

POPULATION

INTRODUCTION

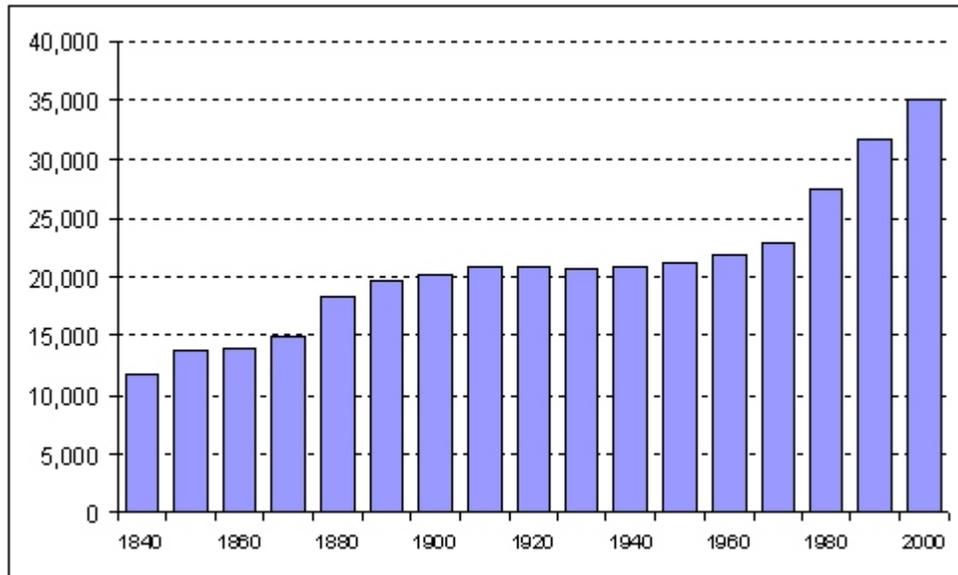
This section presents trends of the County's population, including its size, characteristics, and geographic distribution, discusses the components of change in the population, and presents projections of population growth. Detailed characteristics are derived from sample data gathered by the Census Bureau. The 2000 final population count for Shenandoah County was 35,075.

POPULATION GROWTH

Table 5-A presents the County's population counts from the U.S. Census of Population for the years 1840 through 2000.

TABLE 5-A
POPULATION GROWTH 1840-2000

<u>Year</u>	<u>Population</u>
1840	11,618
1850	13,768
1860	13,896
1870	14,936
1880	18,204
1890	19,671
1900	20,253
1910	20,942
1920	20,808
1930	20,655
1940	20,898
1950	21,169
1960	21,825
1970	22,852
1980	27,559
1990	31,636
2000	35,075



Sources: Intercensal Estimates and Decennial Census Counts for Virginia Localities, 1790-1980, Tayloe Murphy Institute, February 1983.
Census of Population, U.S. Bureau of the Census, 1990, 2000.

From 1840 to 1900, the County grew at an average annual increase of 0.9%, reaching 20,253 persons. From 1900 to 1970, the average annual increase was only 0.2%. Between 1970 and 1980 the average annual rate of change for the County was 1.9% and from 1980 to 1990 it was approximately 1.4%. This growth rate declined to approximately 1.03% annually throughout the 1990s, with the latest available population count of 35,075 for 2000.

Shenandoah County's average annual increase was less than that of Virginia as a whole from 1840 to 1970, but its 1.9% average annual increase between 1970 and 1980 outpaced the state's 1.4% rate during that period and was equal to the state's 1.4% rate between 1980 and 1990. This past decade the County's rate declined to just over 1.0% while the State's rate again remained at 1.4%.

CHARACTERISTICS OF THE POPULATION

Characteristics such as age, education, income and geographic distribution of the population all influence the kinds of services the County may need to provide. This section presents an overview of such characteristics.

Table 5-B presents a summary of Shenandoah County's major demographic characteristics available from the 2000 census, with comparative figures for Virginia and the U.S.

TABLE 5-B
SUMMARY DEMOGRAPHIC CHARACTERISTICS FOR 2000

	<u>Shenandoah County</u>	<u>Virginia</u>	<u>United States</u>
Total Population	35,075	7,078,515	281,421,906
Percent Male	48.7%	49.0%	49.1%
Percent Female	51.3%	51.0%	50.9%
Median Age	40.9	35.7	35.3
Percent Minorities	4.4%	27.7%	24.9%

Source: Profile of General Demographic Characteristics, U.S. Bureau of the Census, 2001.

