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VISION

Yellow Springs and Miami Township

Appendix A.
Conditions and Trends



Conditions and Trends Analysis Baseline Report

January 31, 2010

This document outlines the conditions and trends currently affecting the Village of Yellow Springs and Miami Township. This report portrays a baseline profile of these communities, drawing upon existing data, studies, plans and other reference material. Source documents are referenced at the end of the report if the reader would like additional detail or supporting information. The conclusions of this report will be used—along with community input—to shape recommendations for the future. The report is organized around three themes:

- People (population, housing, and other socio-economic characteristics)
- Place (land use, infrastructure, natural environment, community appearance)
- Prosperity (jobs, housing, economic development issues)

The Steering Committee reviewed an initial draft of this report dated December 31, 2009. This report addresses comments from the committee and additional data in the sections on gender, community facilities, housing cost and fiscal conditions.

Wherever possible, data has been presented distinctly for both the Village and Township, and is compared to Greene County, the State of Ohio, and the United States. Unless otherwise stated, “Township” refers to the areas excluding the Village of Yellow Springs, but including the Village of Clifton. Please note that a key source of socio-economic data is drawn from the US Census Bureau. Although total population estimates exist for 2008, the most recent decennial survey was in 2000, which makes that data set nine years old. This presents challenges in gaining a more accurate current picture and understanding trends.

PEOPLE

This section highlights general demographic trends of the Village and Township.

Population

Yellow Springs exists within a region that is slowly, but consistently losing population. Older urbanized areas in the region have generally been declining in population while newer suburban areas and rural areas have gained population. Greene County has seen a large share of the region’s growth since 1970, particularly in the western areas near Dayton and Wright-Patterson Air Force Base. Unfortunately, most of this growth can be attributed to movement within the region, rather than migration. In this context the populations of Yellow Springs and Miami Township mirror regional trends. Accompanying this population movement is a continuing loss of agricultural or open space land while older developed areas become underutilized. This has meant that many older areas struggle to maintain their infrastructure amid a shrinking tax base.

- **Declining Village population.** From 1970-2000, the Village of Yellow Springs lost 19 percent of its population (863 people), falling from 4,624 to 3,761. The rate of population loss was highest between 1970-1980 (12% per decade). This rate was lower during the 1980s (3%) but has steadily increased through 2000. Since the year 2000, this trend is believed to have intensified: from 2000-2008 the Village lost an estimated nine percent of its population, dropping again to an estimated 3,427 people. See Table 1.

- **Antioch College students distort overall population loss.** Antioch College students have comprised a significant proportion of the population of Yellow Springs and Miami Township, and enrollment at the college has been declining since 1970. When this population is removed from the rest of the Yellow Springs population, the non-Antioch population loss is considerably smaller. Whereas from 1970-2008 the Village of Yellow Springs lost 26 percent of its total population (dropping from 4,624 to 3,427), the village has only lost 10 percent of its non-Antioch student population (from 3,583 to 3,227). See Table 2.
- **Increasing Township population.** From 1990-2000, the population within the unincorporated areas of Miami Township grew by 13 percent (156 people), increasing from 1,189 to 1,345. From 2000-2008, Township unincorporated areas grew by an estimated 26 percent, increasing to an estimated 1,694. See Table 1.
- **Slightly shrinking region.** Since 1990, the population of Dayton-Springfield MSA (Metropolitan Statistical Area: Montgomery, Greene, Miami, and Clark Counties; not including Preble County, which was added to Dayton MSA in 2005) declined by 2 percent, from 951,270 in 1990 to an estimated 934,760 in 2008. Most developed areas within the region lost population to a greater degree, while suburban and rural areas (such as those in Greene County) gained population. See Table 1.
- **County, state, and country are growing.** In contrast to the population loss in Yellow Springs, Greene County, the State of Ohio, and the United States all gained population during each decade since 1970. The overall growth rate for the State of Ohio (1-5%) has been significantly lower than that of the entire United States (9-13%). Greene County (4-8% growth), while also lagging behind the national growth rate, has grown faster than the overall Ohio population since 1970. Growth in all of these geographies has slowed since 2000. See Table 1.

Race

Yellow Springs identifies itself as a community that embraces diversity and is proud of its heritage of supporting a significant African American population. While African Americans are a minority of the population, the group has made up a larger percentage of the Yellow Springs population than the Ohio or national average. This racial diversity may be threatened as the non-white population of the village has slightly declined since 1970.

- **Declining overall non-White population.** The proportion of non-White residents (African-Americans included) in the Yellow Springs population has been gradually declining, from about 28 percent of the total population in 1970 to about 25 percent in 2000. See Table 3.
- **Greater shrinkage of African American population.** The African American population alone has been shrinking more rapidly than the total non-White population, decreasing from about 26 percent of the total population in 1970 (about 90 percent of all non-White residents) to about 16 percent in 2000 (about 65 percent of all non-White residents). See Table 3. *(Note: The “two or more races” category was not an option in the 1990 Census. Some residents may have indicated that they were African American in 1990, but “two or more races” in 2000 when the option became available, and this could possibly explain some of this change.)*

Age

The values, identity, and character of Yellow Springs have been shaped in large part by a college environment and the associated young population. While the median age is increasing in most populations around the country, the degree of change is more extreme in Yellow Springs. This change could be partially attributed to a substantial decline in the Antioch College student population. An aging population could indicate a change in the values and needs of the community, which could be in conflict with the historic character. Changes such as these may alter the demand for community services: fewer school-aged children could mean that school facilities are under optimal utilization; a larger elderly population will require more services that focus on their specific needs. In addition to these reactive measures, proactive policies could be used to curb or reverse these trends, if desired by the community.

- Rising median age.** The median age in Yellow Springs nearly doubled between 1970 and 2000, increasing from 22.7 years to 41.4; the median age in Miami Township (including Yellow Springs) was 41.2 in 2000. While the populations of Ohio and the U.S. are also experiencing an increase in median age, the trend is much more extreme in the case of Yellow Springs. In 1970 the median age in Yellow Springs was more than five years younger than in Ohio and the U.S., but in 2000 the median age in the Village was five years older than Ohio and the U.S. The loss of its historically strong base of college-aged students has played a clear role in this shift. See Table 4.
- Shifting age cohorts.** From 1990 to 2000, the Village of Yellow Springs experienced significant decline in the following age cohorts: under 15 years (-16%); 20-24 years (-21%); 25-34 years (-33%); and 35-44 years (-25%). At the same time, the Village gained 45-54 year-olds (+44%), 65-74 year-olds (+20%), and those aged 75 and over (+36%). While unincorporated Township population trends are slightly different, the Township as a whole (including Yellow Springs) is experiencing a decline in the under the age of 45 and gaining those who are older. Again, the loss of Antioch College students is one of the driving forces of this change. See Tables 5a and 5b.

Gender

The male-female gender balance is typically expressed in terms of the number of males per 100 females. Nationally, since 1950, there have been slightly more females than males in the overall population. In 2000, the national gender balance was 96.3, meaning that there were about 96 males for every 100 females. However the balance varies by region, with many counties in western states having a higher proportion of males and most counties in the east and Midwest tending to have more females. Also, most communities exhibit similar patterns of gender balance across age groups. For example, ratios above 100 are common among the population under age 24 due to slightly higher male birth rates. The ratio begins to decline after age 24, as males have higher rates of mortality. In communities where the gender ratio is particularly unbalanced, it is typically due to underlying economic or social circumstances and is often concentrated in a few age groups.

