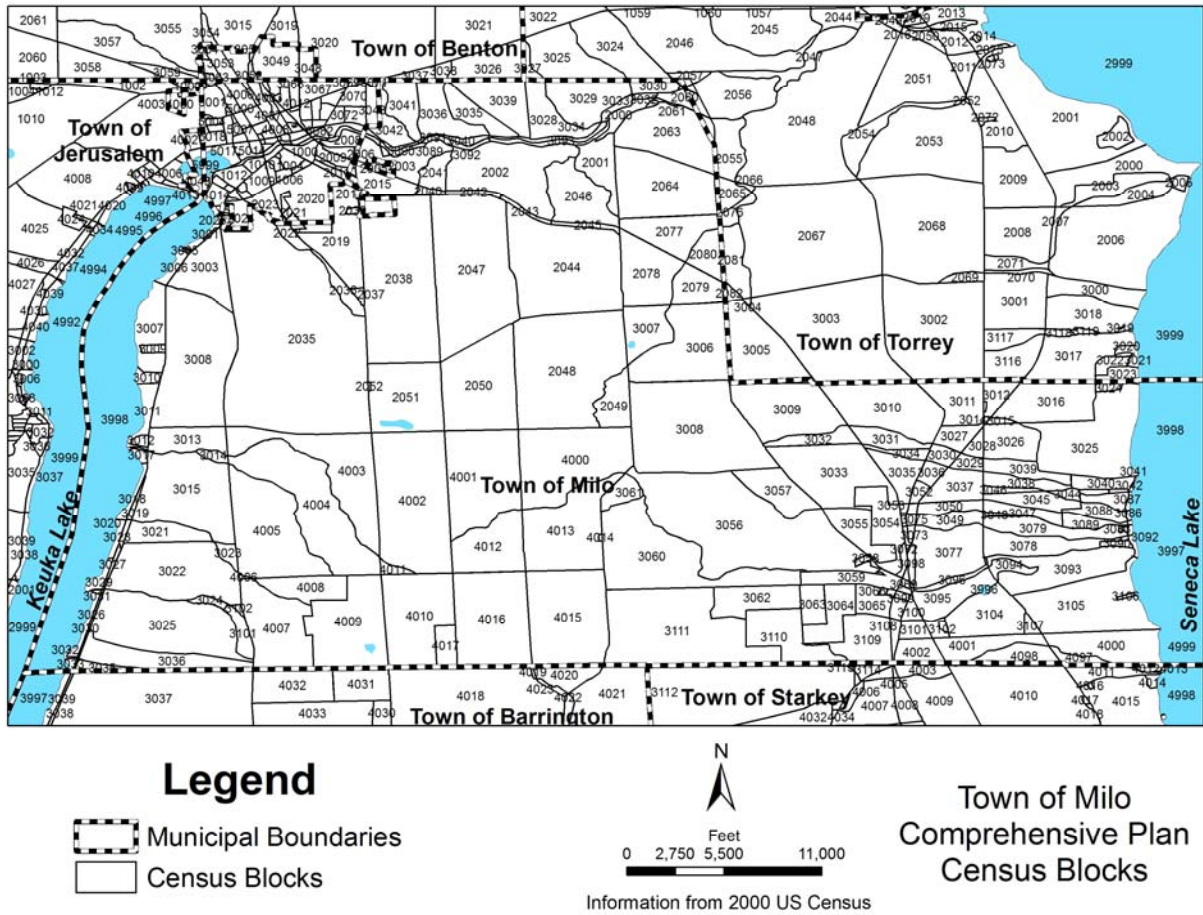


IV. DEMOGRAPHIC CHARACTERISTICS OF THE TOWN

Introduction: The United States Census Bureau is the main source for demographic data on residents of the area, including the Town of Milo. In order to protect individual people and business’s right to privacy, some of the data is reported only at the Town, Village, or Census Tract level, while other data is available at the Census block level (the Town comprises only a portion of Census Tract). The map below shows the Census Blocks into which the Town and surrounding area is divided, each with its own unique name (4 digit number):



