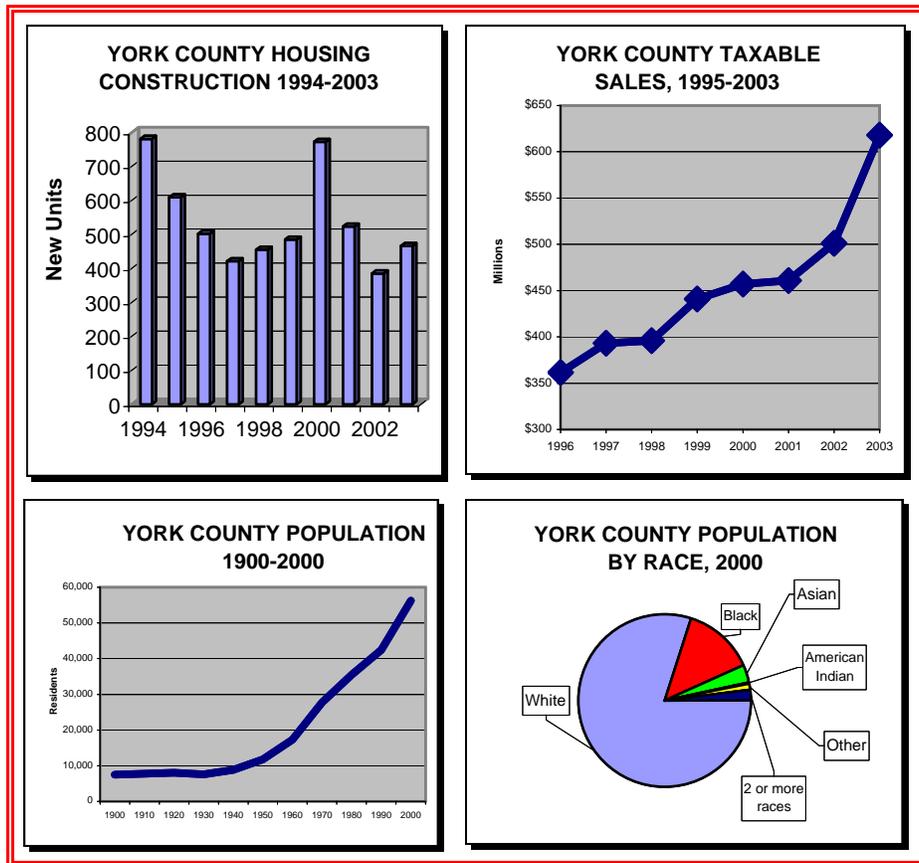


York County, Virginia: A Statistical Profile



A Summary of Demographic and Economic Data

York County Planning Division
June 4, 2004



YORK COUNTY STATISTICAL PROFILE
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YORK COUNTY: A STATISTICAL SNAPSHOT

Estimated Population, 2004 (as of January 1)	61,500
Population by Race and Sex, 2000 Census	56,297
White	80.0%
Black	13.4%
Asian	3.2%
American Indian	0.3%
Other	1.0%
Male	49.1%
Female	50.9%
Median Age, 2000 (years)	36.5
Land Area (square miles)	105.6
Population Density, 2004 (persons per square mile)	582
Households, 2000	20,000
Households, 2004 (estimated)	22,037
Average Household Size, 2000 (persons per household)	2.78
Housing Units, 2004	22,751
Single-Family Detached	16,049
Single-Family Attached	3,524
Multi-Family	2,735
Mobile Homes	443
Other	0
At-Place Employment	15,932
School Enrollment (September 2003)	12,497
Elementary	5,250
Middle	3,112
High	4,093
York River Regional	42
Median Household Income, 2000	\$57,956
Per Capita Income, 2000	\$24,560
Civilian Labor Force (12/03)	30,033
Employed Residents (12/03)	29,292
Average Unemployment Rate (12/03)	2.5%
Educational Attainment, 2000 (among persons age 25 or older)	100.0%
Graduate or Professional Degree	16.4%
Bachelor's Degree	20.9%
Associate Degree/Some College	33.2%
High School Diploma	21.1%
Less than Grade 12	8.3%
Military Personnel, 2000	3,501
Annual Taxable Sales, 2003	\$618,212,253

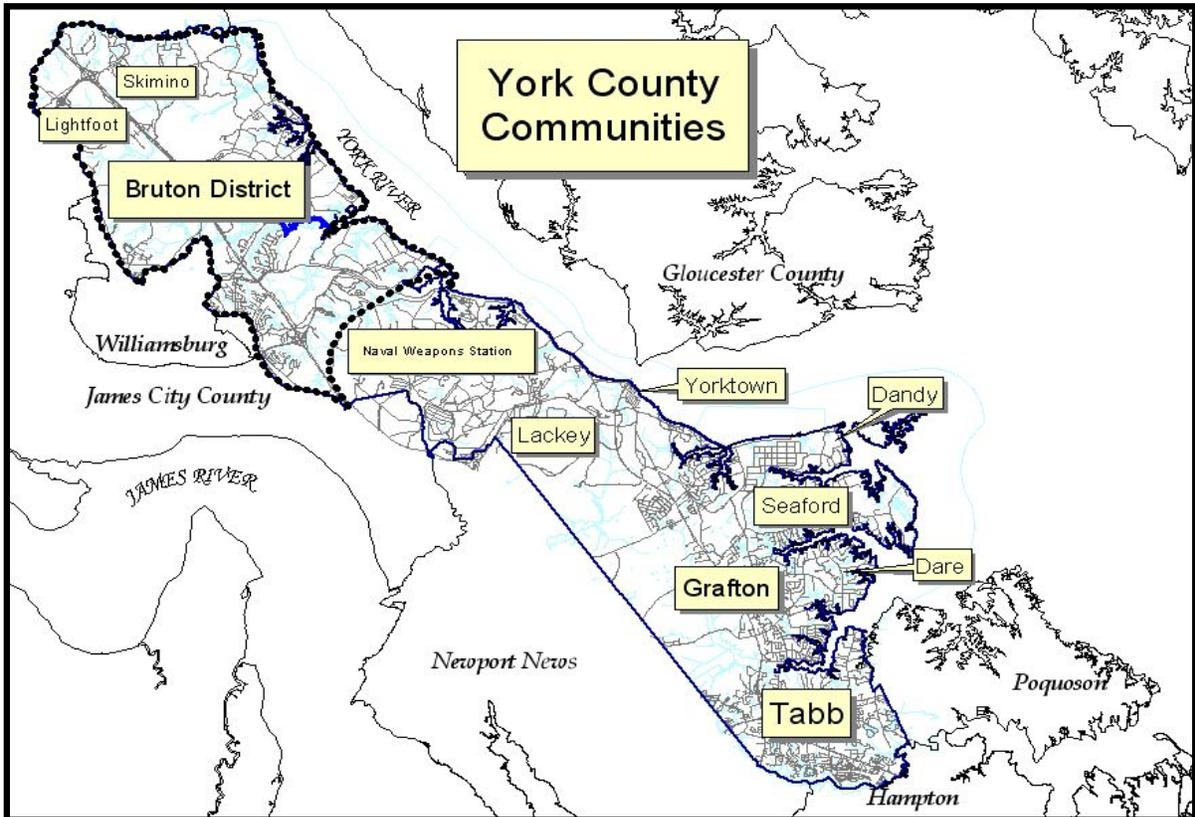
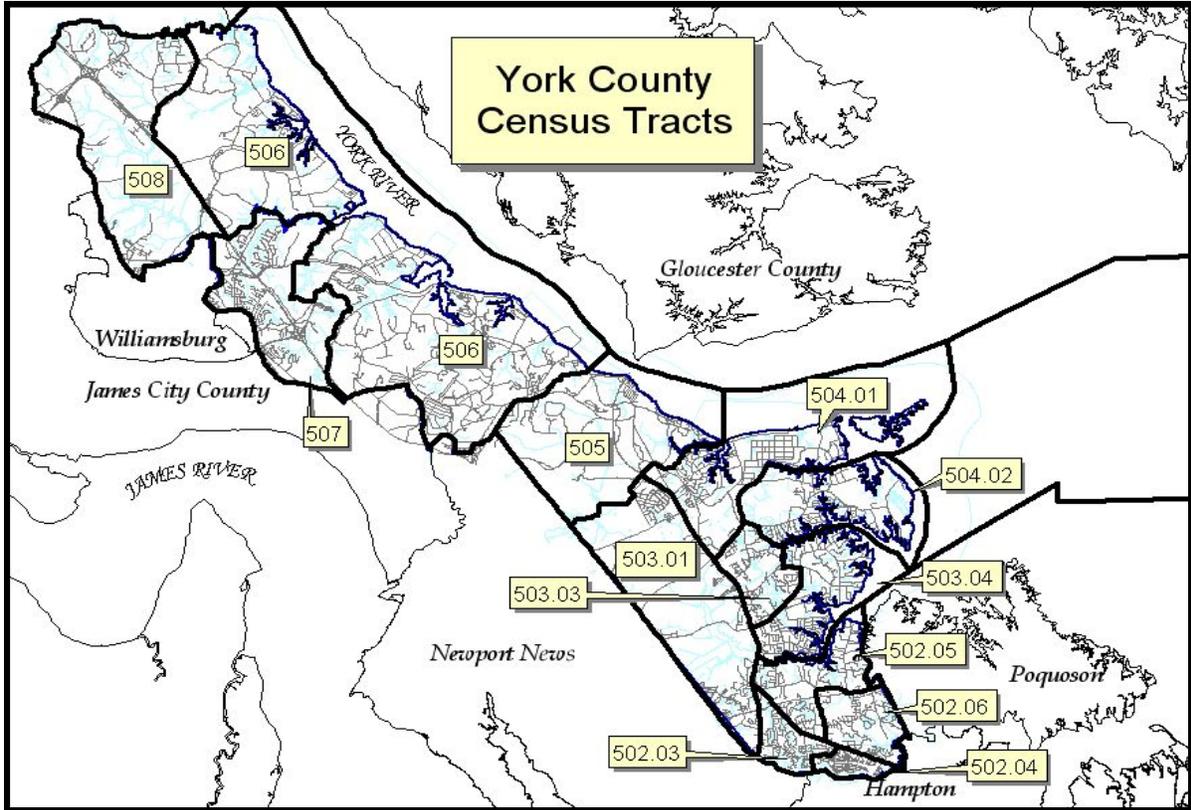
INTRODUCTION

Covering approximately 106 square miles, York County is located in the Virginia Coastal Plain on the peninsula formed by the James and York Rivers and the Chesapeake Bay. The County is surrounded by James City County, the Cities of Williamsburg, Newport News, Hampton, and Poquoson, and the York River. This area is known as the Virginia Peninsula and is part of the Norfolk-Virginia Beach-Newport News VA NC Metropolitan Statistical Area (Norfolk MSA).

