

# REGIONAL PLAN ASSOCIATION, INC.

*... a research and planning agency supported by voluntary membership to promote the coordinated development of the New York-New Jersey-Connecticut Metropolitan Region.*

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## NEWS RELEASE

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With 60 percent rise in population by 2000  
REGIONAL PLAN PREDICTS STRIKING RISE  
IN JOB, UNIVERSITY, HOUSING DEMANDS

Regional Plan Association alerted the New York Metropolitan Area to disproportionately large increases in three population groups over the next generation which will strongly affect demand for jobs, university places, one-family houses and apartments in the suburbs.

The projections by the 38-year-old citizen research organization were announced by C. McKim Norton, Regional Plan President. They will be published later in the month in a 144-page study, The Region's Growth, one of a series of background studies for a transportation and land-use plan the Association is now completing.

"The number of 18-24 year olds will increase more than 50 percent between 1965 and 1980, a rise of 900,000," Norton reported.

"Most of them will be looking for jobs, continuing the pressure on the job market to absorb large numbers of additional applicants. The pressure started in 1960 after two decades in which 18-24 year olds had decreased.

"Post-high school educational institutions also will be pressed to take in many more young people. Increasing percentages of these increasing numbers of 18-24 year olds will be applying to universities;

by the end of the century, applicants for higher education can be expected to quadruple," Norton added.

"In the 1970's, a new one-family house boom will hit the metropolitan area. The number of households reaching the age when they usually buy their first house will begin to increase in 1970 after a decade when their numbers actually have been decreasing. This explains the decline in house construction over the past few years.

"In 1970, there will be only a half-million families whose head will be in the 30-34 age span, which is the typical period for home-buying. By 1980, there will be nearly 800,000, a 60 percent jump," Norton said.

"Apartment demand will be particularly high in the suburbs because the great wave of young families that moved there shortly after World War II are now half a generation older. Both parents and children are beginning to look for apartments.

"In the whole metropolitan area, the number of one- and two-person households--primarily the young and the old--will be increasing faster than the population over the rest of the century, and many of them will have lived much of their lives in the suburbs," Norton observed.

"In total population, the 31 counties surrounding the Port of New York in New Jersey, New York and Connecticut are expected to add nearly as many people by the year 2000 as lived in the Chicago and Los Angeles metropolitan regions combined in 1960 (the second and third largest metropolitan areas in the country). The 19 million people living in this 13,000 square mile area in 1965 will increase to 30 million by the end of the century."

The area extends from Trenton to New Haven, includes all of Long Island and stretches to the Pennsylvania border on the west. See map attached.

"The Association calls this the Study Area for the Regional Plan it is preparing," Norton explained, distinguishing it from the smaller metropolitan region with which the Association has worked in the past.

"The area has been enlarged to allow study of a number of alternative development patterns. In some parts of the previously-defined Region, population is likely to spill over by 2000."

#### Population Growth Slower Than Nation's

"While the projected population growth is large--almost twice the population increase of the previous 35 years--it will be slower than that of nearly all metropolitan areas in the country--a 60 percent population rise compared to a national rise projected at 73 percent," Norton said. "The Study Area's share of the nation's population would then drop from 9.8 percent to 8.9 percent, continuing a trend begun after World War II."

Regional Plan's population projections began with an analysis of the Region's economy, which indicated that jobs would increase by 70 percent between 1965 and 2000--from 7.8 million to 13.2 million.

The 5.4 million job increase, according to the Association's research, will be divided between 4.1 million white-collar, 1 million service and about a third of a million blue-collar. Only about 1.4 million of the additional white-collar people will be working in office buildings, however. The others will be doing their work in factories, stores and warehouses.

Employment projections are based on national economic projections and a comparison, industry by industry, of this area's recent employment changes in relation to the industry's national employment changes.

