

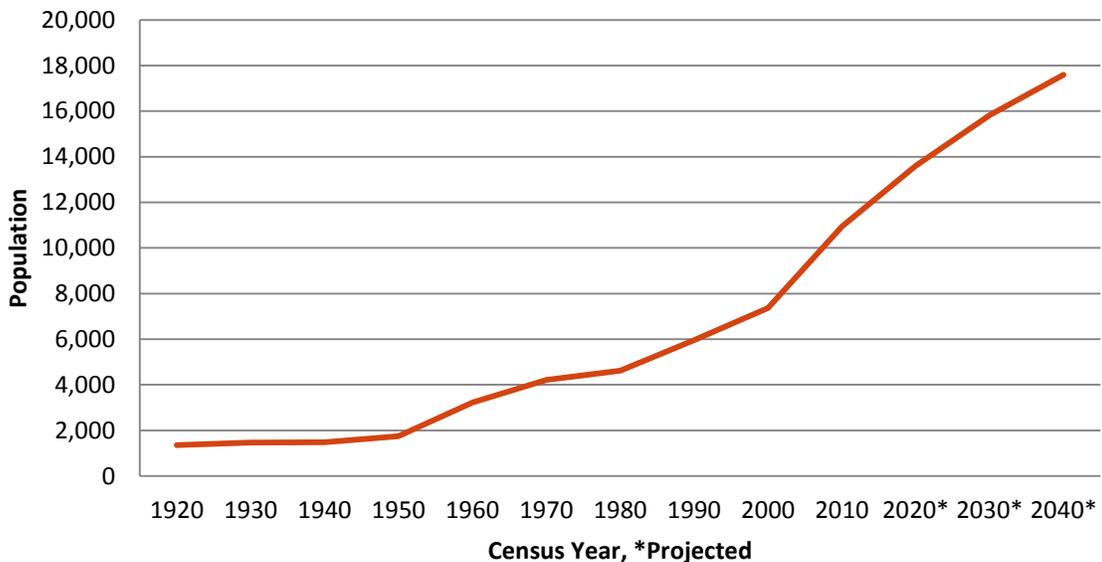
Background Data Report – Population and Housing

The second largest land use category by percent of total land area is single family detached housing, preceded only by agricultural land uses. The township has seen an explosion of new housing development in recent years, and ranks #8 in a list of municipalities within the nine county DVRPC region with the highest number of residential building permits between 2010 and 2016 as a percentage of their 2010 housing stock. The rise in available housing stock has enabled the rise in population and likewise, the demand for housing in the township has propelled increased housing development. At its core, the comprehensive plan is about providing recommendations for policies and practices to meet the needs of the current and future population, so we start here with our understanding of the existing population and use available resources and projects to anticipate the future population and housing. Below is a summary of the research, collected primarily from the US Census and ACS data, DVRPC, and County records, followed by some key questions that will contribute to the development of implementation recommendations. Please review the provided data and consider the questions and prompts provided in the “Key Takeaways” section.