Federal landholdings constitute over one-third of the land in the County. These include the Colonial National Historical Park (the Yorktown Battlefield and the Colonial Parkway), the Yorktown Naval Weapons Station, Cheatham Annex, Camp Peary, the U.S. Coast Guard Training Center, Langley Air Force Base's Bethel Manor housing complex, and the Big Bethel Reservoir, which is also partly in the City of Hampton.

The Census Bureau divides York County into thirteen census tracts for the purposes of data collection and reporting. The boundaries of census tracts change over time; as tracts grow and reach certain established population thresholds, they are divided into smaller tracts. The County had ten census tracts in the 1980 and 1990 Censuses, and only seven in the 1970 Census. (See Table 2 on Page 5 to see how these tract boundaries have evolved over time.) It is therefore not possible, in many cases, to make direct comparisons of census tract data over time. The current census tract boundaries are shown on the York County Census Tract map on Page 4. That part of the County lying north of Old Williamsburg Road (Route 238) includes the three northernmost tracts (506, 507, and 508) and is generally referred to as the upper County, which, exclusive of the Naval Weapons Station, also is often referred to as the "Bruton District." Census Tract 508 is largely comprised of the sparsely developed Skimino, Lightfoot, and Waller Mill areas, while Tract 507, where public utilities are more widely available, includes more densely developed neighborhoods. Census Tract 506 consists almost entirely of Federal property, including Camp Peary, Cheatham Annex, and the Yorktown Naval Weapons Station. In terms of employment, shopping, and certain public services, the upper County tends to be more closely associated with the Williamsburg area than with the rest of York County, from which it is separated by the vast expanse of Federal property.

The lower County contains several areas and communities that have no defined legal boundaries but whose general location is commonly known to the citizens. The best known of these is historic Yorktown, which is the County seat and is located in Census Tract 505, as is the Lackey community, located along Old Williamsburg Road across from the Naval Weapons Station. Grafton, which is generally bounded by Goodwin Neck Road, Chisman Creek, Oriana Road, and the Poquoson River, includes Census Tracts 503.03, 503.04, and a portion of Tract 503.01. That portion of the County located south of the Poquoson River and Harwoods Mill Reservoir is considered Tabb, which includes Tracts 502.03, 502.04, 502.05, 502.06, and the portion of Tract 503.01 south of Oriana Road. This area contains Langley Air Force Base's Bethel Manor housing complex (in Census Tract 502.04) which houses almost 5,000 residents. Other communities in the lower County include Seaford (Tract 504.02), Dandy (in Tract 504.01), and Dare (in Tract 503.04).



POPULATION

York County is home to approximately 61,500 people and ranks 19th in population among Virginia's 95 counties. In land area, however, York is the third smallest county in the state, making it the sixth most densely populated county. With a 32.7% increase in population from 1990 to 2000, York County was the second-fastest growing locality in the Norfolk-Virginia Beach-Newport News MSA from 1990 to 2000 (behind James City County).

The vast majority of the County's population growth - approximately 90% - is due to net migration, which is the difference between the number of people moving *into* a community and the number moving *out*. Net migration accounted for 80% of the County's growth during the 1990s and approximately 73% between 2000 and 2003.

York County's population is heavily concentrated in the lower County, where the population increased by 38% between 1990 and 2000. The upper County, in contrast, grew by about 12%.

Table 1: York County Population, 1900-2000

Year	Residents
1900	7,482
1910	7,757
1920	8,046
1930	7,615
1940	8,857
1950	11,750
1960	17,305
1970	27,762
1980	35,463
1990	42,434
2000	56,297

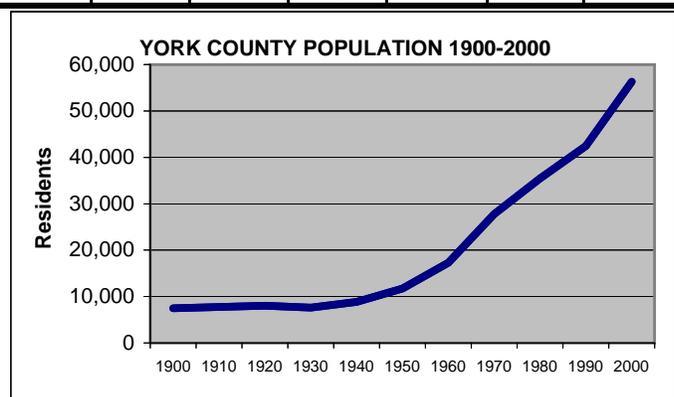
Source: U. S. Census Bureau

Table 2: York County Population by Census Tract, 1970-2004

Census Tract			1970		1980		1990		2000		2004 (Estimated)					
As of 2000	1980 & 1990	As of 1970	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent				
502.03	502.01	502	5,911	21.3%	6,919	19.5%	7,949	18.7%	4,848	8.6%	6,480	10.5%				
502.04									6,819	12.1%	6,960	11.3%				
502.05									4,340	7.7%	4,580	7.4%				
502.06	502.02	502	5,911	21.3%	2,877	8.1%	5,781	13.6%	5,062	9.0%	5,520	9.0%				
503.01	503.01	503	6,672	24.0%	2,792	7.9%	3,296	7.8%	6,663	11.8%	7,350	12.0%				
503.03	503.02								5,794	16.3%	8,708	20.5%	5,366	9.5%	5,860	9.5%
503.04	4,525								8.0%	4,890	8.0%					
504.01	504.01	504	4,375	15.8%	2,332	6.6%	2,989	7.0%	3,113	5.5%	3,200	5.2%				
504.02	504.02								3,184	9.0%	2,976	7.0%	3,432	6.1%	3,500	5.7%
505	505	505	2,722	9.8%	2,963	8.4%	2,130	5.0%	2,466	4.4%	2,730	4.4%				
Lower County			19,680	70.9%	26,861	75.7%	33,829	79.7%	46,634	82.8%	51,070	83.1%				
506	506	506	2,170	7.8%	1,383	3.9%	1,234	2.9%	520	0.9%	500	0.8%				
507	507	507	4,290	15.5%	4,844	13.7%	4,711	11.1%	6,196	11.0%	6,740	11.0%				
508	508	508	1,622	5.8%	2,375	6.7%	2,648	6.2%	2,947	5.2%	3,180	5.2%				
Upper County			8,082	29.1%	8,602	24.3%	8,593	20.3%	9,663	17.2%	10,420	16.9%				
Total County			27,762	100.0%	35,463	100.0%	42,422	100.0%	56,297	100.0%	61,490	100.0%				

Sources:

U. S. Census Bureau (1970, 1980, 1990, and 2000); York County Planning Division (2004)



POPULATION (continued)

Table 3: Population, 1990-2002, Selected Jurisdictions

Jurisdiction	1990	2000	2003 (Estimated)	Change, 1990-2003	
				Number	Percent
Hampton	133,811	146,437	144,400	10,589	7.9%
James City County	34,970	48,102	53,100	18,130	51.8%
Newport News	171,439	180,150	180,900	9,461	5.5%
Poquoson	11,005	11,566	11,600	595	5.4%
Williamsburg	11,409	11,998	12,800	1,391	12.2%
York County	42,434	56,297	60,400	17,966	42.3%
Peninsula Total	405,068	454,550	463,200	58,132	14.4%
Norfolk MSA	1,430,974	1,509,000	1,584,700	153,726	10.7%
State of Virginia	6,189,197	6,791,300	7,386,300	1,197,103	19.3%

Note: The 2000 Census count for Hampton is known to be in error but has not been officially corrected.

Sources: U.S. Census Bureau (1990 and 2000); University of Virginia, Weldon Cooper Center for Public Service (2003)

**Table 4: Components of York County
Population Growth, 1990-1997**

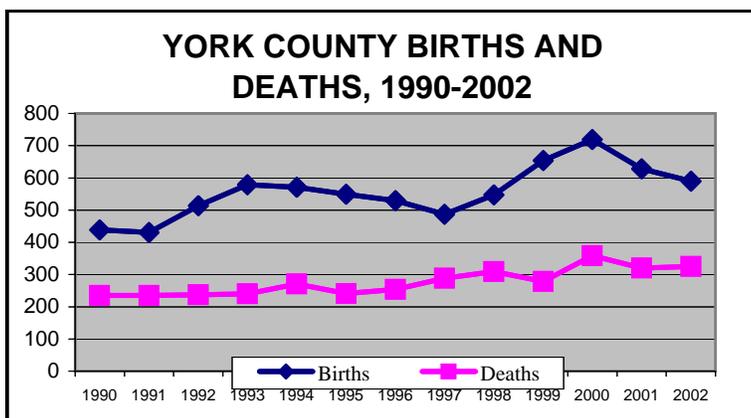
Year	Popu- lation	Births	Deaths	Net Natural Increase		Net Migration	
				Num.	Pct.	Num.	Pct.
1990	42,434	439	235	204			
1991		431	235	196			
1992		514	237	277			
1993		579	240	339			
1994		571	271	300	19.6%	11,152	80.4%
1995		549	241	308			
1996		529	254	275			
1997		487	288	199			
1998		547	309	238			
1999		654	279	375			
2000	56,297	719	359	360			
2001	57,700	628	320	308	25.7%	1,095	74.3%
2002	59,400	590	325	265	18.1%	1,435	81.9%
TOTAL	NA	6,019	2,001	4,018	23.7%	11,248	76.3%

Sources: U. S. Census Bureau, Virginia Department of Health and University of Virginia Weldon Cooper Center for Public Service

**Table 5: York County Population
Density by Census Tract, 2004**

Census Tract	Land Area (Sq. Mi.)	Persons per Sq. Mile
502.03	1.8	3,600.0
502.04	0.9	8,093.0
502.05	3.5	1,293.8
502.06	2.9	1,923.3
503.01	12.1	610.0
503.03	2.8	2,107.9
503.04	4.5	1,086.7
504.01	6.6	484.8
504.02	5.5	641.0
505	10.5	260.5
Lower County	50.9	1,002.6
506	32.3	15.5
507	8.0	842.5
508	14.4	221.1
Upper County	54.7	190.5
Total County	105.6	582.1

Source: U. S. Census Bureau



AGE, SEX, and RACE

The 2000 median age in York County was 36.5 years, nearly 4 years older than in 1990 and almost 8 years older than in 1980. The population is getting older, on average, as it is all over the country, because of the aging of the post-war baby boom generation - the mass of Americans born between 1946 and 1964.

The racial composition of the County's population has been fairly stable, with whites representing about 80% of the population in both 1990 and 2000. Although the number of black residents rose 13.9%, the black proportion of the non-white population fell from 83% to 67% while the Asian population almost doubled, climbing from 12% to 16% of the minority population.