Age Distribution

Table 5-C shows the age distribution for Shenandoah County based on Census data from 1970 through 2000. The distribution is generally well-balanced, but the trend towards an older population is apparent as the median age has increased each decade. Persons under 20 years old decreased from 34.5 percent of the total population in 1970 to 29.1 percent in 1980, to 24.7% by 1990, and then to 24.5% by 2000.

TABLE 5-C
AGE DISTRIBUTION: 1970, 1980, 1990, AND 2000

	1970		1980		1990		2000	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Under 5	1,713	7.5	1,639	5.9	1,932	6.1	1,948	5.6
5 - 19	6,182	27.0	6,398	23.2	5,876	18.6	6,625	18.9
20 - 44	6,706	29.3	9,352	33.9	11,495	36.3	11,229	32.0
45 - 64	5,190	22.7	6,083	22.1	7,053	22.3	9,190	26.2
Over 64	<u>3,061</u>	<u>13.4</u>	<u>4,087</u>	<u>14.8</u>	<u>5,280</u>	<u>16.7</u>	<u>6,083</u>	<u>17.3</u>
Totals	22,852	100.0	27,559	100.0	31,636	100.0	35,075	100.0
Median Age:	31.4		33.9		37.4		40.9	

Sources: U. S. Census of Population, 1970, 1980, 1990 and 2000.

Educational Attainment

In 1980, only approximately half of Shenandoah County's adults 25 years and over had earned a high school diploma. The County's employment emphasis in the past had been “blue collar” oriented, in which twelve years of schooling was not always necessary. By 1990, over 65 percent of County adults had earned at least a high school diploma, and by 2000 this has further increased to over 75 percent.

Those who had earned a college degree or higher (including graduate school or a professional degree) rose from 8.9 percent in 1980 to 11.2 percent as of 1990 and to 14.7 percent as of 2000. Table 5-D presents the 1980, 1990 and 2000 data on educational attainment.

TABLE 5-D
EDUCATIONAL ATTAINMENT - 2000
PERSONS AGE 25 YEARS OR OVER

	<u>1980</u>	<u>1990</u>	<u>2000</u>
Not High School Graduate	8,753	7,590	6,162
High School Graduate	5,649	7,991	9,572
Some College/Associate Degree	1,513	3,789	5,531
Bachelor Degree	923	1,635	2,461
Graduate or Professional Degree	639	798	1,200
Total Persons, 25 yrs.+	17,477	21,803	24,926
Percent High School Grads	49.9%	65.2%	75.3%

Source: Census of Population, General Social and Economic Characteristics, U.S. Bureau of the Census, 1980, 1990, 2000.

Density & Urban/Rural Distribution

The total land area of Shenandoah County is 512 square miles. There were 68.5 people per square mile in the county and the State's population density was 178.3 per square mile in 2000. Table 5-E shows comparative densities for other jurisdictions in the region as of 2000, as well as their rate of increase in density.

The U.S. Bureau of the Census defines an urban area as any incorporated area having at least 2,500 people. In Shenandoah County, only the Town of Woodstock fit that definition in 1980 with a population of 2,627. By 1990, both the towns of Strasburg (which had an annexation in 1984) and Woodstock met the Census Bureau's criteria for urban places. As of 2000, Strasburg's population was 4,017 and Woodstock's was 3,952. Strasburg is the fourth largest urban area within the region (Lord Fairfax Planning District) in 2000, behind Winchester (23,585), Front Royal (13,589), and Luray (4,871).

TABLE 5-E
LAND AREA AND POPULATION DENSITY

Jurisdiction	Square Miles	1990 Population	2000 Population	2000 Density per sq. mi.	% Increase in Density 1990 - 2000
Shenandoah	512.0	31,636	35,075	68.5	10.9
Clarke	174.0	12,101	12,652	72.7	4.6
Frederick	426.8	45,723	59,209	138.7	29.5
Page	316.0	21,690	23,177	73.3	6.9
Warren	219.0	26,142	31,584	144.2	20.8
Winchester City	9.2	21,947	23,585	2,563.6	7.5
Virginia	39,703	6,189,307	7,078,515	178.3	14.4

Sources: Census of Population, 1980, 1990, Bureau of the Census
Profile of General Demographic Characteristics, Bureau of the Census, 2001

Table 5-F, below, shows the growth rates and percentage of total population occurring in the towns and the unincorporated area of Shenandoah County from 1980 to 2000. The percentage of County population in towns increased from 32.5% in 1980 to 35.2% in 2000. Growth in towns for the period ranges from 8.1% in Edinburg to 50.4% in Woodstock, for an average of 37.6% for all towns, while the unincorporated areas of the County grew at a rate of 22.3% during the same period.