Population Growth

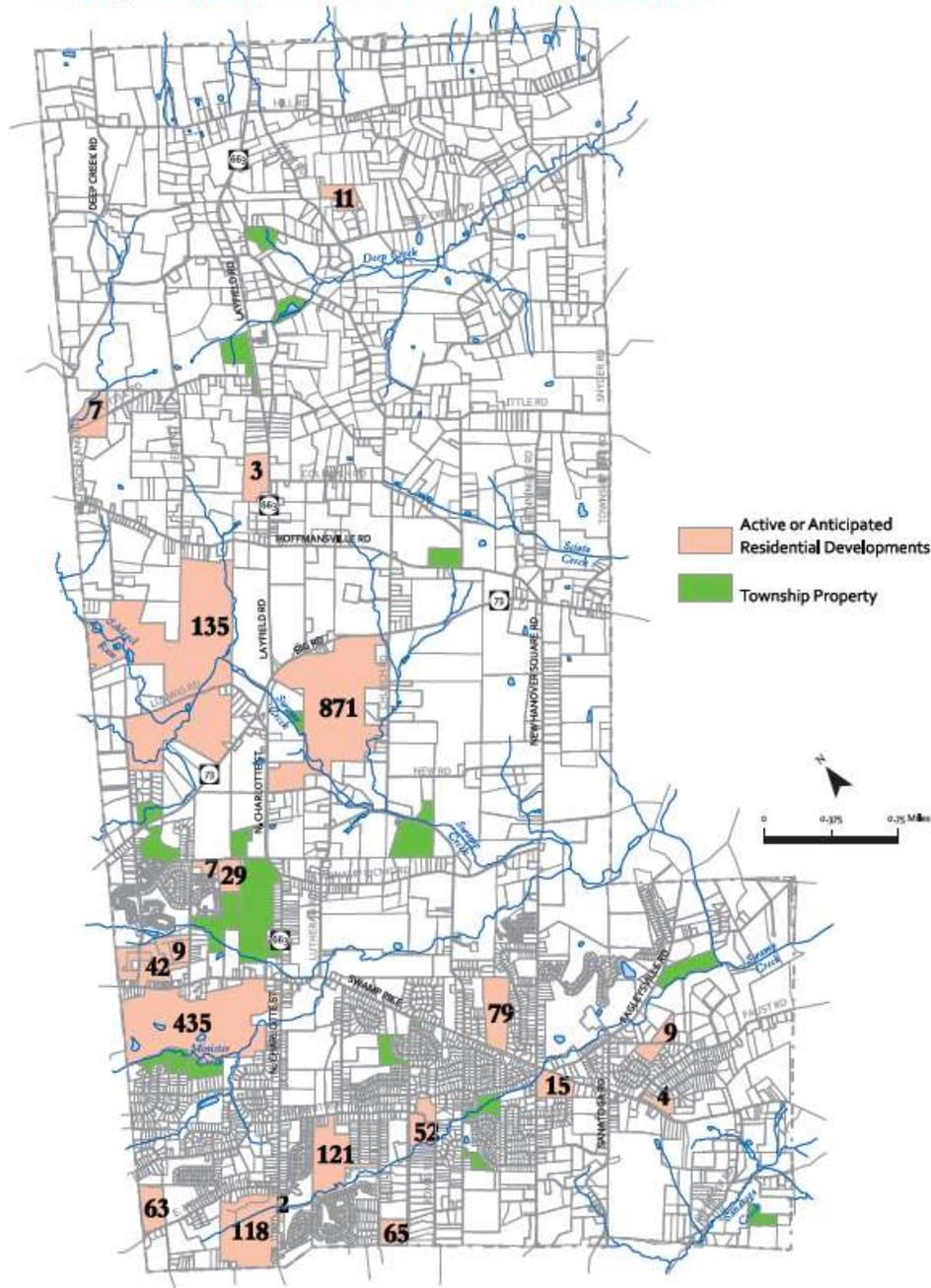
- Increased from 1,611 in 1900 to 7,369 in 2000, and to 12,495 in 2015.
- Population doubled between 1950 and 1960, increased by more than 20% between 1980 and 1990 and 1990 and 2000, and increased by almost 50% again between 2000 and 2010.
- DVRPC projects the population will expand to 18,274 by 2045.
- Projected population increase represents a change of 46% over the next 30 years.