MAP 12: 2000 US Census Blocks in the Town of Milo

Population: From the 2000 US Census and those from previous decades, we can see that the Town of Milo’s population grew from 1980 to 1990, and leveled off from 1990 to 2000. Outside of the Village of Penn Yan, the Town of Milo has shown very modest growth from 1990 to 2000 (the village population actually decreased by 29 during this period, while the town as a whole grew by 3). Other rural towns in Yates County grew dramatically over this 20-year period, and only the Village of Dresden and Town of Torrey showed a decrease in population. Population counts from the last 3 US Census counts for the municipalities in Yates County, compiled by the Genesee/Finger Lakes Regional Planning Council, are presented below:

Municipality	Total Population			Change (1980 - 2000)	
	1980	1990	2000	Number	%
Barrington	1091	1195	1396	305	27.96%
Benton	1981	2380	2640	659	33.27%
Italy	953	1120	1087	134	14.06%
Jerusalem	3908	3784	4525	617	15.79%
Middlesex	1127	1249	1345	218	19.34%
Milo	6732	7023	7026	294	4.37%
Potter	1436	1617	1830	394	27.44%
Starkey	2868	3173	3465	597	20.82%
Torrey	1363	1269	1307	-56	-4.11%
Village of Dresden	378	339	307	-71	-18.78%
Village of Dundee	1,556	1,588	1,690	134	8.61%
Village of Penn Yan	5,242	5,248	5,219	-23	-0.44%
Village of Rushville (All)	548	609	621	73	13.32%
Total	21,459	22,810	24,621	3,162	14.74%

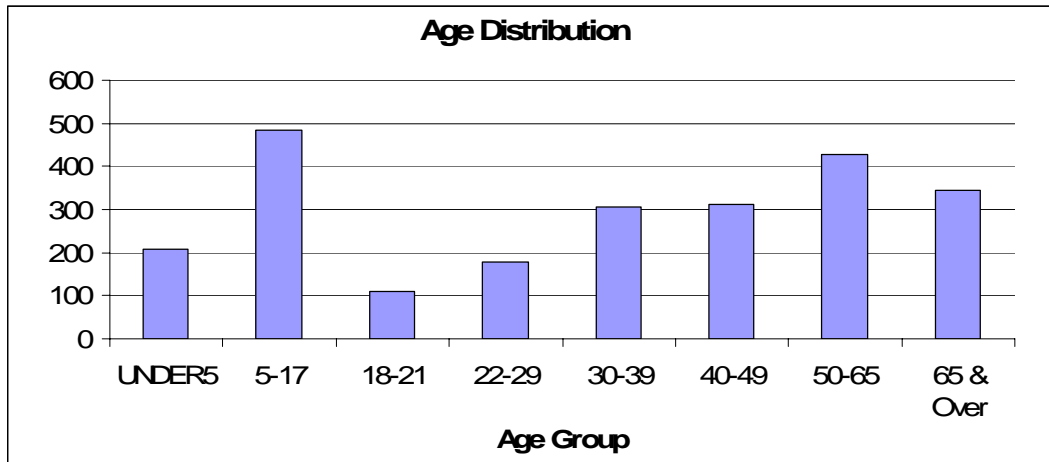
Source: US Census Bureau

The following table presents historic population data for each municipality in the County, separates the portion of each Village from the Town in which it is located, and presents US Census projections for future years:

