

Population and Housing

Population

Since the turn of the century, the population of Frederick County has more than tripled, growing from 13,239 people in 1900 to 45,723 in 1990. Much of the population growth occurred during the 1970's and 1980's. For instance, between 1940 and 1970, the population of the County grew at a steady rate of between 2,000 and 4,000 people per decade. However, during the 1970's, the population of the County grew by 10,043 people. During the 1980's, the population grew by 11,573 people. The 1995 population estimate for Frederick County, which is produced by the Center for Public Service at the University of Virginia, was 52,000. By the end of the decade, it is estimated that the population of Frederick County will exceed 57,000 people.

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Table 2: Frederick County Population Counts, 1900-1990

Year	Population	Change From Previous Decade	% Change From Previous Decade	Average Annual % Change
1900	13,239	-	-	-
1910	12,787	-452	-3.41%	-0.34%
1920	12,461	-326	-2.55%	-0.26%
1930	13,167	706	5.67%	0.57%
1940	14,008	841	6.39%	0.64%
1950	17,537	3,529	25.19%	2.52%
1960	21,941	4,404	25.11%	2.51%
1970	24,107	2,166	9.87%	0.99%
1980	34,150	10,043	41.66%	4.17%
1990	45,723	11,573	33.89%	3.39%

Source: U.S. Census Bureau

The 1970's signified the greatest average annual rate of growth in Frederick County of the twentieth century at 4.17% per year. In the 1980's, the average annual rate of population growth of 3.39%, remained high, but was slightly lower than in the 1970's. Based on the population projection by the Center for Public Service at the University of Virginia, Frederick County will continue to experience a reduction in the average annual rate of population growth at approximately 2.47% in the 1990's.

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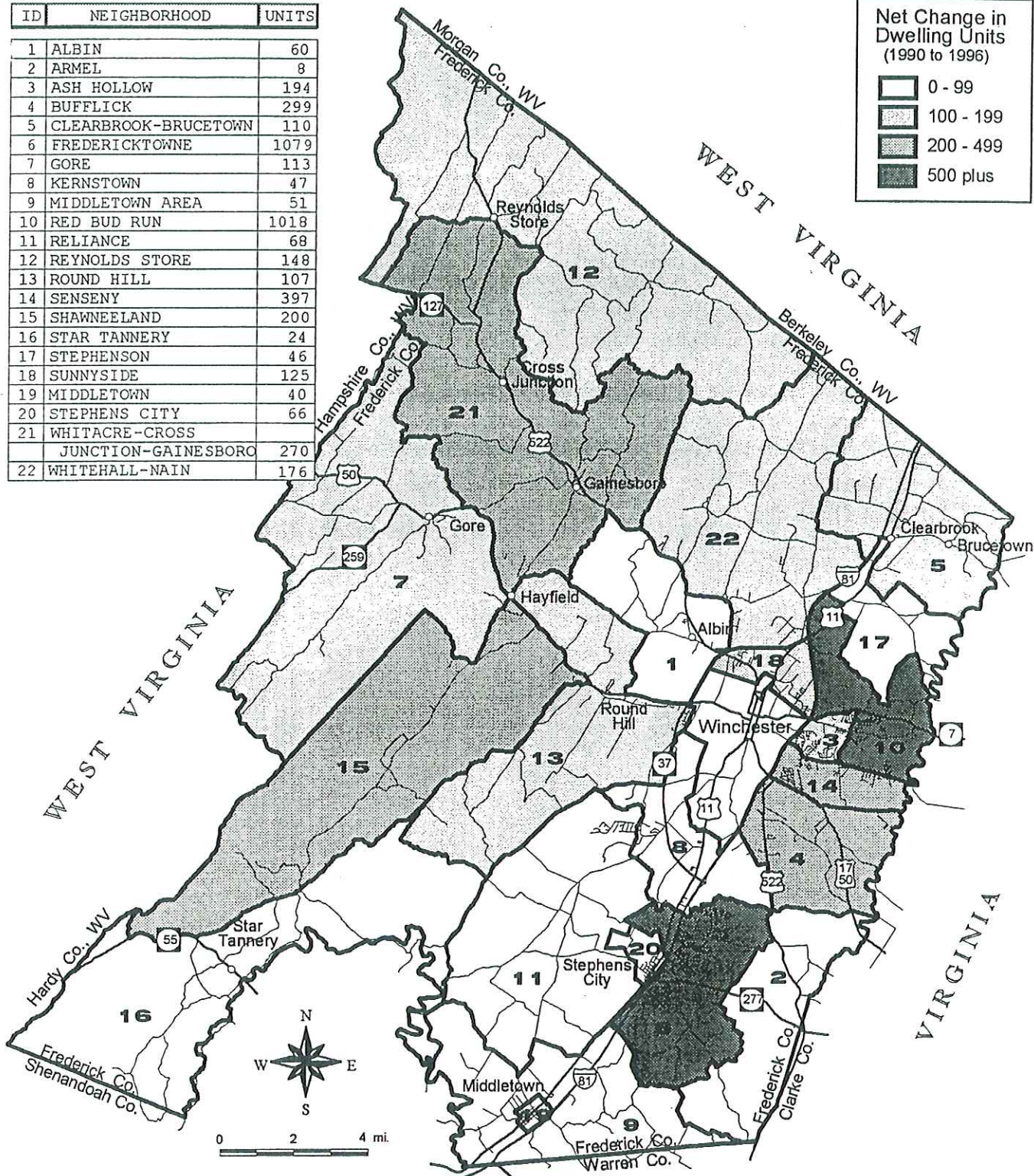
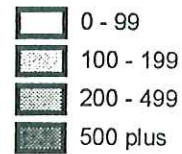
Growth in Housing