Population Growth



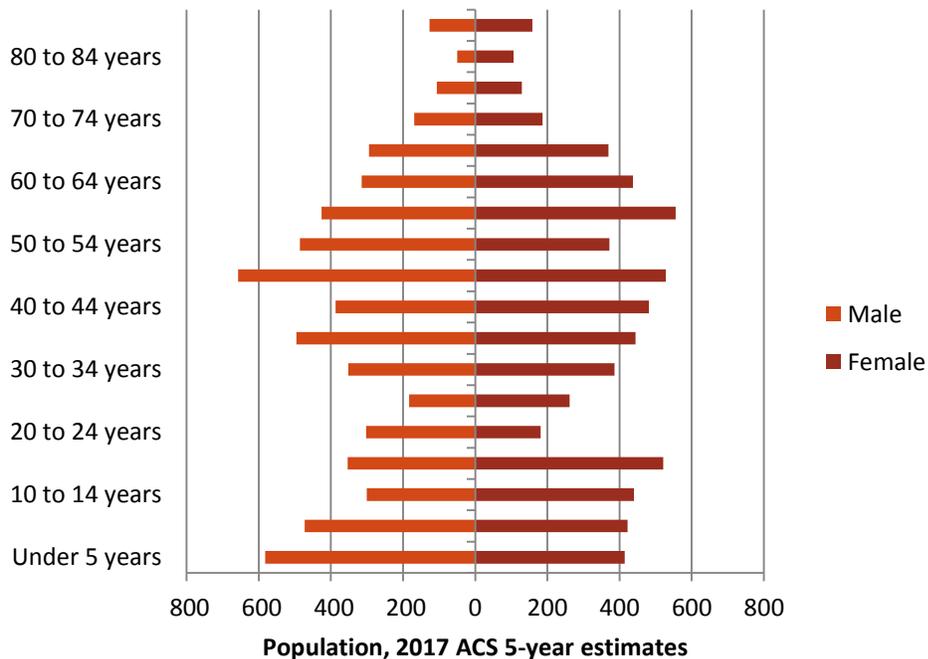
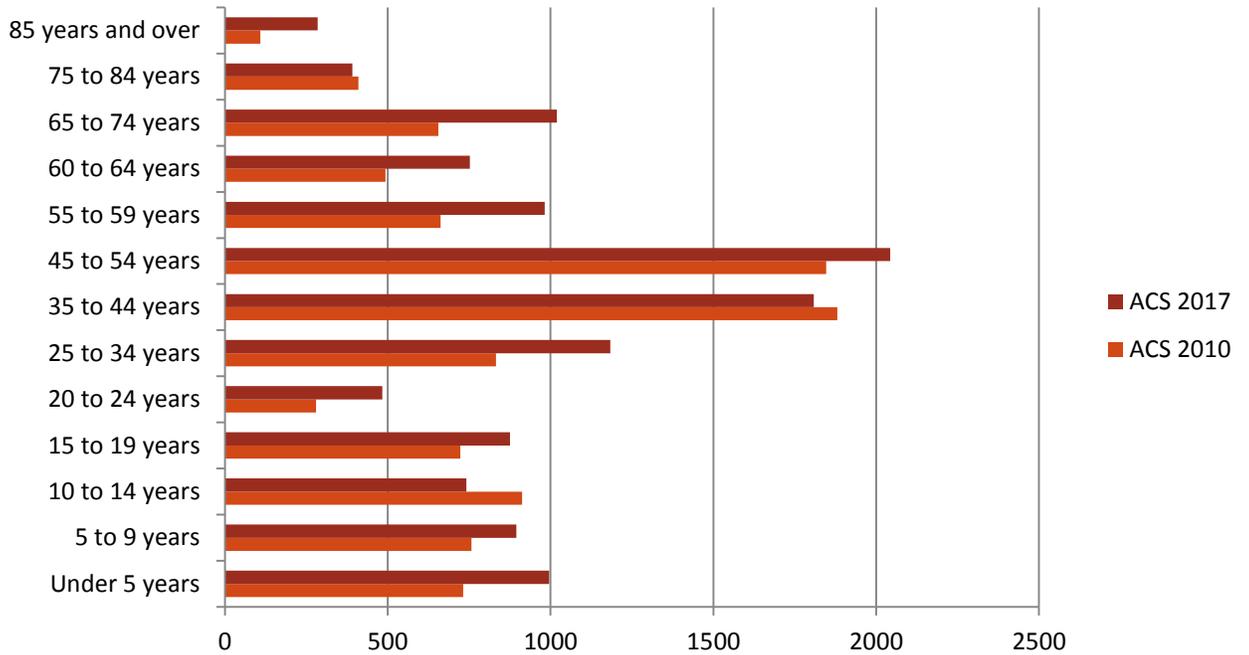
- DVRPC projects the population will increase to 18,274 people by the year 2045, which represents an increase of 5,779 people from the 2015 population. The Land Use Assumptions Report (LUAR) forecasts the township will generate 2,077 new dwelling units by 2030 which would house 5,982 new residents in the areas indicated on the map, below. This would effectively house the anticipated population growth expected by the DVRPC projections well before 2045. There could then be an even greater population gain beyond what DVRPC projects, and the LUAR identified a total maximum buildout of 6,969 units.