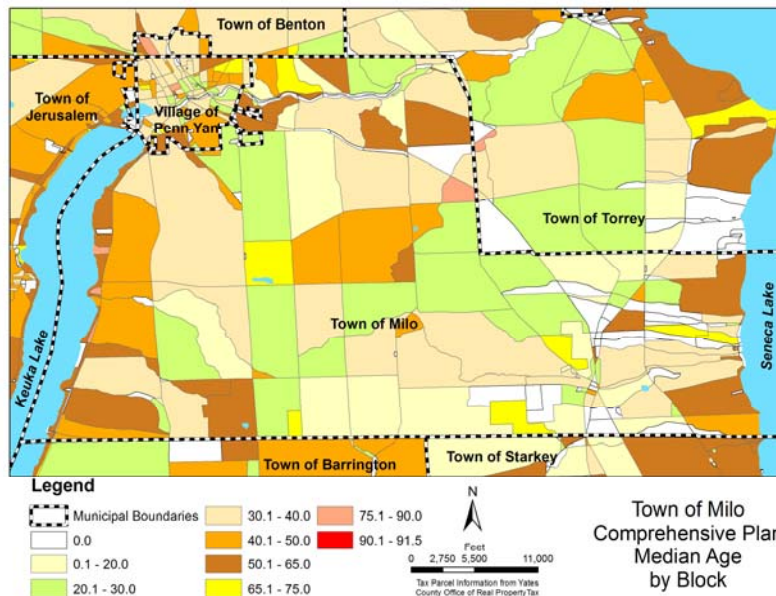
Place	Historical					Projected			
	1960	1970	1980	1990	2000	2010	2020	2030	2040
Yates County	18,614	19,831	21,459	22,810	24,621	25,994	26,955	27,833	28,647
V. Penn Yan (all)	5770	5168	5242	5248	5219	5223	5207	5203	5201
Town of Barrington	754	929	1091	1195	1396	1506	1584	1654	1720
Town of Benton	1742	1826	1571	2017	2142	2274	2361	2441	2515
V. Penn Yan (part)	351	333	410	363	498	521	523	524	525
Town of Italy	428	532	953	1120	1087	1180	1245	1309	1365
Town of Jerusalem	2760	3571	3855	3717	4454	4780	5010	5218	5410
V. Penn Yan (part)	87	10	53	67	71	74	75	77	78
Town of Middlesex	817	925	1127	1249	1345	1470	1561	1645	1722
Town of Milo	1633	1829	1953	2202	2376	2535	2661	2767	2866
V. Penn Yan (part)	5332	4825	4779	4818	4650	4628	4609	4602	4598
Town of Potter	800	708	1036	1209	1387	1492	1568	1636	1698
V. Rushville (part)	306	374	400	408	443	466	480	494	505
Town of Starkey	1129	1244	1312	1585	1775	1903	1993	2071	2149
V. of Dundee	1468	1539	1556	1588	1690	1792	1858	1920	1240
Town of Torrey	570	736	985	930	1000	1081	1139	1192	1240
V. Dresden	437	450	378	339	307	292	285	280	280

Note: Town Population does not include Villages

The Town of Milo also has an unusual age distribution of residents. The Town has a fairly normal number of children below age 17, a dramatically low number of residents from 18 to 29, a below number of residents between 30 and 49, and a larger than normal population of people age 50 and over, as shown in the graphic below. This age distribution is explained by a number of factors. First, the fairly normal number of children is attributable to the relatively large family size that residents with children have, as is typical of members of the Mennonite faith. The lower numbers of college age residents is explained by the fact that many local residents leave the community to attend college. The lack of jobs in the County, however, seems to keep many people from returning to the area after college, as indicated by the low number of 20 to 49 year old residents. Many people seem to return to or just retire to live in the area, as is indicated by the large population over 50 years old.



The following map shows the median age by Census Block within the Town. This map clearly shows that the blocks of the Town with lower median ages are in the rural agricultural areas of the town, and the areas with older residents are along the lakefront.



MAP 13: Median Age of Residents by Block Group

Economic Indicators: One of the most important measures of economic vitality for a community is known as median household income. This measures the income level at which one half of the households are above and the other half below. It is a truer indicator than just an arithmetic average, which can be distorted by a few very high income levels. Data comparing the Town of Milo to other municipalities in the 1990 and 2000 Census records is presented in the following table.

Median Household Income (1990, 2000)					
	1990	2000	rank 1990	rank 2000	Change
Barrington	\$27,308	\$35,391	6	8	-2
Benton	\$28,462	\$37,957	3	6	-3
Italy	\$24,875	\$33,710	9	9	0
Jerusalem	\$27,701	\$38,542	5	4	1
Middlesex	\$31,413	\$43,819	2	1	1
Milo	\$21,062	\$31,149	12	10	2
Potter	\$28,080	\$42,105	4	3	1
Starkey	\$24,384	\$29,601	10	12	-2
Torrey	\$26,793	\$38,289	7	5	2
Village of Dresden	\$23,125	\$42,500	11	2	9
Village of Dundee	\$20,625	\$26,289	13	13	0
Village of Penn Yan	\$26,275	\$29,911	8	11	-3
Village of Rushville	\$31,583	\$36,786	1	7	-6
Total	\$24,874	\$34,494			

The table above shows that residents of Milo rank near the bottom of municipalities in Yates County in terms of household income. Interestingly, the Village of Penn Yan does not seem to have pulled the Town's rank down until 2000, and then only slightly. When you compare the income level of residents with the high value of property on the lakefront, much of which is owned by people who do not reside within the Town, there is a dramatic disparity within the Town between residents and non residents that own lakefront property in the Town. This data also supports the many resident written responses to the survey where they mentioned the need for higher paying jobs.

