

WESTTOWN - DEMOGRAPHICS

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**BRANDYWINE
CONSERVANCY**

Population Trends

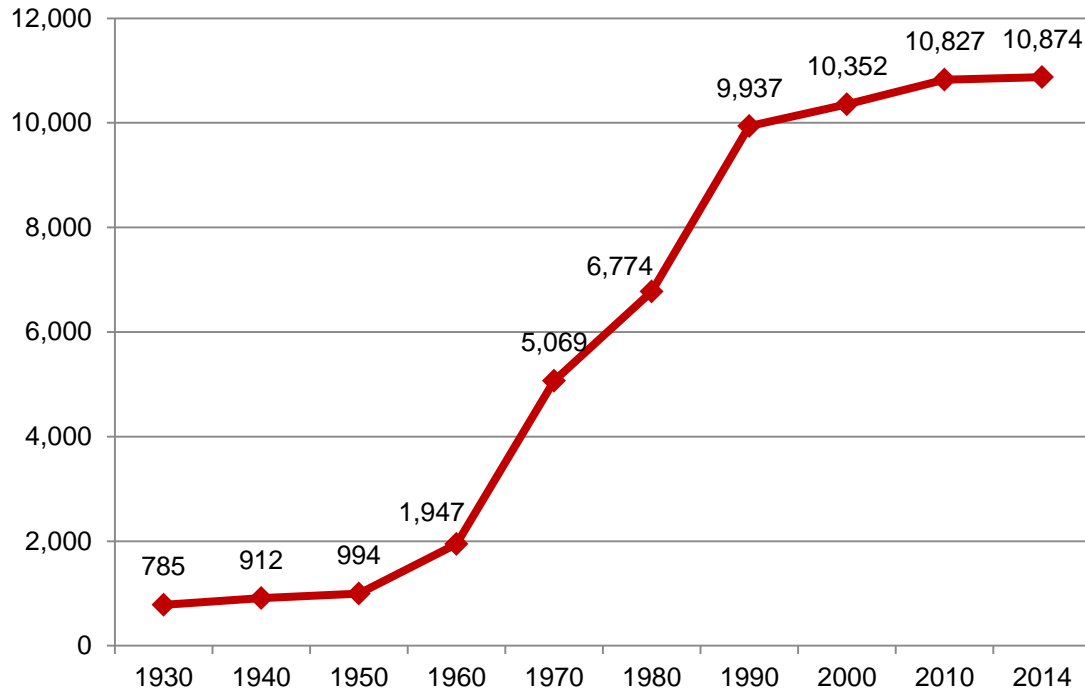
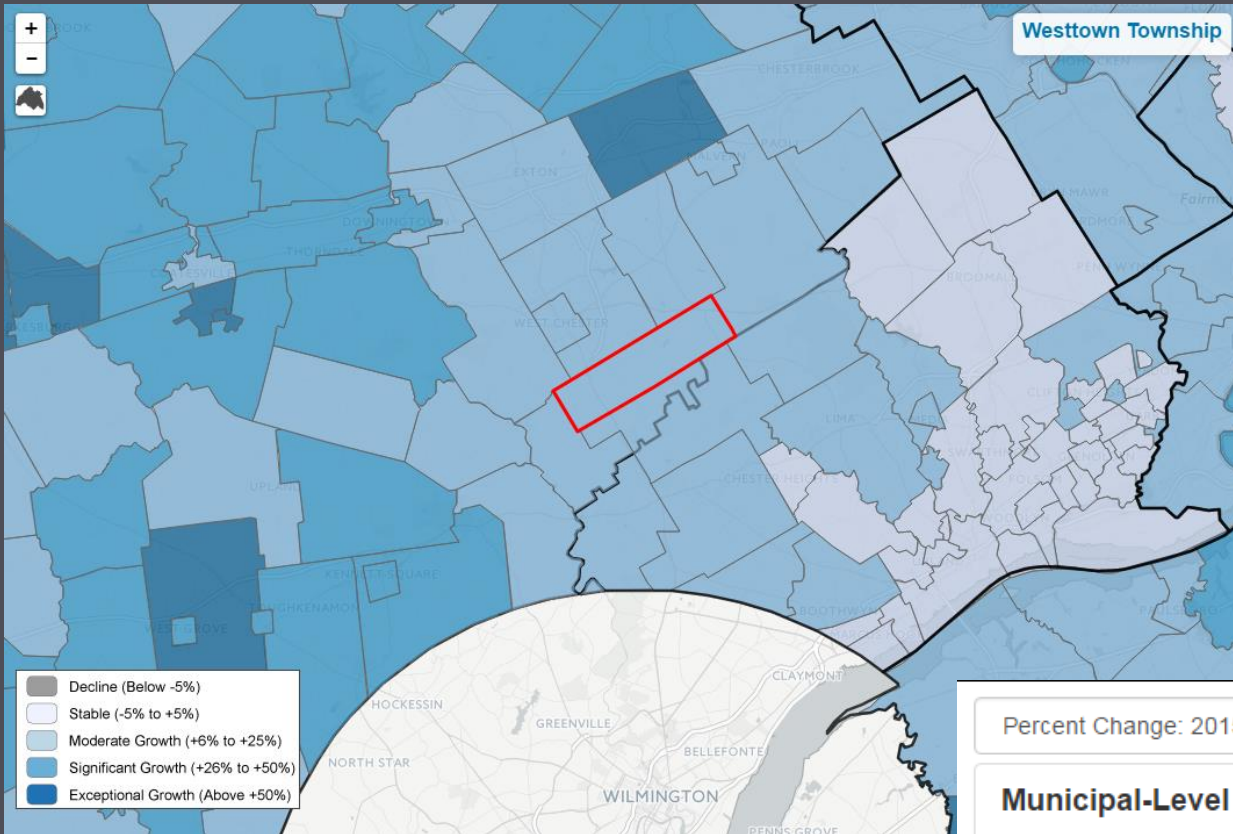


