

**Figure 3.1 Employment in New York's Regions:
First Half 2001 to First Half 2005**

	1st Half 2001	1st Half 2005	1H 2001-05	% Change
UNITED STATES	132,324,000	133,109,000	785,000	0.6%
NEW YORK STATE	8,615,050	8,462,783	-152,267	-1.8%
NEW YORK CITY	3,717,083	3,555,883	-161,200	-4.3%
EASTERN NEW YORK	2,622,933	2,683,967	61,033	2.3%
Nassau-Suffolk, NY Metropolitan Division	1,212,967	1,234,117	21,150	1.7%
Putnam-Rockland-Westchester	551,700	568,150	16,450	3.0%
Albany-Schenectady-Troy, NY MSA	440,617	446,417	5,800	1.3%
Glens Falls, NY Metropolitan Statistical Area	50,367	53,017	2,650	5.3%
Kingston, NY Metropolitan Statistical Area	64,533	66,050	1,517	2.4%
Poughkeepsie-Newburgh-Middletown, NY MSA	242,617	252,467	9,850	4.1%
Columbia County	21,517	21,767	250	1.2%
Greene County	13,533	14,550	1,017	7.5%
Sullivan County	25,083	27,433	2,350	9.4%
WESTERN AND NORTHERN NEW YORK	2,300,750	2,250,433	-50,317	-2.2%
<i>WNY Upstate Metro Areas</i>	1,818,267	1,766,900	-51,367	-2.8%
Binghamton, NY MSA	119,783	111,800	-7,983	-6.7%
Buffalo-Niagara Falls, NY MSA	551,333	544,417	-6,917	-1.3%
Chautauqua County	58,617	56,100	-2,517	-4.3%
Elmira, NY MSA	43,383	39,100	-4,283	-9.9%
Ithaca, NY MSA	59,550	62,333	2,783	4.7%
Rochester, NY MSA	527,533	502,900	-24,633	-4.7%
Syracuse, NY MSA	324,067	319,083	-4,983	-1.5%
Utica-Rome, NY MSA	134,000	131,167	-2,833	-2.1%
<i>WNY Non-metropolitan areas</i>	482,483	483,533	1,050	0.2%
Allegany County	17,100	17,100	0	0.0%
Cattaraugus County	34,533	35,767	1,233	3.6%
Cayuga County	25,767	27,550	1,783	6.9%
Chenango County	17,433	16,617	-817	-4.7%
Clinton County	35,967	36,217	250	0.7%
Cortland County	20,450	19,317	-1,133	-5.5%
Delaware County	17,483	18,367	883	5.1%
Essex County	15,617	15,200	-417	-2.7%
Franklin County	18,433	19,000	567	3.1%
Fulton County	19,000	18,383	-617	-3.2%
Genesee County	22,917	22,950	33	0.1%
Hamilton County	1,650	1,867	217	13.1%
Jefferson County	39,317	40,283	967	2.5%
Lewis County	6,550	6,583	33	0.5%
Montgomery County	19,167	19,433	267	1.4%
Otsego County	25,383	26,167	783	3.1%
Schuyler County	4,383	4,617	233	5.3%
Seneca County	10,533	11,050	517	4.9%
St. Lawrence County	41,900	41,383	-517	-1.2%
Steuben County	44,167	37,667	-6,500	-14.7%
Wyoming County	13,133	13,667	533	4.1%
Yates County	6,517	6,917	400	6.1%

