



DATA :: DRAFT INITIAL FINDINGS  
VILLAGE OF PERRY

## WEAKENING DEMOGRAPHICS

In 2000, nearly half (48%) of Perry's households were married-couple families; roughly one-fifth (21%) were married-couple families with children (Table 1). Over the course of the 2000s, these shares both dropped (to 41% and 14%, respectively); by 2012, less than half (48%) of all families with children were married-couple families, down from nearly two-thirds (62%) in 2000.

As married-couple families with children declined, the number and portion of female-headed families generally and female-headed families with children under 18 in particular, both rose: Among all

families with children, one-fourth (28%) were headed by single females in 2000 compared to 40% in 2012.

This decline is also reflected in the number of children enrolled in school (Table 2). Perry's population enrolled in school skewed more towards high school students between 2000 and 2012: high schoolers accounted for 27% of students in 2012 compared to just 23% in 2000. While the share of students in preschool and elementary school stayed fairly constant, the number of students at those levels declined – particularly among elementary schoolers. This could suggest that families in town are aging – the children in them getting older – and new Perry households are not including younger children to take their place.

	2000				2012				Change	
	#	% of HHolds	% of Families	% of Families with Children	#	% of HHolds	% of Families	% of Families with Children	#	%
Total households	1,560				1,446				-114	-7.3%
Family households (families)	1,051	67%			918	63%			-133	-12.7%
With own children under 18 years	516	33%	49%		417	29%	45%		-99	-19.2%
Married-couple family	750	48%	71%		586	41%	64%		-164	-21.9%
With own children under 18 years	321	21%	31%	62%	202	14%	22%	48%	-119	-37.1%
Male householder, no wife present, family	84	5%	8%		60	4%	7%		-24	-28.6%
With own children under 18 years	52	3%	5%	10%	49	3%	5%	12%	-3	-5.8%
Female householder, no husband present, family	217	14%	21%		272	19%	30%		55	25.3%
With own children under 18 years	143	9%	14%	28%	166	11%	18%	40%	23	16.1%
Nonfamily households	509	33%			528	37%			19	3.7%

	2000		2012		Change	
	#	% of Population 3+	#	% of Population 3+	#	%
Population 3 years and over enrolled in school	1,082		884		-198	-18.3%
Nursery School	113	10%	99	11%	-14	-12.4%
Elementary School (K-8)	536	50%	443	50%	-93	-17.4%
High School (grades 9-12)	245	23%	243	27%	-2	-0.08%
College or Graduate School	188	17%	99	11%	-89	-37%

Yet another sign that Perry is failing to attract young families is reflected in the decline of homeowners aged 35 to 44 (Graph 1). Between 2000 and 2010, the portion of owners in Perry aged 35 to 44 declined from 22% to 16%; at the same time, the percentage of owners aged 55 to 64 increased from 14% to 21%.

Also down was the percentage of owners with an outstanding mortgage: 64% of Perry owners had mortgages in 2000 compared to just 54% in 2012 (Table 3). This suggests that longer-term owners (who have now paid their mortgages in full) are increasingly outnumbering new owners (who are more likely to take out a mortgage when they purchase their homes).

