

SECTION 2

DEMOGRAPHICS, HOUSING, & ECONOMY

In order to successfully plan for the future, it is important to analyze existing demographic, housing, and economic indicators.

In terms of demographics, it is important to understand existing demographic trends and to project future population growth. Projecting future growth will allow the Township to anticipate future demands for public services, infrastructure, and facilities. This Section of the Plan explores past population growth in the Township, discusses demographic trends such as household structure, and outlines many of the common characteristics of Wadsworth Township's housing stock.

Understanding the economic characteristics of Wadsworth Township residents, including employment and income profiles, are also a key factor in planning for the future of the Township. The Plan, through development of a *Future Land Use Map*, (see Section 7 Future Land Use and *Map 5 Future Land Use*, pages 7-1 through 7-3, inclusive) should identify the type and amount of economic growth the Township is interested in achieving. To accomplish this, it is necessary to become generally knowledgeable of the Township's economic characteristics. Equally important, an understanding of business and industrial development patterns in and around the community must be gained. Finally, the existing small-town, rural lifestyle and amenities that the Township affords its residents is a key attraction for existing and future residents. Future residential and economic development should be geared toward this end.

EXISTING CONDITIONS

POPULATION AND HOUSEHOLDS

All Township data presented throughout this Plan refers to unincorporated areas only.

According to the U.S. Census, the Township's population has increased nearly 30 percent between 1990 and 2005, from 3,375 in 1990 to an estimated 4,335 in 2005. Between 1990 and 2000, the population of the Township increased 18.4 percent. As shown in *Table 1*, this rapid pace of growth is consistent with the overall growth rate of Medina County (36.5 percent), while far exceeding population growth in the State of Ohio (5.7 percent) over the same period.

Table 1: Total Population Change: 1990-2005

Governmental Unit	Total Population				
	1990	2000	2005 (Estimate)	Change 1990-2005	% Change 1990-2005
Wadsworth Township	3,375	3,996	4,335	960	28.4%
Sharon Township	3,234	4,244	4,898	1,664	51.5%
Seville Village	1,810	2,160	2,462	652	36.0%
Wadsworth City	15,718	18,437	19,951	4,233	26.9%
Guilford Township	2,873	3,181	3,479	606	21.1%
Rittman City (part)	110	106	128	18	16.4%
<i>Medina County</i>	<i>122,354</i>	<i>151,095</i>	<i>167,010</i>	<i>44,656</i>	<i>36.5%</i>
Norton City	11,477	11,523	11,552	75	0.7%
<i>Summit County</i>	<i>514,990</i>	<i>542,899</i>	<i>546,604</i>	<i>31,614</i>	<i>6.1%</i>
Chippewa Township	6,453	7,078	7,142	689	10.7%
Marshallville Village	758	826	817	59	7.8%
Milton Township	2,885	3,053	3,107	222	7.7%
Doylestown Village	2,668	2,799	2,851	183	6.9%
Rittman City (part)	6,037	6,208	6,183	146	2.4%
<i>Wayne County</i>	<i>101,461</i>	<i>111,564</i>	<i>113,697</i>	<i>12,236</i>	<i>12.1%</i>
STATE OF OHIO	10,847,115	11,358,140	11,464,042	616,927	5.7%

Source: U.S. Census Bureau, Census 1990, STF1, Table P001; U.S. Census Bureau, Census 2000, SF1, Table P1; U.S. Census Bureau, Population Division, Table 1: Annual Estimates of the Population: April 1, 2000 to July 1, 2005 (NST-EST2005-01).

The rapid population growth experienced by Wadsworth Township over the past 15 years has been affected by a number of different variables. Two important variables that can affect population change are regional growth patterns and an individual community's local land use policies and regulations. Regional growth patterns determine if there will be a need for specific land uses and the local policies and regulations determine how much of the demand for different uses will be accounted for in the community. As is evidenced by the State's projection that total population in Medina County will increase from 151,095 in 2000 to 206,774 in 2030 (a 36.9 increase over the

thirty-year period), the region and the Township can also expect to experience continued growth over the next twenty years.