TABLE 5-F
TOWN POPULATIONS

	<u>1980</u>	<u>1990</u>	% Change	
			<u>2000</u>	<u>1980-2000</u>
Edinburg	752	860	813	8.1%
Mount Jackson	1,419	1,583	1,664	17.3%
New Market	1,118	1,435	1,637	46.4%
Strasburg	2,826	3,762	4,017	42.1%
Toms Brook	226	227	255	12.8%
<u>Woodstock</u>	<u>2,627</u>	<u>3,182</u>	<u>3,952</u>	<u>50.4%</u>
Total - Towns	8,968	11,049	12,338	37.6%
Rural Areas	18,591	20,587	22,737	22.3%
County Total	27,559	31,636	35,075	27.3%
Town % of Total	32.5%	34.9%	35.2%	

Sources: Census of Population, 1980, 1990, U.S. Bureau of the Census
Profile of General Demographic Characteristics, Bureau of the Census, 2001

In the 1970's the vast majority of the population growth in Shenandoah County was in the unincorporated area. The towns grew only 4.4 percent during this period (adjusting for boundary changes from annexations), while the area outside of the towns grew by 30.3 percent. However, as shown in Table 5-F, between 1980 and 2000, the population of the incorporated towns grew at a rate of 37.6 percent while the population of the unincorporated area of the County grew by only 22.3 percent.

While the **rate** of growth was faster in the towns, the absolute **number** of persons added was still greater in the unincorporated area (1,289 persons in towns; 2,150 persons in the rural area).

Several factors contributed to the shift in growth patterns. Most notably, there was an increase in the amount and types of housing available in the towns to serve more segments of the population (apartments and townhouses), and many of the older residents moving into the County chose to live where services were more readily available.

COMPONENTS OF CHANGE

The overall trend for the County is that of a larger and older population, with an increasing number of newer residents moving in. This section discusses these and other changes in the characteristics of the population and identifies some reasons for those changes. The analysis will provide a basis for formulating expectations of development and county services demands.

Natural Increase and Net Migration

Table 5-G, on page 5-8, illustrates Shenandoah's population changes in relation to other Counties within the Northern Shenandoah Valley Region, the City of Winchester, the region as a whole, neighboring Harrisonburg and Rockingham County, and the Commonwealth of Virginia. The region experienced a moderate pace of growth between 1990 and 2000, adding 26,043 new residents to its total population. Shenandoah County ranked third in the region in terms of net population growth. Shenandoah (10.9% growth) rated higher than neighboring Page County (6.9%) and Clarke County (4.6%) but was considerably lower than Frederick County (29.5%), Warren County (20.8%), the Northern Shenandoah Valley Region (16.4%) and was also lower than Harrisonburg and Rockingham County (22.7%) and the statewide population increase of 15.7%.

Historical figures show that between 1950 and 1970, almost all population increase could be attributed to natural increase. In other words, there were more births than deaths, and few people migrated into the area. Between 1970 and 1990, however, migration served as the primary cause of population increase in Shenandoah County. In fact, between 1970 and 1990, 94.5% of the County's new residents had moved into Shenandoah County. This pattern continued between 1990 and 2000, when 92.7 percent of the 3,439 increase was due to net in-migration.

Two chief causes for Shenandoah County's recent in-migration have been identified. The County's economy added job opportunities, enticing more people to live and work in Shenandoah. A second reason for the tremendous in-migration is the increasing number of retirees choosing to settle within the County. Its beauty and rural character, with a favorable location near major cultural and economic centers, makes Shenandoah County an excellent retirement community. The result is a diversified population quite different from that of 1970.

