



2012 Yellow Springs Cost of Living Report

**Comparable Communities
Historical Census Annex**

May 2012

2012 Yellow Springs Cost of Living Report – Comparable Communities Historical Census Annex

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Section 1: Community Profile – Local Community Comparison 1970-2010

This section is designed to give basic demographic information about Yellow Springs and the comparable communities over several decades. The data associated with the graphs and charts is presented in the table below the figure. More detailed information can be found in Appendix A: Tabulated Data from Original Sources.

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Commonly Used Census Terms

Average - See “Mean.”

Household - A household includes all the people who occupy a housing unit. (People not living in households are classified as living in group quarters.) A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other people in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements. In the 2010 Census data products, the count of households or householders equals the count of occupied housing units.

Average Household Size — Average household size is a measure obtained by dividing the number of people in households by the number of households. In cases where people in households are crossclassified by race or Hispanic origin, people in the household are classified by the race or Hispanic origin of the householder rather than the race or Hispanic origin of each individual. Average household size is rounded to the nearest hundredth.

Housing Units – A housing unit is a living quarters in which the occupant or occupants live separately from any other individuals in the building and have direct access to their living quarters from outside the building or through a common hall. Housing units are usually houses, apartments, mobile homes, groups of rooms, or single rooms that are occupied as separate living quarters. They are residences for single individuals, groups of individuals, or families who live together. A single individual or a group living in a housing unit is defined to be a household.

Mean - This measure represents an arithmetic average of a set of values. It is derived by dividing the sum (or aggregate) of a group of numerical items by the total number of items in that group. For example, average family size is obtained by dividing the number of people in families by the total number of families (or family householders). (Additional information on means and aggregates is included in the separate explanations of many of the population and housing subjects.)

Median - This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of n data values. The median divides the total frequency distribution into two equal parts: one-half of the cases falling below the median and one-half above the median. Each median is calculated using a standard distribution.

Poverty – Following the Office of Management and Budget’s (OMB’s) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered

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poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, medicaid, and food stamps).

Poverty statistics are based on a definition developed by Mollie Orshansky of the Social Security Administration (SSA) in 1964. For a detailed discussion of the original SSA poverty thresholds, see Mollie Orshansky, *Counting the Poor: Another Look at the Poverty Profile*, Social Security Bulletin, vol. 28, no. 1, January 1965, pp. 3-29 (reprinted in Social Security Bulletin, vol. 51, no. 10, October 1988, pp. 25-51); and *Who's Who Among the Poor: A Demographic View of Poverty*, Social Security Bulletin, vol. 28, no. 7, July 1965, pp. 3-32. and revised in 1969 and 1981 by interagency committees. This definition was established as the official definition of poverty for statistical use in all Executive departments by the Bureau of the Budget (BoB) in 1969 (in Circular No. A-46); after BoB became The Office of Management and Budget, this was reconfirmed in Statistical Policy Directive No. 14.

The original poverty definition provided a range of income cutoffs or thresholds adjusted by such factors as family size, sex of the family head, number of children under 18 years old, and farm-nonfarm residence. At the core of this definition of poverty was the economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined from the Department of Agriculture's 1955 Household Food Consumption Survey that families of three or more people spent approximately one-third of their after-tax money income on food; accordingly, poverty thresholds for families of three or more people were set at three times the cost of the economy food plan. Different procedures were used to calculate poverty thresholds for two-person families and people living alone in order to compensate for the relatively larger fixed expenses of these smaller units. For two-person families, the cost of the economy food plan was multiplied by a factor of 3.7 (also derived from the 1955 survey). For unrelated individuals (one-person units), no multiplier was used; poverty thresholds were instead calculated as a fixed proportion of the corresponding thresholds for two-person units. Annual updates of these SSA poverty thresholds were based on price changes of the items in the economy food plan.

As a result of deliberations of a Federal interagency committee in 1969, the following two modifications to the original SSA definition of poverty were adopted:

Poverty thresholds for 1959-1967 were recalculated on this basis, and revised poverty population figures for those years were tabulated using the revised thresholds. These revised 1959-1967 poverty population figures have been published in Census Bureau reports issued since August 1969 (including the present report). Because of this revision, poverty statistics from documents dated before August 1969 are not comparable with current poverty statistics.

The SSA thresholds for nonfarm families were retained for the base year 1963, but annual adjustments in the levels were based on changes in the Consumer Price Index (CPI) rather than on changes in the cost of foods in the economy food plan.

The farm thresholds were raised from 70 to 85 percent of the corresponding nonfarm levels. The combined impact of these two modifications resulted in an increase in the tabulated totals for 1967 of 360,000 poor families and 1.6 million poor people.

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In 1981, three additional modifications in the poverty definition recommended by another interagency committee were adopted for implementation in the March 1982 CPS as well as the 1980 census:

- Elimination of separate thresholds for farm families.
- Elimination (by averaging) of separate thresholds for female-householder families and "all other" families (earlier termed "male-headed" families).
- Extension of the detailed poverty threshold matrix to make the largest family size category "nine people or more".

For further details, see the section, "Changes in the Definition of Poverty," in Current Population Reports, Series P-60, No. 133.

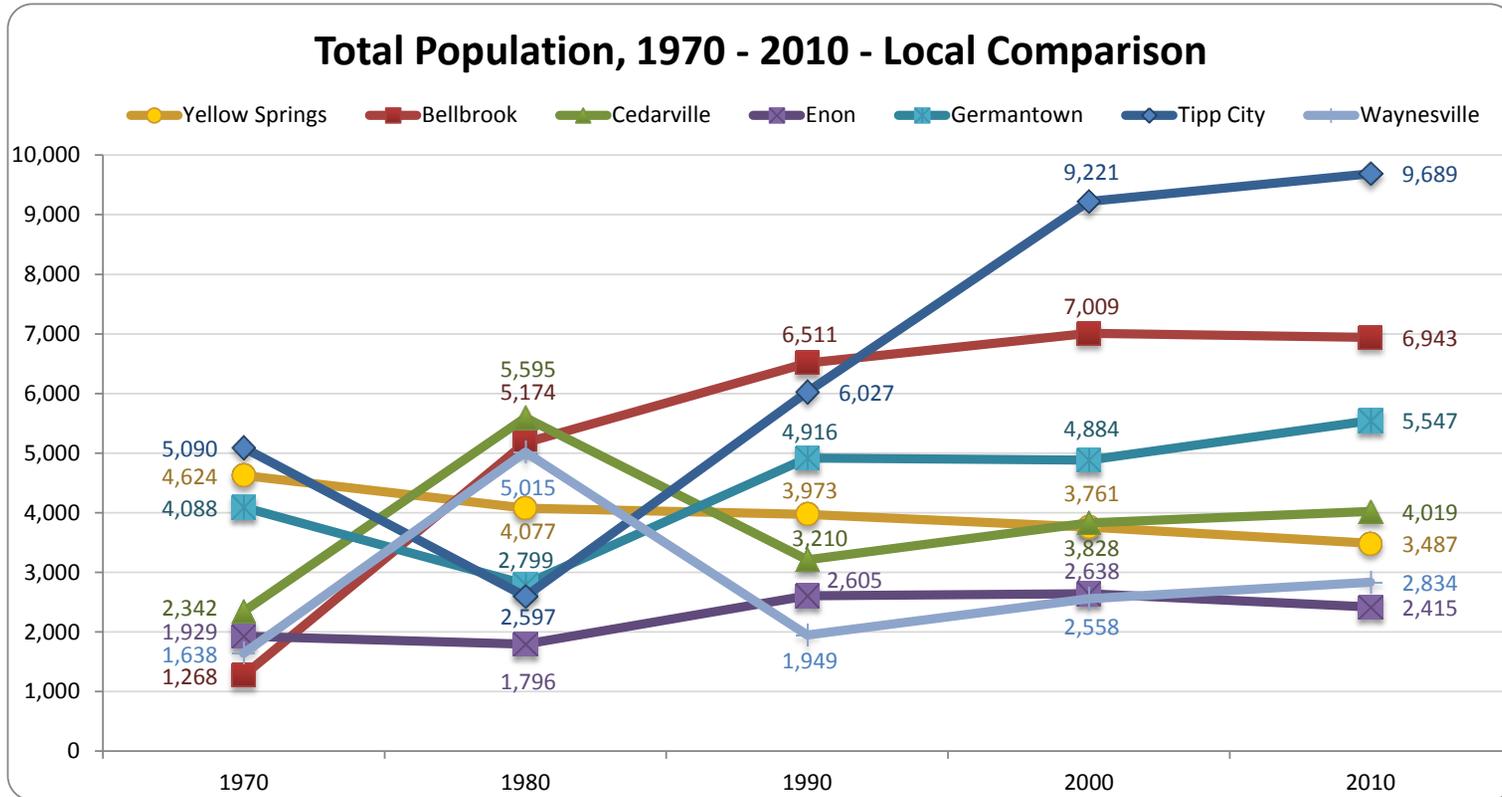
The poverty thresholds are increased each year by the same percentage as the annual average Consumer Price Index (CPI). The poverty thresholds are currently adjusted using the annual average CPI-U (1982-84 = 100). This base year has been used since 1988. From 1980 through 1987, the thresholds were adjusted using the CPI-U (1967 = 100). The CPI (1963 = 100) was used to adjust thresholds prior to 1980.

For further information on how the poverty thresholds were developed and subsequent changes in them, see Gordon M. Fisher, "The Development and History of the Poverty Thresholds," Social Security Bulletin, vol.55, no.4, Winter 1992, pp. 3-14.

Annual poverty rate – Percent of people who were in poverty in a calendar year. Annual poverty rates from the Current Population Survey and the decennial census long form are based on income reported at an annual figure. In the Survey of Income and Program Participation (SIPP), income is reported a few months at a time, several times a year. Therefore, in the SIPP, annual poverty rates are calculated using the sum of family income over the year divided by the sum of poverty thresholds that can change from month to month if one's family composition changes.

