



Memo *Preliminary*

To: Ms. Rebecca Benna'

From: Woolpert, Inc.

Date: April 4, 2005

Subject: City of Miamisburg Parks Demographic Analysis

DEMOGRAPHIC OVERVIEW

Miamisburg has experienced some of the strongest growth in the region within past decades. Growth is expected to continue well into the future, to the south and west of the City. Miamisburg is a City with a growing population of approximately 20,000. The age and gender distributions generally following national and regional trends, racial make-up of the community is becoming more diverse with four percent of the population being non-caucasian, while the household size and income are above the regional averages. The economic forecast is promising, with the re-developments of the downtown, the Mound Advanced Technology Center (MATC), and new business/light industrial development along the I-75 corridor.

Review of the population breakdowns and projections for this plan's timeframe (through 2025) will influence the following aspects of the master plan:

- Recommendations for program development
- Size and type of recreation and park facilities
- Distribution of resources throughout the City

Population

Historically, the rate of population growth in Miamisburg has varied. In the 1950s, the City's growth rate exceeded 56 percent. This rapid growth continued through the next decade with a growth rate of 49.6 percent during the 1960s. Population growth continued in the 1970s however, the growth rate slowed to 3.4 percent. The growth rate increased during the 1980s to 16.5 percent, and slowed slightly during the 1990s to 9.3 percent.

The growth rate trends of Miamisburg mirrored the growth rates of Montgomery County during the 1950s and 1960s. Montgomery County's population reached its peak during the 1970s and has declined since, at a rate of -7.7 percent since that time. Despite the population loss in

Montgomery County during the last three decades, Miamisburg has continued to experience population growth at healthy rates. This indicates that Miamisburg is an attractive place for people to live.

The population of Miamisburg is evenly distributed throughout the City, with Ward three having the lowest population. Miamisburg is broken down into four Wards, Ward One, Ward Two, Ward Three, and Ward Four. The populations of each ward for the year 2000 are listed in Table X.

Ward One and Ward Two lost population during the 1990s, while Ward Three experienced a marginal increase. Ward Four on the other hand, experienced tremendous growth during the 1990s. This indicates that the eastern side of the City (Wards Three and Four) are the most desirable portions of Miamisburg for residents to live, while the western side of the City (Wards One and Two) are the least desirable. Growth pressures will most likely come from the lands south of Ward Four.

Table X Population Estimates and Projections										
	1950	1960	1970	1980	1990	2000	% Change	2005	2010	2015
City of Miamisburg	6,329	9,893	14,797	15,304	17,834	19,489	9.3%	?	24,109	?
Ward One	?	?	?	?	5,359	5,181	-3.3%	?	?	?
Ward Two	?	?	?	?	5,257	5,003	-4.8%	?	?	?
Ward Three	?	?	?	?	4,191	4,325	3.2%	?	?	?
Ward Four					2,886	4,980	72.6%			

Source: U.S. Census Bureau 2000

Age and Gender

Because different age groups have different needs, the age distribution of City residents is an important element to consider when planning for services and amenities. Additional trends related to the aging population are evident. One trend is that longevity rates are not equal for men and women- women tend to live longer and have a lower mortality rate than men. The 2000 Census indicates that gender distributions in Miamisburg and Montgomery County were consistent with national trends. Both the City and County reported population distributions as approximately 52 percent female, and 48 percent male. The ratio of female to male residents from the age range of 0 to 64 is very consistent, with 43 percent of this population being female, and 42 percent being male. However, from the age of 65, the percentage of females increases to 62 percent, while the percent of males decreases to 38 percent. In Montgomery County, females account for 60 percent and males account for 40 percent of the senior population that is 65 years and older. This gender distribution trend is anticipated to continue into the future.

To identify concentrations of elderly and youth within the City, specific age breakdowns were analyzed. For this Parks and Recreation Master Plan, the ages of citizens are further refined to allow analysis of youth, teens, and seniors. Utilizing Census data for 2000, youth are ages 0 to 9, teens are 10 to 19, and seniors are 65 and older.

In the year 2000, there were more males in both the youth and teen categories throughout the City. However, for the senior category, the trend reverses- there are significantly more senior females than senior males throughout the City.

Table X Age/Gender Summary for the Year 2000			
	Year 0-9	Years 10-19	Years 65+
City of Miamisburg	2,810	2,690	2,981
Female	1,386	1,279	1,840
Male	1,424	1,411	1,141

Wards

Ward One Female	?	?	?
Ward One Male	?	?	?
Ward Two Female	?	?	?
Ward Two Male	?	?	?
Ward Three Female	?	?	?
Ward Three Male	?	?	?
Ward Four Female	?	?	?
Ward Four Male	?	?	?

Source: U.S. Census Bureau 2000

Race

The City and County's population is becoming more ethnically and racially diverse. This trend was expected as African/American and Hispanic populations grow at a slightly more rapid pace than the Caucasian population because of higher birth and immigration rates. This is consistent with national trends. Table X breaks down the racial makeup of the population for Miamisburg.

