

Chapter 2

Socio-Economic Profile

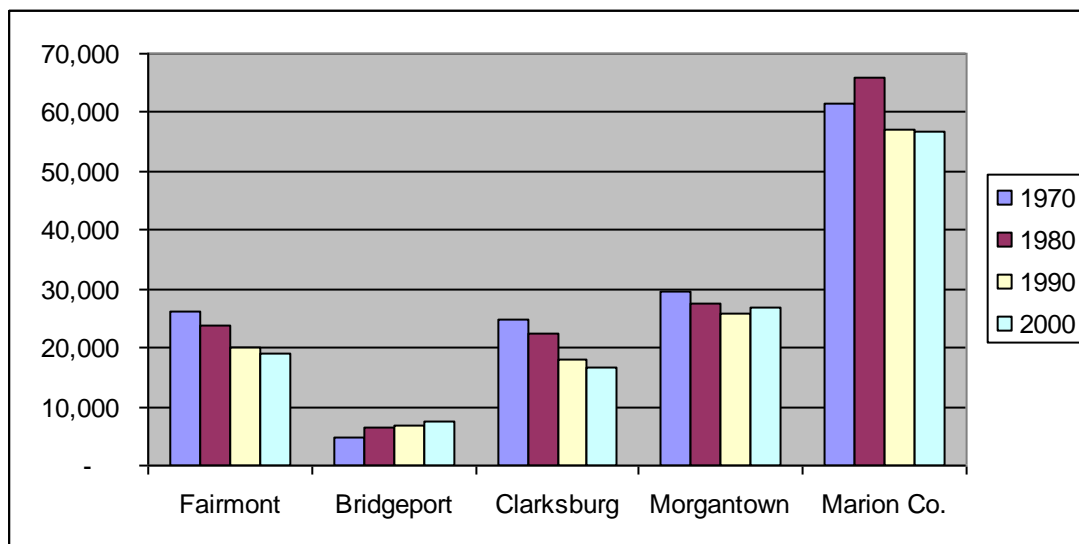
OVERVIEW

A socio-economic profile is a detailed analysis of the social and economic fabric of a community. This particular profile includes data on population, race, education, employment trends, housing information, and characteristics of the labor force. The following information has been collected and analyzed for Fairmont as well as cities in its proximity (namely Clarksburg and Bridgeport). Statistics for Marion County have also been included for comparison purposes.

Population	1970	1980	1990	2000
Fairmont	26,093	23,863	20,210	19,097
Bridgeport	4,777	6,606	6,739	7,306
Clarksburg	24,864	22,433	18,059	16,743
Morgantown	29,431	27,605	25,879	26,809
Marion County	61,356	65,789	57,249	56,598

POPULATION

The population of Fairmont has steadily decreased in the last two decades. The decrease in population in Fairmont may be attributed to the out-migration of people to the County and other areas in search of education and employment opportunities as well as housing. Based on past trends the City of Fairmont should continue losing its population to surrounding areas if appropriate measures are not taken to minimize the exodus from Fairmont.



AGE GROUP PROPORTIONS



The proportion of the elderly (over 65 years of age) population has increased from approximately 14 percent in 1970 to just over 20 percent in 2000 in the City of Fairmont. Marion County also shows an increase in the number of persons in the same age group; although in 2000, the proportion in the County was less than that in the City. The data does suggest that in between 1990 and 2000 there was an increase in the population in the 20-64 year age group. This is a positive turn around from a previously declining trend.

