unemployed	<u>360</u>	<u>2.2%</u>	<u>235</u>	<u>1.6%</u>	<u>(125)</u>	<u>(34.7%)</u>
Female unemployed	<u>246</u>	<u>1.5%</u>	<u>202</u>	<u>1.4%</u>	<u>(44)</u>	<u>(17.9%)</u>
Total	<u>606</u>	<u>3.7%</u>	<u>437</u>	<u>3.0%</u>	<u>(169)</u>	<u>(27.9%)</u>

Source: (a) 1990 U.S. Census Table DP-3, 2000 U.S. Census Table DP-3.

(b) Infoshare.org. 1990 U.S. Census Table: Sex and Employment Status;2000 U.S. Census Table: Employment Status in 1999 by Sex.

Note (c): Workforce defined as employed plus unemployed.

The 1990 Nassau County unemployed represented 4.2 percent of the workforce, with males 2.2 percent and females 2 percent. Port Washington's 3.7 percent unemployment rate was below that of Nassau County's, with males and females respectively representing 2.2 and 1.5 percent of Port Washington's workforce. By 2000, the Nassau

County unemployment rate decreased to 3.7 percent of the workforce, a 15.4 percent decline, while Port Washington's unemployment rate fell by 27.9 percent to 3.0 percent. The unemployment status of Nassau County males and females in 2000 each decreased to nearly 2 percent of their respective employment bases, with unemployed males and females decreasing respectively by 15 and 15.9 percent from 1990. At the same time Port Washington's male unemployed decreased by 34.7 percent, while females decreased by 17.9 percent. Significant is that between 1990 and 2000 Port Washington's unemployment had fallen slightly less than two times Nassau County's decrease. Also important was that Port Washington's workforce contracted nearly twice Nassau County's, and that Port Washington's 2000 male unemployed fell more than 2 times the decrease of Nassau County's male unemployed.

A comparison between employed and unemployed reveals how Port Washington had fared as compared to Nassau County. Between 1990 and 2000, the ratio of the 30,298 decrease in employment in the Nassau County economy for those 16 years of age and older, to the drop of 4,405 in unemployed was 6.88 to 1. Port Washington's ratio of the 1,359 employment loss to decrease in unemployment was 8.0 to 1. In 1990, the Nassau County ratio was 23.2 persons employed to every person unemployed, with a 25.6 to 1 ratio in Port Washington. By 2000, the Nassau County ratio improved to 26.1 to 1, while Port Washington grew to 32.4 to 1. Port Washington had become an economic entity unto itself, while also contributing to the regional economy, with median family and per capita income exceeding that of the surrounding Nassau County.

FAMILY INCOME:

The socioeconomic infrastructure of Port Washington continued to improve. Residents kept pace or exceeded Nassau County in academic attainment and job skills, with Port Washington workers having the required skills necessary for higher paying jobs. The result was a workforce capable of entrepreneurship and of accessing the higher paying jobs being created by the regional economy, Tables 11 and 12 reflect how family income in Port Washington improved between 1990 and 2000, and continued to exceed income growth for Nassau County.

Table 11: Nominal Family Income

1990

<u>Nominal Family Income</u>	<u>Nassau County Families(a)</u>		<u>Port Washington Families (b)</u>	
\$0 - \$5,000	4,247	1.2%	65	.8%
\$5,000-\$9,999	4,733	1.4%	142	1.8%
\$10,000-\$14,999	7,557	2.2%	133	1.7%
\$15,000-\$24,999	24,082	6.9%	617	8.0%
\$25,000-\$49,999	89,077	25.7 %	1,586	20.5%
\$50,000 and over	<u>217,094</u>	<u>62.6 %</u>	<u>5,215</u>	<u>67.2%</u>
Total	<u>346,790</u>	<u>100 %</u>	<u>7,758</u>	<u>100 %</u>

2000

<u>Nominal Family Income</u>	<u>Nassau County Families(a)</u>		<u>Port Washington Families(b)</u>	
\$0-\$9,999	7,572	2.2%	251	3.2%
\$10,000-\$14,999	6,066	1.7 %	102	1.3%
\$15,000-\$24,999	16,312	4.7 %	283	3.6%
\$25,000-\$49,999	57,426	16.4 %	1,052	13.5%
\$50,000 and over	<u>262,318</u>	<u>75.0 %</u>	<u>6,111</u>	<u>78.4 %</u>
Total	<u>349,694</u>	<u>100 %</u>	<u>7,799</u>	<u>100 %</u>

Source: (a)1990 U.S. Census Table DP-4, Income and Poverty Status in 1989; 2000 U.S. Census Table DP-3, Profile of Selected Economic Characteristics:2000.