Based on a linear population growth model, the population of the Township is expected to reach 5,464 by 2025. The linear model assumes a constant rate of growth. One of the most popular methods for describing population growth is the logistic model. Based on a logistic growth model, the population of the Township is expected to reach 4,496 by 2025. While the linear model assumes a constant rate of growth, the logistic model assumes a growth rate at a decreasing percentage. All projections are based on the 2000 Township actual population and 2001 through 2005 Township population estimates. Projections are most reliable when projecting short-term population growth. In the year 2010, the linear model projects a Township population of 4,738 while the logistic model projects a Township population of 4,457. Factors that may affect the actual growth that the Township will experience over the next 20 years include local land use policy, household type and size, and general economic conditions.

While the total population of the Township is expected to increase, *Table 2* below indicates that it will not increase as quickly as the number of households. This is due in part to the expectation that fewer people may be in each household in the future.

Table 2: Households and Average Household Size: 1990-2000

Governmental Unit	Total Households			Average Household Size		
	1990	2000	Change	1990	2000	Change
Wadsworth Township	1,129	1,355	20.0%	2.99	2.95	-1.3%
Wadsworth City	6,037	7,276	20.5%	2.60	2.53	-2.7%
Medina County	41,792	54,542	30.5%	2.93	2.77	-5.4%
State of Ohio	4,087,546	4,445,773	8.8%	2.65	2.55	-3.7%

Source: U.S. Census Bureau, Census 1990, STF1, Tables P001 and P003; U.S. Census Bureau, Census 2000, SF1, Tables P1 and P15.

The number of households in the Township increased significantly between 1990 and 2000, at a rate of 20 percent. This was slightly lower than the rate of growth for the County (30.5 percent) and on par with the rate of growth in Wadsworth City (20.5 percent). The increase in the number of households is related to the high number of new residents moving into the community. The rate of household increase in the Township (20.0 percent) slightly outpaced the Township’s population growth (18.4 percent) between 1990 and 2000.

Although the number of households increased in the Township, the size of the households declined slightly from 1990 to 2000, as represented in *Table 2* above. The average household size decreased 1.3 percent. This decrease was less than decreases in Wadsworth City, Medina County, and the State. The decrease in average household size at all levels can be attributed to the nationwide trend of an increasingly aging population and families having fewer children.

The U.S. Census does not use the words “household” and “family” interchangeably. Household has a distinct meaning for the Census that is different from the term “family”. The U.S. Census Bureau uses the following definition for the term “family”:

“A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.”

Source: U.S. Census Bureau

Keeping these terms and definitions in mind, *Table 3* below illustrates the arrangement of families and households within the Township and compares the distribution of household types between the Township, Wadsworth City, Medina County, and the State.

Table 3: Family and Non-Family Household Types: 2000

Governmental Unit	Family Households		Non-Family Households	
	Married Couple	Female Householder (with Children)	Non-Elderly Living Alone	Elderly Living Alone
Wadsworth Township	77.6%	2.1%	6.4%	6.0%
Wadsworth City	59.5%	4.9%	13.0%	12.7%
Medina County	66.5%	4.5%	11.9%	6.9%
State of Ohio	51.4%	7.3%	17.3%	10.0%

Note: Numbers do not add up to 100%; not all households represented.

Source: U.S. Census Bureau, Census 2000, SF1, Table P20. *Note: All figures represent the percent of total households that are a given household type. For example, in Wadsworth Township, 6.0 percent of all households are categorized as households with a head of household that is elderly and living alone.*

As shown in *Table 3*, married couples account for more than three out of every four Township households (77.6 percent). The proportion of Township households that are married couples is significantly higher than the proportion of such households in Wadsworth City, Medina County, and the State. The Township percentage of households that are family households with a female householder (with children) or a non-family household composed of non-elderly living alone is much smaller than Wadsworth City, Medina County, or the State. The Township percentage of non-family households with an elderly person living alone is comparable to Medina County, but lower than Wadsworth City and the State. The distribution and average size of Township households will impact various components of the housing stock, including size and type of structure, employment patterns, and Township services.

HOUSING

As shown in *Table 4* below, housing in the Township is dominated by owner-occupied units (95.5 percent of total housing units). Owner-occupied units make up a larger proportion of total housing units in the Township than in Wadsworth City, Medina County, and the State. While there are not many rental units in the Township, *Table 4* indicates that there is a considerable supply of such units in Wadsworth City. The relatively high percentage of owner-occupied units corresponds with the high percentage of married couples in the Township.

