

POPULATION AND HOUSING

Since the turn of the century, the population of Frederick County has nearly tripled, growing from 13,239 people in 1900 to 34,150 in 1980. Much of that population growth occurred during the 1970's. 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 approximately 10,000 people.

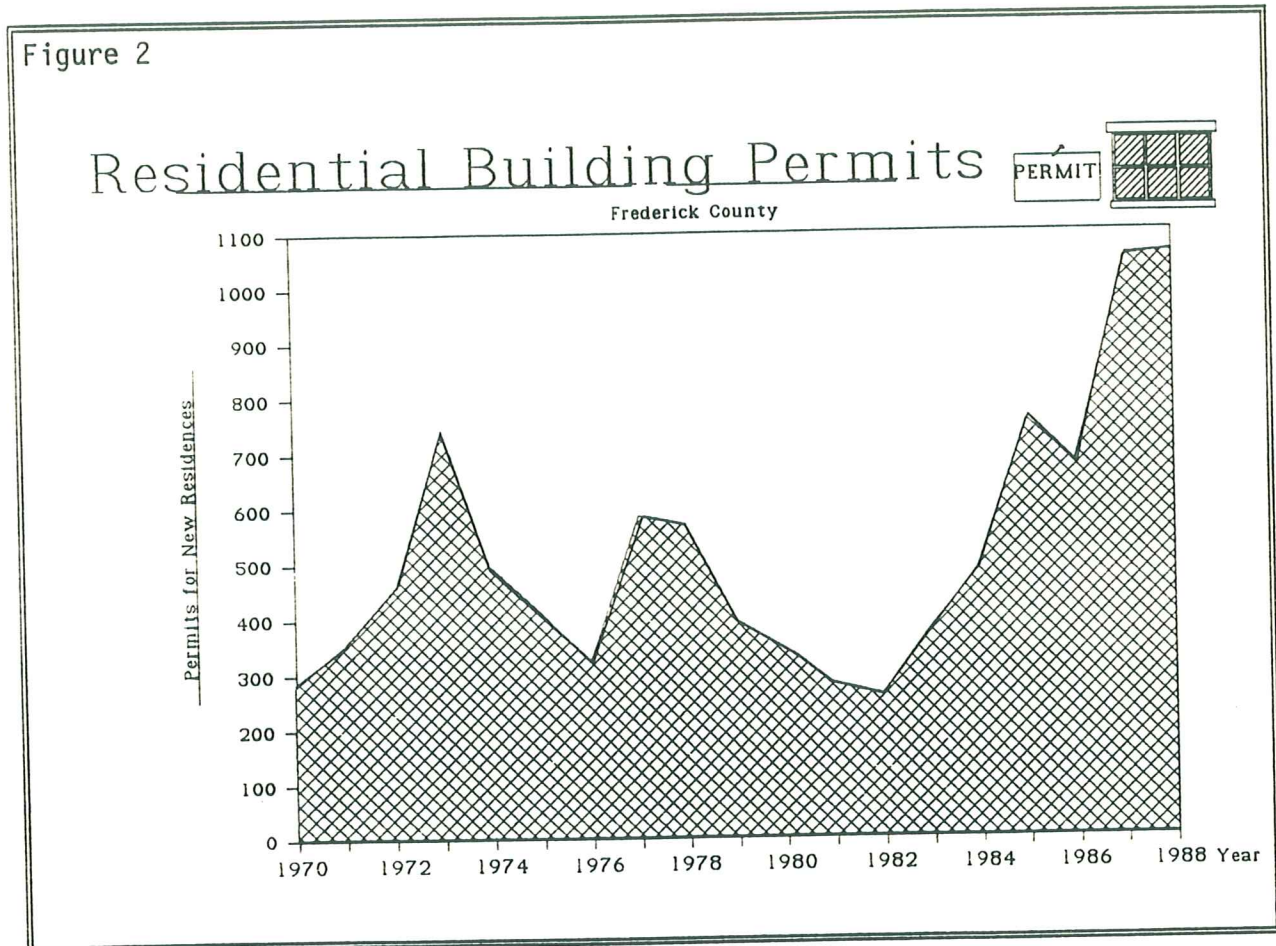
According to estimates from the University of Virginia, Center for Public Service, population growth in the County slowed in the early 1980's. During the 1970's, the average annual rate of growth in Frederick County was 3.5% per year. In the first half of the 1980's, according to the Center for Public Service, the rate of population growth was 1.1% per year. During the first half of the 1980's, the population of Frederick County grew by approximately 400 persons per year to approximately 36,000 in 1985. During recent years the population growth rate in the County has again accelerated.

