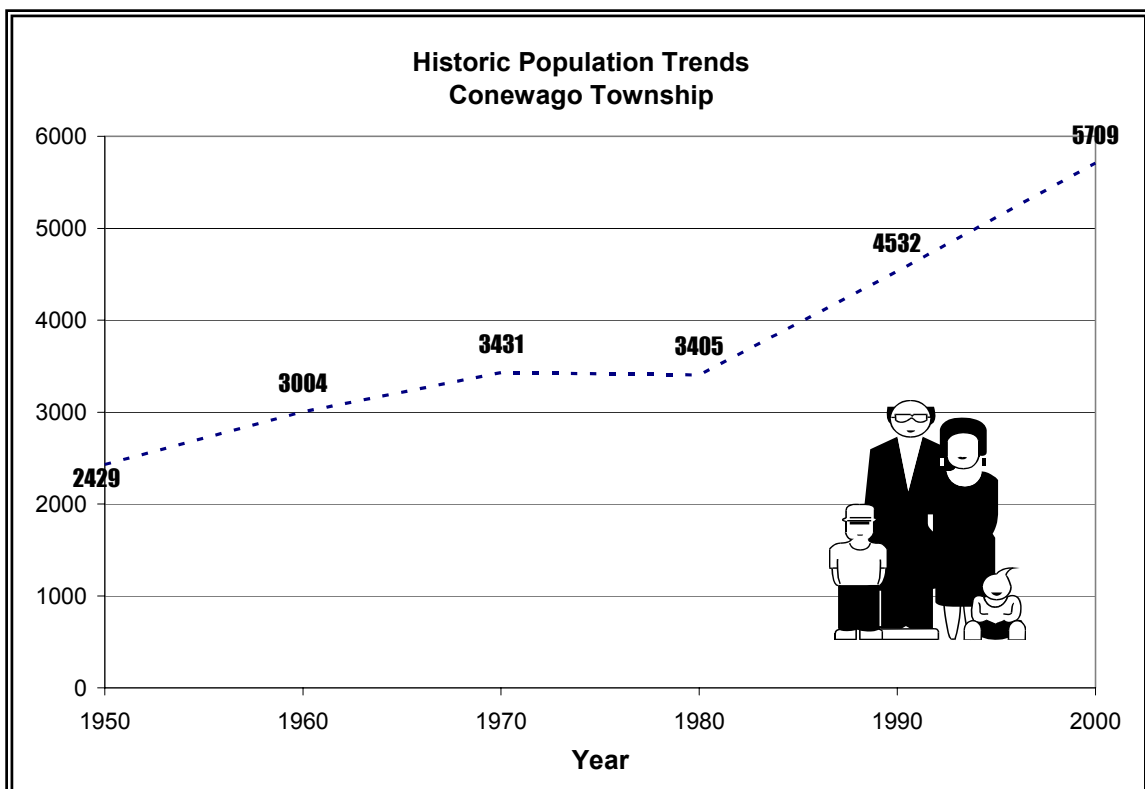


# IV. Demographics

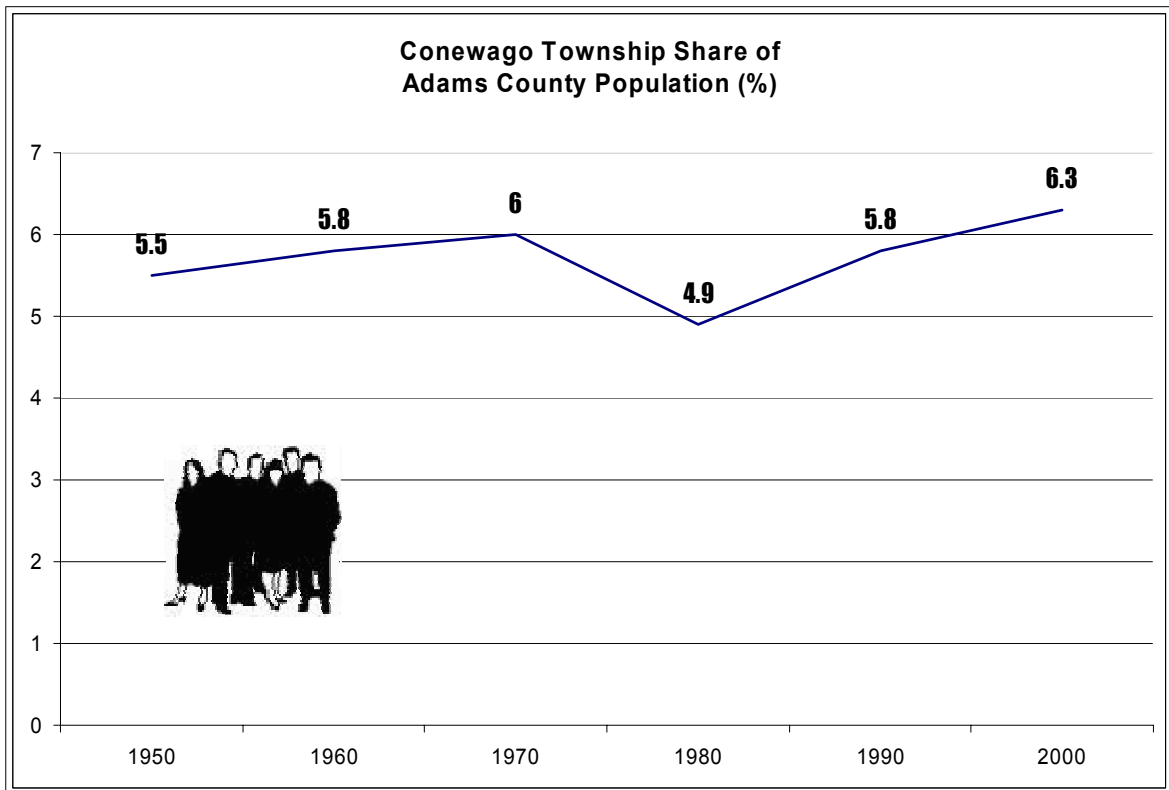
The allocation of municipal resources must consider the population to be served. Population, housing and economic analyses are a principal component of any comprehensive plan. Obviously, the overall size of a population is related to the amount of land, manpower and services to be provided. In addition, particular groups within the population have different needs. This section will present past, current and expected population statistics in order to determine the Township's needs.

## A. Historic Population Growth

The historical growth pattern of an area provides insight as to the growth that might be expected in the future. The following table lists the amount of population growth that has occurred over the last 50 years within the Township.



From the above graph, several trends are visualized. First, the Township began the last half century with a period of moderate growth between 1950 and 1970. During this time the Township averaged an annual growth rate of just over 2 percent. Then between 1970 and 1980 it actually experienced a loss 26 residents. However, after 1980 the Township has experienced steady and rapid growth through the last Census in year 2000. In this latest period the Township's population expanded by 2304 residents or over 67 percent averaging almost 3.4 percent growth annually.

