

DEMOGRAPHICS, HOUSING, AND ECONOMY

As Hereford and Washington townships plan for their future, the first step in the process is to understand past demographic and economic trends. The analysis below examines these trends and makes projections for the future, thereby providing a solid foundation for subsequent components of this Plan.

Population

While similar in size in terms of population, Hereford and Washington are going in opposite directions when it comes to population growth since 2000. Since 2000, Hereford Township experienced a 3% decline in population while Washington Township’s population grew nearly 28%. Both Hereford and Washington are surrounded by quickly growing townships in Lehigh and Montgomery counties.

Population									
Municipality	2000	2010	2014	2000-2010 # Change	2000-2010 % Change	2010-2014 # Change	2010-2014 % Change	2000-2014 # Change	2000-2014 % Change
Hereford Township	3,013	2,943	2,923	-70	-2.3%	-20	-0.7%	-90	-3.0%
Washington Township	3,109	3,840	3,962	731	23.5%	122	3.2%	853	27.4%
Colebrookdale Township	5,469	5,080	5,074	-389	-7.1%	-6	-0.1%	-395	-7.2%
District Township	1,449	1,387	1,404	-62	-4.3%	17	1.2%	-45	-3.1%
Douglass Township (Mont. Co.)	9,104	10,195	10,401	1,091	12.0%	206	2.0%	1,297	14.2%
Longswamp Township	5,387	5,682	5,684	295	5.5%	2	0.0%	297	5.5%
Lower Macungie Township	19,220	30,633	31,639	11,413	59.4%	1,006	3.3%	12,419	64.6%
Lower Milford Township	3,617	3,775	3,839	158	4.4%	64	1.7%	222	6.1%
Pike Township	1,359	1,724	1,746	365	26.9%	22	1.3%	387	28.5%
Upper Hanover Township	4,885	6,464	7,124	1,579	32.3%	660	10.2%	2,239	45.8%
Upper Milford Township	6,889	7,292	7,522	403	5.8%	230	3.2%	633	9.2%
Berks County	373,638	411,905	413,016	38,267	10.2%	1,111	0.3%	39,378	10.5%
Pennsylvania	12,281,054	12,702,379	12,758,729	421,325	3.4%	56,350	0.4%	477,675	3.9%

Source: U.S. Census 2000 and 2010 and 2010-2014 American Community Survey

Population Projections

Population projections can help the townships plan efficiently for future land use and community service needs. In comparison to adjacent communities, both Hereford and Washington are expected to add residents over time. It is expected that Hereford will reverse the trend of population loss with an 11% increase in population by 2040. Washington will continue to grow albeit slower than what was experienced between 2000 and 2014.

A general note about population projections – each county planning agency calculates future population growth differently. Those differences are readily apparent with our study including population projections from three different counties. With those differences in mind, the value of the projections is that both Hereford and Washington townships are expected to add residents, not lose them, as time goes on.

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Population Projections										
Municipality	2010 Base	2020	2030	2040	2010-2020 # Change	2010-2030 # Change	2010-2040 # Change	2010-2020 % Change	2010-2030 % Change	2010-2040 % Change
Hereford Township	2,943	3,040	3,148	3,261	97	205	318	3.3%	7.0%	10.8%
Washington Township	3,840	3,966	4,108	4,255	126	268	415	3.3%	7.0%	10.8%
Colebrookdale Township	5,080	5,247	5,435	5,629	167	355	549	3.3%	7.0%	10.8%
District Township	1,387	1,433	1,484	1,537	46	97	150	3.3%	7.0%	10.8%
Douglass Township (Mont. Co.)	10,195	10,950	11,987	12,812	755	1,792	2,617	7.4%	17.6%	25.7%
Longswamp Township	5,682	5,869	6,079	6,296	187	397	614	3.3%	7.0%	10.8%
Lower Macungie Township	30,633	33,749	37,011	40,596	3,116	6,378	9,963	10.2%	20.8%	32.5%
Lower Milford Township	3,775	4,252	4,541	4,859	477	766	1,084	12.6%	20.3%	28.7%
Pike Township	1,724	1,781	1,844	1,910	57	120	186	3.3%	7.0%	10.8%
Upper Hanover Township	6,464	7,696	8,516	9,168	1,232	2,052	2,704	19.1%	31.7%	41.8%
Upper Milford Township	7,292	8,382	9,012	9,642	1,090	1,720	2,350	14.9%	23.6%	32.2%
Berks County	411,905	425,447	440,656	456,409	13,542	28,751	44,504	3.3%	7.0%	10.8%