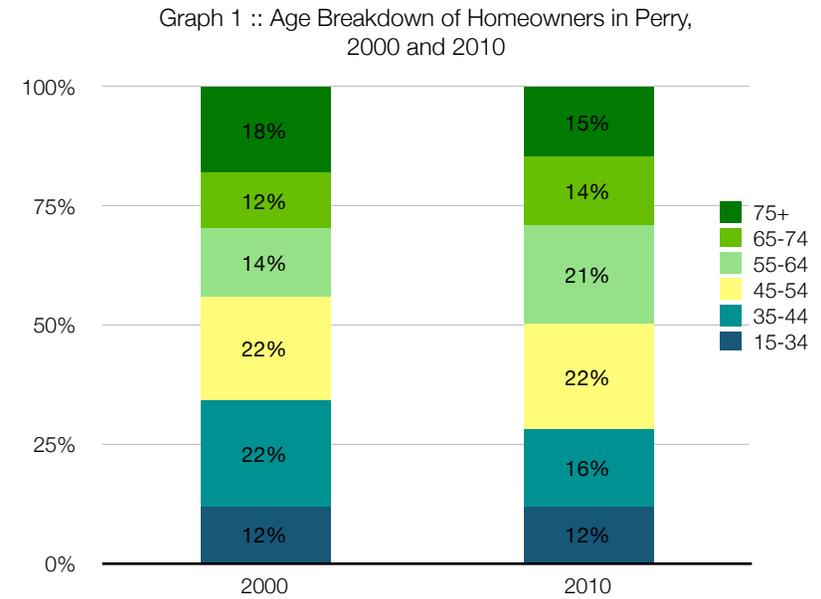


TABLE 3 :: MORTGAGE STATUS

	2000		2012		Change	
	#	%	#	%	#	%
Owner-occupied units	853		844		-9	-1%
Housing units with a mortgage	549	64%	454	54%	-95	-17%
Housing units without a mortgage	304	36%	390	46%	86	28%

In another trend, Perry adults (those 25-years-old and older) are becoming more educated – by 2012, a much smaller share of adults in town had less than a high school degree (14% vs. 20%) or just a high school degree (36% vs. 42%) than in 2000 (Table 4). The number of adults with at least a Bachelor’s degree declined, however, even as the number and portion of adults with “some college” or an Associates degree increased substantially.

At the same time, the median household income crept up in Perry between 2000 and 2012 – from nearly \$35,600 to over \$39,000 (Table 5). However, the number of households with incomes below \$25,000 fell the most dramatically during this time: while these households accounted for 37% of all households in 2000, they accounted for just 30% of all households by 2012. The portion of households “in the middle” (with incomes from \$25,000 to

\$74,999) stayed fairly constant, and the number and share of households with incomes over \$75,000 increased.

Among families, the median income rose from roughly \$41,000 in 2000 to nearly \$53,000 by 2012 (Table 6). The share of families with incomes below \$25,000 fell from 24% to 21%, yet the share of families “in the middle” (with incomes between \$35,000 and \$49,999) also fell – from 25% in 2000 to 16% in 2012. The number of higher-income families (those with incomes above \$75,000) more than doubled (from 100 to 233).

While the number and percentage of households and families with incomes greater than \$75,000 certainly rose in Perry between 2000 and 2012, Perry has less than its fair share of these households when compared to nearby towns (Graph 2).

TABLE 4 :: EDUCATIONAL ATTAINMENT

	2000		2012		Change	
	#	% of Population 25+	#	% of Population 25+	#	%
Less than High School	528	20%	318	14%	-210	-39.8%
High School	1,089	42%	808	36%	-281	-25.8%
Some College/Associate	645	25%	869	38%	224	34.7%
Bachelor's Degree or More	346	13%	272	12%	-74	-21.4%

TABLE 5 :: INCOME AND BENEFITS (ALL HOUSEHOLDS)

	2000		2012		Change	
	#	%	#	%	#	%
Total households	1,589		1,446		-143	-9%
Less than \$25,000	585	37%	436	30%	-149	-25%
\$25,000 to \$34,999	194	12%	184	13%	-10	-5%
\$35,000 to \$49,999	310	20%	252	17%	-58	-19%
\$50,000 to \$74,999	352	22%	329	23%	-23	-7%
\$75,000 to \$99,999	124	8%	131	9%	7	6%
\$100,000 to \$149,999	17	1%	87	6%	70	412%
\$150,000 to \$199,999	0	0%	9	1%	9	
\$200,000 or more	7	0%	18	1%	11	157%
Median household income (dollars)	\$35,596		\$39,167		\$3,571	10%

TABLE 6 :: INCOME AMONG (ALL FAMILIES)	2000		2012		Change	
	#	%	#	%	#	%
Total households	1,085		918		-167	-15%
Less than \$25,000	261	24%	196	21%	-65	-25%
\$25,000 to \$34,999	139	13%	109	12%	-30	-22%
\$35,000 to \$49,999	269	25%	144	16%	-125	-46%
\$50,000 to \$74,999	316	29%	236	26%	-80	-25%
\$75,000 to \$99,999	83	8%	131	14%	48	58%
\$100,000 to \$149,999	17	2%	75	8%	58	341%
\$150,000 to \$199,999	0	0%	9	1%	9	
\$200,000 or more	0	0%	18	2%	18	
Median household income (dollars)	\$41,090		\$52,903		\$11,813	29%

