

DEMOGRAPHICS

Introduction

Analysis of demographics is fundamental to the planning process. Trends in population, income, employment, and housing are major drivers of land use change and have important implications for the quality of life in Westtown Township. Underlying several elements of this Comprehensive Plan, demographic information provides the needed context for deliberation of proposed policies and programs, including those related to land use, housing, resource protection, and municipal service delivery.

The majority of data presented in the following pages comes from the U.S. Census Bureau's decennial Census of Population and Housing, as well as the 2014 American Community Survey 5-year estimates. Where available, data from the Chester County Planning Commission, West Chester Area School District, and Westtown Township were used to supplement Census data. A complete set of data tables is included at the end of this document.

Population

Historic Trends

As of 2014, the population of Westtown Township was 10,874. Figure 1, on the following page, depicts population growth in Westtown Township between 1930 and 2010 (also found in Table 1). The rate of population growth in Westtown Township has declined considerably since 1990, which marked the end of a period of considerable growth over the previous three decades for the township. Population continues to grow, but at a much lower rate of around 4% per decade. This growth rate is expected to continue, according to the Delaware Valley Regional Planning Commission (DVRPC), until 2030, at which point growth rates are expected to further decline (slowly) through 2045 (Table 2).

Regional Change

Between 2000 and 2010 the population of Westtown grew at a rate much lower than Chester County as a whole, and slower than many of its surrounding municipalities, bar those in Birmingham Township and Edgmont Township in Delaware County (see Table 3). Of the surrounding municipalities, Thornbury Township, Chester County, and Thornbury Township, Delaware County, both grew at a rate that far exceeds those seen in all the surrounding municipalities, and more in line with the growth rate of Chester County as a whole. The municipalities of East and West Goshen saw the greatest numeric increase in population with both townships adding well over one-thousand residents between 2000 and 2010.

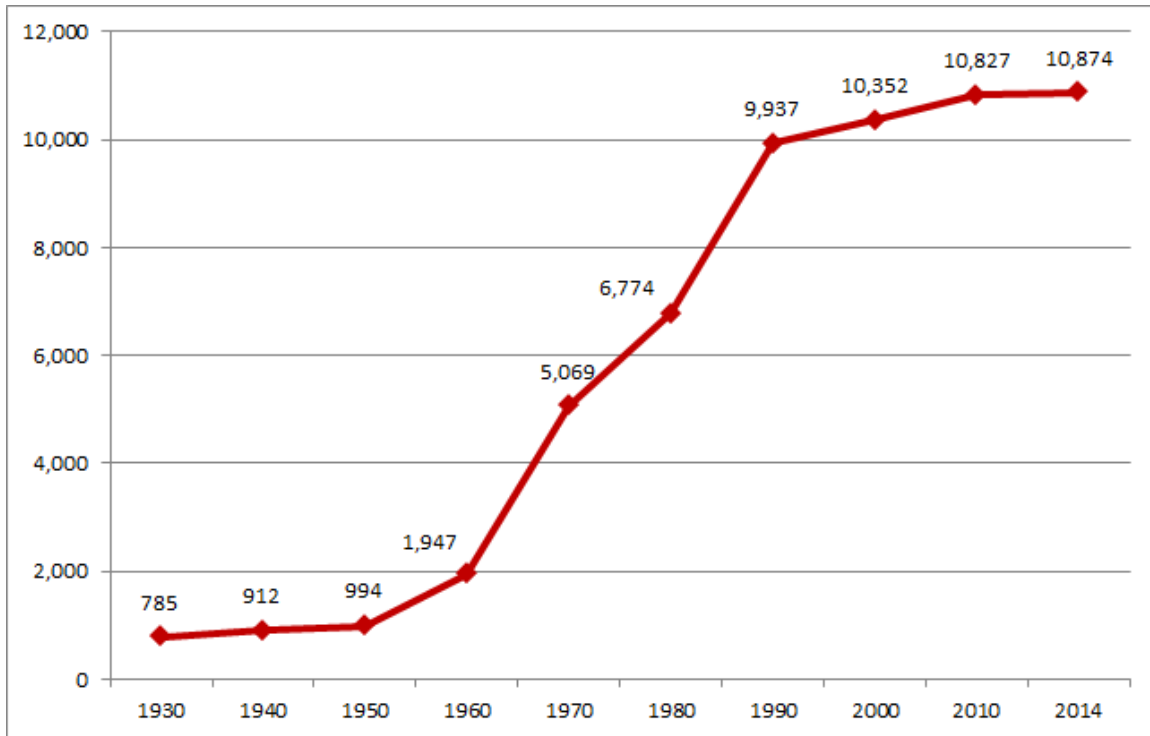


Figure 1 - Population Growth, Westtown Township, 1930-2014

Population Density

Population density in Westtown Township in 2010 was 1,230 persons per square mile, up 54 persons per square mile from 2000. This represents a density almost double that of the County and higher than many of the surrounding municipalities and reflects the highly residential nature of the Township. Of the surrounding municipalities, only East and West Goshen have higher population densities. Edgmont Township in Delaware County has the lowest population density (411 people per square mile) of all surrounding municipalities, but it should be noted that a considerable area of that particular Township is occupied by Ridley Creek State Park (see Table 4).

Median Age and Age Structure

Like most communities in Chester County, median age in Westtown Township is increasing. Median age in 2010 was 40.5, up from 38.7 in 2000. Surrounding municipalities, as well as the County and Commonwealth, exhibit the same general trend (see Table 5). Of particular note within the surrounding municipalities are the low median age (30.1) found in Delaware County's Thornbury and the high median age (50.6) found in Edgmont Township, also in Delaware County.

Population by age group and sex as a percent of total population in 2000, 2010 and 2014 for Westtown Township are presented in Figures 2, 3, and 4 on the following pages. While Westtown Township's population pyramid for 2000 seems to suggest a population made up of middle aged families (equally high numbers of young children and childbearing adults), the pyramids have begun to develop of more uniform shape, suggesting that fewer young families or newly married couples are moving into the township. Furthermore, proportionally, the 55+ age cohorts are growing, suggesting that many families have either decided to stay after their children have moved out, or older cohorts are moving into the Township.

Those cohorts aged 65 and over are also of interest to planners for a variety of reasons. Within Westtown, the size of these cohorts have increased considerably, both in absolute terms and proportionally, over the past 15 years and now represent some 14% of the total population, up from closer to 10% at the turn of the century. A similar trend can be found for Chester County as a whole.

Millennials, or those born between 1980 and 2000, are of particular interest to planners and "futurists" alike days as they tend to exhibit different behaviors to the generations that came before them. When compared to the population as a whole, millennials, in both Westtown Township and Chester County, represent between 24 and 25% of the population. This number has shown a small decrease in the past decade, which may be the result of the generation reaching college graduation age and moving away from home. Interestingly, however, the proportion of older cohorts (25-35) within this generation residing in the Township are higher than those same cohorts for the prior generation (Generation X). Westtown appears to represent a microcosm for Chester County as a whole, which is experiencing similar trends with respect to millennials and the older cohorts (See Tables 6a and 6b).

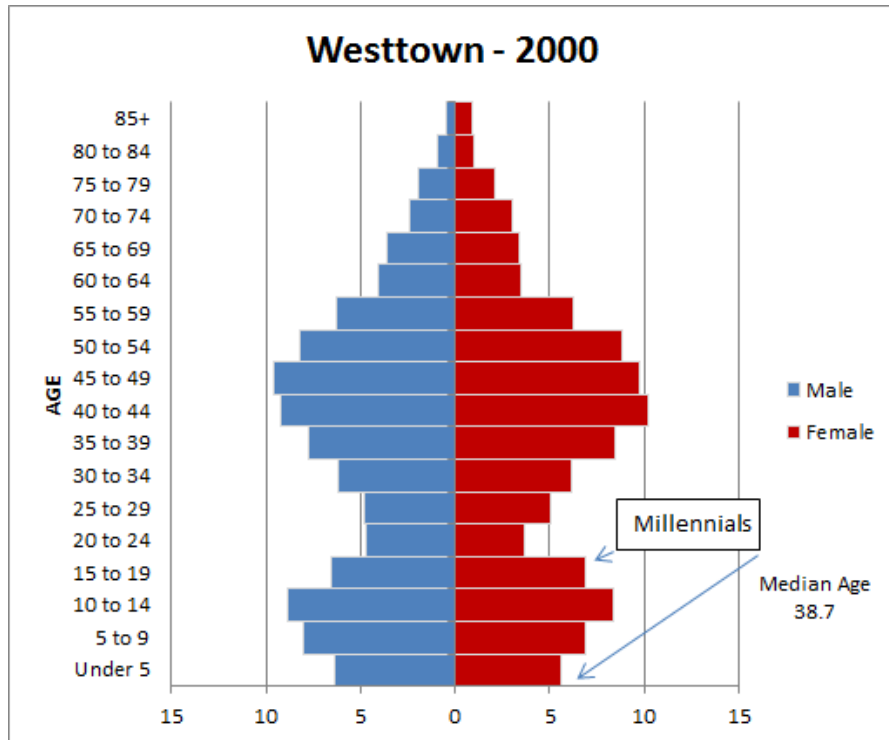


Figure 2: Population by Age and Sex, 2000; Westtown Township
 (Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1)

