

# CITY OF UNION

## Chapter 3—Socioeconomics

### Introduction

Socioeconomic information can help guide long term decision making. Socioeconomic trends can give a picture of past growth, current conditions and a perspective on the future for the City. The allocation of infrastructure resources, land uses and the evolution of city policies will benefit from understanding demographic trends as public resources can be allocated when and where they are needed most.

### Past Population Growth

The City of Union has grown at a faster rate than both Montgomery County and the Dayton Metropolitan Statistical Area (MSA) since 1980. Based on U.S. Census data, the City of Union grew 5.4% between 1980 and 1990 while Montgomery County and the Dayton MSA grew 0.4% and 1.0% respectively.

The population growth rate slowed and or declined for all three jurisdictions between 1990 and 2000. According to the 2000 U.S. Census, Union continued to grow slightly at 1.3%; while Montgomery County and the Dayton MSA both declined in population at -2.6% and -0.1% respectively. The State of Ohio's population has increased during the 1980's and 1990's. Table 3.1 below shows the population changes from 1980 to 2000. The 2000 U.S. Census population numbers are in question, because Union built 393 housing units in that decade, and the additional population associated with these new homes is not reflected in the 2000 Census numbers.

**Table 3.1**  
**Total Population and Population Change**  
**1980, 1990 and 2000**

Location	1980 <sup>2</sup> Census	1990 <sup>1</sup> Census	% Change 1980-1990	2000 <sup>1*</sup> Census	% Change 1990-2000 <sup>1*</sup>
City of Union	5,219	5,501	5.4%	5,574	1.3%
Montgomery County	571,697	573,809	0.4%	559,062	-2.6%
Dayton/Springfield MSA	942,083	951,270	1.0%	950,558	-0.1%
Ohio	10,797,630	10,847,115	0.5%	11,353,140	4.7%

Source: <sup>1</sup> US Census; <sup>2</sup> Ohio Department of Development, Office of Strategic Research, <http://www.odod.state.oh.us/osr/profiles/>; May 22, 2002

\*2000 Census numbers are questionable.

### Population Projections

The U.S. Census does not perform population projections for cities due to potential annexations impacting the geographic size of the city. However, population projections can be made based on projecting building permit trends into the future and applying an average household size to growth. Table 3.2 illustrates residential building permit data in the City of Union over the past thirteen years and is used to project the population of Union, Table 3.3 outlines population projections for the year 2013 & 2020.

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**Table 3.2**  
**Residential Permit History 1990-2002**  
**City of Union**

Year	Single Family Permits	Multi-family or Duplex Unit Permits	Total Units
1990	3	0	3
1991	2	0	2
1992	5	2	7
1993	6	0	6
1994	11	4	15
1995	29	4	33
1996	53	12	65
1997	36	30	66
1998	38	44	82
1999	43	18	61
2000	30	23	53
2001	31	20	51
2002	22	44	66
Annual average from 1990 to 2002	25.5	13.8	39.2

Source: City of Union

The following outlines the methodology to calculate population growth based on past building permit trends. Assume the number of annual building permits will continue at the average rate 39.2 a year based on data from 1990 to 2002

- Multiply 39.2 units by the average household size in Union of 2.68 people. ( $2.68 \times 39.2 = 105$ ) This gives an annual population increase of 105 people.
- Multiply the annual increase of 105 people a year to the number of years. In this case we will project to the year 2013 and to the year 2020. Thirteen years multiplied by the 105 annual increase, yields a population increase of 1,365 people. Twenty years multiplied by the 105 annual increase, yields a population increase of 2,100.
- Add 1,365 to the year 2000 population of 5,574; resulting in a 2013 population of 6,939. For the 2020 population projection, add 2,100 to the 2000 population of 5,574 yielding a 2020 population of 7,674.

**Table 3.3**  
**Population Projections**

Year	Population
2000	5,574
2013	6,939
2020	7,674

Source: U.S. Census 2000

It is important to note that the actual amount of population growth could be higher due to annexations of land into the city. Annexations will automatically increase the population because of the existing residents and increase the potential land that may contain new development. According to this analysis, the City of Union's population should continue to grow at a rate of approximately 105 persons a year based on the following:

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- Current development projects under way in the city.
- There is vacant land suitable for residential use available in the city.

## Employment

Based on U.S. Census data, approximately 76% of the available labor force in Union is employed. The work force within the City of Union (16 years and older) is 3,996 residents. Of these, 979 residents are not in the labor force and 101 residents are unemployed leaving 2,925 residents employed. Management, sales, office and other professional related jobs are the predominant occupations for residents of Union. A breakdown of residents' occupation's is outlined in Table 3.4.

**Table 3.4  
Occupational Breakdown  
City of Union**

Occupation	Number	Percentage
Management, professional and related occupations	805	27.6%
Service	396	13.6%
Sales and Office	841	28.8%
Farming, Fishing and Forestry	5	0.2%
Construction, extraction and maintenance	261	9.0%
Production, transportation and materials moving	608	20.9%
<b>Total</b>	<b>2,916</b>	<b>100.0%</b>

Source: U.S. Census 2000

## Airport Influences on Employment

The 1999 Dayton International Airport Strategic Master Plan Update Study analyzed the economic impact of the Dayton International Airport on the overall surrounding area. In 1993, 10,436 jobs were attributed to industry and airport associated employers in the area. This figure is projected to increase to 22,400 by 2003, which is a 114.6 percent increase. Projections to 2008 indicate additional growth of 71.7 percent. The total dollar impact of the jobs was predicted to increase from \$0.7 billion in 1993 to \$2.8 billion in 2018. These figures are inflation adjusted 1999 dollars.

**Table 3.5  
Economic Impact From the Dayton International Airport \*\***

Type	1993	1998	2003	% Change 1993-2003	2008	% Change 1998-2008	2018	% Change 2008-2018
Total Jobs	10,436	16,600	22,400	114.6%	28,500	71.7%	36,500	28.1%
Total Dollar Impact (Billions)	\$0.7	\$1.3	\$1.7	142.9%	\$2.2	69.2%	\$2.8	27.3%

Source: Dayton International Airport Strategic Master Plan Update Study, Draft Deliberative Material, 1999 (by Landrum & Brown)

\* Analysis was completed in 1994 by the Ohio Department of Transportation and Landrum & Brown projections using 1993 as the base year.

# Costs are in 1999 dollars.

The Dayton International Airport serves as a catalyst to growth in the region, including the City of Union. The City of Union should use its close proximity to the airport to support new Business/Industrial uses that would diversify the tax base and provide employment opportunities.