Income Breakdown in Genesee, Livingston, and Wyoming County Places with 500+ Owner Units, 2012

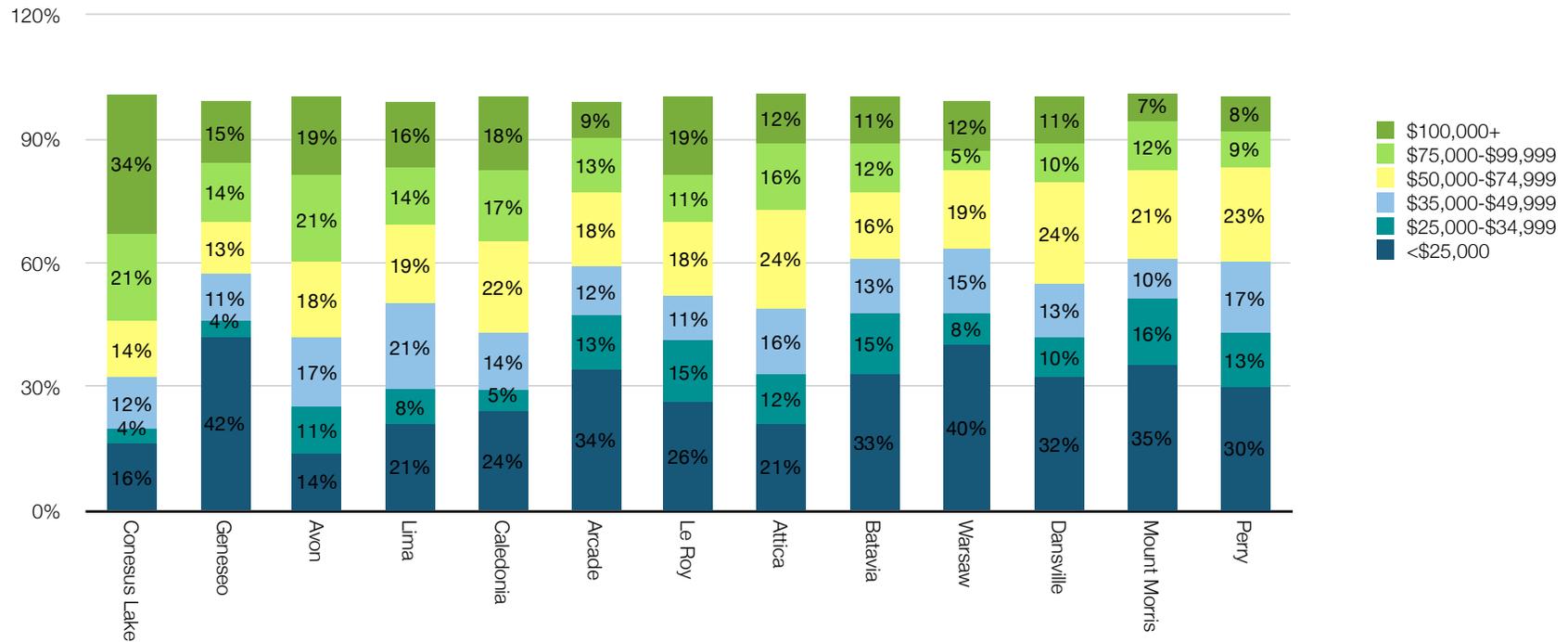


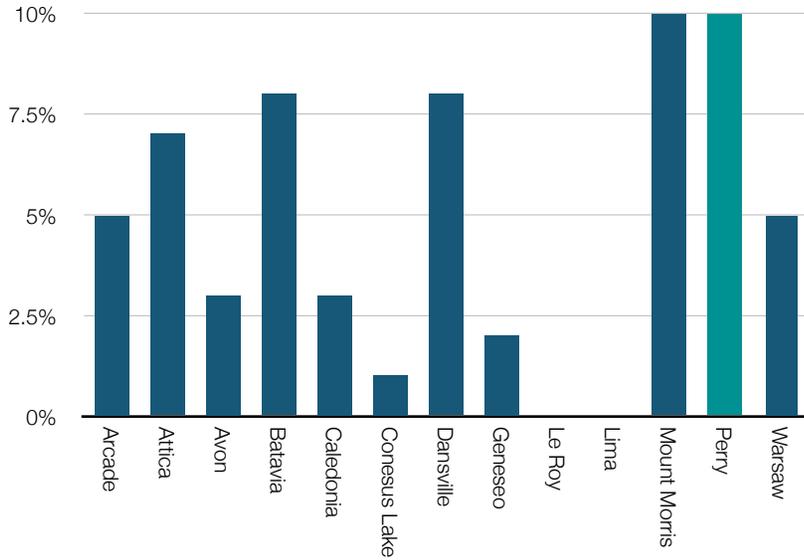
TABLE 7 :: INCOME AND BENEFITS	2000		2012		Change	
	#	%	#	%	#	%
With earnings	1,225	77%	1,014	70%	-211	-17%
Mean earnings (dollars)	\$39,471		\$46,362		\$6,891	17%
With Social Security	529	33%	476	33%	-53	-10%
Mean Social Security income (dollars)	\$11,171		\$19,310		\$8,139	73%
With retirement income	376	24%	376	26%	0	0%
Mean retirement income (dollars)	\$11,699		\$18,222		\$6,523	56%
With Supplemental Security Income	84	5%	127	9%	43	51%
Mean Supplemental Security Income (dollars)	\$7,039		\$7,817		\$778	11%
With Cash Public Assistance Income	62	4%	145	10%	83	134%
Mean Cash Public Assistance Income (dollars)	\$1,977		\$2,263		\$286	14%
With Food Stamp/SNAP Benefits in the Past 12 Months			219	15%		

TABLE 8 :: POVERTY	2000		2012		Change	
