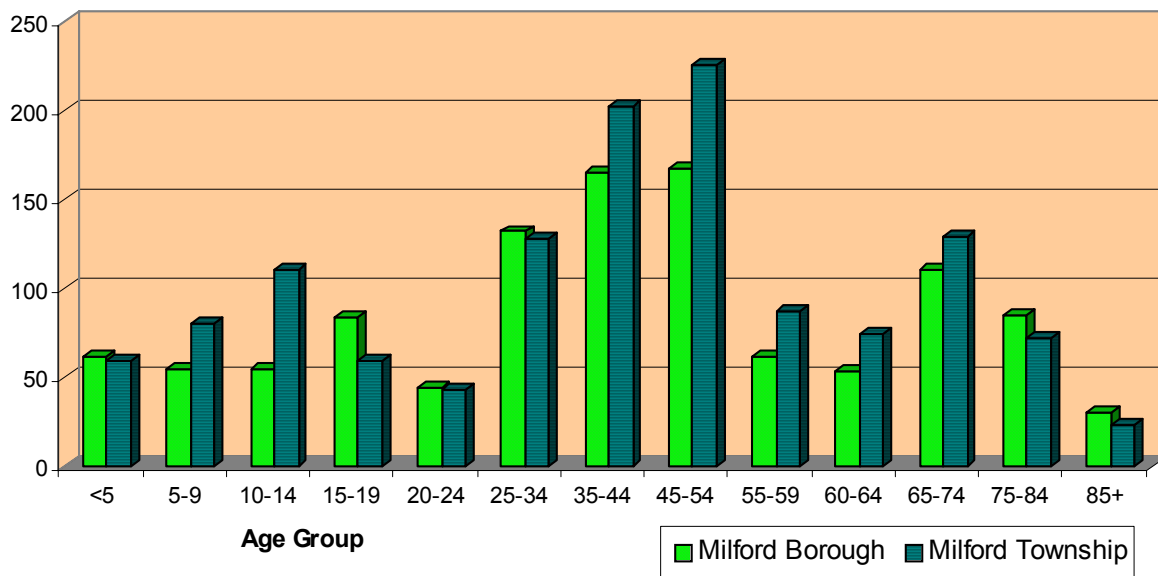
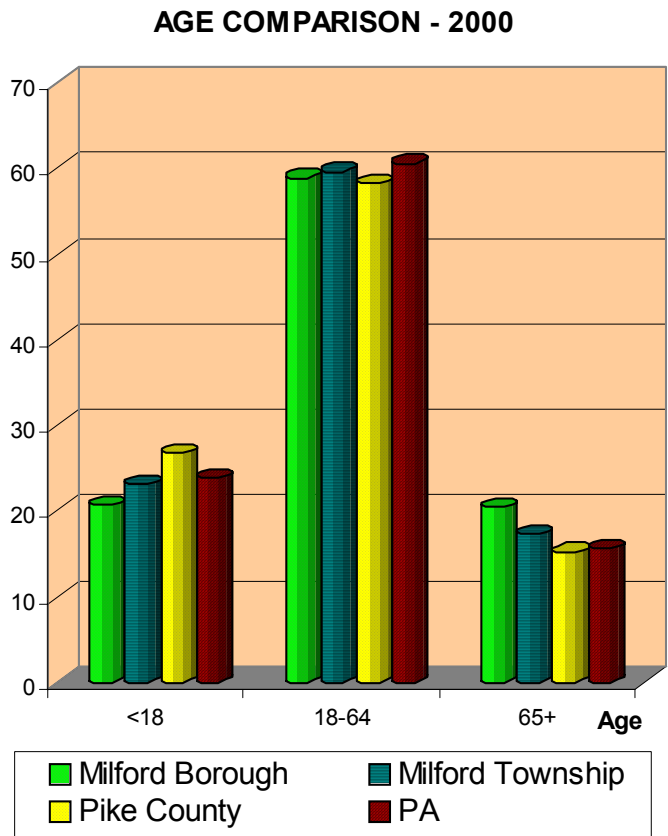


YEAR 2000 AGE DISTRIBUTION U.S. CENSUS						
Age	Milford Boro		Milford Twp		%	
	#	%	#	%	Pike Co	PA
< 5	61	5.5%	59	4.6%	5.9%	5.9%
5-9	55	5.0%	80	6.2%	7.9%	6.7%
10-14	55	5.0%	110	8.5%	8.6%	7.0%
15-19	84	7.6%	59	4.6%	6.3%	6.9%
20-24	44	4.0%	43	3.3%	3.4%	6.1%
25-34	132	12.0%	128	9.9%	10.0%	12.7%
35-44	165	14.9%	202	15.6%	17.7%	15.9%
45-54	168	15.2%	226	17.5%	14.2%	13.9%
55-59	61	5.5%	87	6.7%	5.8%	5.0%
60-64	53	4.8%	74	5.7%	5.2%	4.2%
65-74	111	10.1%	129	10.0%	9.6%	7.9%
75-84	85	7.7%	72	5.6%	4.4%	5.8%
85+	30	2.7%	23	1.8%	1.2%	1.9%
Total	1,104	100.0%	1,292	100.0%	100.0%	100.0%
Male	524	47.5%	652	50.5%	49.8%	48.3%
Female	580	52.5%	640	49.5%	50.2%	51.7%
Median age	42.3	--	43.5	--	--	--
18 and over	876	79.3%	994	76.9%	73.3%	76.2%
Male	411	37.2%	492	38.1%	36.2%	36.1%
Female	465	42.1%	502	38.9%	37.2%	40.1%
21 and over	836	75.7%	976	75.5%	70.6%	72.0%
62 and over	252	22.8%	271	21.0%	18.2%	18.1%
65 and over	226	20.5%	224	17.3%	15.2%	15.6%
Male	90	8.2%	102	7.9%	7.3%	6.2%
Female	136	12.3%	122	9.4%	7.8%	9.4%

AGE DISTRIBUTION- 2000



AGE COHORTS COMPARISON U.S. CENSUS and PA STATE DATA CENTER				
2000				
Age Group	Milford Township	Milford Borough	Pike Co	PA
<18	23.1% – 298	20.7% - 228	26.7%	23.8%
18-64	59.6% – 770	58.9% - 650	58.2%	60.6%
65+	17.3% – 224	20.5% - 226	15.2%	15.6%
1990				
Age Group	Milford Township	Milford Borough	Pike Co	PA
<18	24.2% – 245	21.5% - 229	25.3%	23.5%
18-64	61.2% – 620	57.5% - 612	59.2%	61.1%
65+	14.6% – 148	21.0% - 223	15.6%	15.4%



The population age distribution of Pike County and the Commonwealth changed little between 1990 and 2000. In addition to the demand for more dwelling units and building lots, the increase in the number of younger families and children in the population results in more demand on the school system and for such community facilities as recreation parks and playgrounds. The Board of Supervisors and Borough Council must continue to assess the range of community facilities and services required to meet the needs of its changing population.

Age of Housing

In 2000, Milford Borough and Township contained 527 and 594 housing units, respectively, with almost 16% and 67%, or 84 and 400, of the existing housing units, having been constructed since 1970, the approximate date when state on-site sewage regulations were instituted. This is important in terms of the age of on-lot disposal systems, compliance with DEP standards, and effect on water quality. Almost one-third of the homes in the Township and over three-quarters of the homes in the Borough were constructed prior to 1940, providing the base for the unique small town and historic character of the planning area. The *Rate of Housing Development Table*, compares the Township and Borough rate of housing construction to Pike County to show the trend of increased development. The Borough and Township both exceeded the proportion of housing

units constructed before 1940 compared to the County, however, the Township’s proportion was only slightly higher than the County.

The data in the *Rate of Housing Development Table* provides a good measure of the age and condition of housing, and most dwellings in the Township are relatively new and in good condition. Although the many of the homes in the Borough are much older, almost all are in good condition. In short, dilapidated housing in the Township and Borough is not an issue. (More discussion on housing conditions and needs is found in the *Housing Plan* section.)