Table 2. Population Projections, Westtown Township, 2015-2045

Year	Population	Numeric Change	% Change
2015	10,913	NA	NA
2020	11,426	513	4.7
2025	11,936	510	4.5
2030	12,454	518	4.3
2035	12,902	448	3.6
2040	13,271	369	2.9
2045	13,583	312	2.4

Source: DVRPC, 2016



Percent Change: 2015-2045

Municipal-Level Population Forecasts, 2015-2045

Westtown Township, Chester County

Absolute Change (2015-2045): **2,670**

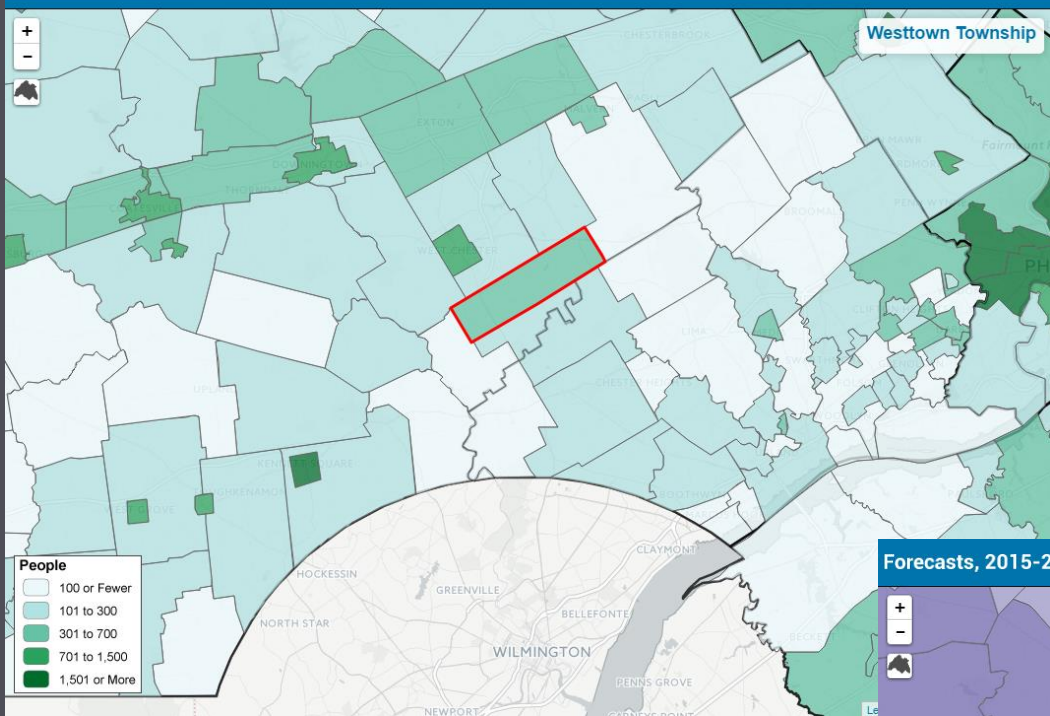
Percent Change (2015-2045): **24.47%**

Absolute Change per Square Mile (2015-2045): **309.16**

2015 Population	10,913
2020 Forecast	11,426
2025 Forecast	11,936
2030 Forecast	12,454
2035 Forecast	12,902
2040 Forecast	13,271
2045 Forecast	13,583