- Widening overall gender gap.** Since 1970, the overall gender ratio in Yellow Springs has become slightly unbalanced. In 1970 the male-female ratio was 100 (gender parity), in 2000 it was 80 (meaning there were 80 males for every 100 females). That ratio is unusually low. The lowest gender ratio in the country for places with populations of 100,000 or more is 84.6 (Gary, Indiana). See Table 5c.

- **Highest proportion of females between ages 20-64.** The gender balance between age groups in Yellow Springs does not follow typical patterns. In 2000, the age cohort with the lowest male-female ratios was 20-24 year olds (69.3), meaning there are more young females in the village than males. Compared to Ohio, the overall gender balance of this age group was almost even (99.6). This significantly larger female population also exists among older adults in the 45-54 and 55-64 age groups, with ratios of 71.4 and 71.1 respectively (the ratios for Ohio were 96.4 and 91.0). Those aged 25-44 also show significantly lower male-female ratio than average (about 82-83). See Table 5c
- **Higher proportion of female headed family households in Yellow Springs.** Family households are defined as two or more people living together who are related by birth, marriage or adoption. Of all families in Ohio, 76.5 percent are married-couples, while 71.5 percent of families in Yellow Springs are married-couples (in 2000). In Ohio, 17.9 percent of family households are headed by females, without the presence of a husband. In Yellow Springs, female headed households make up 23.4 percent of family households. See Table 5d.
- **Slightly higher proportion of unmarried-partner households, and female domestic partnerships in Yellow Springs.** An unmarried-partner household is one where the householder lives with an "unmarried partner" (with or without other people). An "unmarried partner" can be of the same sex or of the opposite sex of the householder. Most unmarried-partner households are not counted under family households since they are typically not related by birth, marriage or adoption. In Ohio, unmarried-partner households make up 5.2 percent of all households. In Yellow Springs the proportion is slightly higher at 6.4 percent. Most of that difference is in female headed households with female partners, which make up 2.3 percent of households in Yellow Springs versus 0.2 percent of households in the state overall. See Table 5e.

Educational attainment

High educational attainment usually translates into higher incomes, creating economic benefits for both individuals and the tax base. It also may attract residents who seek an environment where education is valued. The populations of Yellow Springs and Miami Township are significantly more educated than the state and national average. But, while educational attainment levels in general (and particularly the number of college graduates) are increasing nationwide, the proportion of college graduates in Yellow Springs has changed little.

- **Highly educated population.** The populations of both Yellow Springs and Miami Township have higher overall levels of educational attainment than the county as a whole, and these levels are extremely high in comparison to the state and the country overall. Sixty-six percent of the population in Yellow Springs and 55 percent of the Township population – have obtained a post-secondary degree, compared to about 27 to 37 percent of the population in the county, state, and country. In Yellow Springs, the proportion of the population with a graduate or professional degree is larger than the proportion with an Associate or Bachelor's degree. See Table 6.
- **Changes to educational attainment.** While Yellow Springs has a high proportion of college graduates, the proportion has not changed as in Ohio and the U.S. Between 1990 and 2000, the proportion of people in Yellow Springs with Associates or Bachelor's degrees fell from 38 to 31 percent while the proportion with Graduate or Professional degrees increased from 26 to 32 percent (total college graduates fell slightly from 64% to 63%). That observation is in contrast to Ohio and the U.S. which both saw increases in the proportions of college

graduates and post graduates. Miami Township (excluding Yellow Springs) also experienced increases in both college graduates and post graduates. See Table 6.

Households

In most populations within the U.S., the average household size is shrinking. This trend is due to people marrying and having children later in life, which means there are more single-person households than in generations past. Also families are having fewer children on average, and it is less common for extended families to live together under one roof. Households in Yellow Springs and Miami Township follow these national trends. Since 1990, the number of households in Yellow Springs has remained steady, despite a declining overall population.

- **Increasing number of households.** Whereas the population in Yellow Springs has been shrinking, the number of households increased by 12 percent between 1970-1990 and remained steady from 1990-2000. The number of households in unincorporated areas of the township grew by 11 percent from 1990-2000, which is slightly lower than the growth rate in Greene County and the United States (14% and 15%, respectively) but slightly higher than the rate in Ohio (9%). It should be noted that this phenomenon has implications for development demand that may—on the surface— appear counter-intuitive. The overall population has declined, but because of the declining household size there is a demand for more residential development. See Table 7.
- **Shrinking household size.** As indicated by a shrinking population but increasing numbers of households, average household size has decreased from about 2.8 persons per household in 1970 to about 2.1 in 2000. This rate of shrinkage (about 25%) is consistent with that of Ohio and the United States.

PLACE

This section addresses characteristics of the physical environment, both natural and man-made.

Land Use

The Yellow Springs and Miami Township feature unique natural areas and development patterns that are critical components of the community's identity. The Township contains some of the most scenic natural areas in Western Ohio. To preserve the area's scenic and environmental value, large portions of the township are under permanent preservation. The Village is predominantly residential but is anchored by an attractive downtown and the campus of Antioch College. The Village's physical growth has been very slow since the 1970s yet it has retained its vibrant downtown area with a mixture of unique shops, cultural attractions and social gathering places. Its character has remained largely unaffected by generic corporate architecture that is common in most parts of the country.

- **Land area:** There are approximately 1,300 acres of land within the Village of Yellow Springs and approximately 16,570 acres of land within the unincorporated areas of the township (including about 59 acres that compose the Village of Clifton). The entire Vision Area encompasses a total of 17,870 acres. See Table 8.
- **Primarily residential use in Village.** Approximately half of the land area (644 acres) in the Village is in residential use. This has increased by about 100 acres since 1975, when it only composed about 42 percent of the Village area. See Table 8.

- **Primarily agricultural use in township.** Approximately 75 percent of the township is in agricultural use, 13 percent is classified as open space and another 8.5 percent is residential. Agricultural and open space uses help to define the rural character of the area. This land use distribution may directly correspond to the amount of land that is permanently protected as described below under “natural environment.” That is because some protected land is designated as open space, while other protected areas are classified as agricultural use. See Table 8.
- **Large proportion of public or non-taxable land uses.** Institutional uses, such as Antioch College, make up 14 percent of the land area in the Village of Yellow Springs. Utilities and right-of-way combine to make up 13 percent, and open space composes nine percent. Together, these uses account for more than one-third (36%) of land in the Village. While these uses of land provide vital services and amenities to residents, they do not contribute to the governmental budgets that make some of them possible. See Table 8.
- **Small amount of land in commercial or industrial use.** Commercial and industrial lands each compose three percent of the Village land area. See Table 8.