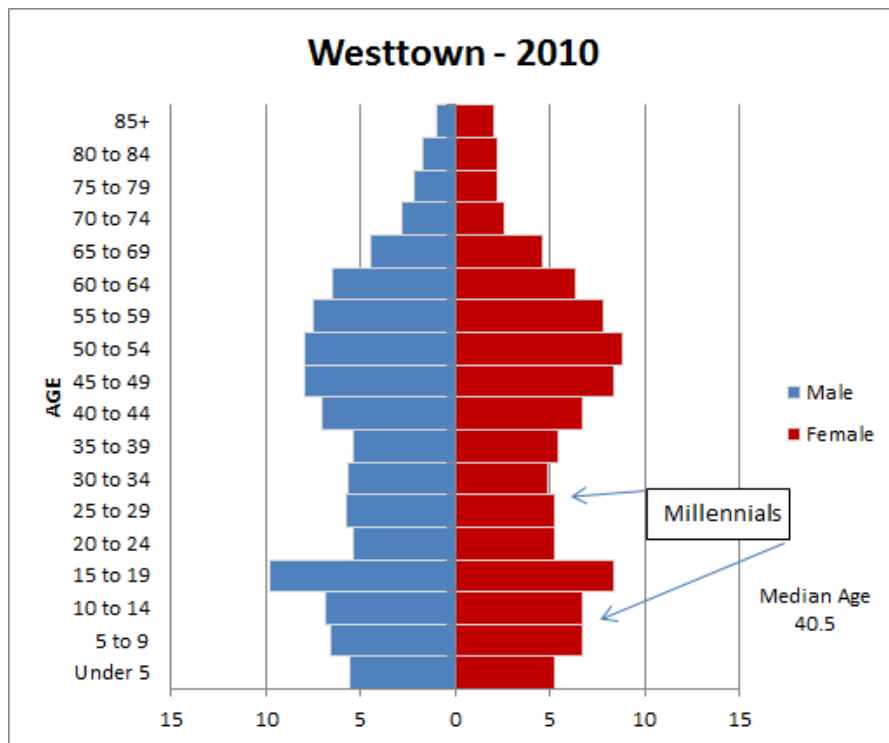


Figure 3: Population by Age and Sex, 2010; Westtown Township
 (Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A)

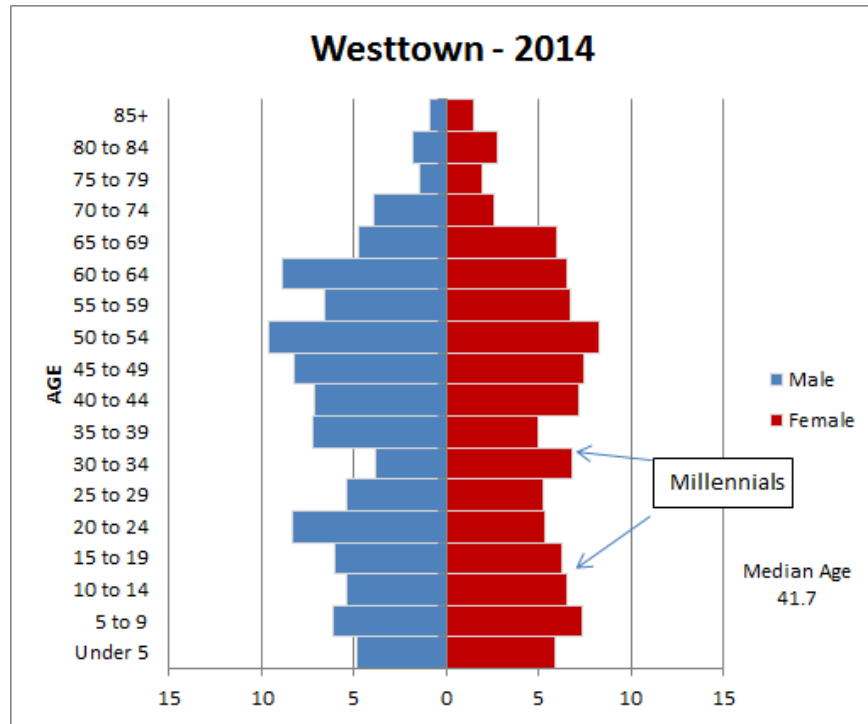


Figure 4: Population by Age and Sex, 2014; Westtown Township
 (Sources: Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Household Size

The average number of persons per household (Table 7) has remained steady since 2000 at around 2.75 persons per household. This is slightly higher than both Chester County as a whole (2.65) and nationwide (2.58) in 2010. Generally, household size has been in decline over the past several decades.

Educational Attainment and School Enrollment

Roughly 98 percent of Township residents in 2014 had a high school diploma, while 60 percent had a bachelor's degree or higher (see Table 8). These figures are higher than County educational attainment levels, and generally in line with neighboring municipalities. However, of the surrounding municipalities, Westtown falls in the lower half with respect to the percentage of residents having obtained a bachelor's degree or higher.

Westtown Township is part of the West Chester Area School District, which includes West Chester Borough, East Bradford, West Whiteland, East Goshen, West Goshen, Thornbury, and Thornbury, Delaware County. Enrollment in the West Chester Area School District in the 2013-14 school year was 11,660 students. Enrollment has remained fairly constant since the turn of the century and is expected to stay at similar levels until at least 2018 (Table 9). While

enrollments are then expected to slowly decrease over the course of the next 5 years to 2023, some individual schools within the district are expected to experience enrollments above capacity, especially at the elementary and middle school level¹. Of particular note, however, is the recent increase in the proportion of the student body made up of Hispanic and Asian students, though the overall population of the student body remains predominantly White (Table 9).

Income and Poverty

Family and Household Income

Median family income in Westtown Township in 2014 was \$135,462, up from \$96,318 in 2000.² Both figures are considerably higher than County-wide median incomes in 2014 and comparable with neighboring municipalities, although Birmingham Township's median family income is some 30% higher (176,469) than Westtown (see Tables 10 and 11). Besides Thornbury Township's median family income growth rate of a notable 63% between 2000 and 2014 in Delaware County, Westtown has exhibited the next highest growth rate (40%) of surrounding municipalities, which is slightly higher than the County as a whole.

Median household income for Westtown is again higher than that of the County as a whole, and comparable with many of its neighbors. Again, Thornbury Township in Delaware County has shown remarkable growth in median household incomes over the period (63%), almost double that of Chester County (32%), and Birmingham Township has by far the highest median household income of the area (some 42% higher than Westtown and almost double that of the County).

Poverty

Poverty rates for the area, besides those in West Goshen, are well below levels for the County as a whole, but have shown a slight increase in many cases since 1999, almost certainly the result of the economic recession of 2007/8. However, Westtown, East Goshen and Willistown have seen small decreases in the percentage of families below the poverty line since 1999.

Employment and Commuting

Employment by Industry

The distribution of employment by industry in Westtown Township is presented in Figure 4 on the following page (see also Table 12a). The largest source of employment for Township residents is educational, health and social services (27.3 percent), followed by finance, insurance and real estate, and professional, scientific and management (12.1 percent). While these are

¹ More information on projected district-wide enrollments can be found on pages 35-39 of 'Demographic Study - Public School Enrollments for West Chester Area School District', prepared by Sundance Associates, May, 2014.

² Families are a subset of households, excluding persons or groups who are not related. Persons living alone or cohabiting (and not related) are excluded from family income measurements.

similar to the County (see Table 12b) as a whole, Westtown's employment in educational, health and social services is proportionally higher than the County, yet lower in that particular sector than for the surrounding municipalities. Agricultural and natural resource based industries employ the least number of residents in Westtown.