Population by Age

Age Group	1970	% of total	1980	% of total	1990	% of total	2000	% of total
Fairmont								
0-19 years	8135	31.2	6245	26.2	4830	22.8	4381	22.9
20-64 years	14224	54.5	13480	56.5	10850	54.8	10826	56.7
65+ years	3734	14.3	4138	17.3	4530	22.4	3890	20.4
Bridgeport								
0-19 years	1822	38.2	1976	29.9	1671	24.8	1841	25.2
20-64 years	2581	54	3915	59.3	4448	66	4031	55.2
65+ years	374	7.8	715	10.8	620	9.2	1434	19.6
Clarksburg								
0-19 years	7081	28.5	5615	25	3756	20.8	3966	23.7
20-64 years	13621	54.8	12128	54.1	9788	54.2	9316	55.6
65+ years	4162	16.7	4690	20.9	4515	25	3461	20.7
Morgantown								
0-19 years	10602	36	7663	27.8	7758	30	7201	26.9
20-64 years	15680	53.3	17306	62.7	15147	58.5	16829	62.7
65+ years	3149	10.7	2636	9.5	2974	11.5	2779	10.4
Marion County								
0-19 years	20584	33.5	19013	28.9	12996	22.7	13472	23.8
20-64 years	32744	55.4	37368	56.8	33777	59	33053	58.4
65+ years	8028	13.1	9408	14.3	10476	18.3	10073	17.8

MEDIAN AGE

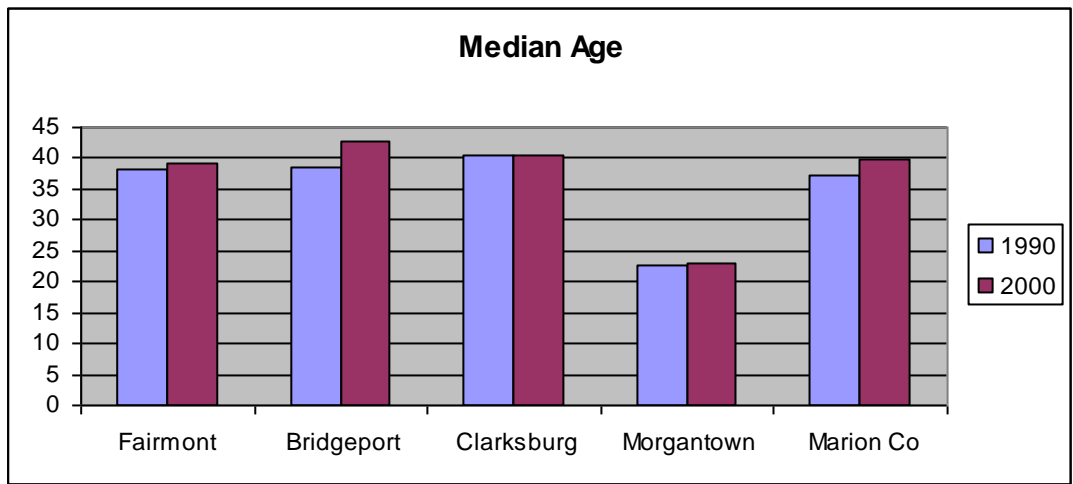


Socio-Economic Profile

In 2000, Fairmont’s median age (39.3 years) was comparable to that of Marion County, while the median age of the population in Bridgeport was higher (40.5 years) than the others. The 1970 Census reveals that Fairmont’s median age was 35.4 years, indicating a gradually aging population residing in the area.

Median Age

Age	1990	2000
Fairmont	38.3	39.3
Bridgeport	38.5	42.8
Clarksburg	40.6	40.5
Morgantown	22.8	23.1
Marion County	37.3	39.9



RACIAL COMPOSITION



Socio-Economic Profile

Historically, Fairmont has been a predominantly white community (over 90% during the last two decades). However, the percentage of blacks and other races have increased slightly during the same period. This is in tune with regional trends. Bridgeport, Clarksburg, and Marion County's percentage of whites is slightly higher than that of Fairmont.