In reviewing the Census data on where Yates County residents work, in 2000 there were 10,916 employed residents of the County, but a total of only 7,892 reported working in Yates County (of this number, 6,315 were Yates County residents). These numbers support the concern that many residents expressed, as in 2000 there were 3,024 fewer jobs than employed people who lived in Yates County. In terms of commuting patterns, just under 58% of the resident workforce is employed within the County, meaning that 42% are employed outside of Yates County. By comparison, about 62% of Ontario County residents are employed within Ontario County, and 1,902 more jobs exist within the County than there are in the resident workforce. In short, a significant number of Yates County residents have to look outside of Yates County for jobs. It should be noted that these numbers do not include the number of people who are unemployed

who reside within Yates County, which would make the shortage of jobs within the County even larger.

The Census Bureau also reports this information at the Town level (so the portion of the Village of Penn Yan within the Town is included and cannot be separated out). The pattern evident at the County level is also true of the Town of Milo. Specifically, during the 2000 Census 3,315 Milo residents reported being employed, while 2,967 people reported working in jobs within the Town of Milo (of this 1,378 were Milo residents). This reveals there are 348 less jobs available than there are employed residents of the Town of Milo. In terms of commuting, the majority of people who work in the Town of Milo reside in adjacent Towns within Yates County. The following table presents the location of residency of people who work in the Town of Milo:

Place of Residence	Number Employed in the Town of Milo
Barrington town Yates Co. NY	74
Benton town Yates Co. NY	264
Italy town Yates Co. NY	25
Jerusalem town Yates Co. NY	426
Middlesex town Yates Co. NY	23
Milo town Yates Co. NY	1378
Potter town Yates Co. NY	44
Starkey town Yates Co. NY	172
Total Yates County Residents:	2536
Steuben County	140
Ontario County	122
Schuyler County	52
Seneca County	30
Wyoming County	27
Livingston County	9

Similarly, the majority of employed Milo residents work within the town or in adjacent towns. Forty-one point six percent (41.6%) of working town residents are employed in the town and 63.7% work somewhere within Yates County. The following table presents the location where relatively large number of Milo residents work:

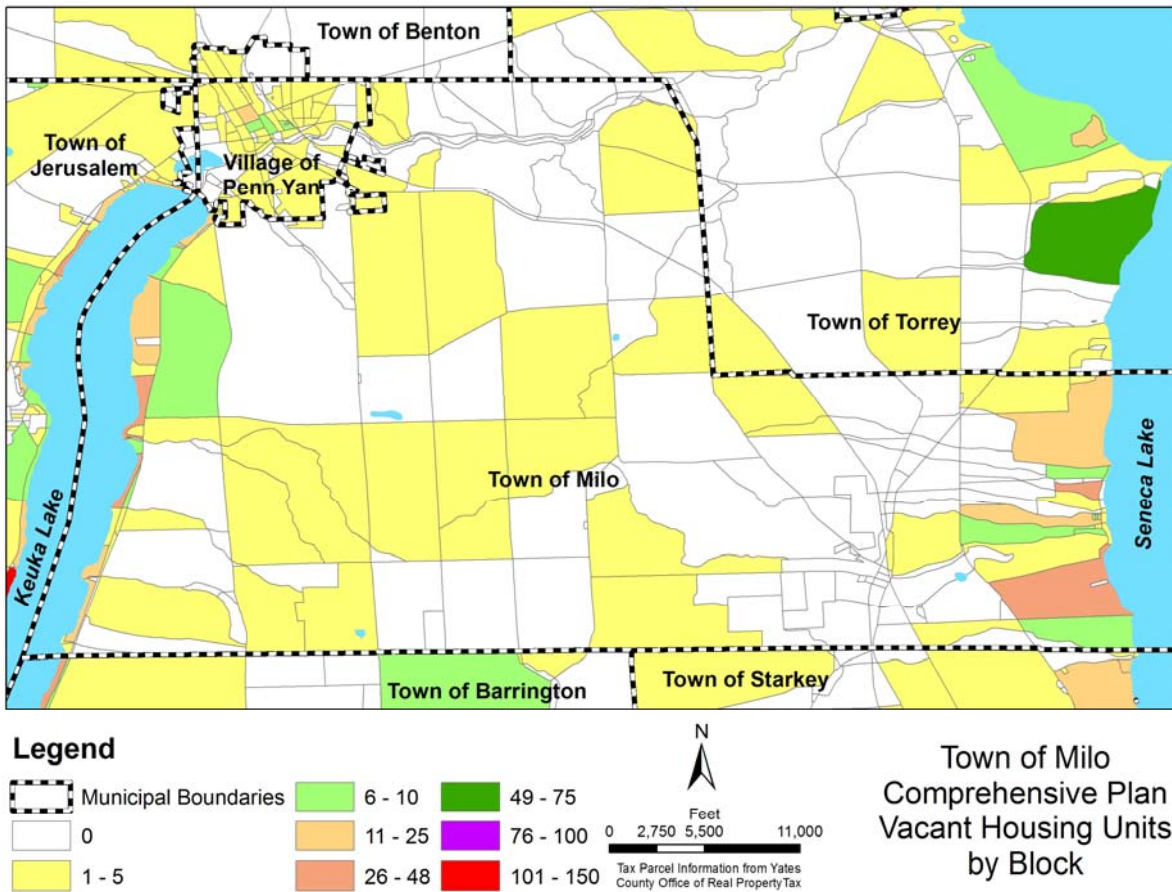
Place of Work	Number of Employed Town of Milo Residents
Barrington town Yates Co. NY	43
Benton town Yates Co. NY	280
Jerusalem town Yates Co. NY	116
Middlesex town Yates Co. NY	4
Milo town Yates Co. NY	1378
Potter town Yates Co. NY	53
Starkey town Yates Co. NY	114