Housing Units

The *Housing Units Table* includes data for the County, its local municipalities and the State. In 1990, Milford Township contained 563 housing units, an increase of 52.2% or 193 units from 1980. By 2000, the number increased by another thirty one units in the Township, reaching 594, a ten-year growth rate of almost 5.5%. Between 1980 and 1990 the number of housing units in the Borough increased by 43, an increase of 8.3% to total of 564 units. Over the next ten years, a decrease of four units was reported by the Census, which at first

RATE OF HOUSING DEVELOPMENT U.S. CENSUS						
	Milford		Milford		Pike Co	
# Units2000	594		527		34,681	
# Units1990	563		564		30,852	
# Units1980	370		521		17,727	
YEAR STRUCTURE BUILT						
	#	%	#	%	#	%
1999-3/2000	5	0.8%	6	1.1%	656	1.9%
1990-1998	126	21.3%	17	3.0%	7,968	23.0%
1980-1989	165	27.8%	42	7.5%	9,618	27.7%
1970-1979	104	17.5%	19	3.4%	7,341	21.2%
1960-1969	59	9.9%	29	5.2%	3,454	10.0%
1940-1959	76	12.8%	93	16.6%	2,997	8.6%
1939 or earlier	59	9.9%	35	63.2%	2,647	7.6%

HOUSING UNITS - U.S. CENSUS								
MUNICIPALITY	1980 Total Units	Number 80-90	Percent 80-90	1990 Total Units	Number 90-00	Percent 90-00	2000 Total Units	Percent 80-00
Blooming Grove Twp	2,037	1,067	52.4%	3,104	169	5.4%	3,273	60.7%
Delaware Township	2,290	705	30.8%	2,995	458	15.3%	3,453	50.8%
Dingman Township	1,387	2,794	201.4%	4,181	1,508	36.1%	5,689	310.2%
Greene Township	1,564	999	63.9%	2,563	217	8.5%	2,780	77.7%
Lackawaxen Township	1,526	1,722	112.8%	3,248	502	15.5%	3,750	145.7%
Lehman Township	1,546	2,429	157.1%	3,975	680	17.1%	4,655	201.1%
Matamoras Borough	855	66	7.7%	921	56	6.1%	977	14.3%
Milford Borough	521	43	8.3%	564	(4)	-0.7%	560	7.5%
Milford Township	370	193	52.2%	563	31	5.5%	594	60.5%
Palmyra Township	3,146	765	24.3%	3,911	(73)	-1.9%	3,838	22.0%
Porter Township	848	24	2.8%	872	54	6.2%	926	9.2%
Shohola Township	867	2,049	236.3%	2,916	173	5.9%	3,089	256.3%
Westfall Township	833	206	24.7%	1,039	58	5.6%	1,097	31.7%
Pike County	17,727	13,125	74.0%	30,852	3,829	12.4%	34,681	95.6%
PA (1,000's)	4,596	342	7.4%	4,938	312	6.3%	5,250	14.2%

glance appears counterintuitive given that a number of new homes were constructed during this decade. The decrease may have resulted from the elimination or conversion of multi-family units, or simply be a counting error in the 1990 or 2000 Census.

Although Milford planning area did not exceed the housing development rates of the County, four other townships in the County (two of which border Milford), showed housing development rates higher than Pike County, indicating the less densely populated areas of the County are growing more rapidly. Almost all of the municipalities in the County showed housing development rates higher than the State. In terms of both rate of increase and absolute numbers for neighboring municipalities, Dingman Township has shown the greatest growth since 1980, increasing from 1,387 units to 5,689 units, this increase having been perhaps stimulated by the availability of residential communities, such as Sunrise Lake, Conashaugh Lakes, and Gold Key Lake, and Dingman’s rural atmosphere and affordable housing costs (*Dingman Township Comprehensive Plan - 1997 Planning Survey, Shepstone Management Company*).

Housing Demand

The demand for housing in the planning area will certainly continue at a high level at least for the near term, and most likely for the long term. Although the Borough has relatively little room for additional development, ample undeveloped land is available in the Township, and all of Pike County. Both the Borough and Township will feel the result of this development in terms of increased community activity and associated traffic and demand for retail and service establishments. In addition as noted earlier, the housing demands can be expected to have a direct impact on the amount of open space in the Township. Each new house requires a minimum of up to two acres depending on the zoning district and type of sewage disposal and water supply. Given the relatively small number of existing undeveloped lots in the Township, these new lots must be taken from existing open land.

Housing Value

Median value of owner-occupied homes in the Township and Borough, at \$166,300 and \$156,400 respectively in 2000, was far higher than that of the County and its other municipalities, and the Commonwealth. (See the *Median Housing Value*

Table.) The 2000 Census clearly shows that the Milford planning area has emerged as the center of higher value housing in Pike County. Milford Borough and Milford Township, with the quality community character and high household incomes, will certainly maintain higher median housing values than most other municipalities in the County. While high values are positive in terms of housing condition and real estate tax revenue, it may indicate the need to evaluate the affordability of housing for younger couples and older residents.

MEDIAN HOUSING VALUE U.S. CENSUS	
2000 Value	
Blooming Grove Township	\$137,300
Delaware Township	\$97,000
Dingman Township	\$133,500
Greene Township	\$106,500
Lackawaxen Township	\$108,300
Lehman Township	\$105,100
Matamoras Borough	\$104,800
Milford Borough	\$156,400
Milford Township	\$166,300
Palmyra Township	\$125,700
Porter Township	\$130,600
Shohola Township	\$117,700
Westfall Township	\$129,300
Pike County	\$118,300
Pennsylvania	\$97,000

Types of Housing Units

The *Housing Structural and Vacancy Characteristics Table* shows that in 2000 almost 90% of the dwellings in the Township and 95% in the Borough were detached single-family homes compared to about and 93% in the County and 65% in the State. The 2000 Census found only forty-one one-unit attached and seventeen multi-family dwellings in the two municipalities; and, in the County as a whole, only 1.8 percent of all units were two-family and just under one percent were multi-family dwellings. In the State

HOUSING STRUCTURAL AND VACANCY CHARACTERISTICS U. S. CENSUS								
	Milford Township		Milford Borough		Pike County		PA (1,000's)	
1990 total housing units	563		564		30,852		4,938	
1990 occupied housing units	397		449		10,551		4,496	
2000 total housing units	594		560		34,681		5,250	
2000 occupied housing units	527		522		17,433		4,777	
2000 Housing units in structure	#	%	#	%	#	%	#	%
1 unit detached	387	89.8%	285	94.7%	13,728	92.8%	2,935	55.9%
1 unit attached	33	7.7%	8	2.7%	268	1.8%	940	17.9%
multi-family	9	2.1%	8	2.7%	126	0.9%	1,111	21.2%
mobile homes, trailer, other	2	0.5%	0	0.0%	665	4.5%	263	5.0%
Average household size (persons)								
1990	2.55		2.27		2.62		2.57	
2000	2.45		2.11		2.63		2.48	
Average family size (persons)								
1990	2.99		2.93		3.03		3.10	
2000	2.91		2.87		3.06		3.04	
2000 occupied housing units	#	%	#	%	#	%	#	%
total occupied units	527	100.0%	522	100.0%	17,433	100.0%	4,777	100.0%
owner occupied units	429	81.4%	298	57.1%	14,775	84.8%	3,406	71.3%
renter occupied units	98	18.6%	224	42.9%	2,658	15.2%	1,371	28.7%
2000 vacant housing units	#	%	#	%	#	%	#	%
total vacant units	67	11.3%	38	6.8%	17,248	49.7%	473	9.0%
seasonal/recreation use	41	6.9%	18	3.2%	15,350	44.2%	148	2.8%
other vacant units	26	4.2%	20	3.6%	1,898	5.5%	325	7.8%

the proportions were 18% and 21%, respectively. Additionally, no mobile homes trailers or other dwelling types were reported in the Borough, and only two in the Township, or 0.5%, compared to about 4.5% in the County and 5% in the State.

These figures show that the two municipalities have evolved into a community of residents living in single-family dwellings, and as noted, these dwellings have

the highest values in Pike County. Given the high value of these existing dwellings and the high cost of land, the current dearth of two-family and multi-family dwellings is not expected to change.

Household Size

Household size in the Township and Borough, 2.45 and 2.11 persons per household, respectively, is somewhat lower than that in the County, 2.63, and the

State, 2.48. Average household size in both municipalities fell slightly since 1990, whereas the County increased somewhat. In 2000 and 1990, the average family size in the Township and Borough were less than the County and State.

Vacancy Rate

The 2000 vacancy rate, sixty-seven units or 11.3 % of the housing unit total in the Township and thirty-eight units or 6.8% of the housing unit total in the Borough, is much lower than the County, largely a reflection the relatively low number of second home in the Milford planning area. The proportion of *other vacant units* in the Township and Borough, which includes primarily units for sale, is also lower than countywide and statewide, perhaps a function of the demand for housing in the planning area.