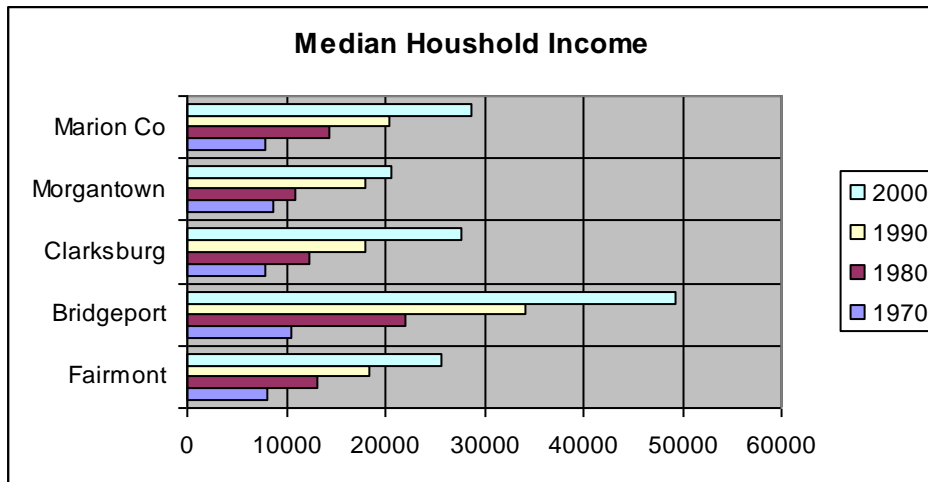
Race	White	% of total	Black	% of total	Other	% of total
Fairmont						
1970	24498	93.9	1545	5.9	50	0.2
1980	22075	92.5	1590	6.7	198	0.8
1990	18717	92.6	1343	6.6	150	0.8
2000	17217	90.2	1386	7.3	494	2.5
Bridgeport						
1970	4765	99.7	4	0.1	8	0.2
1980	6488	98.2	15	0.2	103	1.6
1990	6671	99	13	0.2	55	0.8
2000	7082	96.9	91	1.2	133	1.9
Clarksburg						
1970	24010	96.6	815	3.3	39	0.1
1980	21566	96.2	770	3.4	97	0.4
1990	17328	96	636	3.5	95	0.5
2000	15715	93.9	641	3.8	387	2.3
Morgantown						
1970	28629	97.3	554	1.9	248	0.8
1980	25987	94.1	862	3.1	756	2.8
1990	23796	92	901	3.5	1182	4.5
2000	23990	89.5	1113	4.2	1706	6.3
Marion County						
1970	58953	96.1	2296	3.7	107	0.2
1980	63186	96.1	2263	3.4	340	0.5
1990	55076	96.2	1859	3.2	314	0.6
2000	53823	95.1	1823	3.2	952	1.7

Socio-Economic Profile

MEDIAN HOUSEHOLD INCOME

Based on regional trends, the median household incomes have been steadily increasing over the last two decades. In 1970, the median income in Fairmont was higher than Marion County. In 1990, the trends were reversed and the County's median household income figure was \$2,016 more than that of the City. This trend continued for 2000. These figures provide valuable information regarding the spending power and lifestyle in a community and reflect the local economic conditions. Bridgeport's high figures indicate that that City has more disposable income (if the growth in income outpaced inflation), spending power to support local businesses, and an expanding regional economy compared to the other areas.