Map 2.1 | Anticipated Residential Growth in Number of Units: 2018-2030



Population Age

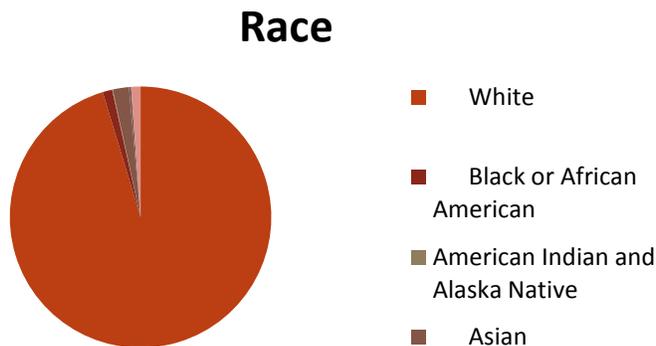
- Median age is 40 years old which is comparable to the County and surrounding municipalities.
- Between 2000 and 2010, NHT saw an increase in population in every age category, with significant growth in children under 10 years old, and strong population gains in the 45 to 59 age categories. From 2010 to 2017, the population grew in most age categories except for those 10-14 years old, 35-44 years old, and 75-84 years old. Some of the strongest population gains were for those 25-34 years old, 55-59 years old, and 65-74 years old.



- Gains in the 25–34 age categories combined with the increasing number of children (especially those under 5 years old) indicate that younger families are moving into the township (likely attracted by the new construction housing). These residents tend to place higher emphasis on community amenities, parks and recreation areas (i.e. playgrounds and recreational sports fields), and school district services. The increase in population over 55 also indicates a growing aging population that has unique needs for mobility, transportation, and housing (single floor living, downsizing, etc). Over the next 20 years, the large percentage of the population between 35 to 54 will be aging into the 55+ age categories, and potentially placing a huge demand for senior amenities, services, and housing types. Children now will be advancing into their 20s and 30s and will likely be considering first time home ownership and starting families of their own.

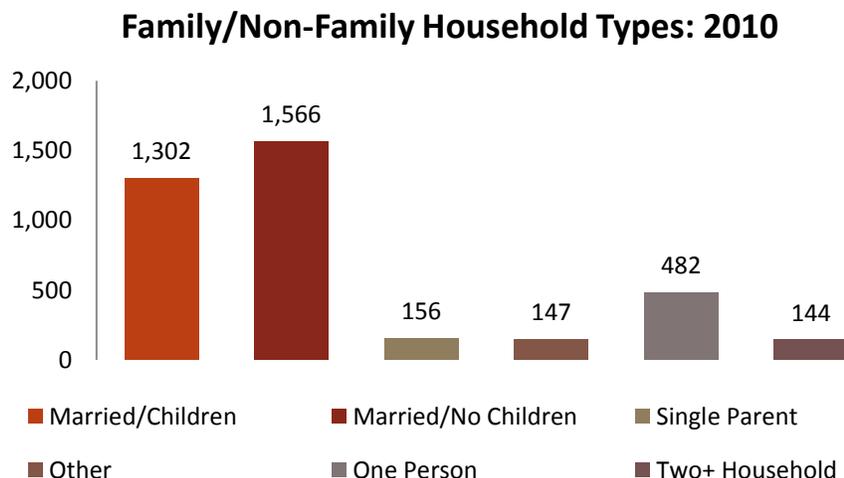
Race and Ethnicity

- The population is almost exclusively white. Less than 5% of the entire population is non-white, and 1.6% of the total population identifies as Hispanic.