Source: U.S. Census, American Community Survey, 2010 1-Year Estimate; The Center for Rural Pennsylvania, Pennsylvania Population Projections 2010-2040, March 2014 for Lebanon and Schuylkill Counties and the state of Pennsylvania; Berks County Planning Commission 2016 Estimates; DVRPC 2012 estimates for Chester and Montgomery counties; Lancaster County Planning Commission 2012 estimates, LVPC 2012 estimates

Population Density

The United States Census Bureau defines places “urban” as territory that has a population density of at least 1,000 people per square mile. By this definition, both Hereford and Washington townships are rural areas.

Population Density				
Municipality	Size (Sq.Mi.)	2014 Population	Density	Urban
Hereford Township	15.4	2,923	189.8	No
Washington Township	14	3,962	283.0	No
Colebrookdale Township	8.4	5,074	604.0	No
District Township	11.6	1,404	121.0	No
Douglass Township (Mont. Co.)	15.4	10,401	675.4	No
Longswamp Township	22.8	5,684	249.3	No
Lower Macungie Township	22.6	31,639	1,400.0	Yes
Lower Milford Township	19.7	3,839	194.9	No
Pike Township	13.9	1,746	125.6	No
Upper Hanover Township	21.2	7,124	336.0	No
Upper Milford Township	17.9	7,522	420.2	No

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

School Enrollment

Hereford Township is served by the Upper Perkiomen School District. The district also serves municipalities in Montgomery County. Washington Township is served by the Boyertown School District. The district also serves adjacent townships in Berks County.

The Upper Perkiomen School District added over 300 students since the last comprehensive plan in 2006. Most of the growth is in very young students attending the two elementary schools in the district with the largest increase at the elementary school located in Hereford Township.

Enrollment by School Building 2006-2015 UPPER PERKIOMEN				
Building Name	2006	2015	# Change	% Change
Hereford Elementary	479	907	428	89.4%
Marlborough Elementary	524	744	220	42.0%
Upper Perkiomen Middle	1055	806	-249	-23.6%
Upper Perkiomen High School	1042	963	-79	-7.6%
Total	3,100	3,420	320	10.3%

Source: Pennsylvania Department of Education

The Boyertown Area School District is the second largest school district in Berks County. It experienced slower growth than the Upper Perkiomen School District between 2006 and 2015. Most of the growth in the school district is in the Gilbertsville area of Montgomery County.

Enrollment by School Building 2006-2015 BOYERTOWN				
Building Name	2006	2015	# Change	% Change
Boyertown Elementary	600	608	8	1.3%
Colebrookdale Elementary	251	305	54	21.5%
Earl Elementary	253	277	24	9.5%
Gilbertsville Elementary	601	748	147	24.5%
New Hanover-Upper Frederick Elementary	633	725	92	14.5%
Pine Forge Elementary	259	267	8	3.1%
Washington Elementary	618	499	-119	-19.3%
Boyertown Area Junior High - East	897	837	-60	-6.7%
Boyertown Area Junior High - West	807	812	5	0.6%
Boyertown High School	1723	1649	-74	-4.3%
Total	6,642	6,727	85	1.3%

Source: Pennsylvania Department of Education

Households

Both Hereford and Washington townships have similar numbers of persons per household (PPH) to neighboring municipalities. Of note is Washington Township having a PPH of 3.0 in 2014, which may be a result of either slightly larger families with children or a rise in multigenerational living (parents residing at the home of their children or adult children still residing at home). Based on family composition, it would appear that with so few families in Washington Township having people above the age of 65, that the rise in PPH in Washington is the result of children, not elderly.

Generally, families in Hereford are older than those in Washington. Hereford Township has considerably higher numbers of families in Hereford having people above 65 years of age.