(b)Infoshare.org. 1990 U.S. Census Table: Family Income in 1989; 2000 U.S. Census Table: Family Income in 1999.

In 1990, the 4.3 percent of Port Washington families represented at the lower income categories was slightly lower than the 4.8 percent of Nassau County families earning \$15,000 or less. Port Washington families earning over \$25,000 were comparable to Nassau County families, while 67.2 percent of Port Washington families earned over \$50,000, as compared to 62.6 percent of Nassau County families. By 2000, correlating with the improving educational attainment, economic conditions continued to improve to where only 3.9 percent of Nassau County families and 4.5 percent of Port Washington families were earning less than \$15,000. Furthermore, 91.4 percent of Nassau County families earned in excess of \$25,000, exceeded by 91.9 percent of Port Washington families. In part because more residents attended or graduated college, Nassau County families earning over \$50,000 improved from 62.6 percent in 1990 to 75.0 percent in 2000, with the gap between those earning over \$100,000 annually also narrowing. In 1990, the 19.6 percent of Nassau County families earning over \$100,000 was 57 percent of the corresponding 34.1 percent of Port Washington families. By 2000, Nassau County families earning over \$100,000, nearly doubling to 37.4 percent, was now 73 percent of the corresponding 51 percent of Port Washington families earning over \$100,000, a 28 percent increase from 1990. Reflecting a higher percent of college attendees and graduates, Port Washington families earning over \$50,000 per year improved from 67.2 percent in 1990 to 78.4 percent by 2000. Indicative of the higher earnings of the Port Washington workforce are differences in mean per capita and family median income between Nassau County and Port Washington, and are presented in Table 12.

Table 12: Mean Per Capita and Median Family (Nominal and Real) Income

		<u>1990</u>		<u>2000</u>	
		<u>Mean</u>	<u>Median</u>	<u>Mean</u>	<u>Median</u>
		<u>Per Capita</u>	<u>Family</u>	<u>Per Capita</u>	<u>Family</u>
<u>Nassau</u>	Nominal \$	\$23,352	\$60,619	\$32,151	\$81,246
<u>County:(a)</u>	Real \$(1)	\$16,873	\$43,800	\$17,588	\$44,445
<u>Port Washington:(b)</u>					
	Nominal \$	\$32,024	\$72,279	\$47,448	\$102,064
	Real \$	\$23,139	\$52,225	\$25,956	\$ 55,833

Source: (a)1990 U.S. Census Table DP-4, 2000 U.S. Census Table DP-3.

(b)Infoshare.org, 1990 U.S. Census Tables: Median Family Income in 1989 and Per Capita Income in 1989; 2000 U.S. Census Tables: Median Family Income in 1999 and Per Capita Income in 1999.

Note (1): Based on 1984 CPI as the base year, New York Area Index as of July 1990 and July 2000.

The 1990 Port Washington mean per capita and median family incomes, expressed in both nominal and real dollars, were respectively 137 and 119 percent of their Nassau County equivalents. This gap widened by 2000, with the Nassau County nominal mean per capita and median family incomes experiencing a respective 38 and 34 percent growth between 1990 and 2000, while mean per capita and median incomes expressed in real dollars grew by 4.2 and 1.5 percent respectively. Exceeding Nassau County, the growth of Port Washington’s mean per capita and median family incomes expressed in nominal dollars grew by 48.2 and 41.2 percent, with mean per capita and median income expressed in real dollars increasing by 12.2 and 6.9 percent respectively. The Port Washington mean per capita and median family incomes expressed in both nominal and real dollars had now having increased to 147 and 125 percent of their Nassau County equivalents. Not only had Port Washington kept up with Nassau County, but it actually gained economic ground.

HOUSING:

As would be expected, with the additional costs of home ownership, including down payment requirements, the higher mean per capita and median family incomes in Port Washington should have had a positive impact on the incidence of home ownership. However, as compared to Nassau County in Table 15, that was not the case.