Natural Environment

“The open space of [Yellow Springs and Miami Township] provides for a multitude of opportunities and community well-being. The recreational and relaxation opportunities provided by open space are a significant benefit to the physical and mental health of all members of the community. These places provide education and spiritual enrichment, and protect cultural and scientific resources. Natural, undeveloped areas afford scientists and students the opportunity to study how ecosystems function, especially those adjacent to urbanized areas. They provide places to teach children the natural sciences and appreciation for the environment. Historic and archeological resources are often located at open space sites, where they may be protected for enjoyment and study.” (*Perspectives 2020: A Future Land Use Plan for Greene County, Ohio*)

- **Vast, unique natural features.** Miami Township contains over 1,860 acres of habitat for more than half of the county’s endangered, threatened and potentially threatened species. “John Bryan State Park features a remarkable limestone gorge cut by the Little Miami River which is designated as a state and national scenic river. A portion of the gorge itself is designated as a national natural landmark. To the east of the John Bryan State Park is the Clifton Gorge State Nature Preserve. The nature preserve is a unique place; it is home to over 460 species of plants and the animal communities that depend on them. To the north of the John Bryan State Park is the 216 acre Tecumseh Council Boy Scout Camp. To the west of the John Bryan State Park is the Glen Helen Nature Preserve, a private nature preserve owned and operated by Antioch University. ‘The Glen’ consists of 1,000 acres of woods, waterways, prairies and fields. Other benefits of these areas include open space, environmental protection, visual beauty, and an unlimited number of other benefits.” (*Perspectives 2020*)
- **Extensive preserved land areas.** There is substantial amount of permanently protected land in both the Village and Township. This land is a combination of several publicly-owned nature preserves and parks as well as multiple privately owned parcels with conservation easements administered by the Tecumseh Land Trust. Preserve land totals 252 acres within the Village (19% of the village land area) and 3,737 acres in the township (23% of the unincorporated land area). (*calculated using GIS data from Greene County and MVRPC*) (*Note: There is no land use designation for preserved land in Table 8. Preserved lands could be classified under agricultural, open space, institutional, or even residential uses.*)

- **Environmentally sensitive land (reserve areas).** Environmentally sensitive lands, or “reserve” areas, are lands that are not currently preserved and reside in the 100-year floodplain, are composed of hydric or erodible soils with slopes of 12 percent or greater, contain wetlands, or forested areas. These areas make up about 165 acres within Yellow Springs (about 13% of the land area) and 4,224 acres within unincorporated areas of the Township (about 25% of total land area). *(calculated using GIS data from Greene County and MVRPC)*

Undeveloped and Unconstrained Land

The amount of land that is undeveloped and land with development constraints is essential to understand the potential for growth in the village and township. The amount of developable land in the Village of Yellow Springs was calculated to find out how much land is available to accommodate future growth. This exercise was also completed for unincorporated Township land. Please note the land with development potential does not mean that such land should be developed. It simply is an illustration using some assumptions. The amount of potentially developable land could instead indicate a need for increased preservation efforts.

- **There are 137 acres of land in the village that may be developable.** The amount of developable land was determined by adding the total amount of agricultural land and vacant land within the village, and then subtracting any protected or environmentally sensitive lands that overlap. There are approximately 215 acres of agricultural and vacant land in Yellow Springs. Agricultural and vacant land does not include land officially designated as open space such as publicly-owned parks. Of the agricultural and vacant land in the village, approximately 17 acres are permanently preserved, leaving 198 acres as potentially developable. However, approximately 61 acres is environmentally sensitive and would pose a challenge for development. The total land that remains potentially developable is 137 acres, or about 11 percent of the total land area of the village.
- **Within the township, significant areas of undeveloped land are environmentally sensitive or protected.** However, there remains a large amount of land with potential for development. There are approximately 12,866 acres of agricultural and vacant land in the unincorporated township. Of that area, 1,560 acres (or about 12%) are permanently preserved. This preserved land is in addition to land officially designated as open space. Of the remaining land, about 32 percent (3,644 acres) is environmentally sensitive and poses challenges for development. The remaining 7,662 acres of land is unconstrained. *(Note: There is no land use designation for vacant properties in Table 8. Vacant properties could be classified under residential, commercial, or industrial uses, and do not factor into the land use distribution in Table 8.)*

Community Facilities

The Village Government is the supplier of water, sewer, and electricity. Local control of utilities and the authority to decide on extensions allow the Village to actively affect growth issues. *(Village Comprehensive Land Use Plan 2009)*

- **Limited sewer system expansion.** “The Village’s wastewater treatment plant... is designed to treat up to 1.2 million gallons of water per day. Currently, about 600,000 gallons of wastewater is treated daily... By today’s standards the plant can realistically treat 900,000 gallons per day. Treatment capacity can be limited by the availability of sludge disposal... The Village policy, adopted in 2004, is that the Village will not extend sewers outside the Village limits, and that future extensions of Village owned sewer infrastructure will only be through gravity sewers... In 2006, the Village established an Urban Services Area based on the lands that could be served by gravity sewer.” *(Village Comprehensive Land Use Plan 2009)* See Map 1.

- **Aging water and wastewater facilities.** Like many communities, Yellow Springs' aged infrastructure occasionally results in infiltration of ground water and inflow of surface water into the sanitary sewer system, which also limits the capacity of the wastewater treatment plant. This inflow and infiltration problem occurs primarily during heavy rain events. The village is addressing this issue through improvements at the wastewater treatment plant, such as an overflow basin to handle heavy flows. They also inspect selected sewer lines each year to determine if any need to be relined or replaced.
- **Improving water distribution.** "Present public water production at the Village's well fields just south of the Village is about one-half the total capacity of the plant... [The Village's] water supply is plentiful for most uses in most areas, but fire flows may be limited in some scenarios due to a bottleneck... Water distribution infrastructure is well positioned to serve the recently annexed land with large water mains... While water volume is plentiful, pressure will be low for multi-story buildings and fire suppression systems." (*Village Comprehensive Land Use Plan 2009*). The Village is currently focusing on improving water service to its south side by eliminating dead ends in the water supply lines and increasing the size of existing lines. See Map 2.
- **Electricity quality, capacity, and conservation issues.** "Yellow Springs has owned, operated, and maintained its own electric distribution system for many years. The system functions as an enterprise, and supports its own maintenance and capital improvements... The electric distribution system was recently evaluated [by the Electric System Task Force] for reliability and future adequacy... The Task Force's Phase I report (October, 2007) indicated that the Village-owned system is in good condition and is well maintained. The report identified certain deficiencies that can be addressed without the construction of a new sub-station... The Task Force's Phase II report recommends that the Village embark on an effort to reduce electricity consumption, reduce [the Village's] reliance on coal-fired electricity generation and increase [the Village's] use of renewable sources of power. The report also recommended finding ways to create new energy related jobs in the Village by systematically investing in conservation efforts, community education and the development of renewable energy generation." (*Village Comprehensive Land Use Plan 2009*)

Transportation

The community has relatively easy automobile accessibility to the region through the regional interstate system and an extensive regional bicycle trail system connects Yellow Springs with various regional destinations.

