

## **Chapter 5**

# **Population and Housing Characteristics**

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### **Introduction**

The allocation of land uses and amount of services to be provided is based on the anticipated population to be served. This chapter will review the population and housing characteristics of Jefferson and Penn Townships and Bernville Borough, including past and present trends as well as projections for the future. This chapter includes discussion about expected housing increases and the anticipated demand for land zoned for residential use over the next ten and twenty years.

It is useful to begin by considering the pattern of residential development that has occurred so far. The growth pattern of the Region has been strongly affected by the surrounding areas. For the last couple of decades the pattern of growth has steadily been moving from the City of Reading and the center of Berks County. Future population growth will be contingent on the provision of a variety of community and public services to the communities such as public water and sewer services, highway improvements, agricultural preservation, and economic development initiatives.

There is an abundance of land available for new development in both Townships, but little land available in the Borough. Much of the land available is prime agricultural land. Since 2000, the Region has had several residential subdivisions proposed. Most of the developments have been built in Jefferson Township. Table 5.11 illustrates the number of building permits granted for new housing units from 2000 until 2006.

This chapter includes tables that show past and present conditions as well as projections of future growth. This information is intended to assist local officials in the decision-making process, as well as point out opportunities for intermunicipal cooperation. Information is presented from a school district and county-wide perspective so each municipality can better understand how it fits into the Region and what kind of growth is occurring in other neighboring municipalities.

### **Demographics**

#### **Summary of Basic Demographic Information**

The U.S. Bureau of the Census presents the information from the decennial national census under a wide variety of parameters. The most basic information is provided below in Table 5.1. This information is analyzed in the text that follows. The Census Bureau defines “household” as “all the people who occupy a housing unit as their usual place of residence.” This includes individuals who live alone as well as any combination of people who may reside together. In contrast, “family” is a *type* of household, and is

defined as “two or more people who reside together and who are related by birth, marriage, or adoption.”

**Table 5.1: Basic Demographic Characteristics**

All figures from 2000 Census.

<b>2000</b>	<b>JEFFERSON TOWNSHIP</b>	<b>PENN TOWNSHIP</b>	<b>BERNVILLE BOROUGH</b>
Total Population	1,604	1,993	865
Total Households	580	714	351
Total Families	445	572	250
<b><i>Racial Composition</i></b>			
White	1,582 98.6%	1,941 97.4%	848 98%
African-American	2 0.1%	15 .8%	5 .6%
Hispanic (of any race)*	14 .9%	41 2.1%	12 1.4%
Asian and Pacific Islander	4 0.2%	10 .5%	0
Other, including mixed racial composition*	1 0.1%	11 .6%	7 .8%
<b><i>Household Characteristics</i></b>			
Average number of persons	2.77	2.78	2.46
Married-couple households	393 67.8%	516 72.3%	192 54.7%
Total households with children under 18	212 36.6%	272 38.1%	121 34.5%
Female-headed households	29 5%	24 3.4%	38 10.8%
Single persons	104 17.9%	114 16%	80 22.8%
Persons over 65 living alone	47 8.1%	51 7.1%	36 10.3%
<b><i>Age Characteristics</i></b>			
Median age	38.8	39.4	36.3
Percentage of persons under 19	466 29%	547 27.5%	226 26.1%
Percentage of persons aged 19-34	232 14.5%	288 14.4%	184 21.3%
Percentage of persons aged 35-44	267 16.6%	394 19.8%	142 16.4%
Percentage of persons aged 45-64	422 26.4%	546 27.4%	174 20.1%
Percentage of persons aged 65 and over	217 13.5%	218 11%	139 16.1%
<b><i>Income Characteristics</i></b>			
Median household income	\$51,532	\$55,000	\$41,250
Median family income	\$56,484	\$62,721	\$47,031
Per capita income	\$22,584	\$22,621	\$19,038
Persons below poverty line	116 7.3%	66 3.4%	73 8.2%
Families below poverty line	16 3.6%	14 2.5%	19 7.5%

SOURCE: U.S. Bureau of the Census, 2004.