Torrey town Yates Co. NY	123
Yates County total:	2111
Wayne County Total:	61
Steuben County Total:	116
Seneca County Total:	92
Ontario County Total:	597
Monroe County Total;	93

The type of employment (education, health care, retail sales, etc.) that workers in a community engage in are reported only on a County level by the Census Bureau. The Yates County data is still useful in painting a general picture of the type of employment opportunities and the types of businesses that compose the local economy. A surprising number of residents reported working in manufacturing with only a slight decline from 1990 to 2000, while the number employed in agriculture fell nearly 30% over that period. Also surprisingly, given the importance of tourism to the local economy, is the relatively low number of people working in retail and the fact that this number decreased from 1990 to 2000. This trend runs contrary not only to expectations but also to national trends. Two sectors of the local economy that has followed the national trend are the dramatic increase in employment in Health Services and Food Service and Accommodations. The latter is also indicative of a tourism rich local economy. The total breakdown of the number of workers employed in the various sectors of the local economy is presented in the following table:

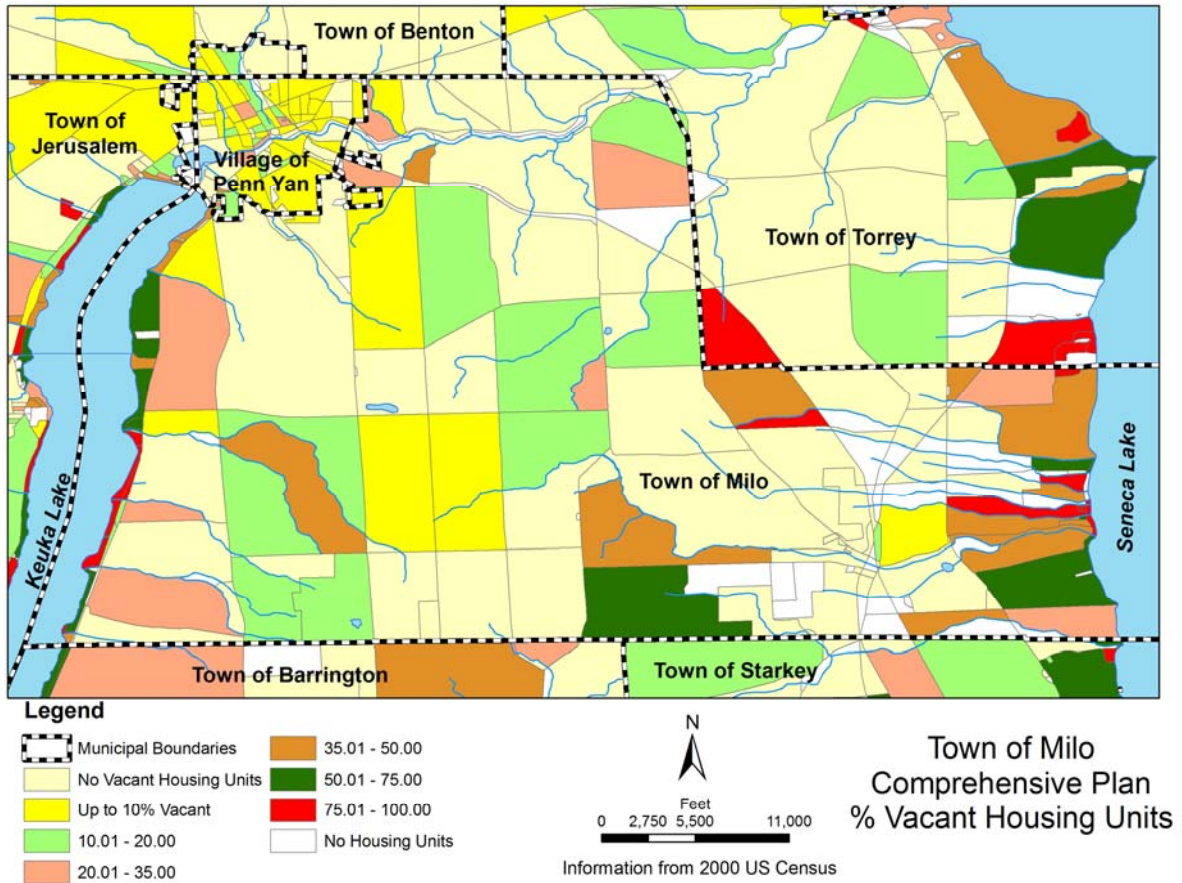
Workers by Industry (1990, 2000)		
Industry	Workers	
	1990	2000
Agriculture, Forestry, Fisheries	1,045	727
Mining	20	4
Construction	856	839
Manufacturing	1,750	1,713
Transportation	375	332
Communications and Utilities	233	283
Wholesale Trade	289	306
Retail Trade	1,535	1,251
Finance, Insurance and Real Estate	290	420
Business Repair Services	326	279
Personal Services	243	233
Entertainment and Recreation	107	127
Health Services	945	1,667
Educational Services	1,267	1,429
Other Professional Services	571	484
Public Administration	363	423
Food Service & Accommodation	-	674
Total	10,215	11,191

Housing: The Town of Milo, outside of the Village of Penn Yan, is characterized by a very high rate of vacancy (455 of 1297, or 35.8%) of its dwelling units due to the large number of lakefront properties that are owned by non-residents. The next map shows the distribution of the vacant housing units in the town showing the largest numbers are on the lakefront. The vacancy rate within the village is relatively low, around 6.5%. Normally, a healthy local housing market has about 5% of the dwelling units vacant; reflecting the existence of some second homes and a few dwelling units that are between owners or residents.



