

Chapter Two

Demographic Profile

Introduction

The demographic profile of the Oxford Region provides a means of anticipating and planning for future growth and shifts in the population. Significant changes in population can impact demand for housing, rate of land development, the need for community facilities and services, and pressures on the Region’s agricultural, natural, and open space resources. Information on age, housing, income, and similar data provides 1) a snapshot of where the Region is now and 2) a look at future trends and potential needs. Decennial census information is the most accurate source of data for this type of analysis and 2010 Census data was used for all population data included in this Chapter.

Population Profile

Historic Population Trends

The population of the Oxford Region grew by more than 149% from 1960 to 2010, exceeding the County’s population increase of 139% for the same period, as show in Figure 2-A. East Nottingham Township experienced the largest percentage increase of any of the Region’s municipalities, growing by 276% during this 50-year period. Elk and Lower Oxford Townships also experienced a significant percentage increase of 212% and 159%, respectively. While West Nottingham had the lowest growth rate amongst the townships, Oxford Borough had the lowest growth rate in the Region with just 50% for the same period. This is significant as boroughs typically experience a lower growth rate as a result of the limited buildable area in urban settings and the trend towards “bedroom community” development in outlying areas such as the development that took place in East Nottingham and Elk.



Figure 2-A: Historic Population Growth (1960-2010)

Municipality	1960	1970	1980	1990	2000	2010	Increase 1960 - 2010	
							Number	Percent
East Nottingham	2,298	2,402	3,111	3,841	5,516	8,650	6,352	276%
Elk	539	649	750	1,129	1,485	1,681	1,142	212%
Lower Oxford	2,007	1,979	2,836	3,264	4,319	5,200	3,193	159%
Oxford Borough	3,376	3,658	3,633	3,769	4,315	5,077	1,701	50%
Upper Oxford	997	1,136	1,332	1,615	2,095	2,484	1,487	149%
West Nottingham	1,137	1,440	2,030	2,183	2,634	2,722	1,585	139%
Region	10,354	12,089	13,659	15,801	20,364	25,814	15,460	149%
Chester County	210,608	278,311	316,660	376,396	433,501	498,886	288,278	139%

Source: U.S. Census Bureau, 1960 - 2010

In regard to individual decades, as shown in Figure 2-B, the rate of growth in the Region was consistent with the County throughout the seventies and eighties. During the nineties and the first decade of the current century, the Region's growth rate increased significantly and was nearly double that of the County's peaking at 29% in 2000 and 27% in 2010. In terms of the actual number of people the greatest population growth in both the Region and County occurred between 2000 and 2010, when the population in the Region and County grew by 5,450 and 65,385, respectively.

Figure 2-B: Percent Change by Decade

Municipality	1960-1970	1970 - 1980	1980 - 1990	1990 - 2000	2000 - 2010
East Nottingham	5%	30%	23%	44%	57%
Elk	20%	16%	51%	32%	13%
Lower Oxford	-1%	43%	15%	32%	20%
Oxford Borough	8%	-1%	4%	14%	18%
Upper Oxford	14%	17%	21%	30%	19%
West Nottingham	27%	41%	8%	21%	3%
Region	17%	13%	16%	29%	27%
Chester County	32%	14%	19%	15%	15.1%

Source: U.S. Census Bureau, 1960 - 2010

Population Projections

The Region's population is projected to increase by about 9% by the year 2020 as shown in Figure 2-C, slightly higher than the projection for Chester County of 8%. In regard to percentage increase, East Nottingham and Lower Oxford are expected to have an increase in population of 10.8% and 12.6%, respectively. East Nottingham is expected to continue its trend towards growth with an increase of nearly 1,000 (930) residents. The Borough is expected to reflect past trends and experience a considerably lower growth rate (6%) than most municipalities with the exception of Elk and Upper Oxford Townships which are projected to grow at a rate of only 4.6% and 4.9% by the year 2020, respectively.

Figure 2-C: Population Projections (2010-2030)

Municipality	2010 Actual	DVRPC Projections		Increase 2010 - 2020		Increase 2020 - 2030	
		2020	2030	Number	Percent	Number	Percent
East Nottingham	8,650	9,580	11,178	930	10.8%	1,598	16.7%
Elk	1,681	1,758	1,891	77	4.6%	133	7.6%
Lower Oxford	5,200	5,858	6,989	658	12.6%	1,131	19.3%
Oxford Borough	5,077	5,384	5,912	307	6.0%	528	9.8%
Upper Oxford	2,484	2,606	2,817	122	4.9%	211	8.5%
West Nottingham	2,722	2,971	3,399	249	9.1%	428	14.4%
Region	25,814	28,157	32,186	2,343	9.0%	4,029	14.3%
Chester County	498,886	538,809	607,407	39,923	8.0%	68,598	12.9%

Source: U.S. Census Bureau, 2010 and DVRPC, 2012

The growth rate for all municipalities is expected to increase significantly between 2020 and 2030 with a growth rate for the Region of 14.3%.