TABLE 5-G
COMPARATIVE NATURAL INCREASE AND NET MIGRATION, 1990 - 2000

	<u>Net Increase</u>	<u>Percent Change 1990 - 2000</u>	<u>Natural Increase</u>	<u>Net Migration</u>
Shenandoah	3,439	10.9%	285	3,154
Clarke	551	4.6%	167	384
Frederick	13,486	29.5%	3,579	9,907
Page	1,487	6.9%	270	1,217
Warren	5,442	20.8%	1,552	3,890
Winchester	<u>1,638</u>	<u>7.5%</u>	<u>673</u>	<u>965</u>
NSV Region	26,043	16.4%	6,526	19,517
Harrisonburg/ Rockingham	20,004	22.7%	4,352	15,652
Virginia	889,318	14.4%	428,377	460,941

Source: Weldon Cooper Center for Public Service Tabulations, 2001

Table 5-H, on page 5-9, helps explain the declining role of natural increase in population changes. The figures show that both birth and death rates declined from 1990 to 1999 in Shenandoah County and the State as a whole. However, longer life spans did not compensate for the fewer number of births in terms of increasing total population. Statistically, the death rate declined 16.3%, but the birth rate decreased by 30.9%. The State figures followed the same trend, with a drop of 24.7% in the birth rate. Table 5-I, shown on page 5-10, carries this analysis even further, providing the numerical results of these trends between 1990 and 2000.

TABLE 5-H
 BIRTH AND DEATH RATES PER THOUSAND POPULATION: 1970 - 2000

	Shenandoah <u>County</u>	State of <u>Virginia</u>
1970 - Birth Rate	16.5	18.6
Death Rate	12.3	8.4
1980 - Birth Rate	13.4	14.7
Death Rate	11.4	7.9
1990 - Birth Rate	12.2	16.0
Death Rate	10.9	7.8
2000 - Birth Rate	11.4	14.0
Death Rate	10.3	7.9

Sources: County and City Data Book, Bureau of the Census for 1977, 1983;
 Virginia Department of Health Web Site Statistics, 2002.

Shenandoah County exhibited moderate population growth between 1990 and 2000, recording a 10.9% increase for the period. This was lower than the State growth rate of 14.4%. However, the composition of the County's population growth is quite different from that of the statewide growth. While natural increase accounted for over 48% of the population gain statewide from 1990 to 2000, it represented only 8.3% of Shenandoah County's population gain for the period. This means that 91.7% of the County's population growth is due to in-migration. In addition, since many of these in-migrants are retirees, that causes the natural increase figures to remain lower.

TABLE 5-I
POPULATION CHANGE FACTORS, SHENANDOAH COUNTY AND VIRGINIA
1990 - 2000

	<u>Shenandoah County</u>	<u>Virginia</u>
Population		
April 1, 2000	35,075	7,078,515
April 1, 1990	31,636	6,189,197
Net Change	3,439	889,318
Total percentage change	10.9%	14.4%
Average annual rate	1.0%	1.4%
Components of change		
Births	3,928	944,366
Deaths	3,643	515,989
Natural increase	285	428,377
Total percentage change	0.9%	6.9%
Average annual rate	<0.1%	0.6%
Estimated net migration	3,154	460,941
Total percentage change	10.0%	7.4%
Average annual rate	1.0%	0.7%

Source: Demographic Profiles, Weldon Cooper Center for Public Service,
VaStat Web Site, 2002.

As shown below in Table 5-J, 54.8% of residents new to the County since 1995 had moved to Shenandoah from other areas of Virginia, and 40.7% arrived from a different state. Approximately 4.5% of those new residents came here from somewhere outside of the United States.

TABLE 5-J
PLACE OF RESIDENCE IN 1985 OF 1990 POPULATION
AND IN 1995 OF 2000 POPULATION

	<u>1990</u>	<u>2000</u>
Persons 5 years or over	29,706	33,059
Same House	17,313	19,508
Same County, Different House	6,166	7,316
Elsewhere in Virginia	3,333	3,416
Different State	2,838	2,539
Elsewhere - outside of U.S.	56	280

Sources: General Social and Economic Characteristics, U.S. Bureau of the Census, 1990; Profile of Selected Social Characteristics:2000, Weldon Cooper Center for Public Service Web Site, 2002.

The native Shenandoah County population, as well as the Virginia, different state, and foreign-born distribution of population for the County are shown in Table 5-K on the next page.

Migration obviously plays a major role in population changes in Shenandoah County. It has had an important impact on the County's population in the past decades, and must be carefully considered in the formulation of population projections.

