

CHAPTER 3

DEMOGRAPHICS

Demographic Profile

Population

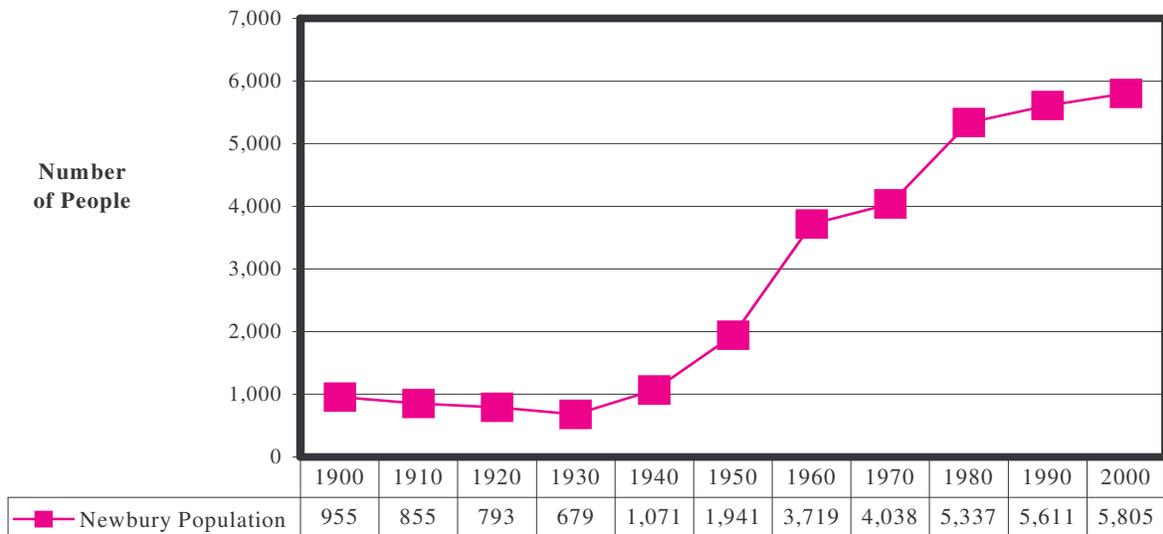
Demographic information can provide essential insights into the composition of a community. As a result, it is a basic element of land use planning and decision-making. The following is an analysis of relevant 1970, 1980, 1990, and 2000 Census data.

Over the years, population growth in Newbury Township was not dramatic until around 1950. As reflected in the following figure, it has increased from 955 persons in 1900 to 5,805 in 2000. The latest available population estimate from the Census Bureau for Newbury was 5,944 as of July 1, 2007. Additional demographic data on a county-wide basis is contained in the Geauga County General Plan (GCPC, 2003) and is available on line at:

www.co.geauga.oh.us/departments/planning_commission.

Figure 3.1

Population Growth: 1900 – 2000
Newbury Township



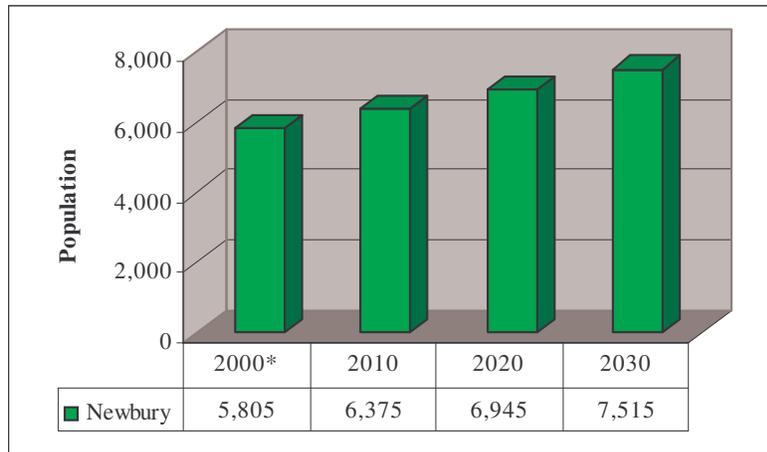
Source: U.S. Census Bureau

Currently available population projections reveal a trend toward an increase in the number of residents in Newbury Township. Figure 3.2 reflects projections to the year 2030 that are based upon the historical trend of the past three decades. Figure 3.3 reveals county population projections.

It should be noted that all population projections, to some degree, are based upon past trends and expected future events. There are certain risks involved with projections for small geographic areas or political subdivisions due to the possibility of the variables analyzed being more susceptible to greater fluctuation. In addition, as the time span for the projections increases from the base year, accuracy often decreases. As a result, although projections are a useful element in the plan, precautions must be taken when assessing their validity.

Figure 3.2

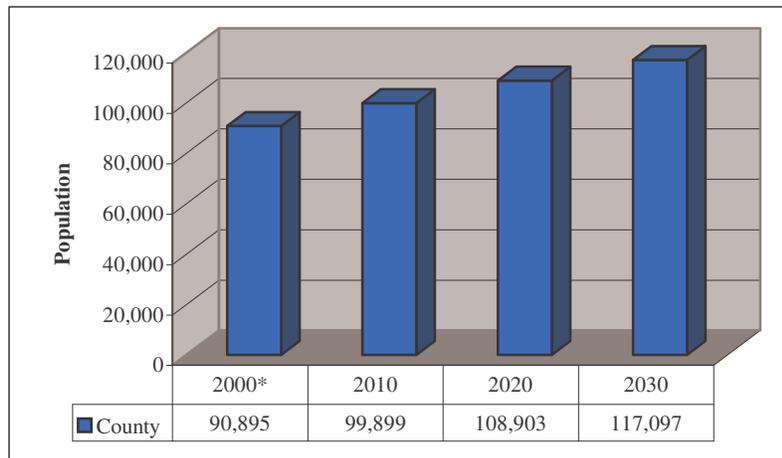
Population Projections: 2000 – 2030
Newbury Township



Source: Geauga County Planning Commission
 * U.S. Bureau of the Census (2000)