Table 4: Housing Units: 2000

Housing Unit Tenure		Governmental Unit			
		<i>Wadsworth Township</i>	Wadsworth City	Medina County	State of Ohio
Total Housing Units	Number of Units	1,382	7,618	56,793	4,783,051
	Occupied Units	1,341	7,290	54,542	4,445,773
	Occupancy Rate	97.0%	95.7%	96.0%	92.9%
Owner-Occupied Units	Number of Units	1,280	5,355	44,302	3,072,514
	% of all Occupied Units	95.5%	73.5%	81.2%	69.1%
	Vacancy Rate	1.9%	1.7%	1.4%	1.9%
Renter-Occupied Units	Number of Units	61	1,935	10,240	1,373,259
	% of all Occupied Units	4.5%	26.5%	18.8%	30.9%
	Vacancy Rate	6.6%	4.0%	6.2%	9.2%

Source: U.S. Census Bureau, Census 2000, SF3, Tables H1, H6, H7, and H8.

Vacancy rates are one indication of the health of a local housing market. The 1.9 percent vacancy rate of Township owner-occupied units should be considered an indication of a tight housing market. A healthy vacancy rate for owner-occupied units is considered to be roughly 3 percent. Too few vacant owner-occupied units may limit housing choices and make it difficult to access housing at a range of price points. The 6.6 percent vacancy rate for renter-occupied units should be considered relatively high, indicating a lower demand for those types of units.

As shown in *Table 5* below, more than 20 percent of housing units in the Township were constructed between 1990 and 2000. Another boom in Township housing construction occurred between 1950 and 1959 when 20.8 percent of the housing stock was constructed. The age of housing has effects on its condition. In most cases, the need for major repairs or rehabilitation surfaces when housing is over 30 years old. More than half of the Township’s housing stock was constructed more than 30 years ago (approximately 55.1 percent), indicating that the majority of Township’s housing may require some type of major repair or rehabilitation.

Table 5: Age of Housing Stock: 2000

Year Structure Built	Governmental Unit			
	<i>Wadsworth Township</i>	Wadsworth City	Medina County	State of Ohio
Total Housing Units	1,382	7,618	56,793	4,783,051
1990 - March 2000	20.3%	20.2%	25.3%	13.3%
1980 - 1989	13.7%	7.4%	11.9%	9.5%
1970 - 1979	10.9%	18.1%	23.7%	15.8%
1960 - 1969	9.8%	9.5%	10.5%	14.3%
1950 - 1959	20.8%	15.0%	11.2%	15.7%
1940 - 1949	7.6%	8.9%	3.8%	8.9%
1939 or Earlier	16.9%	21.0%	13.7%	22.5%
Median	1965	1965	1975	1962

Source: U.S. Census Bureau, Census 2000, SF3, Tables H34 and H35.

INCOME

The income characteristics of a community reflect the economic strength or weakness of the community. When adjusted for inflation, both the median household and family income in the Township have increased between 1989 and 1999, with the median household income of the Township increasing at a faster rate than median family income (see *Table 6*, below). The rate of income growth in the Township exceeded the growth seen by Wadsworth City, Medina County, and the State.

Table 6: Median Household and Family Income: 1989-1999

Governmental Unit	Median Household Income			Median Family Income		
	1989 *	1999	Change	1989 *	1999	Change
<i>Wadsworth Township</i>	<i>\$44,249</i>	<i>\$58,696</i>	<i>32.7%</i>	<i>\$51,971</i>	<i>\$62,729</i>	<i>20.7%</i>
Wadsworth City	\$43,198	\$48,605	12.5%	\$51,162	\$58,850	15.0%
Medina County	\$51,184	\$55,811	9.0%	\$56,363	\$62,489	10.9%
State of Ohio	\$38,581	\$40,956	6.2%	\$46,168	\$50,037	8.4%

Source: U.S. Census Bureau, Census 1990, STF3, Table P080A, P107A; U.S. Census Bureau, Census 2000, SF3, Table P53, P77.

* Note: All 1989 income figures adjusted for inflation using the National Consumer Price Index (CPI).