TABLE 5-K
SHENANDOAH COUNTY RESIDENTS
PLACE OF BIRTH 1980, 1990 AND 2000

	<u>1980</u>	<u>1990</u>	<u>2000</u>
Total Persons	27,559	31,636	35,075
Native of U.S.	27,346	31,282	33,995
Percent Born in State of residence	78.9%	73.2%	96.1%
Foreign-Born Population	213	354	275

Sources: Social Characteristics for Counties and Independent Cities, U.S. Bureau of the Census, 1980, 1990. Profile of Selected Social Characteristics: 2000, U.S. Bureau of the Census, 2002.

Aside from the growth resulting primarily from in-migration, other characteristics of the population have been changing, which is likely to affect the kinds of services the County may be expected to deliver. These changes are discussed below.

Population Distribution by Sex

As shown in Table 5-L, below, Shenandoah County's male-female ratio indicates that the County has a slightly higher ratio of females to males than does the State as a whole. This relationship has not changed much between 1990 and 2000, with the percentage of females decreasing by four-tenths of a percent.

TABLE 5-L
MALE/FEMALE DISTRIBUTION: 1990, 2000

		<u>1990</u>	<u>2000</u>
Shenandoah Co.	Male	15,280 (48.3%)	17,075 (48.7%)
	Female	<u>16,356</u> (51.7%)	<u>18,000</u> (51.3%)
	Total	31,636	35,075
Virginia	Male	3,033,974 (49.0%)	3,471,895 (49.0%)
	Female	<u>3,153,384</u> (51.0%)	<u>3,606,620</u> (51.0%)
	Total	6,187,358	7,078,515

Sources: General Social and Economic Characteristics, U.S. Census of Population, 1980, 1990. Profile of General Demographic Characteristics: 2000, U.S. Bureau of the Census, 2002.

Median Age

Table 5-M compares median ages of Shenandoah County with the Northern Shenandoah Valley Region (formerly the Lord Fairfax Planning District) and the Commonwealth. From 1970 to 2000, all three experienced increases in median age. Shenandoah County maintained an older population at each decennial determination, although the median age for the Commonwealth is now increasing at a faster rate than either the region or the County.

TABLE 5-M
MEDIAN AGE: 1970-2000

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Shenandoah County	32.8	33.9	37.4	40.9
Northern Shenandoah Valley	30.7	32.7	34.6	38.3
Commonwealth of Virginia	26.8	30.0	32.6	35.7

Sources: Virginia General Population Characteristics, Bureau of the Census, 1970 and 1980; Summary Tape File STF-1A, Bureau of the Census, 1991; Profile of General Demographic Characteristics: 2000, U.S. Bureau of the Census, 2002.

The expanding Washington, D.C. metropolitan area to the east offers a range of amenities for which many wish to have easy access without being caught in the middle of tremendous development. Thus, many are choosing to retire in (or commute from) Shenandoah County in a rural or small town setting with considerably lower costs of living. The Shenandoah Valley is a beautiful area and many people approaching retirement age are buying second homes in the County with plans to eventually make them their retirement homes. The increasing median ages reflect these occurrences.

Racial Composition

According to 2000 census data, over 95.6% of Shenandoah County's population is white. For the first time ever, the Census forms allowed those responding to indicate that their racial background was from two or more races; however, less than one percent indicated that. There were just over 400 blacks in the county in 2000, which comprised 1.2% of the population.

Whites increased by 2,464 (7.9%) between 1990 and 2000, while Blacks or African-Americans increased by 53 (14.8%). Other minorities increased rapidly in the past decade, from 208 to 1,130 (a 443.3% increase). Persons of Hispanic Origin (of any race) increased by 902, from 292 in 1990 to 1,194 in 2000 (a 300.1% increase). The increase in persons of Hispanic origin is particularly noteworthy. Integration of Hispanics into the overall community, encouraging and assisting adults to learn English, and teaching English as a second language to school age children are among the challenges which this rapid growth presents to the County and to the community.

The County's racial composition differs greatly from the State population, which consists of 26.1% minorities. Minorities have always been a very low percentage of the County's total population, but they are now increasing at a faster pace than Whites. Data on racial composition and Hispanic origin for Shenandoah County are presented in Table 5-N, below.

TABLE 5-N
RACIAL COMPOSITION AND
HISPANIC ORIGIN: 1990 AND 2000

	1990 <u>Persons</u>	Percent of <u>Population</u>	2000 <u>Persons</u>	Percent of <u>Population</u>
White	31,069	98.2%	33,533	95.6%
Black	359	1.1%	412	1.2%
Other*	208	0.7%	1,130	3.2%
Hispanic Origin	292	0.9%	1,194	3.4%

*(Including mixed races)

Sources: General Population Characteristics, U.S. Bureau of the Census, 1980; Summary Tape File STF-1A, Bureau of the Census, 1991; Profile of General Demographic Characteristics: 2000, U.S. Bureau of the Census, 2002.