\*When reporting Hispanic or mixed race, the total percentages may add to greater than 100% because individuals report more than one race.

# This data cannot be determined for the Region from available information.

## Population Trends

Historical population trends are useful when planning for future growth in a community, and are a main component in the Joint Comprehensive Plan. The historical growth pattern of the Region will provide insight as to the intensity of population growth that may be expected throughout the entire Region in the future.

Table 5.2 shows the Penn and Jefferson Townships and Bernville Borough population trends from 1970-2004 and indicates the rate of change for each ten year period. Bernville Borough lost population until the 1990's but had almost 10% growth during the next ten years. The population at the 2004 estimate was stable. Jefferson Township had greater than 50% growth during the 1970's, had 7.6% growth in the 1980's, has grown 13.76% in the 1990's and is expected to have 20% growth as of the 2004 estimate. Penn Township experienced a similar growth spike in the 1980's but has had less than 10% growth in 2000 and is expected to have around 6% growth at the 2004 estimate.

Table 5.3 shows the population trends for Berks County from 1970 to 2004. A comparison of County to Region growth shows that the Region's growth surpassed the County with the exception of the 1990's where the average growth of the County and Region was 11%. The 2004 projected growth rates are 4.82% for Berks County and 10% for Tulpehocken Area School District.

**Table 5.2: Population Trends: Penn and Jefferson Townships and Bernville Borough 1970-2004**

MUNICIPALITIES	1970	1980	% Change	1990	% Change	2000	% Change	2004*	% Change
Bernville Borough	848	798	-5.90%	789	-1.13%	865	9.63%	874	1.04%
Jefferson Township	854	1,310	53.40%	1,410	7.63%	1,604	13.76%	1,913	19.26%
Penn Township	1,205	1,254	4.07%	1,831	46.01%	1,993	8.85%	2,121	6.42%
<b>Region</b>	<b>2,907</b>	<b>3,362</b>	<b>15.65%</b>	<b>4,030</b>	<b>19.87%</b>	<b>4,462</b>	<b>10.72%</b>	<b>4,908</b>	<b>10%</b>

Source: U.S. Bureau of the Census

**Table 5.3: Population Trends: Berks County 1970-2004**

MUNICIPALITIES	1970	1980	% Change	1990	% Change	2000	% Change	2004*	% Change
Berks County	296,382	312,509	5.44%	336,523	7.68%	373,638	11.03%	391,640	4.82%

Table 5.4 reflects the population of the five surrounding municipalities of the Region. It is important to consider neighboring municipalities when planning land use and looking at projected growth. The majority of the adjacent municipalities had a greater increase in growth in the nineties than the Region. Lower Heidelberg Township, which borders a very small portion of Penn Township, had the highest rate of growth at 87.8% growth.

Centre Township, which borders the eastern side of Penn, had very similar population changes over the past two decades with roughly 50% increase in population. This table clearly shows that the past two or three decades have had significant growth in many of the surrounding municipalities, but according to the 2004 estimates, most of the municipalities will start slowing down in growth while Jefferson Township is expected to continue in double digit growth.

**Table 5.4: Total Population (Region and Surrounding Municipalities) 1970-2004**

	1970	1980	%change	1990	%change	2000	%change	2004*	%change
Bernville Borough	848	798	-5.90	789	-1.13	865	9.63	874	1.04
Jefferson Township	854	1,310	53.40	1,410	7.63	1,604	13.76	1,913	19.26
Penn Township	1,205	1,254	4.07	1,831	46.01	1,993	8.85	2,121	6.42
Bern Township	4,764	5,097	6.99	5,748	12.77	6,758	17.57	7,029	4.01
Centre Township	1,830	2,329	27.27	3,154	35.42	3,631	15.12	3,916	7.85
Lower Heidelberg Township	1,592	1,819	14.26	2,209	21.44	4,150	87.87	4,761	14.72
Marion Township	1,250	1,341	7.28	1,415	5.52	1,573	11.17	1,583	0.64
North Heidelberg Township	701	953	35.95	1,288	35.15	1,325	2.87	1,363	2.87
Tulpehocken Township	1,791	2,569	43.44	2,843	10.67	3,290	15.72	3,466	5.35
Upper Bern Township	930	1,159	24.62	1,458	25.80	1,479	1.44	1,580	6.83
Upper Tulpehocken Township	783	1,154	47.38	1,289	11.70	1,495	15.98	1,602	7.16
<b>Berks County</b>	<b>296,382</b>	<b>312,509</b>	<b>5.44</b>	<b>336,523</b>	<b>7.68</b>	<b>373,638</b>	<b>11.03</b>	<b>391,640</b>	<b>4.82</b>