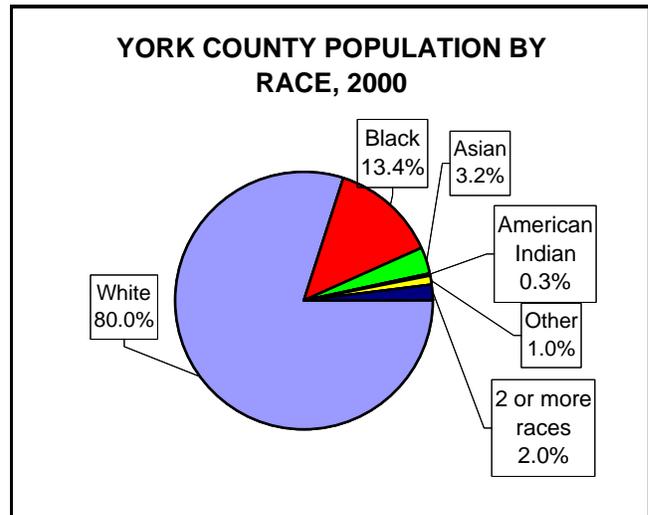


Table 6: Population by Race, 2000, Peninsula Jurisdictions

Jurisdiction	White		Black		Asian		American Indian & Alaska Native		Other	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hampton	74,880	51.1%	67,446	46.1%	3,675	2.5%	1,682	1.1%	2,674	1.8%
James City County	40,006	83.2%	7,176	14.9%	891	1.9%	343	0.7%	411	0.9%
Newport News	99,800	55.4%	73,111	40.6%	5,621	3.1%	2,055	1.1%	5,077	2.8%
Poquoson	11,237	97.2%	96	0.8%	221	1.9%	71	0.6%	56	0.5%
Williamsburg	9,694	80.8%	1,659	13.8%	627	5.2%	72	0.6%	140	1.2%
York County	45,942	81.6%	7,954	14.1%	2,267	4.0%	521	0.9%	845	1.5%
Peninsula Total	281,559	61.9%	157,442	34.6%	13,302	2.9%	4,744	1.0%	9,203	2.0%

Note: Race includes race alone or in combination with one or more of the other races listed. Consequently, the percentages may add to more than 100 percent because individuals may report more than one race.

Source: U. S. Census Bureau

Table 7: York County Population by Age and Sex, 2000

Age Group	Males	Females	Total	Percent
Under 5 years	1,828	1,742	3,570	6.3%
5 to 9	2,412	2,293	4,705	8.4%
10 to 14 years	2,631	2,538	5,169	9.2%
15 to 19 years	2,190	2,030	4,220	7.5%
20 to 24 years	1,283	1,199	2,482	4.4%
25 to 34 years	3,033	3,397	6,430	11.4%
35 to 44 years	5,312	5,515	10,827	19.2%
45 to 54 years	4,112	4,376	8,488	15.1%
55 to 59 years	1,503	1,563	3,066	5.4%
60 to 64 years	1,104	1,100	2,204	3.9%
65 to 69 years	840	937	1,777	3.2%
70 to 74 years	631	749	1,380	2.5%
75 to 79 years	437	587	1,024	1.8%
80 years & over	334	621	955	1.7%
TOTAL	27,650	28,647	56,297	100.0%

Source: U. S. Census Bureau

Table 8: York County Population by Race, 1990-2000

Race	Population		Change	
	1990	2000	Number	Percent
White	34,487	45,038	10,551	30.6%
Black	6,613	7,533	920	13.9%
Asian	954	1,829	875	91.7%
American Indian	107	195	88	82.2%
Other	261	574	313	119.9%
2 or more races	NA	1,128	NA	NA
TOTAL	42,422	56,297	13,875	32.7%

Note: Beginning with the 2000 Census, residents may report more than one racial classification.

Source: U.S. Census Bureau

AGE, SEX, and RACE (continued)

Table 9: York County Race and Median Age by Census Tract, 2000

Census Tract	White	Black	Other	Median Age
502.03	3,997	503	448	34.7
502.04	4,865	1,561	712	24.4
502.05	3,775	334	310	40.8
502.06	4,125	676	396	35.6
503.01	5,748	567	464	39.7
503.03	4,663	480	323	35.5
503.04	4,317	92	159	44.3
504.01	2,809	208	118	44.2
504.02	3,258	122	82	41.3
505	1,022	1,394	133	26.2
Lower County	38,579	5,937	3,145	NA
506	414	91	44	29.0
507	4,463	1,579	278	39.9
508	2,486	347	166	41.2
Upper County	7,363	2,017	488	NA
Total County	45,942	7,954	3,633	36.5

Source: U. S. Census Bureau

Table 10: 2000 Median Age, Selected Jurisdictions

Jurisdiction	Median Age
Hampton	34.0
James City County	40.8
Newport News	32.0
Poquoson	39.5
Williamsburg	22.3
York County	36.5
Norfolk MSA	33.6
Virginia	35.7

Source: U. S. Census Bureau

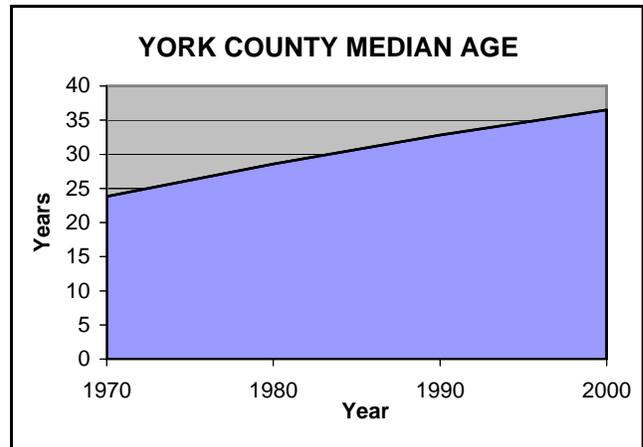


Table 11: Projected York County Population by Age, 2000-2030

Age Group	Actual	Projected				Change, 2000-30	
	2000	2010	2020	2030	Number	Percent	
Under 5 years	3,570	4,290	4,976	5,769	2,199	61.6%	
5 to 9	4,705	5,539	5,537	6,308	1,603	34.1%	
10 to 14 years	5,169	4,538	5,802	6,475	1,306	25.3%	
15 to 19 years	4,220	4,748	5,513	5,751	1,531	36.3%	
20 to 24 years	2,482	3,784	4,800	4,012	1,530	61.6%	
25 to 34 years	6,430	7,742	9,421	8,673	2,243	34.9%	
35 to 44 years	10,827	8,462	8,281	11,155	328	3.0%	
45 to 54 years	8,488	12,270	9,120	9,166	678	8.0%	
55 to 59 years	3,066	4,984	6,384	3,759	693	22.6%	
60 to 64 years	2,204	4,318	6,174	4,386	2,182	99.0%	
65 to 69 years	1,777	2,849	4,870	7,614	5,837	328.5%	
70 to 74 years	1,380	1,810	3,786	6,919	5,539	401.4%	
75 to 79 years	1,024	1,438	2,259	5,005	3,981	388.8%	
80 years & over	955	2,027	3,079	6,010	5,055	529.3%	
TOTAL	56,297	68,800	80,000	91,000	34,703	61.6%	

Note: Figures for 2010-2030 are VEC projections only and have not been endorsed or approved by York County.

Source: U. S. Census Bureau (2000); Virginia Employment Commission (2010-2030)

Table 12: York County Median Age, 1970-2000

Year	Median Age
1970	23.8
1980	28.6
1990	32.8
2000	36.5

Source: U. S. Census Bureau

HOUSEHOLDS AND FAMILIES

The number of households (i.e., occupied housing units) rose by 38.4% between 1990 and 2000. According to the 2000 Census, about two-thirds of the County's 20,000 households were married-couple families, despite an increase in other types of living arrangements such as single-parent families, unrelated people living together, and people living alone. Families as a percentage of all households fell from 82% in 1990 to 79% in 2000, and married-couple families fell from 70% to 67% of all households. As of January 1, 2004, the number of households is estimated to have increased to 22,037.

The prevalence of married-couple families in York County is reflected in its relatively large average household size, which, at 2.78 persons per household, was the highest in the Norfolk MSA in 2000. The average household size has fallen continuously for the past several decades, as it has throughout the United States, largely as a result of falling fertility rates and rising divorce rates.

Table 15: York County Households by Type, 2000

Household Type	Number	Percent
Families		
Married Couple	13,458	67.3%
With Children	6,930	34.7%
Without Children	6,528	32.6%
Single-Parent	1,518	7.6%
Male-headed	338	1.7%
Female-headed	1,180	5.9%
Other Family	911	4.6%
Male-headed	220	1.1%
Female-headed	691	3.5%
Subtotal	15,887	79.4%
Non-Family Households		
Living Alone	3,338	16.7%
Male	1,385	6.9%
Female	1,953	9.8%
Other Non-Family	775	3.9%
Male	460	2.3%
Female	315	1.6%
Subtotal	4,113	20.6%
TOTAL	20,000	100.0%

Source: U. S. Census Bureau

Table 13: Average Household and Family Size, 2000, Selected Jurisdictions

Jurisdiction	Households	Families
Hampton	2.49	3.02
James City County	2.47	2.86
Newport News	2.50	3.04
Poquoson	2.75	3.08
Williamsburg	2.07	2.66
York County	2.78	3.15
Norfolk MSA	2.60	3.08
Virginia	2.54	3.04

Source: U. S. Census Bureau

Table 14: York County Households: Number and Average Size, 1970-2000

Year	Households	Average Size
1970	7,287	3.58
1980	10,895	3.15
1990	14,449	2.90
2000	20,000	2.78

Source: U. S. Census Bureau

Table 16: York County Average Household Size by Census Tract, 1990-2000

Census Tract		1990	2000	Change 1990-2000		
As of 2000	As of 1990			Number	Percent	
502.03	502.01	3.48	3.02	-0.46	-13.2%	
502.04			3.35	-0.13	-3.7%	
502.05	502.02	2.93	2.94	0.01	0.3%	
502.06			2.99	0.06	2.0%	
503.01	503.01	2.62	2.54	-0.08	-3.1%	
503.03	503.02	2.82	2.72	-0.10	-3.5%	
503.04			2.62	-0.20	-7.1%	
504.01	504.01	2.79	2.64	-0.15	-5.4%	
504.02	504.02	2.63	2.61	-0.02	-0.8%	
505	505	2.54	2.51	-0.03	-1.2%	
506	506	3.85	3.23	-0.62	-16.1%	
507	507	2.74	2.68	-0.06	-2.2%	
508	508	2.79	2.56	-0.23	-8.2%	
TOTAL			2.90	2.78	-0.12	-4.1%

Source: U. S. Census Bureau

LABOR FORCE AND UNEMPLOYMENT

York County's labor force grew by 41% between 1992 and 2003. During that period the County's unemployment rate has followed state and national trends, falling almost continually from 1992 through 2000, then rising through 2003. York County's unemployment is consistently below those of the Norfolk metro area, Virginia, and the nation.

The labor force participation rate for women increased slightly from 62% in 1990 to 63.2% in 2000. At the same time, the male labor force participation rate fell from 82% to 79.2%. As a result, women increased their share of the labor force from 44% in 1980 to 46.5% in 2000.

York County's labor force is generally well-educated, leading the Peninsula with 91.7% of its adult population holding *at least* a high school diploma. The high levels of education among County residents are reflected in the types of jobs they hold; forty percent of the County's employed residents in 2000 held professional or managerial occupations.