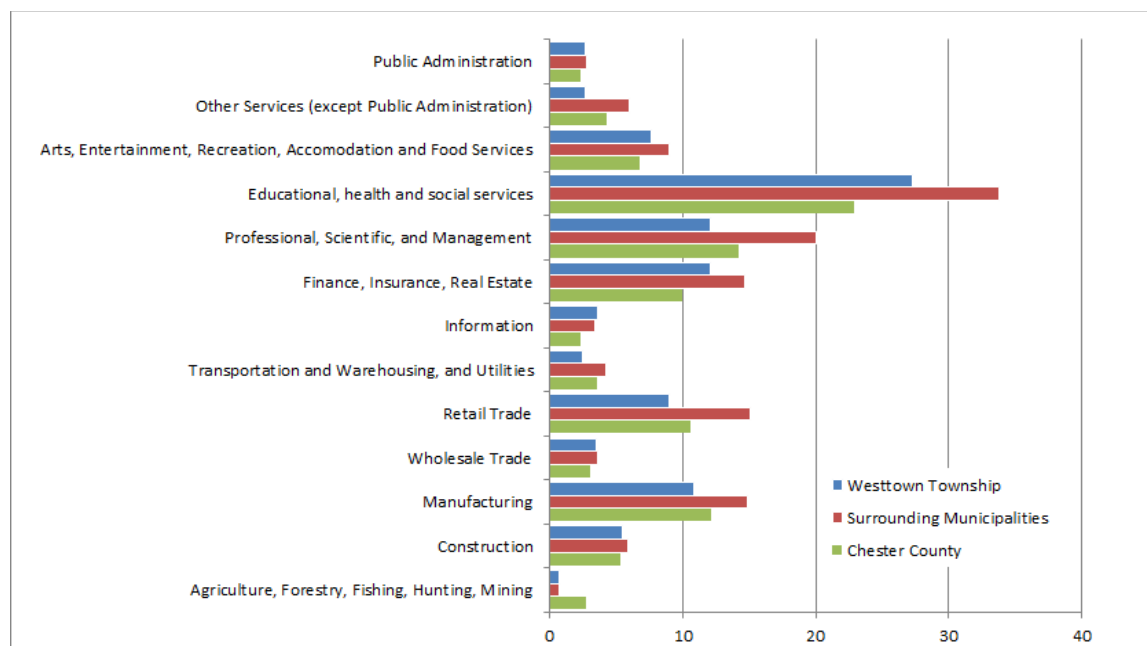


Figure 4

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Surrounding Municipalities include East Bradford, West Whiteland, West Chester Borough, East Goshen, West Goshen, Thornbury, Edgmont (DC), and Thornbury (DC).

Unemployment

As of 2014, the unemployment rate in Westtown Township was 5.4 percent, up from 1.1 percent in 2000.³ Unemployment throughout the surrounding municipalities and the County has, for the most part, also risen since 2000, but Westtown's unemployment rate is now higher than that of the County as a whole (Table 10).

Commuting Mode

The majority of Westtown Township residents drive to work (see Table 13). Seventy-nine percent of residents drive to work alone, while 8 percent carpool. While few use public transportation (3.3 percent), this is higher than for the County as a whole. Even fewer walk to work (2.5%, which is less than do for the County as a whole), but working from home has become more popular, although numbers are still low and represent just over 6% of the

³ The unemployment rate is calculated by dividing the total labor force by unemployed persons. It excludes people 16 years and older "not in labor force" (students, housewives, retirees, off-season seasonal workers, unpaid family labor, etc...).

workforce. However, all three forms of a more environmentally friendly mode of transportation to work have shown increases since 2000, both in Westtown and the County as a whole, and are higher in Westtown than within the surrounding municipalities.

Workplace Location

Around 54 percent of Township residents work in Chester County, 38 percent work in another County in Pennsylvania, and over 8 percent work outside Pennsylvania. While these numbers reflect a workforce that commutes more than the average Chester County resident, the close proximity of Westtown to Delaware County has a likely impact on those numbers of those who work outside of their county of residence. However, since 2000 there does appear to have been a shift amongst Westtown residents to work closer to home as the numbers of residents working inside the county have increased, while those who work outside of Pennsylvania have decreased (see Table 14).

Commuting Time

For Westtown, as well as Chester County, mean travel time to work remained steady between 2000 and 2014 (see Table 15). However, mean travel time to work for residents of Westtown Township is slightly higher than that of the County as a whole. In Westtown Township, mean travel time to work in 2014 was 30.4 minutes, up 1 minute from 2000. Figure 5, below, displays the distribution of travel time to work for residents of Westtown Township and Chester County in 2000 and 2014.

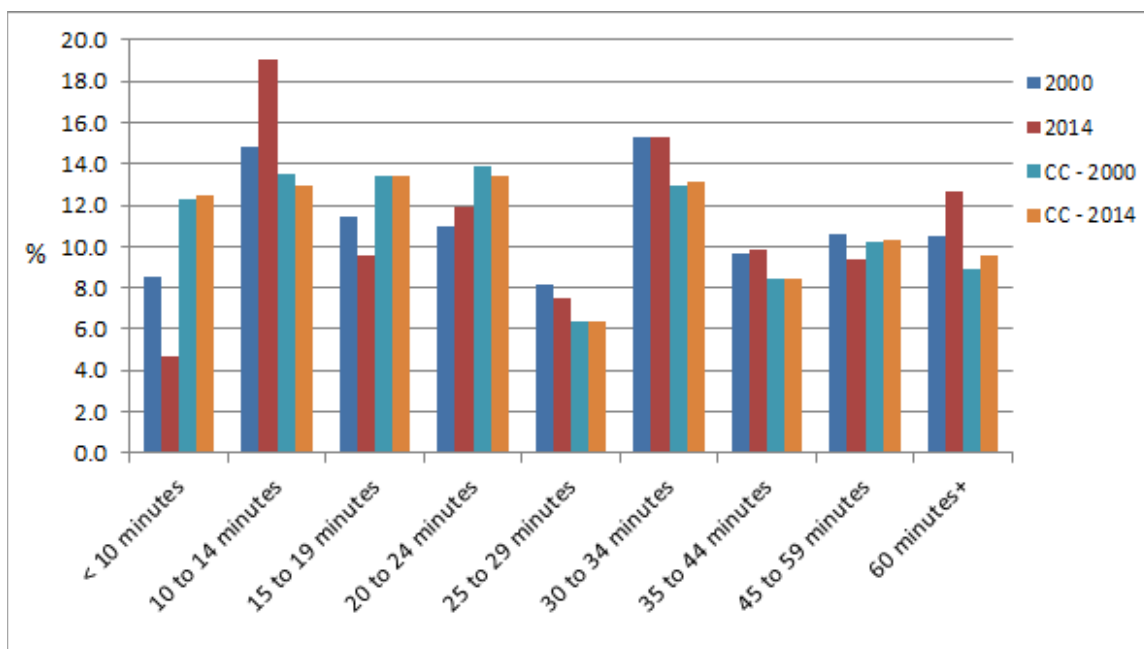


Figure 5

(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A
; U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Housing

Occupancy and Quantity

There were 4,165 housing units in Westtown Township in 2014, 9.7 percent more than there were in 2000 (see Tables 16 and 17). The majority of these homes are owner occupied (79.3 percent), while approximately one fifth are rented. Few homes in Westtown Township are vacant (4.3 percent), although this has almost doubled since 2000. Of the surrounding municipalities, Birmingham (97.2%) and Thornbury Township in Delaware County (92.4%) have the highest levels of owner occupied housing, while West Goshen (71%) and East Goshen (72%) have the lowest levels. Willistown Township has the highest percentage of vacant housing (5.4%), closely followed by Edgmont Township (5.1%) in Delaware County.

The growth of housing units in Westtown slowed considerably between 1990 and 2000, and continued to slow for the following decade, a trend seen for the County as a whole, too. Growth rates for Westtown over that period remained well below levels seen for the County as a whole, which is not all that surprising given the generally built-out nature of the Township when compared to other municipalities and areas of the County.

Diversity of Housing Stock

The housing stock in Westtown Township is predominantly single-family detached (71.0 percent), with an additional 13 percent in single-family attached housing, and another 16 percent in multi-family housing (see Table 18). Of the surrounding municipalities, both Birmingham and Thornbury Township in Delaware County (80 percent) have the highest levels of single-family detached homes, while East Goshen (42 percent) has the lowest. In contrast, East Goshen has both the highest level and number of multi-family units in the surrounding municipalities. Mobile homes are almost non-existent throughout the area with only 14 units located in West Goshen Township.

