

DEMOGRAPHICS and ECONOMIC BASE

Demographics

Why is the understanding of population demographics important to planning for the growth and development of a community? The demographic composition of a community's population is affected by the geographic, physical and economic character of the community. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community.

Take for example the suburbs of New York City and Newark, New Jersey. These two cities, given their location with access to the Atlantic Seaboard and inland areas, historically functioned as the focus for trade and industry for much of the Northeast United States. As the population became more mobile with increased automobile ownership and improved highways, more and more urbanites moved from the city to nearby residential areas and commuted daily to their jobs in the city. As once rural areas developed into suburbs, the demands placed on local governments changed as the population changed. More highways, public water supplies, and public sewage disposal systems were needed. Along with the increasing population came the demand for commercial facilities to meet the retail and service needs of the changing population. In more recent years, the growing suburban areas have witnessed the development of industry and business, which followed the population shift from the cities.

This scenario is, of course, a simple explanation of a complex urban development process that has occurred over the past century. Nevertheless, it does demonstrate that differing and changing populations demand different public and private facilities and services, and the change itself can be initiated and amplified by the specific character of the community undergoing the population change. The example is especially appropriate for Milford Township and Milford Borough and the other small communities near the ever-expanding metropolitan areas of Pennsylvania, New Jersey and New York where population characteristics and land development have been so closely linked to residents leaving metropolitan areas for recreation and relaxation,

construction of vacation homes, and in many cases, permanent residency, in less populated nearby municipalities.

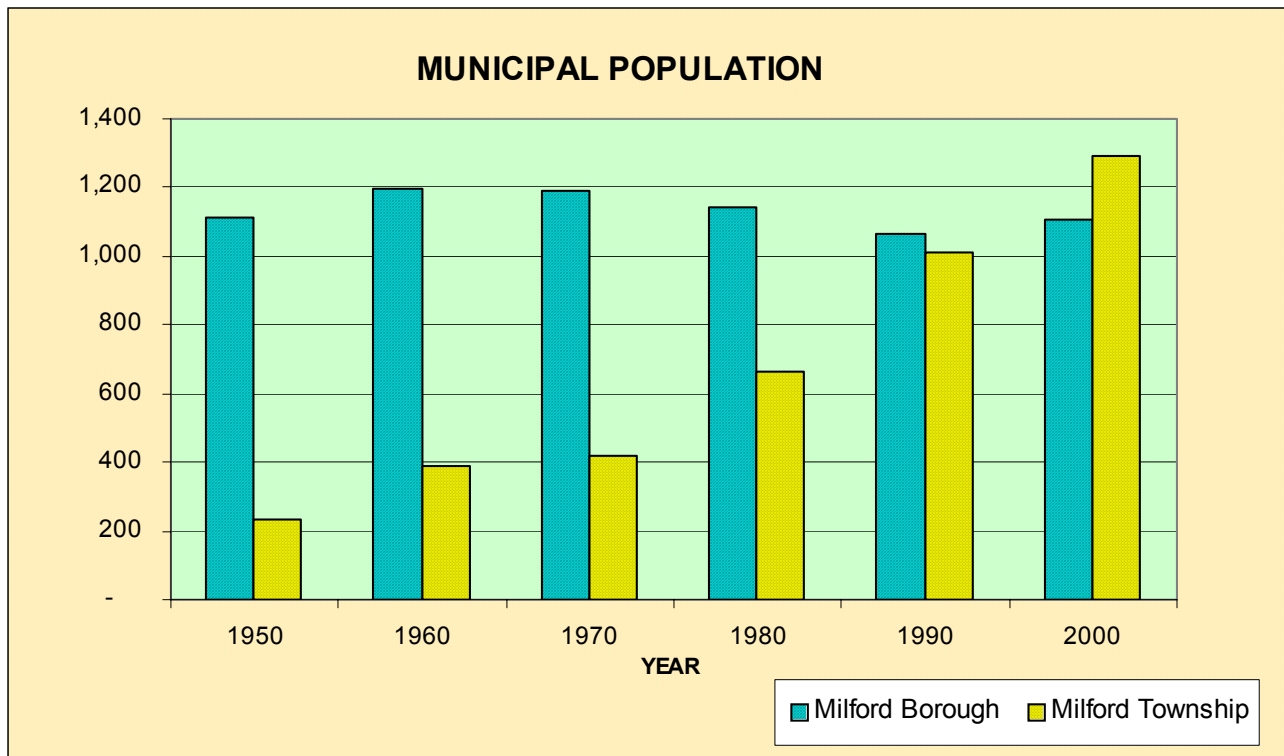
In short, by gaining an understanding of the demographic character of a community and forecasting how the population is likely to change, both in number and composition, local officials can assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