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Households & Families								
Municipality	Households	Population	PPH	Municipality	Average Family Size	With People Under 18	With People Over 65	Living Alone
Hereford Township	1,072	2,923	2.7	Hereford Township	3.0	26.4	8.4	13.5
Washington Township	1,320	3,962	3.0	Washington Township	3.1	37.0	3.2	8.6
Colebrookdale Township	2,009	5,074	2.5	Colebrookdale Township	2.5	27.2	5.3	20.6
District Township	554	1,404	2.5	District Township	2.6	30.1	6.3	18.1
Douglass Township (Mont. Co.)	3,755	10,401	2.8	Douglass Township (Mont. Co.)	2.8	34.6	9.1	18.8
Longswamp Township	2,261	5,684	2.5	Longswamp Township	2.8	24.1	13.4	19.5
Lower Macungie Township	11,894	31,639	2.7	Lower Macungie Township	3.1	34.2	9.8	21.5
Lower Milford Township	1,354	3,839	2.8	Lower Milford Township	3.1	31.5	11.7	15.9
Pike Township	630	1,746	2.8	Pike Township	3.0	35.9	5.9	16.0
Upper Hanover Township	2,514	7,124	2.8	Upper Hanover Township	3.0	34.1	6.6	17.5
Upper Milford Township	2,743	7,522	2.7	Upper Milford Township	3.0	29.7	8.5	15.4
Berks County	153,307	413,016	2.7	Berks County	2.6	32.9	10.8	24.7
Pennsylvania	4,940,581	12,758,729	2.6	Pennsylvania	3.1	29.1	11.9	29.6

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

Age

Age distribution is an important indicator of both future population and housing dynamics and potential goods and services needs. A large concentration of the young adult population, for example, could mean a coming boom of young children or a high concentration of baby boomers or retirees may indicate a need for additional services such healthcare as the population continues to age. In the present, Hereford Township skews towards older, post family retirees while Washington Township skews to younger families.

Hereford Township has one of the oldest populations in Berks County, with a median age of 49. It has aged significantly from a median age of 32.8 in 1990 and 38.2 in 2000. Washington Township also trends older than Berks County as a whole with a median age of 43. The township has aged slower than Hereford from a median age of 33.6 in 1990 and 38.2 in 2000.

Hereford Township has much higher concentrations of residents in the 40+ age groups than Berks County and the State of Pennsylvania. When coupled with the housing tenure data on the previous page the concentrations of the “older” age groups suggest that Hereford Township does not experience much outmigration. People continue to reside in Hereford after raising families and entering retirement.

Washington Township has a higher concentration of young families with children below the age of ten than Berks County and the state of Pennsylvania. This appears to be driven by a higher concentration of people in the 25-29 age group. This may suggest that Washington Township is attractive to young families and those settling in the Township to start a family.

Age Composition				
Age Group	Hereford	Washington	Berks	PA
Under 5 years	3.7	7.2	6.0	5.6
5 to 9 years	7.8	7.7	6.3	5.9
10 to 14 years	5.7	6.2	6.8	6.1
15 to 19 years	3.6	6.8	7.4	6.8
20 to 24 years	3.7	4	6.8	6.9
25 to 29 years	4.2	6.2	5.8	6.4
30 to 34 years	3.7	1.3	5.7	6.0
35 to 39 years	3.4	7.7	5.6	5.8
40 to 44 years	8.5	5.8	6.8	6.4
45 to 49 years	8.6	6.9	7.4	7.1
50 to 54 years	8.3	9	7.6	7.6
55 to 59 years	8.8	6.7	6.8	7.2
60 to 64 years	9.5	7.6	5.9	6.2
65 to 69 years	10.5	8.5	4.6	4.8
70 to 74 years	3	5.3	3.3	3.5
75 to 79 years	3.8	1.1	2.7	2.8
80 to 84 years	1.6	1.1	2.3	2.4
85 years +	1.6	0.8	2.2	2.5
Median Age	49	43.1	39.7	40.4

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

Race

Both Hereford and Washington townships are predominately white. This is a trend relatively unchanged since the last comprehensive plan. Compared to the rest of Berks County and in general, the state of Pennsylvania, the townships have a lower percentage of residents identifying as non-white races/ethnicities and a lower percentage of residents identifying as Hispanic/Latino.

Racial Composition				
Race	Hereford	Washington	Berks	PA
White	93.8	94.1	75.4	78.5
Black	0.0	3.2	4.1	10.5
Hispanic or Latino	6.2	1.3	17.6	6.1
American Indian	0.0	0.4	0.1	0.1
Asian	0.0	0.0	1.3	2.9
Pacific Islander	0.0	0.0	0.0	0.0
Some Other Race	0.0	0.0	0.2	0.2
Two or More Races	0.0	1.0	1.3	1.6

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

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Educational Attainment

The majority of residents in the townships have high school degrees. Both townships have slightly lower percentages of population with a 4-year bachelor's degree. Hereford Township has a higher than average rate of residents with advanced graduate degrees.