The number of permits issued for the construction of new homes in Frederick County has varied dramatically as a result of the rise and fall of the national housing market. The number of permits issued annually for new home construction rose steadily in the early 1970's, but fluctuated in the middle 1970's. In 1977, the issuance of residential permits began a steady decline, reaching a low of 212 permits for 1982; however, residential permits increased steadily for the remainder of the 1980's, with a peak of 1,102 permits in 1989. Permits for new residential construction declined dramatically in the early 1990's as a result of a recession in the national housing market. This trend ended in 1994 with the issuance of 715 permits for the construction of new homes. Since 1994, there has been an average of 616 new residential permits issued annually by the County. The County has averaged 658 permits for new residential construction annually throughout the 1990's.

Growth in the local economy is a major factor influencing overall growth in Frederick County. The economies of Frederick County and the City of Winchester are interrelated and economic changes affect both jurisdictions. There has been a continued growth in local employment in both the City and County. An additional factor influencing growth in Frederick County has been an increasing movement of people into the County from the Washington Metropolitan Area. It can be anticipated that economic growth will continue, thereby supporting continued steady rates of overall growth.

ID	NEIGHBORHOOD	UNITS
1	ALBIN	60
2	ARMEL	8
3	ASH HOLLOW	194
4	BUFFLICK	299
5	CLEARBROOK-BRUCETOWN	110
6	FREDERICKTOWNE	1079
7	GORE	113
8	KERNSTOWN	47
9	MIDDLETOWN AREA	51
10	RED BUD RUN	1018
11	RELIANCE	68
12	REYNOLDS STORE	148
13	ROUND HILL	107
14	SENSENY	397
15	SHAWNEELAND	200
16	STAR TANNERY	24
17	STEPHENSON	46
18	SUNNYSIDE	125
19	MIDDLETOWN	40
20	STEPHENS CITY	66
21	WHITACRE-CROSS JUNCTION-GAINESBORO	270
22	WHITEHALL-NAIN	176

Net Change in
Dwelling Units
(1990 to 1996)



Frederick County Planning & Development
Winchester, Virginia

Neighborhoods

12-10-97

Population Distribution

Information on subdivision and housing location from recent years shows a wide dispersion of population growth throughout the County. If this pattern continues, population growth will continue to be seen not only in the densely populated suburban areas, but also in rural areas.

Particularly high rates of residential construction and population growth have occurred in the suburban areas east of Winchester and east of the town of Stephens City where public sewer and water facilities are available. Relatively high rates of growth are expected to continue in these areas; therefore, the eastern portion of the County will remain the area of greatest population concentration.