Source: U.S. Census and Berks County Planning Commission

Table 5.5 shows 1990, 2000, and 2004 estimated total population, land area, and density information in persons per square mile for the municipalities that comprise the Tulpehocken Area School District. The Borough has a high density which is to be expected when you have a small land area. The low population densities for Penn and

Jefferson Townships are typical for rural areas. This trend appears to be changing, however, with the influx of housing proposals over the last few years.

**Table 5.5: Population, Land Area, and Density: Tulpehocken Area School District**

Municipality	Area (sq.mi.)	1990 Population	1990 Density*	2000 Population	2000 Density*	2004 Population	2004 Density*
Penn Township	19.1	1831	95.86	1993	104.35	2121	111.05
Jefferson Township	16.1	1410	87.58	1604	99.63	1913	118.82
Bernville Borough	.4	789	1972.5	865	2162.5	874	2185
Tulpehocken Area School District Total	35.6	4030	113.20	4462 (11%)	125.34	4908 (10%)	137.87

SOURCES: U.S. Bureau of the Census, 2004

\*Persons per square mile.

## Gender

Gender refers to the number of males and females in the population. The Region follows the traditional pattern of fifty percent (50%) males and fifty percent (50%) females in the population. The following table illustrates the breakdown of population by gender in the Region.

**Table 5.6: Regional Gender**

Gender 2000					
Municipality	Total Population	MALES		FEMALES	
		Number	Percent	Number	Percent
Bernville Borough	865	410	47.4	455	52.6
Jefferson Township	1,604	816	50.9	788	49.1
Penn Township	1,993	1,017	51.0	976	49.0
<b>Berks County</b>	<b>373,638</b>	<b>182,956</b>	<b>49.0</b>	<b>190,682</b>	<b>51.0</b>

Source: U.S. Census Bureau

## Persons by Age

Age statistics are important to assess existing and projected needs for housing, schools, recreation programs and other municipal services. Age trends also provide clues to whether an area is likely to gain or lose population in the future.

**Table 5.7: Persons By Age**

AGE	Bernville Borough		Jefferson Township		Penn Township		Berks County	
	2000 Population		2000 Population		2000 Population		2000 Population	
	%	Number	%	Number	%	Number	%	Number
Under 5	6.4	55	6.3	101	5.1	101	6.2	23,032
5-9	9.1	79	7.9	127	7.4	147	7.1	26,574
10-14	6.8	59	7.8	125	9.0	180	7.2	26,874
15-19	3.8	33	7.0	113	6.0	119	7.1	26,494
20-24	4.9	42	3.8	61	4.7	94	5.9	21,972
25-34	16.4	142	10.7	171	9.7	194	12.7	47,454
35-44	16.4	142	16.6	267	19.8	394	16.2	60,489
45-54	12.5	108	14.7	235	18.2	363	13.7	51,305
55-59	3.6	31	6.2	99	5.0	99	4.9	18,388
60-64	4.0	35	5.5	88	4.2	84	4.0	14,866
65-74	8.6	74	7.8	125	6.4	128	7.7	28,766
75-84	6.1	53	5.1	82	3.5	69	5.4	20,164
85+	1.4	12	0.6	10	1.1	21	1.9	7,260
Total	100.0	865	100.0	1,604	100.0	1,993	100.0	373,638

Source: U.S. Census Bureau

## Race

Berks County has a small non-white population outside of the City of Reading. In 1990 non-white persons were 6.5% of the population of Berks County, .6% of Bernville, .6% of Jefferson Township and 1.6% in Penn Township. In 2000, Berks County almost doubled its percentage of non-white population from 6.5% of the population to 11.8% of the population. Jefferson Township more than doubled its percentage of non-white population and Penn Township almost doubled the percentage. Bernville remained relatively unchanged.