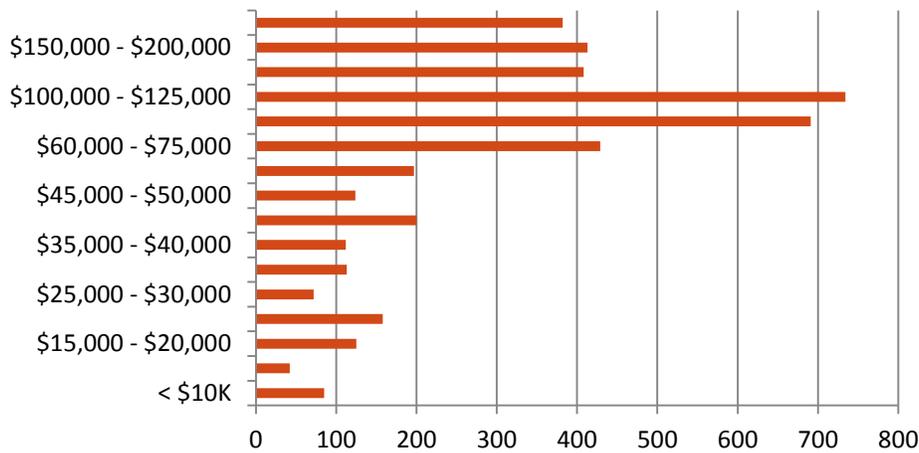
Households

- 83.5% of the total population belongs to a family household, and 38% of the total population is comprised of families with children under 18. 13% of the population is a householder living alone, and 16.5% of the population lives in nonfamily households.



- 24% of households have individuals 65 years and older.
- The average household size is 2.88.
- The number of married couples with children has declined slightly between 2000 and 2010 but the number of married couples with no children has increased by 48% and is now, in terms of real numbers, slightly greater than the number of couples with children.
- Median household income is \$88,581, which is over \$10,000 more than the median household income for the county as a whole. However, the median income has not changed substantially over the past 20 years, and has only increased about \$782 when compared to the 1999 median income, adjusted for inflation.

Household Income



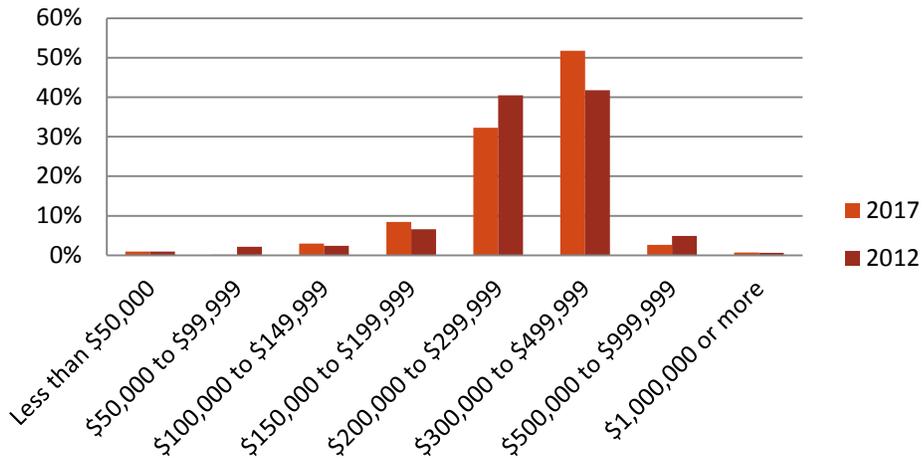
- Of the population 25 years and over, 26% have earned a Bachelor’s degree, 12% have a graduate or professional degree. Just under 5% of the population has less than a high school degree or GED.

Housing Stock

- 4,561 total housing units in the township, up from 2,615 in 2000.
- The vast majority of housing units have three or more bedrooms, and the number of housing units with four or more bedrooms has increased 47% since 2010, representing a jump in new construction housing that offers larger housing types.
- 486 single family detached homes and 274 single family attached homes were constructed between 2010 and 2017. No other housing unit types were constructed during this time.
- There are extremely limited options for multifamily housing – no housing structures exist with more than four units, and 89% of all housing structures are single family detached. There are a few mobile homes in the township.
- The median housing price in 2018 was \$335,000 for all housing unit types; median housing price for single family detached was \$349,645 and the median housing price for single family attached was \$243,000.