Figure 3.3

Populations Projections: 2000 – 2030
Gauga County



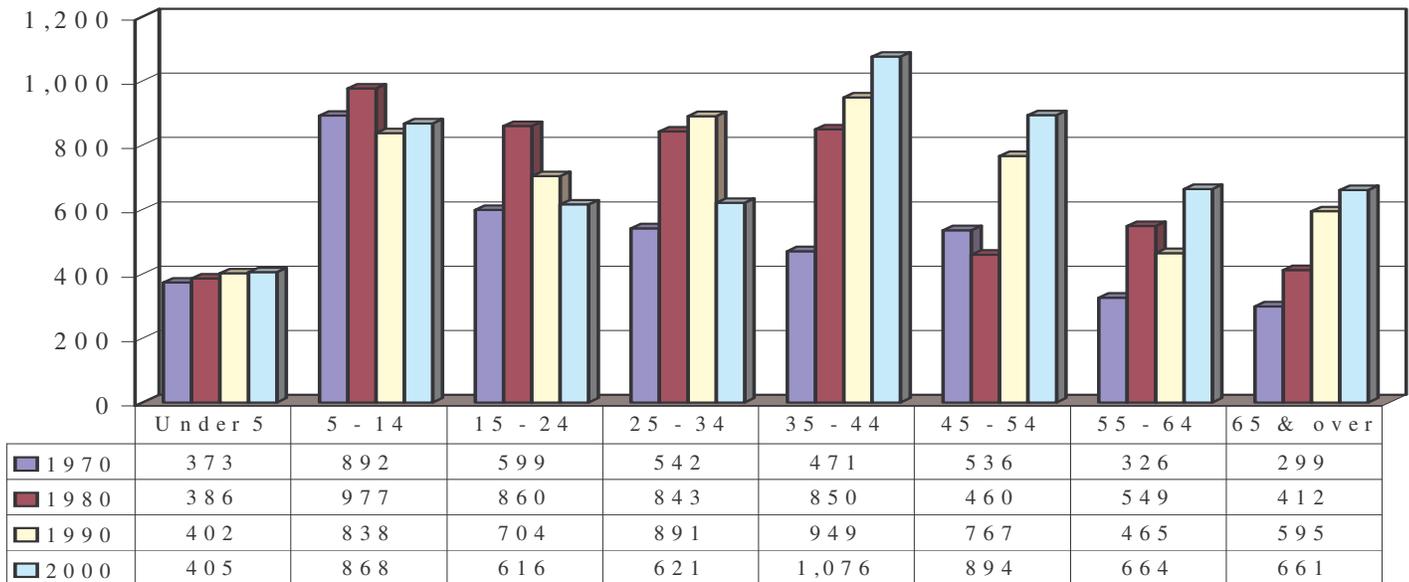
Source: Geauga County Planning Commission
 * U.S. Bureau of the Census (2000)

Age Distribution

The following figure indicates that the population for each age category in the township has remained somewhat constant during the last three decades. The 2000 Census figures revealed that the highest percentage (18.54%) was in the 35-44 age range (see Figure 3.5).

Figure 3.4

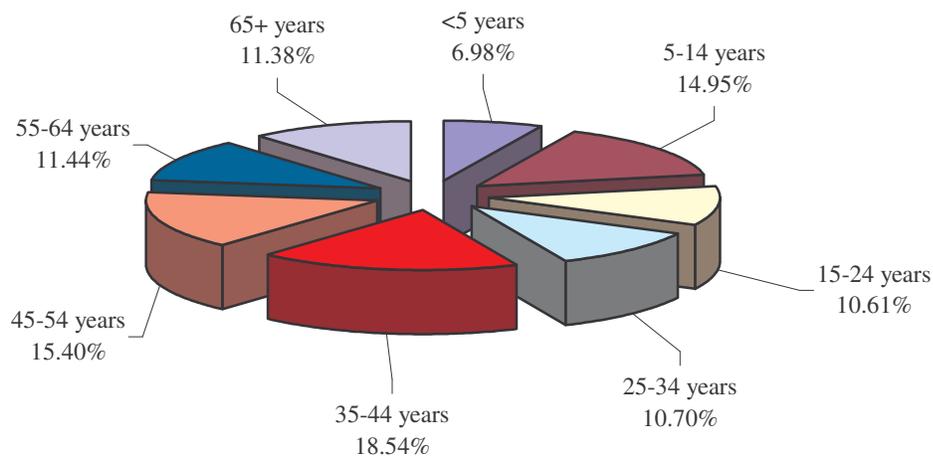
Age Distribution: 1970, 1980, 1990, and 2000
Newbury Township



Source: U.S. Census Bureau

Figure 3.5

Percentage of Age Groups: 2000
Newbury Township



Source: U.S. Census Bureau

Income

The results of the 1980 Census revealed that over 6% of Newbury Township residents had incomes greater than \$50,000. In 1990, the Census data indicated that 33% of the township residents had incomes greater than \$50,000 and by 2000, this percentage increased to 58%. The information pertaining to income is shown in greater detail in Table 3.1. Per the 2000 Census data, the average household income (in 1999) in the township was \$69,400 (see Map 3.1). The per capita income in Newbury was \$25,565 in 1999 (see Map 3.2).