Source: New York State Department of Labor, Fiscal Policy Institute

Fig. 3.2 Changes in New York State Job Quality 2000 to 2004

(Employment in thousands)	Employment		2004 Average	Job Change		Share Change	
SUPERSECTOR*	2000	2004	Annual Wage	Change	Gain/Loss	Change (pps.**)	Gain/Loss
Health Care and Social Assistance	1,071.8	1,150.0	\$37,374	78.2	gained jobs	1.31	gained share
Government	1,398.2	1,418.7	\$45,754	20.4	gained jobs	0.72	gained share
Educational Services	230.6	263.4	\$38,413	32.8	gained jobs	0.48	gained share
Food Services and Drinking Places	428.3	449.4	\$16,289	21.1	gained jobs	0.40	gained share
Arts, Entertainment, and Recreation	121.0	130.2	\$38,824	9.2	gained jobs	0.15	gained share
Retail Trade	876.8	862.6	\$26,517	-14.2	lost jobs	0.12	gained share
Other Services	310.5	310.5	\$28,022	-0.03	lost jobs	0.10	gained share
Management of Companies and Enterprises	116.0	118.8	\$115,678	2.8	gained jobs	0.07	gained share
Real Estate and Rental and Leasing	182.2	180.7	\$45,809	-1.5	lost jobs	0.04	gained share
Construction	325.3	318.2	\$49,317	-7.1	lost jobs	0.02	gained share
Waste Management and Remediation Services	18.8	19.2	\$44,041	0.4	gained jobs	0.01	gained share
Subtotal, industries gaining job share	5,079.6	5,221.6	\$38,074	142.0		3.4	
Manufacturing	745.6	593.3	\$50,247	-152.3	lost jobs	-1.61	lost share
Information	324.2	269.6	\$73,648	-54.6	lost jobs	-0.56	lost share
Finance and Insurance	561.0	516.5	\$143,420	-44.5	lost jobs	-0.36	lost share
Professional, Scientific, and Technical Services	548.4	512.2	\$73,580	-36.2	lost jobs	-0.26	lost share
Wholesale Trade	381.0	351.8	\$60,436	-29.2	lost jobs	-0.23	lost share
Administrative and Support Services	428.5	398.1	\$33,404	-30.4	lost jobs	-0.23	lost share
Transportation and Warehousing	235.3	217.3	\$38,351	-18.0	lost jobs	-0.14	lost share
Accommodation	84.6	78.7	\$31,206	-5.9	lost jobs	-0.04	lost share
Utilities	41.3	39.4	\$82,496	-1.9	lost jobs	-0.01	lost share
Subtotal, industries losing job share	3,349.9	2,977.0	\$64,382	-373.0		-3.4	
Total	8,471.3	8,269.8	\$49,921	-201.5			

*Analysis excludes natural resources and mining and not elsewhere classified.

** Percentage point change.

Job Quality Ratio	-0.53
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Note: The average wage for the two groups is computed by weighting the industry average wage by each industry's share of the change in the job share for its group. For a description of the Job Quality Ratio, see figure 3.3.

Source: New York State Department of Labor Insured Employment series, analyzed by Fiscal Policy Institute.

Figure 3.3 Job Quality Ratios, New York State and Its Ten Regions, 2000 to 2004

	<u>A</u>	<u>B</u>	<u>C</u>	<u>(A-B) / C</u>
Region	Weighted Wage of Industries Gaining Share	Weighted Wage of Industries Losing Share	2004 Average Annual Wage	Job Quality Ratio*
New York State	\$38,074	\$64,382	\$49,921	-0.53
New York City	\$44,763	\$85,579	\$64,773	-0.63
Eastern New York				
Capital District	\$28,285	\$48,750	\$37,414	-0.55
Long Island	\$35,402	\$51,601	\$43,115	-0.38
Hudson Valley	\$34,556	\$56,424	\$44,605	-0.49
Western & Northern NY				
Central New York	\$30,399	\$52,292	\$35,535	-0.62
Finger Lakes	\$34,621	\$49,017	\$36,336	-0.40
Mohawk Valley	\$31,471	\$26,886	\$29,753	0.15
North Country	\$30,285	\$35,601	\$30,240	-0.18
Southern Tier	\$29,710	\$41,040	\$32,773	-0.35
Western Region	\$36,907	\$43,140	\$33,764	-0.18

*The job quality ratio is a summary measure of the impact of changes in a region's industrial makeup on its average wage. A job quality ratio less than zero indicates average wage erosion due to changes in a region's industrial makeup. A job quality ratio greater than zero indicates average wage appreciation due as a result of industry job changes.

Source: FPI analysis of NYSDOL data.