Table 17: York County Civilian Labor Force and Employment, 1992-2003

Year	Labor Force	Employment	Unemp. Rate
1992	21,325	20,295	4.8%
1993	22,405	21,553	3.8%
1994	23,084	22,160	4.0%
1995	25,430	24,664	3.0%
1996	25,963	25,156	3.1%
1997	26,582	25,829	2.8%
1998	28,218	27,658	2.0%
1999	29,155	28,574	2.0%
2000	28,968	28,515	1.6%
2001	29,289	28,645	2.2%
2002	29,678	28,919	2.6%
2003	30,073	29,323	2.5%

Source: Virginia Employment Commission

Table 18: 2000 Educational Attainment, Peninsula Jurisdictions (Highest level achieved)

Jurisdiction	Less than Grade 12		High School Diploma		Associate Degree/Some College		Bachelor's Degree		Graduate or Professional Degree	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hampton	13,402	14.5%	25,890	28.0%	33,047	35.7%	12,500	13.5%	7,638	8.3%
James City County	3,655	10.7%	7,099	20.9%	9,148	26.9%	8,449	24.8%	5,691	16.7%
Newport News	17,053	15.5%	33,125	30.1%	38,015	34.5%	14,735	13.4%	7,155	6.5%
Poquoson	890	11.5%	2,100	27.1%	2,320	29.9%	1,371	17.7%	1,078	13.9%
Williamsburg	557	10.4%	1,115	20.8%	1,275	23.8%	1,268	23.7%	1,145	21.4%
York County	3,008	8.3%	7,649	21.1%	11,999	33.2%	7,567	20.9%	5,945	16.4%
Peninsula Total	38,565	13.5%	76,978	26.9%	95,804	33.5%	45,890	16.1%	28,652	10.0%

Source: U. S. Census Bureau

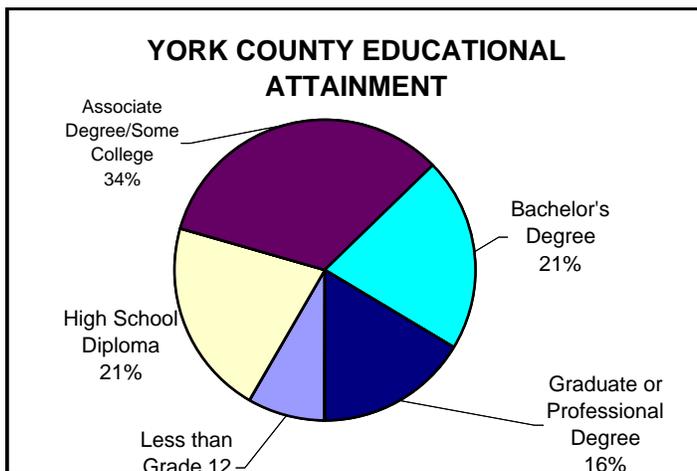


Table 19: Comparative Unemployment Rates

Year	York County	Norfolk MSA	VA	USA
1992	4.8%	6.9%	6.3%	7.4%
1993	3.8%	5.4%	5.0%	6.8%
1994	4.0%	5.6%	4.9%	6.1%
1995	3.0%	4.9%	4.5%	5.6%
1996	3.1%	4.8%	4.4%	5.6%
1997	2.8%	4.8%	4.0%	4.9%
1998	2.0%	3.5%	2.9%	4.6%
1999	2.0%	3.4%	2.8%	4.2%
2000	1.6%	2.6%	2.2%	4.0%
2001	2.2%	3.6%	3.5%	4.8%
2002	2.6%	4.2%	4.1%	5.8%
2003	2.5%	4.3%	3.9%	6.0%

Source: Virginia Employment Commission

LABOR FORCE AND UNEMPLOYMENT (cont.)

Table 20: York County Employed Residents by Occupation, 2000

Occupation	Employed Residents
Management occupations	2,899
Business and financial operations occupations	1,449
Professional and related occupations	7,315
Service occupations	3,334
Sales and related occupations	2,657
Office & administrative support occupations	3,529
Farming, forestry, and fishing occupations	77
Construction and extraction occupations	1040
Installation, maintenance, and repair occupations	821
Production occupations	1,287
Transportation and material moving occupations	1,025
TOTAL	25,433

Source: U. S. Census Bureau

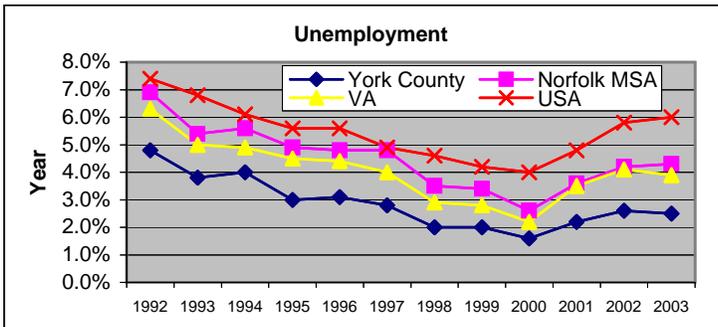


Table 22: York County Employed Residents by Industry, 2000

Occupation	Employed Residents	
	Number	Percent
Agriculture, forestry, fisheries, hunting	48	0.2%
Construction	1,544	6.1%
Manufacturing	2,635	10.4%
Wholesale trade	635	2.5%
Retail trade	2,748	10.8%
Transportation and warehousing	697	2.7%
Utilities	198	0.8%
Information	595	2.3%
Finance and insurance	811	3.2%
Real estate and rental and leasing	538	2.1%
Professional, scientific, & technical svcs	2,059	8.1%
Admin. & support & waste mgmt svcs	891	3.5%
Educational services	2,851	11.2%
Health care & social assistance	2,543	10.0%
Arts, entertainment, and recreation	750	2.9%
Accommodation and food services	1,841	7.2%
Other services (except public admin.)	1,284	5.0%
Public Administration	2,765	10.9%
TOTAL	25,433	100.0%

Source: U. S. Census Bureau

Table 21: York County Place of Work, 2000

Jurisdiction	Number	Percent
Hampton	6,880	24.0%
James City County	1,954	6.8%
Newport News	7,640	26.7%
Poquoson	270	0.9%
Williamsburg	1,672	5.8%
York County	6,697	23.4%
Peninsula Total	25,113	87.7%
Chesapeake	284	1.0%
Gloucester County	241	0.8%
Norfolk	1,033	3.6%
Portsmouth	281	1.0%
Suffolk	156	0.5%
Virginia Beach	170	0.6%
Norfolk MSA	27,278	95.3%
Surry County	70	0.2%
Richmond	138	0.5%
Other Richmond MSA	229	0.8%
Elsewhere	921	3.2%
Outside MSA	1,358	4.7%
TOTAL	28,636	100.0%

Source: U. S. Census Bureau

Table 23: York County Military and Civilian Labor Force, 1970-2000

Year	Military		Civilian	
	Num	Pct	Num	Pct
1970	4,992	36.8%	8,589	63.2%
1980	2,500	14.4%	14,822	85.6%
1990	2,797	12.4%	19,816	87.6%
2000	3,501	11.8%	26,168	88.2%

Source: U. S. Census Bureau

Table 24: York County Major Employers

Employer	Number
Naval Weapons Station	3,177
York County School Division	1,890
Wal-Mart	914
York County Government	842
Water Country USA	814
Giant Industries, Inc.	199
Fairfield Resorts	326
Kmart	267
Kngs Creek Plantation	239

Source: York County Office of Economic Development, Fall 2003

INCOME

York County is one of the most affluent localities in Hampton Roads, with a 1999 median household income (as reported in the 2000 Census) of \$57,956. On average, incomes in the County have increased by one half since 1989. When adjusted for inflation, this translates into a *real* increase of 8%, which may seem insignificant but was actually larger than that experienced by neighboring localities, some of which experienced real *declines* in median household income between 1989 and 2000.

York County's relative affluence is reflected in the Census Bureau's poverty statistics, which indicate the County has the second-lowest rate of poverty in the Norfolk MSA.

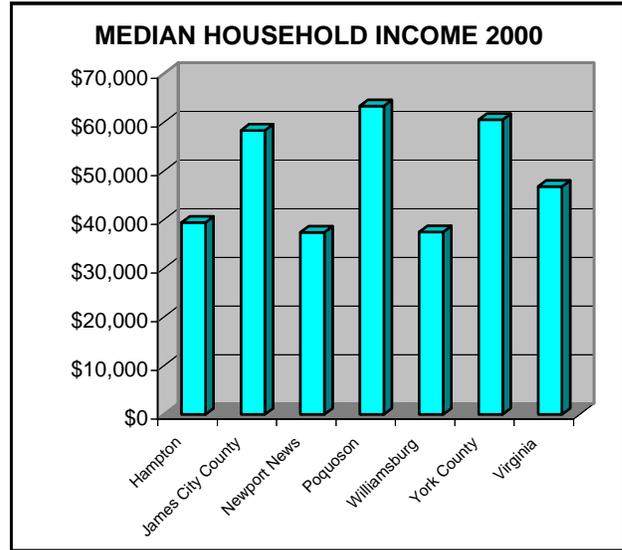


Table 25: Median Household and Family Income, Selected Jurisdictions, 1989-2000 (dollars)

Jurisdiction	Median Household Income			Change, 89-00		Median Family Income			Change, 89-99	
	1989	1999	2000	Dollars	Percent	1989	1999	2000	Dollars	Percent
Hampton	30,144	39,532	39,392	9,248	30.7%	34,291	46,110	NA	11,819	39.2%
James City County	39,785	55,594	58,342	18,557	46.6%	45,283	66,171	NA	20,888	52.5%
Newport News	27,469	36,597	37,374	9,905	36.1%	31,180	42,520	NA	11,340	41.3%
Poquoson	43,236	60,920	63,329	20,093	46.5%	48,186	65,460	NA	17,274	40.0%
Williamsburg	25,393	37,093	37,463	12,070	47.5%	36,693	52,358	NA	15,665	61.7%
York County	40,363	57,956	60,541	20,178	50.0%	43,406	64,892	NA	21,486	53.2%
Virginia	33,328	46,677	46,789	13,461	40.4%	38,213	54,169	NA	15,956	47.9%

Source: U. S. Census Bureau; 2000 data for median household income are estimated.