Population growth is projected from jobs. First, the increase in population expected from the excess of births over deaths is estimated--about 9.7 million between 1965 and 2000. Then the labor force available from this total population is calculated, indicating the number of jobs likely to locate in the area that cannot be manned by residents already here or soon to be born here. It is then assumed that enough people will move into the Region to man these added jobs, bringing with them the usual number of dependents.

In-migration is projected to continue until 1990, with about 1.7 million persons entering the area to make their homes over the next 25 years. After that, people probably will be moving out of the area in search of jobs. Out-migration of about a quarter of a million is anticipated for the 1990-2000 decade.

Poverty Would Be Ended If...

"The New York Region could almost entirely eliminate poverty over the rest of the century--if present trends can be continued," Norton observed. "Scarcely any families with children would have incomes below \$5,000 a year--in 1965 dollars--if the recent rate of decline in low-income families does not slow down.

"In 1965, 31.5 percent of the Study Area's households had incomes below \$5,000 a year, but--if trends continue--only 12.8 percent will have these low incomes by 2000, and nearly all those households will

consist of one or two persons, either young people just beginning their careers or retired persons--in either case much better able to cope with low incomes than families with children.

"These optimistic income projections can only come about," Norton warned, "if the nation's economy continues to grow at least as fast as it has since World War II and if the poverty cycle can be broken for those families which have not been sharing the nation's prosperity.

"Poverty among families with children is much more common among Negroes and Puerto Ricans than among others," Norton pointed out.

"In 1960, 31 percent of all Puerto Rican households with three or more persons had incomes below \$3,000 a year, 25 percent of all Negro households with three or more, and only  $5\frac{1}{2}$  percent of all white, non-Puerto Rican households with three or more.

"In previous years, newcomers to the Region have been able to find jobs even before they could speak English," Norton recalled. "Now, the Region's economy is rapidly shifting to white-collar work for which education and training are necessary. Unless education can be provided or other types of productive jobs arranged, unskilled workers will not be able to share the growing prosperity.

"Nevertheless, recent trends are hopeful. In just the five years between 1960 and 1965, Regional Plan estimates, the number of households in the Study Area with incomes below \$5,000 a year dropped by 9 percent, about 185,000 households. The U.S. Census indicated that among the Study Area's families (families are related persons living together; households may consist of unrelated persons as well as related), the percentage earning less than \$5,000 a year was only 30 percent in 1959

compared to 56 percent earning below \$4,000 a year in 1949. (The purchasing power of \$4,000 in 1949 and \$5,000 in 1959 was about equal.)

"Prosperity raised incomes at the upper part of the income scale, too, over the past five years, according to Regional Plan estimates. The number of Study Area households with incomes of over \$30,000 a year jumped more than 25 percent between 1960 and 1965, and the number with incomes between \$15,000 and \$30,000 and between \$10,000 and \$15,000 both rose by more than 35 percent.

"Projecting recent trends, Regional Plan anticipates that two families out of five will have incomes of over \$15,000 a year by 2000, in dollars with 1965 purchasing power. That would be nearly an eight-fold increase over 1965," Norton said.

#### Population Shifts Within the Region

"In addition to the fast rise in the number of upper-income households, their movement within the Study Area has been substantial. Statistics indicate that middle- and upper-income families have been moving out of the Core (New York City except Staten Island and Newark and Hudson County in New Jersey) in far greater numbers than low-income families.

"The drop in the percentage of poor families (under \$4,000 a year in 1949; under \$5,000 in 1959) in the Core over the 1949-59 decade was encouraging but much smaller than in other parts of the Study Area. They decreased from 59 percent of all families to 36 percent, while in

the Inner Ring--the older suburbs--the percentage dropped from 44 percent to 19 percent and in the Intermediate Ring--fast changing from rural to suburban--the percentage dropped from 57 percent to 24 percent. The Outer Ring started with a greater percentage of poor families than the Core, 67 percent, and their percentage decreased to 37 percent. The Outer Ring is still primarily rural with a number of old small communities, such as Newburgh, Poughkeepsie and Riverhead.