Seasonal Housing

In 2000, the U. S. Census counted forty-one housing units in the Township and eighteen units in the Borough which were used seasonally or for recreational use, accounting for some 5% of the total units in the Milford planning area. (See the *Second Homes and Commuter Patterns Table*.) Although this proportion is higher than the Commonwealth, the Township and Borough rank eleventh and twelfth out of the thirteen municipalities in the County for the percentage of total units used for seasonal or recreation use. In terms of future planning, direct seasonal population effects on these two municipalities are not as significant compared to other areas in the County that report a higher proportion of seasonal/second homes. In other words, many of the other municipalities have greater potential for the conversion of a greater number of homes from seasonal use to full-time residency, and the associated increase in permanent population. However, as noted previously, the Milford planning area, which serves as the economic trading and community activity center for much of the population of surrounding townships, will suffer much of the traffic and congestion associated with the development of outlying areas.

The proportion of seasonal/recreation units in 2000 were highest in Porter Township (78%), Shohola Township (67%), and Palmyra Township (61%), with 44% countywide. In terms of actual numbers of second homes, Dingman Township (2,435) and Palmyra Township (2,337) ranked highest at stood at and percent of total units, respectively. It is important to note that the U.S. Census counts as dwelling units

the cabins on State Forest Land and recreational vehicles situated on individually-owned lots in developments such as Shohola Falls Trails End in Shohola Township and Lake Adventure in Dingman Township. These recreational vehicles and the hundreds of cabins on state land in Blooming Grove, Palmyra and Porter Townships temper somewhat the total number of second homes available for conversion.

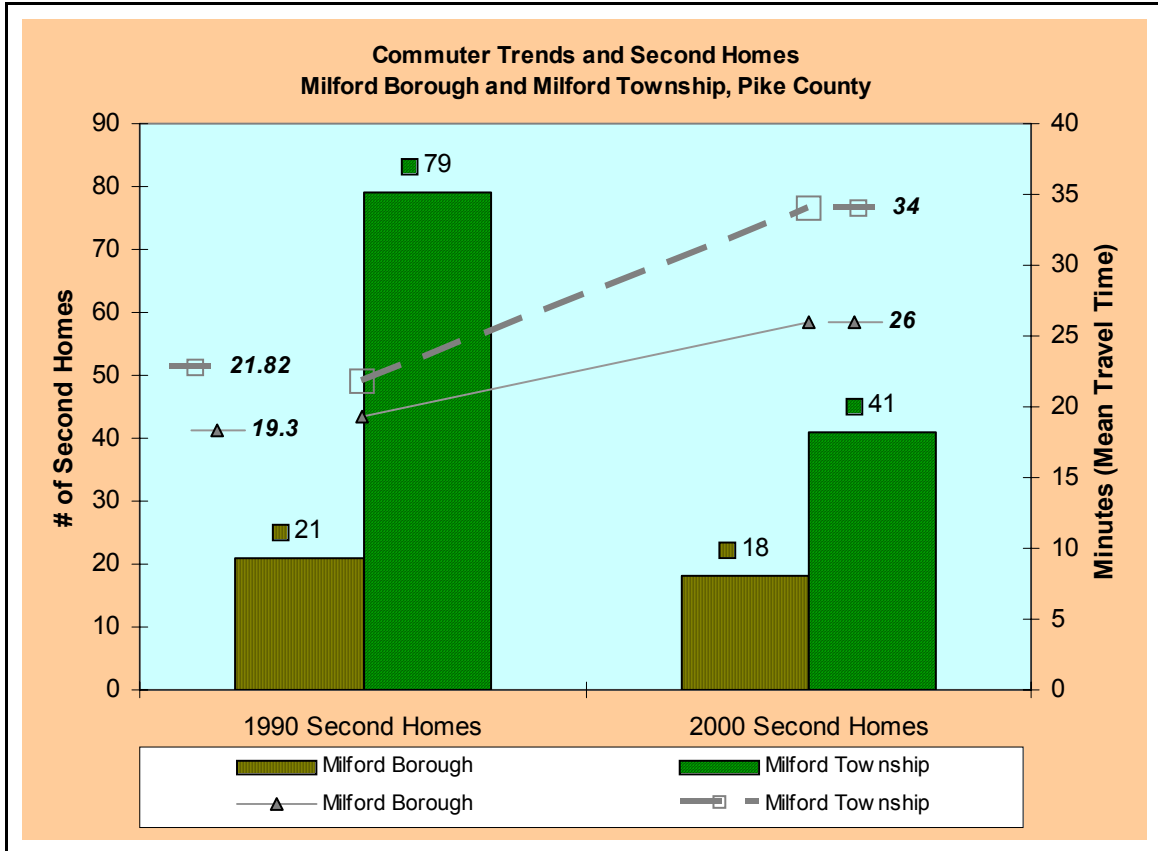
The proportion of seasonal homes in the County remain extremely high compared to the State, and in fact, are some of the highest proportions in the Commonwealth. Nevertheless, Census data reveals a sharp decrease in the percentage of seasonal units between 1990 and 2000, documenting common knowledge that many second home owners are settling full-time in Pike County. All of the municipalities, with the exception of Dingman Township, witnessed a decrease in the percentage of seasonal homes during this time period. Milford Township saw the greatest proportionate decrease of all of the townships in the County.

Travel Time to Work

The *Second Homes and Commuter Patterns Table* also illustrates the mean travel time to work, which increased substantially in all of the municipalities in the County, far exceeding the statewide increase. In fact, the County's mean travel time of forty-six minutes is reported by the Census as the highest in the State; and, Lehman Township's sixty minutes is the highest in the Country. The decrease in the proportion of seasonal homes and the increase in mean travel time to work suggests that seasonal homes are being converted to permanent residences with working members of the household commuting to nearby New Jersey and New York.

This correlation is of particular significance to the Milford planning area, especially the Township, which experienced fifth highest increase in mean travel time in the County (along with the highest proportionate decrease of second homes for townships). These trends for the planning area are illustrated in the *Second Homes and Commuter Trends Figure*. This trend, which will continue, is significant to the municipalities as these homes and associated services, such as roads, were originally designed for seasonal use and now have a permanent population utilizing the same facilities and demanding more services. The conversion of these homes to permanent residences

Second Homes and Commuter Patterns U.S. Census							
Municipality	Second Homes				Mean Travel Time to Work		
	1990	2000	2000 % of Total	% change ('90 - '00)	1990	2000	% Change ('90 - '00)
Blooming Grove Twp.	2,227	1,677	51.2%	-25%	28.4	47.2	66%
Delaware Township	1,698	993	28.8%	-42%	37.3	51.4	38%
Dingman Township	2,368	2,435	42.8%	3%	35.5	52.5	48%
Greene Township	1,368	1,349	48.5%	-1%	23.2	38.4	65%
Lackawaxen Township	1,986	1,862	49.7%	-6%	27.5	38.7	41%
Lehman Township	2,647	1,762	37.9%	-33%	33.3	60.4	81%
Matamoras Borough	14	6	0.6%	-57%	19.7	29.2	48%
Milford Borough	21	18	3.2%	-14%	19.3	26.0	35%
Milford Township	79	41	6.9%	-48%	21.8	34.0	56%
Palmyra Township	2,841	2,337	60.9%	-18%	22.9	31.7	38%
Porter Township	796	724	78.3%	-9%	33.7	43.2	28%
Shohola Township	2,180	2,054	66.5%	-6%	32.1	45.2	41%
Westfall Township	144	87	7.9%	-40%	25.0	30.1	21%
Pike County	18,351	15,350	44.2%	-16%	29.3	46.0	57%
PA (1,000's)	144,700	148,443	2.8%	3%	23.1	25.2	9%



SEASONAL, PERMANENT AND PEAK POPULATION U.S. CENSUS 2000						
Municipality	2000 Total Units	% 2nd homes	# 2nd homes	Permanent population	Estimated peak 2nd home population	Estimated peak population. (2nd+perm)
Blooming Grove	3,273	51.2%	1,677	3,621	5,031	8,652
Delaware Township	3,453	28.8%	993	6,319	2,979	9,298
Dingman Township	5,689	42.8%	2,435	8,788	7,305	16,093
Greene Township	2,780	48.5%	1,349	3,149	4,047	7,196
Lackawaxen	3,750	49.7%	1,862	4,154	5,586	9,740
Lehman Township	4,655	37.9%	1,762	7,515	5,286	12,801
Matamoras Borough	977	0.6%	6	2,312	18	2,330
Milford Borough	560	3.2%	18	1,104	54	1,158
Milford Township	594	6.9%	41	1,292	123	1,415
Palmyra Township	3,838	60.9%	2,337	3,145	7,011	10,156
Porter Township	926	78.3%	724	385	2,172	2,557
Shohola Township	3,089	66.5%	2,054	2,088	6,162	8,250
Westfall Township	1,097	7.9%	87	2,430	261	2,691
Pike County	34,681	44.2%	15,350	46,302	46,050	92,352

will, among other effects, lead to traffic congestion, increased road maintenance, increase in school children, and problems with on-lot sewage systems that were designed for seasonal use. In order for the municipalities and school district to meet these demands on more services, residents will most likely also see an increase in taxes.