Forecasts, 2015-2045

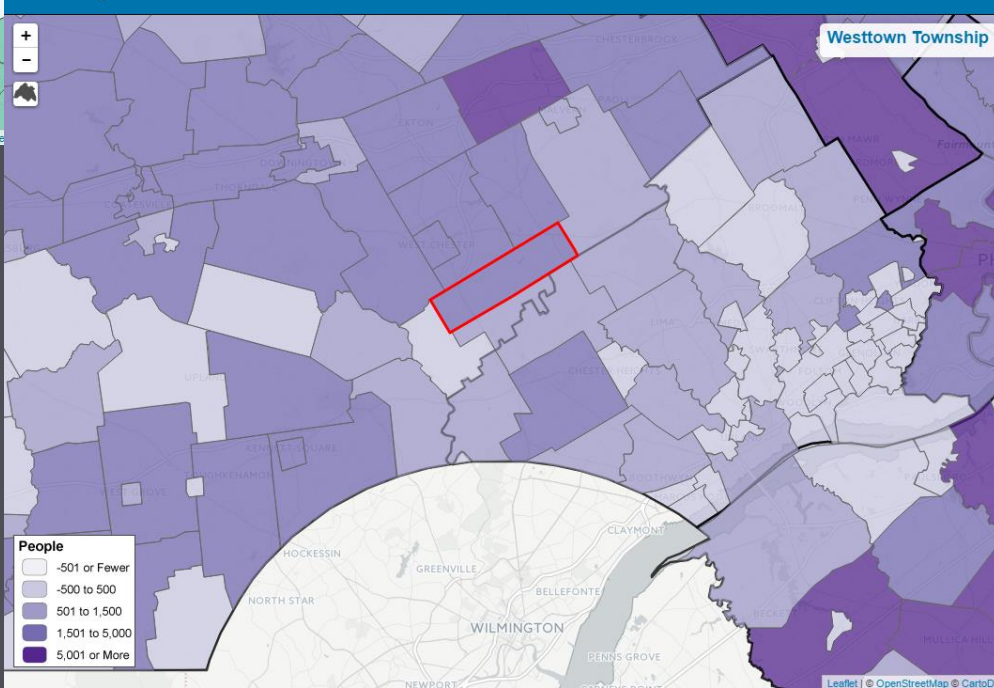
About



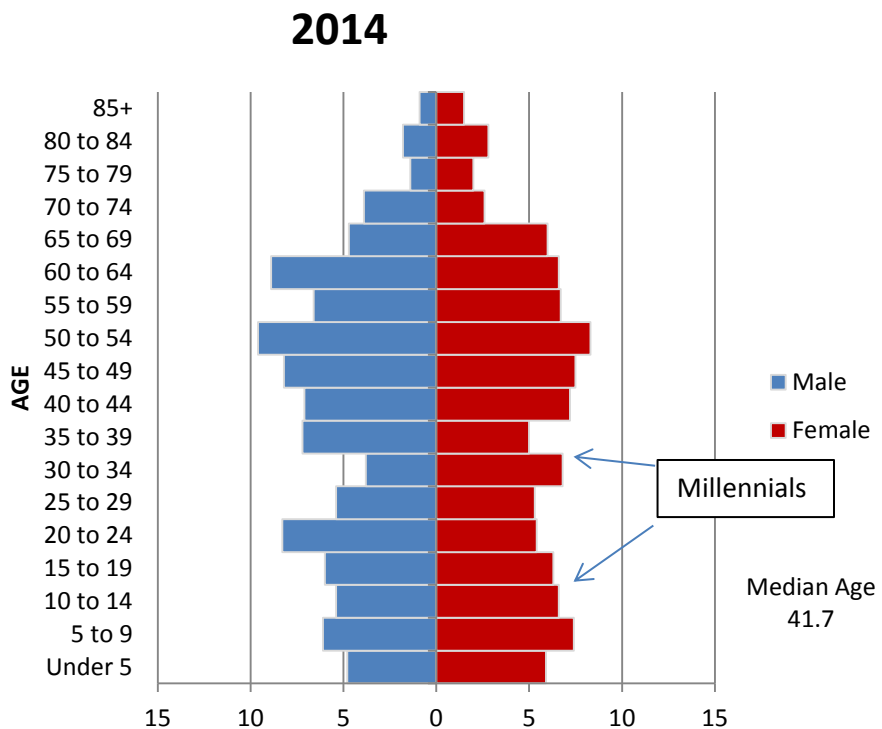
Absolute Change Per Square Mile

Forecasts, 2015-2045

About



Absolute Change



Westtown

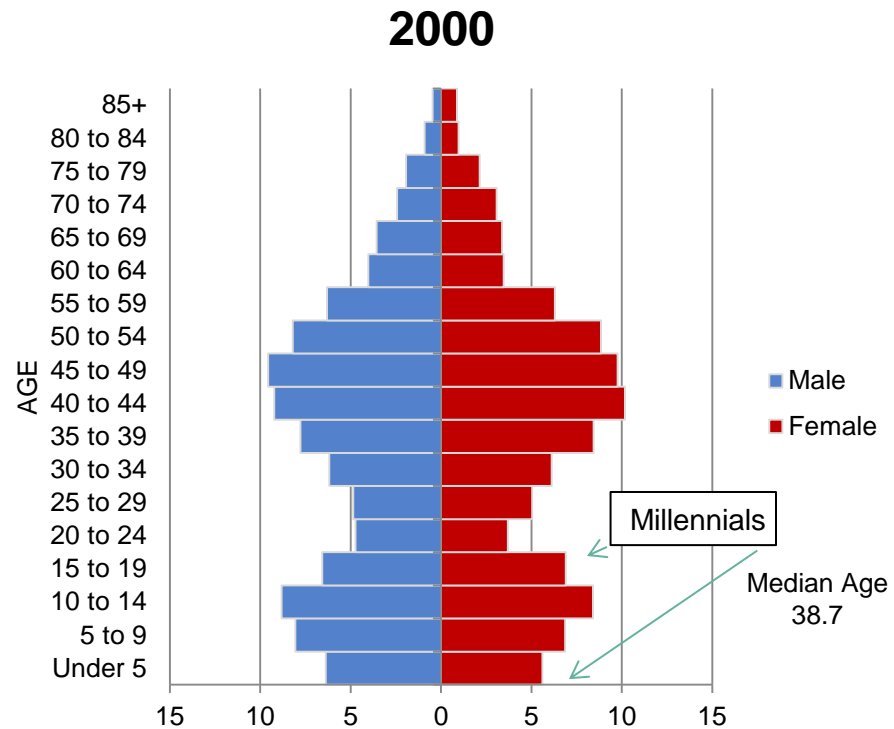
Millennials – 24%

65+ - 14%

Chester County

Millennials – 27%

65+ - 14%



Westtown

Millennials – 29%

65+ - 10%

Chester County

Millennials – 29%

65+ - 12%

Table 8. Educational Characteristics, Westtown Township and Surrounding Municipalities, 2014

Municipality	% High School Graduate or Higher	% Bachelors Degree or Higher
Westtown Township	98.4	60.2
Thornbury Township	98.2	66.3
Birmingham Township	97.9	74.2
East Bradford Township	97.7	68.0
West Goshen Township	95.1	55.5
East Goshen Township	96.7	57.3
Willistown Township	96.5	62.4
Thornbury Township (DC)	97.1	61.9
Edgmont Township (DC)	98.4	61.5
Chester County	92.8	48.8

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Educational Attainment and Enrollment

West Chester Borough, East Bradford, West Whiteland, East Goshen, West Goshen, Thornbury, and Thornbury (DC).

		TOTAL	Average	Change
Historic	2008	11,654		
	2009	11,800		
	2010	11,825		
	2011	11,827	11,742	
	2012	11,682		
	2013	11,666		12
Projected	2014	11,655		0.1%
	2015	11,657		
	2016	11,670	11,608	
	2017	11,547		
	2018	11,511		-155
Extended	2019	11,442		-1.3%
	2020	11,425		
	2021	11,320	11,302	
	2022	11,207		
	2023	11,118		-393