Educational Attainment (25 and Older)				
Level	Hereford	Washington	Berks	PA
Less than 9th Grade	2.9	3.0	5.9	3.6
High School, No Diploma	9.1	5.0	9.6	7.4
High School Graduate	43.3	50.2	38.7	36.8
Some college, no degree	12.4	19.4	15.6	16.4
Associate's degree	11.4	5.8	7.5	7.7
Bachelor's degree	11.7	9.3	14.8	17.1
Graduate or Professional degree	9.1	7.2	7.9	11.0

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

Poverty

In 2014, Berks County has the highest overall poverty rate of the surrounding six counties and presently exceeds the state poverty rate. While the poverty rates in Hereford Township are low, the poverty rate in Washington Township exceeds the state rate of overall poverty. There are also high rates of family and single mother (Female Householder, No Husband Present FHNHP) poverty in the township.

Poverty Composition				
Municipality	Overall Poverty Level	Families	FHNHP	Elderly
Hereford Township	4.0	4.5	0.0	4.3
Washington Township	13.8	11.5	64.6	0
Berks County	14.3	10.4	35.4	7
Pennsylvania	13.5	9.3	29.1	8.3

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

Free/Reduced Lunch Enrollment by School/School District

Another indicator of poverty is examining enrollment in the free/reduced lunch program at school.

As of 2015, overall, the Upper Perkiomen Area School District ranks 11th out of all county school districts in students enrolled in the program. The Boyertown School District ranks 18th out of all county districts. While both districts are below both county and state averages, both districts have seen substantially increased enrollment in the free/reduced lunch program. Enrollment in the Upper Perkiomen Area School District has increased 39% since 2011. In the Boyertown Area School District, enrollment increased 63%.

Percent Free/Reduced Lunch Enrollment by School District: 2015	
School District	2015
I-Lead Charter School	100
Reading School District	100
Antietam School District	51.6
Muhlenberg School District	51.5
Hamburg Area School District	41.7
Tulpehocken Area School District	38.8
Governor Mifflin School District	37.6
Berks Career and Technology Center	37.5
Wyomissing Area School District	32.6
Conrad Weiser Area School District	30.7
Upper Perkiomen Area School District	30.6
Brandywine Heights Area School District	30
Schuylkill Valley School District	28.8
Wilson School District	28.3
Twin Valley School District	27.8
Daniel Boone Area School District	27
Fleetwood Area School District	25.9
Boyertown Area School District	25.8
Kutztown Area School District	25.4
Oley Valley School District	24.8
Exeter Township School District	14.6
Berks County Average	38.6
Pennsylvania Average	50.4

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2015 data

Veterans

The townships have nearly 800 veterans of the nearly 30,000 in Berks County - with the majority of township veterans serving during the Vietnam War era.

Veteran Composition			
Period of Service	Hereford	Washington	Berks
Gulf War (9/2001 or later) veterans	0.0	4.0	7.4
Gulf War (8/1990 to 8/2001) veterans	3.3	3.5	11.6
Vietnam era veterans	34.0	59.1	33.7
Korean War veterans	14.0	6.8	14.4
World War II veterans	3.0	0.0	9.3
Total Veterans	329	425	29,256

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

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Economy

The economic structure of the townships is characterized by its diversity of employment, with manufacturing, retail and healthcare accounting for the vast majority of jobs. While over the last several decades Berks County and the nation as a whole have transitioned from a goods producing economy to a service oriented economy, these two townships have consistently bucked that trend. Residents in both townships remain employed significantly in the manufacturing sector and remain working steady hours while hours worked has declined across Berks County in recent years.

When examining the employment composition of the townships, differences are apparent. Hereford Township has a large number of residents not in the labor force. Coupled with the low unemployment numbers, this suggests the township has a growing base of retirees. In Washington Township, the data is more mixed. There appears to be higher than average unemployment when compared to county and state levels coupled with retirees.

Employment Composition				
Municipality	In Labor Force	Employed	Unemployed	Not in Labor Force
Hereford Township	58.1	54.1	4.0	41.9
Washington Township	68.7	59.6	9.0	31.3
Berks County	65.8	60.3	5.5	34.2
Pennsylvania	62.9	58.1	4.8	37.1

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

Employment Flows

The townships are net exporters of labor in that; the number of workers who leave the townships to work exceeds those that come into the townships to work. Most residents have a commute of between 10 minutes to a half hour and most work outside of Berks County. With major industrial and commercial areas in nearby Lehigh and Montgomery counties, living in Hereford and Washington townships provides ample choices for employment.