Table 26: Median Household & Family Income, Adjusted for Inflation, Selected Jurisdictions, 1989-99 (dollars)

Jurisdiction	Median Household Income			Change, 89-00		Median Family Income			Change, 89-99	
	1989	1999	2000	Dollars	Percent	1989	1999	2000	\$	Pct
Hampton	24,310	23,729	22,876	-1,434	-5.9%	27,654	27,677	NA	23	0.1%
James City County	32,085	33,370	33,880	1,796	5.6%	36,519	39,718	NA	3,200	10.0%
Newport News	22,152	21,967	21,704	-449	-2.0%	25,145	25,522	NA	377	1.7%
Poquoson	34,868	36,567	36,776	1,909	5.5%	38,860	39,292	NA	432	1.2%
Williamsburg	20,478	22,265	21,756	1,277	6.2%	29,591	31,427	NA	1,836	9.0%
York County	32,551	34,788	35,157	2,607	8.0%	35,005	38,951	NA	3,946	12.1%
Virginia	26,877	28,017	27,171	294	1.1%	30,817	32,514	NA	1,697	6.3%

Note: Calculation of real income in 1982-84 dollars is based on the Consumer Price Index for All Urban Consumers (CPI-U) as published by the United States Department of Labor, Bureau of Labor Statistics.

Source: U. S. Census Bureau

INCOME (continued)

Table 27: York County Median Household Income by Census Tract, 1999

Census Tract	Median Household Income	Percent of County Median
502.03	\$70,472	121.6%
502.04	\$37,132	64.1%
502.05	\$72,784	125.6%
502.06	\$76,304	131.7%
503.01	\$57,383	99.0%
503.03	\$60,139	103.8%
503.04	\$69,215	119.4%
504.01	\$75,926	131.0%
504.02	\$64,392	111.1%
505	\$25,495	44.0%
506	\$62,269	107.4%
507	\$55,077	95.0%
508	\$46,037	79.4%
Total County	\$57,956	100.0%

Source: U. S. Census Bureau

Table 29: Per Capita Income, Selected Jurisdictions, 1989-99

Jurisdiction	1989	1999	Change 1989-99	
			Dollars	Percent
Hampton	13,099	19,774	6,675	51.0%
James City County	18,139	29,256	11,117	61.3%
Newport News	12,711	17,843	5,132	40.4%
Poquoson	16,930	25,336	8,406	49.7%
Williamsburg	11,822	18,483	6,661	56.3%
York County	15,742	24,560	8,818	56.0%
Norfolk MSA	13,495	20,328	6,833	50.6%
Virginia	15713	23975	8262	52.6%

Source: U. S. Census Bureau

Table 31: Per Capita Income, Adjusted for Inflation, Selected Jurisdictions, 1989-1999 (1982-84 dollars)

Jurisdiction	1989	1999	Change 1989-99	
			Dollars	Percent
Hampton	10,564	11,869	1,305	12.4%
James City County	14,628	17,561	2,932	20.0%
Newport News	10,251	10,710	459	4.5%
Poquoson	13,653	15,208	1,554	11.4%
Williamsburg	9,534	11,094	1,560	16.4%
York County	12,695	14,742	2,047	16.1%
Norfolk MSA	10,883	12,202	1,319	12.1%
Virginia	12671.8	14391	1718.98	13.6%

Note: Calculation of real income is based on the Consumer Price Index for All Urban Consumers (CPI-U) as published by the United States

Source: U. S. Census Bureau

Table 28: Poverty Rates, Selected Jurisdictions, 1999

Jurisdiction	Below Poverty Level	
	Persons	Families
Hampton	11.3%	8.8%
James City County	6.4%	4.1%
Newport News	13.8%	11.3%
Poquoson	4.5%	3.0%
Williamsburg	18.3%	9.3%
York County	3.5%	2.7%
Norfolk MSA	10.6%	8.4%
Virginia	9.6%	7.0%

Source: U. S. Census Bureau

Table 30: York County Households by Income Range, 1999

Income Range	Households	
	Num.	Pct.
Less than \$10,000	567	2.8%
\$10,000 to \$14,999	425	2.1%
\$15,000 to \$24,999	1,749	8.8%
\$25,000 to \$34,999	2,337	11.7%
\$35,000 to \$49,999	3,381	17.0%
\$50,000 to \$74,999	4,354	21.9%
\$75,000 to \$99,999	3,415	17.1%
\$100,000 to \$149,999	2,669	13.4%
\$150,000 to \$199,999	646	3.2%
\$200,000 or more	371	1.9%

Source: U. S. Census Bureau

HOUSING

Since 1990 York County's housing stock has increased by almost half adding nearly 7,500 units and growing, on average, by 540 units per year. As a result, the County's housing stock is relatively young and of good quality. This is reflected in the relatively high residential property values. York County's median house value in 2000 was \$152,700, 26% higher than in 1990 (\$121,600).

As the housing stock has grown it has also grown more diverse. Although single-family detached homes continue to dominate the landscape, over one-third of the housing units built since 1994 have been townhouses, duplexes, quadruplexes, condominiums, and rental apartments.

Table 32: York County Housing by Type, 2004

Housing Type	Off-Base Units	On-Base Units	Total Units
Single-Family Detached	15,907	142	16,049
Single-Family Attached	2,642	882	3,524
Multi-Family	2,337	398	2,735
Mobile Homes	443	0	443
Other	0	0	0
TOTAL	21,329	1,422	22,751

Sources: U. S. Census Bureau and York County Planning Division

Table 33: York County Housing Construction, 1994-2003

New Housing Units	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Single-Family Detached	389	307	335	301	278	363	390	317	323	371
Single-Family Attached	305	265	157	120	177	122	142	146	62	71
Multi-Family	87	37	10	0	0	0	240	60	0	24
Total	781	609	502	421	455	485	772	523	385	466

Notes: Single-Family Attached includes townhouses, duplexes, and multi-plexes
Multi-Family includes rental and condominium apartments

Sources: York County Planning Division and York County Division of Building Regulation

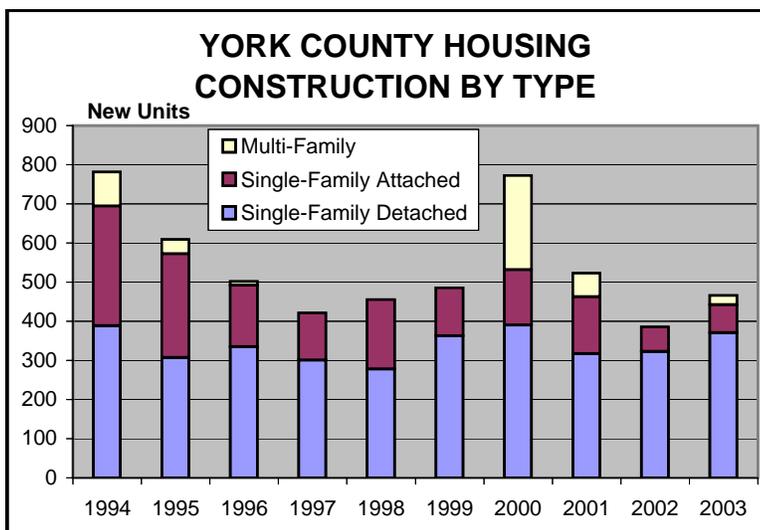


Table 34: York County Housing Units by Census Tract, 2000-2004

Census Tract	Housing Units		
	4/1/00	1/1/04	Change
502.03	1,648	2,266	37.5%
502.04	2,091	2,154	3.0%
502.05	1,503	1,580	5.1%
502.06	1,754	1,958	11.6%
503.01	2,713	3,013	11.1%
503.03	1,995	2,195	10.0%
503.04	1,776	1,904	7.2%
504.01	1,207	1,239	2.7%
504.02	1,351	1,378	2.0%
505	926	1,023	10.5%
Lower County	16,964	18,710	10.3%
506	144	144	0.0%
507	2,380	2,572	8.1%
508	1,213	1,325	9.2%
Upper County	3,737	4,041	8.1%
Total County	20,701	22,751	9.9%

Sources: U. S. Census Bureau (2000) and York County Planning Division (2004)

HOUSING (continued)

Table 35: York County Housing Construction by Census Tract, 1990-1999

Housing Units	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	
502.03	502.01	170	145	83	40	92	142	104	373	144	89	78
502.04		24	0	0	0	0	0	0	0	0	0	
502.05	502.02	119	176	126	103	95	92	111	123	16	18	13
502.06		64	39	29	0	0	0	0	0	0	0	
503.01		252	238	235	204	73	32	33	55	109	46	91
503.03	503.02	20	84	50	38	45	53	64	59	25	78	72
503.04		27	26	54	0	0	0	0	0	0	0	
504.01		23	16	10	12	13	14	6	10	11	12	4
504.02		26	34	21	15	17	33	31	18	7	4	4
505		4	6	3	4	1	5	17	26	6	17	53
Lower County		614	699	528	416	336	371	366	664	433	329	398
506		NA										
507		87	74	71	72	60	46	75	63	53	25	59
508		5	8	10	14	25	38	44	45	37	31	9
Upper County		92	82	81	86	85	84	119	108	90	56	68
Total County		706	781	609	502	421	455	485	772	523	385	466

Source: York County Planning Division

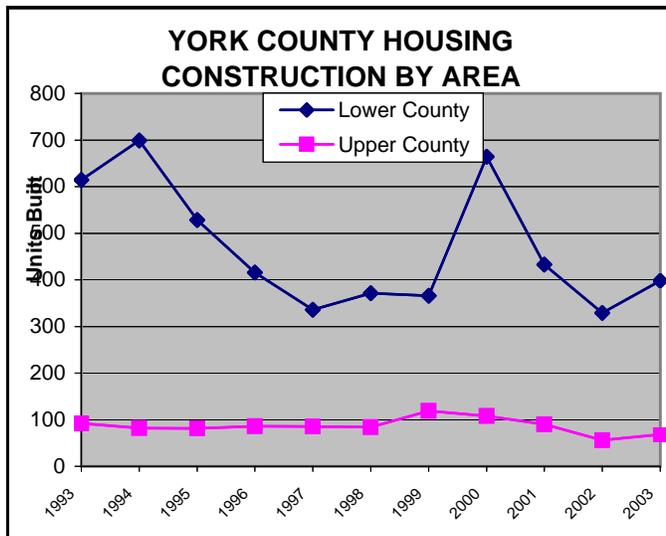


Table 37: Average House Value, Selected Jurisdictions, 2000

Jurisdiction	Median	Mean
Hampton	\$91,100	\$103,260
James City County	\$167,300	\$205,744
Newport News	\$96,400	\$106,214
Poquoson	\$153,400	\$170,139
Williamsburg	\$212,000	\$222,747
York County	\$152,700	\$165,823
Norfolk MSA	\$107,100	\$133,602
Virginia	\$118,800	\$154,421

Source: U. S. Census Bureau

Table 36: York County Median House Value by Census Tract, 2000

Census Tract	Median House Value	% of County Median
502.03	\$149,100	97.6%
502.04	\$100,500	65.8%
502.05	\$160,800	105.3%
502.06	\$196,900	128.9%
503.01	\$135,200	88.5%
503.03	\$142,000	93.0%
503.04	\$170,100	111.4%
504.01	\$176,000	115.3%
504.02	\$172,700	113.1%
505	\$82,100	53.8%
506	NA	0.0%
507	\$130,200	85.3%
508	\$119,200	78.1%
Total County	\$152,700	100.0%

Source: U. S. Census Bureau

Table 38: Peninsula Housing Tenure, 2000

Jurisdiction	Occupied Housing Units		
	Owner	Renter	Total
Hampton	31,566	22,321	53,887
James City County	14,639	4,364	19,003
Newport News	36,528	33,158	69,686
Poquoson	3,502	664	4,166
Williamsburg	1,602	2,017	3,619
York County	15,160	4,840	20,000

Source: U. S. Census Bureau

SCHOOLS

The York County school system consists of ten elementary schools, four middle schools, and four high schools. Enrollment has increased for the past ten years, growing by almost 17% between the 1994-95 and 2003-04 school years. The lower County, where most of the new housing construction and net migration have been, is responsible for 87% of the net increase in students; upper County enrollment, in contrast, has been relatively flat. On the Peninsula, only the Williamsburg-James City County school system experienced a larger percentage increase in enrollment, although the net increase in students was smaller.