Historic Population and Recent Trends

Milford Township and Milford Borough are situated in the northeast section of Pike County and are bordered by the Delaware River and the State of New Jersey to the east. From the beginning of their early settlement, the planning area's demographic composition and community character have been closely linked to the greater New Jersey and New York metropolitan area. Hundreds of hotels and boarding houses throughout the County took visitors during the nineteenth century and, with easy access from New York City by rail, tourism became a major industry, attracting not only the working classes but many of the rich and famous. In more recent times, tourism still remains as a major industry, however, the Township and Borough are developing into a bedroom community of residents who are employed in nearby New Jersey and New York. Transportation routes through adjoining areas and Pike County's close proximity to the greater metropolitan allow many Pike County residents to commute to those areas for employment.

The population in Pike County has historically been concentrated in the two boroughs in the County (Matamoras and Milford) situated along the Delaware River. However, in more recent times, the higher density population and the population growth has shifted to the Townships in the County, most dramatically to Lehman, Dingman and Delaware Townships, located south of Milford, which are all bordered to the east by the Delaware River and the State of New Jersey. While all of the township populations have increased significantly since 1950, the population of the Boroughs have increased only slightly and have maintained a steady population historically.

HISTORICAL POPULATION AND GROWTH RATES U.S. CENSUS										
Municipality	1950	1960	1970	1980	%70-80	1990	%80-90	2000	%90-00	%50-00
Blooming Grv	358	424	548	1,176	114.6%	2,022	71.9%	3,621	79.1%	911%
Delaware	511	549	671	1,492	122.4%	3,527	136.4%	6,319	79.2%	1137%
Dingman	361	382	518	1,855	258.1%	4,591	147.5%	8,788	91.4%	2334%
Greene	829	793	1,028	1,462	42.2%	2,097	43.4%	3,149	50.2%	280%
Lackawaxen	1,072	1,068	1,363	2,111	54.9%	2,832	34.2%	4,154	46.7%	288%
Lehman	459	318	624	1,448	132.1%	3,055	111.0%	7,515	146.0%	1537%
Matamoras	1,761	2,087	2,244	2,111	-5.9%	1,934	-8.4%	2,312	19.5%	31%
Milford Boro	1,111	1,198	1,190	1,143	-3.9%	1,064	-6.9%	1,104	3.8%	-1%
Milford Twp	233	386	418	663	58.6%	1,013	52.8%	1,292	27.5%	455%
Palmyra	582	651	1,204	1,722	43.0%	1,976	14.8%	3,145	59.2%	440%
Porter	94	51	88	277	214.8%	163	-41.2%	385	136.2%	310%
Shohola	455	413	574	986	71.8%	1,586	60.9%	2,088	31.7%	359%
Westfall	599	838	1,348	1,825	35.4%	2,106	15.4%	2,430	15.4%	306%
Pike County	8,425	9,158	11,818	18,271	54.6%	27,966	53.1%	46,302	65.6%	450%
PA (1,000's)	10,498	11,319	11,794	11,864	0.6%	11,882	0.1%	12,281	3.4%	17%



The *Historical Population and Growth Table* provides U. S. Census data from 1950 to 2000 for Milford Township and Milford Borough along with that of Pike County, and its other local municipalities, and the Commonwealth. The *Municipal Population Figure* presents a graphic representation of the Township and Borough population growth since 1950. While the Borough population has maintained a steady population with slight increases and decreases over the years, the Township has seen only growth since 1950. The Township exceeded the Borough population in 2000 when the Township was counted at 1,292 persons and the Borough at 1,104 persons. With a Year 2000 population of 1,292, the fifty-year growth rate for the Township was almost 455 percent, ranking as the fifth fastest growing municipality in the County during the fifty-year growth rate and exceeding the County growth by five percent. Milford Borough, on the other hand, experienced the smallest fifty-year growth rate among it's neighboring municipalities with a decrease of one percent. Given the relatively small base population, it is obvious that most of the population increase in both municipalities resulted from people moving into the community rather than from natural increase, that is more births than deaths.