Worker Flow			
Municipality	In to Work	Staying to Work	Out to Work
Hereford Township	293	45	1,474
Washington Township	626	94	2,187
Total	919	139	3,661

Commute to Work in Minutes				
Municipality	Less than 10	10 to 29	30-59	60+
Hereford Township	3.1	56.4	29.8	10.6
Washington Township	9.1	46.3	35.0	9.5

Commute Location			
Municipality	In Berks County	Outside Berks County	Outside PA
Hereford Township	29.8	65.5	4.7
Washington Township	40.2	59.1	0.7

Source: U.S. Census LEHD, 2014

Employee and Jobs Profile

The 3,800 employed residents in the townships have a lot in common when it comes to the types of jobs they have. In both municipalities, the majority of workers are between the ages of 30-54. There are more workers (age 55 and above) than younger (29 or younger.) Most make in excess of \$40,000 per year annually in salary. Most work in manufacturing but retail and healthcare are strong and growing sectors.

Resident Employer Profile - Workers 16 and Older				
Type	Hereford		Washington	
	#	%	#	%
Age 29 or younger	311	20.5%	489	21.4%
Age 30 to 54	786	51.7%	1,216	53.3%
Age 55 or older	422	27.8%	576	25.3%
\$1,250 per month or less (\$15,000 annually)	389	25.6%	520	22.8%
\$1,251 to \$3,333 per month (\$15,000-\$40,000 annually)	477	31.4%	727	31.9%
More than \$3,333 per month (\$40,000 +)	653	43.0%	1,034	45.3%
Agriculture, Forestry, Fishing and Hunting	4	0.3%	12	0.5%
Mining, Quarrying, and Oil and Gas Extraction	3	0.2%	11	0.5%
Utilities	3	0.2%	10	0.4%
Construction	105	6.9%	172	7.5%
Manufacturing	269	17.7%	389	17.1%
Wholesale Trade	85	5.6%	121	5.3%
Retail Trade	174	11.5%	291	12.8%
Transportation and Warehousing	76	5.0%	109	4.8%
Information	26	1.7%	25	1.1%
Finance and Insurance	47	3.1%	92	4.0%
Real Estate and Rental and Leasing	12	0.8%	28	1.2%
Professional, Scientific, and Technical Services	74	4.9%	111	4.9%
Management of Companies and Enterprises	33	2.2%	45	2.0%
Administration & Support, Waste Management and Remediation	65	4.3%	115	5.0%
Educational Services	129	8.5%	197	8.6%
Health Care and Social Assistance	194	12.8%	265	11.6%
Arts, Entertainment, and Recreation	19	1.3%	17	0.7%
Accommodation and Food Services	116	7.6%	146	6.4%
Other Services (excluding Public Administration)	55	3.6%	80	3.5%
Public Administration	30	2.0%	45	2.0%

Source: U.S. Census LEHD, 2014

Hours Worked

Overall, employees in Berks County have seen a decline in hours worked, with sharp declines in full time employment hours and substantial increases in “part time” employment and “no employment.” However, in both

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Hereford and Washington townships, this is not the case as both townships boast the highest rates of hours worked in the County.

Mean Usual Hours Worked				
Municipality	2009	2014	Difference	% Change
Hereford Township	38.1	41	2.9	7.6%
Washington Township	38.6	39.0	0.4	1.0%
Berks County	38.8	38.1	-0.7	-1.8%
Pennsylvania	38.6	38.1	-0.5	-1.3%

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

Incomes

In 2014, the median household income in Berks County was \$55,798. Both townships have median incomes that greatly exceed the county median. However, both townships have experienced declines in median income at a greater rate than county or state figures since 2009. Most households in the township earn \$ 50,000-\$75,000. Both townships have higher rates of households in the \$100,000-\$150,000 band than the county and state. Hereford Township has more households earning \$200,000 or more than county and state figures.