FUTURE POPULATION GROWTH

Shenandoah County’s population in 2000 was 35,075, a 10.9% net increase over the 1990 population of 31,636. The primary factor for growth ever since 1960 has continued to be net in-migration.

New residents are likely to move to the County for several reasons: a quality retirement location, local employment opportunities, or as a commuter looking for lower cost housing or a lifestyle that is not available in the jurisdiction of employment. These can all be summarized as “quality of life” issues.

Population projections are necessary for planning future public improvements and programs. Most projections mathematically extend historical trends. For the purpose of this plan, projections prepared from several sources are used. However, none of these projections should be mistaken as a population target.

Table 5-O, below, is based on Census counts and the population projections from the Labor Market & Demographic Analysis section of the Virginia Employment Commission (VEC), which were prepared prior to the 2000 Census. It shows recent growth and projections for Shenandoah County, the Planning District, and Virginia:

TABLE 5-O
POPULATION COUNTS AND PROJECTIONS

<u>Year</u>	<u>Shenandoah County</u>	<u>Planning District</u>	<u>State of Virginia</u>
<u>Census Counts</u>			
1960	21,825	97,045	3,954,000
1970	22,852	106,372	4,651,448
1980	27,559	132,492	5,346,818
1990	31,636	159,239	6,187,358
2000	35,075	185,282	7,078,515
<u>Population Projections</u>			
2010	42,597	213,984	7,737,597
2020	47,594	240,869	8,034,150
2030	52,591	267,754	8,617,142
2040	57,588	294,639	--
2050	62,585	321,524	--

The projected population for the County by the year 2010 was 42,597, which would be a 21.4 percent increase from 2000. For the same period the State population is expected to increase by only 9.3 percent, while the Planning District is expected to grow more rapidly with a projected increase of 15.5 percent. Given the recent growth of Shenandoah County, at 10.9 percent from 1990 to 2000, the projection for the year 2010 seems rather high.

VEC has now prepared new population projections, based on the actual 2000 Census counts and on their cohort survival model which projects population based on age, sex and race through the year 2030. Since the 2000 Census count was lower than the previous projection (of 37,600) the revised projections for the County are somewhat lower than the previous numbers at 39,100 by 2010; 43,000 by 2020; and 47,100 by the year 2030.

The latest population estimates prepared by the Weldon Cooper Center for Public Service at UVA reflect a faster-growing population since 2000. Those estimates are 36,100 as of July 2001, 36,700 as of July 2002, 37,600 by July 2003 and a provisional estimate of 38,300 as of July 2004. Overall, the rate of growth reflected by those estimates is a total of 9.2 percent, for an annual average growth rate of 2.1 percent – well above the annual rate of 1.0 percent between 1990 and 2000.

Other ways to project population include a straight-line projection based on the same numerical growth as the last period studied; a projection based on the percentage growth, and a statistical approach that looks at the growth in several past periods and projects it forward called linear regression (a form of regression analysis). Table 5-P, below, shows the results for Shenandoah County based on these three methods, and a resulting “educated guess” projection.

TABLE 5-P
POPULATION PROJECTIONS - 2010 THROUGH 2050
SHENANDOAH COUNTY

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>	<u>2050</u>
Straight-Line Numeric:	35,075	38,514	41,953	45,392	48,831	52,270
Straight-Line Percent:	35,075	38,888	43,115	47,802	52,998	58,759
Linear Regression:	35,075	39,967	44,342	48,716	53,091	57,465
Rounded Projections:		39,400	43,700	48,300	53,000	58,000

Another way to consider population growth is using annual average increase, which can reflect the long term trends. Shenandoah County’s growth over the last several decades peaked between 1970 and 1980 with an annual average increase of about 1.9 percent. Due to the national recession, very little growth took place in Shenandoah County in the early 1980's, and for the period 1980 to 1990 the annual average increase dropped to approximately 1.4 percent. Between 1990 and 2000 we have seen a moderate growth rate of just under one percent annually.

Shenandoah County's historical and projected growth, in terms of an average annual increase follows in Table 5-Q.