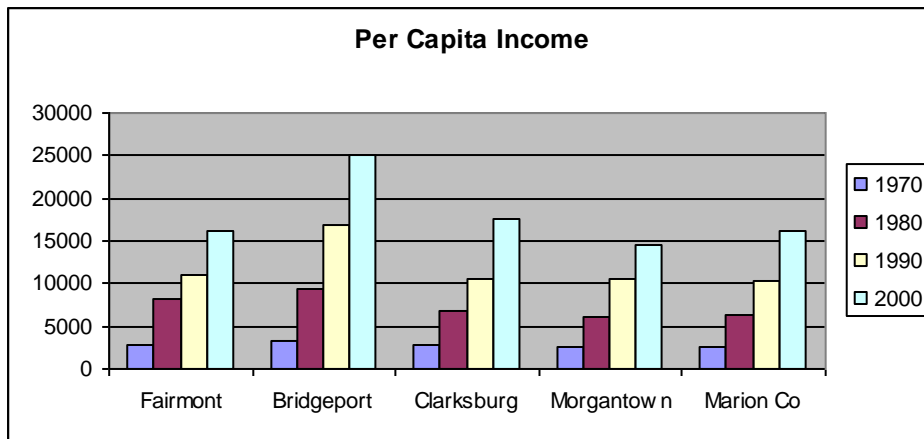
Median Household Income, \$	1970	1980	1990	2000
Fairmont	8,026	13,047	18,370	25,628
Bridgeport	10,410	22,099	34,114	49,310
Clarksburg	7,910	12,406	17,884	27,722
Morgantown	8,598	10,994	18,022	20,649
Marion County	7,807	14,418	20,386	28,626



PER CAPITA INCOME

The per capita income figures indicate similar trends. Fairmont’s per capita income figures have traditionally been higher than that of the County, however, the data for 2000 shows Marion County slightly higher than Fairmont City. Bridgeport’s figures are considerably higher than the other areas.

Per Capita Income,\$	1970	1980	1990	2000
Fairmont	2,733	8,129	11,092	16,062
Bridgeport	3,378	9,392	16,884	25,132
Clarksburg	2,871	6,887	10,473	17,587
Morgantown	2,576	6,015	10,533	14,459
Marion County	2,465	6,239	10,328	16,246

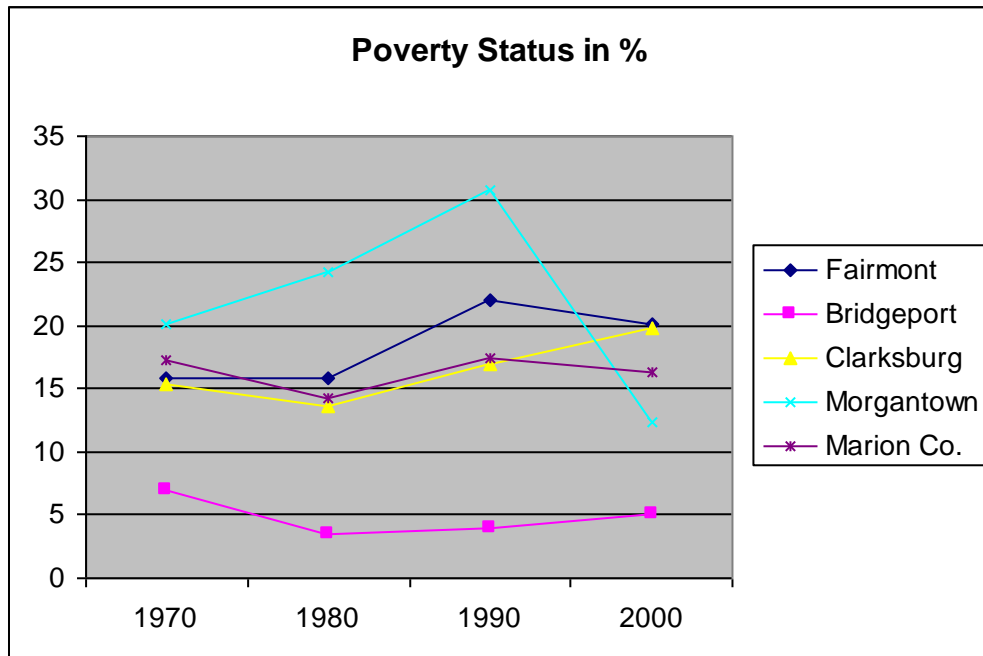


Socio-Economic Profile

POVERTY STATUS

Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. Fairmont, along with all of Marion County, experienced a slight decrease in the percentage of the population living below the poverty threshold. During the same period of time Bridgeport and Clarksburg experienced a slight increase and Morgantown experience a significant decrease.