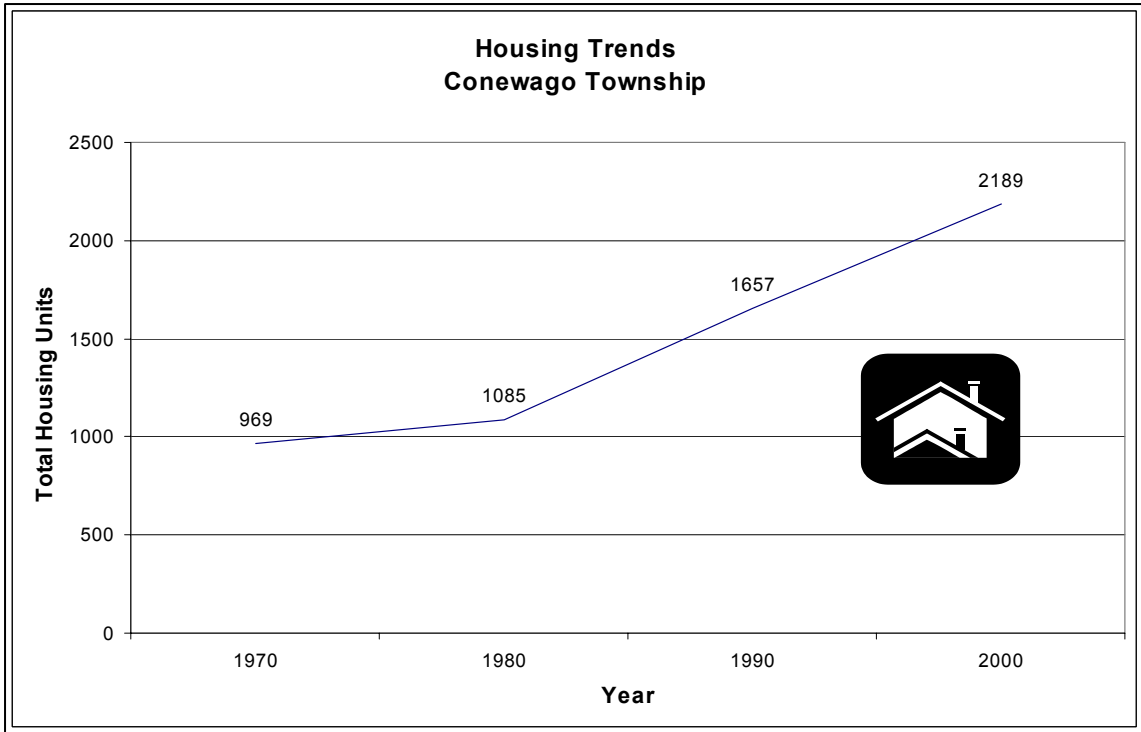


Over the last 50 years, the Township’s proportion of population relative to the total population within Adams County has ranged between a low 4.9 percent in 1980 to the high 6.3 percent in year 2000. During the last 50 years the Township’s proportion of the County’s population has averaged 5.72 percent; however, since 1980, the average has been just over 6 percent.

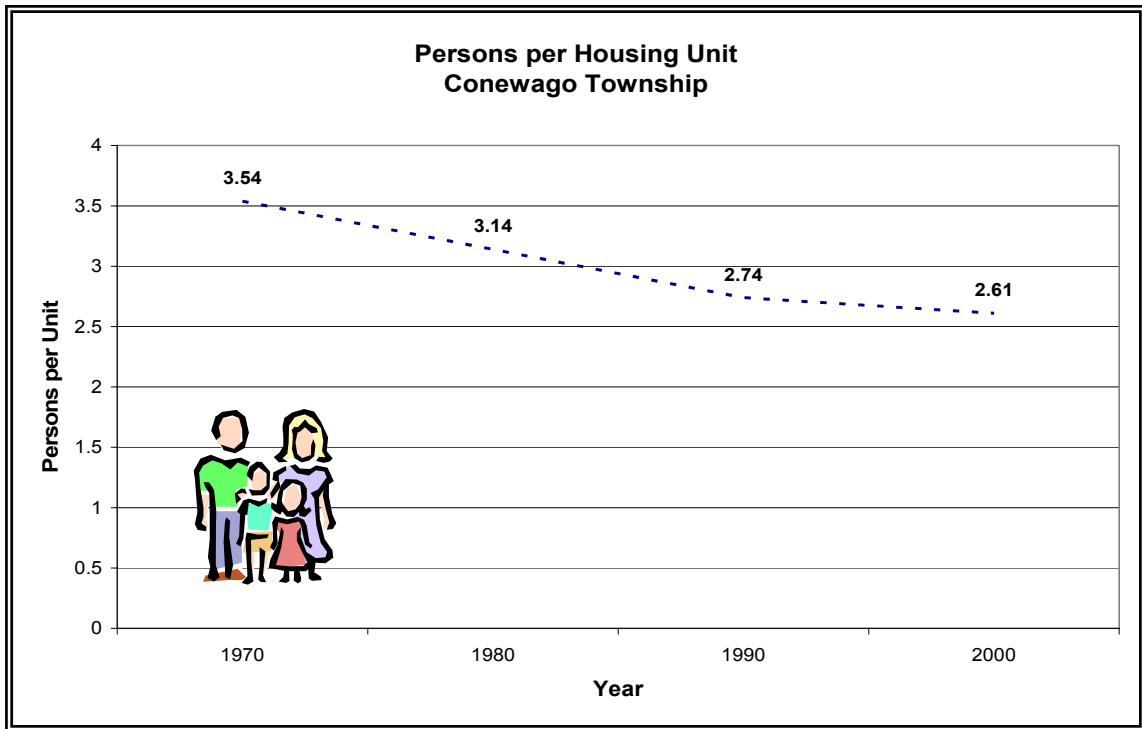
Obviously, both the Township and Adams County have grown considerably since 1980 and these trends suggest that it will continue to gain new residents. This trend is typical within the region as most rural and suburban townships share considerably within a County’s population growth. Although the Township’s proportion of County population recorded its highest level in 2000, its rate of increase was less than that experienced during the 1980s. This more recent trend may suggest that Conewago Township will continue to experience the development pressures exerted throughout Adams County, but to a lessening extent.