TABLE 5-Q
AVERAGE ANNUAL INCREASE AND NET POPULATION INCREASE
SHENANDOAH COUNTY

<u>Time Period</u>	<u>Net Increase</u>	<u>Percentage Increase</u>	<u>Percent Average Annual Increase</u>
1940-1950	271	1.3	less than 0.1
1950-1960	656	3.1	0.3
1960-1970	1,027	4.7	0.5
1970-1980	4,707	20.6	1.9
1980-1990	4,077	14.8	1.4
1990-2000	3,439	10.9	1.0
2000-2010	4,325	12.3	1.2
2010-2020	4,300	10.9	1.0
2020-2030	4,600	10.5	0.9
2030-2040	4,700	9.7	0.9
2040-2050	5,000	9.4	0.9

While population growth between 1980 and 2000 was moderate by an annual average rate definition, the more visible growth has been in housing units. Dwelling units in the County increased from 11,861 in 1980 to 16,709 in 2000, an average annual rate of over 2% over the twenty year period. This is both a function of second home development and the demographic factor of a declining average household size.

Households

The number of persons per household, as defined by the Census Bureau, includes all persons living in a single dwelling unit. Table 5-R shows historical, current estimates, and projections of average household size for the County, the Northern Shenandoah Valley Region, the State, and the U.S. In all cases, the household size exhibits a steady decline which is projected to continue. This trend will significantly affect the need for housing in the County since more housing would be required just to maintain a constant population. This is addressed further in the Housing chapter of this Plan.

TABLE 5-R
AVERAGE HOUSEHOLD SIZE

Historical	<u>Shen. Co.</u>	<u>NSV</u>	<u>VA</u>	<u>U.S.</u>
1970	3.02	3.11	3.13	3.14
1980	2.72	2.74	2.77	2.75
1990	2.50	2.60	2.61	2.63
2000	2.42	2.50	2.54	2.59
Projections				
2010	2.38	2.46	2.50	2.55

Sources: National Average Household Size Estimates, U.S. Bureau of the Census, March 1989
Household Projections, Northern Shenandoah Valley Regional Commission, 2002

Table 5-S, below, shows the projections of the total number of households in Shenandoah County based on the persons per household shown above. The projected 12.3% increase in population between 2000 and 2010 combined with a decline in the average household size will generate a 14.1% increase in the number of households.

TABLE 5-S
PROJECTION OF HOUSEHOLDS

	<u>1980</u>	Actual <u>1990</u>	<u>2000</u>	Projection <u>2010</u>
Population	27,559	31,636	35,075	39,400
Persons not in Households	261	530	513	576
Persons per Household	2.72	2.50	2.42	2.38
Number of Households	10,035	12,452	14,296	16,313

Source: Household Projections, Northern Shenandoah Valley Regional Commission, 2002 and population projections by Shenandoah County Planning Department, 2002

SUMMARY

From 1890 until 1970 the population of Shenandoah County remained almost constant at about 20,000. Between 1970 and 2000 it grew to 35,000. Projections indicate a significant but somewhat slower growth rate over the next 30 years (to approximately 48,000 by 2030).

The median age of 40.9 years is significantly above the state (35.7) and the U.S. (35.3). There are important implications stemming from this wide disparity in median age in terms of higher death rates from leading diseases and the need for senior care in all of its dimensions.

There has been a 10% decrease in the percentage of the population under 20 years old over the last 30 years. This also has important implications for the present and the future.

There has been a significant increase in the percent of adults with a high school education – from 50% in 1980 to 75% in 2000.

Although the percentage of growth in the towns has been greater than in the rural areas since 1980, the absolute number of persons added has been greater in the rural areas (2150 versus 1289).

In terms of growth, the ratio of in-migration to natural growth, 1990-2000, is overwhelmingly in favor of in-migration (11:1) and is far greater than any of the neighboring jurisdictions or the state as a whole.

On a daily basis, over twice as many members of the workforce commute to jobs outside the county than commute into the county from elsewhere.

Shenandoah County has a very small minority population. African Americans represent 1.2% of the population; Hispanics represent 3.4% and have been growing, especially in the last decade.

Nation-wide there has been a steady decline in household size over the past 30 years. At 2.42 persons per household, Shenandoah County has a lower rate than the planning district, the state, or the U.S.

On the whole, these statistics indicate that over the past 30 years Shenandoah County has become the residence of choice for a significant number of older and often retired individuals who have moved here from other locales.