While the growth rate for the next eight years may be considered slow to moderate, the increased growth rate for the next decade (2020 to 2030) reinforces the need to focus new growth and development in designated growth areas and protect those land use categories that have been identified for resource protection. (See Figure 5-G)

Population by Race and Hispanic Origin

As shown in Figure 2-D, the Region exceeds the County in regard to the percentage of Hispanic and African American population. Lower Oxford has a significant African American population (34%) which is due to the location of Lincoln University in the Township. With the exception of Lower Oxford, Oxford Borough is the most racially diverse of the six municipalities with a large population of Hispanic (29%) and African-American (8%) residents.

Figure 2-D: Population by Race

Municipality		Hispanic	Non-Hispanic					Total Population
			White	African American	Asian	Other Race ¹	Two or More Races	
East Nottingham	Number	800	7,437	255	36	9	113	8,650
	Percent	9%	86%	3%	<1%	<1%	1%	
Elk	Number	95	1,512	27	21	9	17	1,681
	Percent	6%	90%	2%	1%	<1%	<1%	
Lower Oxford	Number	550	2,763	1,758	14	14	101	5,200
	Percent	11%	53%	34%	<1%	<1%	2%	
Oxford Borough	Number	1,464	3,041	395	41	12	124	5,077
	Percent	29%	60%	8%	1%	<1%	2%	
Upper Oxford	Number	194	2,139	90	8	11	42	2,484
	Percent	8%	86%	4%	<1%	<1%	2%	
West Nottingham	Number	227	2,396	51	8	14	26	2,722
	Percent	8%	88%	2%	<1%	<1%	1%	
Region	Number	3,330	19,288	2,576	128	69	423	25,814
	Percent	13%	75%	10%	<1%	<1%	2%	
Chester County	Number	32,503	409,417	29,388	19,216	1,252	6,966	498,886
	Percent	6%	82%	5.5%	3.5%	2%	1%	

Source: U.S. Census Bureau, 2010

¹ Includes American Indian and Alaskan, Native Hawaiian and Other Pacific Islander, and other races.

Hispanic Population

Between 2000 and 2010, Upper Oxford Township experienced the largest increase of Hispanic residents (246%) while the Borough of Oxford has the highest percentage of Hispanic residents in terms of total population (29%). The Region as a whole has a greater proportion of Hispanic residents in comparison to the County's population composition. Further, the rate of increase in the Region was more than double that of the County which is a reflection of the concentration of the agricultural industry in the Region and the large number of Hispanic workers employed by this industry.

Figure 2-E: Population by Hispanic Origin (2010)

Municipality	2000		2010		Percent Change
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
East Nottingham	292	5%	800	9%	173%
Elk	54	4%	95	6%	76%
Lower Oxford	282	7%	550	11%	95%
Oxford Borough	697	16%	1,474	29%	111%
Upper Oxford	56	3%	194	8%	246%
West Nottingham	110	4%	227	8%	106%
Region	1,491	7%	3,330	13%	123%
Chester County	16,126	4%	32,503	6%	101%

Source: U.S. Census Bureau, 1960 – 2010

A need for affordable housing, bilingual services and school programs, and assistance with assimilation into the local culture are some impacts resulting from increases in the Hispanic population. (See Chapter 6: Housing and Chapter 8: Community Facilities and Services)

Accuracy of Counts

Accurate counts of immigrant groups can be difficult to obtain for reasons including tracking migration, non-traditional household composition, fear of government agencies, and language barriers. Therefore, counts obtained through the U.S. Census are likely to be somewhat lower than the actual number.

Housing and Economic Data

Demographic data regarding housing and economic conditions has been included in Chapter 6: Housing and Chapter 7: Economic Development:

- Data included in Chapter 6: Number of Housing Units by Municipality; Oxford Region Projected Housing Units; Age of Housing; and Median Sales Prices for Oxford Region and Chester County.
- Data included in Chapter 7: Number and Percent Agriculture Jobs (2009); Top 5 Industries by Employment in Oxford Borough; Total No. of Primary Jobs in Oxford Region and Chester County (2002, 2009); and Top 5 Industries in the Oxford Region.