Seasonal Population

The results of a survey of second home owners conducted in 1990 as part of the *Pike County Comprehensive Plan* by Community Planning and Management, LLC, found that the average visitation rate to second homes was 3.3 persons. A similar study conducted by Shepstone Management Company in 1994 as part of the *Wayne County Comprehensive Plan* yielded a similar result, with the average size of a second home household reported at 3.34 persons. Although these studies are somewhat dated, the results can provide a measure of the peak second home population. Applying a conservative household size of three persons to the number of second homes in the County and its municipalities yields a total peak population of more than 92,000 in the County. Given the relatively low number of second homes in the

Milford planning area, the direct effect of the less than 200 peak second home population is not really significant. However, as pointed out earlier, the real effect is the increased traffic and demand for facilities and services in the planning area.

The Pike County survey of second home owners revealed another interesting trend for second home owners. At the time of the survey in 1990, more than 70% of the respondents planned on settling permanently in Pike County within fifteen years. Those fifteen years have now elapsed, and the conversions predicted in 1990 have certainly added to the explosive population growth of the County. Continued conversions and the construction of new dwellings for full-time residency will continue. The future implications are clear, the County and most municipalities will experience strong population growth along with increased demand for public facilities and services.

Municipal Immigration

As shown in the *Municipal Immigration Table*, the 2000 Census provides insight into the origin of the increase in population in the planning area by

identifying where Township and Borough residents resided in 1995. Only five years before 2000, about 42% of the residents in the Township and 39% of residents in the Borough five years of age or older did not reside in the same house in the Township or Borough. Most of these residents moved to the Township or Borough from within Pike County and other areas of the state, with about 18% in the Township and 21% in the Borough emigrating from outside the Commonwealth. In terms of future land use planning and need for additional facilities and services, it is obvious that the planning area is an attractive place to live and has been attracting new residents not only from within the County and Pennsylvania, but from different states and abroad. The increase in population over the past fifty years suggests that this is a long term trend and, given the planning area’s attractive residential lifestyle, the trend will clearly continue.

MUNICIPAL IMMIGRATION 2000 CENSUS				
	Milford Township		Milford Borough	
	#	%	#	%
persons 5 years +	1,233	95.4%	1,045	94.6%
Residence in 1995				
lived in same house	719	58.3%	638	61.1%
lived in different house				
same county	251	20.4%	147	14.1%
different county in PA	250	20.3%	253	24.2%
different state	220	17.8%	218	20.9%
same state	30	2.4%	35	3.3%
out of country	13	1.1%	7	0.7%

Economic Base

This section focuses on defining with the best available information, the municipalities’ economic base, how it differs from the regional economy, and what can be expected in the future. Clearly, the economy of the Milford planning area is inextricably linked with the economy of the County and region as evidenced by the data in the *Employment by Sector and Job Type Table* and the *Travel Time to Work Table*. Although the proportion of employment in the various sectors will likely shift somewhat in the next ten years as the regional employment market changes, the continued paucity of large employers within the

Township and Borough, and the County for that matter, suggests that most workers will continue to be employed outside the Township and Borough, and primarily out of the State.

Existing Economic Production Units

The extent of the local economy can be considered in terms of production units; that is, those businesses, industries, service establishments, home occupations and other concerns which generate income and provide employment. Institutional and government employment, although not generating income in terms of production because tax dollars fuel their operation, can also be important to employers in the local economy. The predominate *production units* for workers from the Township and Borough are *education, health and social services; retail; manufacturing; and arts & entertainment*. (See the *Employment by Sector and Job Type Table*). In addition, one must also consider home occupations which, in this era of increasing service business and electronic information transfer, often play a hidden yet significant role in local economics. Although the number of home occupations cannot be determined with any accuracy, in all likelihood many inconspicuous home occupations are being conducted in the area. The 2000 Census reported sixty-nine self-employed workers in the Township and fifty-two in the Borough, and that forty-one and thirty-four work at home in each municipality, respectively. some of which would involve home occupations. Unfortunately, the specific economic impact of those *hidden* employees in home occupations is difficult to assess, but income generated in the home does contribute significantly to the local economy.

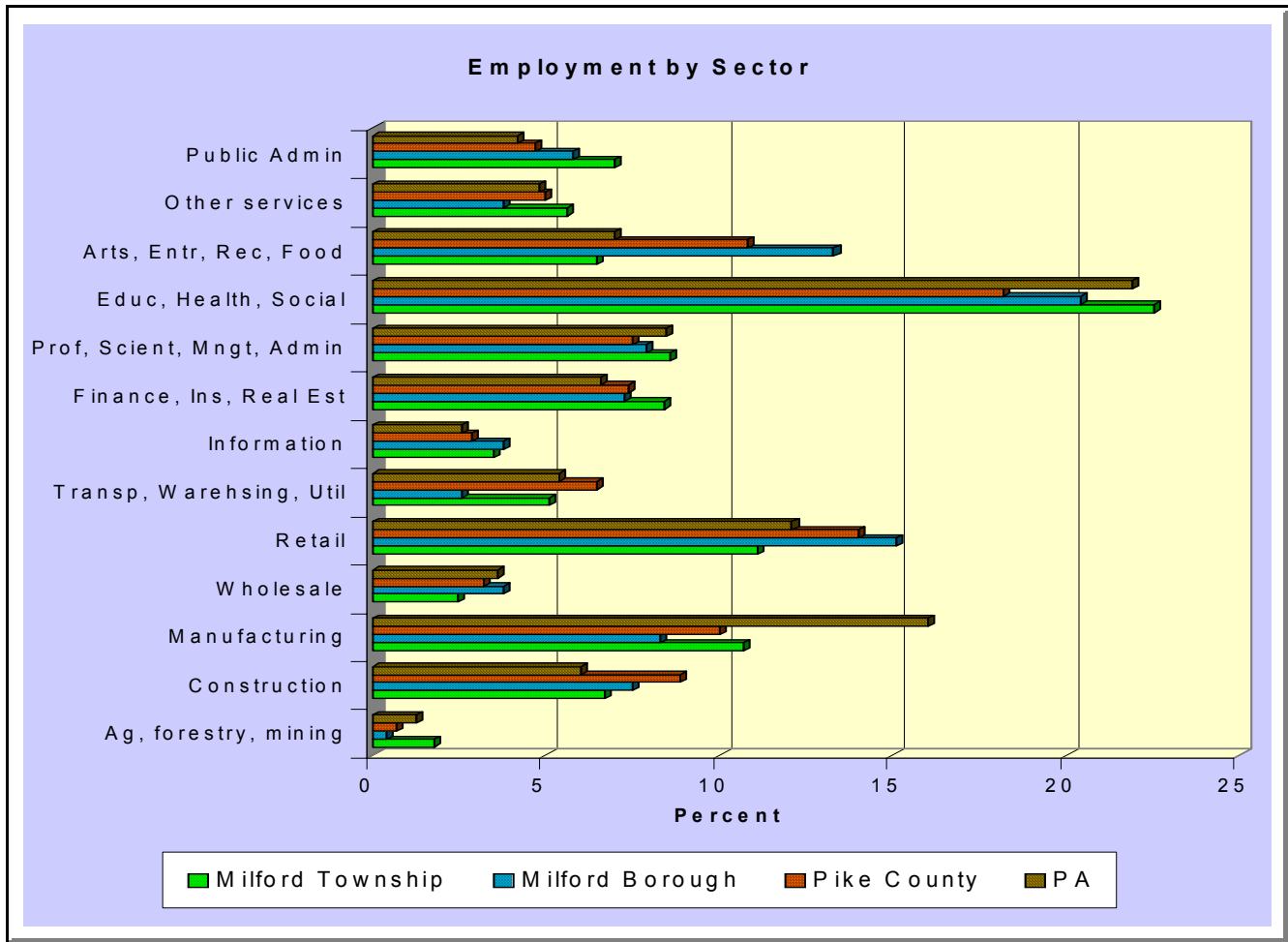
Employment by Sector and Job Type

The workforce in the Milford planning area is categorized by sector and type of job and is compared to Pike County and the State in the *Employment by Sector and Job Type Table*. (See also the *Employment by Sector Figure*.) It is important to note the data reflects where the residents work and not the types of jobs available in the planning area. This provides further documentation of the importance of the County and region to the local economy. Working residents of the Township and Borough have the opportunity to be employed in a wide variety of fields, although employment opportunities within the Township and Borough are somewhat limited. The greatest proportion of employed person from the Milford planning area worked in the *education, health and*