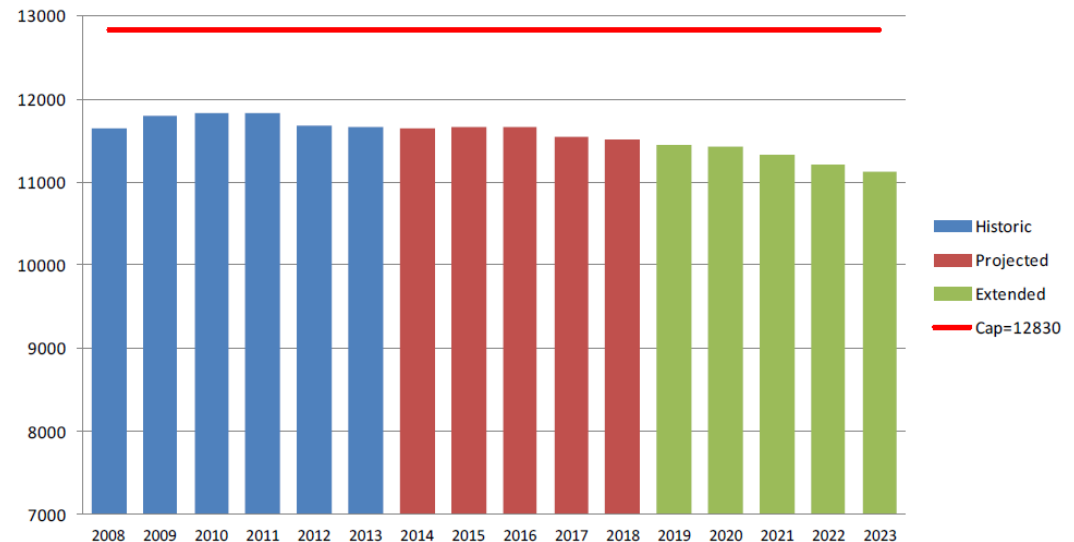


Table 9. Recent Student Enrollment, West Chester Area School District

School Year	Total Students	% Asian	% Black	% Hispanic	% White
1998-99	11,638	3	9.3	3.3	84.4
2003-04	11,646	4.6	7.4	3.4	84.6
2008-09	11,684	6	6.8	4.5	82.6
2013-14	11,660	7.1	6.1	6.2	80

Source: West Chester Area School District

Income

- Both Household and Family Income up since 2000
- Exceed County both in absolute terms and growth since 2000
- Level of growth only exceeded by Thornbury Township in Delaware County