Table 2 Population Growth			
	Frederick Co.	Winchester	Total
1970	24,107	19,429	43,536
1975	29,600	20,100	49,700
1980	34,150	20,217	54,367
1985	36,000	20,900	56,900
1986	36,900	21,200	58,100

Source: U.S. Census Bureau, University of Virginia, Center for Public Service.

Development, as reflected by the construction of new housing, has accelerated in the mid-1980's. The number of permits issued for the construction of new homes has varied dramatically in recent years in the County, following the rise and fall of the national housing market. The numbers of permits issued for new houses each year rose steadily in the early 1970's but fluctuated in the middle 1970's. A steady decline in permits issued occurred starting in 1977 and reached a low of only 267 permits in 1982. Since 1982, permits for new houses have been increasing steadily to an all-time high of 1,056 permits in 1987. Permitting is continuing at a similarly high level in 1988.

Figure 2



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 continuing 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, supporting continued steady rates of overall growth.

Population Distribution

Information on subdivision and housing location from recent years shows a wide dispersion of potential and actual 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. However, particularly high rates of residential construction and population growth have occurred in the suburban areas east of Winchester and east of Stephens City, where sewer and water facilities are available. Relatively high rates of growth will continue in these areas, and the eastern portion of the County will remain the area of greatest population concentration.

Between 1970 and 1980 the growth in population was most rapid in the age groups between 15 and 34 years of age. Childhood population actually decreased during those years. In the late 1970's, births in the County increased, following trends in national birthrates, and the elementary school age population increased in Frederick County in the 1980's. However, in the 1980's births have declined steadily in Frederick County, and the overall population under the age of 19 has continued to decline. It can be expected that population in the childhood ages will not grow as rapidly as the rest of the population in the near future. Population over the age of 65 has been growing faster than the population as a whole in Frederick County.

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 16% of residential permits were for multi-family dwellings and less than 10% for mobile homes. However, during the first half of the 1980's, approximately 30% of permits were for multi-family dwellings and approximately 15% 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 has increased from 12,282 in 1980 to approximately 15,000 in 1985. The stock of housing remains mostly single-family, although the number of mobile homes and multi-family dwellings have been growing at a faster rate. In 1980, 81.7% of all homes were single-family, while in 1985 76.7% of all dwellings were single-family.