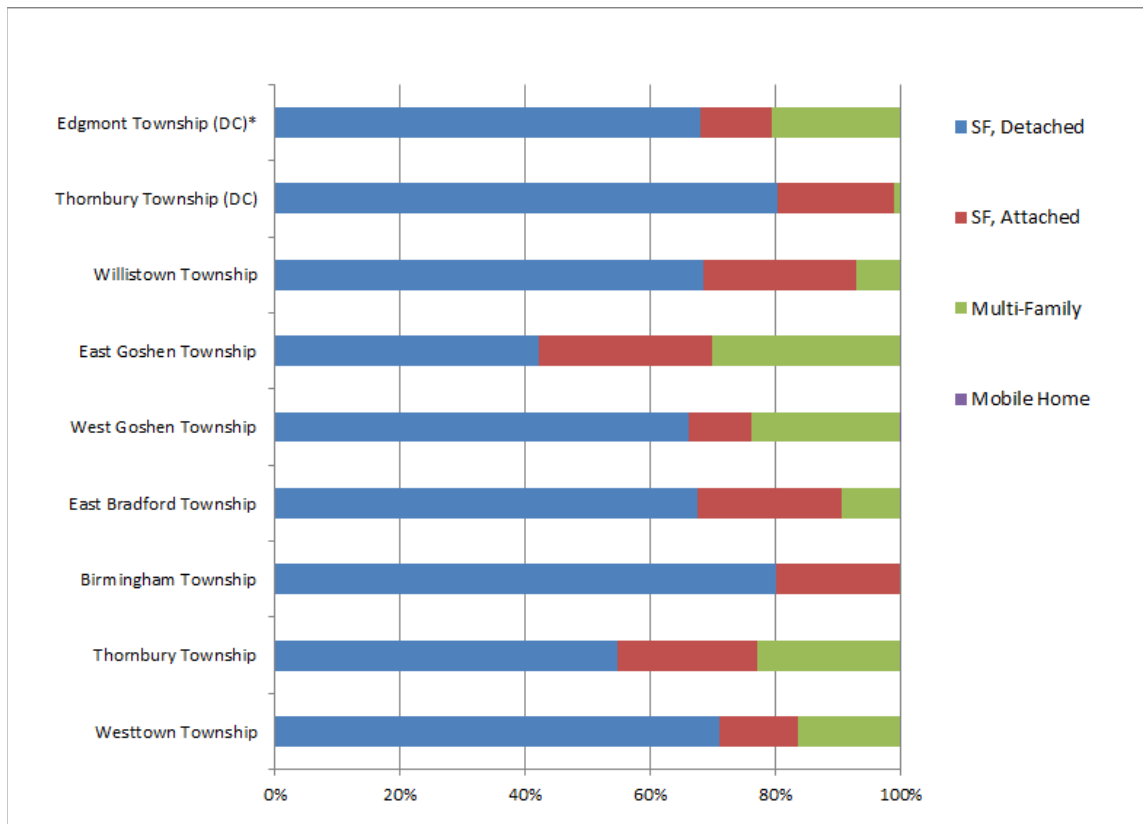


Figure 6: Housing Stock Diversity, 2014
 (Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Age of Housing Stock

As of 2010, more than one half of Westtown's housing units have been built since 1980 (see Table 19), with almost all of those having been built prior to 2000. Similar trends are seen amongst many of Westtown's neighboring communities, bar that of Thornbury Township in Chester County and Thornbury Township in Delaware County, where their building boom appeared to have occurred one decade later. As was noted earlier, increases in housing units have slowed considerably since the economic recession of 2007/8.

Housing Value and Rent

In 2014, the estimated median value of owner occupied housing in Westtown Township (excluding homes on lots greater than 10 acres or that include business uses) was \$389,800 (see Table 20), around \$65,000 greater than Chester County's median home value (\$323,600), and up almost 75% on housing values in Westtown in 2000. All of Westtown's neighboring communities have seen increases in median value of owner occupied housing since 2000, as has the County as a whole, but the 155% growth of housing value in Thornbury Township in Delaware County far exceeds that of any other municipality (see Table 20). Both Westtown

Township and the County as a whole seem to have now regained the value lost in housing during the recession of 2007/8 (see Figure 7).

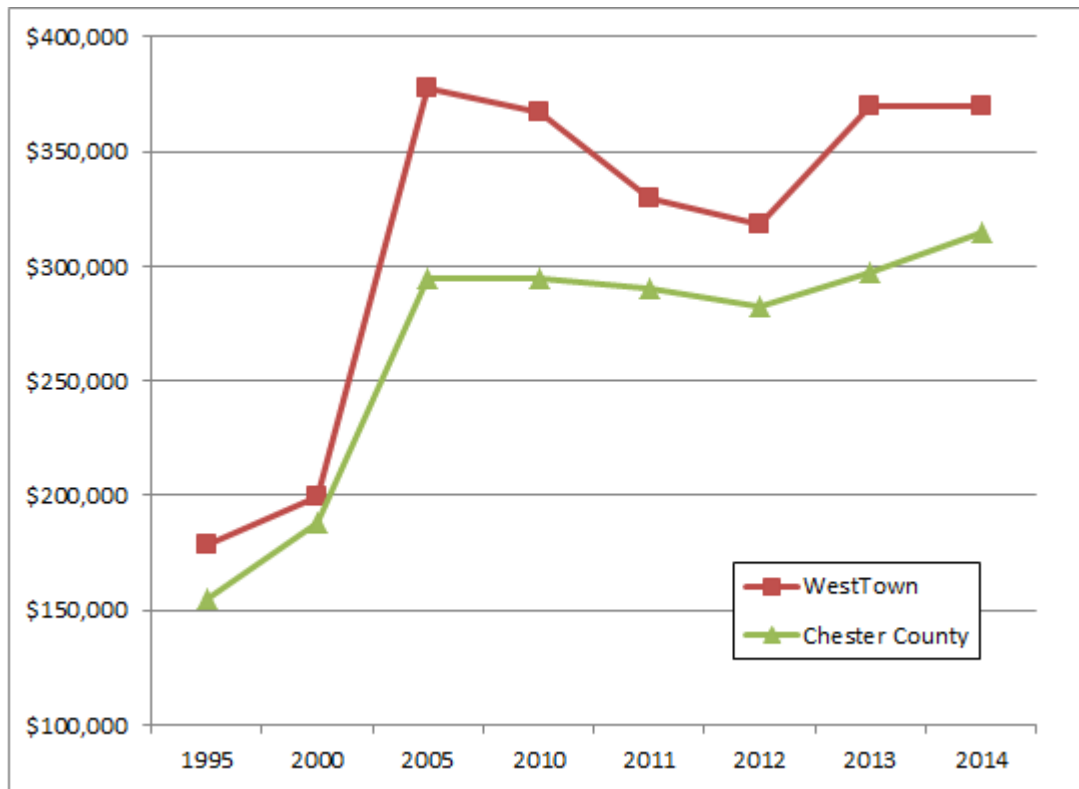


Figure 7- Median Home Price

(Sources: Chester County Planning Commission; Housing Cost Profiles, 1995 through 2014)

Median gross rent – contract rent plus utilities – in Westtown Township in 2014 was \$1,720 , up from \$1,195 in 2000 (see Table 21). Just as in 2000, rent in Westtown Township in 2014 exceeds rents in the County as a whole and are comparable to many neighboring communities. Of the surrounding municipalities, Birmingham Township was the only one to exhibit a decline in rent between 2000 and 2014, but this is most likely a function of the very low number of rentals available in the Township.

Housing Affordability

Housing affordability can be measured a variety of ways. Generally, expenditure of 30 percent or more of one's income on housing – for both owner-occupied and rental housing – is considered the threshold for overpayment. Data Tables 22 - 29 describe housing costs for homeowners and renters as a percentage of household income in Westtown Township, surrounding municipalities, and Chester County.

The percentage of homeowners in Westtown Township paying 30 percent or more of their incomes on housing rose from 19.4 to 26.4 percent between 2000 and 2014. This is still below the average for the County as a whole, and is one of the lowest levels for the surrounding municipalities. In fact, besides Birmingham, who actually saw a decrease in the percentage of homeowners paying more than 30 percent of their income on housing, all municipalities saw an increase in the percentage of homeowners overpaying for housing between 2000 and 2014, as did the County.

For renters, over half of them in Westtown pay more than 30 percent of their income on housing, which is 10 percent higher than that for the County as a whole, and one of the highest amongst surrounding municipalities. Only East Bradford (81 percent) and Edgmont Township (54.6 percent) in Delaware County have higher proportions of renters paying more than 30 percent of their income on housing. For Westtown, the percentage of renters overpaying for housing has more than doubled since 2000.

Without considering the incomes of homeowners and renters, it is difficult to gauge just how severe the affordability problem is. Measuring the gap between median family income and the median value of homes in 2014 is one reasonable way of doing so. In 2014, the estimated median family income in Westtown Township and Chester County was \$135,462 and \$106,222, respectively. The estimated median value of homes in 2014 in Westtown Township was \$389,800, and in Chester County, \$323,600. The difference between income and home value in Westtown Township (\$254,338) is greater than the difference between income and home value in the County (\$217,378), indicating that it 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.

Focusing on the Township's low (less than \$35,000 a year) and lowest (less than \$20,000 a year) income households – those most affected by escalating housing costs – provides another means of gauging affordability. Figures 8 and 9 break down housing costs as a percentage of household income for all residents, for low income residents, and for the lowest income residents. For the most part, all low and lowest income owner-occupied households pay greater than 30 percent of their income on housing in Westtown and the surrounding communities. The same can be said for the County as a whole. These numbers have risen fairly dramatically since 2000 and provide a stark outlook on housing affordability in Westtown and the County. Overpayment among renter-occupied households is just as widespread with all low and lowest income renters in Westtown and the surrounding municipalities overpaying. Again, these figures are higher than those found in 2000. The numbers are slightly lower for the County as a whole, but have also shown an increase since 2000. It's clear that homeownership is becoming increasingly difficult for residents of Westtown, as is access to affordable rental accommodation.