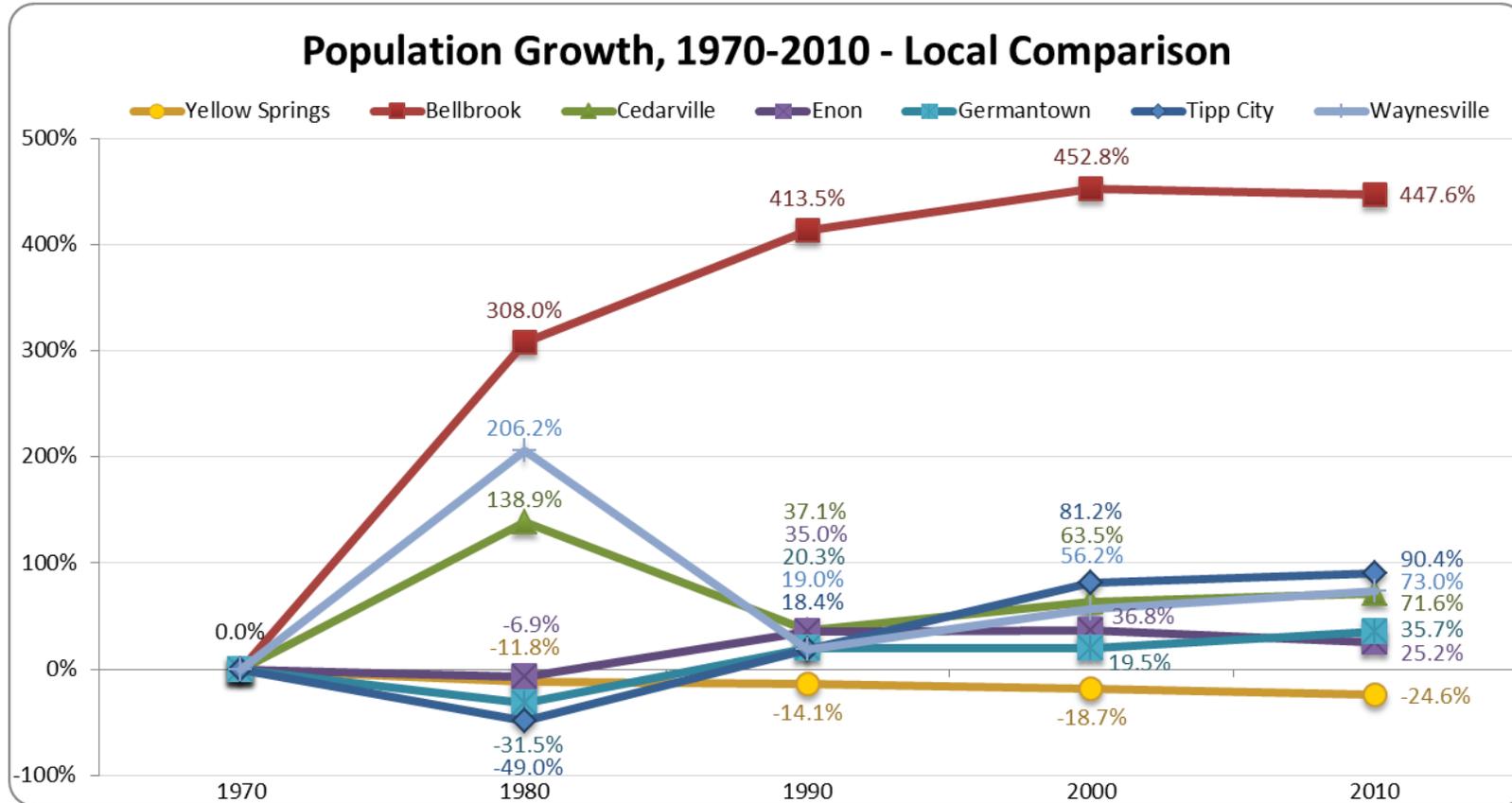
Source: U.S. Census

Population Change



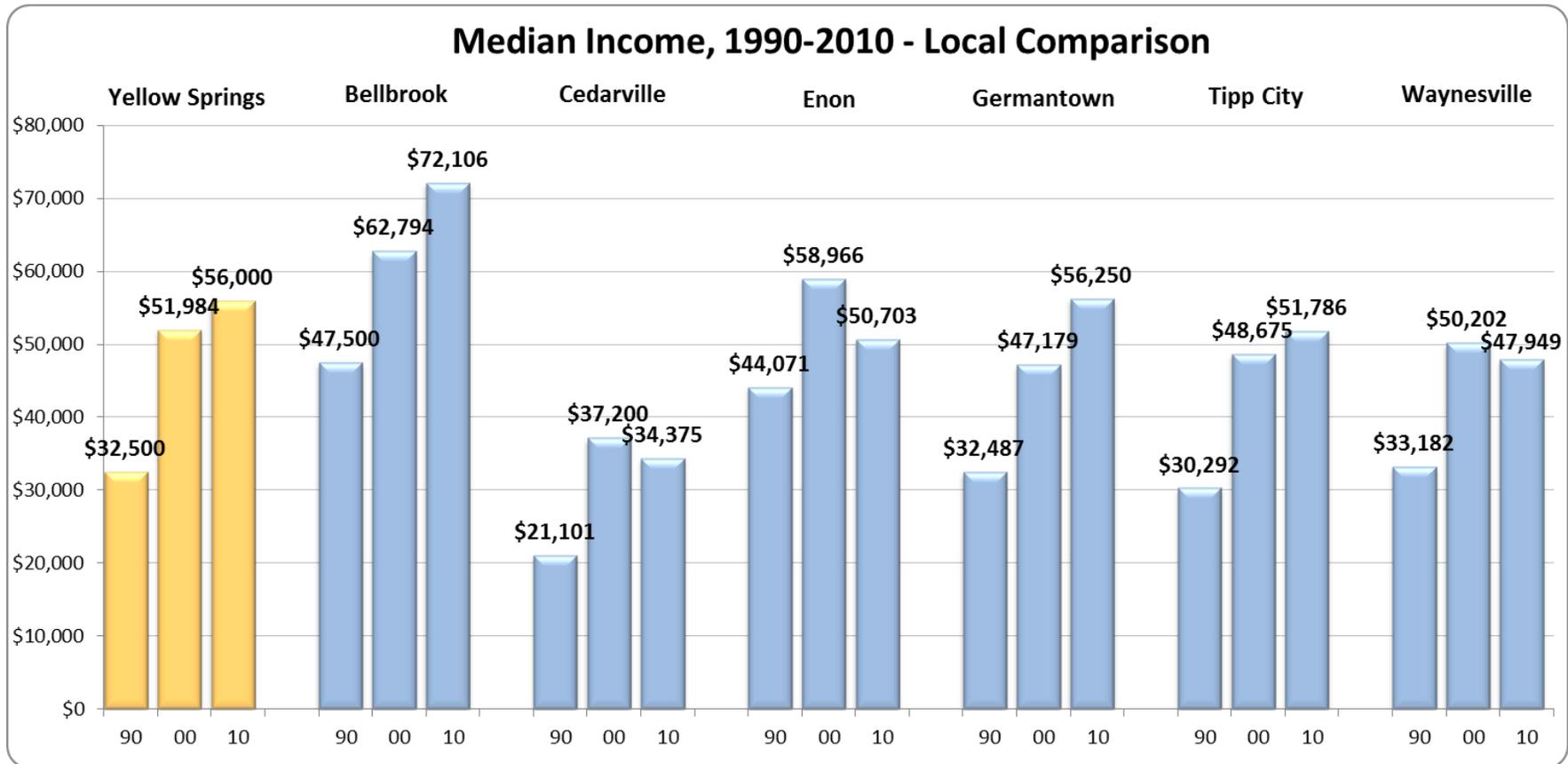
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	4,624	1,268	2,342	1,929	4,088	5,090	1,638
1980	4,077	5,174	5,595	1,796	2,799	2,597	5,015
1990	3,973	6,511	3,210	2,605	4,916	6,027	1,949
2000	3,761	7,009	3,828	2,638	4,884	9,221	2,558
2010	3,487	6,943	4,019	2,415	5,547	9,689	2,834

Population Growth



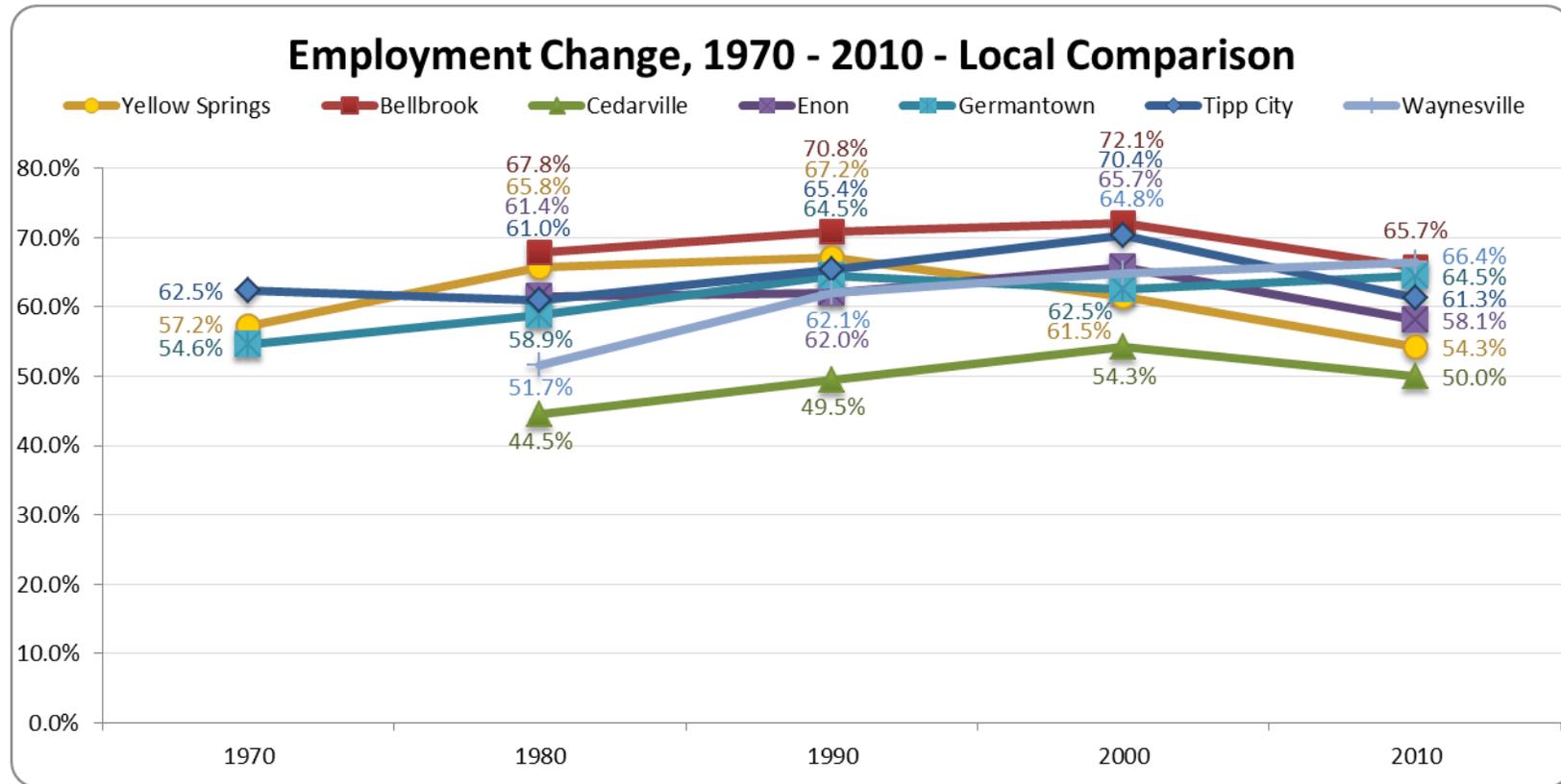
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970-1980	-11.8%	308.0%	138.9%	-6.9%	-31.5%	-49.0%	206.2%
1970-1990	-14.1%	413.5%	37.1%	35.0%	20.3%	18.4%	19.0%
1970-2000	-18.7%	452.8%	63.5%	36.8%	19.5%	81.2%	56.2%
1970-2010	-24.6%	447.6%	71.6%	25.2%	35.7%	90.4%	73.0%