## B. Historic Housing Growth

In addition to population growth, another important consideration when projecting how fast an area will grow relates to its number of housing units. The following graphs the number of housing units within The Township since 1970.



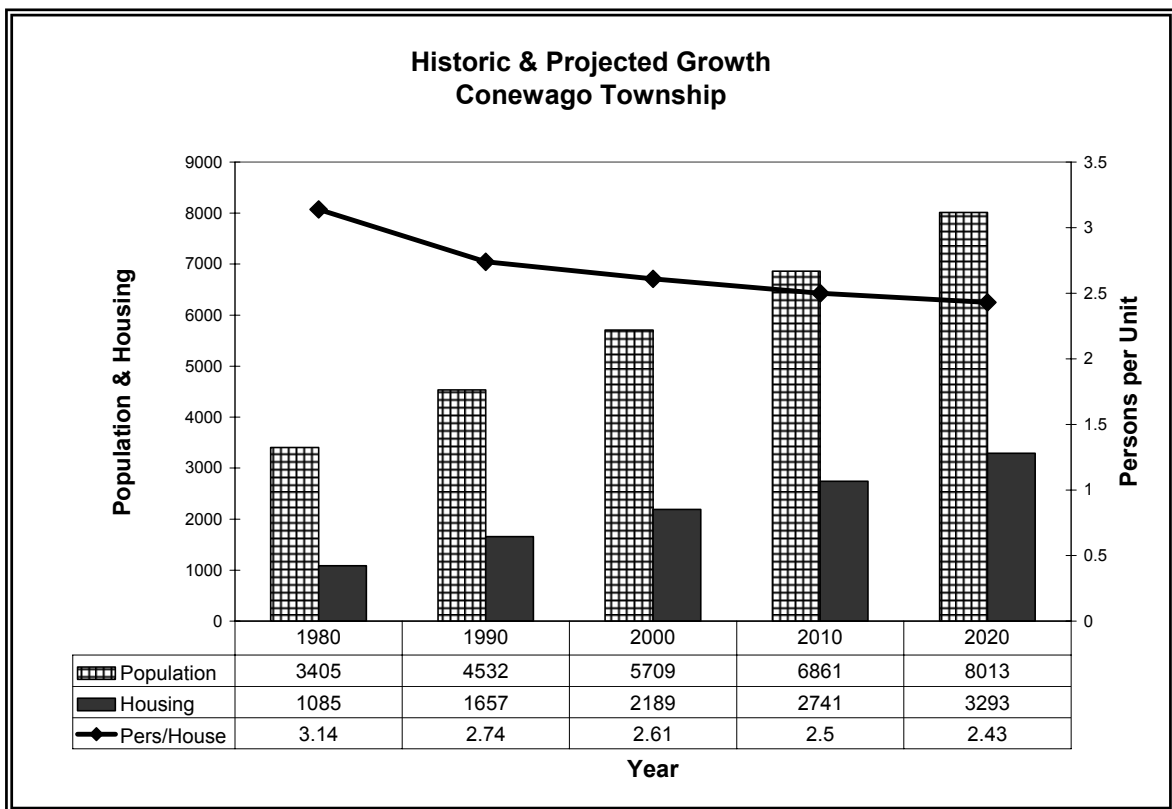
Unlike the Township's population which experienced a slight decline during the 1970s, the number of housing units has experienced growth during each decade during the last 30 years. But more importantly, the rate of change for housing units is greater than that recorded for population. Between 1970 and 2000, the Township's population grew by 66.4 percent; however, its housing stock increased by 126 percent. This occurred because fewer people are living together, as family sizes have decreased, more single elderly and more people are living by themselves. This trend has also occurred throughout Adams County as a whole and throughout the nation for several decades.