Between 1980 and 1990, the growth in population was most rapid in the age groups under ten and over 35 years of age. School age population increased during the 1980's. Since 1970, population over the age of 65 has been growing faster than the population as a whole in Frederick County.

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Housing

In recent years, the majority of building permits issued for new homes in the County have been for single family dwellings. During the 1970's, less than 10% of residential permits were for multifamily dwellings and less than 16% for mobile homes. However, during the 1980's, approximately 18% of permits were for multifamily dwellings and approximately 22% for mobile homes. During the first three years of the 1990's, over 26% of the permits issued were for multifamily dwellings and 8% were for mobile homes. These averages are consistent with that experienced in 1995: 18% of the new home permits issued were for multifamily dwellings, and 10% for mobile homes.

Following national trends, the average number of persons in a household in Frederick County has been decreasing in recent years. Because of this, the number of dwellings in the County has been growing at a faster rate than the population. The number of dwellings in the County increased from 12,282 in 1980 to 17,864 in 1990 as reported by the U. S. Census Bureau, representing a 45% increase in the overall housing stock. Through 1998, an additional 5,925 residential dwellings were permitted, representing a 33% increase in the overall housing stock during the 1990's. The stock of housing remains mostly single-family, with approximately 82% of all dwellings constructed having been single-family since 1980.

Average dwelling values and rents for Frederick County increased more rapidly during the 1980's than the average for the Commonwealth of Virginia, as reported by the U.S. Census Bureau. In 1990, the median dwelling value of \$90,100 for Frederick County was similar to the average for the state, while the median monthly rent of \$351 was less than the average for the state. However, local rents have been increasing at a more rapid rate than in Virginia as a whole while the local median income levels are less than the state average. As property values continue to escalate, a segment of households in Frederick County will find it difficult to obtain affordable housing.

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Table 3: Households & Average Household Size, Frederick County (1960-1990)

Year	Population	Occupied Households	Average Household Size
1960	21,941	6,045	3.63
1970	24,107	8,570	2.81
1980	34,150	11,467	2.98
1990	45,723	16,470	2.78

Source: U.S. Census Bureau, Frederick County Department of Planning and Development

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Population and Housing Projections

The Frederick County Department of Planning and Development has produced alternate low, medium, and high population projections. The low projections come from the Virginia Employment Commission. The moderate projections use the average amount of population increase that occurred each year between 1980 and 1993. The high projections use the average annual percent rate of increase between 1990 and 1995. These projections suggest that the population of Frederick County will fall somewhere between 55,800 and 60,400 by the year 2000.

Table 4: Population Projections for Frederick

Population			Projections			
1990	1993	1995		2000	2005	2010
45,723	49,700	52,000	Low	55,823	60,351	64,878
			Medium	58,073	64,054	70,035
			High	59,139	67,237	76,490

Based on rates of construction occurring in the late 1980's, it might be expected that population growth will be closer to the high projections than to the low projections. It is possible to update the information on growth trends and the projections each year. In this way, we can better understand how the County is growing and can monitor changes in trends on a continuous basis.

The population projections can also be used to project the number of new households that will be created in the County and the number of new dwellings that will be needed. The demand for new housing will be affected by the extent to which the average number of persons per household declines. The low household projections use the low population projections and assume that the average household size will not decrease further. The medium and high household projections use the medium and high population projections and assume that the average household size will drop to 2.7 persons per household by 1995 and to 2.6 persons per household by 2000.

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Table 5: Projected New Dwellings Needed (Frederick County 1990-2010)

New Dwellings Needed Per Decade			New Dwellings Needed Per Year	
	1990-2000	2000-2010	1990-2000	2000-2010
Low	3,610	3,257	361	326
Medium	5,866	4,601	587	460
High	6,752	7,443	675	744

Source: Frederick County Department of Planning and Development

The projections suggest that an average of between 260 and 675 housing units will be needed each year for the next several years. Again, the projected housing need will probably be closer to the higher projections than to the lower ones. Even the higher projections suggest that annual rates of housing construction will not need to be as high as in the late 1980's to meet projected demand.