- A majority of housing units are valued between \$300,000 and \$500,000, followed by homes valued between \$200,000 and \$300,000.
 - Housing value has increased between 2012 and 2017. A greater percentage of houses are valued between \$300,000 and \$499,999 than between \$200,000 and \$299,999.
 - This could have both positive and negative implications depending on which side of a home sale you are on. Rising housing values are beneficial for sellers, but less beneficial for buyers, and rising home values combined with stagnant median income could be making New Hanover less affordable than before.

Housing Value as Percent of Units

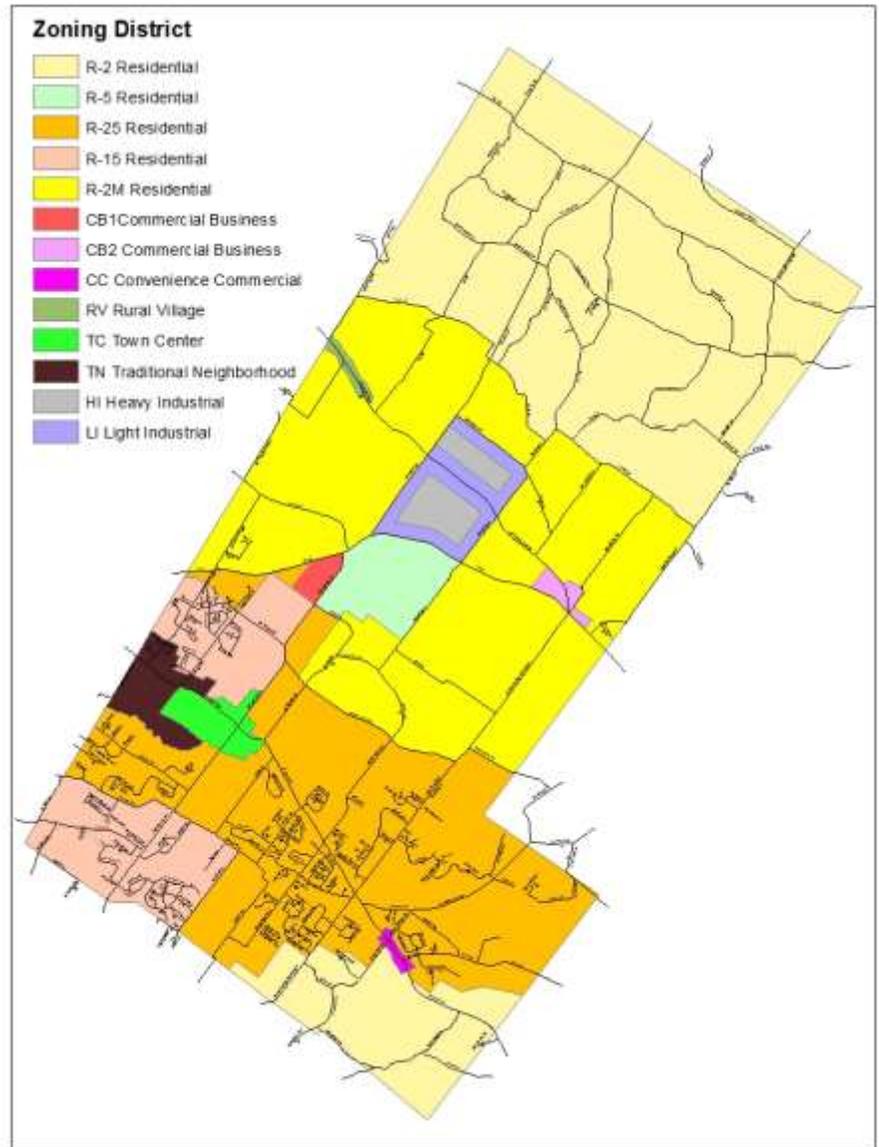


- It is estimated that for the population in the northern half of the township, the population pays between 35 and 37% of their household income on housing, with an average of 35%. In the lower half of the township, the population pays between 38 and 43% of their household income on housing, with an average of 40%. Typically, a home is considered affordable if costs do not exceed 30% of household income. For a more complete understanding of household costs, consideration of transportation costs is also factored in. The average transportation cost across the township is about 25%, for an average of around 60% of household costs covering housing and transportation.
- 65% of all housing units in the township were constructed in 1999 or earlier; 35% of all housing units in the township were constructed in 2000 or later. The decade between 2000 and 2010 saw the highest number of housing units built than any other decade prior or since.
- 95% of all housing units are owner-occupied, and 5% are renter-occupied.
- There is no age restricted housing in the township.