## C. Population & Housing Projections

Review of the population and housing trends for the Township over the last two decades reveals a very uniform and steady rate of population and housing growth. This suggests that an arithmetic or linear extrapolation should produce reliable predictions of future population increase if outside influences are not permitted to affect development within the Township. While this technique is considered one of the most basic of projection techniques, it also is one of the most powerful as it considers all of the factors that have affected past growth. For these reasons the linear projections for years 2010 through 2020 will be used to allocate the Township's resources through the balance of this Plan.

As can be seen in the following graph, a "natural" growth curve extends for both the population and housing bars between the historic rate experienced since 1980 through the projected growth to the year 2020. Similarly, the descending line depicting the reducing average household size also follows a "normal" curve since the large reduction experienced during the 1970s. The table below the graph depicts the net projected changes to population, housing and persons per housing units, for the Township through the year 2020.



Projected Net Changes Per Decade		
Year	2000 to 2010	2000 to 2020
Population	1152	2304
Housing	552	1104
Persons/Unit	-0.11	-0.18

## D. Socio-Economic Characteristics (2000)

Age Profile		
Age Group	Conewago Township	Adams County
0-4 yrs	355 (6.2%)	(5.9%)
5-9 yrs	408 (7.1%)	(7.1%)
10-14 yrs	461 (8.1%)	(7.6%)
15-19 yrs	382 (6.7%)	(7.5%)
20-24 yrs	262 (4.6%)	(6.1%)
25-64 yrs	3180 (55.7%)	(51.9%)
65+ yrs	661 (11.6%)	(13.9%)
Median Age	36.5 years	37.0 years

**Comments:** Overall, the Township population has a median age 0.5 years younger than that of Adams County. The Township has slightly more infants and middle school-age children, but less high-school age children than Adams County. It has fewer young adults but more middle-age adults. The Township has fewer seniors than does Adams County as a whole.

Gender Profile		
Gender	Conewago Township	Adams County
Male	2787 (48.8%)	49.1%
Female	2922 (51.2%)	50.9%

**Comments:** The Township has more females than males and even greater disparity than that found throughout the whole County..

Racial Composition & Hispanic/Latino Origin		
Race	Conewago Township	Adams County
White	5,590 (97.9%)	(95.4%)
African American	30 (0.5%)	(1.2%)
Native American	2 (0%)	(0.2%)
Asian	9 (0.2%)	(0.5%)
Pacific Islander	0 (0%)	(0.0%)
Other	44 (0.8%)	(1.7%)
Bi-racial	34 (0.6%)	(1.0%)
Hispanic/Latino	90 (1.6%)	(3.6%)

**Comments:** Overall the Township has less racial diversity than does Adams County. In total minorities comprise about 2.1 percent of the Township's population as compared with 4.6 percent of the County's makeup. Similarly, the Township has fewer residents of Hispanic/Latino descent numbering about 44 percent the proportion recorded throughout Adams County.