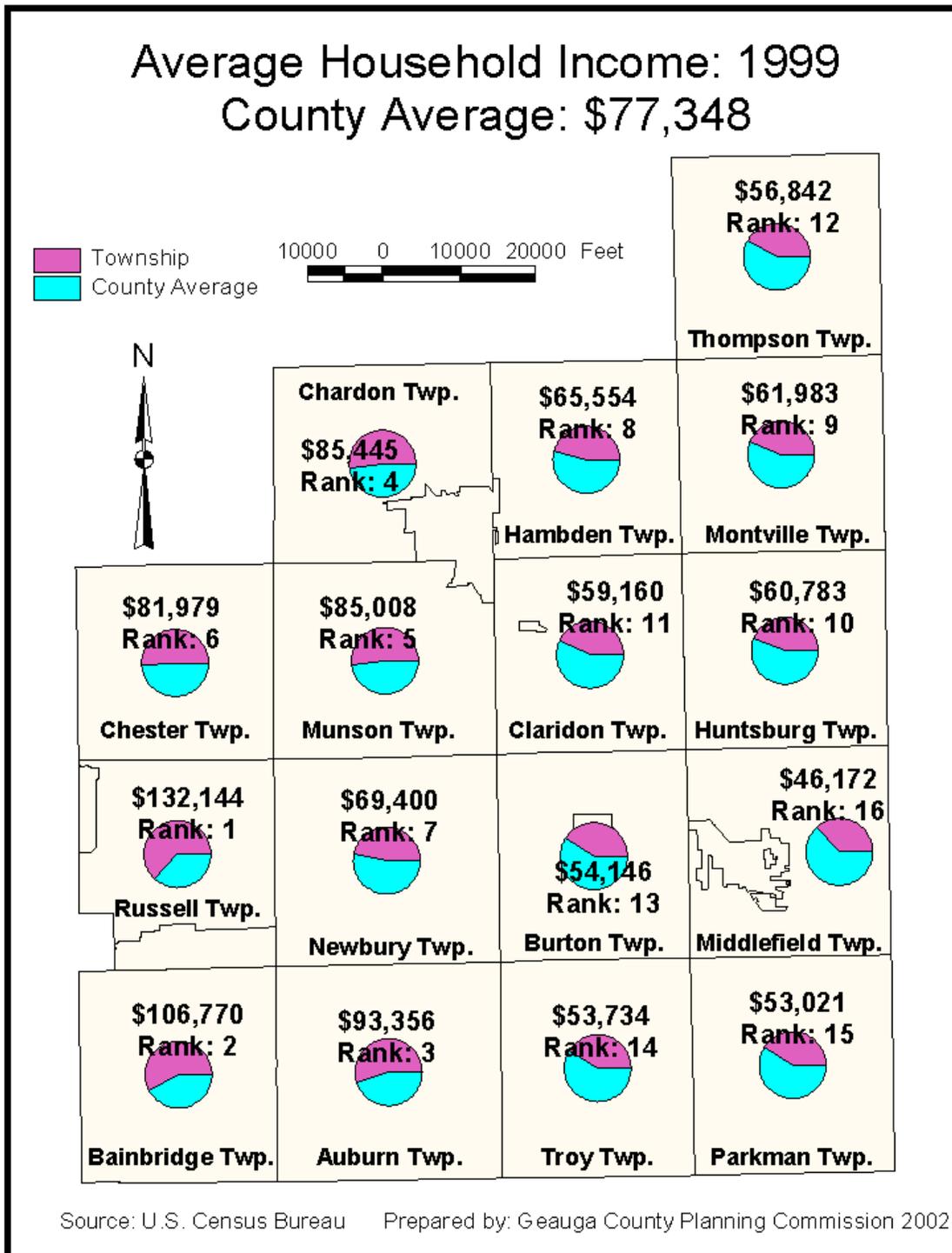
Table 3.1

Income Distribution: 1980, 1990, and 2000
Newbury Township

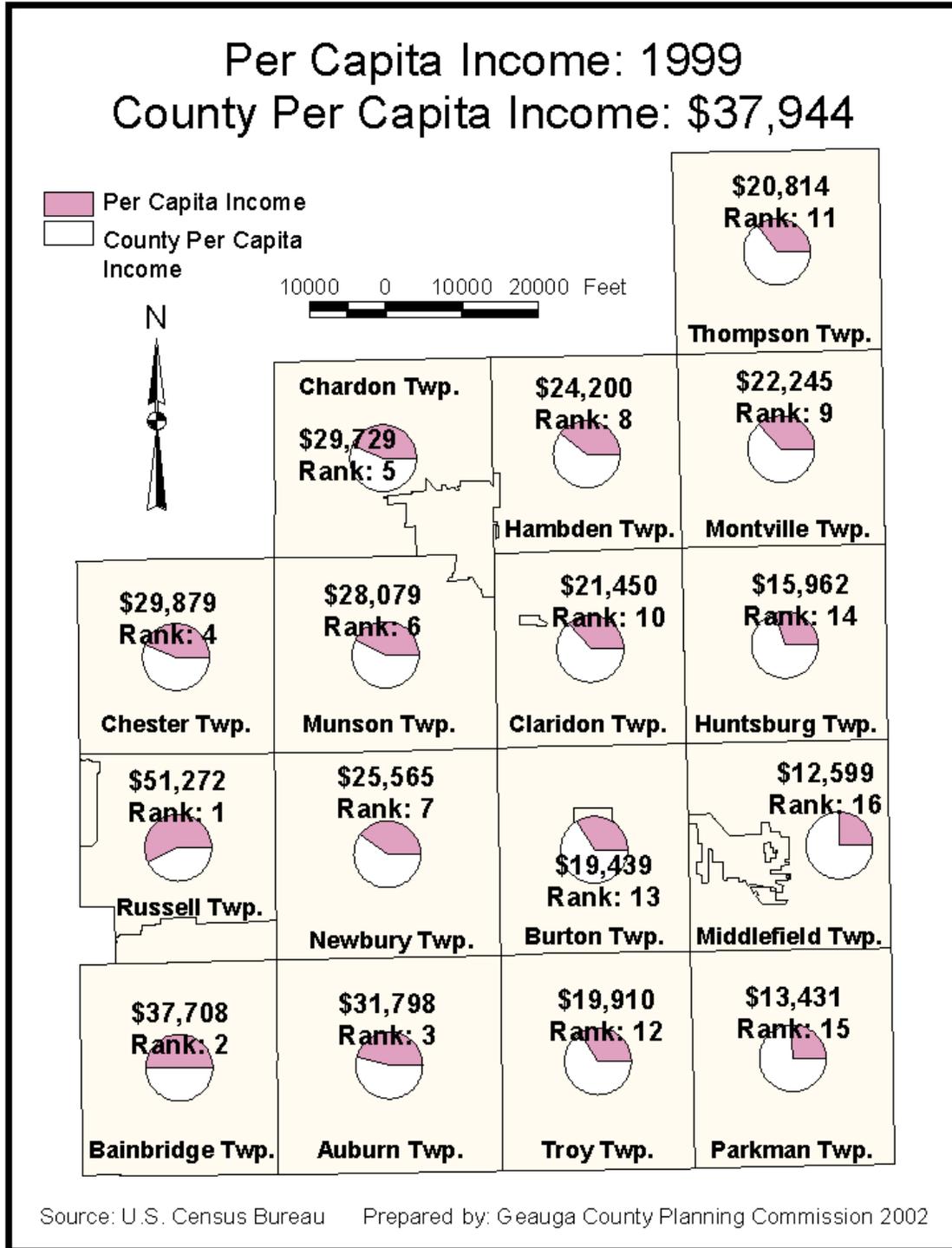
<u>Income</u>	<u>1980</u>		<u>1990</u>		<u>2000</u>	
	<u>Households</u>	<u>Percent</u>	<u>Households</u>	<u>Percent</u>	<u>Households</u>	<u>Percent</u>
Under \$10,000	211	12.8%	127	6.7%	41	1.9%
\$10,000 – \$14,999	153	9.3%	176	9.2%	105	5.0%
\$15,000 – \$24,999	494	29.9%	245	12.8%	133	6.4%
\$25,000 – \$34,999	438	26.5%	335	17.5%	215	10.3%
\$35,000 – \$49,000	246	14.8%	389	20.4%	392	18.7%
Over \$50,000	112	6.7%	693	33.4%	1,327	57.8%