Zoning for Residential

Residential land uses are permitted in all five residential districts, as well as in the Rural Village District, Traditional Neighborhood District, and the Town Center District.

These districts cover the majority of the land area of the township, with only a few areas reserved exclusively for commercial and industrial uses. Minimum lot sizes in the R-2 District are 2 acres, which keeps densities low and developments spread out. The R-2M District requires lot sizes of 50,000 sq ft for tracts less than 4 acres, and 87,120 sq ft for tracts greater than 4 acres. The R-25 District and the R-15 District allow for smaller parcel sizes, with a minimum of 15,000 sq ft for properties with sewer and water service, and 25,000 sq ft if no sewer and water are provided. The TN and TC Districts both permit residential uses on 15,000 sq ft lots.



Key Takeaways

Population Growth

- Rapidly expanding population places greater strain on infrastructure, utilities, and roadways.
- More land is converted to housing than for any other use type.
 - How does increased development affect the overall feel of the community?
 - Do you feel there should be more or less protection of rural character, viewsheds, or buffering of developments through setbacks or landscaping? Or do current development requirements adequately account for these concerns?
 - With the availability of services, shopping, and other amenities, do you feel there is a balance of uses that adequately serves the needs of the population? If no, what else is needed or wanted?
- Population projections anticipate an increase of almost 6,000 new residents, potentially as early as 2030 depending on the completion of housing projects in the land development pipeline. Most of this development will likely occur in the southern portion of the township.
 - While the township can't – and shouldn't want to – stop all development entirely, what are the thoughts on this level of development?
 - What unintended consequences of this development could there be? What benefits could it bring?

Population Age and Housing Choices

- Increase in populations 55 and over indicate a growing senior population, which will only continue to increase as the current population 35 to 54 ages over the next 20 years. Services catering to an older population may be warranted and include community centers with programming, continuing education, and social support networks. Open space and park areas should also be designed and upgraded to accommodate the mobility needs of this population such as paved pathways, seating, and shade. Housing choices should also be diverse to allow residents to age-in-place, or be able to move to a senior supported development that has options for single-floor living. Assisted living facilities with a spectrum of on-demand or in-home care options may also be beneficial to keep aging residents within the community, rather than moving farther away to where these facilities currently exist.
 - What services and amenities do you want to see provided within the township for this aging population?
- The population of children is also growing, especially those under 5 years, and there is a large percentage of the population that is married with no children, but likely that many of these couples will go on to have children over the next 10-20 years. The type of new housing construction available in the township is attractive to young families raising children. Community amenities such as playgrounds, tot lots, and recreational fields for sports are important for this demographic. Families also require additional services like day care centers. The Boyertown School District is already at capacity, and the distribution of schools within the district requires extensive bussing to distribute students among the schools.
 - Are there adequate services to meet the needs of families with children?

- Are there opportunities to provide more parks/open space/recreation resources? If so, where?
- Is there a need for additional amenities for families, especially those with young children – think toddler classes at community centers/libraries in the area?
- Within 20 years, the portion of the population that is currently under 20 will be aging into their 20s and 30s. Younger residents tend to require smaller and more affordable housing options. As we've seen, the majority of new housing development has been for detached housing units, and many of those units are larger than the older housing stock, with four or more bedrooms, which is often larger and/or more expensive than what younger residents are looking for. Median pricing for attached housing was almost \$100,000 less than detached housing, which presents greater opportunities for home ownership to lower income residents and first time home buyers. The lack of housing diversity within the township will likely result in many young adults leaving the township to find more suitable housing for their needs. Limited job opportunities in the township will also likely drive these residents to find housing elsewhere. It may be likely the population in their 20s will continue to be lower than other adult age groups because the housing market is more suitable for families than for singles.
 - Are there areas where residents would be interested in seeing the development of higher density housing? What kind of housing would be suitable for the township and for the future residential needs?
 - Would there be an interest in creating incentives for smaller/more affordable housing types without increasing the development densities?