Income Change Comparison



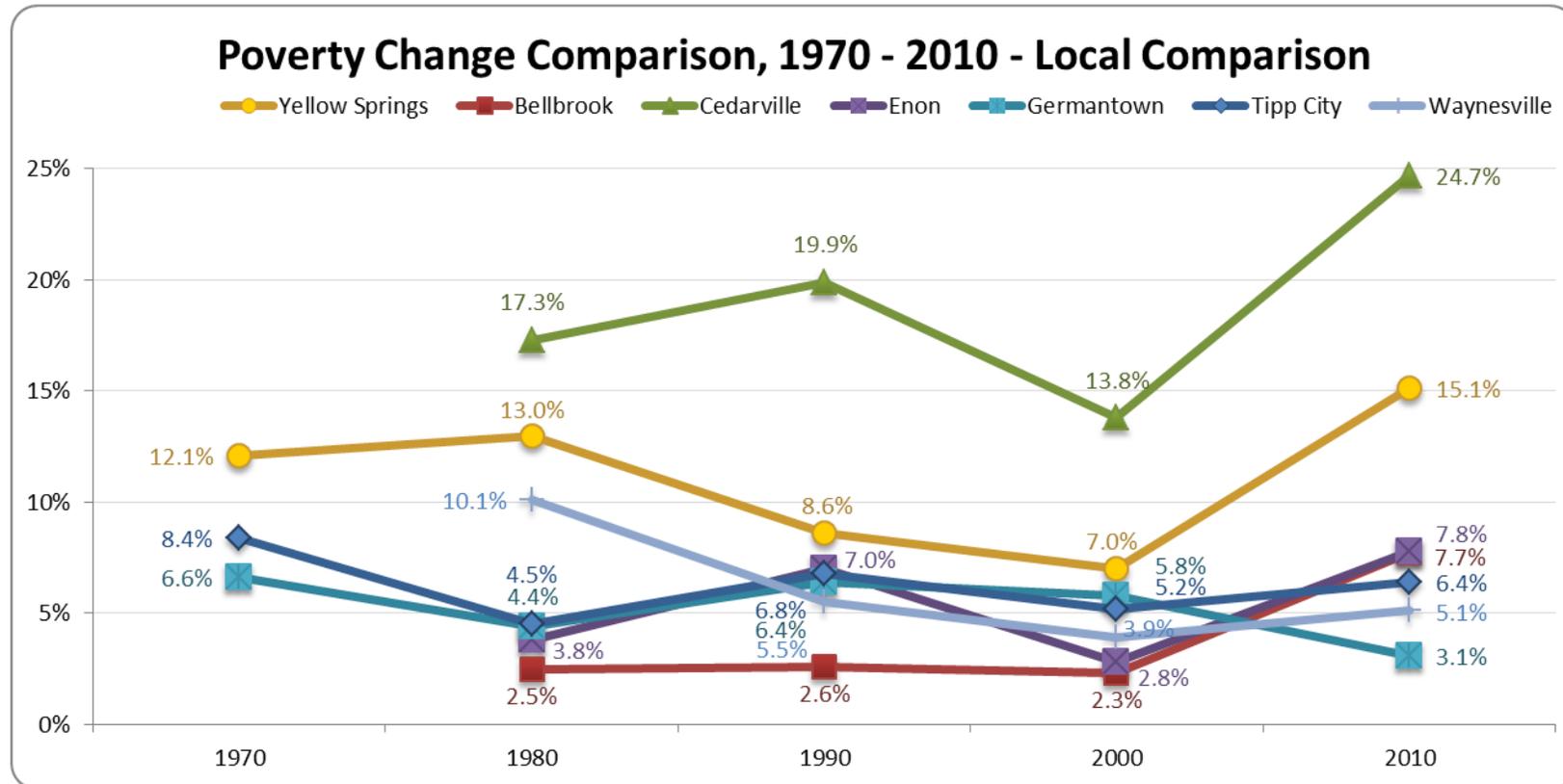
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1990	\$32,500	\$47,500	\$21,101	\$44,071	\$32,487	\$30,292	\$33,182
2000	\$51,984	\$62,794	\$37,200	\$58,966	\$47,179	\$48,675	\$50,202
2010	\$56,000	\$72,106	\$34,375	\$50,703	\$56,250	\$51,786	\$47,949

Employment Change Comparison



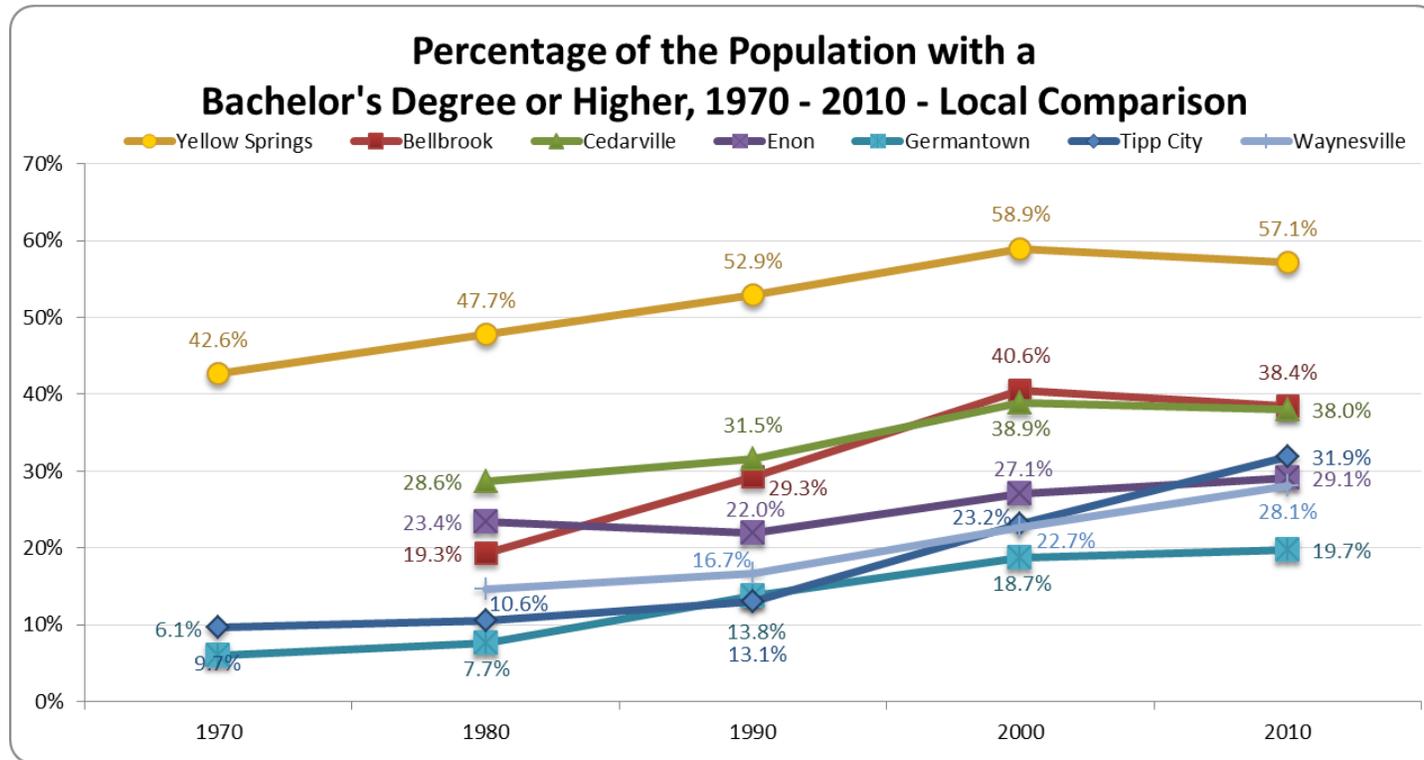
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	57.2%				54.6%	62.5%	
1980	65.8%	67.8%	44.5%	61.4%	58.9%	61.0%	51.7%
1990	67.2%	70.8%	49.5%	62.0%	64.5%	65.4%	62.1%
2000	61.5%	72.1%	54.3%	65.7%	62.5%	70.4%	64.8%
2010	54.3%	65.7%	50.0%	58.1%	64.5%	61.3%	66.4%

Poverty Change Comparison



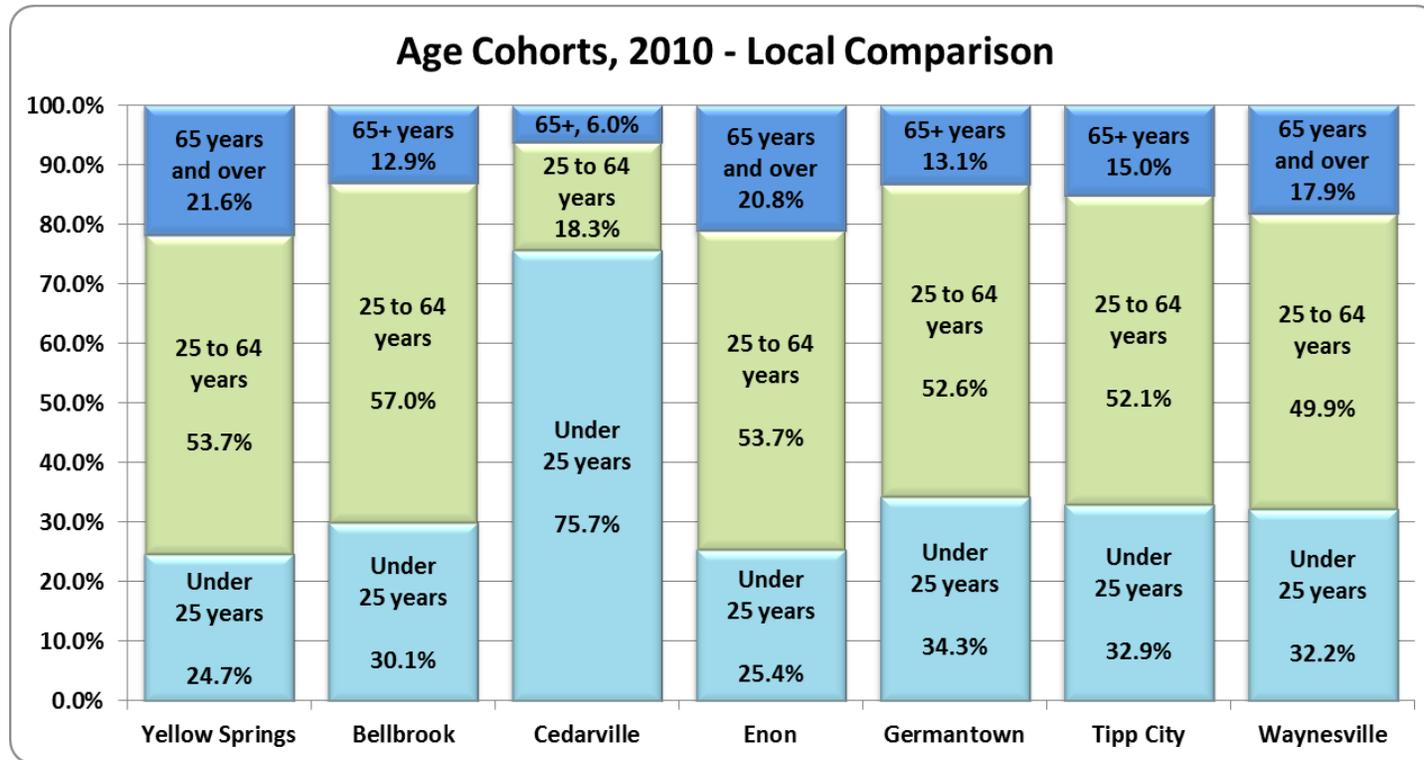
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	12.10%				6.60%	8.40%	
1980	13.00%	2.50%	17.30%	3.80%	4.40%	4.50%	10.10%
1990	8.60%	2.60%	19.90%	7.00%	6.40%	6.80%	5.50%
2000	7.00%	2.30%	13.80%	2.80%	5.80%	5.20%	3.90%
2010	15.10%	7.70%	24.70%	7.80%	3.10%	6.40%	5.10%