EMPLOYMENT BY SECTOR AND JOB TYPE - U. S. CENSUS 2000						
	Milford Township		Milford Borough		Pike Co	PA
# employed persons 16 years +	628		504		19,639	5,653,500
SECTOR	#	%	#	%	%	%
Ag, forestry, mining	11	1.8%	2	0.4%	0.7%	1.3%
Construction	42	6.7%	38	7.5%	8.9%	6.0%
Manufacturing	67	10.7%	42	8.3%	10.0%	16.0%
Wholesale	16	2.5%	19	3.8%	3.2%	3.6%
Retail	70	11.1%	76	15.1%	14.0%	12.1%
Transportation, warehousing, utilities	32	5.1%	13	2.6%	6.5%	5.4%
Information	22	3.5%	19	3.8%	2.9%	2.6%
Finance, insurance, real estate, rental, leasing	53	8.4%	37	7.3%	7.4%	6.6%
Professional, scientific, mnngt, admin, waste mnngt	54	8.6%	40	7.9%	7.5%	8.5%
Education, health, social services	141	22.5%	103	20.4%	18.2%	21.9%
Arts, entertainment, recreation, accommodations, food	41	6.5%	67	13.3%	10.8%	7.0%
Other services	35	5.6%	19	3.8%	5.0%	4.8%
Public administration	44	7.0%	29	5.8%	4.7%	4.2%
JOB TYPE						
Management, professional and related	256	40.8%	178	35.3%	28.6%	32.6%
Service	82	13.1%	91	18.1%	17.6%	14.8%
Sales and office	160	25.5%	129	25.6%	26.6%	27.0%
Farming, fishing, forestry	8	1.3%	0	0.0%	0.4%	0.5%
Construction, extraction, maintenance	53	8.4%	58	11.5%	12.6%	8.9%
Production, transportation, material moving	69	11.0%	48	9.5%	14.3%	16.3%
CLASS OF WORKER						
Private wage and salary	411	65.4%	311	61.7%	68.9%	72.1%
Private not-for-profit wage and salary	29	4.6%	44	8.7%	7.6%	10.3%
Government	116	18.4%	95	18.8%	14.6%	11.3%
Self-employed (not incorporated)	69	11.0%	52	10.3%	8.5%	6.0%
Unpaid family workers	3	0.5%	2	0.4%	0.3%	0.3%

social services sector, about twenty percent of the total. At 11.1% and 15.1% respectively, retail jobs are less important to Township and Borough residents, as are manufacturing jobs at 10.7% and 8.3%. In 1990 only 3.4% Township and 2.3% Borough residents were employed in agriculture, forestry or mining, and

by 2000 the percent was reported at 1.8% and 0.4%, respectively. Although former agricultural land remains an important part of the local landscape, the employment data is stark evidence agriculture is essentially insignificant in planning area.



Income Levels

Income levels reported by the 2000 Census for Milford Township and Milford Borough residents are compared to County and State levels in the *Income Levels Table*. As a whole, Township and Borough residents had a higher per capita income level than the County and the State. Per capita income is derived by dividing total income in the jurisdiction of concern by total population. Median household income followed a similar pattern in the Township, with the median household income reported as higher than both the County and State. The range of household income levels are also reported in the *Income Levels Table* and the *Household Income Figure*.

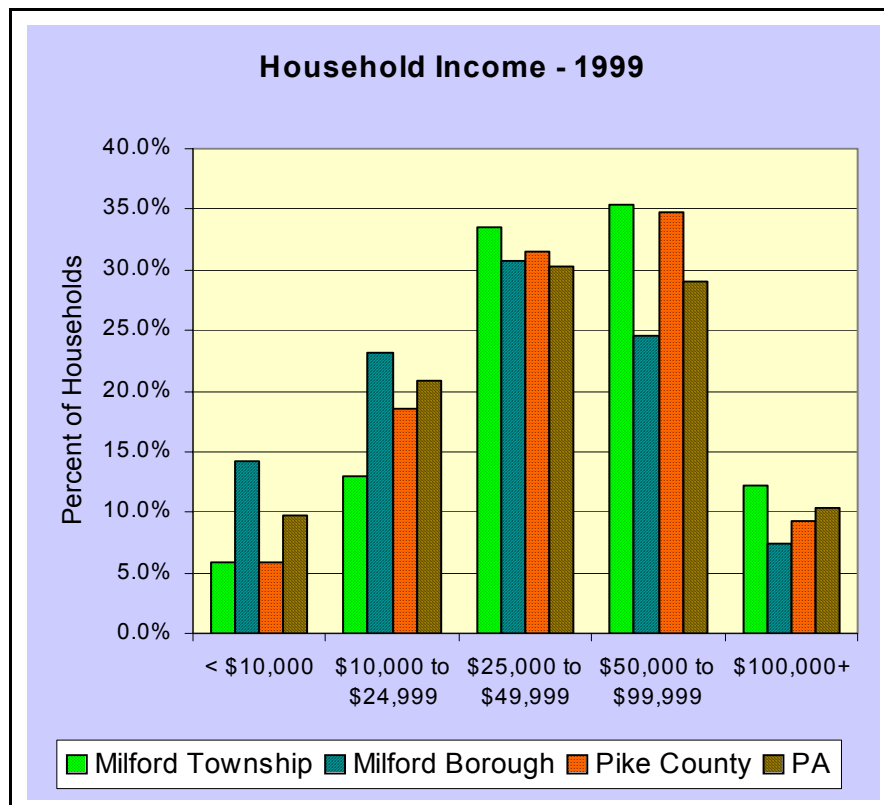
Poverty Status

Poverty status is another good indicator of the viability of an area’s economy. The Poverty Status Table provides details on the poverty status of the Township, Borough, County and State. The 2000 Census reported a total of sixty-seven persons in the Township and 100 in the Borough living below the

poverty level, which as a proportion was less than that of the Commonwealth proportions. The Borough’s proportion was greater than the County whereas the Township remained below the County’s poverty level. This may be a result of the somewhat higher proportion of senior citizens in the Borough, and perhaps more longer term residents.

POVERTY STATUS U. S. CENSUS				
	1989		1999	
	Persons Below Poverty Level	Persons Below Poverty Level	Persons Below Poverty Level	Persons Below Poverty Level
	#	%	#	%
Milford Twp	66	6.5%	67	5.2%
Milford Boro	85	8.4%	100	9.1%
Pike County	1,964	7.1%	3,178	6.9%
PA (1,000's)	1,284	11.1%	1,304	11.0%

INCOME LEVELS U. S. CENSUS						
Income	Milford Township		Milford Borough		Pike County	PA
Per capita - 1989	\$16,547		\$15,365		\$13,785	\$14,068
Per capita - 1999	\$24,663		\$21,011		\$20,315	\$20,880
Median household - 1989	\$27,167		\$24,861		\$30,314	\$29,069
Median household - 1999	\$48,264		\$33,571		\$44,608	\$40,106
Households with income of	#	%	#	%	%	%
less than \$10,000	31	5.9%	74	14.2%	5.8%	9.7%
\$10,000 to \$14,999	23	4.4%	50	9.6%	6.4%	7.0%
\$15,000 to \$24,999	45	8.6%	70	13.5%	12.2%	13.8%
\$25,000 to \$34,999	81	15.4%	74	14.2%	12.7%	13.3%
\$35,000 to \$49,999	95	18.1%	86	16.5%	18.8%	16.9%
\$50,000 to \$74,999	102	19.4%	77	14.8%	23.5%	19.5%
\$75,000 to \$99,999	84	16.0%	51	9.8%	11.2%	9.6%
\$100,000 to \$149,000	45	8.6%	18	3.5%	6.6%	6.6%
\$150,000 to \$199,999	9	1.7%	14	2.7%	1.5%	1.8%
\$200,000 or more	10	1.9%	6	1.2%	1.1%	1.9%
# reporting households	525		520			



Regional Economy and Tax Consequences

Similar to most other small communities situated within commuting distance of urban centers, residents rely to a great extent on the regional market for employment. A concern raised by this reliance on employment outside the Milford planning area and outside Pike County is the effect on the local tax base. Typically, industry and business pay a significant proportion of local taxes which support local facilities and services required to meet the needs of the entire community. As local land use evolves more and more to residential, without an increase in commercial uses, the tax burden on the individual residential property owner grows because the demand and cost for services increases. An expansion of the commercial base can help relieve the burden on residential properties of the cost of needed facilities and services. In addition, as more commercial facilities are developed in the Township and Borough, residents will purchase more of their consumer goods at local businesses.