- **Regional and highway accessibility.** "Yellow Springs is located 6 miles east of I-675 and 8 miles south of I-70. U.S. Route 68 is a major thoroughfare running through the community, and connects the larger cities of Xenia and Springfield. The interstate has not yet had significant impact on the growth and development of the Village and Township, but the area is feeling influences from I-675 as more land is developed to the west in Bath Township, especially in the employment and residential center developing around the I-675 & Dayton-Yellow Springs Road interchange." (*Village Comprehensive Land Use Plan 2009*)
- **Incomplete pedestrian network.** "Yellow Springs' pedestrian network is relatively complete in the central business area. However, elsewhere in town the system is non-direct, discontinuous, and in some areas non-existent. The key implication of not having an interconnected system of sidewalks is that residents have limited choice in transportation modes and the increased dependency on automobile use perpetuates." (*Village Comprehensive Land Use Plan 2009*)

- **Excellent regional multi-use and bicycle trail access.** The Little Miami Scenic Bike Trail is very accessible to the area running a total length of about 4 ½ miles through the center of the Township and passing through the eastern portion of the Village. The Little Miami Trail eventually connects to the Ohio-to- Erie Trail further south, which provides access to other regional trail networks throughout the state, including nearby southwestern Ohio. The multi-use trail is a valuable amenity, both for local residents and outside tourists and cyclists who frequent the paths and potentially stop at destinations in the Village and Township. (*Village Comprehensive Land Use Plan 2009*)
- **Transportation assistance for those in need.** Yellow Springs Senior Center provides assistance free of charge to those living in Yellow Springs or Miami Township who are seniors or individuals who cannot drive for medical reasons. Priority is given to medical and social service appointments throughout Greene, Clark and Montgomery Counties, as well as critical shopping within a 10-mile radius of Yellow Springs. The service runs weekdays 10am-4pm and requests must be made 2-3 days in advance. (*Human Services Transportation Provider Directory, MVRPC*)

Community Appearance

- **Staying “small,” retaining authenticity.** Yellow Springs is a village in both name and character, exemplifying the most valued attributes of an urban village. Its tight-knit street grid, diversity and adjacency of land uses, nearby natural and agricultural areas, and lack of “franchise” ownership and architecture give it a sense of authenticity that is unique in relation to the region, state, and even the country.
- **Village character challenged by growth.** “Although the community has clearly expressed the desire to stay the same size numerous times in the past, it is important to recognize the need for movement, growth and change in order to meet new challenges over time. Rather than focusing on a fixed population size, we can agree that the current ambiance of Yellow Springs as small and rural, walkable and bikeable, should be preserved. This includes maintaining a healthy central business district, encouraging density where appropriate, and preserving green space within and around the village. There can be room for flexibility in our vision of the village’s ideal size and shape. That vision should be based on a balanced view that considers economic, social, and environmental needs.”

Housing Conditions

As the characteristics of the population change, so will the demand for various types of housing. The Village and township are dominated by single family detached homes that were built before 1970. The Village exhibits a greater range of housing types and sizes than most rural communities of its size.

- **Single Family Homes.** Nearly all (99%) of the homes in unincorporated areas of Miami Township are single family detached structures. Within Yellow Springs, 73 percent are single family structures, while 27 percent are either mixed-use or multi-family structures. 84 percent of all housing units in multi-family structures in Yellow Springs are rentals. See Table 9.
- **Older housing stock.** Over three quarters of houses in Yellow Springs and Miami Township were built before 1970. One quarter of all homes in the Village were built before 1940, while another 23 percent were constructed during a building boom in the 1960s. The homes are on average older than the Greene County and Ohio averages. See Table 10.

Housing costs and affordability is discussed in the following section, Prosperity.

PROSPERITY

This section addresses jobs, employment, and cost of living.

Employment and Jobs

Yellow Springs has lost several major employers since 1990 including downsizing at Vernay Laboratories in 2002 and the closing of Antioch College in 2008. Unemployment in the Village increased significantly since 1990 as the rate of job losses has outpaced that of Ohio and the Dayton region. Most people who live in Yellow Springs do not work in the Village.

- **Significant increase in unemployment.** Between 1990 and 2000, the unemployment rate increased four-fold in Yellow Springs, from three percent to twelve percent. During this same period, the unemployment rate in unincorporated township areas, Ohio, and the United States dropped, and remained the same in Greene County. Although up-to-date information is not available for Yellow Springs and Miami Township, as of November 2009 the unemployment rate has nearly doubled in Greene County since 2000, increasing from 5.2 percent to 9.8 percent, which is similar to the current unemployment rates in Ohio and the United States (10.6% and 10%, respectively). See Table 11.
- **Total jobs decreasing.** Between 2000 and 2006, the total number of jobs in the Village of Yellow Springs (and the extent of the 45387 zip code) decreased by 17 percent, dropping from 2,631 to 2,180. During this same period, the number of jobs also decreased in the Dayton-Springfield region and the state of Ohio, but at smaller rate, and the number of jobs increased in Greene County and the United States. This data does not include the current recession due to a lack of available information, but it reasonably be assumed that further job losses have occurred in Yellow Springs and Miami Township since 2006. See Table 12.
- **Lack of industry and job diversity.** In 2006, it was estimated that just five industries accounted for about 1,669 jobs, or 77 percent of all jobs in the Village of Yellow Springs. Those industries were Manufacturing, Retail, Education, Healthcare, and Accommodation and Food Services. For a community of its size, the job mix is relatively diverse, but this diversity is less than it was in the past. (*Village Comprehensive Land Use Plan 2009*) See Table 13.
- **Majority of people work outside of place of residence.** Of the Yellow Springs population, about 38 percent worked there in 2000, which is a slight reduction from 1990 (40%). This rate is actually higher than in all of Greene County, where only 27 percent of people work in the place (city, town, or village) in which they live, but it is similar to Ohio (36%) and the United States (40%). Rural populations are not measured since they do not live in a Census-designated-place (although Village of Clifton residents are shown under Miami Township in the table). See Table 14.
- **Majority of people work in Greene County.** Although many Yellow Springs residents work outside of Yellow Springs, about 62 percent of them stay within Greene County rather than commuting to Montgomery, Clark or other nearby counties. A slightly smaller proportion (57%) of unincorporated township residents stay within the county, which is similar to Greene County residents overall (56%). However, a larger proportion of people in Ohio and the United States work in the same county where they live (73% for both), indicating that residents in Yellow Springs, Miami Township, and Greene County are more likely to commute out of their home county for work. See Table 15.

Poverty

Yellow Springs and Miami Township have a lower rate of poverty than Ohio and the U.S. Overall poverty rates slightly declined between 1990 and 2000 in all geographies compared. However, it is widely believed that the federal poverty measurement is outdated since it is not tied to a broad cost of living assessment, but to the proportion of income spent on food. Since 1970, the proportion of Americans' incomes spent on food has decreased, thus the current measurement may undercount those living in poverty.

- **Slowly falling poverty levels.** The overall poverty level dropped slightly from 1990 to 2000 in both the Township and the Village, in both cases from 9 percent of the population below the federal poverty level in 1990 to 7 percent in 2000. This trend is fairly consistent with county (down from 9% to 8%), state (down from 13% to 11%), and national trends (down from 13% to 12%). See Table 16.

Income

Per capita and median incomes in Yellow Springs have consistently been higher than county, state and national averages since 1970.