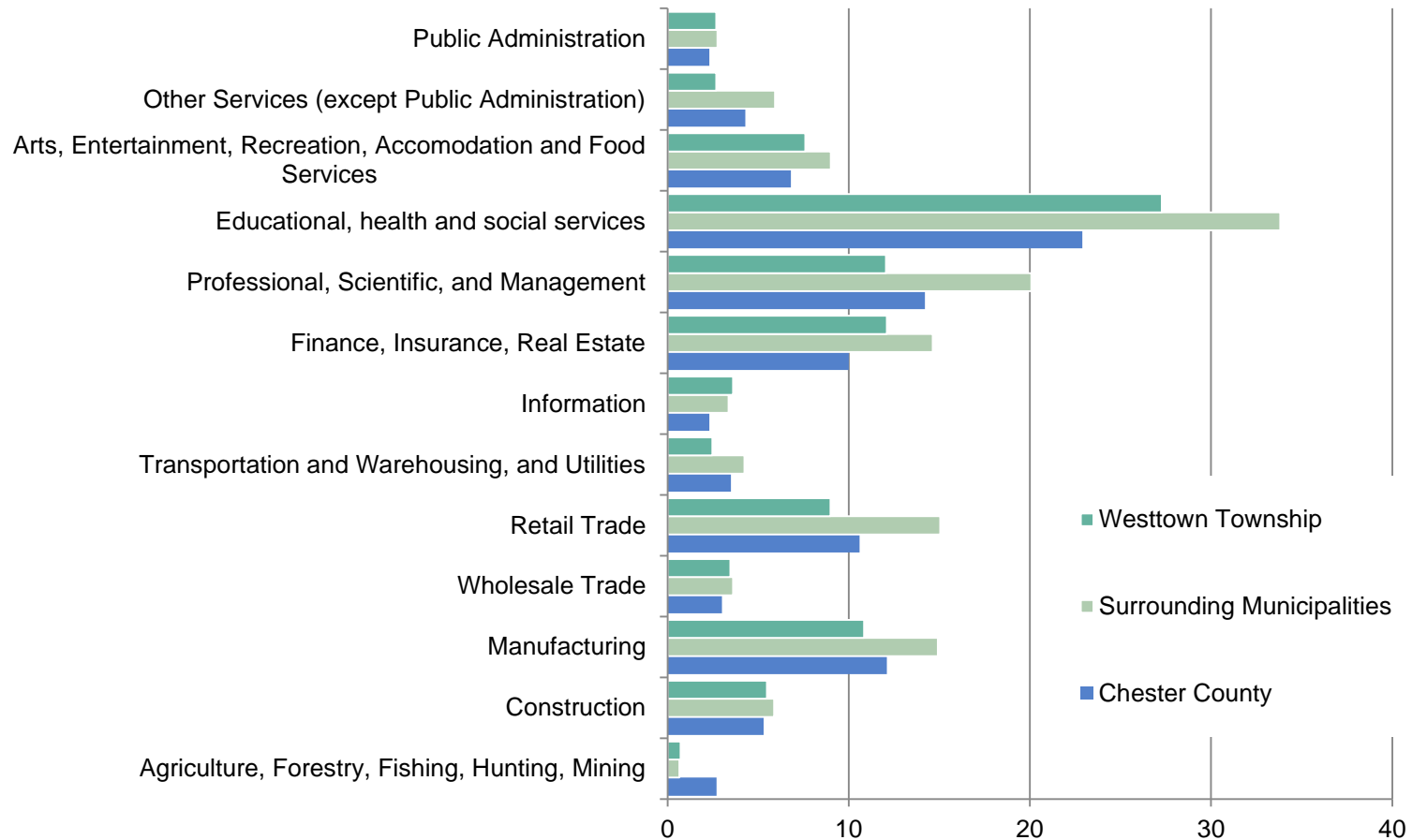
Poverty

- Lower levels than County as a whole
- Generally, for the region, although not for Westtown, higher levels than those in 2000
- Unemployment is generally higher for Westtown than the region and at the County level

Table 10. Income and Unemployment Characteristics, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	Median Family Income (\$)			% of Families Below the Poverty Level*		Unemployment Rate**	
	2000	2014	% Change	1999	2014	2000	2014
Westtown Township	96,318	135,462	40.6	2.1	1.7	1.1	5.4
Thornbury Township	112,291	136,833	21.9	0.0	1.9	2.8	2.3
Birmingham Township	132,620	176,469	33.1	0.4	0.7	0.0	2.1
East Bradford Township	109,459	143,906	31.5	0.9	1.9	4.7	4.3
West Goshen Township	84,574	109,433	29.4	1.5	4.0	1.3	4.6
East Goshen Township	86,720	110,342	27.2	2.4	1.6	2.3	3.7
Willistown Township	93,057	122,793	32.0	1.7	0.4	2.4	2.5
Thornbury Township (DC)	91,179	148,975	63.4	0.9	1.7	3.6	3.2
Edgmont Township (DC)	105,311	144,891	37.6	0.5	1.2	0.9	2.5
Chester County	76,916	106,222	38.1	3.1	4.3	2.5	4.4

Employment by Industry - 2014



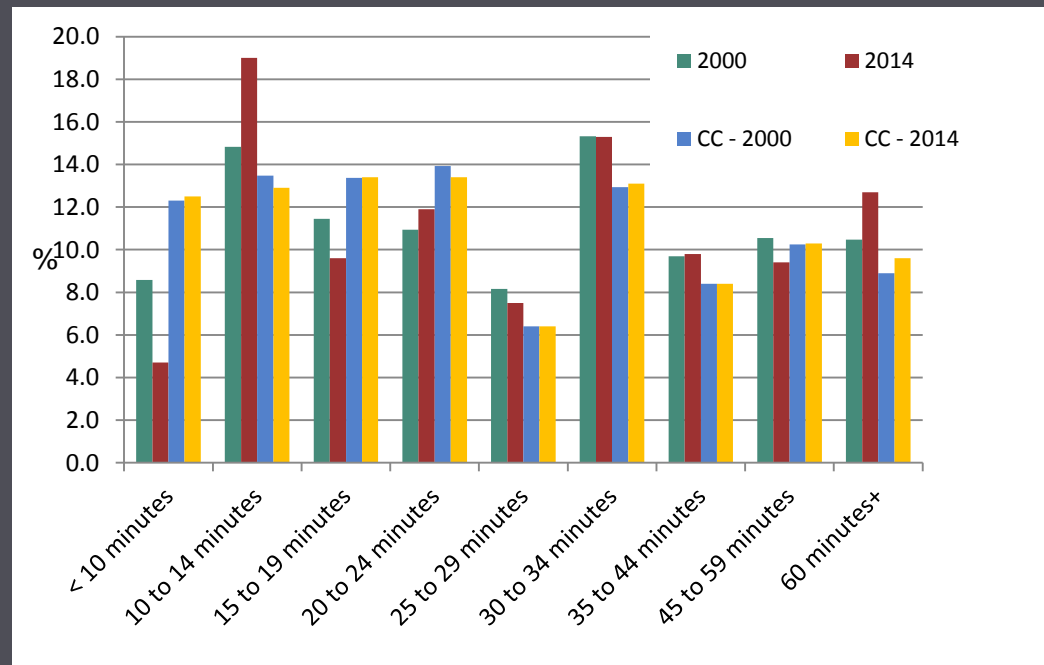
Westtown 2000-2014:

Decline in Manufacturing, Retail (both increased in surrounding Muni, but declined at the County).
Increase in Educational, health and social services, Finance, and the Arts (same for surrounding Muni. & County)

- Vast majority continue to drive to work, but this has declined a tiny amount since 2000
- More environmentally friendly means to travel to work have shown an increase since 2000, but are still low proportionally.