Figure 3.4 Population Change and its Components, New York State and its Regions, 2000 to 2004

Labor Market Region	Pop. 2000	Pop. 2004	Total Population Change, 2000-2004	Percent Population Change, 2000-2004	Natural Increase			Net Migration		
					Total	Births	Deaths	Total	Net International Migration	Net Internal Migration
NEW YORK STATE	18,976,821	19,227,088	250,267	1.3%	431,630	1,093,899	662,269	-209,679	562,265	-771,944
NEW YORK CITY	8,008,654	8,104,079	95,425	1.2%	278,206	525,607	247,401	-211,507	431,063	-642,570
EASTERN NEW YORK	5,963,029	6,127,479	164,450	2.8%	125,748	321,572	214,175	47,597	105,332	-55,053
Capital	1,029,927	1,054,074	24,147	2.3%	14,948	42,006	45,409	15,857	14,283	4,256
Long Island	2,753,913	2,815,129	61,216	2.2%	58,028	154,182	96,154	4,468	42,555	-38,087
Hudson Valley	2,179,189	2,258,276	79,087	3.6%	52,772	125,384	72,612	27,272	48,494	-21,222
WESTERN & NORTHERN NEW YORK	5,039,774	5,032,266	-9,608	-0.2%	35,860	240,440	204,580	-47,775	33,480	-81,255
Central New York	711,275	714,503	3,228	0.5%	9,536	36,226	26,690	-6,033	5,341	-11,374
Finger Lakes	1,185,470	1,188,348	4,330	0.4%	15,919	60,233	44,314	-11,176	9,562	-20,738
Mohawk Valley	620,673	622,015	285	0.0%	-227	22,800	23,027	729	4,064	-3,335
North Country	347,282	350,118	490	0.1%	4,045	20,105	16,060	-7,696	1,290	-8,986
Southern Tier	731,331	731,883	403	0.1%	1,971	31,747	29,776	-1,224	6,066	-7,290
Western	1,443,743	1,425,399	-18,344	-1.3%	4,616	69,329	64,713	-22,375	7,157	-29,532

Source: U.S. Census Bureau, April 1, 2000 to July 1, 2004.

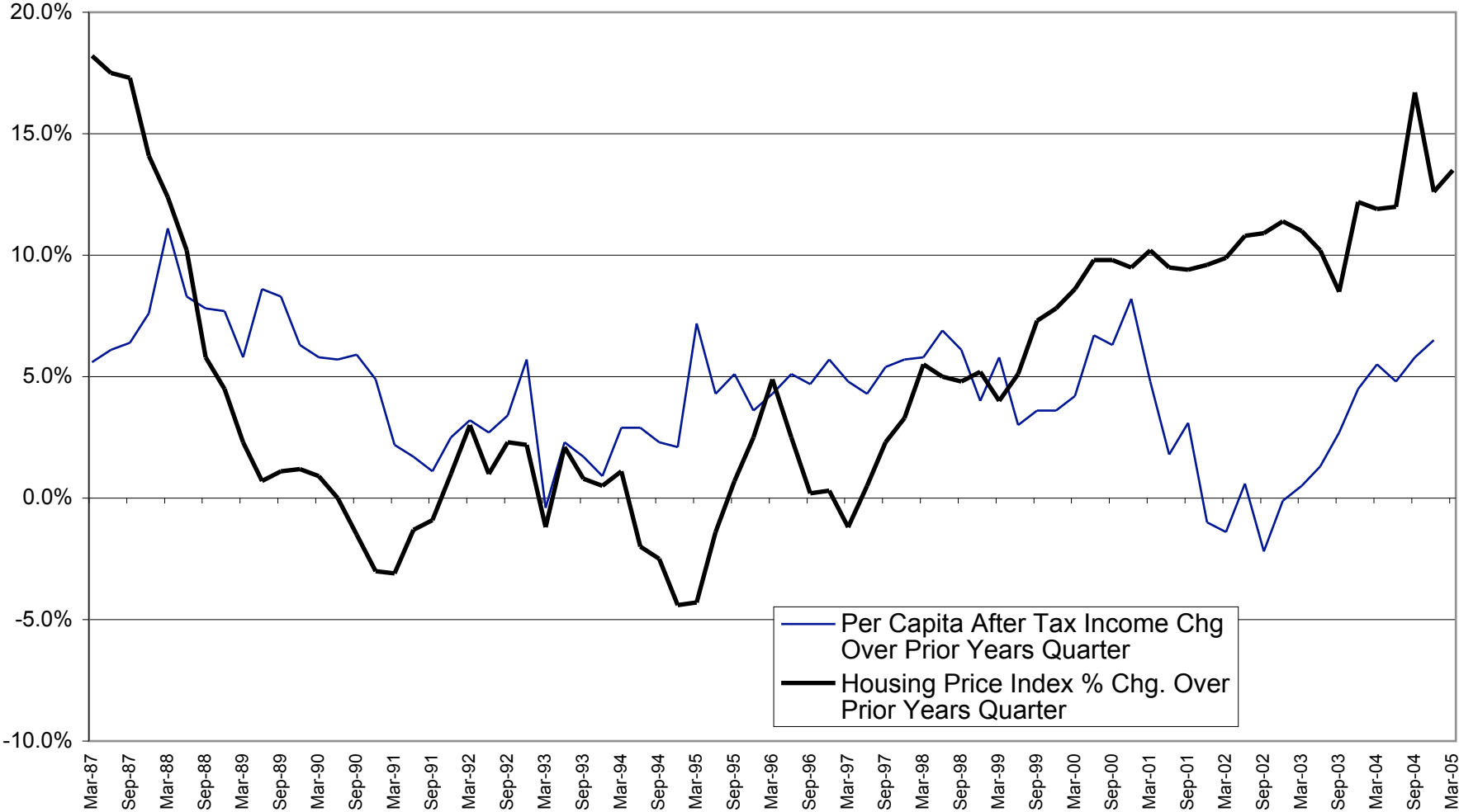
Figure 3.5 New York State MSAs Ranked by Per Capita Income Growth Among all U.S. MSAs, 1993 to 2003