Another means of minimizing costs of community services and facilities is to preserve agricultural, forest and other open land. These lands generate little demand for services and make a positive net contribution to tax coffers. Fortunately, in terms of services provided by Pike County and the school districts, the tax burden is spread beyond the boundaries of the Borough and Township across the greater market area where business and industry comprise a larger part of the land use mix.

Future Considerations

A number of questions are key to the future economic base of the Milford planning area. Should Township and Borough officials and residents be content with the level of commercial development in these two municipalities, encourage more residential development in the place of commercial development, and rely more on the regional economy? What are the tax consequences of residential development and associated demand for facilities and services without commercial development to broaden the tax base? Should the Township and Borough encourage economic development to improve the tax base and what are the environmental and community character consequences of economic development? If economic development is important, what type of development is desired -- retail and service establishments, attraction of industry, self-reliant (home occupations, cooperatives), or a combination of strategies? If internal economic development is not the priority,

what can Township and Borough officials and residents do to strengthen the regional economy and reinforce the tax base which supports services provided to planning area residents by the school districts and County?

In recent years the economic development community has posited the idea of *sustainable* economic development. The authors of *Rural Environmental Planning For Sustainable Communities* suggest that:

A sustainable local economy is one that maintains mutually beneficial and equitable relationships internally, that is, within the community, and externally, with the larger society and economy. A healthy rural economy is able to change and renew itself through expansion and through spinoff activities based on existing resources and production. As the economy becomes more sustainable, investment funds increase along with local control of technology.

Because each rural region is unique, development strategies differ. The distinctive attributes and comparative advantages of rural communities provide starting points for people to gain fresh perspective on the kinds of goods and services that could be produced to create unique economic roles for their own communities.

Rural communities have what most people value - a cleaner environment, scenic vistas, distinctive ethnic cultures and lifestyles, folk arts and folkways - and herein lies the opportunity for rural residents to improve their economies. Exploiting the differences between rural and urban communities means applying rural standards to growth, land use, commercial zoning, and conservation. It also means applying rural standards to the selection of economic development strategies. For example, when a community adopts a plan advocating more beds for tourists, the plan may recommend the development of a network bed and breakfasts rather than supporting the recruitment of a national motel chain. If recreational tourism is part of an adopted plan, one strategy could be to implement low-impact recreational development, leaving scenic and wild areas undisturbed rather than encouraging large-scale resorts and condominiums with their accompanying commercial centers.

Creating an economic development strategy with the potential to conserve resources, increase local

productivity, and equitably distribute the benefits is an art as well as a science. The science lies in inventorying basic building materials and designing the appropriate strategy. The art involves creativity incorporating the elements of sustainable economic development in the design. These elements are as follows:

- 1. Emphasizing human development. Development of human skills and talent fosters a competitive economy through the creation of new products, services, and production technologies.*
- 2. Expanding local control of resources. The human community depends on sustainable use of land, water, and natural resources.*
- 3. Increasing internal investment capacity. Residents need capital to underwrite business start-ups and expansions.*
- 4. Changing economic and social structures to increase opportunity and reduce dependency. An economy cannot develop with social and economic structures that prolong poverty and underemployment.*

These four elements are not only key components in a development strategy, they are also an evaluation tool - a way to measure a proposed strategy or to assess an economy moving toward sustainability.

As is the case with most growth and development issues facing Milford Township and Milford Borough, taking a regional approach to economic development will provide the greatest opportunity for sustaining the Township, Borough and regional economic well-being. Local officials should monitor and participate in County economic development efforts and make economic considerations one of the key elements of cooperation for the two municipalities in the Milford planning area.