	#	%	#	%	#	%
All Families	1,085		918		-167	-15%
Families Below Poverty Level	70	6.5%	144	15.7%	74	106%
All People	3,883		3,507		-376	-10%
Population Below Poverty Level	337	8.7%	655	18.7%	318	94%

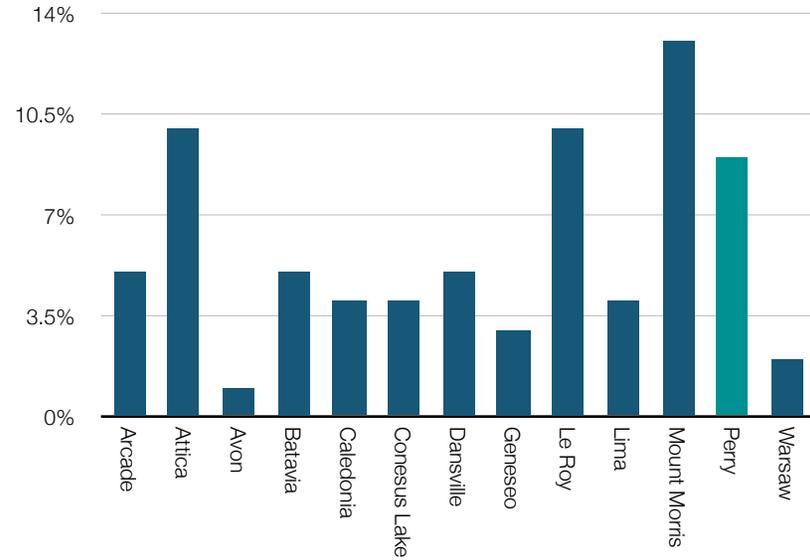
Despite these gains made in the percentage of households with incomes greater than \$75,000, the percentage of households with earnings fell (from 77% in 2000 to 70% in 2012) and the percentage of households receiving cash public assistance more than doubled (from 4% in 2000 to 10% in 2012) (Table 7). By 2012, 15% of Perry households received food stamps.

The number and percentage of families with incomes below the poverty level more than doubled – from 6.5% in 2000 to 15.7% by 2012 (Table 8). The same increases held for individuals: in 2000, 8.7% of Perry residents lived below the poverty level; this stood at 18.7% by 2012, closely approaching a level that is considered “high”(20%).