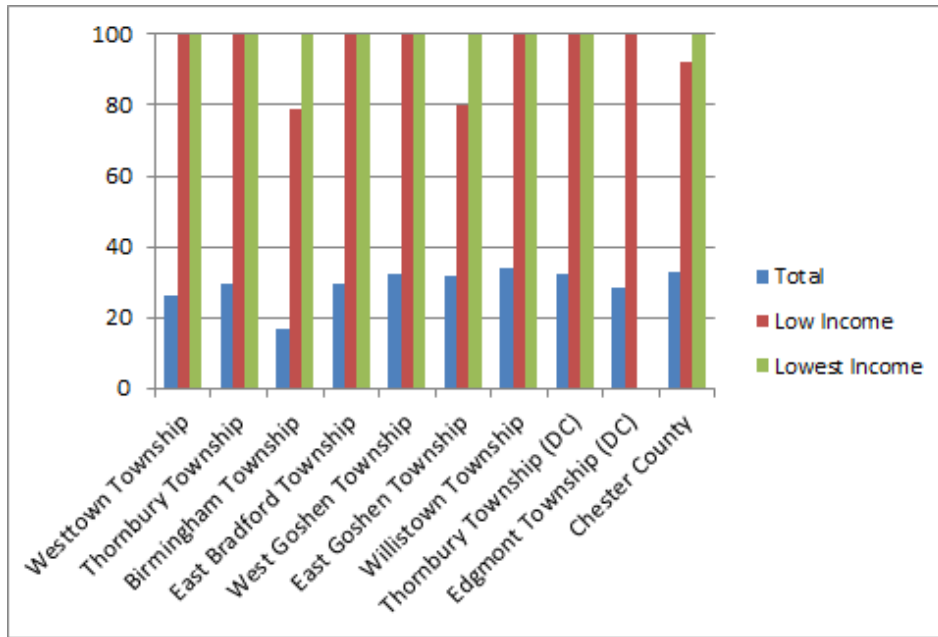


Figure 8 – Owner Overpayment, Westtown Township and Surrounding Municipalities, 2014

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

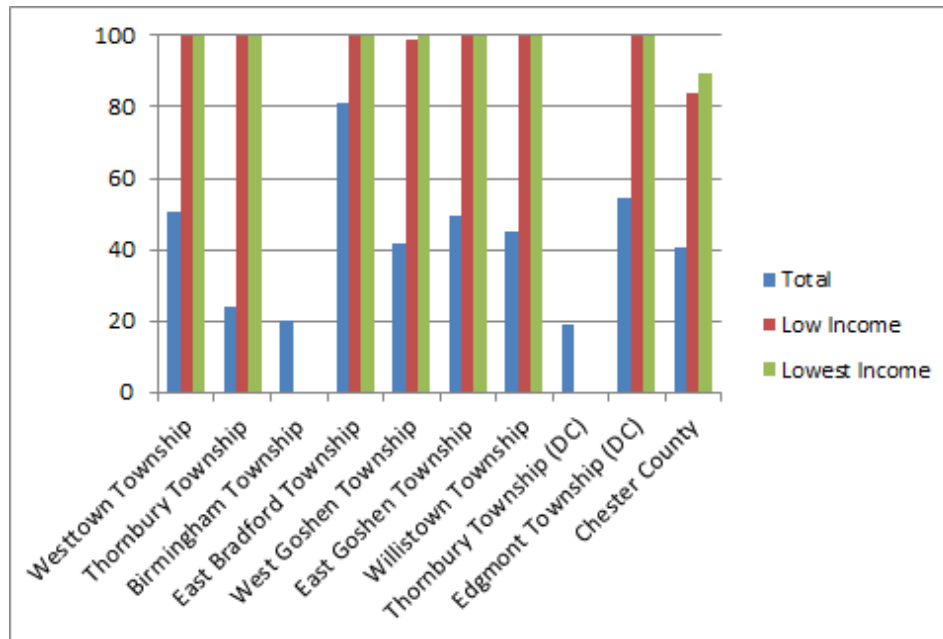


Figure 9 – Renter Overpayment, Westtown Township and Surrounding Municipalities, 2014

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

Table 1. Historic Population Trends, Westtown Township, 1930-2014

Year	Population	Numeric Change	% Change per Decade
1930	785	NA	NA
1940	912	127	16.2
1950	994	82	9.0
1960	1,947	953	95.9
1970	5,069	3,122	160.3
1980	6,774	1,705	33.6
1990	9,937	3,163	46.7
2000	10,352	415	4.2
2010	10,827	475	4.6
2014	10,874	47	0.4

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

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Need source for historical data - from Wiki and DVRPC, but link is broken

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

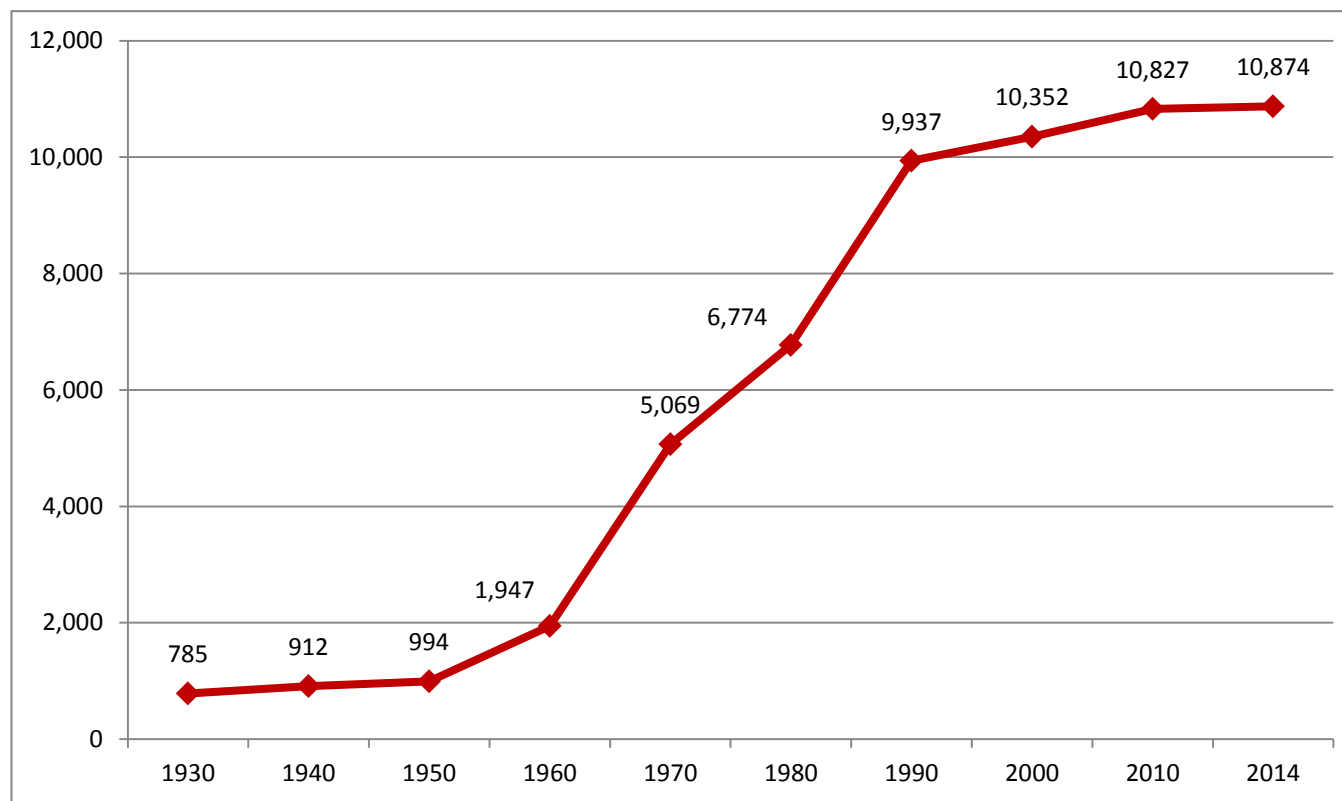


Table 3. Population Change, Westtown Township and Surrounding Municipalities, 2000-2010

Municipality	2000 Population	2010 Population	Numeric Change	% Change
<i>Westtown Township</i>	10,352	10,827	475	4.6
Thornbury Township	2,678	3,017	339	12.7
Birmingham Township	4,221	4,208	-13	-0.3
East Bradford Township	9,405	9,942	537	5.7
West Goshen Township	20,495	21,866	1,371	6.7
East Goshen Township	16,824	18,026	1,202	7.1
Willistown Township	10,011	10,497	486	4.9
Thornbury Township (DC)	7,093	8,028	935	13.2
Edgmont Township (DC)	3,918	3,987	69	1.8
Chester County	433,501	498,886	65,385	15.1