- **Per capita income growth consistent with state and national trends.** Per capita income increased in Yellow Springs from 1970 to 2000, rising from \$3,773 to \$27,062. The 2000 per capita income in the Village and Township are significantly higher than the county (\$23,057), state (\$21,003), and national (\$21,587) levels, but the rate of increase has remained relatively similar across all geographies, ranging from 125-160 percent between 1970 and 1980 to 50-60 percent between 1990 and 2000. This trend reflects the rate of inflation which was higher during the 1970s and much lower during the 1990s. For each decade since 1970, overall income growth has exceeded the rate of inflation, however real income growth has slowed since 1990. Adjusted for inflation, the real income growth nationwide was about 33 percent during the 1970s and 1980s, but fell to 18 percent during the 1990s. See Table 17.
- **Household median incomes higher than county, state, and national levels.** Median household income has increased at a lower rate than per capita income across the geographies, but not as consistently. 1970-1980 saw very rapid growth in median household income at the state and national levels (83% and 98%, respectively), whereas Yellow Springs only experienced a 37 percent increase. This trend has reversed more recently; from 1990 to 2000, median household incomes in Yellow Springs and Miami Township increased 60 and 54 percent respectively, whereas county, state, and national median household incomes have increased only 39-43 percent. Overall, the year 2000 median household income in Miami Township (overall, including Yellow Springs) was about \$52,000 — slightly higher than Greene County (\$48,656), but much higher than the state (\$40,956) and national (\$41,994) medians. See Table 18.

Housing cost / values

Housing costs are a major determinant of a community's cost of living. Nationwide, the percentage of income American's spend on housing has gradually risen over the past two decades. In Yellow Springs, home values have grown more quickly than average, which puts pressure on the community's affordability.

- **Home values rising faster than elsewhere.** The median home values in Yellow Springs (alone) and Miami Township (including Yellow Springs) have increased from \$76,500 and \$78,400 (respectively) in 1990 to

\$151,000 and \$153,800 in 2000 — an increase of 96 to 97 percent. Median home values have increased at about half that rate in Greene County (57%), the State of Ohio (60%), and the United States (42%). Whereas in 1990 home values were relatively similar (\$76,000-\$78,000) across these geographies (excluding Ohio, which was much lower at \$62,900), the Village and Township median values are now at least \$30,000 higher than the county, state, and country medians. See Table 20.

- **Home values rising faster than income.** The 96 to 97 percent increase in home values (discussed above) from 1990 to 2000 has far outpaced the increases in per capita and household income levels (both 50 to 60 percent) over the same period. See Tables 18 and 20.
- **Rental prices increasing more moderately than home values, but much faster than Ohio.** From 1990 to 2000, the median monthly rent in the Village and Township increased by 22 percent, a rate nearly double those of the county (13%), state (12%), and country (16%). In 1990 median rent in Yellow Springs was within one percent of the state average, but by 2000, it was 8.5 percent above the state median and by 2008 it was almost 16 percent above the state median. But unlike home values, this rate of increase is much lower than the rise in income levels (50-60%). See Table 21.
- **Strong housing occupancy.** Yellow Springs and Miami Township have housing vacancy rates that are consistent with Greene County and lower than Ohio and the United States. While a low rate of vacancy is good, this may also indicate a lack of housing availability, which can drive prices upward. See Table 22.
- **A majority of owner-occupied housing units.** Miami Township (excluding Yellow Springs) has high levels of homeownership (75-76%), which is typical of rural areas. The Village of Yellow Springs has homeownership levels slightly lower than Greene County, Ohio, and the United States (64%, 70%, 69%, and 66% respectively). Lower than average levels of home ownership are common in college towns. See Table 23.

Fiscal Conditions

Population and employment losses have had a negative impact on the Village's fiscal health. The following points summarize the Village's recent fiscal conditions related to revenue.

- **Revenue higher in 2009 than 2005 due to tax rate increase.** The Village has four main sources of revenue: real estate taxes, personal property taxes, a municipal income tax, and a utility (KWH) tax. The income tax generates the most revenue, and was growing slowly until the recent economic downturn in 2009. Still, the amount collected in 2009 exceeded that in 2005 and 2006. However, adjusted for inflation, the tax revenue in 2005 was highest in the past five years. Real estate tax revenue saw a large increase between 2006-2007, which is likely due to a change in the tax rate. This increase improved the overall revenue picture for the Village. Without the real estate tax increase, the Village's revenue would be stagnant or declining in real terms. See Table 24a and 24b.

- Table 1. Total Population 1970-2008. (US Census)

Year	Yellow Springs		Miami Township (unincorporated)		Greene County		Dayton-Springfield MSA		Ohio		United States	
	Total	Change	Total	Change	Total	Change	Total	Change	Total	Change	Total	Change
1970	4,624		n/a		125,057		n/a		10,652,017		203,184,772	
1980	4,077	-11.8%	n/a		129,769	3.8%	n/a		10,797,630	1.4%	226,545,805	11.5%
1990	3,973	-2.6%	1,189		136,731	5.4%	951,270		10,847,115	0.5%	248,709,873	9.8%
2000	3,761	-5.3%	1,345	13.1%	147,886	8.2%	950,558	-0.1%	11,353,140	4.7%	281,421,906	13.2%
2008 estimate	3,427	-8.9%	1,694	25.9%	159,190	7.6%	934,760	-1.7%	11,485,910	1.2%	305,769,000	8.7%

Table 2. Yellow Springs Population Minus Antioch College Students. (US Census)

Year	Yellow Springs			Antioch College Students			Yellow Springs minus Antioch College Students		
	Total	Change	% Change	Total	Change	% Change	Total	Change	% Change
1970	4,624			1,041			3,583		
1980	4,077	-547	-12%	739	-302	-29%	3,338	-245	-7%
1990	3,973	-104	-3%	589	-150	-20%	3,384	46	1%
2000	3,761	-212	-5%	607	18	3%	3,154	-230	-7%
2008 estimate	3,427	-334	-9%	200 *	-407	-67%	3,227	73	2%
Change 1970-2008		-1,197	-26%		-841	-81%		-429	-10%

* Note: this was an estimate made just before the college closed in 2008.

Table 3. Race as Percent of Population, 1970-2000. (US Census, *Cost of Living Report*)

Year, Race	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1970					
White	72.2%	n/a	n/a	90.6%	87.5
People of Color	27.8%	n/a	n/a	9.4%	12.5%
African American	26.2%	n/a	n/a	9.1%	11.1%
Other	1.6%	n/a	n/a	0.3%	1.4%
1980					
White	73.2%	n/a	n/a	88.9%	83.1%
People of Color	26.8%	n/a	n/a	11.1%	16.9%
African American	23.4%	n/a	n/a	10.0%	11.7%
Other	3.4%	n/a	n/a	1.1%	5.2%
1990					
White	74.6%	n/a	n/a	87.8%	80.3%
People of Color	25.4%	n/a	n/a	12.2%	19.7%
African American	22.4%	n/a	n/a	10.6%	12.1%
Other	3.0%	n/a	n/a	1.6%	7.7%
2000	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
White	76.6%	92.1%	89.2%	85.0%	75.1%
Black or African American	15.0%	3.6%	6.4%	11.5%	12.3%
American Indian and Alaska Native	0.5%	0.1%	0.3%	0.2%	0.9%
Asian	1.5%	0.6%	2.0%	1.2%	3.6%
Native Hawaiian and other Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.1%
Some other race	0.7%	0.1%	0.4%	0.8%	5.5%
Two or more races	5.7%	3.4%	1.7%	1.4%	2.4%
People of Color	23.4%	7.4%	10.8%	14.1%	24.8%