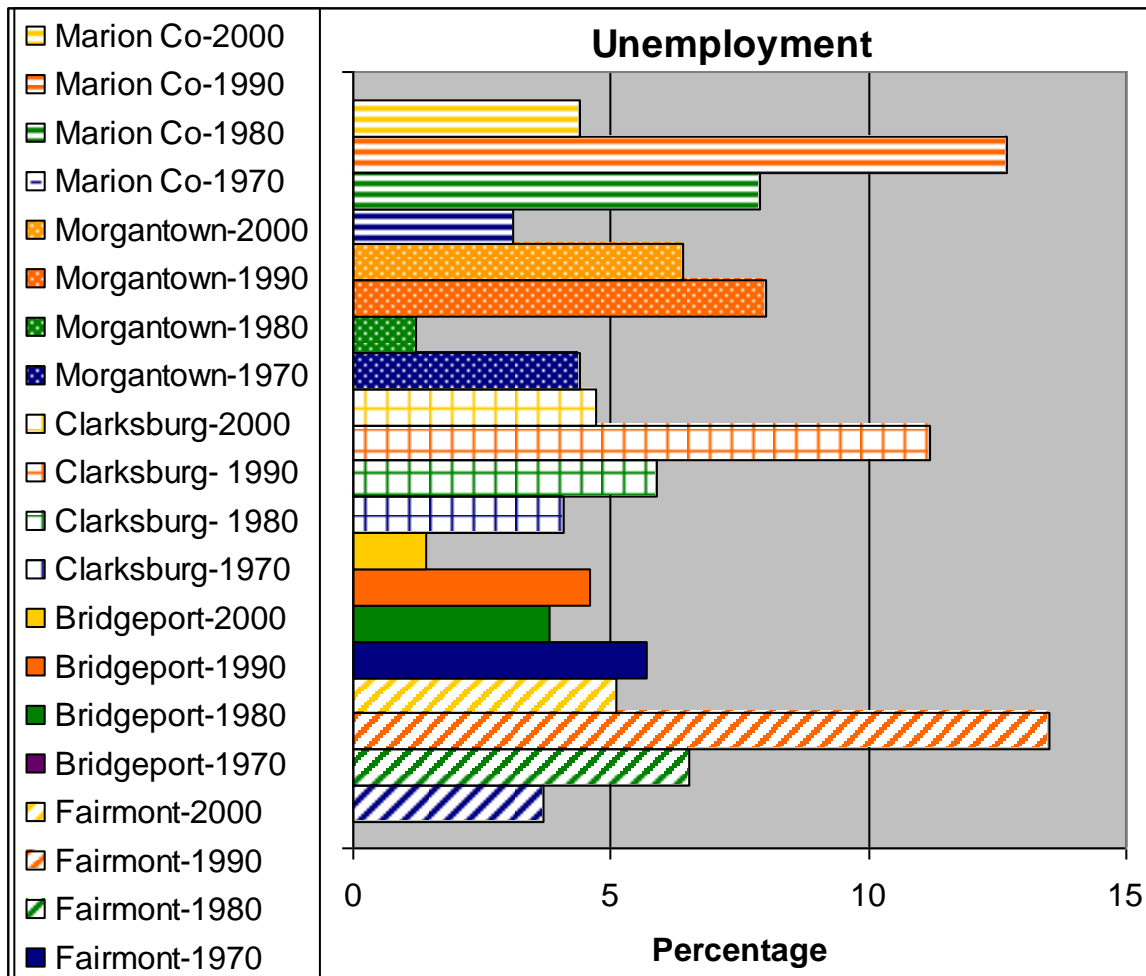
Poverty Status	Persons Below poverty	% of total	Persons below poverty	% of total	Person s below poverty	% of total	Person s below poverty	% of total
	1970		1980		1990		2000	
Fairmont	3953	15.8	3690	15.9	4241	22	3678	20.1
Bridgeport	329	6.9	230	3.5	272	4	358	5
Clarksburg	3782	15.4	3014	13.6	3019	17	3198	19.8
Morgantown	4826	20.1	5524	24.3	6539	30.7	8795	12.4
Marion County	12370	17.2	9408	14.3	11852	17.4	9034	16.3