The *Historical Population and Growth Table* reveals varied growth pattern for the other municipalities in

Pike County as well as the County and State. While all exhibited growth since 1950, a number have increased significantly since 1990. Taken as a whole, the Township, County and surrounding communities have been dramatically increasing in population while the two Boroughs and Porter Township have maintained a steady population. This population shift has contributed to many of the growth and development issues now facing the planning area and other municipalities in Pike County – loss of open land, traffic, increased numbers of school children, and demand for recreation, police protection and other public facilities and services.

Certainly, national and regional economic conditions can also be expected to either stimulate or inhibit the short term development patterns of the region. In short, the population dynamics of a community are dependent on a number of interrelated factors including location, relationship to the region, the economy, community character, the availability of community facilities such as sewage disposal and the transportation network. Given the planning area's (and Pike County's) geographic location in close proximity to the greater metropolitan economic trading area, its quality natural environment and small town character, and the regional highway network, continued growth is certain.

RECENT POPULATION GROWTH IN NORTHEAST PENNSYLVANIA 2010 PROJECTIONS - CENTER FOR RURAL PENNSYLVANIA							
	1980	80-90	1990	90-00	2000	00-10	2010
Milford Township	663	52.8%	1,013	27.5%	1,292	--	--
Milford Borough	1,143	-6.9%	1,064	3.8%	1,104	--	--
Carbon Co.	53,285	6.7%	56,846	3.4%	58,802	9.4%	64,310
Lackawanna Co.	227,908	-3.9%	219,039	-2.6%	213,295	-0.9%	211,360
Luzerne Co.	343,079	-4.4%	328,149	-2.7%	319,250	1.7%	324,520
Monroe Co.	69,409	37.9%	95,709	44.9%	138,687	24.1%	172,170
Pike Co.	18,271	53.1%	27,966	65.6%	46,302	29.7%	60,060
Wayne Co.	35,237	13.4%	39,944	19.5%	47,722	4.3%	49,750
Northeast PA	697,467	10.1%	767,653	7.3%	824,058	7.3%	884,180
PA (1,000's)	11,865	0.2%	11,883	3.3%	12,281	1.0%	12,408

The *Recent Population Growth in Northeast Pennsylvania Table* provides details on the recent population growth of the Township and Borough compared to Pike County, surrounding counties and the Commonwealth. The more rural counties increased dramatically in population between 1990 and 2000 and are expected to increase through the next decade. In fact, because of the attraction of the Poconos to nearby metropolitan areas in Pennsylvania, New Jersey and New York, Pike, Monroe and Wayne Counties had the highest rates of growth in the Commonwealth. By contrast, the population of the more densely populated counties, Lackawanna and Luzerne, has declined with the same trend expected for Lackawanna County through 2010. By comparison, the Commonwealth as a whole has been increasing slightly in population since 1980, and a one percent increase is expected over the next ten years. These trends suggest continued population growth for the Northeast Pennsylvania Region as individuals and families leave urbanized areas seeking suburban and small town lifestyles.

Population Density

Based on a 0.5-square mile land area and the Census 2000 population of 1,104, the Borough’s population density in 2000 was 2,300 persons per square mile. The Township’s population density in 2000 was 104 persons per square mile with a 12.5 square mile land area and a 2000 Census population of 1,292. Population density for neighboring municipalities ranged from a high of 3,303 persons per square mile in Matamoras Borough to a low of about seven persons per square mile in Porter Township. Land area in the County ranges from Milford Borough’s compact area of one-half square mile to Lackawaxen Township’s seventy-eight square miles. Population density for Milford Township, Milford Borough, Pike County, the Commonwealth and neighboring municipalities is presented in the *Population and Density Table*. As the population of the area continues to increase, the density will, obviously, also continue to increase. One way of addressing increased population while maintaining community character is to promote land conservation programs and adopt zoning and subdivision regulations which require open land as part of residential development.