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 4. Population Density, Westtown Township and Surrounding Municipalities , 2000-2010

Municipality	Density (persons/sq mile)		Area of Municipality (sq miles)
	2000	2010	
<i>Westtown Township</i>	1,176.4	1,230.3	8.80
Thornbury Township	686.7	773.6	3.90
Birmingham Township	659.5	657.5	6.40
East Bradford Township	627.0	662.8	15.00
West Goshen Township	1,722.3	1,837.5	11.90
East Goshen Township	1,665.7	1,784.8	10.10
Willistown Township	550.1	576.8	18.20
Thornbury Township (DC)	771.0	872.6	9.20
Edgmont Township (DC)	403.9	411.0	9.70
Chester County	573.4	659.9	755.97

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 5. Median Age, Westtown Township and Surrounding Municipalities, 2000 to 2010

Municipality	Median Age		Percent Change
	2000	2010	
<i>Westtown Township</i>	<i>38.7</i>	<i>40.5</i>	<i>4.7</i>
Thornbury Township	36.8	41.6	13.0
Birmingham Township	41.1	44.8	9.0
East Bradford Township	36.9	40.2	8.9
West Goshen Township	36.6	38.7	5.7
East Goshen Township	41.5	47.3	14.0
Willistown Township	42.8	48.2	12.6
Thornbury Township (DC)	26.9	30.1	11.9
Edgmont Township (DC)	44.1	50.6	14.7
Chester County	36.9	39.3	6.5

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 6a. Population by Age and Sex, Westtown Township, 2000-2014

Westtown												
Age	2000				2010					Age	2014	
	Male		Female		Male		Female				Male	Female
Under 5	323	-6.4	296	5.6	290	-5.5	296	5.3		Under 5	-4.8	5.9
5 to 9	409	-8.1	362	6.9	347	-6.6	378	6.8		5 to 9	-6.1	7.4
10 to 14	447	-8.8	444	8.4	359	-6.9	375	6.7		10 to 14	-5.4	6.6
15 to 19	333	-6.6	364	6.9	512	-9.8	467	8.4		15 to 19	-6	6.3
20 to 24	240	-4.7	195	3.7	281	-5.4	296	5.3		20 to 24	-8.3	5.4
25 to 29	246	-4.9	266	5.0	300	-5.7	294	5.3		25 to 29	-5.4	5.3
30 to 34	314	-6.2	323	6.1	296	-5.6	274	4.9		30 to 34	-3.8	6.8
35 to 39	394	-7.8	446	8.4	280	-5.3	303	5.4		35 to 39	-7.2	5
40 to 44	468	-9.2	537	10.2	370	-7.1	378	6.8		40 to 44	-7.1	7.2
45 to 49	485	-9.6	516	9.8	417	-8.0	467	8.4		45 to 49	-8.2	7.5
50 to 54	416	-8.2	467	8.8	417	-8.0	497	8.9		50 to 54	-9.6	8.3
55 to 59	320	-6.3	332	6.3	392	-7.5	437	7.8		55 to 59	-6.6	6.7
60 to 64	204	-4.0	183	3.5	341	-6.5	356	6.4		60 to 64	-8.9	6.6
65 to 69	181	-3.6	178	3.4	233	-4.4	260	4.7		65 to 69	-4.7	6
70 to 74	123	-2.4	162	3.1	149	-2.8	144	2.6		70 to 74	-3.9	2.6
75 to 79	98	-1.9	113	2.1	113	-2.2	127	2.3		75 to 79	-1.4	2
80 to 84	46	-0.9	51	1.0	91	-1.7	125	2.2		80 to 84	-1.8	2.8
85+	24	-0.5	46	0.9	52	-1.0	113	2.0		85+	-0.9	1.5
Total	5071		5281		5240		5587					
Millennials		-29.8		27.8		-27.7		25.6		Millennials	-23.5	23.8
65+		-9.3		10.4		-12.2		13.8		65+	-12.7	14.9

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A

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

Table 6b. Population by Age and Sex, Chester County, 2000-2014

Chester County							
Age	2000		2010			2014	
	Male	Female	Male	Female		Male	Female
Under 5	-7.1	6.5	-6.5	6	Under 5	-6.2	5.7
5 to 9	-7.9	7.1	-7.2	6.8	5 to 9	-7	6.5
10 to 14	-8	7.3	-7.5	6.9	10 to 14	-7.3	6.8
15 to 19	-7	6.6	-7.7	6.9	15 to 19	-7.6	7
20 to 24	-5.5	5.3	-6.2	6	20 to 24	-6.2	5.9
25 to 29	-5.7	5.4	-5.7	5.3	25 to 29	-5.8	5.4
30 to 34	-7.1	7.1	-5.5	5.4	30 to 34	-5.7	5.5
35 to 39	-8.7	8.7	-6.4	6.4	35 to 39	-5.9	5.8
40 to 44	-9.1	8.9	-7.4	7.5	40 to 44	-7.2	7.2
45 to 49	-8	8	-8.3	8.3	45 to 49	-7.8	7.9
50 to 54	-6.9	6.8	-8.1	8	50 to 54	-8.1	8.1
55 to 59	-5.02	5.2	-6.8	6.8	55 to 59	-7.1	7.3
60 to 64	-3.8	3.7	-5.5	5.6	60 to 64	-5.9	5.8
65 to 69	-3.1	3.4	-3.9	4.1	65 to 69	-4.2	4.5
70 to 74	-2.8	3.3	-2.7	3	70 to 74	-3.1	3.3
75 to 79	-2.2	2.8	-2	2.5	75 to 79	-2.2	2.4
80 to 84	-1.3	1.9	-1.5	2.2	80 to 84	-1.5	2.2
85 to 89	-0.5	1.2	-0.9	1.6	85+	-1.3	2.7
90+	-0.2	0.7	-0.4	0.9			
Millennials	-30	27.5	-27.1	25.1	Millennials	-25.3	23.8
65+	-10.1	13.3	-11.4	14.3	65+	-12.3	15.1

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A

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

Table 7. Persons Per Household (Occupied Dwelling Unit), Westtown Township, 2000 to 2010

Municipality	2000	2010
Westtown Township	2.78	2.75
Chester County	2.65	2.65

Sources: U.S. Census Bureau, 2000 Census

Sources: U.S. Census Bureau, 2010 Census; Table DP-1

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

Municipality	% High School Graduate or Higher	% Bachelors Degree or Higher
<i>Westtown Township</i>	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

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

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
<i>Westtown Township</i>	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

Not inflation adjusted

*Federal poverty guidelines are based on minimum nutrition requirements for families, adjusted annually using the Consumer Price Index. In 2014, the poverty threshold for a three person family was \$19,790. In 1999, the poverty threshold for a three person family was \$13,880.

**Unemployment rate calculated by dividing the total labor force by unemployed persons. Excludes people 16 years and older "not in labor force" (students, housewives, institutionalized, retirees, off-season seasonal workers, and unpaid family labor)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 11. Median Household Income, Westtown Township and Surrounding Municipalities

Municipality	Median Household Income (\$)		
	2000	2014	% Change
<i>Westtown Township</i>	85,049	117,661	38.3
Thornbury Township	84,225	118,819	41.1
Birmingham Township	130,396	167,146	28.2
East Bradford Township	100,732	116,983	16.1
West Goshen Township	71,055	91,688	29.0
East Goshen Township	64,777	75,053	15.9
Willistown Township	77,555	101,627	31.0
Thornbury Township (DC)	82,441	134,148	62.7
Edgmont Township (DC)	88,303	109,688	24.2
Chester County	65,295	86,093	31.9

Not inflation adjusted

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 12a. Employment by Industry, Westtown Township

Industry	2000		2014	
	Numeric	Percent	Numeric	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	6	0.1	41	0.7
Construction	210	3.8	310	5.5
Manufacturing	764	13.9	613	10.8
Wholesale Trade	236	4.3	196	3.5
Retail Trade	688	12.5	508	9.0
Transportation and Warehousing, and Utilities	207	3.8	140	2.5
Information	180	3.3	204	3.6
Finance, Insurance, Real Estate	589	10.7	684	12.1
Professional, Scientific, and Management	876	15.9	682	12.1
Educational, health and social services	1255	22.8	1542	27.3
Arts, Entertainment, Recreation, Accommodation and Food Services	229	4.2	430	7.6
Other Services (except Public Administration)	148	2.7	152	2.7
Public Administration	105	1.9	152	2.7
Total Workers (employed persons 16 and older)	5,493		5,654	