Rank among 363 MSAs		Per capita income		Per capita income growth 1993 to 2003	Per capita income level as % of U.S., 2003
		1993	2003		
	United States	\$21,346	\$31,472	47.4%	100.0%
98	Westchester-Putnam-Rockland	\$34,048	\$51,296	50.7%	163.0%
163	Nassau-Suffolk, NY Metropolitan Division	\$29,779	\$43,791	47.1%	139.1%
203	Ithaca, NY (MSA)	\$17,929	\$26,042	45.3%	82.7%
224	Albany-Schenectady-Troy, NY (MSA)	\$22,331	\$32,208	44.2%	102.3%
228	Buffalo-Niagara Falls, NY (MSA)	\$20,218	\$29,145	44.2%	92.6%
260	Glens Falls, NY (MSA)	\$17,748	\$25,275	42.4%	80.3%
290	New York City	\$26,898	\$37,815	40.6%	120.2%
298	Syracuse, NY (MSA)	\$20,321	\$28,429	39.9%	90.3%
304	Poughkeepsie-Newburgh-Middletown, NY (M	\$21,930	\$30,560	39.4%	97.1%
314	Rochester, NY (MSA)	\$22,408	\$31,057	38.6%	98.7%
315	Elmira, NY (MSA)	\$17,664	\$24,349	37.8%	77.4%
317	Utica-Rome, NY (MSA)	\$17,863	\$24,595	37.7%	78.1%
318	Kingston, NY (MSA)	\$19,529	\$26,871	37.6%	85.4%
339	Binghamton, NY (MSA)	\$19,045	\$25,747	35.2%	81.8%

Note: Per capita income figures in nominal dollars.