The Hispanic or Latino portion of the population of Bernville remained unchanged with six people that identified themselves as Hispanic or Latino in both 1990 and 2000. Berks County as a whole more than doubled the number of people that identified as Hispanic or Latino. Jefferson Township increased its Hispanic/Latino population by seven, although in 1990 there were only two persons identifying as Hispanic or Latino, and in 2000 there were fourteen. Penn Township increased almost 1.5% more than the previous time period. The racial characteristics are shown in Table 5.8.

**Table 5.8: Racial Characteristics**

Municipality	1990			2000		
	All Persons	Non-White Persons	Hispanic or Latino	All Persons	Non-White Persons	Hispanic or Latino
Bernville Borough	789	5	6	865	17	12
Jefferson Township	1,410	8	2	1,604	22	14
Penn Township	1,831	29	28	1,993	52	41
<b>Berks County</b>	<b>336,523</b>	<b>21,962</b>	<b>17,174</b>	<b>373,638</b>	<b>44,178</b>	<b>36,357</b>

Source: U.S. Census Bureau

## Housing Trends

**Table 5.9: Basic Housing & Occupancy Characteristics**

	PENN TOWNSHIP		JEFFERSON TOWNSHIP		BERNVILLE BOROUGH		REGION TOTAL	
	1990	2000	1990	2000	1990	2000	1990	2000
Owner-occupied housing units	543 (86.9%)	653 (91.5%)	438 (85.2%)	498 (85.9%)	209 (63.9%)	244 (69.5%)	1,190	1,395
Renter-occupied housing units	82 (13.1%)	61 (8.5%)	76 (14.8%)	82 (14.1%)	118 (36.1%)	107 (30.5%)	276	250
<b>Total Occupied Housing Units</b>	625	714	514	580	327	351	1,466	1,645
Average household size of owner-occupied units	2.99	2.81	2.76	2.78	2.5	2.59	*	*
Average household size of renter-occupied units	2.56	2.51	2.66	2.71	2.26	2.17	*	*
Vacant housing units	17 (2.6%)	30 (4.0%)	37 (6.7%)	22 (3.7%)	13 (3.8%)	21 (5.6%)	67	73
<b>Total All Housing Units</b>	<b>642</b>	<b>744 (+15.9%)</b>	<b>551</b>	<b>602 (+9.3%)</b>	<b>340</b>	<b>372 (+9.4%)</b>	<b>1,533</b>	<b>1,718 (+12.1%)</b>

SOURCE: U.S. Bureau of the Census, 1990, 2000

\* This data cannot be determined for the Region from available information "Region" indicates both Townships and the Borough combined.

Table 5.9 above shows housing and occupancy rates from 1990 to 2000. Penn Township has experienced a 15.9% increase in total housing units, Jefferson Township's units have increased 9.3% and Bernville Borough shows a 9.4% increase. Penn Township has seen the largest increase in total housing units at 15.9%, and has seen a 25% reduction in renter-occupied housing units and a 76.5% increase in vacant housing units.

Bernville Borough had an increase in owner-occupied housing units and a decrease in renter-occupied housing units. The average household size of renter-occupied housing decreased from 2.26 to 2.17 while vacant housing units increased from 3.8% to 5.6%.

Jefferson Township's renter occupied and owner-occupied housing units percentage stayed relatively stable with no significant increase in either category. The average household size of owner-occupied and renter-occupied housing units both increased and the number of vacant housing units decreased.

There has also been a reduction in the average household size both in owner-occupied units and renter-occupied units. This trend of reduced averaged households has been continuing since the 1970's. Later marriages, more divorces, fewer children and more elderly families contribute to this trend in the United States. Table 5.10 shows the average persons per household in the Region. Both Jefferson and Penn Townships are slightly higher than the average of Berks County or the Borough of Bernville. This is typical of growing areas and young families. Smaller households are characteristic of older communities with more singles and elderly persons.