UNEMPLOYMENT

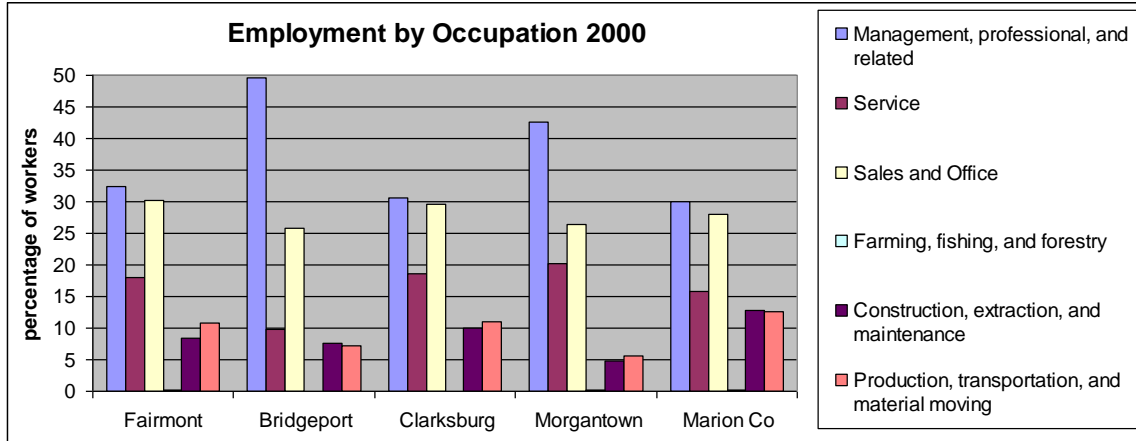
Between 1990 and 2000, the labor force in the City of Fairmont increased while the percentage of persons who were unemployed decreased. This may suggest Fairmont has somewhat recovered from the loss of the industrial base between 1980 and 1990.

Labor Force	Total Civilian Labor Force	Number Unemployed	% Unemployed
Fairmont			
1970	10212	380	3.7
1980	11745	767	6.5
1990	8461	1145	13.5
2000	8791	813	5.1
Bridgeport			
1970	1096	63	5.7
1980	3051	116	3.8
1990	3150	145	4.6
2000	3458	82	1.4
Clarksburg			
1970	9768	402	4.1
1980	9409	555	5.9
1990	7447	831	11.2
2000	7258	641	4.7
Morgantown			
1970	10641	464	4.4
1980	18374	228	1.2
1990	11641	926	8
2000	13884	1572	6.4
Marion County			
1970	14166	445	3.1
1980	25708	2031	7.9
1990	20932	2656	12.7
2000	25865	2056	4.4



EMPLOYMENT BY OCCUPATION

Fairmont's figures for employment by occupation indicate that the largest percentage of persons have been employed in Managerial, Professional, and related occupations since 1980. In 2000, this category along with sales and office occupations alone accounted for over 60 percent of the total persons employed. These two categories are comprised of jobs that are high paying in nature. Similar trends are noticeable in the surrounding areas (including Marion County).