Source: Bureau of Economic Analysis, Fiscal Policy Institute

Figure 3.6 Home Price Growth in New York State versus Per Capita Income Growth



Source: Federal Deposit Insurance Corporation

Fig.3.6

Figure 3.7 Percent Change in Housing Prices: 1st Q 2004 to 1st Q 2005

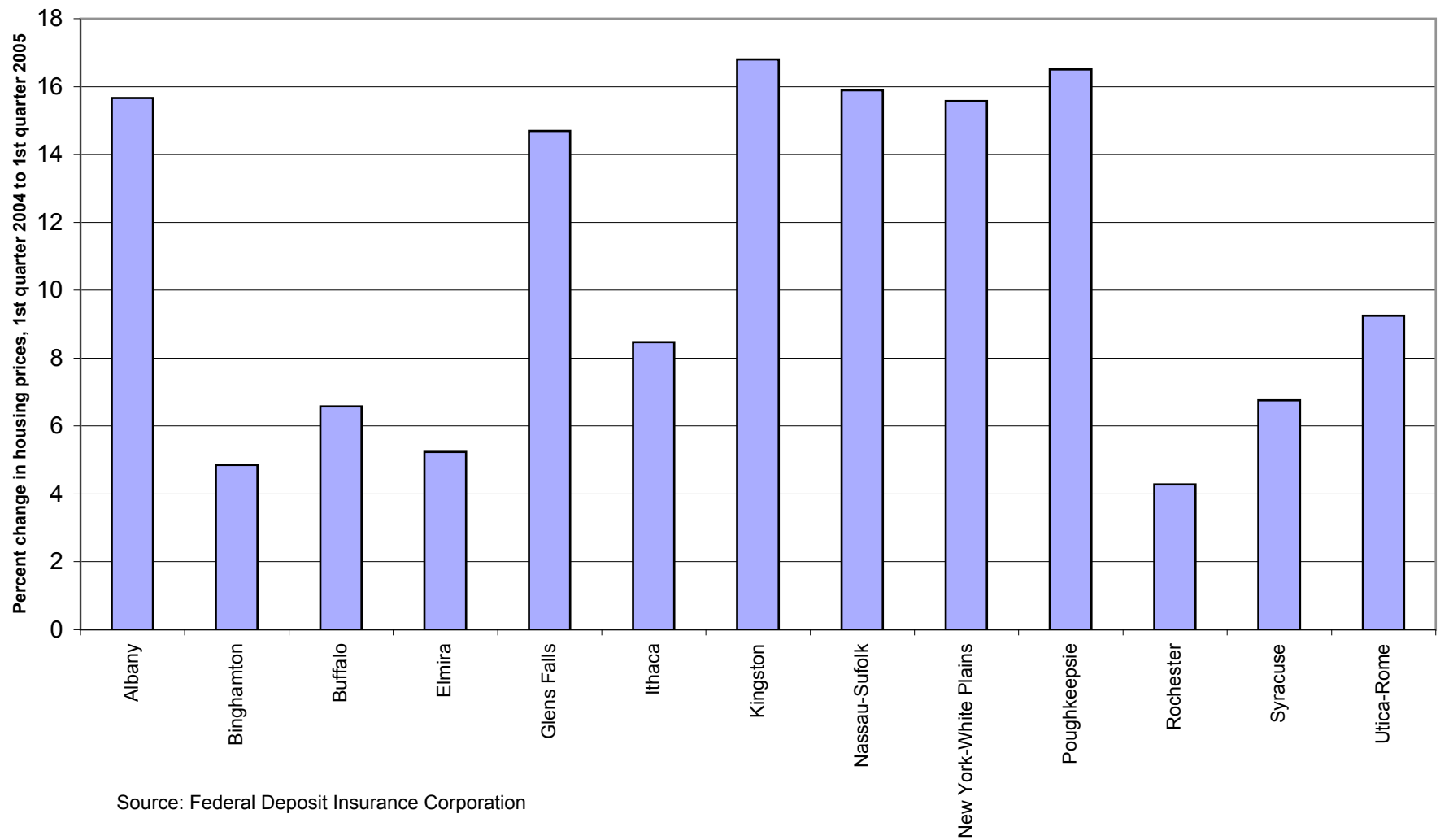


Fig.3.7

Figure 3.8

Housing Costs Rising for Renters

	Percent of renters paying more than 35% of household income in rent		Percentage point increase, 2000-2004
	2000	2004	
U.S.	33.0%	39.0%	6.0%
NYS	35.4%	41.2%	5.8%
Buffalo MSA	36.9%	43.2%	6.3%
New York City	35.3%	42.2%	6.9%
Rochester MSA	38.5%	41.8%	3.3%
Rockland County	34.7%	47.8%	13.1%

Source: U.S. Census Bureau, American Community Survey.