By almost every measure of academic achievement - such as promotion rates, graduation rates, and standardized test scores - York County's school students rank among the best in the region.

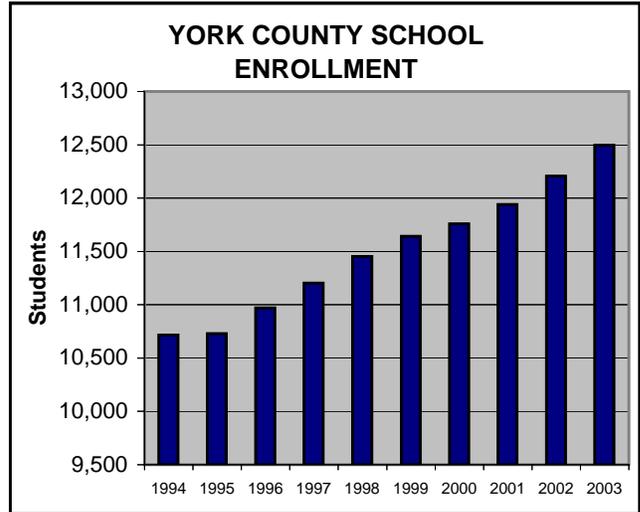


Table 39: York County Fall School Enrollment by School (September), 1994-2003

School	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
LOWER COUNTY										
Bethel Manor Elem.	505	508	488	566	593	614	577	520	534	595
Coventry Elementary	602	600	569	663	671	698	738	676	686	681
Dare Elementary	441	495	513	397	411	398	377	381	414	374
Grafton-Bethel ES	530	515	545	666	669	670	605	620	626	650
Mount Vernon ES	586	511	534	519	555	544	521	589	581	495
Seaford Elementary	416	405	410	438	454	457	495	472	489	492
Tabb Elementary	601	680	695	647	623	614	649	645	616	619
Yorktown Elementary	466	447	439	402	413	383	387	396	431	493
Grafton Middle			991	998	1,004	1,000	985	915	947	966
Tabb Middle	1,141	1,187	761	797	772	822	847	964	987	994
Yorktown Middle	940	984	561	557	582	593	576	607	630	666
Grafton High			838	1,125	1,190	1,218	1,214	1,241	1,208	1,253
Tabb High	1,514	1,421	984	872	958	1,028	1,100	1,122	1,175	1,217
York High	1,167	1,157	798	724	729	797	849	866	922	962
Lower County Total	8,909	8,910	9,126	9,371	9,624	9,836	9,920	10,014	10,246	10,457
UPPER COUNTY										
Magruder ES	541	548	537	561	583	547	554	531	512	562
Waller Mill ES	266	271	259	220	213	211	199	257	287	289
Queens Lake MS	426	441	441	473	447	457	476	510	493	486
Bruton HS	575	559	568	546	548	548	567	585	621	661
Upper County Total	1,808	1,819	1,805	1,800	1,791	1,763	1,796	1,883	1,913	1,998
York River Regional (1)			40	34	39	43	43	45	48	42
GRAND TOTAL	10,717	10,729	10,971	11,205	11,454	11,642	11,759	11,942	12,207	12,457

Note: Grafton High and Middle Schools opened in September 1996

(1) Alternative school founded in 1996 to provide an alternative to long-term suspension of students.

Sources: York County School Division and Virginia Department of Education

SCHOOLS (continued)

Table 40: York County Fall School Enrollment Totals

	1994	2003	Change, 1994-2003	
			Number	Pct
LOWER COUNTY				
Elementary (Grades K-5)	4,147	4,399	252	6.1%
Middle (Grades 6-8)	2,081	2,626	545	26.2%
High (Grades 9-12)	2,681	3,432	751	28.0%
Total	8,909	10,457	1,548	17.4%
UPPER COUNTY				
Elementary (Grades K-5)	807	851	44	5.5%
Middle (Grades 6-8)	426	486	60	14.1%
High (Grades 9-12)	575	661	86	15.0%
Total	1,808	1,998	190	10.5%
TOTAL COUNTY				
Elementary	4,954	5,250	296	6.0%
Middle	2,507	3,112	605	24.1%
High	3,256	4,093	837	25.7%
York River Regional	NA	42	NA	NA
Grand Total	10,717	12,497	1,780	16.6%

Note: September figures

Source: York County School Division

Table 42: Fall School Enrollment, Pensinsula Localities, 1998-2003

Jurisdiction	1998-1999	2003-2004	Change, 1998-2003	
			Number	Percent
Hampton	23,541	22,773	-768	-3.3%
Newport News	32,066	31,684	-382	-1.2%
Poquoson	2,436	2,520	84	3.4%
Williamsburg-JCC	8,025	8,951	926	11.5%
York County	11,454	12,447	993	8.7%

Note: Williamsburg and James City County have a combined school system.

Source: Virginia Department of Education

Table 43: Continuing Education Plans of High School Seniors, Selected Jurisdictions, 2001-02

	College		Other Plans	No Plans	Total
	2-Year	4-Year			
Hampton	22.4%	51.7%	11.4%	14.5%	100%
Newport News	10.2%	70.5%	8.3%	11.1%	100%
Poquoson	18.6%	57.4%	9.3%	14.8%	100%
Williamsburg-JCC	21.3%	54.8%	7.9%	16.1%	100%
York County	22.9%	56.4%	6.8%	13.8%	100%
Virginia	25.2%	48.1%	8.3%	18.5%	100%

Note: Williamsburg and James City County have a combined school system.

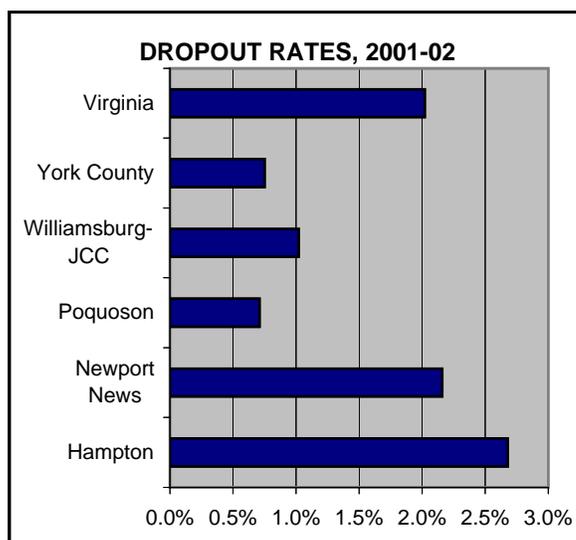
Source: Virginia Department of Education

Table 41: Promotion and Dropout Rates, Selected Jurisdictions, 2001-02

Jurisdiction	% Promoted	% Drop-outs
Hampton	91.8%	2.7%
Newport News	94.8%	2.2%
Poquoson	98.4%	0.7%
Williamsburg-JCC	97.5%	1.0%
York County	97.1%	0.8%
Virginia	94.8%	2.0%

Note: Williamsburg and James City County have a combined school system.

Source: Virginia Department of Education



ECONOMIC DEVELOPMENT

York County attracted over \$200 million worth of commercial and industrial development between 1994 and 2003. Much of this new development has been in the retail sector, including a Lowe's home improvement center and two Wal-Mart supercenters. Tourism also continues to play a large role in the County's economy. New tourist-oriented development in the past ten years includes the Kings Creek Plantation and Fairfield-Governor's Green timeshare resorts, Presidents Park, and several new hotels and motels in both the Williamsburg area and the Tabb area. The importance of tourism is reflected in the fact that two of the County's top ten property taxpayers are timeshare resorts.

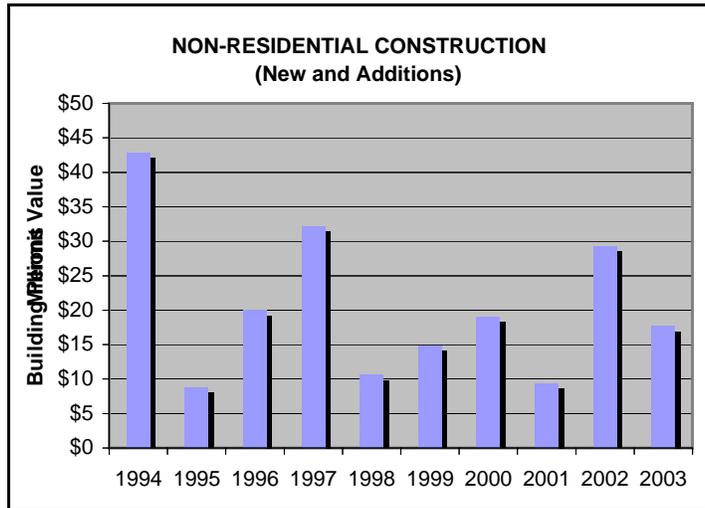


Table 44: York County Commercial Building Permits

Year	New Construction		Additions/Alterations		Total	
	Number	Value	Number	Value	Number	Value
1994	17	\$38,020,912	76	\$4,891,239	93	\$42,912,151
1995	13	Included with	73	\$8,770,270	86	\$8,770,270
1996	26	Additions/Alter.	60	\$19,922,654	86	\$19,922,654
1997	27	\$16,740,283	106	\$15,436,006	133	\$32,176,289
1998	48	\$8,292,100	102	\$2,310,674	150	\$10,602,774
1999	38	\$10,600,000	95	\$4,300,000	133	\$14,900,000
2000	36	\$8,600,000	89	\$10,500,000	125	\$19,100,000
2001	20	\$5,239,461	69	\$4,034,999	89	\$9,274,460
2002	39	\$22,167,968	86	\$7,114,038	125	\$29,282,006
2003	36	\$17,655,410	76	\$4,163,555	112	\$21,818,965
TOTAL	300	\$127,316,134	832	\$81,443,435	1,132	\$208,759,569

Note: 1994 data includes public and semi-public development. Building permit value for new construction and additions/alterations in 1995 and 1996 is not available.