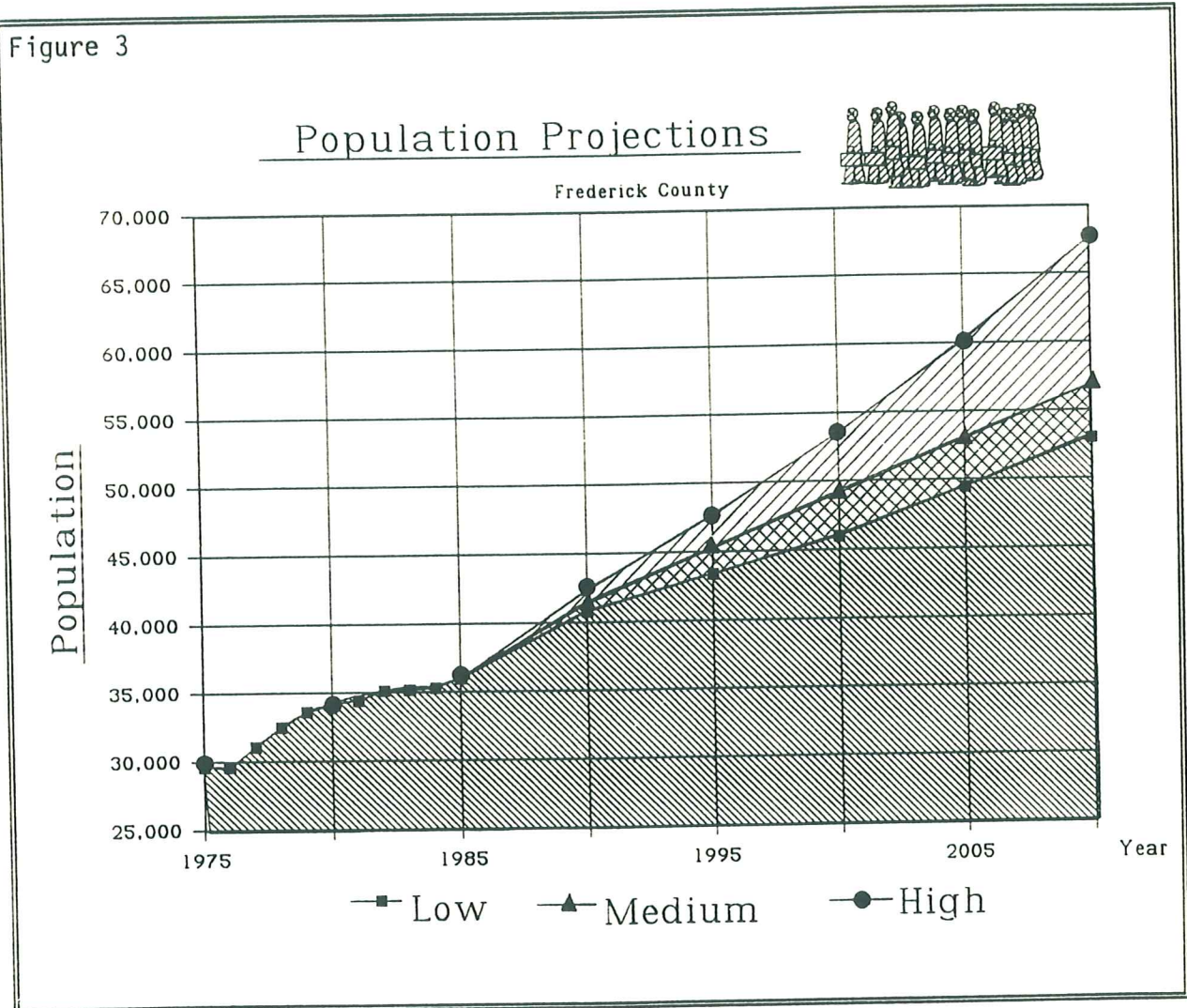
Average values of owner-occupied dwellings and average rents, as reported by the U. S. Census Bureau for Frederick County in 1980, suggested that housing was less expensive on the average in the County than in the State or Nation. In addition, during recent years, the average construction value of new homes has been slightly lower in the County than in the State as a whole. However, the value of dwellings in the County has been increasing rapidly in recent years. As property values continue to escalate, a relatively large fraction of households in Frederick County will find it difficult to obtain affordable housing.

Projections

The Virginia Department of Planning and Budget prepares projections of county population using a complex model based on births, deaths, and migration. However, the model also uses the current, official population estimates. Based on an analysis of building permit information, school census data, and other information, the 1985 population estimate for the County, 36,000, should be considered to be low, and the official projections should also be considered to be low.

The Frederick County Department of Planning has produced alternate medium and high projections which use an estimated 1985 population of 37,000 people. The medium projections use an average increase of 775 persons per year. The high projections use an average rate of increase of 2.36% per year. The projections suggest that the population of Frederick County will be between 40,000 and 42,000 by 1990.