- Mean commute times are fractionally higher than the County and have increased since 2000.
- The proportion that commute more than one hour is higher than the County and has risen 20% since 2000

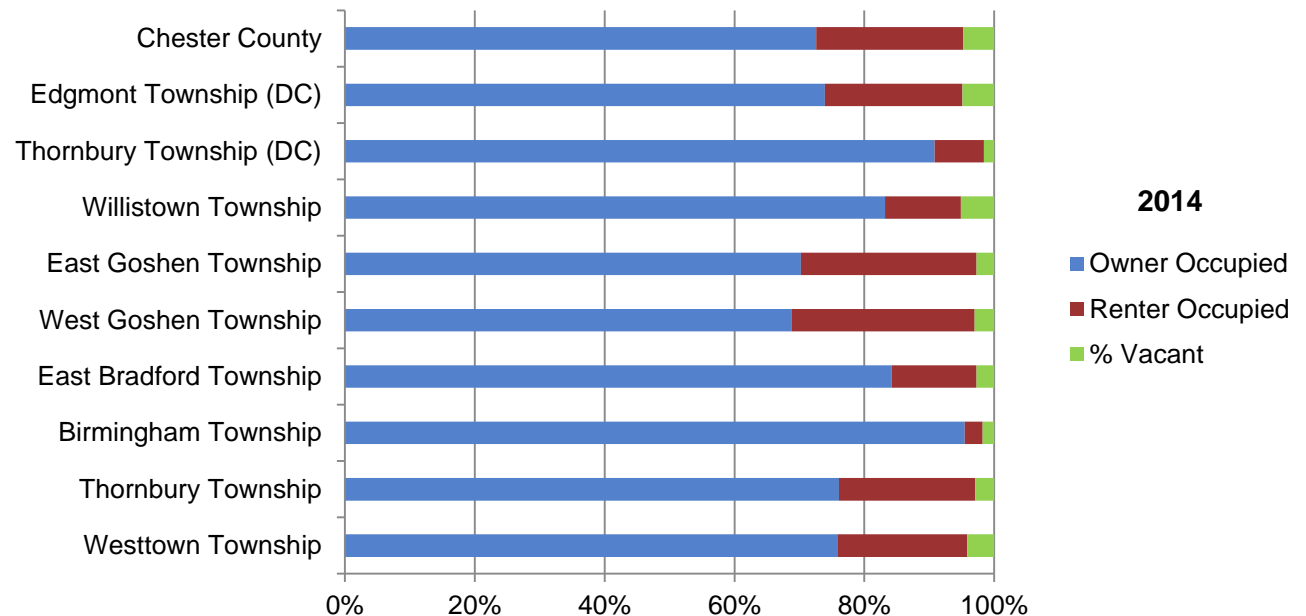
Commuting



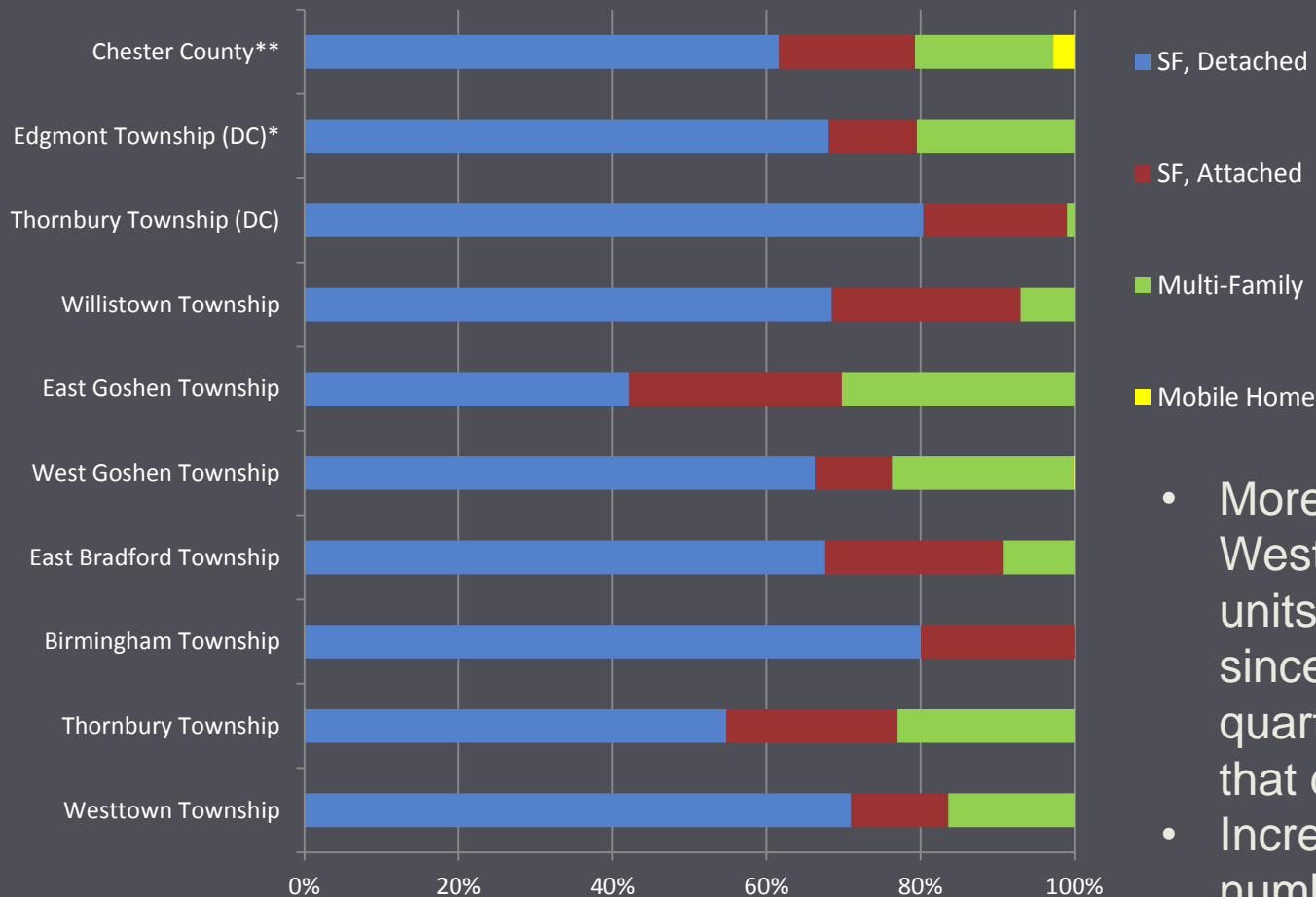
Housing Units and Characteristics

Table 17. Change in Housing Units, Westtown Township and Chester County, 1990 to 2010

Municipality	Total Housing Units			% Change	
	1990	2000	2010	90-00	00-10
Westtown Township	3,279	3,795	4,003	15.7	5.5
Chester County	139,597	163,773	192,462	17.3	17.5



Housing Stock Diversity and Age



- More than half of Westtowns housing units have been built since 1980, with a quarter being built in that decade alone
- Increases in housing numbers have slowed

Housing Value

- Significant increases in value
- Recovered most of value lost from Great Recession



Table 20. Median Value of Owner Occupied Housing, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	2000	2014	% Change
Westtown Township	223,000	389,800	74.8
Thornbury Township	322,500	445,600	38.2
Birmingham Township	335,900	555,300	65.3
East Bradford Township	253,700	435,000	71.5
West Goshen Township	191,700	364,500	90.1
East Goshen Township	241,600	378,600	56.7
Willistown Township	211,800	381,900	80.3
Thornbury Township (DC)	176,100	449,200	155.1
Edgmont Township (DC)	317,000	492,100	55.2
Chester County	182,500	323,600	77.3

Housing Affordability

- **Homeowners**

- Those paying 30% or more on housing increased between 2000 and 2014, for Westtown, the surrounding area and the County
- Westtown, below County levels, and one of the lowest levels in the area

- **Renters**

- More than half of renters pay more than 30% of income on housing
- This level has doubled since 2000
- Only Edgmont (DC) and East Bradford have higher proportions of renters paying 30%+

Housing Affordability Cont.

- Amongst low (<\$35,000) and lowest income (<\$20,000) households, all pay 30%+ on housing or rent in Westtown.
- Same for most all other surrounding municipalities
- Costs relatively more to buy a home in Westtown Township for the average Westtown family than it does to buy a home in Chester County for the average Chester County Family
 - Based upon median family income and median value of home

Summary

- Population growth, but slowing
- Aging population and more uniform distribution
- Highly educated citizenry
- Increasing incomes, but home affordability still an issue
- Growth of housing units has slowed
- The “new economy”, especially health and education services, dominates employment
- Home values have rebounded since Great Recession
- Heavily dependent upon cars for commuting
- Longer commutes becoming more common
- Westtown a microcosm of CC in many ways