Income				
Area	Per Capita	Median Family	Median Household	Persons Below Poverty
<b>Conewago Township</b>	\$18,434	\$49,688	\$47,920	212 (3.8%)
<b>Adams County</b>	\$18,577	\$48,810	\$42,704	(7.1%)

**Comments:** Per capita incomes within the Township are slightly lower than the Countywide average. However, median family and household incomes within the Township are above the Countywide average. Township officials should make sure that opportunities for affordable housing are provided within the Township so as not to exclude individuals, families and households with modest incomes. The Township has relatively less poverty than the whole County and considerable less than that across Pennsylvania which is about 11 percent. Nonetheless, special outreach opportunities and programs should be targeted to assist less fortunate individuals and local officials should be mindful of these limited incomes when planning for costly public infrastructure and services.

Education		
Area	High School Diploma	4+ Year @ College
<b>Conewago Township</b>	52.0%	9.8%
<b>Adams County</b>	43.8%	10.1%
<b>Pennsylvania</b>	81.9%	22.4%

**Comments:** Both Conewago Township and Adams County have educational attainment rates considerably below the State-wide averages.

Employment Status & Commuting		
	Conewago Township	Adams County
<b>Total Labor Force (16+ yrs.)</b>	3,190 (73.9%)	(67.8%)
<b>Employed</b>	3,157 (73.1%)	(64.87%)
<b>Unemployed</b>	33 (0.8%)	(2.9%)
<b>Carpooled</b>	293 (9.5%)	(10.5%)
<b>Public Transit</b>	20 (0.6%)	(0.2%)
<b>Average Commute</b>	20.1 mins.	25.1 mins.

**Comments:** The Township has a higher percentage of workers than does the County who are largely employed. Unemployment is considerably lower within the Township than throughout Adams County. Carpooling is relied upon about the same within the Township when compared County-wide while the use of mass transit is slightly more prevalent within the Township. Average daily commutes are shorter than throughout the County because of the Township's proximity with large local employers. Nonetheless, the Township should promote local employment opportunities close-to-home to reduce wasteful daily commuting.

<b>Civilian Labor Force</b> - All values are expressed as percentages of the overall labor force.		
<b>Occupation</b>	<b>Conewago Township</b>	<b>Adams County</b>
<b>Agriculture, forestry, fishing, hunting, mining</b>	2.0	3.1
<b>Construction</b>	6.4	8.0
<b>Manufacturing</b>	28.5	22.6
<b>Wholesale trade</b>	4.5	3.8
<b>Retail trade</b>	14.7	11.7
<b>Transportation, warehousing, utilities</b>	3.6	4.2
<b>Information</b>	3.3	2.6
<b>Finances, insurance, real estate</b>	2.3	3.7
<b>Professional, scientific, management, waste</b>	3.6	4.9
<b>Educational, health, social services</b>	15.8	18.7
<b>Arts, entertainment, recreation, lodging, food</b>	5.6	7.5
<b>Other services</b>	7.2	4.4
<b>Public administration</b>	2.5	4.3

**Comments:** Overall the Township exhibits a more specialized mixture of employment than Adams County as a whole. Manufacturing, education, health and social services and retail trade are the three top employers within Conewago Township and in Adams County and fewer people are engaged in other activities within the Township than is typical in Adams County. Agriculture and other rural occupations are the smallest single economic sector offering employment to Conewago Township residents at a level only 2/3 the Countywide average. The Township has a slightly lower concentration of construction workers who tend to favor rural home sites where on-site storage of equipment and supplies can occur. Employment often occurs in other nearby communities where focused activity centers exist. Nonetheless, State law requires that the Township accommodate a wide range of commercial and industrial pursuits to serve its labor force.