Conclusions

- Population growth continues in Frederick County.
- The average number of persons living in each household has dropped in recent years. This results in the fact that the number of new dwellings has been growing at a faster rate than the population.
- The construction of new homes rose to a record high in 1988, then dropped through 1992 when the number began to rise again through 1994. New home construction decreased in 1995.
- Population growth and new residential development has been distributed throughout the County, but particularly high concentrations of growth have occurred in the Bufflick, Fredericktowne, Redbud Run, Senseny, and Cross Junction neighborhoods.
- The population of the County has been projected to be between 53,000 and 62,000 by 2000. The projections suggest that between 260 and 675 new homes per year will be needed for the next several years. Factors outside of the local area could effect housing demand.

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Population and Housing Policy

Issues identified in discussions on population and housing include:

Issues

- *Desirable rates of population growth.*
- *The distribution of population growth.*
- *The types of housing to be provided.*

Population and housing characteristics and projections need to be considered in all phases of the comprehensive planning process. Land use policy, capital facilities planning, and transportation planning must evaluate the existing requirements and projected future needs resulting from growth in the County.

Projections of future growth can assist decision makers in their review of projects and proposals and in setting comprehensive planning policies. The following are the basic policies of Frederick County concerning housing and population growth.

GOAL: Maintain a moderate rate of population growth in Frederick County.

GOAL: Provide for a balanced distribution of population growth.

Strategies:

1. Plan for orderly growth and development, based on current and projected growth rates and economic trends, both local and national, and assuming a moderate rate of growth in the local economy.
2. Carefully plan and coordinate the provision of public services and facilities to provide an orderly pattern of growth.
3. Develop and maintain land development regulations to provide orderly patterns of growth.
4. Evaluate the payment of public service delivery costs in order to maintain an equitable system for transferring service costs to users of those services.
5. Promote relatively high densities of population growth in sewer and

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water service areas, and certain rural community centers.

6. Maintain low housing densities in rural areas or on land with environmental constraints through the use of Agricultural and Forestal Districts, zoning, and other methods.
7. In all areas of Frederick County, avoid levels of population density that cannot be safely and efficiently supported by public facilities, roads, and the natural environment.

Implementation Methods:

1. Undertake studies to identify public service needs and costs associated with growth and development and explore and adopt methods to address those needs and to transfer costs to the users of public services.
2. Use conditional zoning procedures to accept contributions to the costs of providing public facilities needed to support new development.
3. Review density limits in the land development ordinances to insure that they promote the desired balance of residential growth.
4. Coordinate capital improvements planning, road improvement planning, and land use planning.
5. Develop methods to identify the impacts of land use decisions on public facilities.
6. Avoid land use decisions that will result in levels of population density that cannot be safely and efficiently supported by public facilities, roads, and the natural environment.

GOAL: Provide for a Variety of Housing Types and Locations to Meet the Varied Needs and Income Levels of the County's Present and Future Population.

GOAL: Reduce the Costs of Providing Housing and Public Facilities to Serve Residential Areas.

GOAL: Encourage Energy Efficient Housing and Housing Patterns.

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Strategies:

1. Structure plans and ordinances to: reduce development costs - encourage energy efficient land development patterns - encourage energy efficient housing designs - encourage a variety of housing types and locations - provide livable residential environments.
2. Support Federal, State, and Local incentives for energy conservation.
3. Encourage reasonable amounts of mobile homes, multifamily housing, and higher density single family housing as sources of lower cost housing.
4. Provide incentives in development regulations to encourage the inclusion of affordable housing in larger scale planned developments.
5. Develop cooperative approaches to addressing housing issues with the City of Winchester and the surrounding towns.
6. Recruit providers of affordable housing in the same manner that new industry is recruited.

Implementation Methods:

1. Develop a comprehensive housing plan for the City and County to help achieve decent, affordable housing for all. Such plan should include specific strategies and implementation methods.
2. Review enabling legislation and local regulations to ensure that they encourage and promote affordable housing. Consider an incentives approach to providing affordable housing.