Source: U.S. Census Bureau

Map 3.1



Map 3.2

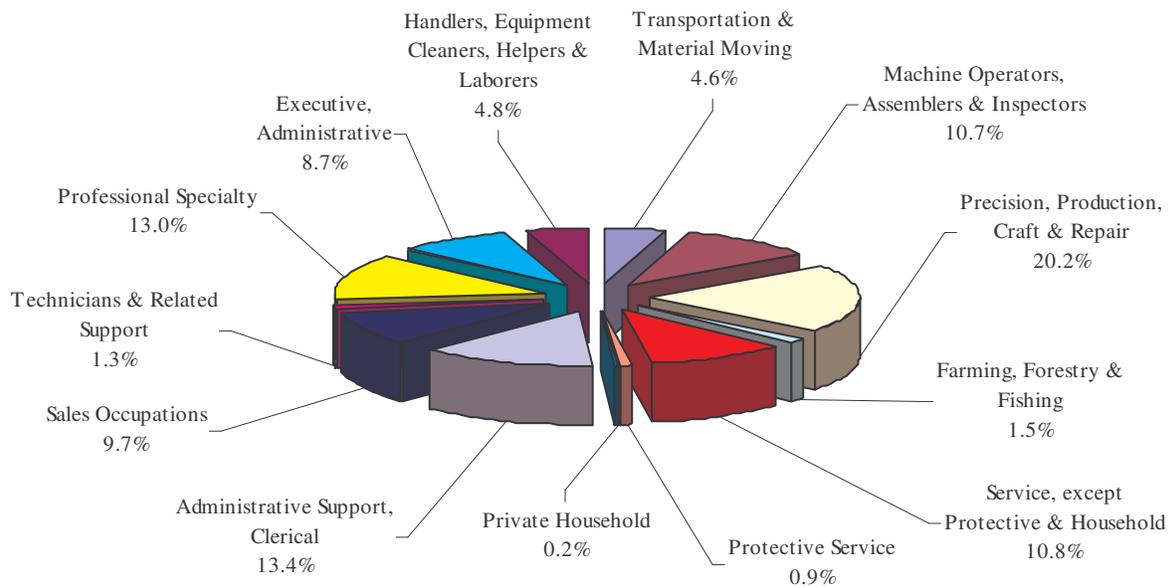


Occupations and Labor Force

Figures 3.6 and 3.7 depict labor force data for 1980 and 1990 respectively. Executive, administrative and professional specialty positions accounted for 22% of the labor force in 1980 and 29% in 1990. According to the 2000 Census data, Newbury had the highest percentage (32%) of its labor force in managerial and professional occupations (see Table 3.2).

Figure 3.6

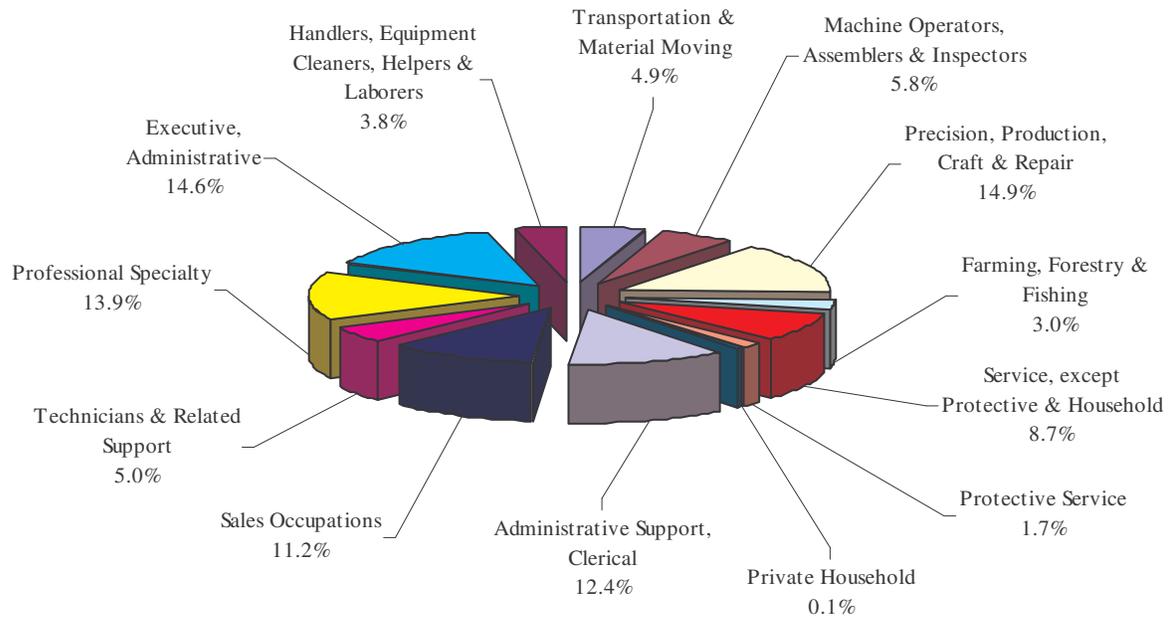
Labor Force: 1980
Newbury Township



Source: U.S. Census Bureau

Figure 3.7

**Labor Force: 1990
Newbury Township**



Source: U. S. Census Bureau

Table 3.2

**Occupations of Residents by Township: 2000
Gauga County**

Townships	Managerial & Professional	Service	Sales & Office	Farming, Forestry & Fishing	Construction, Extraction & Maintenance	Operators, Fabricators & Laborers
Auburn	44.0%	8.7%	28.6%	0.0%	9.4%	9.3%
Bainbridge	52.2%	9.4%	27.2%	0.0%	4.6%	6.6%
Burton	30.0%	13.8%	24.0%	1.3%	14.7%	16.2%
Chardon	41.5%	12.9%	27.9%	0.6%	6.1%	11.0%
Chester	43.7%	11.8%	26.5%	0.3%	8.6%	9.1%
Claridon	33.8%	14.6%	21.7%	0.9%	14.8%	14.2%
Hambden	29.6%	10.6%	29.2%	0.9%	11.0%	18.8%
Huntsburg	16.7%	12.4%	19.9%	2.6%	22.4%	26.0%
Middlefield	17.1%	11.2%	14.8%	2.3%	25.0%	29.6%
Montville	29.2%	11.2%	27.5%	1.8%	14.2%	16.1%
Munson	44.5%	10.9%	26.3%	0.0%	8.4%	9.9%
Newbury	32.2%	15.2%	26.9%	1.1%	9.2%	15.4%
Parkman	16.9%	12.2%	14.0%	3.9%	34.7%	18.3%
Russell	55.9%	8.0%	24.8%	0.5%	4.8%	6.0%
Thompson	25.7%	14.5%	25.9%	0.9%	14.7%	18.3%
Troy	27.8%	11.9%	20.7%	0.4%	20.9%	18.3%