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

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

Table 12b. Employment by Industry, Surrounding Municipalities and Chester County

	Surrounding **		Chester County	
	2000	2014	2000	2014
Industry	Percent	Percent	Percent	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	0.5	0.6	2.0	2.7
Construction	5.5	5.9	5.6	5.3
Manufacturing	12.4	14.9	14.8	12.1
Wholesale Trade	3.9	3.6	4	3
Retail Trade	10.7	15.0	11.2	10.6
Transportation and Warehousing, and Utilities	3.6	4.3	4.1	3.5
Information	3.4	3.4	3.0	2.3
Finance, Insurance, Real Estate	11.2	14.6	10.0	10.0
Professional, Scientific, and Management	14.9	20.1	13.8	14.2
Educational, health and social services	22.6	33.8	19.8	22.9
Arts, Entertainment, Recreation, Accommodation and Food Services	4.9	9.0	5.4	6.8
Other Services (except Public Administration)	3.7	5.9	4.1	4.3
Public Administration	2.7	2.8	2.3	2.3
Total Workers (employed persons 16 and older)	36,750	30,678	221,255	258,128

**Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

Table 13. Means of Transportation to Work, Westtown Township and Surrounding Municipalities

	Westtown Township				Surrounding *		Chester County	
	2000		2014		2000	2014	2000	2014
Type of Transportation	#	%	#	%	%	%	%	%
Car, Truck, or Van								
Alone	4,454	81.6	4,313	78.6	83.9	83.5	80.7	80.2
Carpool	420	7.7	447	8.1	6.1	4.7	8.6	6.6
Public Transportation	136	2.5	181	3.3	2.6	2.9	2.6	2.8
Walking	129	2.4	137	2.5	1.5	2.0	2.5	3.2
Other Means	16	0.3	56	1	0.6	0.9	0.6	1
Worked at Home	300	5.5	352	6.4	5.4	6.0	4.9	6.3

*Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 14. Workplace Location, Westtown Township and Surrounding Municipalities, 2000 to 2014

	Westtown Township				Surrounding *		Chester County	
	2000		2014		2000	2014	2000	2014
Place of Work	#	%	#	%	%	%	%	%
Inside Co. of Residence	2,821	51.7	2,951	53.8	58.5	59.1	63.1	63.5
Outside Co. of Residence**	2,067	37.9	2,068	37.7	33.9	32.8	28.5	27.7
Outside Pennsylvania	567	10.4	466	8.5	7.7	8.1	8.3	8.8

*Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

**Outside County of residence but in State of residence

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 15. Travel Time to Work, Westtown Township and Chester County, 2000 to 2014

	Westtown Township				Chester County			
	2000		2014		2000		2014	
Travel Time	#	%	#	%	#	%	#	%
< 10 minutes	442	8.6	241	4.7	25,488	12.3	29,677	12.5
10 to 14 minutes	764	14.8	975	19.0	27,947	13.5	30,626	12.9
15 to 19 minutes	590	11.4	493	9.6	27,738	13.4	31,813	13.4
20 to 24 minutes	564	10.9	611	11.9	28,889	13.9	31,813	13.4
25 to 29 minutes	421	8.2	385	7.5	13,286	6.4	15,194	6.4
30 to 34 minutes	790	15.3	786	15.3	26,825	12.9	31,101	13.1
35 to 44 minutes	500	9.7	503	9.8	17,495	8.4	19,943	8.4
45 to 59 minutes	544	10.6	483	9.4	21,253	10.2	24,453	10.3
60 minutes+	540	10.5	652	12.7	18,526	8.9	22,792	9.6
Mean Travel Time	29.4	0.6	30.4		27.5		27.5	

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 16. Housing Unit Characteristics, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	Total Housing Units		% Owner Occupied		% Renter Occupied		% Vacant*	
	2000	2014	2000	2014	2000	2014	2000	2014
Westtown Township	3,795	4,165	82.6	79.1	17.4	20.9	2.4	4.3
Thornbury Township	1,095	1,145	69.8	78.4	30.2	21.6	6.6	3.0
Birmingham Township	1,413	1,460	96.8	97.2	3.2	2.8	1.6	1.8
East Bradford Township	3,150	3,518	91.4	86.6	8.6	13.4	2.3	2.8
West Goshen Township	8,313	8,471	74.3	71.0	25.7	29.0	3.5	3.1
East Goshen Township	7,496	8,377	73.6	72.2	26.4	27.8	4.4	2.8
Willistown Township	3,932	4,471	89.1	87.7	10.9	12.3	3.2	5.4
Thornbury Township (DC)	1,387	2,295	92.9	92.3	7.1	7.7	1.9	1.6
Edgmont Township (DC)	1,515	1,782	77.6	77.7	22.4	22.3	4.5	5.1
Chester County	163,773	192,462	73.5	76.2	22.9	23.8	3.6	5.0

*Vacancy rate Defined as percentage of housing units not occupied

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

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

Municipality	Total Housing Units			% Change	% Change
	1990	2000	2010	90-10	00-10
Westtown Township	3,279	3,795	4,003	22.1	5.5
Chester County	139,597	163,773	192,462	37.9	17.5

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A.

Sources: Growth Management Plan: Westtown Township, 2001

Table 18. Housing Stock Diversity, Westtown Township, Surrounding Municipalities, and Chester County, 2014

Municipality	SF, Detached		SF, Attached		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	#
Westtown Township	2,956	71.0	527	12.7	682	16.4	0	0.0	4,165
Thornbury Township	627	54.8	255	22.3	263	23.0	0	0.0	1,145
Birmingham Township	1,169	80.1	291	19.9	0	0.0	0	0.0	1,460
East Bradford Township	2,379	67.6	812	23.1	327	9.3	0	0.0	3,518
West Goshen Township	5,611	66.2	851	10.0	1,995	23.6	14	0.2	8,471
East Goshen Township	3,530	42.1	2,316	27.6	2,531	30.2	0	0.0	8,377
Willistown Township	3,062	68.5	1,095	24.5	314	7.0	0	0.0	4,471
Thornbury Township (DC)	1,845	80.4	428	18.6	22	1.0	0	0.0	2,295
Edgmont Township (DC)*	1,213	68.1	204	11.4	365	20.5	0	0.0	1,782
Chester County**	119,565	61.6	34,319	17.7	34,900	18.0	5,311	2.7	194,095

* Total includes 12 Boat, RV, van, etc. which are not present in any other municipality listed in the table.

** Total includes 38 Boat, RV, van, etc. which are not present in any other municipality listed in the table, except Edgmont (DC)

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

Table 19. Age of Housing Stock, Westtown Township and Surrounding Municipalities, 2014

Municipality	2010 or later		2000 to 2010		1990 to 1999		1980 to 1989		1970 to 1979		1960 to 1969		1950 to 1959	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Westtown Township	43	1.0	287	6.9	660	15.8	1,008	24.2	792	19.0	689	16.5	442	10.6
Thornbury Township	5	0.4	271	23.7	406	35.5	143	12.5	114	10.0	16	1.4	130	11.4
Birmingham Township	0	0.0	40	2.7	582	39.9	367	25.1	228	15.6	71	4.9	33	2.3
East Bradford Township	0	0.0	296	8.4	1,038	29.5	1,123	31.9	385	10.9	188	5.3	176	5.0
West Goshen Township	155	1.8	589	7.0	1,278	15.1	1,323	15.6	1,524	18.0	1,537	18.1	1,247	14.7
East Goshen Township	39	0.5	941	11.2	1,167	13.9	2,603	31.1	1,975	23.6	881	10.5	568	6.8
Willistown Township	13	0.3	441	9.9	505	11.3	891	19.9	410	9.2	609	13.6	963	21.5
Thornbury Township (DC)	15	0.7	718	31.3	498	21.7	183	8.0	166	7.2	233	10.2	209	9.1
Edgmont Township (DC)*	18	1.0	202	11.3	472	26.5	650	36.5	72	4.0	71	4.0	167	9.4
Chester County	1952	1.0	30,464	15.7	30,012	15.5	31,828	16.4	27,063	13.9	19,586	10.1	18,055	9.3

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

Table 19 continued.