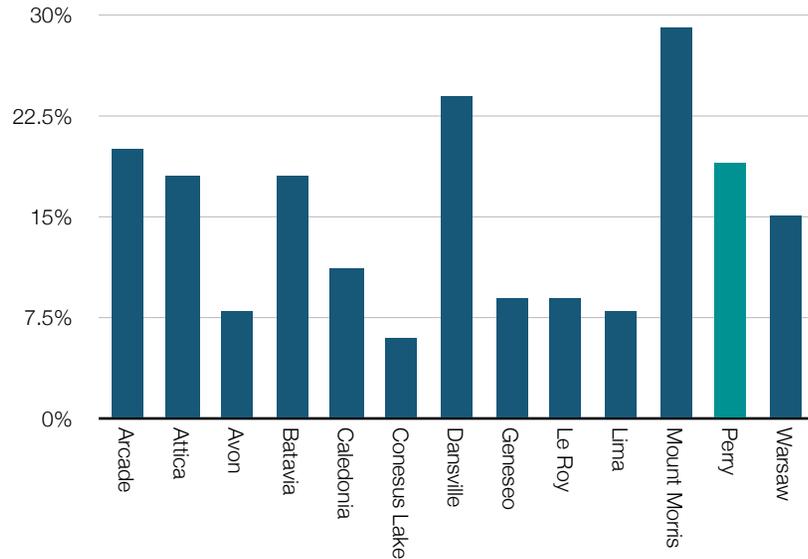
Graph 3 :: % of Households with Public Assistance Income, 2012



Graph 5 :: % of Households with Supplemental Security Income, 2012



Graph 4 :: % of Households with Public Assistance Income and/or SNAP Benefits, 2012



When compared to surrounding towns, Perry has one of the highest percentages of households receiving Public Assistance Income, SNAP benefits and Supplemental Security Income (Graphs 3, 4, and 5).

Behind Perry's stagnant incomes and increased reliance on public assistance is likely due to rising unemployment and a shifting economy. During the Great Recession of 2007/2008 and its aftermath, the unemployment rate in Perry increased from 9.4% in 2000 to 16.6% in 2012 – and the ranks of the unemployed increased by more than 100 even as the village's population at or over 16 declined by 330 (Table 9).

The industries in which local residents worked stayed fairly consistent between 2000 and 2012, with the notable exception being an increase in the number and share of residents working in education services and health care and social assistance jobs (Table 10).

TABLE 9 :: EMPLOYMENT STATUS	2000		2012		Change	
	#	% Population 16+	#	% Population 16+	#	%
Population 16 Years and Over	2,991		2,661		-330	
Civilian Labor Force	1,969	65.8%	1,755	66.0%	-214	-11%
Employed	1,784	59.6%	1,464	55.0%	-320	-18%
Unemployed	185	9.4%	291	16.6%	106	57%
Armed Forces	0	0%	13	0.5%	13	
Not in Labor Force	1,022	34.2%	893	33.6%	-129	-13%

TABLE 10 :: INDUSTRY	2000		2012		Change	
	#	%	#	%	#	%
Civilian employed population 16 years and over	1,784	0	1,464	0	-320	-18%
Agriculture, forestry, fishing and hunting, and mining	62	3%	60	4%	-2	-3%
Construction	130	7%	146	10%	16	12%
Manufacturing	316	18%	247	17%	-69	-22%
Wholesale trade	62	3%	46	3%	-16	-26%
Retail trade	286	16%	187	13%	-99	-35%
Transportation and warehousing, and utilities	95	5%	59	4%	-36	-38%
Information	27	2%	10	1%	-17	-63%
Finance and insurance, and real estate and rental and leasing	71	4%	11	1%	-60	-85%
Professional, scientific, and management, and administrative and waste management services	106	6%	127	9%	21	20%
Educational services, and health care and social assistance	283	16%	375	26%	92	33%
Arts, entertainment, and recreation, and accommodation and food services	118	7%	113	8%	-5	-4%
Other Services, Except Public Administration	120	7%	47	3%	-73	-61%
Public Administration	108	6%	36	2%	-72	-67%

## PERRY'S HOUSING MARKET

American Community Survey 5-Year Estimates (2008-2012) suggest that there are fewer housing units overall in Perry today than there were in 2000 (Table 11). And the make-up of the housing stock has also shifted: single-family detached units are down from 62% of all units in 2000 to 55% in

2012; units in multifamily buildings with 3 or 4 units per structure are up from 8% to 17%. Such rise in multifamily construction often accompanies weakening demand for single-family units. This is supported by the fact that homeownership rates also declined: from 65% in 2000 to 58% in 2012 (Table 12).