Population Projections

The *Population Projections Table* provides a forecast of population based on several growth rates. The Township’s growth rate in the past fifty years was the highest between 1950 and 1960, 65.7%, and declined

POPULATION AND DENSITY U.S. CENSUS			
MUNICIPALITY	2000 Population	Land Area (sq mi)	Population Density (persons per sq mi)
Blooming Grove	3,621	75.28	48
Delaware	6,319	44.02	144
Dingman	8,788	58.17	151
Greene	3,149	60.17	52
Lackawaxen	4,154	78.56	53
Lehman	7,515	48.88	154
Matamoras	2,312	0.70	3,303
Milford Boro	1,104	0.48	2,300
Milford Twp	1,292	12.48	104
Palmyra	3,145	34.42	91
Porter	385	58.58	7
Shohola	2,088	44.64	47
Westfall	2,430	30.43	80
Pike County	46,302	546.80	85

to it’s lowest growth rate at 8.3% percent between 1960 and 1970. After increasing again between 1970 and 1980 to 58.6%, the growth rate decreased slightly to 52.8% between 1980 and 1990, and 27.5% between 1990 and 2000. The Borough’s growth rate in the past fifty years was also the highest between 1950 and 1960, 7.8 percent, and declined gradually from 1960 to 1990. At 3.8%, the growth rate moved to the positive side between 1990 to 2000; however, the Borough was also the slowest growing municipality in the County during this time period, obviously due to the lack of available space.

Given this recent history of population growth rates, near term growth rates approaching the 1950-1960 65.7 percent rate in the Township and the 1950-1960 7.8 percent rate in the Borough are not expected. Based on a conservative 15% growth rate, the Township population would reach almost 1,600 by 2010 and over 1,700 by 2020. Based on a 5% growth rate, perhaps somewhat optimistic, the Borough population in 2010 would reach some 1,160 persons

POPULATION PROJECTIONS MILFORD TOWNSHIP			
2000 Census Population		1,292	
Projected Population			
10-Year Projected Growth Rate	Year 2005	Year 2010	Year 2020
5%	1,324	1,357	1,391
10%	1,357	1,424	1,492
20%	1,421	1,563	1,705
POPULATION PROJECTIONS MILFORD BOROUGH			
2000 Census Population		1,104	
Projected Population			
10-Year Projected Growth Rate	Year 2005	Year 2010	Year 2020
5%	1,132	1,160	1,188
10%	1,159	1,217	1,275
15%	1,187	1,276	1,365

and increase to almost 1,200 in 2020, essentially the same number of residents as in 1960 and 1970. In 2010, the population density would increase from 2,300 to 2,415 persons per square mile in the Borough. Historic data show that the Borough population has been counted at this level and the small town character would not change based on resident population. Any change would be more likely to occur due to increased traffic from area residents and visitors. In the case of the Township, population density would increase from 104 to 125 persons per square mile. Clearly, the Township would continue to be rural by Census definition, although many new lots and housing units will be required to meet the demands of the population.

For comparison, the Pennsylvania Department of Education projects for the Delaware Valley School District, which includes both Milford Borough and Milford Township, a 17% increase in enrollment from 5,405 students in the 2004-2005 school year to 6,545 students in 2012-2013. The projections are based on routine progression of students and resident live birth

rates, but do not consider migration patterns and new home construction.