Municipality	1940 to 1949		1939 or earlier		Total
	#	% of Total	#	% of Total	Units
Westtown Township	74	1.8	170	4.1	4,165
Thornbury Township	11	1.0	49	4.3	1,145
Birmingham Township	26	1.8	113	7.7	1,460
East Bradford Township	54	1.5	258	7.3	3,518
West Goshen Township	270	3.2	548	6.5	8,471
East Goshen Township	89	1.1	114	1.4	8,377
Willistown Township	153	3.4	486	10.9	4,471
Thornbury Township (DC)	31	1.4	242	10.5	2,295
Edgmont Township (DC)*	24	1.3	106	5.9	1,782
Chester County	6,519	3.4	28,616	14.7	194,095

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

*"Value" is defined as each respondent's estimate of how much their home would sell for. "Specified" owner occupied housing excludes housing on lots greater than 10 acres or that include business uses.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 21. Median Gross Rent, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	2000	2014	% Change
Westtown Township	1,195	1,720	43.9
Thornbury Township	1,165	1,556	33.6
Birmingham Township	1,152	887	-23.0
East Bradford Township	763	1,711	124.2
West Goshen Township	801	1,289	60.9
East Goshen Township	846	1,352	59.8
Willistown Township	1,152	1,796	55.9
Thornbury Township (DC)**	791	2,000	152.8
Edgmont Township (DC)**	2,001	2,000	0.0
Chester County	754	1192	58.1

*Gross rent equals contract rent plus estimated utility costs

**** 2014 figures don't reflect accurate values - see notes in Census data files**

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 22. Homeowner Housing Affordability, Westtown Township and Surrounding Municipalities, 2014*

Municipality	Monthly Owner Costs as a Percentage of Household Income				Median Monthly Cost as	Base
	Less than 25%	25% to 29%	30% to 34%	35% or More	a % of Household Income	
Westtown Township	63	11	6	20	21	2,346
Thornbury Township	57	14	10	19	23	644
Birmingham Township	68	15	7	10	20	908
East Bradford Township	59	13	10	18	22	2,136
West Goshen Township	57	10	9	24	23	4,318
East Goshen Township	55	13	8	24	24	3,802
Willistown Township	56	10	8	26	23	2,513
Thornbury Township (DC)	63	5	7	25	22	1,541
Edgmont Township (DC)	61	11	6	22	20	839
Chester County	55	12	9	24	23	101,317

*Excludes households "not computed". Housing units with a mortgage.

Base = Owner-occupied units with a mortgage

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 23. Rental Housing Affordability, Westtown Township and Surrounding Municipalities, 2014*

Municipality	Gross Rent as a Percentage of Household Income				Median Gross Rent as	Base
	Less than 25%	25% to 29%	30% to 34%	35% or More	a % of Household Income	
Westtown Township	38.6	8.9	6.6	45.9	31.9	778
Thornbury Township	64.4	14.4	3.2	18.0	18.2	227
Birmingham Township	22.5	57.5	0.0	20.0	27.4	40
East Bradford Township	18.7	2.4	8.3	70.6	45.8	445
West Goshen Township	47.2	12.8	5.3	34.7	26.1	2,284
East Goshen Township	38.9	11.7	4.9	44.4	29.7	2,200
Willistown Township	47.3	4.4	12.4	36.0	28.2	436
Thornbury Township (DC)	57.7	0.0	0.0	42.3	19.0	78
Edgmont Township (DC)	37.1	5.5	5.2	52.2	36.8	343
Chester County	40.1	11.6	7.7	40.6	29.3	42,983

*Excludes households "not computed".

Base = Occupied units paying rent

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 24. Homeowner Housing Affordability, Westtown Township and Surrounding Municipalities, 2000*

Municipality	Monthly Owner Costs as a Percentage of Household Income					Median Monthly Cost as a % of Household Income
	Less than 25%	25% to 29%	30% to 34%	35% or More	Not Computed	
<i>Westtown Township</i>	71.0	8.2	6.7	12.7	1.4	24
Thornbury Township	64.9	11.7	4.0	18.5	0.9	32
Birmingham Township	64.5	11.0	8.4	14.5	2.2	21
East Bradford Township	70.1	8.8	5.5	15.1	0.5	22
West Goshen Township	68.9	8.8	7.9	14.2	0.2	26
East Goshen Township	70.0	8.9	4.6	15.7	0.8	31
Willistown Township	64.2	8.8	7.5	19.3	0.2	25
Thornbury Township (DC)	66.9	6.4	5.5	19.8	1.5	25
Edgmont Township (DC)	64.9	11.1	7.2	16.2	0.6	29
Chester County	66.6	10.5	6.8	15.5	0.5	28

*Excludes households "not computed". Housing units with a mortgage.

Base = Owner-occupied units with a mortgage

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 25. Rental Housing Affordability, Westtown Township and Surrounding Municipalities, 2000*

Municipality	Gross Rent as a Percentage of Household Income					Median Gross Rent as a % of Household Income
	Less than 25%	25% to 29%	30% to 34%	35% or More	Not Computed	
<i>Westtown Township</i>	56.4	12.6	3.7	17.4	9.9	16.9
Thornbury Township	52.1	16.9	6.3	24.6	0.0	16.6
Birmingham Township	42.9	0.0	0.0	57.1	0.0	10.6
East Bradford Township	56.3	10.2	0.0	15.7	17.8	9.1
West Goshen Township	54.2	12.0	9.2	22.0	2.7	13.5
East Goshen Township	49.5	12.5	5.6	28.7	3.7	15.7
Willistown Township	40.8	6.1	2.8	23.5	26.8	17.8
Thornbury Township (DC)	44.8	0.0	0.0	25.3	29.9	11.5
Edgmont Township (DC)	19.6	2.9	5.1	69.9	2.5	27.2
Chester County	51.0	9.9	6.7	26.3	6.1	13.9

*Excludes households "not computed".

Base = Occupied units paying rent

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 26. Owner Overpayment, Westtown Township and Surrounding Municipalities, 2014

Municipality	% Overpaying for Housing			% of Households in Low and Lowest Income Brackets
	Total	Low Income	Lowest Income	
Westtown Township	26.4	100	100	3.1
Thornbury Township	29.3	100	100	1.2
Birmingham Township	16.9	79	100	3.9
East Bradford Township	29.5	100	100	5.0
West Goshen Township	32.4	100	100	8.5
East Goshen Township	31.6	80	100	12.3
Willistown Township	34.2	100	100	7.3
Thornbury Township (DC)	32.4	100	100	6.8
Edgmont Township (DC)	28.4	100	N/A	7.5
Chester County	32.6	92.0	100.0	7.2

*Excludes households "not computed" and uses Specified Owner Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 27. Renter Overpayment, Westtown Township and Surrounding Municipalities, 2014

Municipality	Renter Occupied Households*			Households Paying 30% or More on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
Westtown Township	832	158	84	423	158	84	50.8	100.0	100.0
Thornbury Township	240	33	28	57	33	28	23.8	100.0	100.0
Birmingham Township	40	0	0	8	0	0	20.0	N/A	N/A
East Bradford Township	458	216	65	371	216	65	81.0	100.0	100.0
West Goshen Township	2,380	674	463	994	667	463	41.8	99.0	100.0
East Goshen Township	2,267	737	355	1,125	737	355	49.6	100.0	100.0
Willistown Township	519	102	60	234	102	60	45.1	100.0	100.0
Thornbury Township (DC)	173	14	0	33	NC	0	19.1	N/A/	N/A
Edgmont Township (DC)	377	66	29	206	66	29	54.6	100.0	100.0
Chester County	45,797	14,561	6,849	18,574	12,198	6,125	40.6	83.8	89.4

*Excludes households "not computed" and uses Specified Renter Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

NC - Not Computed

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table B-28. Owner Overpayment, Westtown Township and Surrounding Municipalities, 2000

Municipality	% Overpaying for Housing			% of Households in Low and Lowest Income Brackets
	Total	Low Income	Lowest Income	
Westtown Township	19.4	71	91	11
Thornbury Township	22.5	79	90	12
Birmingham Township	22.9	100	N/A	5
East Bradford Township	20.6	76	75	11
West Goshen Township	22.1	61	77	11
East Goshen Township	20.3	59	85	14
Willistown Township	26.8	63	90	19
Thornbury Township (DC)	25.3	67	90	16
Edgmont Township (DC)	23.4	67	100	7
Chester County	22.3	61	78	16

*Excludes households "not computed" and uses Specified Owner Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 29. Renter Overpayment, Westtown Township and Surrounding Municipalities, 2000

Municipality	Renter Occupied Households*			Households Paying 30% or More on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
Westtown Township	563	65	23	132	56	23	23.4	86.2	100.0
Thornbury Township	301	46	30	93	38	22	30.9	82.6	73.3
Birmingham Township	28	16	8	16	16	8	57.1	100.0	100.0
East Bradford Township	194	78	37	37	37	37	19.1	47.4	100.0
West Goshen Township	1,835	681	221	587	538	221	32.0	79.0	100.0
East Goshen Township	1,792	728	251	639	585	242	35.7	80.4	96.4
Willistown Township	287	82	35	103	71	29	35.9	86.6	82.9
Thornbury Township (DC)	61	31	9	22	22	9	36.1	71.0	100.0
Edgmont Township (DC)	269	95	43	207	95	43	77.0	100.0	100.0
Chester County	36,226	16,373	8,248	12,039	10,484	6,318	33.2	64.0	76.6

*Excludes households "not computed" and uses Specified Renter Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A