Median Household Incomes			
Municipality	2009	2014	% Change
Hereford Township	\$70,806	\$66,111	-6.6%
Washington Township	\$77,896	\$65,231	-16.3%
Berks County	\$58,795	\$55,798	-5.1%
Pennsylvania	\$54,007	\$53,115	-1.7%

Source: U.S. Census, 2005-2009 and 2006-2014 American Community Survey

Household Income Distribution				
Income Group	Hereford	Washington	Berks	PA
Less than \$10,000	2.8	0.0	6.0	7.0
\$10,000 to \$14,999	3.0	5.1	4.9	5.4
\$15,000 to \$24,999	9.7	5.1	10.5	10.8
\$25,000 to \$34,999	6.3	5.8	10.0	10.4
\$35,000 to \$49,999	14.3	14.9	13.5	13.6
\$50,000 to \$74,999	24.4	29.5	19.8	18.4
\$75,000 to \$99,999	11.5	14.4	13.6	12.5
\$100,000 to \$149,999	14.1	14.2	13.7	12.9
\$150,000 to \$199,999	4.5	10.1	4.6	4.7
\$200,000 or more	9.5	0.9	3.4	4.4
Median Income	\$66,111	\$65,231	\$55,798	\$53,115

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

While the majority of township residents generate income through earnings, Hereford Township has a large group of residents who generate income from Social Security or retirement savings.

Household Income Sources				
Income Group	Hereford	Washington	Berks	PA
Earnings	74.3	85.5	77.1	75.4
Social Security	46.5	32.1	32.6	33.2
Retirement	33.7	20.5	19.8	20.2
Supplemental Security	5.5	2.9	5.7	5.9
Cash/Public Assistance	4.6	4.4	3.5	3.5
Food Stamps/SNAP	5.7	9.5	13.6	12.5

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

Housing

Both townships are distinctly rural places, and remain inviting places for workers and new families to call home, and enable seniors to remain in their homes as they age. In both townships, the majority of homes are owner occupied. Interestingly, in both townships, the majority of residents moved to the township between 2000 and 2009. Residents in Hereford Township tend to stay in Hereford as they age as evidenced by the higher rates of people who moved to the township in the 1970s and 1980s.

Owner Profile				
Type	Hereford		Washington	
	#	%	#	%
Owner-occupied	958	89.4%	1,148	87.0%
Renter-occupied	114	10.6%	172	13.0%
Moved in 2010 or later	105	9.8%	203	15.4%
Moved in 2000 to 2009	321	29.9%	489	37.0%
Moved in 1990 to 1999	218	20.3%	273	20.7%
Moved in 1980 to 1989	205	19.1%	133	10.1%
Moved in 1970 to 1979	191	17.8%	158	12.0%
Moved in 1969 or earlier	32	3.0%	64	4.8%

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

In both townships, housing is predominately the single-family dwelling and in character with their rural setting, both townships have a fair amount of mobile homes. Hereford has older homes than Washington. The majority of Hereford Township’s housing was constructed in the 1970s. In Washington Township, the majority of housing is newer with most constructed in the last decade (2000-2009). Both townships have low numbers of vacant houses – a sign of a healthy housing market.

The median value of a house in Berks County in 2014 was 169,200. Both townships have median housing values that exceed county figures. Hereford Township ranks 25th in median housing value in the County. Washington Township ranks 9th in median housing value. However, it should be noted that the median housing values in both townships have steadily declined in recent years.

Median Housing Values		
Year	Hereford	Washington
2009	\$233,000	\$255,400
2010	\$211,800	\$260,500
2011	\$216,500	\$257,400
2012	\$205,600	\$251,700
2013	\$199,000	\$241,700
2014	\$199,400	\$234,800

Source: U.S. Census 2005-2009 -2010-2014 American Community Survey

Median Housing Values Between 2009 and 2014				
Municipality	2009	2014	\$ Change	% Change
Hereford	\$233,000	\$199,400	-\$33,600	-14.4%
Washington	\$255,400	\$234,800	-\$20,600	-8.1%
Berks County	\$163,700	\$169,200	\$5,500	3.4%