"New York City continued to be the main entry point for in-migrants to the metropolitan area. Seven out of eight in-migrants to the Study Area were Negro or Puerto Rican in the 1950's, and 60 percent of these settled in New York City. Every New York City borough had a net out-migration of white non-Puerto Ricans except Staten Island, and even there, in-migration of Negroes and Puerto Ricans was higher than of non-Puerto Rican whites.

"Since 1960, a report to the City Health Department estimates, the rate of in-migration of Negroes to New York City has risen substantially while Puerto Rican in-migration has dropped to 10-15 percent of the 1950-60 rate," Norton noted.

#### Forces Affecting the Development Pattern

The Association has not made firm projections of trends within the Study Area because the new regional plan will be aimed at guiding development patterns within the Region. But the economic and population forces the plan will have to deal with have been identified in The Region's Growth:

1. The older suburbs will begin exporting population, and demand for apartments there will be strong.

Older suburban areas such as the southern half of Westchester County already have begun to export population to farther suburbs, and Nassau County soon will be growing more slowly than its natural population increase, indicating out-migration.

2. Future employment is likely to encourage more compact development than the area has seen in recent years because office jobs will increase far faster than manufacturing. Office jobs tend to concentrate, resulting in more employees per acre than modern manufacturing plants.

Jobs in office buildings will nearly double while jobs in factories will scarcely rise at all. Though many new factories probably will replace older ones, the impact of added offices will be greater.

3. Housing preferences project in two different directions, but on balance they lean toward continued spread of residential areas.

The increasing percentage of one- and two-family households probably would mean an increase in the percentage of apartment dwellers but for the fact that a very large percentage of families with children who now live in apartments probably will seek one-family homes when their incomes rise.

Of all households with incomes under \$5,000 a year, only 16 percent lived in one-family houses in 1960; by contrast, 62 percent of the households with incomes above \$15,000 a year lived in one-family houses. With the rise in incomes projected to the year 2000, assuming the same ratio of one-family house occupancy by income as existed then, about half of the households would live in one-family houses compared to about a third in 1960.

Projected in this way, demand for one-family houses will exceed 2½ million compared to a likely demand of just over a million more apartments (not including replacement).

"There will be many other pressures, of course, including the influence of the plan that will be proposed by the Association," Norton observed.

### The Second Regional Plan

"The plan to be based on this analysis will propose patterns of location for activities that large numbers of people do together, such as universities, major shopping, office and factory jobs, hospitals, the arts. It also will lay out a network of major highways, public transportation and regional parks. Prototype designs for several types of facilities and a program of improved public services for the older cities also will be proposed," Norton continued.

"The basic policies under study will be published in a series of background volumes throughout 1967. After wide discussion, they will be modified and incorporated in the Second Regional Plan, successor to the first Plan of New York and Its Environs, published in 1929," Norton concluded.

Economic and population analyses of The Region's Growth were prepared by Emanuel Tobier, Chief Economist, with Regina Belz, Senior Economist.

Regional Plan is a nonprofit, civic organization working for the efficient, attractive and varied development of the New York Metropolitan Region.

# # #

Note: Three tables from The Region's Growth are attached.