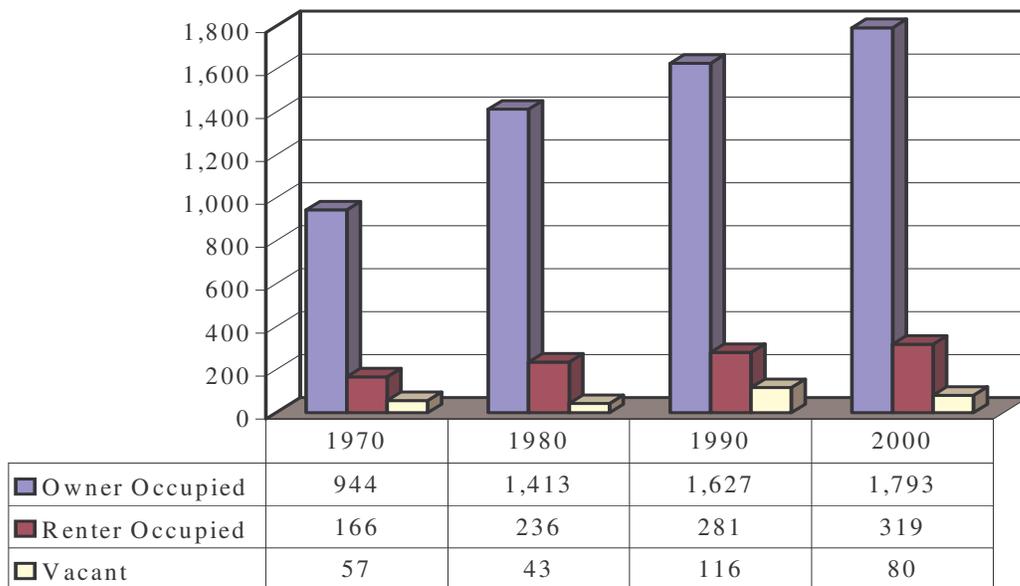
Source: U. S. Census Bureau

Home Ownership

The Census data indicate that home ownership is a strong element in the community. The number of owner-occupied housing units has steadily increased, going from 944 units in 1970 to 1,793 in 2000 (see Figure 3.8), representing 82% of the housing units in the township. From 1970 to 2000, the percentage of rental units showed a slight increase from 14% to 15% respectively. The number of vacant units decreased by 36 units from 1990 to 2000 compared to an increase of 45 units from 1980 to 1990.