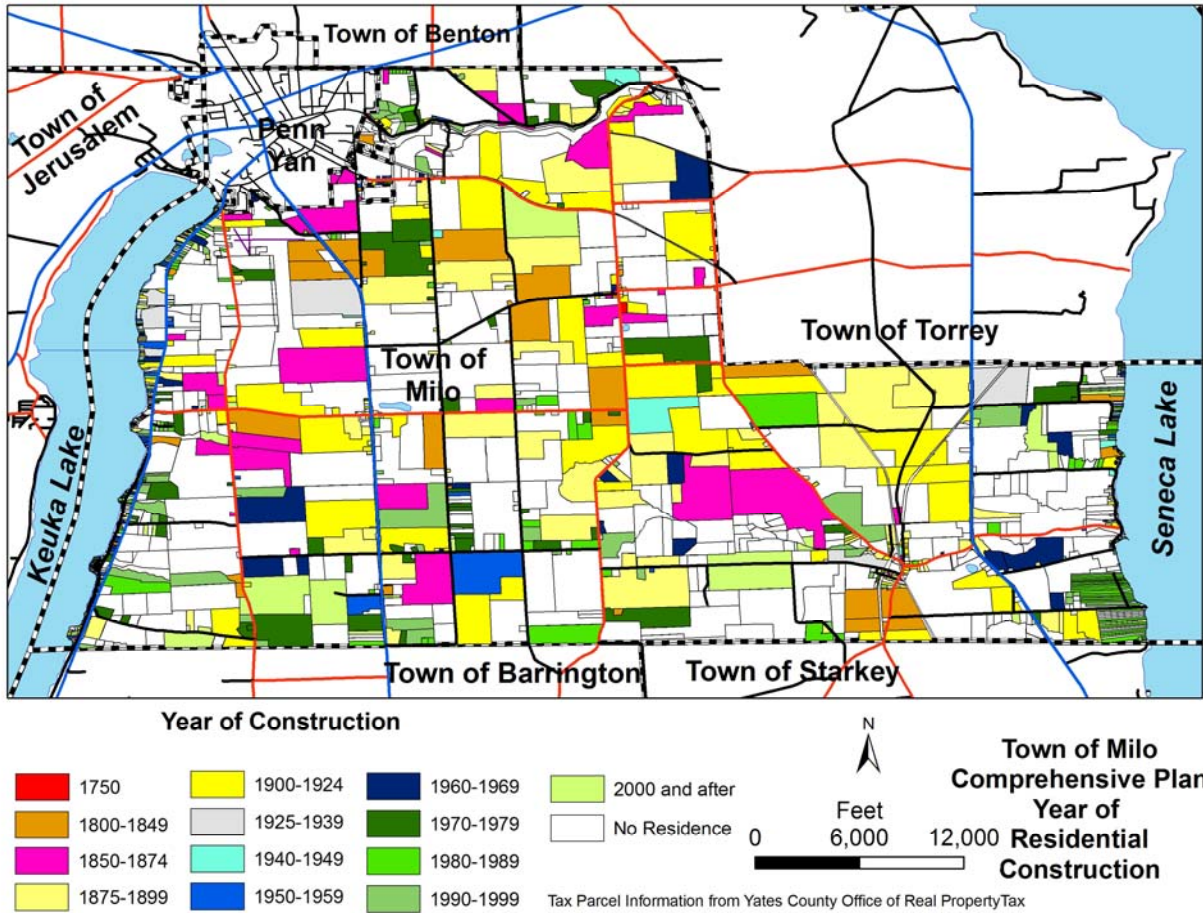
MAP 14: Number of Vacant Housing Units from 2000 US Census, by Block

The following map shows the percentage of dwelling units in each Census Block that are vacant. Again, this clearly shows the predominance of vacant housing units in the lakefront area.



MAP 15: Percent of Housing Units Vacant, from 2000 US Census, by Blocks

The following map shows the date of construction of residential housing units as recorded in the real property tax roll in 2006. This map is consistent with the Census Data that reports that the median year of construction of housing units in the town was 1944 when the 2000 US Census was taken. This ranks the Town of Milo 9th among the 13 municipalities in Yates County, and is indicative of a slow growing or stable population. The 2000 Census data for all the municipalities in Yates County is presented in the table following the map on the following page. In the years since the Census Data was taken, a number of lakefront rebuilds and new rural single-family residences have been built in the Town of Milo showing a sudden increase in residential development pressure.



MAP 16: Year Residence was constructed, from Real Property Tax Records

Year Structure Built (Source: 2000 US Census)												
Municipality	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-3/2000	Total	Median Year Built	Rank
Barrington	195	42	117	110	153	140	93	46	18	914	1969	3
Benton	465	39	73	46	93	91	60	75	26	968	1945	8
Italy	121	21	21	80	106	115	62	35	17	578	1974	1
Jerusalem	771	180	206	246	344	375	256	97	57	2,532	1964	4
Middlesex	283	34	52	70	107	93	46	43	4	732	1959	5
Milo	1,581	250	357	276	447	234	144	53	35	3,377	1944	9
Potter	272	11	6	20	96	107	76	34	4	626	1970	2
Starkey	775	46	169	125	216	140	78	89	0	1,638	1950	8
Torrey	283	36	73	71	90	72	54	20	0	699	1954	7
Village of Dresden	117	6	8	13	1	2	0	2	0	149	1939	10
Village of Dundee	371	38	44	50	105	40	47	21	0	716	1939	10
Village of Penn Yan	1,282	209	249	112	271	95	24	25	14	2,281	1939	10
Village of Rushville	134	3	4	10	25	36	20	4	3	239	1939	10
Total	4,746	659	1,074	1,044	1,652	1,367	869	492	161	12,064	1956	6