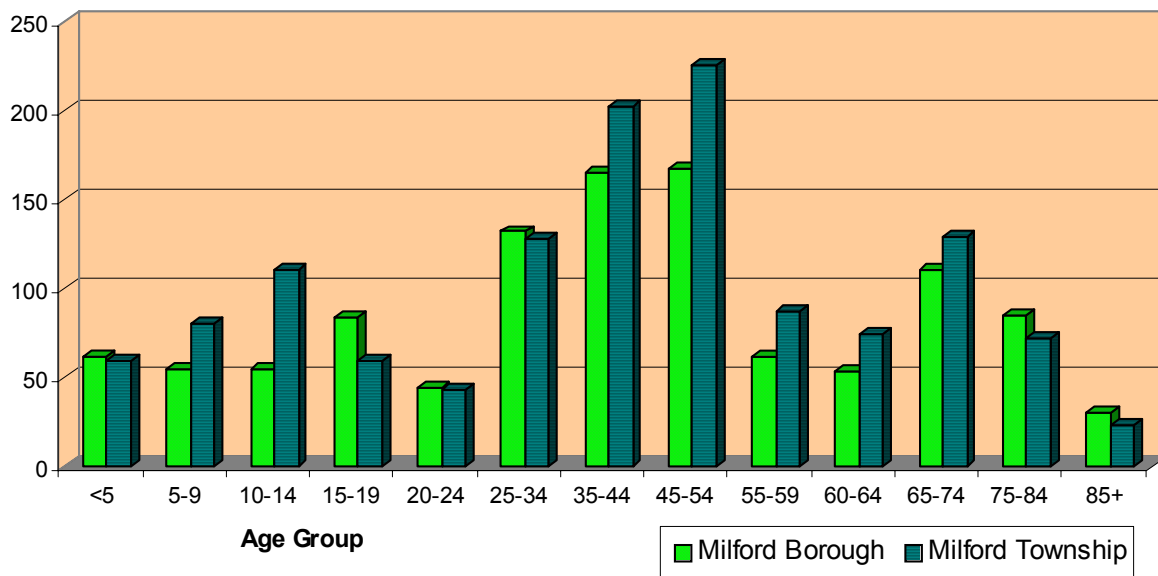
As the Township and Borough population continues to increase, the rate of housing construction will also continue to increase, as shown on the *Rate of Housing Development Table*, indicating a *sprawling* population with more demand for housing and the associated decrease in open space. In terms of future planning at the local municipal level, the two municipalities, more so the Township than the Borough, can expect the platting of new lots. Although the development potential in the Borough is very limited compared to the Township and other parts of the County, both municipalities can expect to see a continued demand for housing. Conservation design subdivision standards and conservation easement acquisition are two examples of land use management tools which can be used to preserve open land.

Age of Population

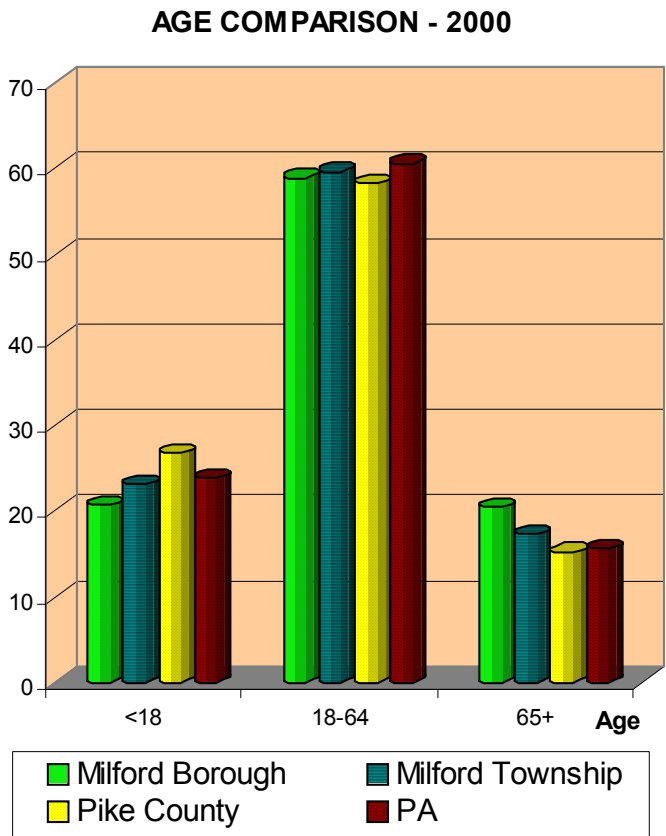
The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township or Borough. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies. The *Year 2000 Age Distribution Table* includes age data for the Township and Borough for the and *Age Distribution - 2000 Figure* provides an illustration. The *Age Cohorts Comparison Table* provides a comparison with Pike County and the State, and reports the changes between 1990 and 2000. (See also the *Age Comparison - 2000 Figure*. As shown on *Age Comparison Table*, the number of children, that is, persons under eighteen years old, increased by fifty-three persons in the Township and decreased by one in the Borough between 1990 and 2000, while the overall population increased by 279 persons in the Township and forty in the Borough. During the same period, the proportion of working age residents and senior citizens also increased. The proportion of working age adults in the Township and Borough closely mirrors that of the County, with a higher proportion of children and a lower proportion of senior citizens. The proportion of young adults, the 20-24 year old group, in the Township are less than that in the Borough, County and the Commonwealth, perhaps reflecting an exodus to college or first jobs.

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.