Figure 3.8

Housing Units by Occupancy: 1970, 1980, 1990, and 2000
Newbury Township



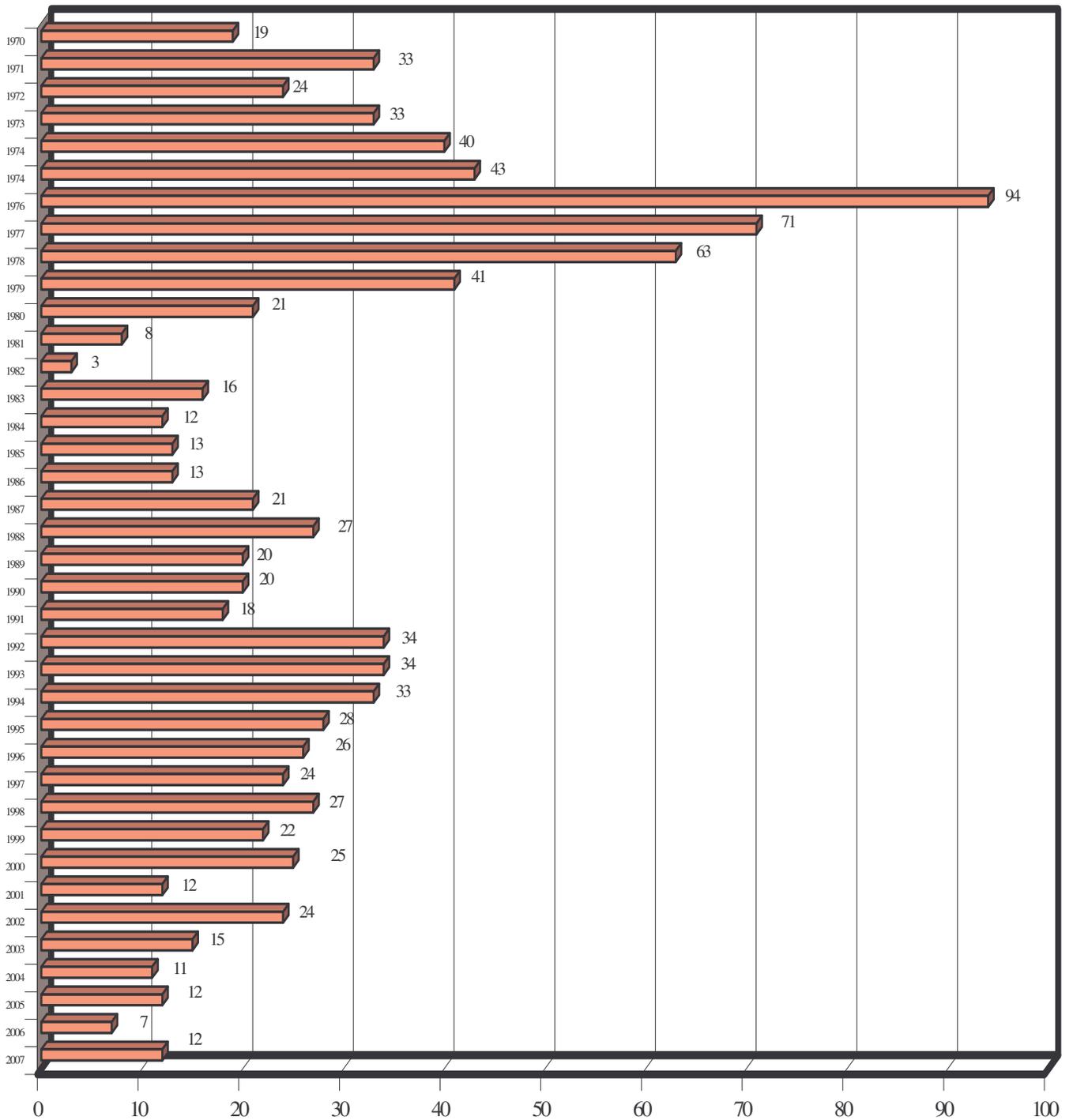
Source: U.S. Census Bureau

Housing Starts

Based upon permits issued by the county building department, 999 new homes were erected in Newbury from 1970 through 2007 (see Figure 3.9). Compared to the other 15 townships and the 5 municipalities within the county, Newbury was ranked fifth regarding the total number of housing starts (see Figure 3.10) averaging 26 per year (see Figure 3.11).

Figure 3.9

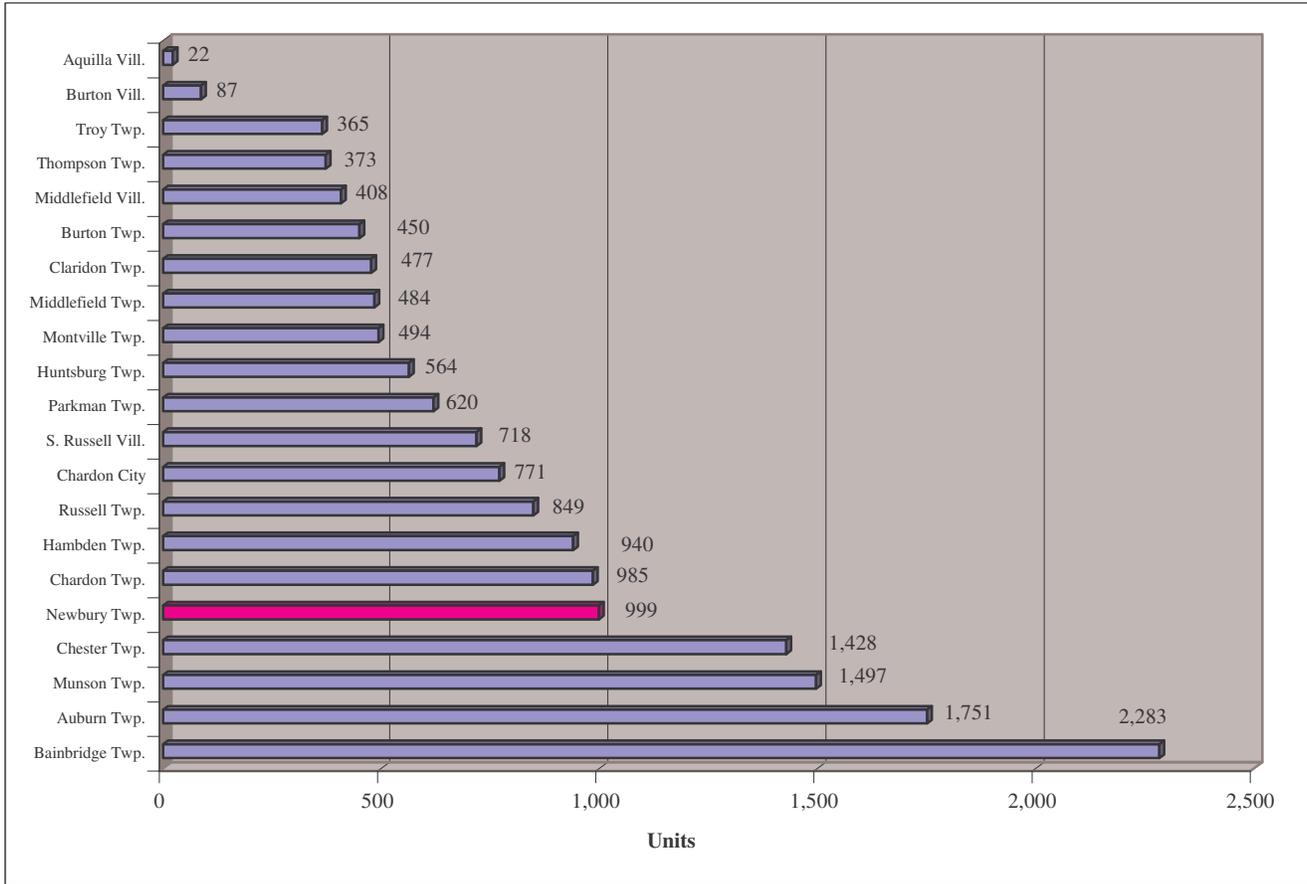
New Housing Starts: 1970 – 2007
Newbury Township



Source: Geauga County Building Department.

Note: Based on building permits issued.