**POPULATION BY AGE GROUP IN THE STUDY AREA, 1940-2000.**

	POPULATION (thousands)										
	1940	1950	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total Population</b>	<b>13,565.6</b>	<b>15,146.9</b>	<b>17,624.3</b>	<b>18,980.9</b>	<b>20,225.8</b>	<b>21,712.6</b>	<b>23,385.2</b>	<b>25,192.7</b>	<b>27,029.1</b>	<b>28,667.6</b>	<b>30,186.4</b>
Under 5 (Pre-School Age)	808.4	1,362.5	1,733.0	1,858.0	1,884.5	2,092.8	2,371.6	2,593.1	2,739.6	2,860.5	2,987.7
5-17 (School Age)	2,608.4	2,501.2	3,732.3	4,303.7	4,670.9	4,934.6	5,273.5	5,794.4	6,380.3	6,839.9	7,140.9
5-13 (Elementary)	1,723.3	1,810.1	2,784.6	3,088.0	3,289.3	3,446.3	3,800.8	4,213.4	4,577.2	4,843.1	5,030.1
14-17 (High School)	885.1	691.0	947.7	1,215.7	1,381.6	1,488.3	1,472.7	1,580.9	1,803.1	1,996.8	2,110.8
18-24 (College Age)	1,668.9	1,482.8	1,380.7	1,729.3	2,170.8	2,421.6	2,622.8	2,731.5	2,848.6	3,113.4	3,421.3
25-64 (Working Age)	7,645.8	8,595.1	9,079.7	9,196.4	9,444.1	10,052.5	10,745.5	11,555.6	12,393.0	13,116.0	13,915.7
65 and over (Retirement Age)	834.1	1,205.2	1,698.7	1,893.5	2,055.5	2,211.1	2,371.8	2,518.2	2,667.6	2,737.8	2,720.8

	PERCENT DISTRIBUTION										
	1940	1950	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total Population</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Under 5 (Pre-School Age)	6.0	9.0	9.8	9.8	9.3	9.6	10.1	10.3	10.1	10.0	9.9
5-17 (School Age)	19.2	16.5	21.2	22.7	23.1	22.7	22.6	23.0	23.6	23.9	23.7
5-13 (Elementary)	12.7	12.0	15.8	16.3	16.3	15.9	16.3	16.7	16.9	16.9	16.7
14-17 (High School)	6.5	4.6	5.4	6.4	6.8	6.8	6.3	6.3	6.7	7.0	7.0
18-24 (College Age)	12.3	9.8	7.8	9.1	10.7	11.2	11.2	10.8	10.5	10.9	11.3
25-64 (Working Age)	56.4	56.7	51.5	48.4	46.7	46.3	46.0	45.9	45.9	45.7	46.1
65 and over (Retirement Age)	6.1	8.0	9.7	10.0	10.2	10.2	10.1	10.0	9.9	9.5	9.0

**Note:** Detail may not add to totals because of rounding.

**Sources:** 1940-1960 — U.S. Census of Population.  
1965-2000 — Regional Plan Association.

## HOUSEHOLDS BY AGE OF HEAD IN THE STUDY AREA, 1960-2000.

AGE OF HEAD	NUMBER OF HOUSEHOLDS (thousands)								
	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total households</b>	<b>5,524.7</b>	<b>5,950.1</b>	<b>6,360.3</b>	<b>6,849.4</b>	<b>7,400.4</b>	<b>7,997.7</b>	<b>8,608.0</b>	<b>9,159.0</b>	<b>9,675.1</b>
Under 30	598.9	684.8	895.3	1,121.9	1,258.9	1,393.0	1,517.0	1,608.3	1,754.3
30-54	2,997.1	3,050.5	3,047.7	3,128.3	3,357.2	3,677.7	4,094.8	4,510.0	4,771.1
30-34	539.7	507.9	501.2	609.7	794.0	855.5	925.3	958.7	934.6
35-54	2,457.4	2,542.6	2,546.5	2,518.6	2,563.2	2,822.2	3,169.5	3,551.3	3,836.5
55 and over	1,928.7	2,214.8	2,417.3	2,599.2	2,784.3	2,927.0	2,996.2	3,040.7	3,149.7

### PERCENT DISTRIBUTION

	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total households</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Under 30	10.8	11.5	14.1	16.4	17.0	17.4	17.6	17.6	18.1
30-54	54.3	51.3	47.9	45.7	45.4	46.0	47.6	49.2	49.3
30-34	9.8	8.5	7.9	8.9	10.7	10.7	10.7	10.5	9.7
35-54	44.5	42.7	40.0	36.8	34.6	35.3	36.8	38.8	39.7
55 and over	34.9	37.2	38.0	37.9	37.6	36.6	34.8	33.2	32.6