Educational Attainment Change Comparison



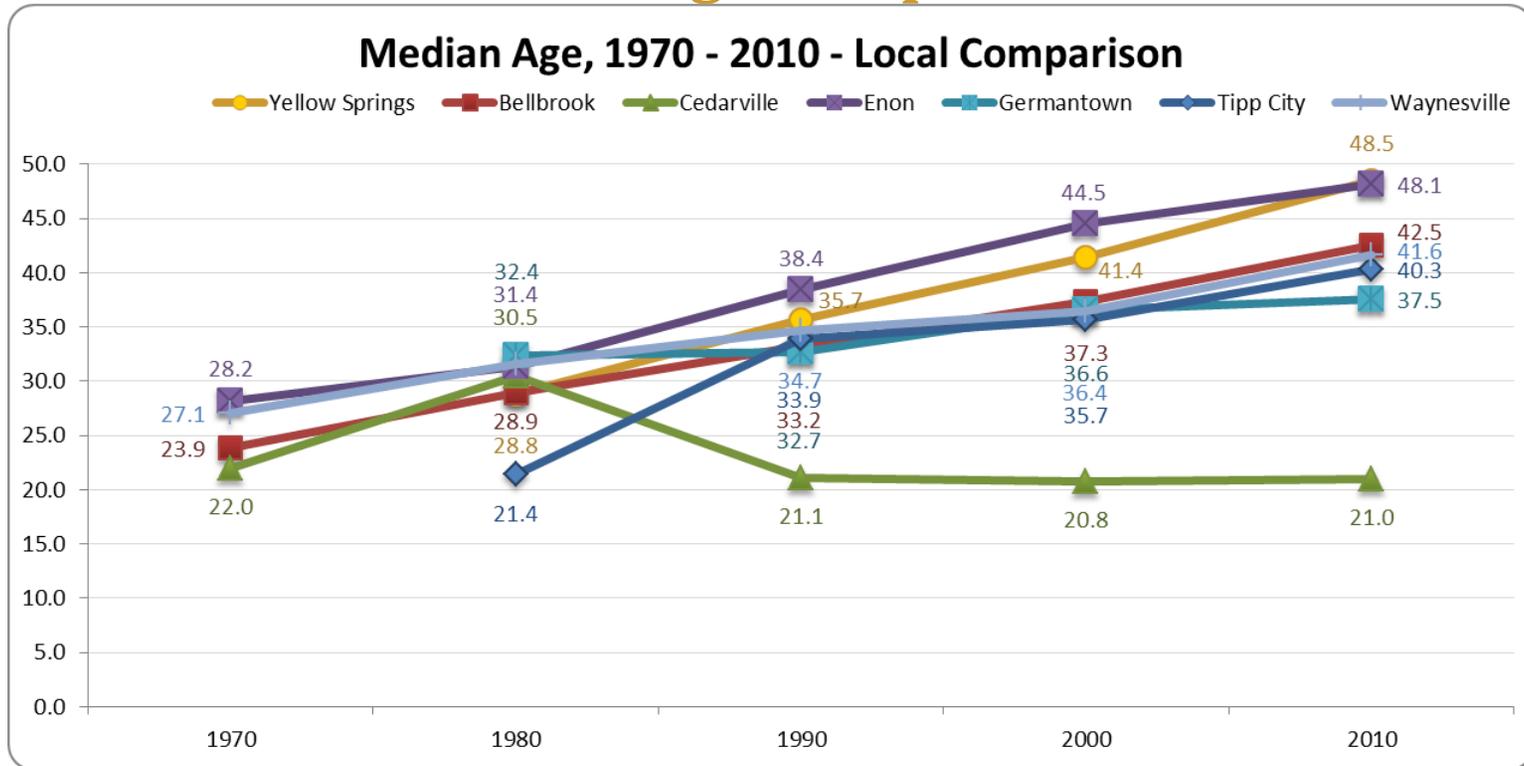
	1970	1980	1990	2000	2010
Yellow Springs	42.6%	47.7%	52.9%	58.9%	57.1%
Bellbrook		19.3%	29.3%	40.6%	38.4%
Cedarville		28.6%	31.5%	38.9%	38.0%
Enon		23.4%	22.0%	27.1%	29.1%
Germantown	6.1%	7.7%	13.8%	18.7%	19.7%
Tipp City	9.7%	10.6%	13.1%	23.2%	31.9%
Waynesville		14.7%	16.7%	22.7%	28.1%

Age Comparison



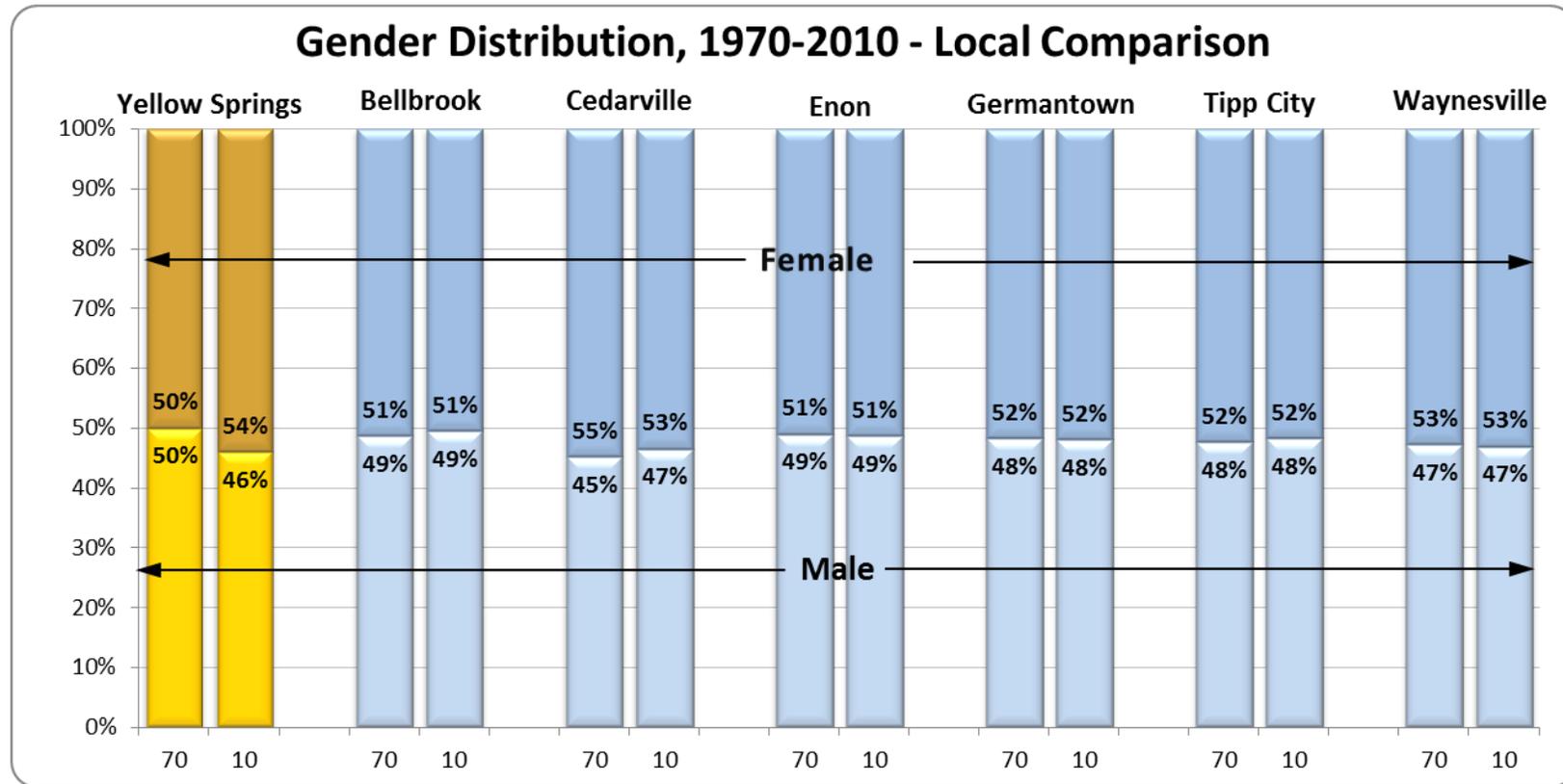
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
Under 25 years	24.7%	30.1%	75.7%	25.4%	34.3%	32.9%	32.2%
25 to 64 years	53.7%	57.0%	18.3%	53.7%	52.6%	52.1%	49.9%
65 years and over	21.6%	12.9%	6.0%	20.8%	13.1%	15.0%	17.9%

Median Age Comparison



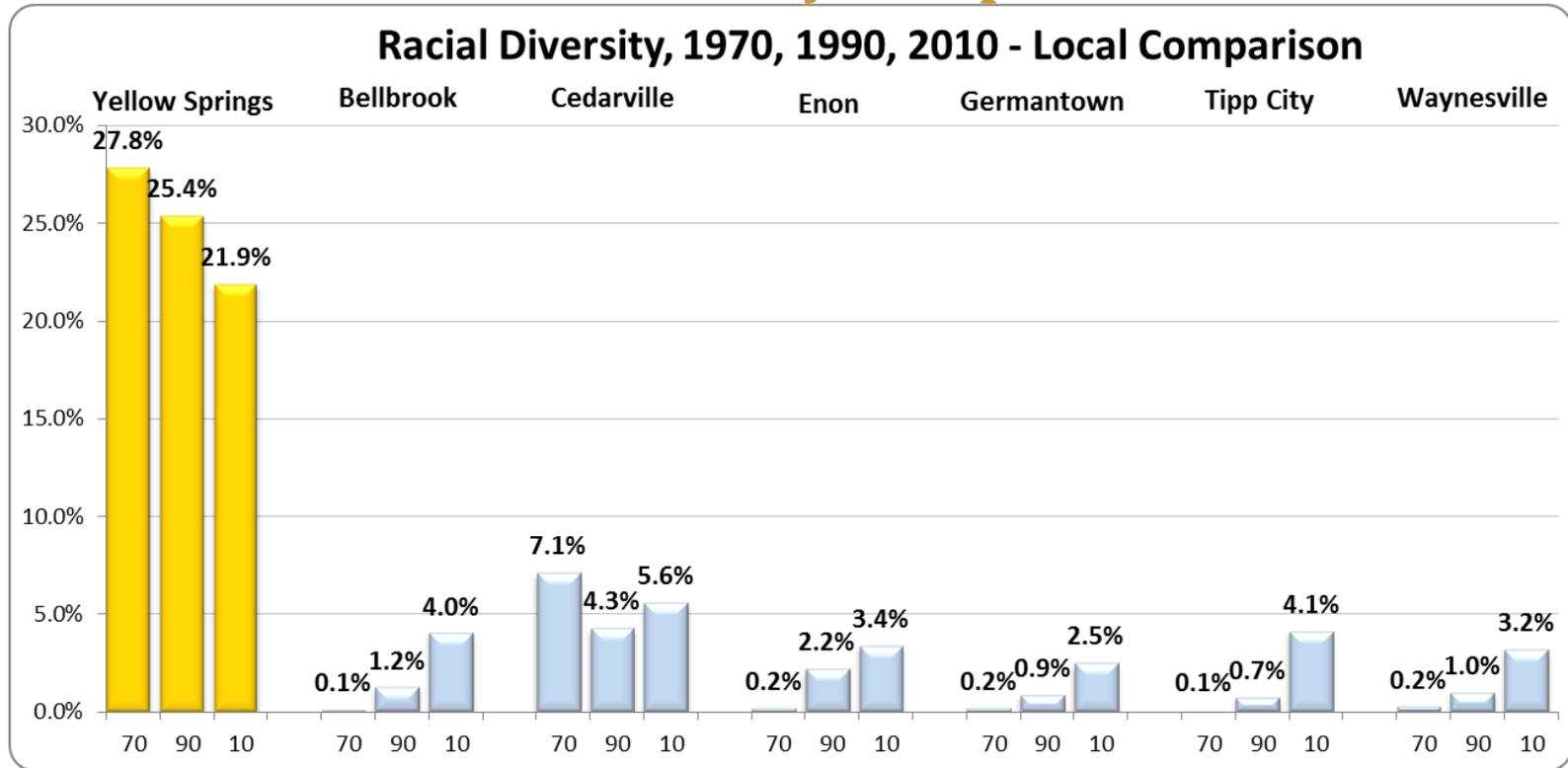
	1970	1980	1990	2000	2010
Yellow Springs		28.8	35.7	41.4	48.5
Bellbrook	23.9	28.9	33.2	37.3	42.5
Cedarville	22.0	30.5	21.1	20.8	21.0
Enon	28.2	31.4	38.4	44.5	48.1
Germantown		32.4	32.7	36.6	37.5
Tipp City		21.4	33.9	35.7	40.3
Waynesville	27.1	31.6	34.7	36.4	41.6