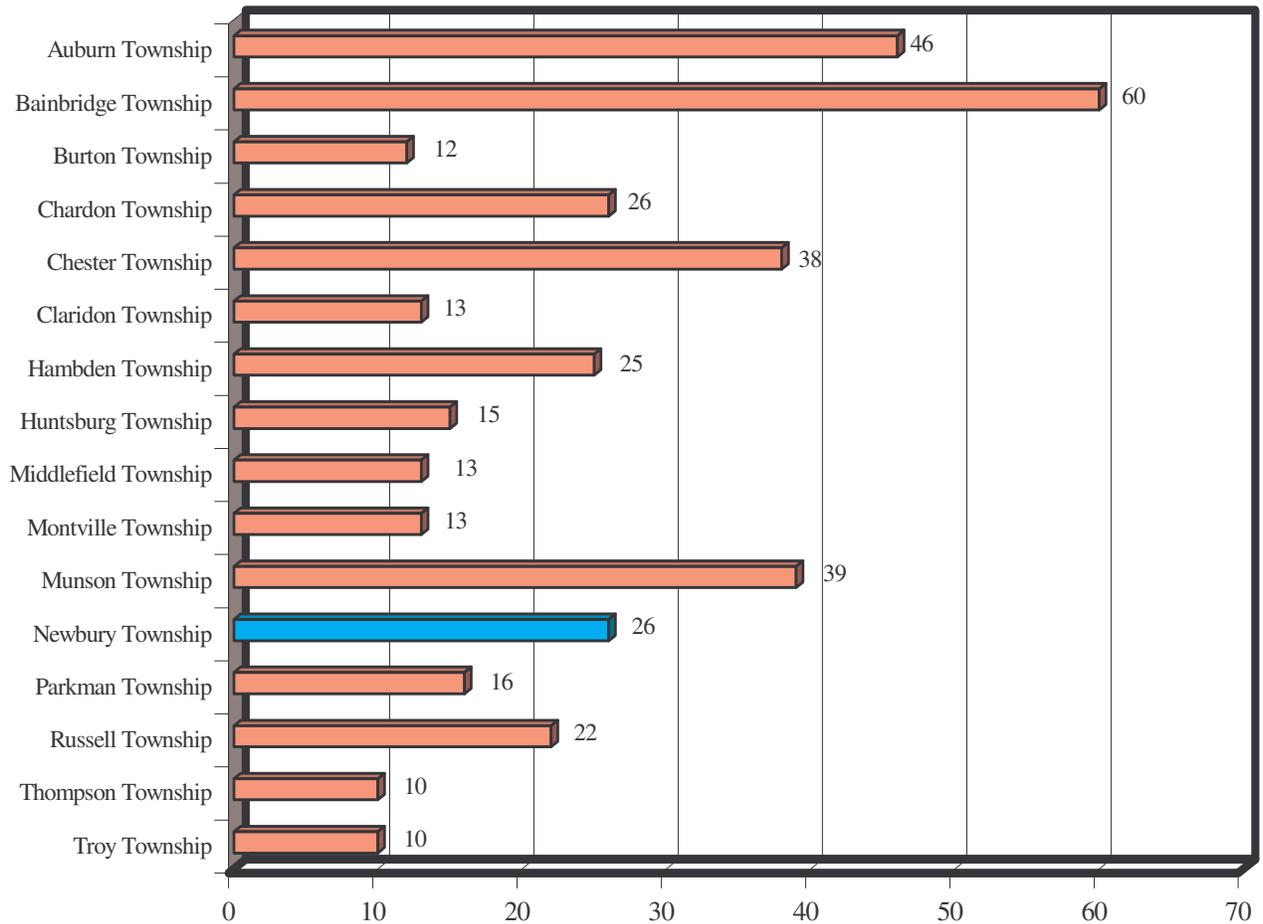
Figure 3.10
New Housing Starts by Township/Municipality: 1970 – 2007
Geauga County



Source: Geauga County Building Department

Figure 3.11

Average Annual Number of New Housing Starts by Township: 1970 – 2007
Geauga County



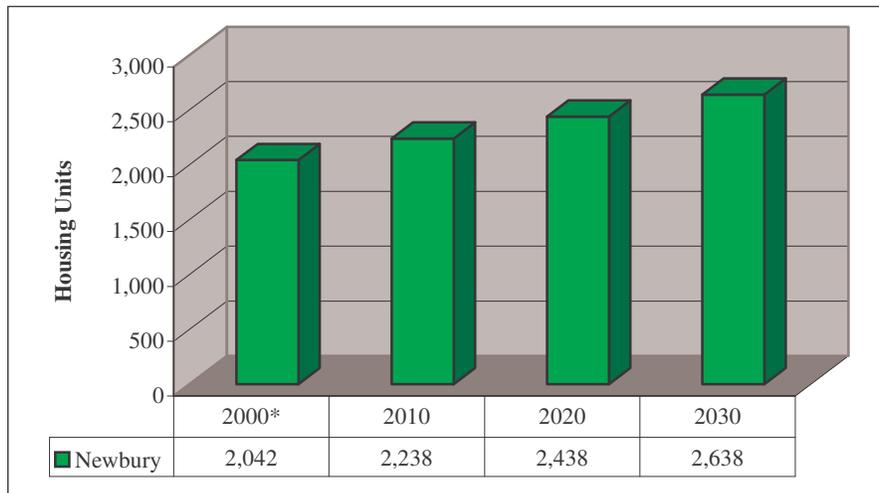
Source: Geauga County Planning Commission

Housing Unit Projections

Housing unit projections were prepared for single family units based on building permits issued from 1990 to 2002. Figure 3.12 displays the projections for single family housing units in Newbury Township and Figure 3.13 reveals the projections for the county.

Figure 3.12

Projected Single Family Housing Units: 2000 – 2030
Newbury Township

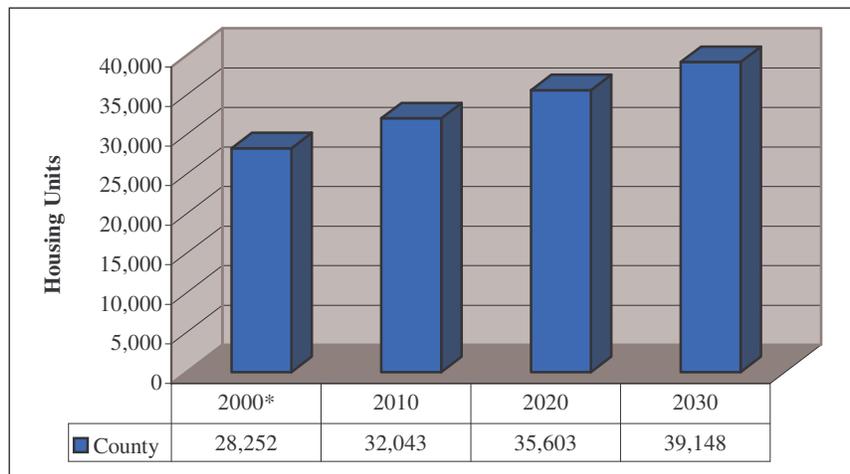


Source: Geauga County Planning Commission

* Single detached housing units, U.S. Bureau of the Census (2000)