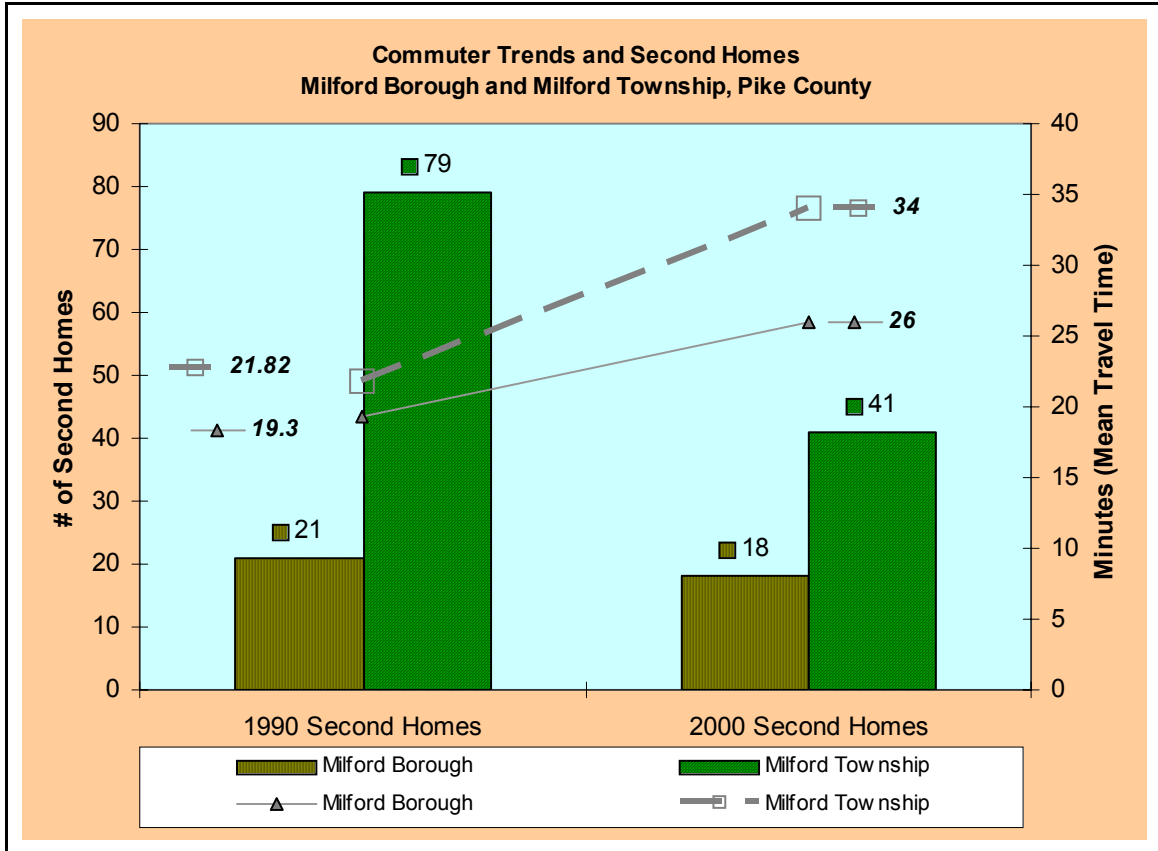
The proportion of seasonal homes in the County remain extremely high compared to the State, and in fact, are some of the highest proportions in the Commonwealth. Nevertheless, Census data reveals a sharp decrease in the percentage of seasonal units between 1990 and 2000, documenting common knowledge 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.