TABLE 11 :: UNITS IN STRUCTURE	2000		2012		Change	
	#	%	#	%	#	%
Total housing units	1,776		1,654		-122	-7%
1-unit, detached	1,109	62%	917	55%	-192	-17%
1-unit, attached	17	1%	12	1%	-5	-29%
2 units	328	18%	312	19%	-16	-5%
3 or 4 units	146	8%	282	17%	136	93%
5 to 9 units	46	3%	34	2%	-12	-26%
10 to 19 units	0	0%	43	3%	43	
20 or more units	50	3%	11	1%	-39	-78%
Mobile home	37	2%	43	3%	6	16%
Boat, RV, van, etc.	43	2%	0	0%	-43	-100%
Total housing units	1,776		1,654		-122	-7%

TABLE 12 :: HOUSING TENURE	2000		2012		Change	
	#	%	#	%	#	%
Occupied housing units	1,551		1,446		-105	-7%
Owner-occupied	1,005	65%	844	58%	-161	-16%
Renter-occupied	546	35%	602	42%	56	10%

When compared to homeownership rates in surrounding towns, Perry homeownership rate is below average, approximately 62% (Graph 6).

House values rose slightly even as these homeownership rates (and the number of owners) declined (Table 13). By 2012, 23% of Perry's owner-occupied units were valued at or above \$100,000, up from just 7% in 2000. And the median value in the village increased from roughly \$61,000 to \$75,600.

When compared to surrounding towns, Perry's has the smallest percentage of homes valued above \$100,000.

Graph 6 :: Homeownership Rate, 2012

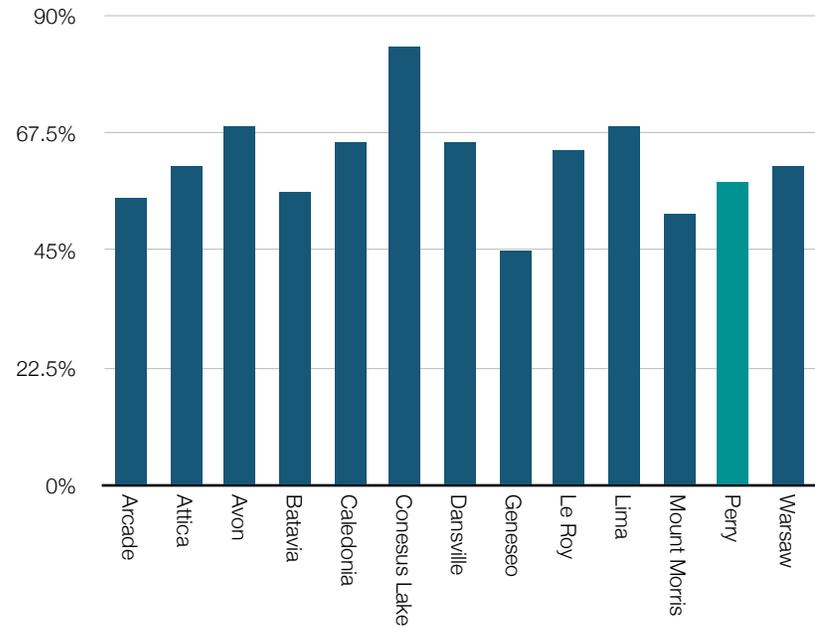


TABLE 13 :: HOUSING VALUES

	2000		2012		Change	
	#	%	#	%	#	%
Owner-occupied units	853		844		-9	-1%
Less than \$50,000	222	26%	186	22%	-36	-16%
\$50,000 to \$99,999	569	67%	461	55%	-108	-19%
\$100,000 to \$149,999	45	5%	130	15%	85	189%
\$150,000 to \$199,999	0	0%	67	8%	67	
\$200,000 or More	17	2%	0	0%	-17	-100%
Median (dollars)	\$61,200		\$75,600		\$14,400	24%