### FIVE-YEAR GROWTH RATE

	1960-65	1965-70	1970-75	1975-80	1980-85	1985-90	1990-95	1995-2000
<b>Total households</b>	<b>7.7%</b>	<b>6.9%</b>	<b>7.7%</b>	<b>8.0%</b>	<b>8.1%</b>	<b>7.6%</b>	<b>6.4%</b>	<b>5.6%</b>
Under 30	14.3	30.7	25.3	12.2	10.7	8.9	6.0	9.1
30-54	1.8	-0.1	2.6	7.3	9.5	11.3	10.1	5.8
30-34	-5.9	-1.3	21.6	30.2	7.7	8.2	3.6	-2.5
35-54	3.5	0.2	-1.1	1.8	10.1	12.3	12.0	8.0
55 and over	14.8	9.1	7.5	7.1	5.1	2.8	1.5	3.6

Sources: 1960, *People and Homes in the American Market Cross-tabulations of Population and Housing Characteristics from the 1960 Decennial Census*, published by S. J. Tesouro and Co.; 1965-2000, Regional Plan Association.

## HOUSEHOLDS BY INCOME CLASS IN THE STUDY AREA, 1960-2000.

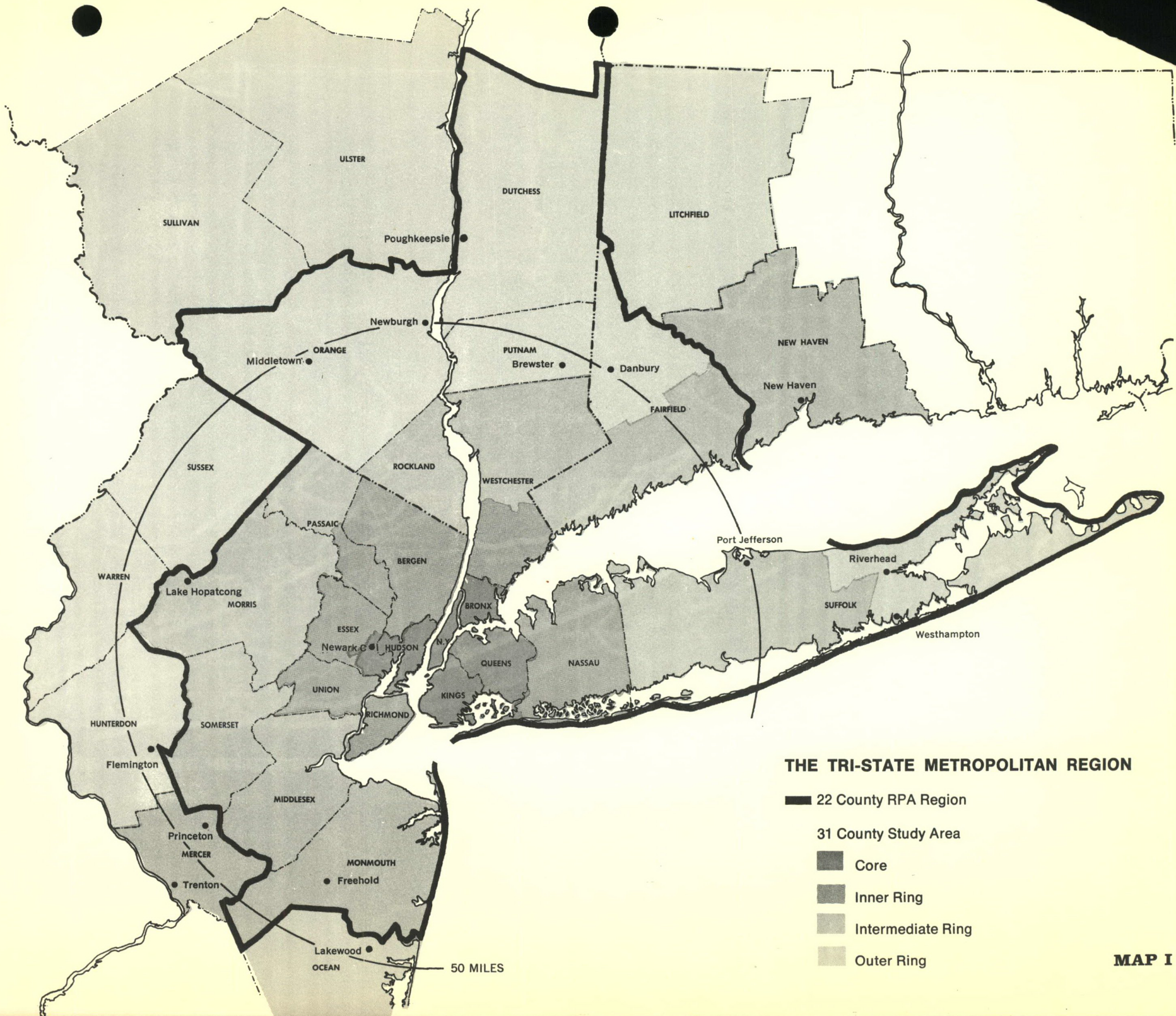
in constant dollars	HOUSEHOLDS BY INCOME CLASS (thousands)								
	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total households</b>	<b>5,524.7</b>	<b>5,950.1</b>	<b>6,360.3</b>	<b>6,849.4</b>	<b>7,400.4</b>	<b>7,997.7</b>	<b>8,608.0</b>	<b>9,159.0</b>	<b>9,675.1</b>
Under \$5,000	2,057.9	1,874.2	1,615.5	1,527.4	1,413.5	1,407.6	1,385.9	1,328.1	1,238.4
\$ 5,000 — \$ 9,999	2,375.5	2,594.4	2,741.3	2,520.6	2,345.9	2,231.3	2,065.9	1,831.8	1,538.3