Table 4. Median Age 1970-2000. (US Census, *Cost of Living Report*)

Year	Yellow Springs	Miami Township (entire)	Greene County	Ohio	United States
1970	22.7	n/a	n/a	27.7	28.2
1980	29.1	n/a	n/a	29.9	30.0
1990	35.6	36.2	32.4	33.3	32.9
2000	41.4	41.2	35.6	36.2	35.3

Table 5. Age Distribution 1990-2000. (US Census)

Year, Age Cohort	Yellow Springs		Miami Township (unincorporated)		Greene County		Ohio		United States	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
1990										
under 15	643	16%	218	18%	29,096	21%	2,347,106	22%	53,567,871	22%
15-19	335	8%	67	6%	12,324	9%	793,919	7%	17,754,015	7%
20-24	426	11%	75	6%	11,779	9%	795,137	7%	19,020,312	8%
25-34	535	13%	171	14%	20,971	15%	1,795,188	17%	43,175,932	17%
35-44	697	18%	203	17%	21,785	16%	1,615,855	15%	37,578,903	15%
45-54	441	11%	132	11%	15,437	11%	1,113,443	10%	25,223,086	10%
55-64	398	10%	135	11%	12,037	9%	979,506	9%	21,147,923	9%
65-74	284	7%	117	10%	8,420	6%	828,028	8%	18,106,558	7%
75 and over	214	5%	71	6%	4,882	4%	578,933	5%	13,135,273	5%
2000										
under 15	538	14.3%	279	20.7%	28,948	19.6%	2,399,087	21.1%	60,253,375	21.4%
15-19	347	9.2%	110	8.2%	13,803	9.3%	816,868	7.2%	20,219,890	7.2%
20-24	337	9.0%	61	4.5%	12,834	8.7%	728,928	6.4%	18,964,001	6.7%
25-34	361	9.6%	103	7.7%	17,082	11.6%	1,519,894	13.4%	39,891,724	14.2%
35-44	523	13.9%	228	17.0%	22,884	15.5%	1,805,316	15.9%	45,148,527	16.0%
45-54	634	16.9%	230	17.1%	21,269	14.4%	1,566,384	13.8%	37,677,952	13.4%
55-64	390	10.4%	136	10.1%	13,574		1,008,906	8.9%	24,274,684	8.6%
65-74	340	9.0%	97	7.2%	9,857	6.7%	790,252	7.0%	18,390,986	6.5%
75 and over	291	7.7%	101	7.5%	7,635	5.2%	717,505	6.3%	16,600,767	5.9%
Change 1990-2000										
under 15	-105	-16%	61	28%	-148	-1%	51,981	2%	6,685,504	12%
15-19	12	4%	43	64%	1,479	12%	22,949	3%	2,465,875	14%
20-24	-89	-21%	-14	-19%	1,055	9%	-66,209	-8%	-56,311	0%
25-34	-174	-33%	-68	-40%	-3,889	-19%	-275,294	-15%	-3,284,208	-8%
35-44	-174	-25%	25	12%	1,099	5%	189,461	12%	7,569,624	20%
45-55	193	44%	98	74%	5,832	38%	452,941	41%	12,454,866	49%
55-64	-8	-2%	1	1%	1,537	13%	29,400	3%	3,126,761	15%
65-74	56	20%	-20	-17%	1,437	17%	-37,776	-5%	284,428	2%
75 and over	77	36%	30	42%	2,753	56%	138,572	24%	3,465,494	26%

Table 5b. Yellow Springs Population 2010 estimate (ACP)

2010 estimate	Total	Percent
under 15	482	15%
15-19	124	4%
20-24	123	4%
25-34	170	5%
35-44	340	11%
45-54	528	17%
55-64	614	19%
65-74	324	10%
75 and over	475	15%
total	3180	100%

Table 5c. Male-Female Ratio in Yellow Springs and Ohio, 2000 (US Census)

age	Yellow Springs			Ohio		
	male	female	ratio	male	female	ratio
Total	1,672	2,089	0.800	5,512,262	5,840,878	0.944
under 15	289	249	1.161	1,227,160	1,171,927	1.047
15-19	167	180	0.928	416,085	400,783	1.038
20-24	138	199	0.693	363,689	365,239	0.996
25-34	164	197	0.832	757,141	762,753	0.993
35-44	236	287	0.822	890,083	915,233	0.973
45-55	264	370	0.714	768,978	797,406	0.964
55-64	162	228	0.711	480,567	528,339	0.910
65-74	151	189	0.799	352,810	437,442	0.807
75 and over	101	190	0.532	255,749	461,756	0.554

Table 6. Educational Attainment as Percentage of Population over 25 years of age, 1990-2000. (US Census)

Year, Education Level	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1990					
Less than High School graduate	7%	16%	18%	24%	25%
High School graduate (includes equivalency and possibly some college)	28%	45%	50%	53%	49%
Associate or Bachelor's degree	38%	27%	21%	16%	19%
Graduate or Professional degree	26%	12%	11%	6%	7%
2000					
Less than High School graduate	4%	12%	12%	17%	20%
High School graduate (includes equivalency and possibly some college)	33%	34%	51%	56%	50%
Associate or Bachelor's degree	31%	34%	23%	20%	22%
Graduate or Professional degree	32%	21%	14%	7%	9%

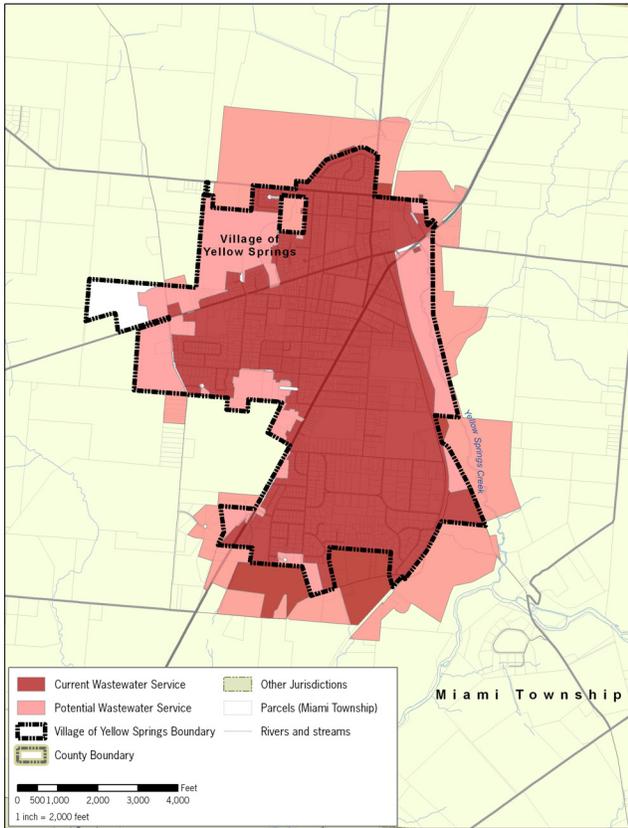
Table 7. Total Households 1970-2000. (US Census, Cost of Living Report)