Source: York County Division of Building Regulation

Table 45: York County Tourism Data (millions)

	1994	1995	1996	1997	1998	1999	2000
Traveler Spending	\$81.6	\$73.3	\$80.7	\$83.9	\$87.1	\$88.2	\$93.8
State Taxable Food Service Sales	\$47.3	\$51.4	\$55.3	\$60.8	\$60.9	\$61.6	\$60.4
State Taxable Lodging Sales	\$23.7	\$23.9	\$27.7	\$30.7	\$35.6	\$35.2	\$34.9
Local Lodging Excise Tax Collected	\$0.5	\$0.5	\$1.4	\$1.5	\$1.8	\$1.8	NA
Local Food Service Excise Tax Collected	\$2.1	\$2.3	\$2.4	\$2.6	\$2.7	\$2.7	NA

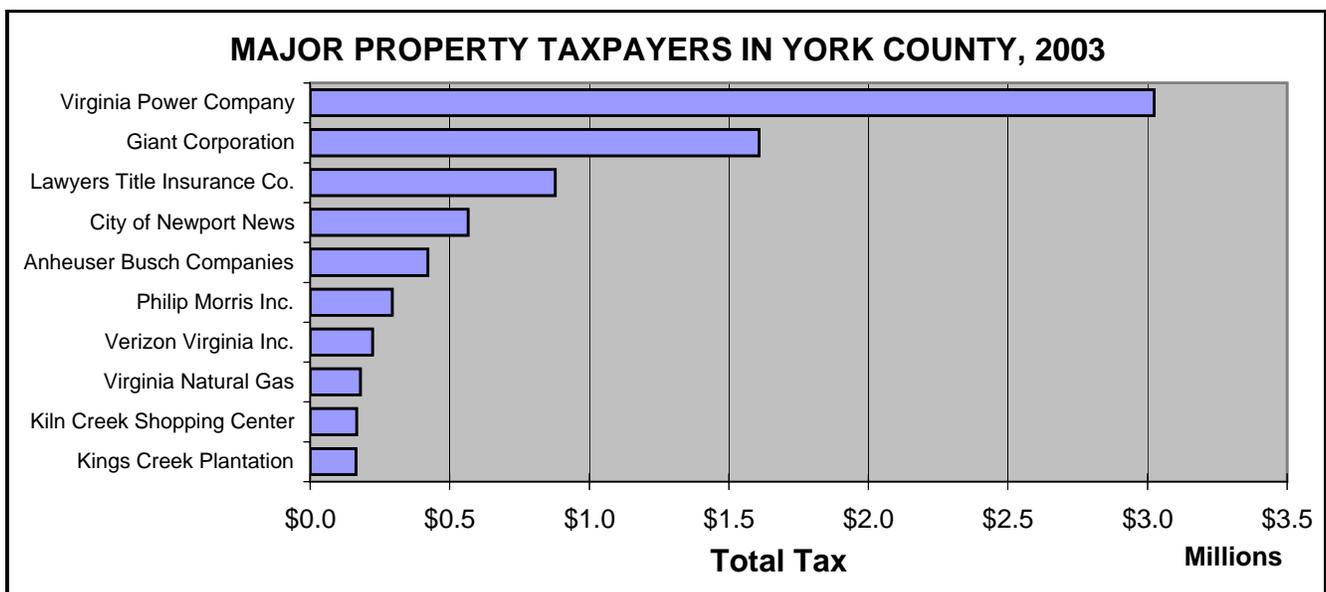
Sources: Travel Industry Association of America and Virginia Department of Taxation

ECONOMIC DEVELOPMENT (continued)

Table 46: York County Principal Property Taxpayers, 1998 and 2003

Taxpayer	Description	Assessed Valuation	Total Tax	% of Total Assessed Valuation
1998				
Virginia Power Company	Generating Plant	\$348,490,681	\$2,918,279	6.24%
Amoco Oil Company Refinery	Refinery	\$99,948,260	\$2,586,896	1.79%
City of Newport News	Water system	\$63,896,900	\$549,513	1.14%
Lawyers Title Insurance Co.	Fairfield Condominiums	\$62,705,000	\$539,263	1.12%
Bell Atlantic	Telecommunications	\$24,772,406	\$213,043	0.44%
Busch Entertainment Corp.	Water Country USA	\$21,873,373	\$211,716	0.39%
Kiln Creek Shopping Center	Retail sales	\$16,435,000	\$141,341	0.29%
1991 Ashe Properties	Apartments	\$15,333,300	\$131,866	0.27%
Colonial Properties	Retail sales	\$9,671,000	\$83,171	0.17%
Four Seasons & Woodmere Co.	Condominiums	\$6,081,000	\$52,297	0.11%
TOTAL		\$669,206,920	\$7,427,385	11.96%
2003				
Virginia Power Company	Generating Plant	\$360,875,689	\$3,024,273	5.47%
Giant Corporation	Refinery	\$82,221,950	\$1,608,959	2.91%
Lawyers Title Insurance Co.	Fairfield Condominiums	\$100,672,780	\$878,129	1.59%
City of Newport News	Water system	\$65,822,400	\$566,073	1.02%
Anheuser Busch Companies	Busch properties	\$45,641,245	\$421,844	0.76%
Philip Morris Inc.	Manufacturer	\$14,411,735	\$294,048	0.53%
Verizon Virginia Inc.	Telephone Company	\$25,998,459	\$223,685	0.40%
Virginia Natural Gas	Natural Gas Company	\$21,018,890	\$180,762	0.33%
Kiln Creek Shopping Center	Retail sales	\$19,374,200	\$166,618	0.30%
Kings Creek Plantation	Timehsare Condos	\$18,866,810	\$164,335	0.30%
TOTAL		\$754,904,158	\$7,528,726	13.61%

Source: York County Comprehensive Annual Financial Reports



EMPLOYMENT and WAGES

Job growth in York County has been strong, with a 14.6% increase in employment between 1998 and 2003. During this same period, total job growth for the Peninsula was 2.3%. Although government still represents a large proportion of the County's jobs base, there has been a shift from a public sector-based economy to one that is increasingly reliant on the private sector. Most of the jobs created since 1998 have been in the relatively low-paying services sector. This is reflected in the fact that York has lagged behind neighboring jurisdictions in wage growth between 1998 and 2003.

Table 47: Average At-Place Employment , Selected Jurisdictions, 1998-2003 (1st Quarter Statistics)

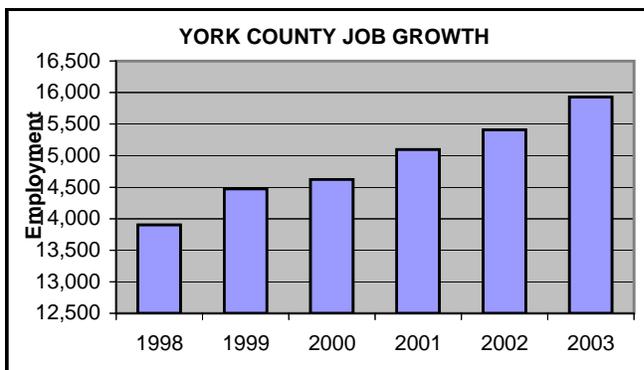
Jurisdiction	1998	2003	Change, 1998-2003	
			#	Percent
Hampton	60,818	58,396	-2,422	-4.0%
James City County	17,937	21,046	3,109	17.3%
Newport News	93,378	94,204	826	0.9%
Poquoson	1,495	1,773	278	18.6%
Williamsburg	16,369	17,248	879	5.4%
York County	13,904	15,932	2,028	14.6%
Norfolk MSA (1,000s)	647	685	38	5.9%
Virginia (1,000s)	3,162	3,349	187	5.9%

Source: Virginia Employment Commission

Table 48: York County Average At-Place Employment by Industry, 1996-2003 (1st Quarter Statistics)

Industry	1998	1999	2000	2001	2002	2003	Change, 1998-2003	
							Num.	Pct.
Agriculture, Forestry, and Fisheries	329	357	414	376	23	24	-305	-92.7%
Construction	1,719	1,784	1,759	2,000	1,857	1,972	253	14.7%
Manufacturing	765	710	708	670	582	587	-178	-23.3%
Transpo., Communication, Public Utilities	322	489	481	517	103	105	-217	-67.4%
Trade	3,635	3,615	3,438	3,384	2,072	2,744	-891	-24.5%
Wholesale	357	393	385	380	311	294	-63	-17.6%
Retail	3,278	3,222	3,053	3,004	1,761	2,450	-828	-25.3%
Finance, Insurance, Real Estate	281	326	431	469	630	622	341	121.4%
Information	NA	NA	NA	NA	98	64	NA	NA
Services	3,146	3,449	3,559	3,846	6,078	5,745	2,599	82.6%
Government	3,707	3,740	3,835	3,837	3,861	3,957	250	6.7%
State	316	315	319	320	303	306	-10	-3.2%
Local	2,300	2,382	2,534	2,582	2,646	2,778	478	20.8%
Federal	1,091	1,043	982	935	912	873	-218	-20.0%
Non-Agricultural	13,575	14,113	14,211	14,723	15,387	15,908	2,333	17.2%
Total All Industries	13,904	14,470	14,625	15,099	15,410	15,932	2,028	14.6%

Source: Virginia Employment Commission



EMPLOYMENT and WAGES (continued)

Table 49: York County Average Weekly Wage by Industry, 1996-2003 (1st Quarter Statistics)

Industry	1998	1999	2000	2001	2002	2003	Change, 1998-2003	
							\$	Pct.
Agriculture, Forestry, and Fisheries	\$316	\$297	\$257	\$345	\$358	\$378	\$62	19.6%
Construction	\$463	\$466	\$508	\$558	\$556	\$558	\$95	20.5%
Manufacturing	\$660	\$843	\$851	\$1,035	\$1,107	\$1,034	\$374	56.7%
Transpo., Communication, Public Utilities	\$741	\$629	\$689	\$707	\$575	\$555	-\$186	-25.1%
Trade	\$246	\$259	\$286	\$298	\$376	\$373	\$127	51.6%
Wholesale	\$522	\$504	\$548	\$612	\$643	\$716	\$194	37.2%
Retail	\$215	\$229	\$253	\$258	\$329	\$332	\$117	54.4%
Finance, Insurance, Real Estate	\$453	\$504	\$466	\$486	\$511	\$564	\$111	24.5%
Services	\$316	\$295	\$319	\$330	\$322	\$354	\$38	12.0%
Information	NA	NA	NA	NA	\$609	\$578	NA	NA
Government	\$566	\$581	\$636	\$687	\$700	\$710	\$144	25.4%
State	\$468	\$490	\$518	\$526	\$553	\$566	\$98	20.9%
Local	\$494	\$512	\$547	\$591	\$615	\$619	\$125	25.3%
Federal	\$746	\$764	\$905	\$1,005	\$998	\$1,049	\$303	40.6%
Non-Agricultural	\$416	\$427	\$463	\$497	\$434	\$513	\$97	23.3%
Total All Industries	\$414	\$424	\$458	\$493	\$500	\$513	\$99	23.9%