Gender Distribution Comparison



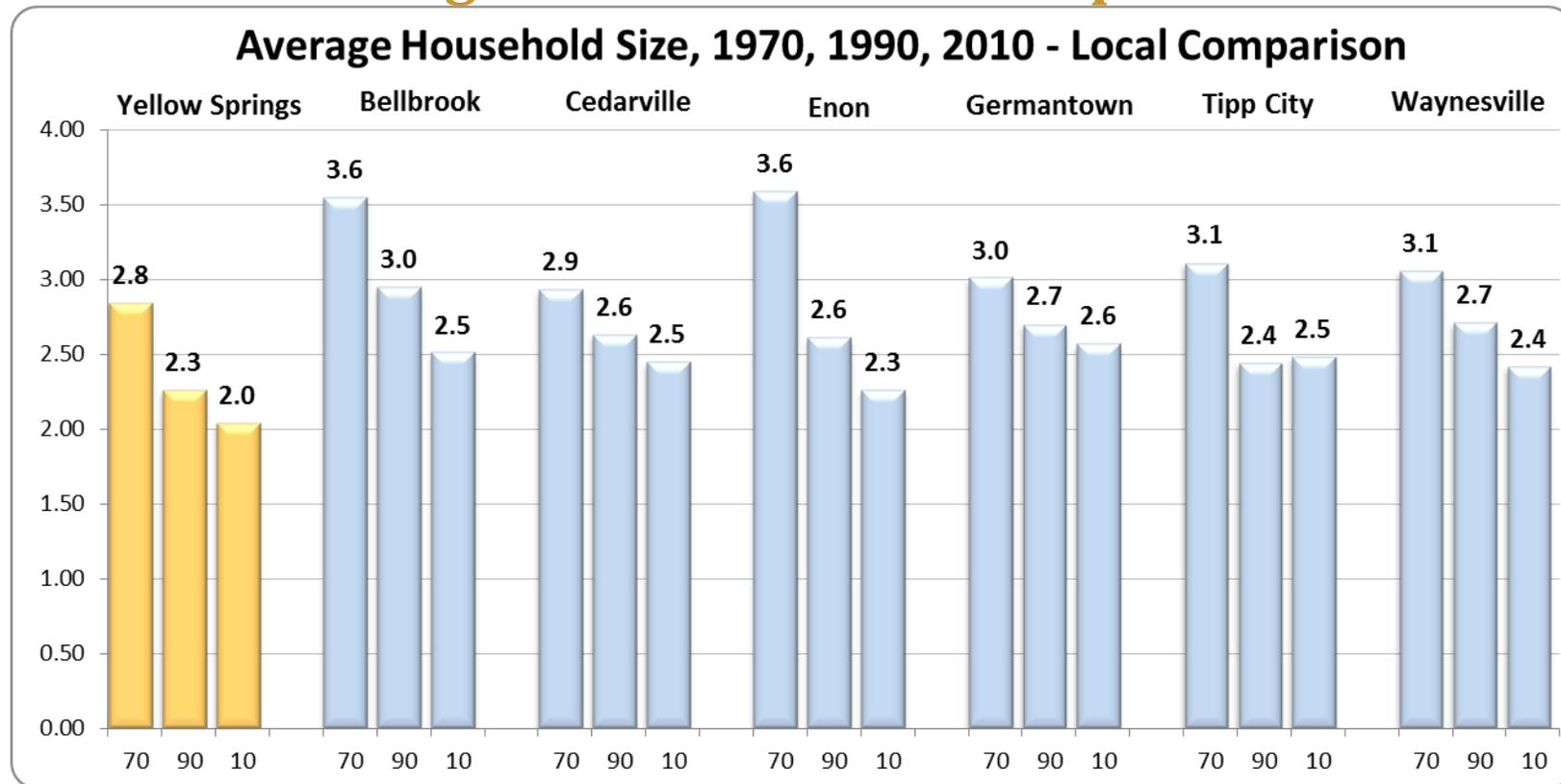
	Yellow Springs		Bellbrook		Cedarville		Enon		Germantown		Tipp City		Waynesville	
	1970	2010	1970	2010	1970	2010	1970	2010	1970	2010	1970	2010	1970	2010
Male	50.0%	46.0%	48.7%	49.4%	45.2%	46.5%	49.0%	48.7%	48.3%	48.0%	47.7%	48.2%	47.2%	46.9%
Female	50.0%	54.0%	51.3%	50.6%	54.8%	53.5%	51.0%	51.3%	51.7%	52.0%	52.3%	51.8%	52.8%	53.1%

Racial Diversity Comparison



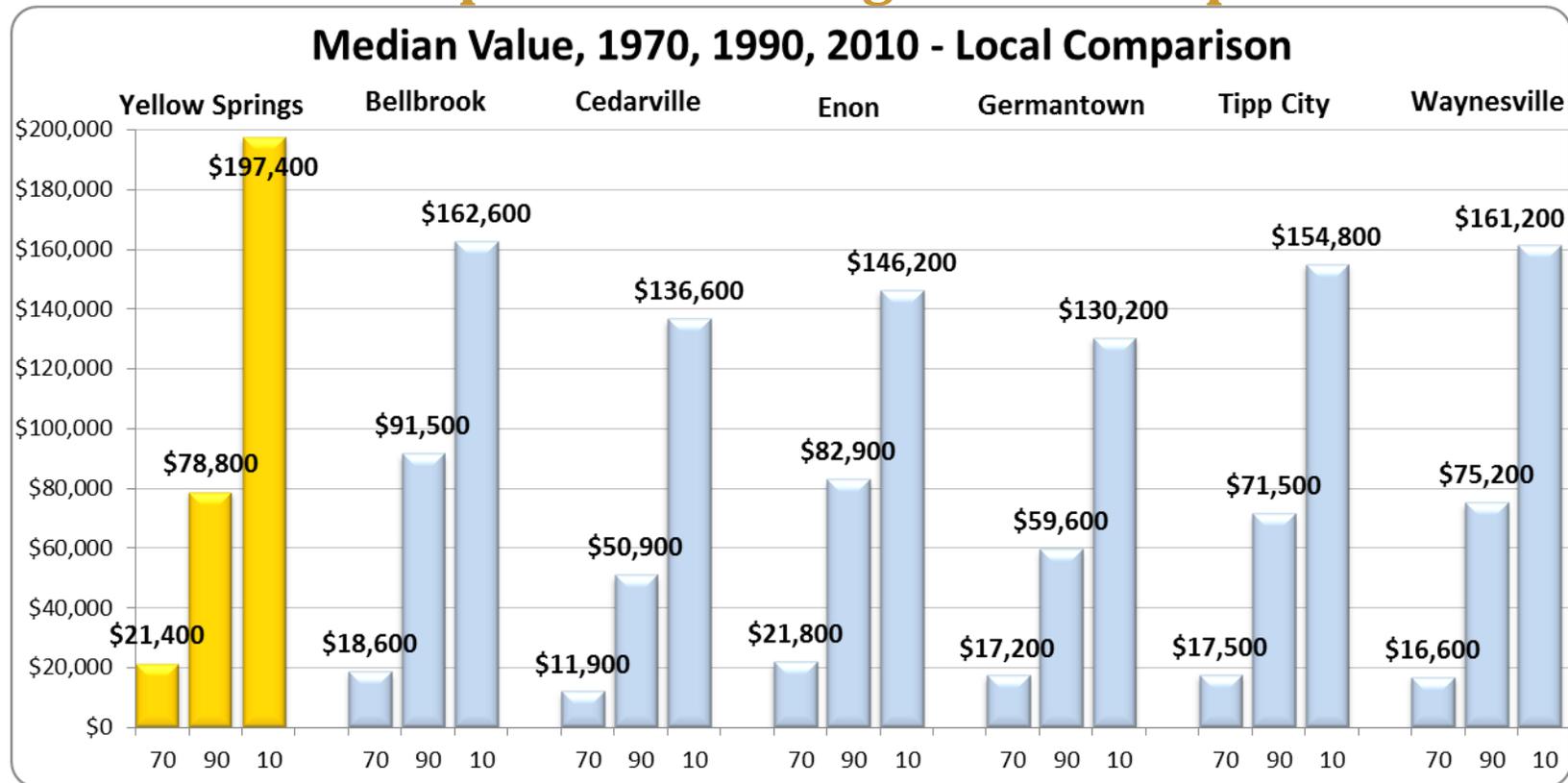
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	27.8%	0.1%	7.1%	0.2%	0.2%	0.1%	0.2%
1990	25.4%	1.2%	4.3%	2.2%	0.9%	0.7%	1.0%
2010	21.9%	4.0%	5.6%	3.4%	2.5%	4.1%	3.2%