**Table 5.10: Average Persons Per Household**

MUNICIPALITY	AVERAGE PERSONS PER HOUSEHOLD		
	1980	1990	2000
Bernville Borough	2.7	2.4	2.6
Jefferson Township	3.1	2.7	2.8
Penn Township	3.0	2.9	2.8
<b>Berks County</b>	<b>2.7</b>	<b>2.6</b>	<b>2.6</b>

SOURCE: U.S. Bureau of the Census, 1980, 1990, 2000.



Examining data on the Region’s building permits can provide some insight into how the housing picture has changed since 2000. These are summarized below in Table 5.11.

**Table 5.11: Issuance of Building Permits, 2000-2006**

YEAR	BERNVILLE BOROUGH	JEFFERSON TOWNSHIP	PENN TOWNSHIP	TULPEHOCKEN SCHOOL DISTRICT
2000	3	14	23	84
2001	1	31	17	83
2002	9	35	8	92
2003	6	43	13	104
2004	0	39	10	77
2005	0	41	4	73
2006	0	25	14	58
<b>Total</b>	19	228	89	571

Source: Berks County Tax Assessment Office

The number of building permits issued is a good indication of housing construction trends. Jefferson Township had a much higher issuance of building permits than either Bernville Borough or Penn Township. Jefferson Township’s total for the time period 2000–2006 was almost half of the building permits in the Tulpehocken School District. This table also supports the population increase that is shown in Table 5.2.

The number of new housing units is another indication of growth trends in an area. The fewer new housing units being developed the more stable your population is. The increase in new housing units between the period of 2000 to 2006 has been higher in Jefferson Township than either Bernville or Penn Township. 2006 saw less housing units being built than the previous years which could be an indication that growth has started to slow down and possibly stabilize.

**Table 5.12: New Housing Units, 2000-2006**

<b>New Housing Units 2000-2006</b>																				
<b>Year</b>	<b>Single Family</b>				<b>Semi-Detach (Duplex)</b>				<b>Townhouse</b>				<b>Apartment</b>				<b>Mobile Home</b>			
	Penn TWP	Jefferson TWP	Bernville	Region Total	Penn TWP	Jefferson TWP	Bernville	Region Total	Penn TWP	Jefferson TWP	Bernville	Region Total	Penn TWP	Jefferson TWP	Bernville	Region Total	Penn TWP	Jefferson TWP	Bernville	Region Total
<b>2000</b>	18	18	1	<b>37</b>				<b>0</b>				<b>0</b>				<b>0</b>				<b>0</b>
<b>2001</b>	12	26	2	<b>40</b>				<b>0</b>				<b>0</b>				<b>0</b>		1		<b>1</b>
<b>2002</b>	11	39	11	<b>61</b>				<b>0</b>				<b>0</b>			2	<b>2</b>				<b>0</b>
<b>2003</b>	13	39	6	<b>58</b>				<b>0</b>				<b>0</b>				<b>0</b>		4		<b>4</b>
<b>2004</b>	9	38		<b>47</b>				<b>0</b>				<b>0</b>				<b>0</b>	1	1		<b>2</b>
<b>2005</b>	4	38		<b>42</b>				<b>0</b>				<b>0</b>				<b>0</b>		3		<b>3</b>
<b>2006</b>	14	25		<b>39</b>				<b>0</b>				<b>0</b>				<b>0</b>				<b>0</b>
<b>Total Increase</b>	81	223	20	<b>324</b>				<b>0</b>				<b>0</b>			2	<b>2</b>	1	9		<b>10</b>

Source: Berks County Planning Commission 2000 – 2006 and Berks County Tax Assessment Office

## **Planning Considerations**

The data presented in this chapter validates the need to plan for future residential development. Although the Region's population increases from 1980-2000 have been modest, the recent influx of new development indicates that this trend is about to change. Factors for this high rate of growth include the ease of access to employment centers, the availability of sanitary sewerage and water supply, and a high quality of life.