Source: Virginia Employment Commission

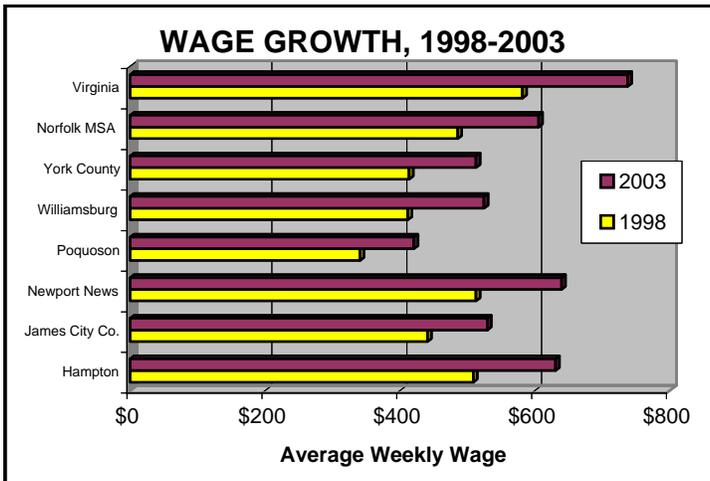


Table 50: Average Weekly Wage, Selected Jurisdictions, 1998-2003 (1st Quarter Statistics)

Jurisdiction	1998	2003	Change	
			\$	Percent
Hampton	\$509	\$631	\$122	24.0%
James City Co.	\$441	\$530	\$89	20.2%
Newport News	\$513	\$640	\$127	24.8%
Poquoson	\$341	\$421	\$80	23.5%
Williamsburg	\$412	\$525	\$113	27.4%
York County	\$414	\$513	\$99	23.9%
Norfolk MSA	\$486	\$606	\$120	24.7%
Virginia	\$582	\$738	\$156	26.8%

Source: Virginia Employment Commission

TAXABLE SALES

Taxable sales in York County have climbed steadily during the 1990s and early 2000s, growing from \$362 million in 1996 to \$618 million in 2003. This 70.9% increase was the largest percentage increase on the Peninsula during this period. As a result of this prolonged surge in sales, the County now ranks third on the Peninsula (behind Williamsburg and James City County) in retail sales per capita. Retail sectors that have experienced significant sales growth in the County include Lumber & Building Materials (probably as a result of the new Lowe's store in Lightfoot), Machinery & Equipment, and the Automotive Group. It is likely that the General Merchandise Group also experienced a large increase, but because the 2003 sales figures for department stores have been withheld by the Virginia Department of Taxation, it is not possible to verify. Data for these establishments are counted in the "Other Miscellaneous and Unidentifiable" category, which grew by over 4000% between 1998 and 2003.

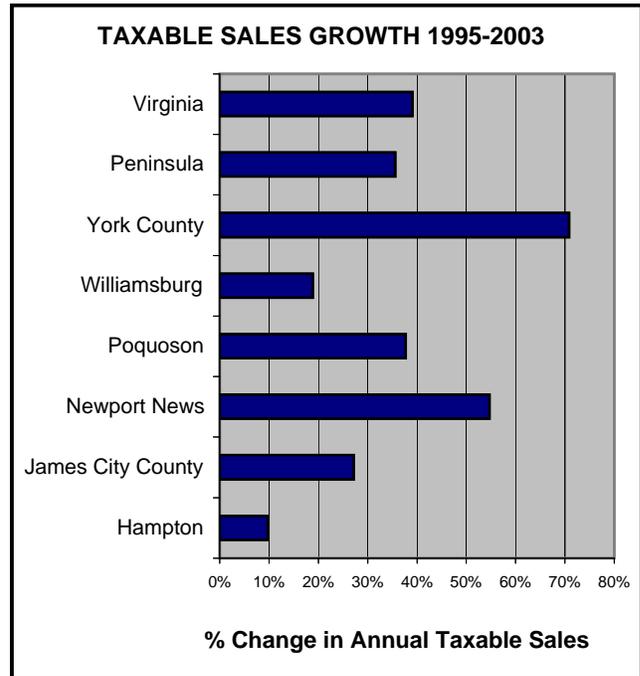


Table 51: Taxable Sales, Selected Jurisdictions, 1996-2003 (Millions)

Jurisdiction	1996	1997	1998	1999	2000	2001	2002	2003	Change	
									Millions	Percent
Hampton	\$1,008	\$1,095	\$1,128	\$1,107	\$1,072	\$1,063	\$1,072	\$1,106	\$98	9.7%
James City County	\$502	\$534	\$568	\$607	\$644	\$639	\$644	\$639	\$137	27.2%
Newport News	\$1,170	\$1,245	\$1,317	\$1,420	\$1,586	\$1,618	\$1,725	\$1,809	\$639	54.7%
Poquoson	\$28	\$28	\$27	\$31	\$32	\$35	\$38	\$38	\$10	37.7%
Williamsburg	\$294	\$318	\$324	\$336	\$327	\$335	\$354	\$349	\$55	18.8%
York County	\$362	\$393	\$396	\$441	\$457	\$461	\$501	\$618	\$256	70.9%
Peninsula	\$3,363	\$3,614	\$3,760	\$3,942	\$4,118	\$4,151	\$4,334	\$4,559	\$1,196	35.6%
Virginia	\$53,923	\$57,048	\$64,185	\$52,087	\$53,923	\$57,048	\$64,185	\$74,974	\$21,051	39.0%

Source: Virginia Department of Taxation

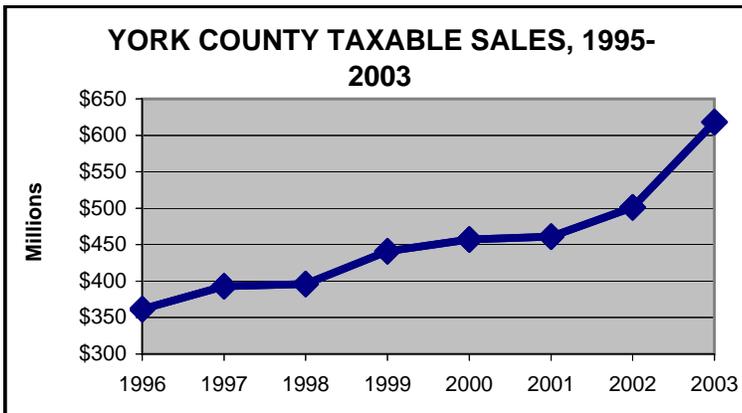


Table 52: Taxable Sales Per Capita, Selected Jurisdictions, 2003

Jurisdiction	Sales per Capita
Hampton	\$7,659
James City County	\$12,034
Newport News	\$10,000
Poquoson	\$3,276
Williamsburg	\$27,266
York County	\$10,232
Peninsula	\$9,842
Virginia	\$10,150

Source: Previous tables

TAXABLE SALES (continued)

Table 53: York County Taxable Sales by Selected Business Classifications, 1998-2003 (Millions)

Business Classification	1998	2003	Change, 1998-2002	
			Amt	Pct
Apparel Group	\$3.7	\$2.8	-\$0.9	-24.3%
Clothing	\$2.7	\$1.6	-\$1.1	-40.7%
Shoes	\$0.3	\$0.3	\$0.0	0.0%
Other apparel	\$0.6	\$0.8	\$0.2	33.3%
Automotive Group	\$24.2	\$37.6	\$13.4	55.4%
Accessories, batteries, repair parts, tires, etc.	\$8.4	\$10.8	\$2.4	28.6%
Boats, boat motors, and boating accessories	\$0.2	\$0.9	\$0.7	350.0%
Service stations, garages, auto repair shops, truck stops	\$12.6	\$16.7	\$4.1	32.5%
Motor vehicle dealers, motorcycle dealers	\$1.5	\$4.9	\$3.4	226.7%
Other	\$1.5	\$0.3	-\$1.2	-80.0%
Food Group	\$137.1	\$155.2	\$18.1	13.2%
Bakery products	\$0.7	\$0.3	-\$0.4	-57.1%
Fruit and vegetable stands, roadside markets, etc.	\$1.9	\$1.0	-\$0.9	-47.4%
Groceries, meats, seafood-chain	\$65.5	\$70.9	\$5.4	8.2%
Groceries, meats, seafood-nonchain	\$5.2	\$6.2	\$1.0	19.2%
Restaurants, cafeterias, catering, etc.	\$60.9	\$75.5	\$14.6	24.0%
Other food	\$2.9	\$1.3	-\$1.6	-55.2%
Furniture, Home Furnishings, and Equipment Group	\$10.6	\$8.8	-\$1.8	-17.0%
Furniture, interior decorators, re-upholstering dealers, etc.	\$2.1	\$2.4	\$0.3	14.3%
Household appliances, appliance repairs	\$0.7	\$0.1	-\$0.6	-87.1%
Office furniture, business machines, and equipment	\$0.9	\$0.3	-\$0.6	-66.7%
Radios, television sets, musical instruments, etc.	\$1.0	\$2.1	\$1.1	110.0%
Other furniture and household equipment	\$5.9	\$3.8	-\$2.1	-35.6%
General Merchandise Group	\$88.8	\$58.7	-\$30.1	-33.9%
Department stores, discount stores, variety stores	\$77.1	***	NA	NA
Drug stores	\$2.4	\$2.7	\$0.3	12.5%
Other general merchandise	\$9.3	\$9.2	-\$0.1	-1.1%
Lumber, Building Materials, and Supply Group	\$23.1	\$70.4	\$47.3	204.8%
Machinery, Equipment, and Supplies Group	\$8.3	\$14.5	\$6.2	74.7%
Hotels, Motels, Tourist Camps, etc.	\$35.6	\$28.3	-\$7.3	-20.5%
Miscellaneous Group	\$54.0	\$73.5	\$19.5	36.1%
Antiques	\$3.0	\$2.1	-\$0.9	-30.0%
Books, stationery/paper products, printing, office supplies	\$2.0	\$3.5	\$1.5	75.0%
Cigar stores, newsstands	\$1.9	\$4.1	\$2.2	115.8%
Florists, nurseries, garden supplies, Christmas trees	\$5.2	\$7.5	\$2.3	44.2%
Gifts and novelties, ceramics, art and curio shops	\$9.0	\$8.5	-\$0.5	-5.6%
Jewelry, luggage, leather goods	\$0.8	\$0.9	\$0.1	12.5%
Salvage, surplus, secondhand goods, pawnshops	\$0.8	\$1.3	\$0.5	62.5%
Sporting goods, photo supplies, bowling alleys, firearms, etc.	\$10.7	\$12.7	\$2.0	18.7%
Vending machine sales	\$0.3	\$0.5	\$0.2	66.7%
Shoe repair shops, beauty shops, music instructors, etc.	\$20.3	\$32.3	\$12.0	59.1%
Other Miscellaneous and Unidentifiable	\$3.8	\$163.0	\$159.2	4189.5%
Alcoholic Beverage	\$2.5	\$5.4	\$2.9	116.0%

Note: *** indicates that the information was withheld by the Virginia Department of Taxation to avoid identification. The amount is included in the "Other Miscellaneous and Unidentifiable" category.

Source: Virginia Department of Taxation