\$10,000 — \$14,999	710.7	963.9	1,259.3	1,732.9	2,035.1	2,255.4	2,496.3	2,729.4	2,960.6
\$15,000 — \$29,999	314.4	434.3	610.6	904.1	1,346.9	1,751.5	2,195.1	2,674.4	3,192.8
\$30,000 and over	66.2	83.3	133.6	164.4	259.0	351.9	464.8	595.3	745.0

### PERCENT DISTRIBUTION

	1960	1965	1970	1975	1980	1985	1990	1995	2000
<b>Total households</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Under \$5,000	37.2	31.5	25.4	22.3	19.1	17.6	16.1	14.5	12.8
\$ 5,000 — \$ 9,999	43.0	43.6	43.1	36.8	31.7	27.9	24.0	20.0	15.9
\$10,000 — \$14,999	12.9	16.2	19.8	25.3	27.5	28.2	29.0	29.8	30.6
\$15,000 — \$29,999	5.7	7.3	9.6	13.2	18.2	21.9	25.5	29.2	33.0
\$30,000 and over	1.2	1.4	2.1	2.4	3.5	4.4	5.4	6.5	7.7

Notes: Detail may not add to totals because of rounding. Cross-classification of households by income class and by age of head of household is given in the appendix.

Sources: 1960, *U.S. Census of Population and People and Homes in the American Market*, op. cit. (Income tabulations in the latter were revised by Regional Plan Association to adjust for error made when programming the underlying data). 1965-2000, Regional Plan Association.



**THE TRI-STATE METROPOLITAN REGION**

- 22 County RPA Region**
- 31 County Study Area**
- Core**
- Inner Ring**
- Intermediate Ring**
- Outer Ring**