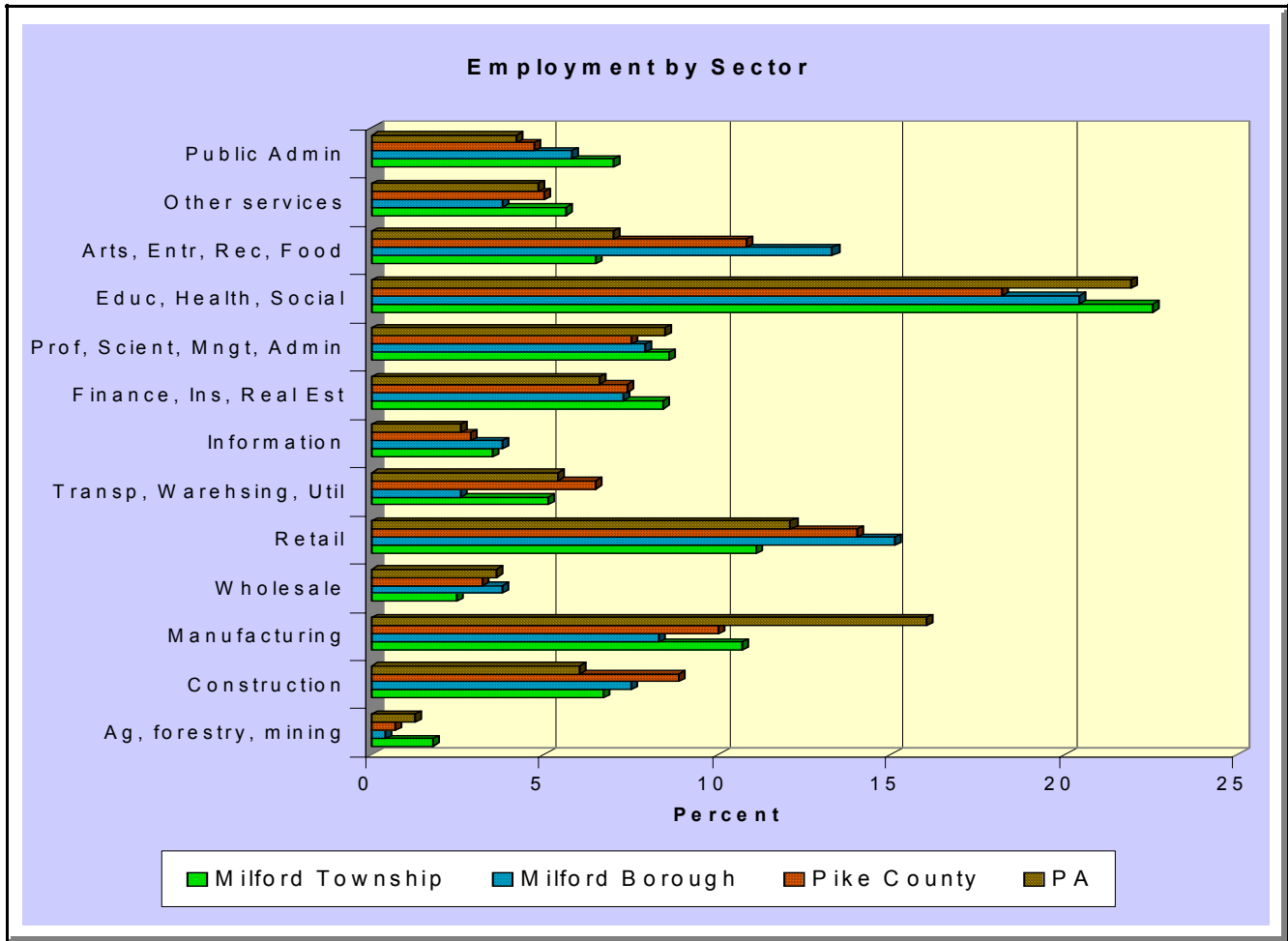
Employment by Sector and Job Type

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*.