Demographic Profiles

The following *demographic profiles* are taken from the Year 2000 Census and are intended to provide the full details about the permanent population characteristics of the Township and Borough.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Milford borough, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	1,104	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	1,104	100.0
Male.....	524	47.5	Hispanic or Latino (of any race).....	16	1.4
Female.....	580	52.5	Mexican.....	2	0.2
Under 5 years.....	61	5.5	Puerto Rican.....	7	0.6
5 to 9 years.....	55	5.0	Cuban.....	4	0.4
10 to 14 years.....	55	5.0	Other Hispanic or Latino.....	3	0.3
15 to 19 years.....	84	7.6	Not Hispanic or Latino.....	1,088	98.6
20 to 24 years.....	44	4.0	White alone.....	1,047	94.8
25 to 34 years.....	132	12.0	RELATIONSHIP		
35 to 44 years.....	165	14.9	Total population	1,104	100.0
45 to 54 years.....	168	15.2	In households.....	1,104	100.0
55 to 59 years.....	61	5.5	Householder.....	522	47.3
60 to 64 years.....	53	4.8	Spouse.....	214	19.4
65 to 74 years.....	111	10.1	Child.....	283	25.6
75 to 84 years.....	85	7.7	Own child under 18 years.....	217	19.7
85 years and over.....	30	2.7	Other relatives.....	31	2.8
Median age (years).....	42.3	(X)	Under 18 years.....	9	0.8
18 years and over.....	876	79.3	Nonrelatives.....	54	4.9
Male.....	411	37.2	Unmarried partner.....	23	2.1
Female.....	465	42.1	In group quarters.....	-	-
21 years and over.....	836	75.7	Institutionalized population.....	-	-
62 years and over.....	252	22.8	Noninstitutionalized population.....	-	-
65 years and over.....	226	20.5	HOUSEHOLD BY TYPE		
Male.....	90	8.2	Total households	522	100.0
Female.....	136	12.3	Family households (families).....	282	54.0
RACE			With own children under 18 years.....	116	22.2
One race.....	1,094	99.1	Married-couple family.....	214	41.0
White.....	1,062	96.2	With own children under 18 years.....	81	15.5
Black or African American.....	15	1.4	Female householder, no husband present.....	53	10.2
American Indian and Alaska Native.....	5	0.5	With own children under 18 years.....	27	5.2
Asian.....	6	0.5	Nonfamily households.....	240	46.0
Asian Indian.....	3	0.3	Householder living alone.....	212	40.6
Chinese.....	1	0.1	Householder 65 years and over.....	73	14.0
Filipino.....	-	-	Households with individuals under 18 years.....	122	23.4
Japanese.....	-	-	Households with individuals 65 years and over.....	166	31.8
Korean.....	-	-	Average household size.....	2.11	(X)
Vietnamese.....	-	-	Average family size.....	2.87	(X)
Other Asian ¹	2	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	560	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	522	93.2
Guamanian or Chamorro.....	-	-	Vacant housing units.....	38	6.8
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	18	3.2
Some other race.....	6	0.5	Homeowner vacancy rate (percent).....	1.0	(X)
Two or more races.....	10	0.9	Rental vacancy rate (percent).....	3.4	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	1,072	97.1	Occupied housing units	522	100.0
Black or African American.....	24	2.2	Owner-occupied housing units.....	298	57.1
American Indian and Alaska Native.....	8	0.7	Renter-occupied housing units.....	224	42.9
Asian.....	6	0.5	Average household size of owner-occupied units.....	2.39	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	1.75	(X)
Some other race.....	7	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Milford borough, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....			Total population.....		
Nursery school, preschool.....	22	9.7	Native.....	1,104	100.0
Kindergarten.....	5	2.2	Born in United States.....	1,011	91.6
Elementary school (grades 1-8).....	98	43.4	State of residence.....	1,000	90.6
High school (grades 9-12).....	76	33.6	Different state.....	167	15.1
College or graduate school.....	25	11.1	Born outside United States.....	833	75.5
EDUCATIONAL ATTAINMENT			Foreign born.....		
Population 25 years and over.....			Entered 1990 to March 2000.....		
Less than 9th grade.....	24	3.0	Naturalized citizen.....	93	8.4
9th to 12th grade, no diploma.....	86	10.6	Not a citizen.....	15	1.4
High school graduate (includes equivalency).....	275	34.0	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	142	17.6	Total (excluding born at sea).....		
Associate degree.....	48	5.9	Europe.....	93	100.0
Bachelor's degree.....	139	17.2	Asia.....	71	76.3
Graduate or professional degree.....	95	11.7	Africa.....	22	23.7
Percent high school graduate or higher.....	86.4	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	28.9	(X)	Latin America.....	-	-
MARITAL STATUS			LANGUAGE SPOKEN AT HOME		
Population 15 years and over.....			Population 5 years and over.....		
Never married.....	259	27.8	English only.....	1,045	100.0
Now married, except separated.....	470	50.5	Language other than English.....	956	91.5
Separated.....	10	1.1	Speak English less than "very well".....	89	8.5
Widowed.....	93	10.0	Spanish.....	20	1.9
Female.....	75	8.1	Speak English less than "very well".....	15	1.4
Divorced.....	99	10.6	Other Indo-European languages.....	1	0.1
Female.....	69	7.4	Speak English less than "very well".....	58	5.6
GRANDPARENTS AS CAREGIVERS			ANCESTRY (single or multiple)		
Grandparent living in household with one or more own grandchildren under 18 years.....			Total population.....		
Grandparent responsible for grandchildren.....	7	100.0	Total ancestries reported.....	1,104	100.0
VETERAN STATUS			Arab.....		
Civilian population 18 years and over ..			Czech¹.....		
Civilian veterans.....	134	15.2	Danish.....	5	0.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Dutch.....		
Population 5 to 20 years.....			English.....		
With a disability.....	17	8.3	French (except Basque) ¹	168	15.2
Population 21 to 64 years.....			French Canadian¹.....		
With a disability.....	112	18.5	German.....	34	3.1
Percent employed.....	55.4	(X)	Greek.....	5	0.5
No disability.....	494	81.5	Hungarian.....	279	25.3
Percent employed.....	77.3	(X)	Irish ¹	7	0.6
Population 65 years and over.....			Italian.....		
With a disability.....	86	36.8	Lithuanian.....	4	0.4
RESIDENCE IN 1995			Irish¹.....		
Population 5 years and over.....			Polish.....		
Same house in 1995.....	638	61.1	Portuguese.....	297	26.9
Different house in the U.S. in 1995.....	400	38.3	Russian.....	143	13.0
Same county.....	147	14.1	Scotch-Irish.....	5	0.5
Different county.....	253	24.2	Scottish.....	3	0.3
Same state.....	35	3.3	Slovak.....	45	4.1
Different state.....	218	20.9	Subsaharan African.....	-	-
Elsewhere in 1995.....	7	0.7	Swedish.....	11	1.0
			Swiss.....		
			Ukrainian.....		
			United States or American.....		
			Welsh.....		
			West Indian (excluding Hispanic groups).....		
			Other ancestries.....		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Milford borough, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	560	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	522	100.0
1-unit, detached	365	65.2	1.00 or less	513	98.3
1-unit, attached	25	4.5	1.01 to 1.50	9	1.7
2 units	74	13.2	1.51 or more	-	-
3 or 4 units	34	6.1			
5 to 9 units	38	6.8	Specified owner-occupied units	282	100.0
10 to 19 units	24	4.3	VALUE		
20 or more units	-	-	Less than \$50,000	3	1.1
Mobile home	-	-	\$50,000 to \$99,999	55	19.5
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	70	24.8
			\$150,000 to \$199,999	86	30.5
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	54	19.1
1999 to March 2000	6	1.1	\$300,000 to \$499,999	12	4.3
1995 to 1998	5	0.9	\$500,000 to \$999,999	-	-
1990 to 1994	12	2.1	\$1,000,000 or more	2	0.7
1980 to 1989	42	7.5	Median (dollars)	156,400	(X)
1970 to 1979	19	3.4			
1960 to 1969	29	5.2	MORTGAGE STATUS AND SELECTED		
1940 to 1959	93	16.6	MONTHLY OWNER COSTS		
1939 or earlier	354	63.2	With a mortgage	161	57.1
ROOMS			Less than \$300	-	-
1 room	7	1.3	\$300 to \$499	-	-
2 rooms	42	7.5	\$500 to \$699	9	3.2
3 rooms	68	12.1	\$700 to \$999	26	9.2
4 rooms	65	11.6	\$1,000 to \$1,499	90	31.9
5 rooms	85	15.2	\$1,500 to \$1,999	28	9.9
6 rooms	85	15.2	\$2,000 or more	8	2.8
7 rooms	89	15.9	Median (dollars)	1,268	(X)
8 rooms	77	13.8	Not mortgaged	121	42.9
9 or more rooms	42	7.5	Median (dollars)	456	(X)
Median (rooms)	5.7	(X)			
Occupied housing units	522	100.0	SELECTED MONTHLY OWNER COSTS		
YEAR HOUSEHOLDER MOVED INTO UNIT			AS A PERCENTAGE OF HOUSEHOLD		
1999 to March 2000	108	20.7	INCOME IN 1999		
1995 to 1998	124	23.8	Less than 15.0 percent	97	34.4
1990 to 1994	88	16.9	15.0 to 19.9 percent	34	12.1
1980 to 1989	95	18.2	20.0 to 24.9 percent	27	9.6
1970 to 1979	54	10.3	25.0 to 29.9 percent	20	7.1
1969 or earlier	53	10.2	30.0 to 34.9 percent	17	6.0
			35.0 percent or more	84	29.8
			Not computed	3	1.1
VEHICLES AVAILABLE			Specified renter-occupied units	219	100.0
None	59	11.3	GROSS RENT		
1	259	49.6	Less than \$200	6	2.7
2	143	27.4	\$200 to \$299	-	-
3 or more	61	11.7	\$300 to \$499	46	21.0
			\$500 to \$749	109	49.8
HOUSE HEATING FUEL			\$750 to \$999	20	9.1
Utility gas	310	59.4	\$1,000 to \$1,499	9	4.1
Bottled, tank, or LP gas	17	3.3	\$1,500 or more	3	1.4
Electricity	79	15.1	No cash rent	26	11.9
Fuel oil, kerosene, etc	116	22.2	Median (dollars)	556	(X)
Coal or coke	-	-			
Wood	-	-	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	18	8.2
No fuel used	-	-	15.0 to 19.9 percent	21	9.6
			20.0 to 24.9 percent	15	6.8
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	31	14.2
Lacking complete plumbing facilities	-	-	30.0 to 34.9 percent	20	9.1
Lacking complete kitchen facilities	-	-	35.0 percent or more	83	37.9
No telephone service	8	1.5	Not computed	31	14.2