OCCUPATION 2000	Fairmont		Bridgeport		Clarksburg		Morgantown		Marion County	
	#	%	#	%	#	%	#	%	#	%
Management, professional, and related occupations	2,583	32.4	1,674	49.6	2,028	30.6	5,244	42.6	7,165	30.1
Service occupations	1,442	18.1	330	9.8	1,229	18.6	2,489	20.2	3,783	15.9
Sales and office occupations	2,411	30.2	870	25.8	1,961	29.6	3,246	26.4	6,678	28
Farming, fishing, and forestry occupations	14	0.2	0	0	0	0	41	0.3	75	0.3
Construction, extraction, and maintenance occupations	670	8.4	255	7.6	662	10	603	4.9	3,082	12.9
Production, transportation, and material moving occupations	858	10.8	247	7.3	737	11.1	689	5.6	3,026	12.7

* 2000 Census data

OCCUPATION	1970	%	1980	%	1990	%	2000	%	%
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Socio-Economic Profile

									change
									1990-2000
Fairmont									
Management, professional, and specialty occupations	2067	24.20%	2139	22.90%	1900	26%	2,583	32.38%	6.38%
Technical, sales, and administrative support occupations	913	10.70%	2944	31.50%	2488	34%	2,411	30.22%	-3.78%
Service occupations	1222	14.30%	1156	12.40%	1083	14.80%	1,442	18.07%	3.27%
Farming, fishing, and forestry occupations	16	0.20%	23	0.20%	25	0.30%	14	0.18%	-0.12%
Precision, Production, Craft and Repair	1391	16.30%	1224	13.10%	818	11.20%	670	8.40%	-2.80%
Operators, fabricators, laborers	2921	34.20%	1861	19.90%	1002	13.70%	858	10.75%	-2.95%
Total	8530	100%	9347	100%	7316	100%	7,978	100.00%	
Bridgeport									
Management, professional, and specialty occupations	662	38%	1037	35.30%	1206	40.10%	1,674	50%	9.44%
Technical, sales, and administrative support occupations	172	9.90%	1050	35.80%	1057	35.20%	873	26%	-9.36%
Service occupations	271	15.60%	233	7.90%	246	8.20%	330	10%	1.57%
Farming, fishing, and forestry occupations	0	0%	25	0.90%	0	0%	0	0%	0.00%
Precision, Production, Craft and Repair	293	16.80%	352	12%	241	8%	255	8%	-0.45%
Operators, fabricators, laborers	150	8.60%	238	8.10%	255	8.50%	247	7%	-1.19%
Total	1740	100%	2935	100%	3005	100%	3,379	100%	
Clarksburg									
Management, professional, and specialty occupations	2012	21.60%	2035	23%	1586	24%	2,028	31%	6.65%
Technical, sales, and administrative support occupations	845	9.20%	2657	30%	2309	34.90%	1,961	30%	-5.26%
Service occupations	1251	13.40%	1128	12.70%	1055	15.90%	1,229	19%	2.67%
Farming, fishing, and forestry occupations	1049	11.30%	30	0.30%	30	0.50%	0	0%	-0.50%
Precision, Production, Craft and Repair	1291	13.90%	1154	13%	584	8.80%	662	10%	1.20%
Operators, fabricators, laborers	2602	27.90%	1850	20.90%	1052	15.90%	737	11%	-4.76%
Total	9319	100%	8854	100%	6616	100%	6,617	100%	
Morgantown									
Management, professional, and specialty occupations	4233	38.70%	3770	33.60%	4343	40.60%	5,244	43%	1.99%
Technical, sales, and administrative support occupations	3076	28.10%	3498	31.20%	3499	32.70%	3,246	26%	-6.34%