Source: U.S. Census 2005-2009 -2010-2014 American Community Survey

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Housing Profile				
Type	Hereford		Washington	
	#	%	#	%
Total Units	1,137		1,362	
Occupied housing units	1,072	94.3%	1,320	96.9%
Vacant housing units	65	5.7%	42	3.1%
1-unit, detached	795	69.9%	1,184	86.9%
1-unit, attached	0	0.0%	59	4.3%
2 units	15	1.3%	14	1.0%
3 or 4 units	23	2.0%	0	0.0%
5 to 9 units	0	0.0%	0	0.0%
10 to 19 units	0	0.0%	0	0.0%
20 or more units	0	0.0%	0	0.0%
Mobile home	304	26.7%	105	7.7%
Boat, RV, van, etc.	0	0.0%	0	0.0%
Built 2010 or later	0	0.0%	54	4.0%
Built 2000 to 2009	97	8.5%	268	19.7%
Built 1990 to 1999	129	11.3%	259	19.0%
Built 1980 to 1989	160	14.1%	82	6.0%
Built 1970 to 1979	292	25.7%	158	11.6%
Built 1960 to 1969	74	6.5%	128	9.4%
Built 1950 to 1959	74	6.5%	165	12.1%
Built 1940 to 1949	40	3.5%	37	2.7%
Built 1939 or earlier	271	23.8%	211	15.5%
Less than \$50,000	251	26.2%	27	2.4%
\$50,000 to \$99,999	56	5.8%	54	4.7%
\$100,000 to \$149,999	19	2.0%	133	11.6%
\$150,000 to \$199,999	156	16.3%	183	15.9%
\$200,000 to \$299,999	183	19.1%	489	42.6%
\$300,000 to \$499,999	232	24.2%	230	20.0%
\$500,000 to \$999,999	28	2.9%	32	2.8%
\$1,000,000 or more	33	3.4%	0	0.0%
Median (dollars)	\$199,400		\$234,800	

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

Housing Sales 2006-2015

Most sales since 2006 in both townships were single-family homes. As shown below, Washington Township had more sales than Hereford, but the median sales price of homes is higher in Hereford. Both townships experienced significant declines in median sales price due to the 2007-2009 recession and have been slow to recover. The median sales price declined 25% in Hereford since 2006 and declined 16.3% in Washington. Historically, the median sales prices in both townships have greatly exceeded the overall Berks County median sales price.

Hereford Township			Washington Township		
Single Family Detached			Single Family Detached		
Year	Median Sales Price	# of Sales	Year	Median Sales Price	# of Sales
2006	\$350,000	15	2006	\$299,950	24
2007	\$349,900	13	2007	\$262,500	25
2008	\$309,500	12	2008	\$244,175	18
2009	\$294,000	12	2009	\$237,500	22
2010	\$311,250	10	2010	\$234,500	33
2011	\$249,900	19	2011	\$223,000	25
2012	\$184,000	16	2012	\$223,000	41
2013	\$227,500	16	2013	\$210,000	40
2014	\$309,900	21	2014	\$199,625	34
2015	\$315,000	23	2015	\$192,450	42
2016	\$262,500	16	2016	\$251,250	30

Both townships have limited numbers of twin or duplex types of housing. Again, there are more sales in Washington Township but a higher median price in Hereford Township.

Hereford Township			Washington Township		
Twins			Twins		
Year	Median Sales Price	# of Sales	Year	Median Sales Price	# of Sales
2006	*	0	2006	*	0
2007	*	0	2007	*	0
2008	*	0	2008	\$113,500	1
2009	*	0	2009	*	0
2010	\$140,000	1	2010	*	0
2011	*	0	2011	*	0
2012	*	0	2012	\$98,900	1
2013	*	0	2013	\$48,250	1
2014	*	0	2014	*	0
2015	*	0	2015	\$139,900	1
2016	*	0	2016	*	0

Hereford has considerably more mobile homes than Washington. Therefore, it is not surprising to see the sales of mobile homes largely in Hereford since 2006.

Hereford Township			Washington Township		
Mobile Homes			Mobile Homes		
Primary Year	Sale Price, Median	Sales, Number of	Primary Year	Sale Price, Median	Sales, Number of
2006	\$30,500	2	2006	\$106,500	2
2007	\$149,500	1	2007	*	0
2008	\$59,000	4	2008	*	0
2009	\$16,250	4	2009	*	0
2010	\$65,000	3	2010	\$95,000	1
2011	\$35,000	5	2011	*	0
2012	\$29,000	1	2012	\$69,900	1
2013	\$18,000	3	2013	\$61,500	2
2014	\$36,000	2	2014	\$140,000	1
2015	\$34,100	3	2015	*	0
2016	*	0	2016	\$120,000	2

Only Washington Township had sales in townhouses since 2006.