Average Household Size Comparison



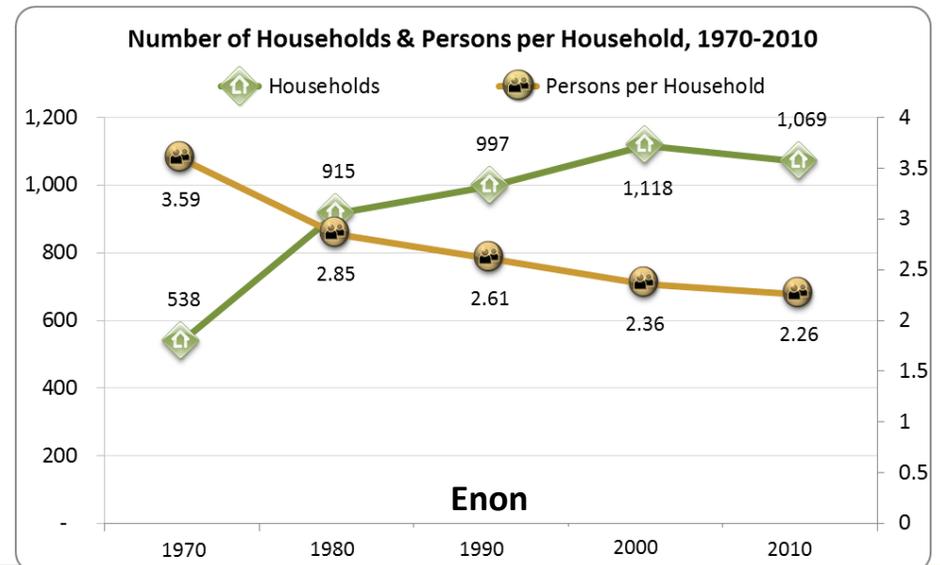
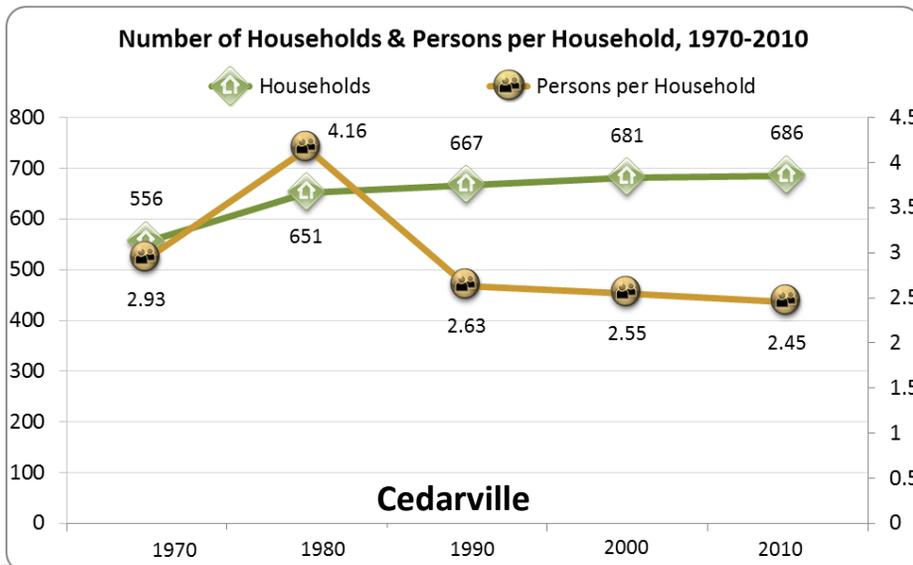
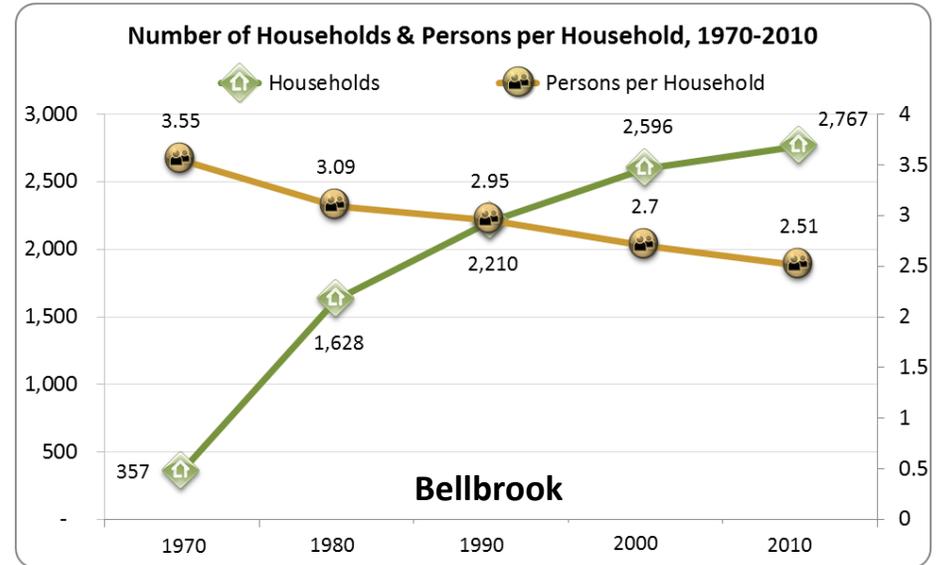
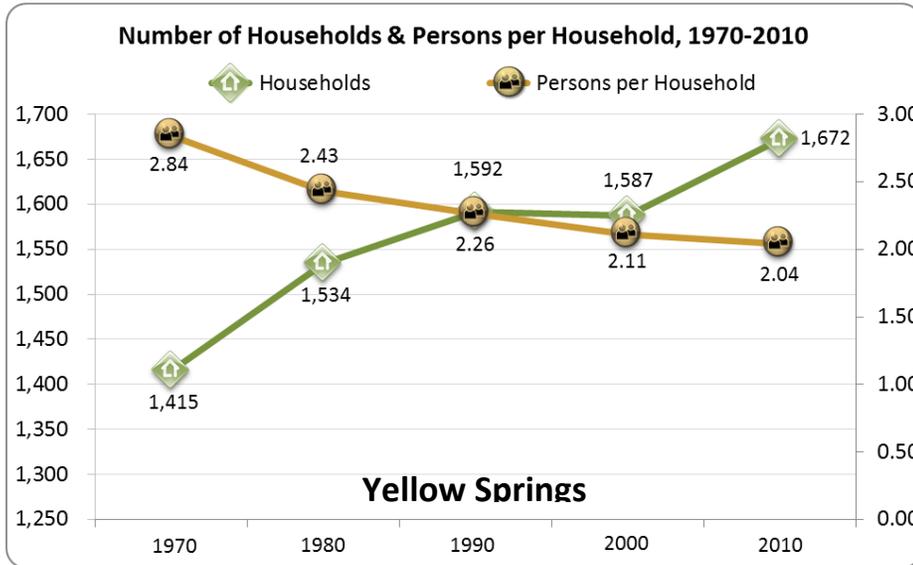
	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	2.84	3.55	2.93	3.59	3.01	3.11	3.06
1990	2.26	2.95	2.63	2.61	2.7	2.44	2.71
2010	2.04	2.51	2.45	2.26	2.57	2.48	2.42

Median Reported Housing Value Comparison

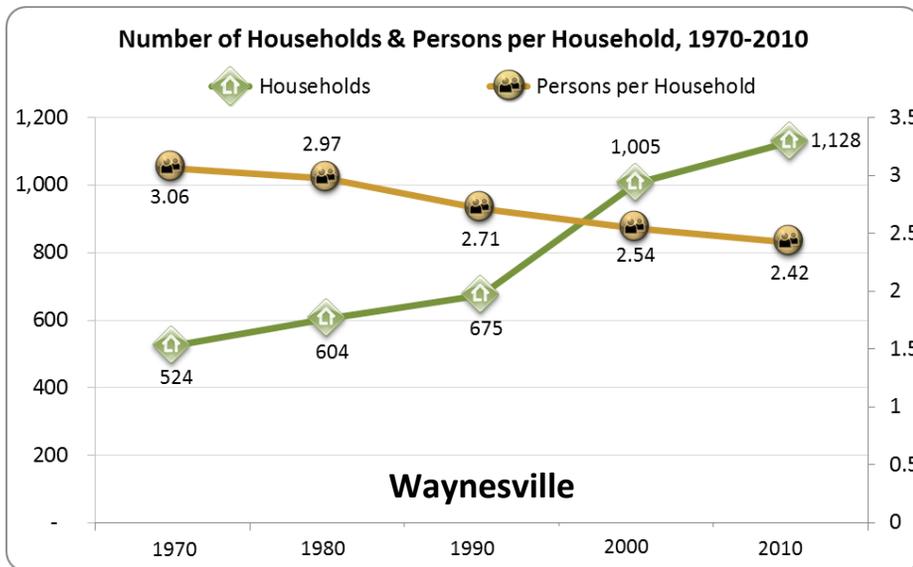
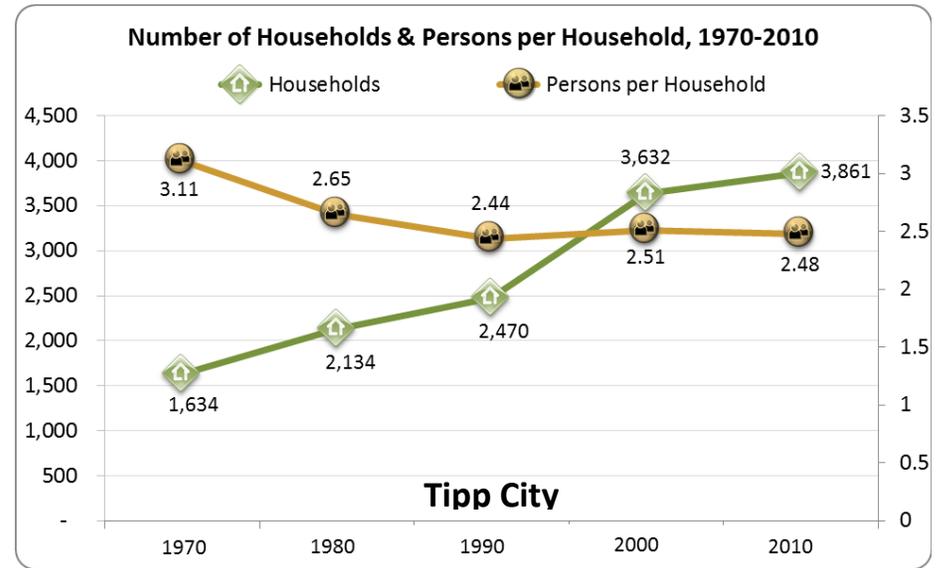
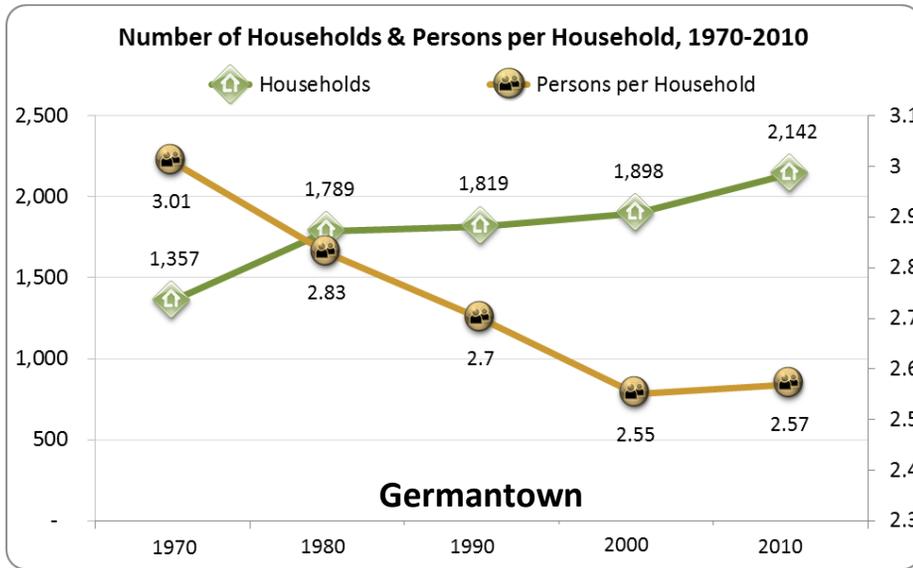


	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
1970	\$21,400	\$18,600	\$11,900	\$21,800	\$17,200	\$17,500	\$16,600
1990	\$78,800	\$91,500	\$50,900	\$82,900	\$59,600	\$71,500	\$75,200
2010	\$197,400	\$162,600	\$136,600	\$146,200	\$130,200	\$154,800	\$161,200

Change in Households in Yellow Springs



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Detailed data regarding household size and number of households can be found in Appendix A.