<b>Housing &amp; Household Characteristics</b>		
<b>Other Characteristics</b>	<b>Conewago Township</b>	<b>Adams County</b>
<b>Group Quarters</b>	7 (0.1%)	(4.0%)
<b>Family Households</b>	1,655 (77.8%)	(73.6%)
<b>Rental Units</b>	367 (17.2%)	(23.2%)
<b>Vacant Units</b>	61 (2.8%)	(6.1%)

**Comments:** As expected the rural/suburban character of the Township does not lend itself to group quarter residences and the Township's percentage of population within group quarters is minimal. The Township has a higher percentage of family households than does Adams County. The Township has a lower number of rental housing units and vacant housing units than averages throughout the County.

Housing Costs		
Area	Median Monthly Rental Costs	Median Owner-Occupied Housing Values
Conewago Township	\$564	\$104,400
Adams County	\$509	\$110,100

**Comments:** Given the Township's rural / suburban character it is surprising that its owner-occupied housing stock comes at less expense than other areas within Adams County. Its renter occupied monthly rents are higher than the Countywide average. The Township needs to ensure that its zoning policies adequately provide opportunities for affordable forms of housing.

Housing Condition				
Area	Units Lacking Complete Plumbing	Units Lacking Complete Kitchen	Built Pre-1940	Median No. of Rooms
Conewago Township	9 (0.4%)	15 (0.7%)	487 (22.5%)	6.0
Adams County	(0.5%)	(0.4%)	(25.5%)	5.9

**Comments:** The Township has a few reported substandard housing units and more than 22 percent of the Township's homes were constructed before 1940. This suggests the potential for an important historic preservation program to protect these valuable cultural resources.

Housing Tenure & Vacancy				
Area	Owner-occupied Units	Owner-occupied Vacancy Rate	Renter-occupied Units	Renter-occupied Vacancy Rate
Conewago Township	1761 (82.8%)	1.2%	367 (17.2%)	2.1%
Adams County	(76.8%)	(1.4%)	(23.2%)	(4.6%)

**Comments:** Homeownership is very high within Conewago Township while the ratio of rental units is about 3/4 the County-wide average. Owner-occupied vacancy rates are very low in both the Township and Adams County. The Township's low number of rental units and its low vacancy rates suggest the need to ensure that the Township's zoning policies do not discriminate against low-moderate income forms of housing which are often rental units.

Housing Type					
Area	Single-family Detached	Single-family Attached	Two-family	Multiple-family	Mobile Home
<b>Conewago Township</b>	1638 (75.8%)	322 (14.9%)	116 (5.4%)	47 (2.2%)	33 (1.5%)
<b>Adams County</b>	(72.2%)	(6.7%)	(4.5%)	(7.9%)	(8.7%)
<b>Comments:</b> As can be seen, the Township exhibits a slight preference towards single-family detached housing when compared with Adams County as a whole. Even more prominent is the Township's share of attached housing at more than twice County-wide average. This is somewhat offset by the Township's relative lack of multiple-family dwelling units and mobile homes. In an event, the Township must provide for its fair share of a wide range of housing types; therefore, future residential growth areas must offer the opportunity for a more balanced mix of housing including multiple family dwellings and mobile home units.					

*In order to avoid claims of exclusionary zoning practices and to reflect contemporary housing styles, it is recommended that the Township specifically plan to rely less upon single-family detached units in the future. In addition national housing trends suggest greater reliance on more dense/multi-family units and compact detached units. For these reasons it is recommended that the Township allocate future land use to meet the target growth in the following residential categories:*

TARGET PROJECTED NEW HOUSING UNITS BY STRUCTURAL TYPE				
Total Units 2007-2020	Target single-family detached	Target attached & duplex	Total multi-family	Mobile Homes
718	+503 = (70%)	+ 108 = (15.0%)	+ 54 = (7.5%)	+54 = (7.5%)

Methods to achieve this mix of future housing are presented in Chapter 10 of this Plan.