Graph 7 :: Housing Value Breakdown in Genesee, Livingston, and Wyoming County Places with 500+ Owner Units, 2012

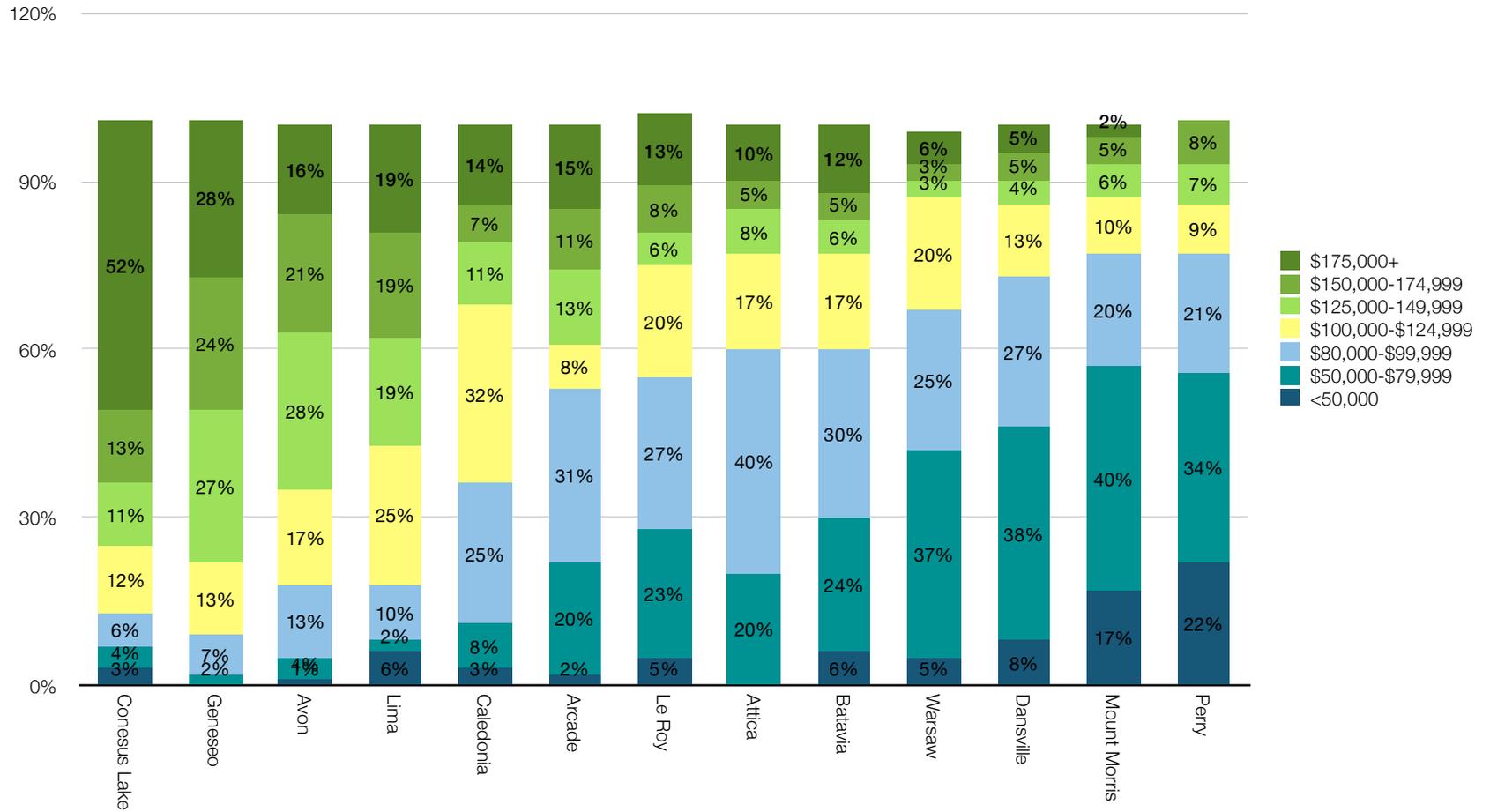


TABLE 14 :: SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	2000		2012		Change	
	#	%	#	%	#	%
Housing units with a mortgage	539		454		-85	-16%
Unaffordable Housing Costs	148	27%	74	16%	-74	-50%
Housing unit without a mortgage	304		390		86	28%
Unaffordable Housing Costs	20	7%	61	16%	41	205%