Appendix A: Tabulated Data from Original Sources

INTRODUCTION AND GOAL

The purpose of this Appendix is to provide more detailed information for the interested reader. While graphs serve the purpose of conveying the gist of the information, some readers prefer to have the detail. Furthermore, it is the hope of the sponsors of this study that other groups and individuals may use the information to craft either public policy or private initiatives to address perceived questions or issues. Further research may use the data from this report as a foundation, and therefore, precision may be important.

PROCEDURE

Data collection procedures have been described in the section divider pages throughout this report. The Appendix does not repeat these procedures; however, brief footnotes are presented below each table to highlight important points to recall as the reader studies the information. Sources for data are also presented beneath each table. In some cases, the tables in the Appendix present more information than was possible to include in chart form. For example, the age of citizens in Yellow Springs, Ohio, and the U.S. is presented as a median age in the chart; however, the table present age in seven categories. The tables are presented in the same order that variables were presented in the body of the report as follows.

Comparing Yellow Springs to Ohio and the US: 1970-2000

Table 1: Occupation

Table 2: Income

Table 3: Poverty

Table 4: Education

Table 5: Age

Table 6: Gender

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Table 7: Racial Diversity

Table 8: Household Size

Table 9: Housing Value

Comparing Yellow Springs to Neighboring Communities

Table 10: Housing Costs

Monthly Rental Payment

Monthly Mortgage Payment

Median Housing Value

Utilities

Water and Sewer Rates

Solid Waste Collection

Electric Utility Rates

Table 11: Taxes

Property

Income

Sales

Table 12: Services

Personal Services

Maintenance and Repair Services

Health Services

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Table 1: Occupation

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Workers 16 Years and Over	3,635	1,848	1,221	2,565	4,606	1,469	1,723
Percent Employed	54.3%	65.7%	50.0%	58.1%	64.5%	61.3%	66.4%
OCCUPATION							
Management, professional, and related occupations	1,607	535	477	901	1,844	429	928
Service occupations	503	708	165	443	368	300	208
Sales and office occupations	979	383	290	687	1,209	414	366
Farming, fishing, and forestry occupations	-	7	-	-	19	-	22
Construction, extraction, and maintenance occupations	303	84	124	203	319	143	64
Production, transportation, and material moving occupations	243	131	165	331	847	183	135

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Workers 16 Years and Over	3,889	1,887	1,446	2,309	4,886	1,317	1,917
Percent Employed	61.5%	72.1%	54.3%	65.7%	62.5%	70.4%	64.8%
OCCUPATION							
Management, professional, and related occupations	857	252	210	379	784	237	1,155
Service occupations	211	340	63	176	362	111	239
Sales and office occupations	1,136	546	477	568	1,373	294	280
Farming, fishing, and forestry occupations	16	8	-	-	8	7	12
Construction, extraction, and maintenance occupations	208	73	129	252	305	120	72
Production, transportation, and material moving occupations	411	122	181	531	965	209	159

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Workers 16 Years and Over	3,409	1,366	1,298	2,387	3,044	937	2,189
Percent Employed	67.2%	70.8%	49.5%	62.0%	64.5%	65.4%	62.1%
OCCUPATION							
Management & Professional	1,316	355	447	504	669	215	1,295
Service	378	389	167	281	256	121	229
Technical, Sales, and Admin Support	1,168	303	384	799	1,058	288	427
Farming, Fishing, and Forestry	35	32	-	17	17	27	15
Production, Craft, & Repair	254	87	146	282	411	133	120
Operators, Fabricators, and Laborers	258	200	154	504	633	153	103

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Workers 16 Years and Over	2,539	1,075	1,221	2,133	2,574	703	2,118
Percent Employed	65.8%	67.8%	44.5%	61.4%	58.9%	61.0%	51.7%
OCCUPATION							
Management & Professional	739	342	451	410	462	160	1,014
Service	308	278	106	215	349	125	212
Technical, Sales, and Admin Support	764	186	383	603	784	193	526
Farming, Fishing, and Forestry	10	41	18	25	12	18	32
Production, Craft, & Repair	384	52	123	292	390	84	150
Operators, Fabricators, and Laborers	334	176	140	588	577	123	184

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Workers 16 Years and Over				1,617	2,178		2,015
Percent Employed				54.6%	62.5%		57.2%

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

Note: The 2000 Classification Systems for Occupation are not Comparable to the Classifications used in 1990 & earlier.

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Table 2: Income

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Households	2,767	686	1,069	2,142	3,861	1,128	1,672
Income							
Less than \$15,000	149	159	131	114	392	106	195
\$15,000 to \$49,999	780	399	429	804	1,469	528	462
\$50,000 +	1,716	243	578	1,148	2,231	488	867
Median Household Income	\$72,106	\$34,375	\$50,703	\$56,250	\$51,786	\$47,949	\$56,000
Per Capita Income	\$30,589	\$10,615	\$27,464	\$24,748	\$29,798	\$23,291	\$32,886

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Households	2,596	681	1,118	1,898	3,632	1,005	1,587
Income							
Less than \$15,000	113	108	61	157	419	117	155
\$15,000 to \$49,999	798	364	405	843	1,439	395	588
\$50,000 +	1,731	208	666	892	1,787	517	816
Median Household Income	\$62,794	\$37,200	\$58,966	\$47,179	\$48,675	\$50,202	\$51,984
Per Capita Income	\$26,183	\$9,499	\$29,537	\$23,287	\$24,118	\$24,539	\$27,062

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Households	2,210	667	997	1,819	2,470	675	1,592
Income							
Less than \$15,000	183	209	101	299	491	111	328
\$15,000 to \$49,999	1,018	350	471	1,173	1,552	420	791
\$50,000 +	963	108	395	355	438	155	455
Median Household Income	\$47,500	\$21,101	\$44,071	\$32,487	\$30,292	\$33,182	\$32,500
Per Capita Income	\$16,990	\$6,889	\$17,399	\$12,862	\$13,924	\$12,936	\$17,019

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Households	1,628	651	915	1,789	2,134	*	1,534
Income							
Less than \$15,000	258	393	211	628	895	260	661
\$15,000 to \$49,999	1,306	254	664	1,138	1,184	336	778
\$50,000 +	64	4	40	23	55	3	95
Median Household Income	\$25,419	\$11,658	\$24,806	\$20,103	\$17,376	\$16,353	\$18,485
Per Capita Income	\$8,594	\$4,058	\$8,922	\$7,381	\$7,429	\$6,004	\$8,497

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Households	357	556	538	1,357	1,634	524	1,415
Income							
Less than \$15,000	*	*	*	*	*	*	*
\$15,000 to \$49,999	*	*	*	*	*	*	*
\$50,000 +	*	*	*	*	*	*	*
Median Household Income	*	*	*	*	*	*	*
Per Capita Income				\$3,510	\$3,454		\$3,773

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

** Household Income categories for Ohio and the US for 1970 are not comparable to later decade categories.

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Table 3: Poverty

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Poverty Status in 2009	537	445	199	164	617	147	476
	7.7%	24.7%	7.8%	3.1%	6.4%	5.1%	15.1%

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Poverty Status in 1999	165	240	75	273	477	101	226
	2.3%	13.8%	2.8%	5.8%	5.2%	3.9%	7.0%

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Poverty Status in 1989	172	354	187	314	412	102	310
	2.6%	19.9%	7.0%	6.4%	6.8%	5.5%	8.6%

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Poverty Status in 1979	127	296	99	219	250	171	483
	2.5%	17.3%	3.8%	4.4%	4.5%	10.1%	13.0%

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Poverty Status in 1969	*	*	*	271	429	*	499
				6.6%	8.4%		12.1%

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

Note: Percentages of persons below poverty level are calculated from persons for whom poverty status is determined, which excludes inmates of institutions, members of the Armed Forces living in barracks, college students living in dormitories, and unrelated individuals under 14 years (such as foster children) in 1970 and under 15 years in 1980, 1990, and 2000.

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Table 4: Educational Attainment

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Population	6,943	4,019	2,415	5,547	9,689	2,834	3,487
Population 25 Years	4,556	1,081	1,912	3,436	6,371	1,814	2,530
EDUCATION							
Less than 16 years	2,811	670	1,354	2,759	4,345	1,304	1,088
16 years+ (BA/BS+)	1,750	411	556	677	2,032	510	1,445

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Population	7,009	3,828	2,638	4,884	9,221	2,558	3,761
Population 25 Years	4,653	934	1,924	3,184	5,924	1,780	2,520
EDUCATION							
Less than 16 years	2,765	571	1,402	2,588	4,551	1,376	1,035
16 years+ (BA/BS+)	1,888	363	522	596	1,373	404	1,485

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Population	6,511	3,210	2,605	4,916	6,027	1,949	3,973
Population 25 Years	4,151	958	1,733	3,123	3,953	1,308	2,558
EDUCATION							
Less than 16 years	2,935	656	1,352	2,691	3,436	1,090	1,004
16 years+ (BA/BS+)	1,216	302	381	432	517	218	1,554

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Population	5,174	5,595	1,796	2,799	2,597	5,015	4,077
Population 25 Years	3,077	933	1,551	2,863	3,341	1,110	2,333
EDUCATION							
Less than 16 years	2,482	666	1,188	2,643	2,987	947	1,219
16 years+ (BA/BS+)	595	267	363	220	354	163	1,114

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Population	1,268	2,342	1,929	4,088	5,090	1,638	4,624
Population 25 Years	615	833	1,026	2,212	2,740	870	2,153
EDUCATION							
Less than 16 years	*	*	*	2,078	2,474	*	1,235
16 years+ (BA/BS+)	*	*	*	134	266	*	918

Sources: Minnesota Population Center. U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey
 Note: Educational attainment is calculated for Adults 25 Years and over.