Year	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1970	1,415	n/a	n/a	3,289,432	63,449,747
1980	1,534	n/a	n/a	3,833,828	80,389,673
1990	1,592	453	48,351	4,087,546	91,947,410
2000	1,587	503	55,312	4,445,773	105,480,101

Table 8. Land Use 2007. (GIS Data from Greene County Auditor and MVRPC)

Year, Use Category	Yellow Springs		Miami Township (unincorporated)	
	Acres	% of total	Acres	% of total
Total Area	1,300	-	16,570	-
2007				
Agricultural	108	8%	12,456	75%
Commercial	40	3%	12	0%
Residential	644	50%	1,403	8%
Open Space	116	9%	2,138	13%
Institutional	176	14%	390	2%
Industrial	37	3%	1	0%
ROW	157	12%	25	0%
Utilities	19	1%	4	0%

Map 1. Wastewater Service Boundary. (MVRPC)



Map 2. Water Distribution Boundary. (MVRPC)

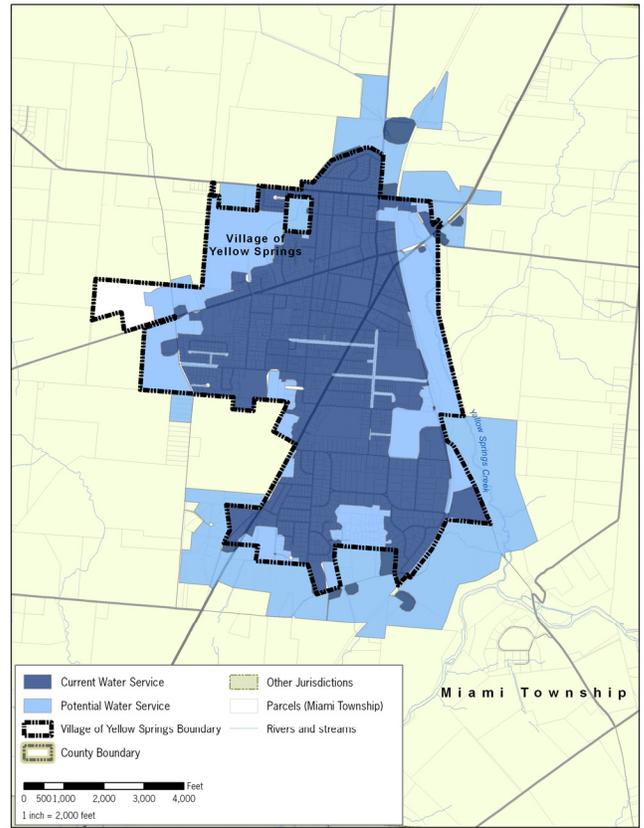


Table 9. Units in Structure, 2000. (US Census)

Units in Structure	Yellow Springs		Miami Township (unincorporated)		Greene County		Ohio		United States	
	Count	%	Count	%	Count	%	Count	%	Count	%
Total:	1,660		549		58,224		4,783,051		115,904,641	
1, detached	1,210	73%	546	99%	42,947	74%	3,221,505	67%	69,865,957	60%
1, attached	72	4%	0	0%	2,661	5%	183,922	4%	6,447,453	6%
2	94	6%	3	1%	1,763	3%	247,134	5%	4,995,350	4%
3 or 4	110	7%	0	0%	2,177	4%	228,116	5%	5,494,280	5%
5 to 9	81	5%	0	0%	3,041	5%	231,088	5%	5,414,988	5%
10 to 19	46	3%	0	0%	2,357	4%	187,060	4%	4,636,717	4%
20 to 49	47	3%	0	0%	1,180	2%	103,304	2%	3,873,383	3%
50 or more	0	0%	0	0%	1,227	2%	157,514	3%	6,134,675	5%
Mobile home	0	0%	0	0%	835	1%	220,213	5%	8,779,228	8%
Boat, RV, van, etc.	0	0%	0	0%	36	0%	3,195	0%	262,610	0%

Table 10. Year Structure Built, 2000. (US Census)

Year Structure Built	Yellow Springs		Miami Township (unincorporated)		Greene County		Ohio		United States	
	Count	%	Count	%	Count	%	Count	%	Count	%
Total:	1,660		549		58,224		4,783,051		115,904,641	
Built 1990 to 2000	131	8%	52	10%	9805	17%	634,504	13%	19,701,058	17%
Built 1980 to 1989	79	5%	26	5%	5,986	10%	455,996	10%	18,326,847	16%
Built 1970 to 1979	142	9%	24	4%	12,174	21%	757,116	16%	21,438,863	19%
Built 1960 to 1969	381	23%	79	14%	10,812	19%	684,305	14%	15,911,903	14%
Built 1950 to 1959	290	18%	46	8%	10,178	18%	748,799	16%	14,710,149	13%
Built 1940 to 1949	176	11%	39	7%	3,307	6%	426,526	9%	8,435,768	7%
Built 1939 or earlier	461	28%	283	52%	5,962	10%	1,075,805	23%	17,380,053	15%

Table 11. Unemployment rate 1990-2000. (US Census)

Year	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1990	3.4%	2.8%	5.2%	6.6%	6.3%
2000	12.0%	1.9%	5.2%	5.0%	5.8%
2009 (November)	n/a	n/a	9.8%	10.6%	10.0%

Table 12. Total Jobs 2000-2006. (US Census)

Year	Yellow Springs	Greene County	Dayton-Springfield MSA	Ohio	United States
2000	2,631	45,162	424,339	5,001,980	114,064,976
2006	2,180	48,992	396,312	4,825,510	119,917,165
% Change 2000-2006	-17%	8%	-7%	-4%	5%

Table 13. Employment by Industry, 2006. (Going Local in Yellow Springs)

Employment by Industry 2006	Yellow Springs	
		%
Total Employed civilian population 16 years and over	2,180	
Agriculture; forestry; fishing and hunting; and mining	0	0%
Utilities	0	0%
Construction	56.4	3%
Manufacturing	530.2	24%
Retail trade	270.3	12%
Wholesale trade	28.5	1%
Transportation and warehousing	3.2	0%
Information	40.8	2%
Finance and insurance	27.2	1%
Real estate and rental and leasing	13	1%
Professional; scientific; and technical services	82.3	4%
Management of companies and enterprises	18.8	1%
Administrative and support and waste management services	121.9	6%
Educational services	236.6	11%
Health care and social assistance	315.7	14%
Arts; entertainment; and recreation	43.4	2%
Accommodation and food services	316.3	15%
Other services (except public administration)	75.2	3%
Public administration	0	0%

Table 14. Location of Work, Place Level, 1990-2000. (US Census)

	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1990					
Worked in place of residence	40%	16%	30%	41%	46%
Worked outside place of residence	60%	84%	70%	59%	54%
2000					
Worked in place of residence	38%	5%	27%	36%	42%
Worked outside place of residence	62%	95%	73%	64%	58%

Table 15. Location of Work, County/State Level, 1990-2000. (US Census)

	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1990					
Worked in county of residence	60%	61%	52%	77%	76%
Worked outside county of residence	39%	39%	47%	21%	20%
Worked outside state of residence	1%	0%	1%	2%	3%
2000					
Worked in county of residence	62%	57%	56%	73%	73%
Worked outside county of residence	37%	42%	44%	25%	23%
Worked outside state of residence	1%	0%	1%	2%	4%