Table 15: Occupied Housing Units

	<u>1990</u>		<u>2000</u>		<u>Increase (Decrease)</u>	
<u>Nassau County:(a)</u>						
Total occupied units	<u>431,515</u>	<u>100%</u>	<u>447,387</u>	<u>100%</u>	<u>15,872</u>	<u>3.7%</u>
Owner occupied	347,143	80.4%	359,264	80.3%	12,121	3.5%
Renter occupied	84,372	19.6%	88,123	19.7%	3,751	4.4%
<u>Port Washington:(b)</u>						
Total occupied units	<u>10,246</u>	<u>100%</u>	<u>10,454</u>	<u>100%</u>	<u>208</u>	<u>2.0%</u>
Owner occupied	6,792	66.3%	6,942	66.4%	150	2.2%
Renter occupied	3,454	33.7%	3,512	33.6%	58	1.7%

Source: (a)1990 U.S. Census Table DP-1, 2000 U.S. Census Tables DP-1.

(b) Infoshare.org, 1990 U.S. Census Table: Tenure (owner/renter); 2000 U.S. Census Table: owner/renter.

In 1990, of the total occupied housing units in Nassau County, 80.4 percent were owner occupied and 19.6 percent renter occupied. Of Port Washington's 1990 total occupied housing units, 66.3 percent were owner occupied with 33.7 percent renter occupied. By 2000, total Nassau County housing units had increased by 3.7 percent, with 76 percent of the increase owner occupied units, and 24 percent renter occupied. In Port Washington, the total occupied housing units increased by 2.0 percent, with 72 percent of the increase owner occupied units, and 28 percent renter occupied. Nassau County

experienced a respective 3.5 and 4.4 percent balanced increase in owner and renter occupied housing units, as did Port Washington with a 2.2 and 1.7 percent respective increases in owner and renter occupied housing units. Nassau County's percent growth in owner occupied housing units had lagged 25 percent behind that of renter occupied units, while in Port Washington the percent of owner-occupied housing units grew 25 percent faster than renter-occupied units.

In a trend that continued between 1990 and 2000, the 1990 median gross rent in Port Washington of \$934, was 38 percent more than the Nassau County median gross rent of \$678. By 2000, the median gross rent of Port Washington had increased 41 percent to \$1,316, as compared to the 42 percent increase in Nassau County's median gross rent of \$964.¹⁴ Interestingly, in line with higher incomes, renters in Port Washington paid 36 percent more in rent than Nassau County as a whole.

SUMMARY:

Of all the socioeconomic indicators discussed above, family structure and academic attainment, workforce participation, jobs skills, household income, and home ownership, Port Washington started from a more favorable position compared to Nassau County as a whole. During the 10-year period covered by this research, in comparison to the surrounding Nassau County, Port Washington has:

- (1) had a shrinking of its African-American community and growth in other minorities, while experiencing population growth at one-third the rate of Nassau County;
- (2) experienced an increase in families with a male and female present, and had

¹⁴ Source: For Nassau County: 1990 U.S. Census, table DP-1, 2000 U.S. Census table DP-4. For Port Washington: Infoshare.org; 1990 U.S. Census Table; Median Gross Rent; 2000 U.S. Census Table: Median Gross Rent.

more families headed by women than men;

(3) had a strengthening of traditional family structure, where there are fewer single males and females as compared to married males and females;

(4) had slower growth in college enrollments, with greater student enrollment in elementary and high school;

(5) comparable growth in post-secondary education attainment, but with Port Washington pulling ahead in higher education, widening an already existing higher education attainment gap with Nassau County;

(6) had a dramatic increase in self-employed entrepreneurs, a significant decrease in private sector employment, and an increase government employment;

(7) similar to Nassau County, had losses in higher paying professional and managerial and administrative jobs, yet had dramatic increases in lower paying service, clerical, and sales jobs;

(8) experienced decreases in male and female employed, with sharper decreases in both male and female unemployment;

(9) had growth in nominal median family and mean per capita income, 78.4 percent of families earning nominal income above \$50,000 as compared to 75 percent of Nassau County families;

(10) had nominal mean per capita and median family income grow at a faster rate than Nassau County's, with increases in Port Washington's real mean per capita and median family income;

(11) had a modest increase in owner and renter occupied housing units with renter occupied units remaining 33 percent of total occupied units; while modest growth

was also experienced in Nassau County, renter occupied units were less than 20 percent of occupied units in Nassau County;

Overall, the growth experienced by Port Washington between 1990 and 2000 not only kept pace with surrounding Nassau County, but in many instances out performed the region.

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