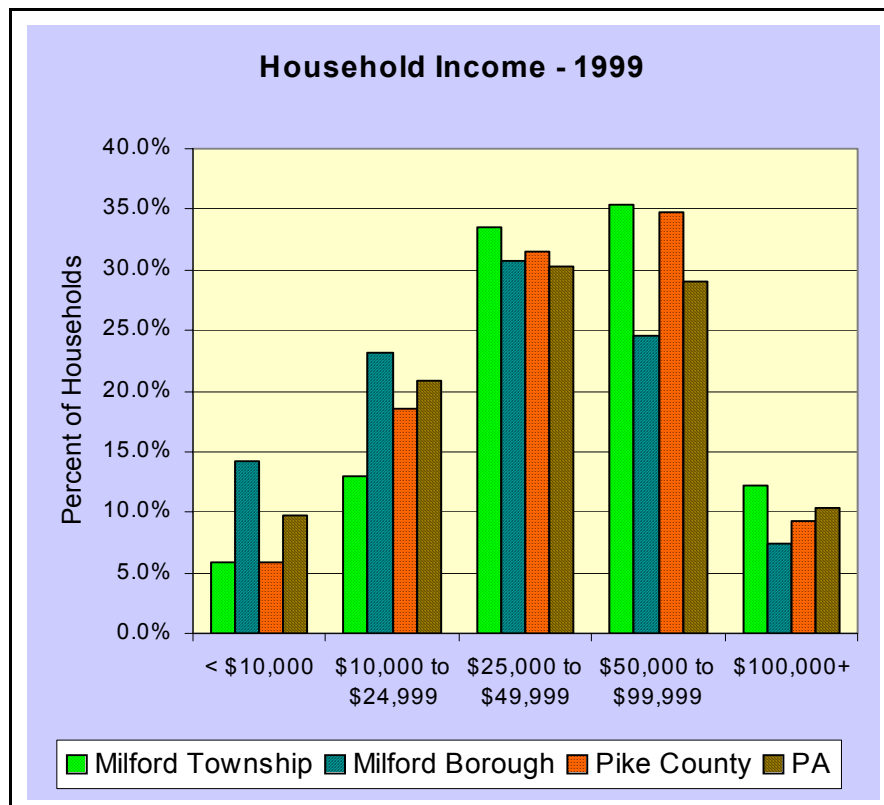
Poverty Status

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	
	#	%	#	%
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			HOUSING TENURE		
or more other races: ³			Occupied housing units	522	100.0
White.....	1,072	97.1	Owner-occupied housing units.....	298	57.1
Black or African American.....	24	2.2	Renter-occupied housing units.....	224	42.9
American Indian and Alaska Native.....	8	0.7	Average household size of owner-occupied units.....	2.39	(X)
Asian.....	6	0.5	Average household size of renter-occupied units.....	1.75	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
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.....	15	1.4
9th to 12th grade, no diploma.....	86	10.6	Not a citizen.....	66	6.0
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			Northern America.....		
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married.....	259	27.8	Population 5 years and over		
Now married, except separated.....	470	50.5	English only.....	1,045	100.0
Separated.....	10	1.1	Language other than English.....	956	91.5
Widowed.....	93	10.0	Speak English less than "very well".....	89	8.5
Female.....	75	8.1	Spanish.....	20	1.9
Divorced.....	99	10.6	Speak English less than "very well".....	15	1.4
Female.....	69	7.4	Other Indo-European languages.....	1	0.1
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....		
Grandparent living in household with one or more own grandchildren under 18 years			Asian and Pacific Island languages.....		
Grandparent responsible for grandchildren.....	7	100.0	Speak English less than "very well".....	15	1.4
	3	42.9	6	0.6	
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over			Total population		
Civilian veterans.....	879	100.0	Total ancestries reported.....	1,104	100.0
	134	15.2	Arab.....	1,367	123.8
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Czech ¹		
Population 5 to 20 years			Danish.....		
With a disability.....	205	100.0	Dutch.....	49	4.4
	17	8.3	English.....	168	15.2
Population 21 to 64 years			French (except Basque) ¹		
With a disability.....	606	100.0	French Canadian ¹	34	3.1
Percent employed.....	55.4	(X)	German.....	5	0.5
No disability.....	494	81.5	Greek.....	279	25.3
Percent employed.....	77.3	(X)	Hungarian.....	7	0.6
Population 65 years and over			Irish ¹		
With a disability.....	234	100.0	Italian.....	4	0.4
	86	36.8	Lithuanian.....	297	26.9
RESIDENCE IN 1995			Norwegian.....		
Population 5 years and over			Polish.....		
Same house in 1995.....	1,045	100.0	Portuguese.....	45	4.1
Different house in the U.S. in 1995.....	638	61.1	Russian.....	-	-
Same county.....	400	38.3	Scotch-Irish.....	11	1.0
Different county.....	147	14.1	Scottish.....	20	1.8
Same state.....	253	24.2	Slovak.....	23	2.1
Different state.....	35	3.3	Subsaharan African.....	-	-
Elsewhere in 1995.....	218	20.9	Swedish.....	28	2.5
	7	0.7	Swiss.....	-	-
			Ukrainian.....	-	-
			United States or American.....	93	8.4
			Welsh.....	14	1.3
			West Indian (excluding Hispanic groups).....	4	0.4
			Other ancestries.....	117	10.6

-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.