Table 16. Poverty Rates 1990-2000. (US Census)

Year	Yellow Springs	Miami Township (unincorporated)	Greene County	Ohio	United States
1990					
Total Population for whom poverty status is determined	3,600	1,173	130,134	10,574,315	241,977,859
Income in 1989 below poverty level	310	108	12,351	1,325,768	31,742,864
% Below Poverty Line	9%	9%	9%	13%	13%
2000					
Total Population for whom poverty status is determined	3,238	1,421	140,103	11,046,987	273,882,232
Income in 1999 below poverty level	226	105	11,847	1,170,698	33,899,812
% Below Poverty Line	7%	7%	8%	11%	12%

Table 17. Per Capita Income 1970-2000. (US Census, Cost of Living Report)

Year	Yellow Springs		Miami Township (overall)		Greene County		Ohio		United States	
	\$	% change	\$	% change	\$	% change	\$	% change	\$	% change
1970	\$3,773		n/a		n/a		\$2,776		\$3,139	
1980	\$8,497	125%	n/a	-	n/a	-	\$7,285	162%	\$7,298	132%
1990	\$17,019	100%	\$17,253	-	\$14,384	-	\$13,461	85%	\$14,420	98%
2000	\$27,062	59%	\$27,108	57%	\$23,057	60%	\$21,003	56%	\$21,587	50%

Table 18. Median Household Income 1970-2000. (US Census, Cost of Living Report)

Year	Yellow Springs		Miami Township (overall)		Greene County		Ohio		United States	
	\$	% change	\$	% change	\$	% change	\$	% change	\$	% change
1970	\$13,476	-	n/a	-	n/a	-	\$9,682	-	\$8,486	-
1980	\$18,485	37%	n/a	-	n/a	-	\$17,754	83%	\$16,841	98%
1990	\$32,500	76%	\$33,909	-	\$35,116	-	\$28,706	62%	\$30,056	78%
2000	\$51,984	60%	\$52,068	54%	\$48,656	39%	\$40,956	43%	\$41,994	40%

Table 19. Income Distribution 1990-2000. (US Census)

Year, Income	Yellow Springs		Miami township (unincorporated)		Greene County		Ohio		United States	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
1990										
Less than \$20,000	464	29%	116	20%	12,818	26%	1,405,133	34%	30,452,750	33%
\$20,000 to \$39,999	507	32%	119	21%	15,406	32%	1,351,868	33%	28,808,309	31%
\$40,000 to \$59,999	230	15%	125	22%	11,061	23%	787,217	19%	17,427,217	19%
\$60,000 to \$99,999	289	18%	116	20%	7,599	16%	424,535	10%	11,269,507	12%
More than \$100,000	84	5%	104	18%	1,617	3%	120,559	3%	4,035,799	4%
2000										
Less than \$20,000	281	18%	68	13%	9,566	17%	978,566	22%	23,325,275	22%
\$20,000 to \$39,999	334	21%	140	27%	12,792	23%	1,187,021	27%	26,691,379	25%
\$40,000 to \$59,999	313	20%	87	16%	11,249	20%	921,321	21%	20,747,255	20%
\$60,000 to \$99,999	373	24%	146	28%	14,099	25%	923,352	21%	21,802,674	21%
More than \$100,000	258	17%	87	16%	7,592	14%	436,361	10%	12,972,539	12%

Table 20. Median Home Value 1990-2000. (US Census)

Year	Yellow Springs	Miami township (overall)	Greene County	Ohio	United States
1990	\$ 76,500	\$78,400	\$77,600	\$62,900	\$78,500
2000	\$151,000	\$153,800	\$121,900	\$100,500	\$111,800
2009*	\$170,283	-	\$134,532	\$104,940	-
% Change 1990-2000	97%	96%	57%	60%	42%

*Estimates provided by cyberhomes.com

Table 21. Median Monthly Rent 1990-2000. (US Census)

Median Monthly Rent	Yellow Springs	Miami township (overall)	Greene County	Ohio	United States
1990	\$ 376	\$378	\$ 434	\$379	\$ 447
2000	\$459	\$458	\$492	\$423	\$ 519
2008*	\$607	-	\$651	\$524	-
% Change 1990-2000	22%	21%	13%	12%	16%

*Onboard informatics data courtesy city-data.com

Table 22. Housing Occupancy and Vacancy 1990-2000. (US Census)

Year, Status	Yellow Springs		Miami Township (unincorporated)		Greene County		Ohio		United States	
1990	1,633		471		50,238		4,371,945		102,263,678	
Occupied	1,591	97%	441	94%	48,351	96%	4,087,546	93%	91,947,410	90%
Vacant	42	3%	30	6%	1,887	4%	284,399	7%	10,316,268	10%
2000	1,660		549		58,224		4,783,051		115,904,641	
Occupied	1,572	95%	518	94%	55,312	95%	4,445,773	93%	105,480,101	91%
Vacant	88	5%	31	6%	2,912	5%	337,278	7%	10,424,540	9%

Table 23. Housing Tenure 1990-2000. (US Census)

Year, Tenure	Yellow Springs		Miami Township (unincorporated)		Greene County		Ohio		United States	
	Count	%	Count	%	Count	%	Count	%	Count	%
1990	1,591		441		48,351		4,087,546		91,947,410	
Owner occupied	966	61%	331	75%	33,566	69%	2,758,131	67%	59,031,378	64%
Renter occupied	625	39%	110	25%	14,785	31%	1,329,415	33%	32,916,032	36%
2000	1,572		518		55,312		4,445,773		105,480,101	
Owner occupied	1,003	64%	396	76%	38,523	70%	3,072,514	69%	69,816,513	66%
Renter occupied	569	36%	122	24%	16,789	30%	1,373,259	31%	35,663,588	34%

Table 24. Village Revenue 2005-2009

Nominal Income	2005	2006	2007	2008	2009
Real Estate Taxes	\$161,660.00	\$182,004.08	\$859,429.98	\$852,733.29	\$876,737.30
Personal Property Taxes	\$13,084.62	\$9,611.15	\$37,077.72	\$19,855.75	\$17,140.00
KWH Tax	\$0.00	\$146,587.01	\$145,730.38	\$137,013.27	\$127,677.50
City Income Tax	\$1,299,043.76	\$1,250,151.95	\$1,347,001.48	\$1,414,802.33	\$1,309,839.15
Total Local Taxes	\$1,473,788.38	\$1,588,354.19	\$2,389,239.56	\$2,424,404.64	\$2,331,393.95
Inflation Adjusted	2005	2006	2007	2008	2009
Real Estate Taxes	\$177,826.00	\$192,924.32	\$885,212.88	\$852,733.29	\$876,737.30
Personal Property Taxes	\$14,393.08	\$10,187.82	\$38,190.05	\$19,855.75	\$17,140.00
KWH Tax	\$0.00	\$155,382.23	\$150,102.29	\$137,013.27	\$127,677.50
City Income Tax	\$1,428,948.14	\$1,325,161.07	\$1,387,411.52	\$1,414,802.33	\$1,309,839.15
Total Local Taxes	\$1,621,167.22	\$1,683,655.44	\$2,460,916.75	\$2,424,404.64	\$2,331,393.95

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