TABLE 15 :: RENTAL VALUES	2000		2012		Change	
	#	%	#	%	#	%
Occupied units paying rent	530		592		62	12%
Less than \$200	0	0%	0	0%	0	
\$200 to \$299	49	9%	0	0%	-49	-100%
\$300 to \$499	217	41%	144	24%	-73	-34%
\$500 to \$749	236	45%	275	46%	39	17%
\$750 to \$999	23	4%	147	25%	124	539%
\$1,000 or More	5	1%	26	4%	21	420%
Median (dollars)	\$499		\$613		\$114	23%
Occupied Units with Unaffordable Housing Costs	190	36%	301	52%	111	58%

Interestingly, excessive housing costs are now impacting owners without mortgages to the same extent they are owners with mortgages – 16% in both groups had unaffordable housing costs in 2012 (Table 14). The number and percentage of cost-burdened owners with mortgages fell – suggesting that new homeowners have incomes sufficient to afford Perry’s fairly affordable homeowner housing (Table 16). In contrast, the number and percentage of cost-burdened owners without mortgages more than doubled. This is likely the result of declining household incomes to a greater degree than increasing housing costs (since mortgage payments are not a factor for these households).

Rents rose to a far greater degree than home values between 2000 and 2012 in Perry (Table 15). The median rent jumped 23% - from \$499 to \$613. And while just 5% of rentals rented for \$750 or more in 2000, this was true of 29% of rentals by 2012. Not surprisingly, during the same period, the percentage of renters with unaffordable housing costs rose from 36% in 2000 to 52% in 2012 (Table 16).

TABLE 16 :: AFFORDABILITY GAPS

			Perry				Perry
All Owners			844	All Renters			602
At 0-30% AMI	\$0 to \$18,240	76	At 0-30% AMI	\$0 to \$18,240	197		
At 30-50% AMI	\$18,240 to \$30,400	98	At 30-50% AMI	\$18,240 to \$30,400	164		
At 50-80% AMI	\$30,400 to \$48,640	186	At 50-80% AMI	\$30,400 to \$48,640	128		
At 80-100% AMI	\$48,640 to \$60,800	114	At 80-100% AMI	\$48,640 to \$60,800	51		
At 100-120% AMI	\$60,800 to \$72,960	114	At 100-120% AMI	\$60,800 to \$72,960	46		
At 120% or More AMI	\$72,960 or Greater	256	At 120% or More AMI	\$72,960 or Greater	16		
All Owner-Occupied Units			844	All Renter-Occupied Units			602
At 0-30% AMI	\$0 to \$54,720	212	At 0-30% AMI	\$0 to \$456	95		
At 30-50% AMI	\$54,720 to \$91,200	347	At 30-50% AMI	\$456 to \$760	339		
At 50-80% AMI	\$91,200 to \$145,920	208	At 50-80% AMI	\$760 to \$1,216	155		
At 80-100% AMI	\$145,920 to \$182,400	76	At 80-100% AMI	\$1,216 to \$1,520	13		
At 100-120% AMI	\$182,400 to \$218,880	0	At 100-120% AMI	\$1,520 to \$1,824	0		
At 120% or More AMI	\$218,880 or Greater		At 120% or More AMI	\$1,824 or Greater	0		
Gaps				Gaps			
At 0-30% AMI		136	At 0-30% AMI		(102)		
At 30-50% AMI		250	At 30-50% AMI		175		
At 50-80% AMI		22	At 50-80% AMI		27		
At 80-100% AMI		(38)	At 80-100% AMI		(38)		
At 100-120% AMI		(114)	At 100-120% AMI		(46)		
At 120% or More AMI		(256)	At 120% or More AMI		(16)		