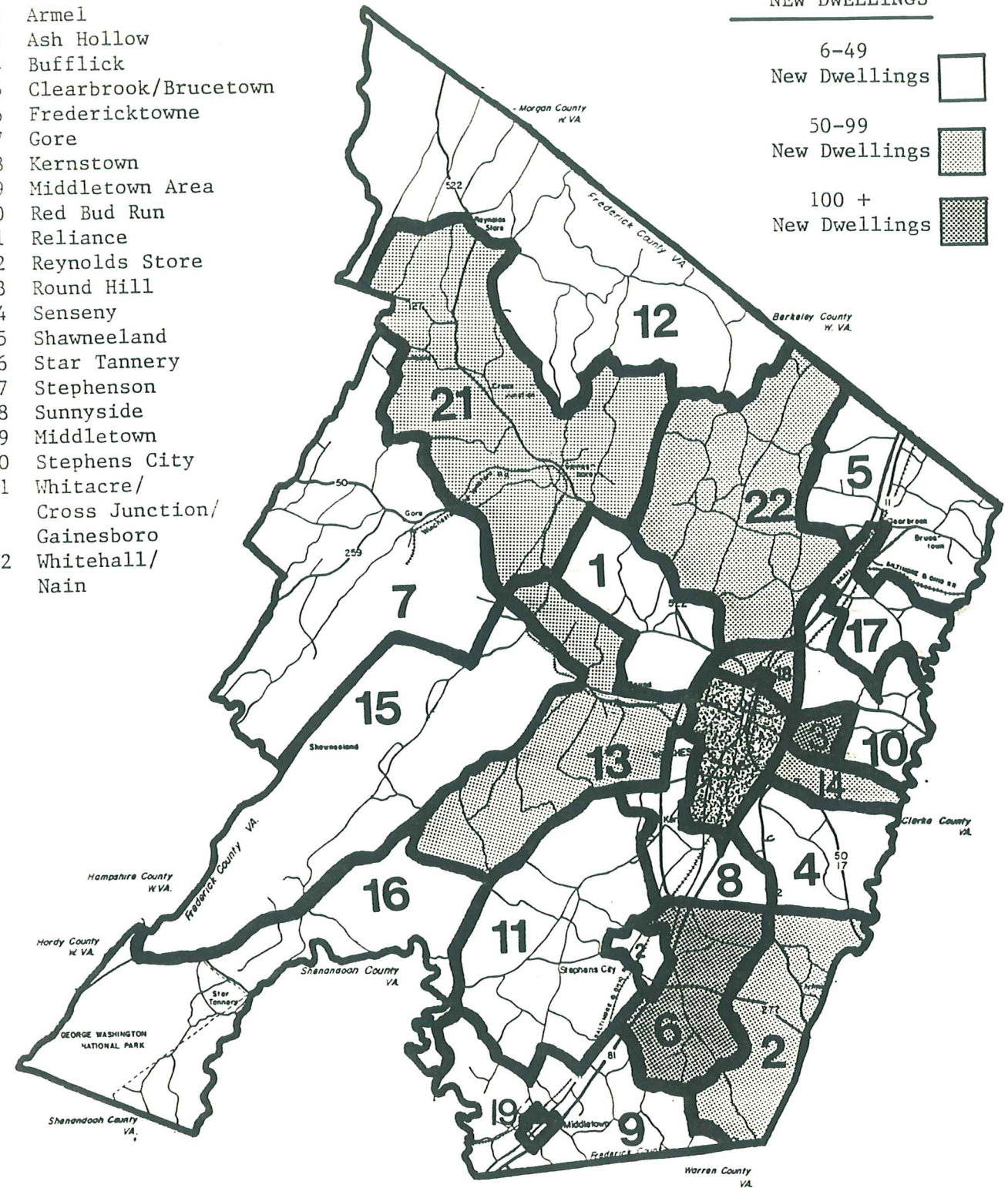
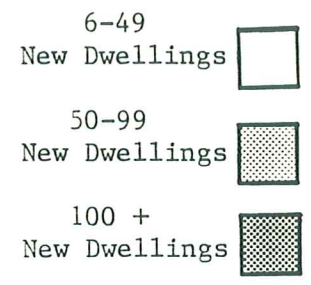
Figure 3



Based on rates of construction occurring in the mid-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.