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Milford township, Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	1,292	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	1,292	100.0
Male.....	652	50.5	Hispanic or Latino (of any race).....	45	3.5
Female.....	640	49.5	Mexican.....	1	0.1
Under 5 years.....	59	4.6	Puerto Rican.....	12	0.9
5 to 9 years.....	80	6.2	Cuban.....	5	0.4
10 to 14 years.....	110	8.5	Other Hispanic or Latino.....	27	2.1
15 to 19 years.....	59	4.6	Not Hispanic or Latino.....	1,247	96.5
20 to 24 years.....	43	3.3	White alone.....	1,213	93.9
25 to 34 years.....	128	9.9	RELATIONSHIP		
35 to 44 years.....	202	15.6	Total population	1,292	100.0
45 to 54 years.....	226	17.5	In households.....	1,292	100.0
55 to 59 years.....	87	6.7	Householder.....	527	40.8
60 to 64 years.....	74	5.7	Spouse.....	323	25.0
65 to 74 years.....	129	10.0	Child.....	344	26.6
75 to 84 years.....	72	5.6	Own child under 18 years.....	285	22.1
85 years and over.....	23	1.8	Other relatives.....	52	4.0
Median age (years).....	43.5	(X)	Under 18 years.....	10	0.8
18 years and over.....	994	76.9	Nonrelatives.....	46	3.6
Male.....	492	38.1	Unmarried partner.....	24	1.9
Female.....	502	38.9	In group quarters.....	-	-
21 years and over.....	976	75.5	Institutionalized population.....	-	-
62 years and over.....	271	21.0	Noninstitutionalized population.....	-	-
65 years and over.....	224	17.3	HOUSEHOLD BY TYPE		
Male.....	102	7.9	Total households	527	100.0
Female.....	122	9.4	Family households (families).....	376	71.3
RACE			With own children under 18 years.....	161	30.6
One race.....	1,281	99.1	Married-couple family.....	323	61.3
White.....	1,252	96.9	With own children under 18 years.....	137	26.0
Black or African American.....	18	1.4	Female householder, no husband present.....	38	7.2
American Indian and Alaska Native.....	1	0.1	With own children under 18 years.....	17	3.2
Asian.....	9	0.7	Nonfamily households.....	151	28.7
Asian Indian.....	-	-	Householder living alone.....	120	22.8
Chinese.....	2	0.2	Householder 65 years and over.....	49	9.3
Filipino.....	-	-	Households with individuals under 18 years.....	167	31.7
Japanese.....	2	0.2	Households with individuals 65 years and over.....	159	30.2
Korean.....	-	-	Average household size.....	2.45	(X)
Vietnamese.....	-	-	Average family size.....	2.91	(X)
Other Asian ¹	5	0.4	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	594	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	527	88.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	67	11.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	41	6.9
Some other race.....	1	0.1	Homeowner vacancy rate (percent).....	1.6	(X)
Two or more races.....	11	0.9	Rental vacancy rate (percent).....	10.1	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	1,263	97.8	Occupied housing units	527	100.0
Black or African American.....	21	1.6	Owner-occupied housing units.....	429	81.4
American Indian and Alaska Native.....	2	0.2	Renter-occupied housing units.....	98	18.6
Asian.....	13	1.0	Average household size of owner-occupied units.....	2.52	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.15	(X)
Some other race.....	7	0.5			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Milford township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	1,034	100.0	Households	525	100.0
In labor force	651	63.0	Less than \$10,000	31	5.9
Civilian labor force	651	63.0	\$10,000 to \$14,999	23	4.4
Employed	628	60.7	\$15,000 to \$24,999	45	8.6
Unemployed	23	2.2	\$25,000 to \$34,999	81	15.4
Percent of civilian labor force	3.5	(X)	\$35,000 to \$49,999	95	18.1
Armed Forces	-	-	\$50,000 to \$74,999	102	19.4
Not in labor force	383	37.0	\$75,000 to \$99,999	84	16.0
Females 16 years and over	532	100.0	\$100,000 to \$149,999	45	8.6
In labor force	297	55.8	\$150,000 to \$199,999	9	1.7
Civilian labor force	297	55.8	\$200,000 or more	10	1.9
Employed	292	54.9	Median household income (dollars)	48,264	(X)
Own children under 6 years	76	100.0	With earnings	406	77.3
All parents in family in labor force	54	71.1	Mean earnings (dollars) ¹	59,126	(X)
COMMUTING TO WORK			With Social Security income	170	32.4
Workers 16 years and over	623	100.0	Mean Social Security income (dollars) ¹	13,616	(X)
Car, truck, or van -- drove alone	467	75.0	With Supplemental Security Income	9	1.7
Car, truck, or van -- carpooled	83	13.3	Mean Supplemental Security Income (dollars) ¹	6,644	(X)
Public transportation (including taxicab)	17	2.7	With public assistance income	3	0.6
Walked	13	2.1	Mean public assistance income (dollars) ¹	633	(X)
Other means	2	0.3	With retirement income	116	22.1
Worked at home	41	6.6	Mean retirement income (dollars) ¹	16,916	(X)
Mean travel time to work (minutes) ¹	34.0	(X)	Families	370	100.0
Employed civilian population			Less than \$10,000	13	3.5
16 years and over	628	100.0	\$10,000 to \$14,999	4	1.1
OCCUPATION			\$15,000 to \$24,999	21	5.7
Management, professional, and related occupations	256	40.8	\$25,000 to \$34,999	69	18.6
Service occupations	82	13.1	\$35,000 to \$49,999	62	16.8
Sales and office occupations	160	25.5	\$50,000 to \$74,999	71	19.2
Farming, fishing, and forestry occupations	8	1.3	\$75,000 to \$99,999	72	19.5
Construction, extraction, and maintenance occupations	53	8.4	\$100,000 to \$149,999	42	11.4
Production, transportation, and material moving occupations	69	11.0	\$150,000 to \$199,999	9	2.4
INDUSTRY			\$200,000 or more	7	1.9
Agriculture, forestry, fishing and hunting, and mining	11	1.8	Median family income (dollars)	57,500	(X)
Construction	42	6.7	Per capita income (dollars) ¹	24,663	(X)
Manufacturing	67	10.7	Median earnings (dollars):		
Wholesale trade	16	2.5	Male full-time, year-round workers	41,771	(X)
Retail trade	70	11.1	Female full-time, year-round workers	31,146	(X)
Transportation and warehousing, and utilities	32	5.1			
Information	22	3.5			
Finance, insurance, real estate, and rental and leasing	53	8.4			
Professional, scientific, management, administrative, and waste management services	54	8.6			
Educational, health and social services	141	22.5			
Arts, entertainment, recreation, accommodation and food services	41	6.5			
Other services (except public administration)	35	5.6			
Public administration	44	7.0			
CLASS OF WORKER					
Private wage and salary workers	440	70.1			
Government workers	116	18.5			
Self-employed workers in own not incorporated business	69	11.0			
Unpaid family workers	3	0.5			
			POVERTY STATUS IN 1999		
			Families	15	4.1
			With related children under 18 years	11	6.6
			With related children under 5 years	2	4.9
			Families with female householder, no husband present	1	3.7
			With related children under 18 years	1	8.3
			With related children under 5 years	-	-
			Individuals	67	5.2
			18 years and over	50	5.0
			65 years and over	16	7.4
			Related children under 18 years	17	5.7
			Related children 5 to 17 years	15	6.3
			Unrelated individuals 15 years and over	22	11.5

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Milford township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	594	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	527	100.0
1-unit, detached	490	82.5	1.00 or less	521	98.9
1-unit, attached	42	7.1	1.01 to 1.50	-	-
2 units	22	3.7	1.51 or more	6	1.1
3 or 4 units	14	2.4			
5 to 9 units	11	1.9	Specified owner-occupied units	386	100.0
10 to 19 units	7	1.2			
20 or more units	3	0.5	VALUE		
Mobile home	5	0.8	Less than \$50,000	-	-
Boat, RV, van, etc	-	-	\$50,000 to \$99,999	53	13.7
			\$100,000 to \$149,999	86	22.3
			\$150,000 to \$199,999	130	33.7
			\$200,000 to \$299,999	83	21.5
			\$300,000 to \$499,999	32	8.3
			\$500,000 to \$999,999	2	0.5
			\$1,000,000 or more	-	-
			Median (dollars)	166,300	(X)
YEAR STRUCTURE BUILT			MORTGAGE STATUS AND SELECTED		
1999 to March 2000	5	0.8	MONTHLY OWNER COSTS		
1995 to 1998	55	9.3	With a mortgage	254	65.8
1990 to 1994	71	12.0	Less than \$300	-	-
1980 to 1989	165	27.8	\$300 to \$499	-	-
1970 to 1979	104	17.5	\$500 to \$699	15	3.9
1960 to 1969	59	9.9	\$700 to \$999	47	12.2
1940 to 1959	76	12.8	\$1,000 to \$1,499	95	24.6
1939 or earlier	59	9.9	\$1,500 to \$1,999	68	17.6
			\$2,000 or more	29	7.5
			Median (dollars)	1,313	(X)
			Not mortgaged	132	34.2
			Median (dollars)	438	(X)
ROOMS			SELECTED MONTHLY OWNER COSTS		
1 room	7	1.2	AS A PERCENTAGE OF HOUSEHOLD		
2 rooms	5	0.8	INCOME IN 1999		
3 rooms	40	6.7	Less than 15.0 percent	116	30.1
4 rooms	61	10.3	15.0 to 19.9 percent	51	13.2
5 rooms	127	21.4	20.0 to 24.9 percent	53	13.7
6 rooms	142	23.9	25.0 to 29.9 percent	43	11.1
7 rooms	80	13.5	30.0 to 34.9 percent	37	9.6
8 rooms	65	10.9	35.0 percent or more	83	21.5
9 or more rooms	67	11.3	Not computed	3	0.8
Median (rooms)	5.9	(X)			
Occupied housing units	527	100.0	Specified renter-occupied units	86	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT			GROSS RENT		
1999 to March 2000	61	11.6	Less than \$200	-	-
1995 to 1998	163	30.9	\$200 to \$299	-	-
1990 to 1994	104	19.7	\$300 to \$499	15	17.4
1980 to 1989	122	23.1	\$500 to \$749	36	41.9
1970 to 1979	43	8.2	\$750 to \$999	26	30.2
1969 or earlier	34	6.5	\$1,000 to \$1,499	4	4.7
			\$1,500 or more	-	-
			No cash rent	5	5.8
			Median (dollars)	682	(X)
VEHICLES AVAILABLE			GROSS RENT AS A PERCENTAGE OF		
None	23	4.4	HOUSEHOLD INCOME IN 1999		
1	175	33.2	Less than 15.0 percent	20	23.3
2	231	43.8	15.0 to 19.9 percent	15	17.4
3 or more	98	18.6	20.0 to 24.9 percent	8	9.3
			25.0 to 29.9 percent	11	12.8
			30.0 to 34.9 percent	11	12.8
			35.0 percent or more	16	18.6
			Not computed	5	5.8
HOUSE HEATING FUEL					
Utility gas	167	31.7			
Bottled, tank, or LP gas	66	12.5			
Electricity	62	11.8			
Fuel oil, kerosene, etc	213	40.4			
Coal or coke	-	-			
Wood	19	3.6			
Solar energy	-	-			
Other fuel	-	-			
No fuel used	-	-			
SELECTED CHARACTERISTICS					
Lacking complete plumbing facilities	-	-			
Lacking complete kitchen facilities	3	0.6			
No telephone service	5	0.9			

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.