Socio-Economic Profile

Service occupations	1481	13.60%	2069	18.50%	1590	14.70%	2,489	20%	5.52%
Farming, fishing, and forestry occupations	34	0.30%	117	1%	103	1%	41	0%	-0.67%
Precision, Production, Craft and Repair	891	8.20%	744	6.60%	520	4.90%	603	5%	0.00%
Operators, fabricators, laborers	1218	11.10%	1010	9.10%	650	6.10%	689	6%	-0.50%
Total	10933	100%	11208	100%	10705	100%	12,312	100%	
Marion County									
Management, professional, and specialty occupations	1400	6.80%	4449	18.80%	4297	21%	7,165	30%	9.57%
Technical, sales, and administrative support occupations	5896	28.50%	6032	25.50%	6124	29.26%	6,678	28%	-1.21%
Service occupations	2031	9.80%	2569	10.90%	3133	14.97%	3,783	16%	0.92%
Farming, fishing, and forestry occupations	63	0.30%	124	0.50%	176	0.84%	75	0%	-0.53%
Precision, Production, Craft and Repair	4016	19.40%	4979	21%	3750	18%	3,082	13%	-4.97%
Operators, fabricators, laborers	7264	35.20%	5524	23.30%	3452	16%	3,026	13%	-3.78%
Total	20670	100%	23677	100%	20932	100%	23,809	100%	

*Some of the categories used in the 2000 Census differ from those used previously. This may affect the outcome of some information presented here. Refer to the 2000 Census data chart to refer to the new categories.

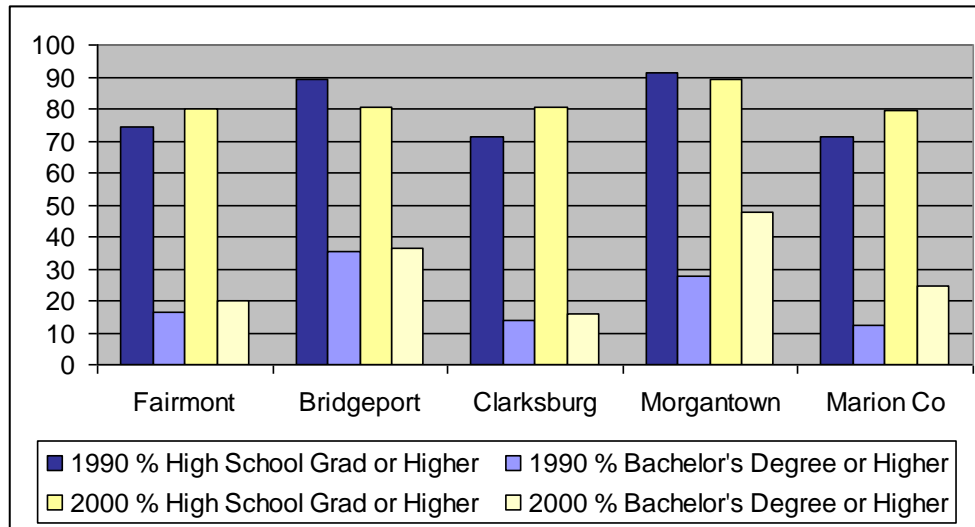
EDUCATIONAL ATTAINMENT

Education and income are directly correlated. Those with a higher level of education obtain higher paying jobs. This eventually leads to an increase in the median household income levels. The percentage of those with a high school diploma or higher increased considerably from 1970 to 1990 in Fairmont as well as the other areas. This increasing trend has continued from 1990 to 2000. It is noteworthy that in 2000 Marion county showed 24.4% of the population having a bachelor's degree or higher where the city showed a slightly lower percentage. This may be an indicator of an out-migration from the city to the county.

Educational Attainment	High School Grad or Higher	Bachelors Degree or Higher	High School Grad or Higher	Bachelors Degree or Higher
	1990	1990	2000	2000
Fairmont	74.3	16.6	80	20
Bridgeport	89.4	35.6	80.3	36.6
Clarksburg	71.3	14.1	80.3	16
Morgantown	91.2	27.7	89.2	47.8
Marion County	71.4	12.5	79.5	24.4



Socio-Economic Profile



LAND AREA

Fairmont's land area is similar to that of Clarksburg. However, the population per square mile in Fairmont is higher than that of Clarksburg. This analysis illustrates the higher density in the City of Fairmont.

Land Area	Sq. Miles	Population per sq. mile
Fairmont	8.9	2,146
Bridgeport	3.9	1,873
Clarksburg	7.9	2,119
Morgantown	7.7	3,482