Washington Township		
Townhouses		
Primary Year	Sale Price, Median	Sales, Number of
2006	*	0
2007	*	0
2008	\$212,384	5
2009	*	0
2010	*	0
2011	*	0
2012	\$209,900	3
2013	*	0
2014	\$172,000	1
2015	\$167,500	1
2016	\$163,900	3

Source: Housing sales data courtesy of the Reading-Berks Association of REALTORS®

How Housing Affects the Tax Base

From the perspective of municipal administration, the tax base drives the ability to invest in amenities and provide quality professional services that residents expect. From a resident's perspective, tax burden influences where people buy homes, whether they reinvest in property and where they develop businesses. Your ability to raise revenue to provide infrastructure and services is affected by the tax base. The existing and future real estate of the municipality provides opportunities and constraints for maintaining and attracting homeowners, businesses, and jobs. Overall, the key to economic stability or growth is to optimize the tax base by making every acre of land as productive as it can be without compromising community wants and needs or the natural/environmental resources in your town.

The Pennsylvania State Tax Equalization Board (STEB) provides the information on the Berks County municipal tax bases that will be discussed below. STEB's primary role is to determine, on an annual basis, the total market value of taxable property in all 67 counties and 2,562 municipalities. The primary use of this data is the disbursement of school funds to the state's 501 school districts.

Berks County Planning Commission staff uses this STEB data to analyze tax base trends. Annually collected for every county, it allows us to analyze multi-year trends at both the municipal and county levels. This allows analysis of the township tax base to see if it genuinely expanded between 2006 and 2015. The 2006 figures are adjusted for inflation. We do this because over time, inflation gives a false picture of monetary growth. We also have broken out the municipal tax base into eight (8) categories.

In terms of value, Washington Township has a larger tax base than Hereford. Both townships rely heavily on residential property to generate taxes. Between 2006 and 2015, Hereford Township saw a 7.1% decline in their tax base. Washington Township saw an 11.4% increase due to a 15% increase in the residential component and a 36% increase in the commercial component.

(See attached chart.)



Grandview Speedway in Washington Township

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2006 Inf. Adj.															
Municipality	RESIDENTIAL	% of TOTAL	LOTS	% of TOTAL	INDUSTRIAL	% of TOTAL	COMMERCIAL	% of TOTAL	AGRICULTURE	% of TOTAL	LAND	% of TOTAL	MOBILE HOMES	% of TOTAL	TOTAL
Hereford Township	\$88,906,894	61.5%	\$3,771,902	2.6%	\$2,509,584	1.7%	\$13,206,362	9.1%	\$27,041,179	18.7%	\$1,171,649	0.8%	\$7,998,329	5.5%	\$144,605,899
Washington Township	\$159,598,723	75.3%	\$3,110,520	1.5%	\$2,548,157	1.2%	\$15,648,091	7.4%	\$25,554,950	12.1%	\$1,756,474	0.8%	\$3,638,897	1.7%	\$211,855,812

2015															
Municipality	RESIDENTIAL	% of TOTAL	LOTS	% of TOTAL	INDUSTRIAL	% of TOTAL	COMMERCIAL	% of TOTAL	AGRICULTURE	% of TOTAL	LAND	% of TOTAL	MOBILE HOMES	% of TOTAL	TOTAL
Hereford Township	\$86,376,600	64.3%	\$2,433,400	1.8%	\$2,155,400	1.6%	\$11,609,400	8.6%	\$24,255,700	18.1%	\$943,200	0.7%	\$6,509,200	4.8%	\$134,282,900
Washington Township	\$184,275,200	78.1%	\$2,304,400	1.0%	\$2,177,700	0.9%	\$21,272,700	9.0%	\$22,282,300	9.4%	\$1,866,800	0.8%	1,787,200	0.8%	\$235,966,300

CHANGE BETWEEN 2006 AND 2015																
Municipality	RESIDENTIAL	% CHANGE	LOTS	% CHANGE	INDUSTRIAL	% CHANGE	COMMERCIAL	% CHANGE	AGRICULTURE	% CHANGE	LAND	% CHANGE	MOBILE HOMES	% CHANGE	\$ Change	% CHANGE
Hereford Township	(\$2,530,294)	-2.8%	(\$1,338,502)	-35.5%	(\$354,184)	-14.1%	(\$1,596,962)	-12.1%	(\$2,785,479)	-10.3%	(\$228,449)	-19.5%	(\$1,489,129)	-18.6%	(\$10,322,999)	-7.1%
Washington Township	\$24,676,477	15.5%	(\$806,120)	-25.9%	(\$370,457)	-14.5%	\$5,624,609	35.9%	(\$3,272,650)	-12.8%	\$110,326	6.3%	(\$1,851,697)	-50.9%	\$24,110,488	11.4%