The Township's median household income of \$58,696 and median family income of \$62,729 in 1999 exceeded the median incomes (household and family) of Wadsworth City, Medina County, and the State. The rate of median income growth has been so great in the Township that between 1989 and 1999, Township median incomes grew to exceed County median incomes. The median household and family incomes of the Township were lower than the County median income in 1989, but exceeded County median incomes in 1999.

JOBS AND EMPLOYMENT

Employment is one fundamental component in understanding the Township’s economy. *Table 7* below identifies the occupational breakdown of the labor force in Wadsworth Township, Wadsworth City, Medina County, and the State. The Township, Wadsworth City, Medina County, and the State are all dominated by management, professional, and related occupations as well as sales and office occupations. Following is a listing of more specific occupations falling under each broad class of occupation as listed in *Table 7* below:

- *Management, professional, and related occupations.* Includes management, except farmers and farm managers; business and financial operations; computer and mathematical; architecture and engineering; life, physical, and social science; community and social services; legal occupations; education, training, and library; arts, design, entertainments, sports, and media; healthcare practitioners and technical occupations.
- *Service occupations.* Includes healthcare support occupations; protective service occupations; food preparation and serving related; building and grounds cleaning and maintenance; and personal care and service occupations.
- *Sales and office occupations.* Includes sales and related; and office and administrative support occupations.
- *Farming, fishing, and forestry occupations.* Includes farming, fishing, and forestry occupations
- *Construction, extraction, and maintenance occupations.* Includes supervisors, construction and extraction workers; and installation, maintenance, and repair occupations.
- *Production, transportation, and material moving occupations.* Includes production; and supervisors, transportation, material moving workers; aircraft and traffic control; motor vehicle operators; rail, water and other transportation; material moving workers.

Table 7: Composition of Labor Force of Employed Population 16 Years and Older: 2000

Governmental Unit	Occupation					
	Management, professional, and related occupations	Service occupations	Sales and office occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transportation, and material moving occupations
Wadsworth Township	739 35.1%	282 13.4%	492 23.4%	6 0.3%	240 11.4%	345 16.4%
Wadsworth City	35.1%	14.2%	25.7%	0.1%	9.3%	15.6%
Medina County	33.0%	13.0%	27.2%	0.3%	11.0%	15.5%
State of Ohio	31.0%	14.6%	26.4%	0.3%	8.7%	19.0%

Source: U.S. Census Bureau, Census 2000, SF3, Table P50.

Note: All percentages do not add up to 100 percent due to rounding.

As shown in *Table 8* below, the top employment sector for the Township and Medina County was the manufacturing sector in 2000, with nearly a quarter of workers employed in that sector. The next largest area of employment for Township residents was in the educational, health, and social services sector (22.4 percent).

Table 8: Employment by Industrial Sector: 2000

Industrial Sector	Governmental Unit			
	Wadsworth Township		Medina County	Cleveland-Akron CMSA
	# Employed	% of Total	% of Total	% of Total
Agriculture, forestry, fishing and hunting, & mining	37	1.8%	0.8%	0.4%
Construction	194	9.2%	7.5%	5.7%
Manufacturing	492	23.4%	20.4%	19.4%
Wholesale trade	78	3.7%	4.5%	3.9%
Retail trade	219	10.4%	12.4%	11.4%
Transportation, warehousing, & utilities	96	4.6%	5.2%	4.7%
Information	54	2.6%	2.1%	2.5%
Finance, insurance, real estate, & rental leasing	108	5.1%	6.9%	7.2%
Professional, scientific, management, administrative, & waste management	142	6.7%	8.8%	8.9%
Educational, health, and social services	472	22.4%	17.4%	20.2%
Arts, entertainment, recreation, accommodation & food services	112	5.3%	6.7%	7.5%
Other services (except public administration)	66	3.1%	4.2%	4.5%
Public administration	34	1.6%	3.1%	3.7%
TOTAL	2,104	100.0%	100.0%	100.00%

Source: U.S. Census Bureau, Census 2000, SF3, Table P49.

FINANCIAL POSITION

A review of Township financial statements between 2001 and 2005 indicates that the Township has maintained a financially stable position over the past five years. On average during the five-year period, the Township has left 16.3 percent of all cash disbursements unspent. As a result, the annual available cash balance has increased each year, with the ending cash balance of all Township funds at \$1,452,289 at year-end 2005. Spending by the Township over the same five-year period has increased only 3.9 percent annually.