In 1990, 98 percent of the City's population was Caucasian. The second largest minority group was the African/American population at .7 percent. The Hispanic population was not calculated in the 1990 Census for Miamisburg. The Asian population in Miamisburg was very close to the African American population, with .7 percent of the total population. Montgomery County had a Caucasian population at 80 percent, an African/American population at 18 percent, and a Hispanic population at .8 percent.

By the year 2000, the population of Caucasians in Miamisburg was at 96 percent, while the African/American population grew to 1.5 percent of the population. The Hispanic population is at .8 percent of the population, while the Asian population remained constants at .7 percent. Montgomery County's Caucasian population was at 77 percent, while the County's African/American population was at 20 percent. Hispanic populations were at 1.3 percent. Although Asian and other ethnic populations increased in the 1990s, the total population is still a very small percentage of the overall populations in Montgomery County.

Table X Summary of Race in the City of Miamisburg, 1990-2000			
	1990	2000	Percent Change
City of Miamisburg	17,834	19,489	9.3%
Caucasian	17,521	18,699	6.7%
African/American	142	310	118.3%
Hispanic	NA	165	NA
Other	21	60	185.7%
Asian	131	143	9.2%
Native American	19	26	36.8%
Two or more Races	NA	86	NA

Source: U.S. Census Bureau 2000

Households/ Household Income

There were a total of 7,905 housing units in Miamisburg in 2000. Most of the housing units were occupied, with 72 percent of the housing units being owner occupied. Table X summarizes housing data in Miamisburg.

In 1990, there were a total of 6,636 households in Miamisburg. By 2000, the number of households increased to 7,449. The total number of households grew 12 percent in Miamisburg from 1990 to 2000, while the number of households in Montgomery County increased by only 1.3 percent from 1990 to 2000. The average number of persons living in each household in Miamisburg remained constant at 2.62 persons per household, while the average number of persons living in each household in Montgomery County declined from 2.48 persons in 1990, to 2.37 persons in 2000.

Table X Housing Data for the Year 2000					
	Housing Units	Occupied	Vacant	Owner Occupied	Renter Occupied
City of Miamisburg	7,905	7,449	456	5,342	2,107

Source: U.S. Census Bureau 2000

Median household income increased in both Miamisburg and Montgomery County between 1990 and 2000. Median income increased to \$48,316 in Miamisburg, and \$40,156 in Montgomery County. Miamisburg had a higher increase in median income than the County, which is an indication of a prosperous community. Table X summarizes the median household income for the City, as well as the percentage of residents who live below the poverty line.

In 2000, there were 1,183 individuals living below the poverty line within Miamisburg. This represents 6.1 percent of the total population for whom poverty status is determined by the U.S. Census Bureau. There are a total of 5,580 families (two or more relatives living in one residential unit) living within Miamisburg. Of these families, 256 families, or 4.5 percent are living below the poverty line. 108 families or 42 percent of the families living below the poverty line are families where the mother is the head of the household, and there is no father.

Table X Housing Data			
	Number of Households	Median Household Income	Percent of residents with Income below Poverty Level
City of Miamisburg	7,449	\$ 48,316.00	6.1%

Source: U.S. Census Bureau 2000

Economic Overview

Miamisburg is home to the MATC, which has emerged as a successful technology and light-industrial business park. MATC was a former Department of Energy (DOE) nuclear weapons facility that has been cleaned up by the DOE and been redeveloped as a business park. Today, MATC is home to 19 businesses with 205 employees. In addition to the MATC, the area along the I-75 corridor is being developed as a business corridor.

In 2000, Miamisburg and Montgomery County generally followed national trends, with manufacturing, retail trade, education, health and services sectors providing a majority of jobs to people. The manufacturing, retail trade, education, health and social services sectors provide

approximately 54 percent of the jobs Miamisburg residents, while these sectors provide 51 percent of the jobs to Montgomery County residents. The professional, scientific and management sectors provide approximately 8.8 percent of the jobs to City residents, 10 percent of the jobs to County residents, and 9 percent of the jobs at the national level. Table X summarizes the breakdown of the City's employment sectors.

The City's unemployment rate was 4.9 percent in 2000, which is slightly lower than Montgomery County's unemployment rate of 5.3 percent. Attracting and retaining quality employees is a critical component of the region's economic development strategies. Although many factors affect a person's decision to relocate or to remain in a community, quality of life and recreation opportunities are important factors in their decision-making process.

Table X Employment Sectors		
Industry	Number of Workers	Percent Total
Total Population, 16 Year and Older In Labor Force	10,033	100.0%
Armed Forces	7	0.1%
Unemployed	496	4.9%
Total Number of Workers 16 Years and Older	9,530	95.0%
Agriculture, Forestry, Fishing/Hunting, Mining	0	0.0%
Construction	525	5.5%
Manufacturing	2,069	21.7%
Wholesale Trade	408	4.3%
Retail Trade	1,443	15.1%
Transportation and Warehousing, Utilities	274	2.9%
Information	289	3.0%
Finance, Insurance, Real Estate	556	5.8%
Professional, Scientific, Management	836	8.8%
Educational, Health, Social Services	1,637	17.2%
Arts, Entertainment, Recreation, Hospitality	575	6.0%
Other Services	492	5.2%
Public Administration	426	4.5%
Unemployment Rate		4.9%

Source: U.S. Census Bureau 2000