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Table 5: Age

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Population	6,943	4,019	2,415	5,547	9,689	2,834	3,487
AGE							
Median Age	42.5	21	48.1	37.5	40.3	41.6	48.5
Under 5 years	380	100	89	351	517	175	137
5 to 24 years	1,709	2,941	525	1,554	2,674	738	725
25 to 44 years	1,657	338	457	1,501	2,338	661	717
45 to 54 years	1,318	203	405	759	1,542	437	524
55 to 59 years	532	101	211	353	619	169	352
60 to 64 years	450	94	225	305	546	146	280
65 years and over	897	242	503	724	1,453	508	752

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Population	7,009	3,828	2,638	4,884	9,221	2,558	3,761
AGE							
Median Age	37.3	20.8	44.5	36.6	35.7	36.4	41.4
Under 5 years	436	95	126	299	717	167	136
5 to 24 years	1,994	2,791	600	1,385	2,585	702	1,086
25 to 44 years	2,201	408	615	1,447	2,777	803	884
45 to 54 years	1,137	197	519	700	1,196	349	634
55 to 59 years	335	75	178	247	450	119	215
60 to 64 years	258	50	168	195	301	96	175
65 years and over	648	212	432	611	1,195	322	631

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Population	6,511	3,210	2,605	4,916	6,027	1,949	3,973
AGE							
Median Age	33.2	21.1	38.4	32.7	33.9	34.7	35.7
Under 5 years	592	134	127	360	397	148	193
5 to 24 years	1,768	2,087	726	1,433	1,677	525	1,211
25 to 44 years	2,412	513	795	1,662	1,969	622	1,232
45 to 54 years	754	132	390	537	640	173	441
55 to 59 years	268	72	170	190	267	71	193
60 to 64 years	242	80	122	191	260	87	205
65 years and over	475	192	275	543	817	323	498

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Population	5,174	5,595	1,796	2,799	2,597	5,015	4,077
AGE							
Median Age	30.5	31.4	32.4	21.4	31.6	28.8	28.9
Under 5 years	372	353	142	154	143	423	187
5 to 24 years	1,725	1,901	544	1,712	903	1,729	1,562
25 to 44 years	1,763	1,534	486	458	810	1,569	1,215
45 to 54 years	632	608	176	163	349	419	441
55 to 59 years	283	299	79	75	168	219	210
60 to 64 years	160	276	66	69	105	200	122
65 years and over	239	624	303	168	119	456	340

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Population	1,268	2,342	1,929	4,088	5,090	1,638	4,624
AGE							
Median Age	23.9	22.0	28.2	*	*	27.1	*
Under 5 years	113	148	117	391	424	150	286
5 to 24 years	540	1,361	786	1,491	1,926	618	2,255
25 to 44 years	331	376	495	1,041	1,282	409	1,056
45 to 54 years	143	159	328	444	603	156	453
55 to 59 years	39	75	66	180	226	74	153
60 to 64 years	31	63	58	159	177	58	109
65 years and over	71	160	79	382	452	173	312

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

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Table 6: Gender

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Population	6,943	4,019	2,415	5,547	9,689	2,834	3,487
GENDER							
Male	3,432	1,870	1,176	2,665	4,673	1,330	1,603
Female	3,511	2,149	1,239	2,882	5,016	1,504	1,884

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Population	7,009	3,828	2,638	4,884	9,221	2,558	3,761
GENDER							
Male	3,467	1,769	1,305	2,416	4,465	1,208	1,672
Female	3,542	2,059	1,333	2,468	4,756	1,350	2,089

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Population	6,511	3,210	2,605	4,916	6,027	1,949	3,973
GENDER							
Male	3,269	1,454	1,320	2,382	2,830	911	1,832
Female	3,242	1,756	1,285	2,534	3,197	1,038	2,141

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Population	5,174	5,595	1,796	2,799	2,597	5,015	4,077
GENDER							
Male	2,595	1,295	1,308	2,413	2,651	837	1,904
Female	2,579	1,504	1,289	2,602	2,944	959	2,173

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Population	1,268	2,342	1,929	4,088	5,090	1,638	4,624
GENDER							
Male	617	1,059	945	1,975	2,426	773	2,311
Female	651	1,283	984	2,113	2,664	865	2,313

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

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Table 7: Racial Diversity

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Population	6,943	4,019	2,415	5,547	9,689	2,834	3,487
White (alone)	6,665	3,795	2,334	5,410	9,291	2,744	2,725
People of Color	278	224	81	137	398	90	762
Black or African American (alone)	88	91	10	45	54	11	417
Two or more races	87	69	22	46	119	59	256
All Other	103	64	49	46	225	20	89

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Population	7,009	3,828	2,638	4,884	9,221	2,558	3,761
White (alone)	6,812	3,639	2,559	4,812	8,994	2,515	2,880
People of Color	197	189	79	72	227	43	881
Black or African American (alone)	55	76	15	18	23	2	563
Two or more races	42	54	33	30	64	29	216
All Other	100	59	31	24	140	12	102

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Population	6,511	3,210	2,605	4,916	6,027	1,949	3,973
White (alone)	6,431	3,073	2,548	4,874	5,984	1,930	2,965
People of Color	80	137	57	42	43	19	1,008
Black or African American (alone)	20	116	12	25	*	6	890
Two or more races	*	*	*	*	*	*	*
All Other	60	21	45	17	43	13	118

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Population	5,174	5,595	1,796	2,799	2,597	5,015	4,077
White (alone)	5,146	5,575	1,786	2,667	2,554	4,943	2,984
People of Color	28	20	10	132	43	72	1,093
Black or African American (alone)	1	-	8	116	6	49	955
Two or more races	*	*	*	*	*	*	*
All Other	27	20	2	16	37	23	138

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Population	1,268	2,342	1,929	4,088	5,090	1,638	4,624
White (alone)	1,267	2,176	1,926	4,081	5,086	1,634	3,337
People of Color	1	166	3	7	4	4	1,287
Black or African American (alone)	-	160	-	2	1	1	1,213
Two or more races	*	*	*	*	*	*	*
All Other	1	6	3	5	3	3	74

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011. U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

* Not Applicable

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Table 8: Household Size

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Population	6,943	4,019	2,415	5,547	9,689	2,834	3,487
GROUP QUARTERS	-	2,337	-	38	107	102	71
Institutionalized	-	-	-	38	99	94	66
HOUSEHOLDS							
Total Households	2,767	686	1,069	2,142	3,861	1,128	1,672
Average household size	2.51	2.45	2.26	2.57	2.48	2.42	2.04

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Population	7,009	3,828	2,638	4,884	9,221	2,558	3,761
GROUP QUARTERS	-	2,091	-	41	107	10	409
Institutionalized	-	-	-	41	95	-	71
HOUSEHOLDS							
Total Households	2,596	681	1,118	1,898	3,632	1,005	1,587
Average household size	2.7	2.55	2.36	2.55	2.51	2.54	2.11

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Population	6,511	3,210	2,605	4,916	6,027	1,949	3,973
GROUP QUARTERS	-	1,458	-	-	-	119	373
Institutionalized	-	-	-	-	-	110	65
HOUSEHOLDS							
Total Households	2,210	667	997	1,819	2,470	675	1,592
Average household size	2.95	2.63	2.61	2.70	2.44	2.71	2.26

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Population	5,174	5,595	1,796	2,799	2,597	5,015	4,077
GROUP QUARTERS	4	13	122	1,048	-	-	343
Institutionalized	4	13	94	-	-	-	8
HOUSEHOLDS							
Total Households	1,628	651	915	1,789	2,134	604	1,534
Average household size ¹	3.09	4.16	2.85	2.83	2.65	2.97	2.65
¹ Calculated							

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Population	1,268	2,342	1,929	4,088	5,090	1,638	4,624
GROUP QUARTERS	*	713	*	*	13	35	609
Institutionalized	-	-	-	-	-	15	-
HOUSEHOLDS							
Total Households	357	556	538	1,357	1,634	524	1,415
Average household size	3.55	2.93	3.59	3.01	3.11	3.06	2.84

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

Note: Institutionalized population is only comparable from 1990 to 2000.

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Table 9: Housing Value

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Total Housing Units	2,914	759	1,120	2,328	4,194	1,196	1,805
OCCUPIED							
Owner-Occupied	2,259	346	818	1,588	2,674	710	1,074
Renter-Occupied	508	340	251	554	1,187	418	598
Total Vacant Housing Units	147	73	51	186	333	68	133
Seasonal/Migratory	23	2	5	4	12	5	19

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Total Housing Units	2,689	722	1,157	1,994	3,799	1,037	1,676
OCCUPIED							
Owner-Occupied	2,145	371	892	1,411	2,401	697	1,005
Renter-Occupied	451	310	226	487	1,231	308	582
Total Vacant Housing Units	93	41	39	96	167	32	89
Seasonal/Migratory	6	3	6	9	9	1	10

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Total Housing Units	2,254	693	1,033	1,884	2,642	691	1,641
OCCUPIED							
Owner-Occupied	2,013	341	784	1,366	1,539	457	966
Renter-Occupied	197	326	213	453	931	218	626
Total Vacant Housing Units	44	26	36	65	172	16	49
Seasonal/Migratory	3	4	5	1	5	-	2

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Total Housing Units	1,725	2,205	635	712	933	1,850	1,604
OCCUPIED							
Owner-Occupied	1,553	1,465	405	390	710	1,329	882
Renter-Occupied	124	645	199	282	201	444	657
Total Vacant Housing Units	48	93	31	40	20	75	65
Occasional Use	3	-	1	1	3	2	3

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Total Housing Units	373	579	546	1,404	1,706	546	1,472
OCCUPIED							
Owner-Occupied	293	339	456	975	1,140	314	799
Renter-Occupied	64	217	82	382	494	210	616
Total Vacant Housing Units	16	23	8	47	72	22	57
Seasonal/Migratory	6	-	-	-	-	-	-

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.
 U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey

2012 Yellow Springs Cost of Living Report – Comparable Communities Historical Census Annex

Table 10: Housing Costs

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2010	2010	2010	2010	2010	2010	2010
Housing							
Renter-occupied, median monthly rent	\$889	\$518	\$531	\$592	\$679	\$808	\$715
Mortgage, median monthly payment	\$1,463	\$1,153	\$1,153	\$1,366	\$1,391	\$1,465	\$1,477
Median Housing Value	\$162,600	\$136,600	\$146,200	\$130,200	\$154,800	\$161,200	\$197,400

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	2000	2000	2000	2000	2000	2000	2000
Housing							
Renter-occupied, median monthly rent	\$524	\$347	\$396	\$383	\$429	\$402	\$376
Mortgage, median monthly payment	\$831	\$475	\$732	\$556	\$526	\$634	\$710
Median Housing Value	\$90,100	\$51,500	\$81,300	\$59,900	\$70,800	\$76,400	\$76,500

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1990	1990	1990	1990	1990	1990	1990
Housing							
Renter-occupied, median monthly rent	\$419	\$240	\$314	\$286	\$352	\$307	\$322
Mortgage, median monthly payment	\$831	\$475	\$732	\$556	\$526	\$634	\$710
Median Housing Value	\$91,500	\$50,900	\$82,900	\$59,600	\$71,500	\$75,200	\$78,800

NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1980	1980	1980	1980	1980	1980	1980
Housing							
Renter-occupied, median monthly rent	\$187	\$171	\$166	\$145	\$184	\$156	\$175
Mortgage, median monthly payment	\$362	\$299	\$418	\$332	\$322	\$352	\$320
Median Housing Value	\$59,700	\$46,500	\$49,400	\$35,000	\$62,700	\$42,300	\$51,400

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NAME	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville	Yellow Springs
YEAR	1970	1970	1970	1970	1970	1970	1970
Housing							
Renter-occupied, median monthly rent	\$105	\$78	\$95	\$75	\$89	\$79	\$112
Mortgage, median monthly payment	*	*	*	*	*	*	*
Median Housing Value	\$18,600	\$11,900	\$21,800	\$17,200	\$17,500	\$16,600	\$21,400

Sources: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

U.S. Census Bureau, 1980, 1990, 2000, 2010 Decennial Census &, 2006-2010 American Community Survey