- 1 Albin
- 2 Armel
- 3 Ash Hollow
- 4 Bufflick
- 5 Clearbrook/Brucetown
- 6 Fredericktowne
- 7 Gore
- 8 Kernstown
- 9 Middletown Area
- 10 Red Bud Run
- 11 Reliance
- 12 Reynolds Store
- 13 Round Hill
- 14 Senseny
- 15 Shawneeland
- 16 Star Tannery
- 17 Stephenson
- 18 Sunnyside
- 19 Middletown
- 20 Stephens City
- 21 Whitacre/
Cross Junction/
Gainesboro
- 22 Whitehall/
Nain

(1980-1985) ESTIMATED
NEW DWELLINGS



FREDERICK COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND DEVELOPMENT
NEIGHBORHOODS

Table 3
Frederick County Population Projections
Department of Planning and Development

LOW:							
	1975	1985	1990	1995	2000	2005	2010
Frederick	29600	36000	40800	43400	46000	49500	53000
Winchester	20100	20900	21600	22100	22600	22200	21800
Total	49700	56900	62400	65500	68600	71700	74800
MEDIUM:							
	1975	1985	1990	1995	2000	2005	2010
Frederick	29600	36000	41377	45255	49132	53009	56886
Winchester	20100	20900	21600	22100	22600	22200	21800
Total	49700	56900	62977	67355	71732	75209	78686
HIGH:							
	1975	1985	1990	1995	2000	2005	2010
Frederick	29600	36000	42355	47606	53507	60140	67596
Winchester	20100	20900	21600	22100	22600	22200	21800
Total	49700	56900	63955	69706	76107	82340	89396
Source: Virginia Department of Planning and Budget, Frederick County Department of Planning and Development.							

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 resulting from projected population growth will depend on the extent to which the average number of persons per household declines further. The projections suggest that an average of between 156 and 500 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 1985, 1986, and 1987 to meet projected demand.

Table 4 Household Projections (New Dwellings Needed) Frederick County			
	1985	1990	1995
LOW:			
Persons per Household	-	2.8	2.7
Households	13,792	14,571	16,075
New Households in Previous Five Years	2,224	779	1,503
Average Annual New Households in Previous Five Years	445	156	301
HIGH:			
Persons per Household	-	2.6	2.55
Households	13,792	16,291	18,669
New Households in Previous Five Years	2,224	2,499	2,378
Average Annual New Households in Previous Five Years	445	500	476
Source: Frederick County Department of Planning and Development			

Conclusions

Population growth continues in the 1980's in Frederick County. This rate of growth has accelerated in recent years.

The construction of new homes dropped to a record low in 1982 but has since climbed to an all-time high of 1,056 residential permits in 1987.

Population growth and new residential development has been distributed throughout the County, but particularly high concentrations of growth have occurred in the Fredericktowne and Ash Hollow neighborhoods.

The population of the County has been projected to be between 40,000 and 42,000 by 1990, requiring between 150 and 500 new homes per year for the rest of the decade. Factors outside of the local area could increase housing demand.

Population and Housing Policy

Issues Identified in discussions on population and housing include:

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 - Plan for orderly growth and development, based on current and projected growth rates and trends, on a moderate rate of growth in the local economy, and on national economic trends.

Goal - Provide for a balanced distribution of population growth.

Strategy 1 - Carefully plan and coordinate the provision of public services and facilities to provide orderly patterns of growth.

Strategy 2 - Carefully plan and coordinate land development regulations to provide orderly patterns of growth.

Strategy 3 - Evaluate public service delivery cost systems to institute an equitable system for the transfer of service costs to users of those services.

Strategy 4 - Promote relatively high densities of population growth in sewer and water service areas, existing developments and subdivisions, and certain rural community centers.

Strategy 5 - Maintain low densities of population growth in rural areas or on land with environmental constraints through the use of Agricultural and Forestal Districts, zoning, and other methods.

Strategy 6 - 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. Explore the use of Sanitary Districts to provide services to rural community centers or other rural areas.
3. Review density limits in the land development ordinances to insure that they promote the desired balance of population growth.
4. Coordinate capital improvements planning, road improvements planning, and land use planning.
5. Develop methods to identify the impacts of land use decisions on public facilities. 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 cost of providing housing and public facilities to residential areas.

Goal - Encourage energy efficient housing and housing patterns.

Strategy 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.

Strategy 2 - Support Federal, State, and Local incentives for energy conservation.

Strategy 3 - Reasonable amounts of mobile homes, multi-family housing, and higher density single family housing should be allowed as sources of lower cost housing.