Figure 3.13

Projected Single Family Housing Units: 2000 – 2030
Gauga County



Source: Geauga County Planning Commission

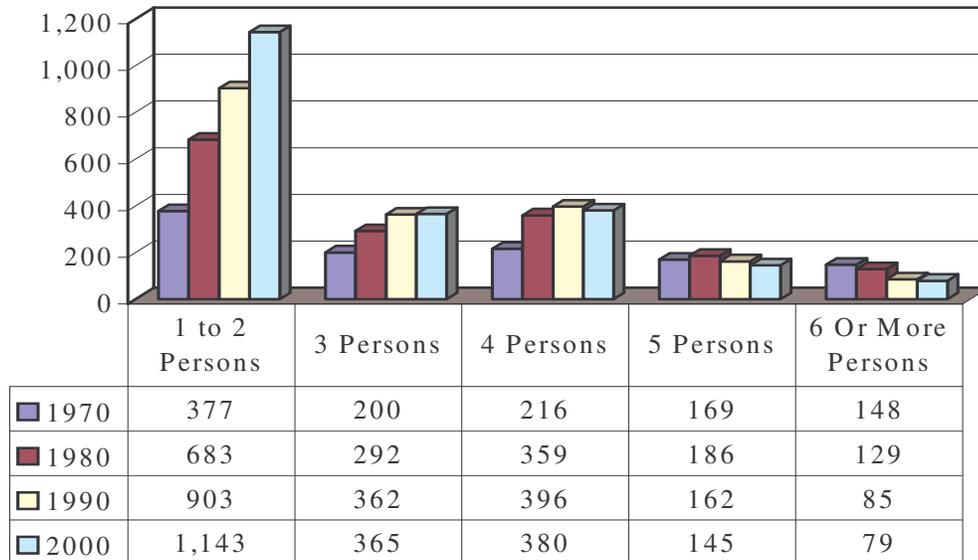
* Single detached housing units, U.S. Bureau of the Census (2000)

Persons Per Household

Although the number of housing units in the township has increased between 1970 and 2000, the number of persons per household has decreased, as shown in Figure 3.14. The township appears to be following the national trend toward a smaller number of persons per household.

Figure 3.14

Persons per Occupied Housing Unit: 1970, 1980, 1990, and 2000
Newbury Township



Source: U.S. Census Bureau

Value of Housing Units

The last three Census counts indicate that the value of owner occupied housing units has increased significantly (see Table 3.3). In 1970, 70% of the housing units were valued at less than \$24,000. In 1980, most units (53%) were in the \$50,000 to \$99,999 category. In 1990, the majority (77%) were valued at \$50,000 to \$149,999, and by 2000, 70% were valued at \$100,000 or more. According to the census data, the median value of homes in Newbury Township went from \$92,500 in 1990 to \$157,500 in 2000 representing almost a 70% increase. Newbury is ranked ninth compared to the other townships with a median value of \$157,400 per the 2000 Census (see Map 3.3).

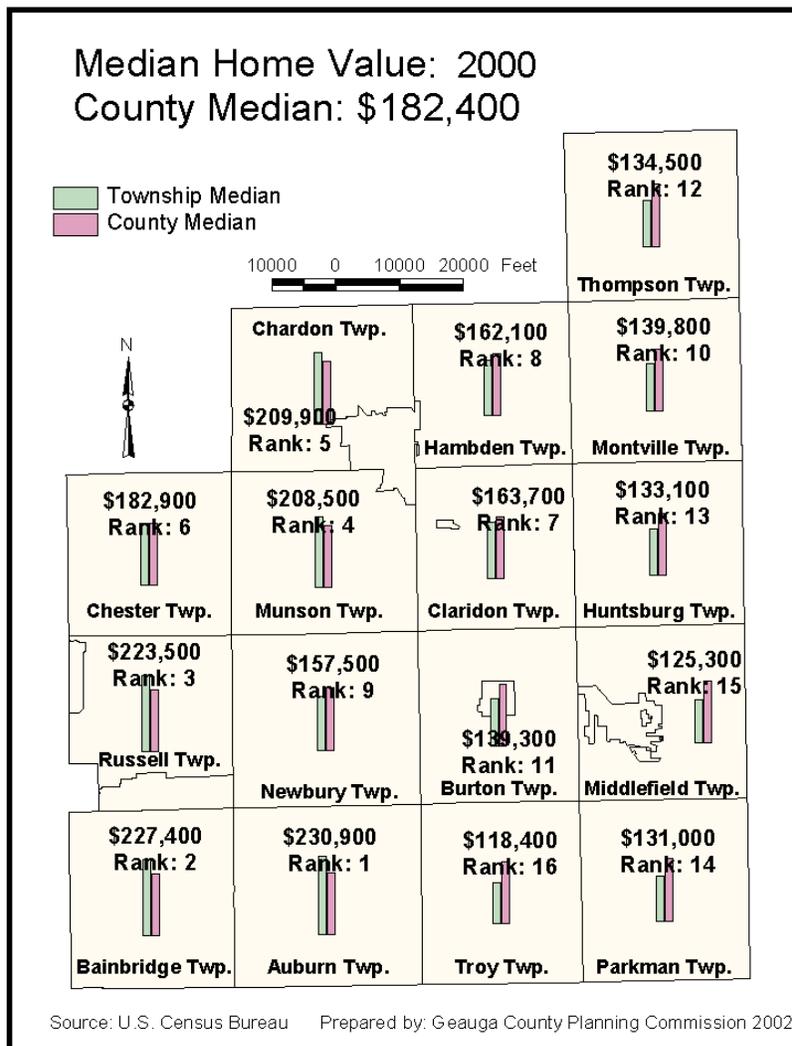
Table 3.3

**Value of Owner Occupied Housing Units: 1970, 1980, 1990, and 2000
Newbury Township**

Dollars	1970		1980		1990		2000	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Under \$15,000	202	27.5%	12	1.1%	0	0.0%	0	0.0%
\$15,000 – \$24,999	309	42.0%	37	3.2%	0	0.0%	0	0.0%
\$25,000 – \$49,999	216	29.3%	268	23.5%	144	10.9%	49	3.2%
\$50,000 – \$99,999	9	1.2%	603	52.9%	610	46.4%	291	18.7%
\$100,000 – \$149,999	0	0.0%	174	15.3%	397	30.2%	382	24.5%
\$150,000 and over	0	0.0%	45	4.0%	164	12.5%	836	53.6%
Total	736	100.0%	1,139	100.0%	1,315	100.0%	1,558	100.0%

Source: U.S. Census Bureau

Map 3.3



Home Sales

From 1990 – 2007, there was an average of 38 single-family home sales per year in Newbury (see Table 3.4). The average sale price for a dwelling has risen from \$66,361 in 1990 to \$217,610 in 2007 (see Figure 3.15) representing a 228% increase.

Table 3.4

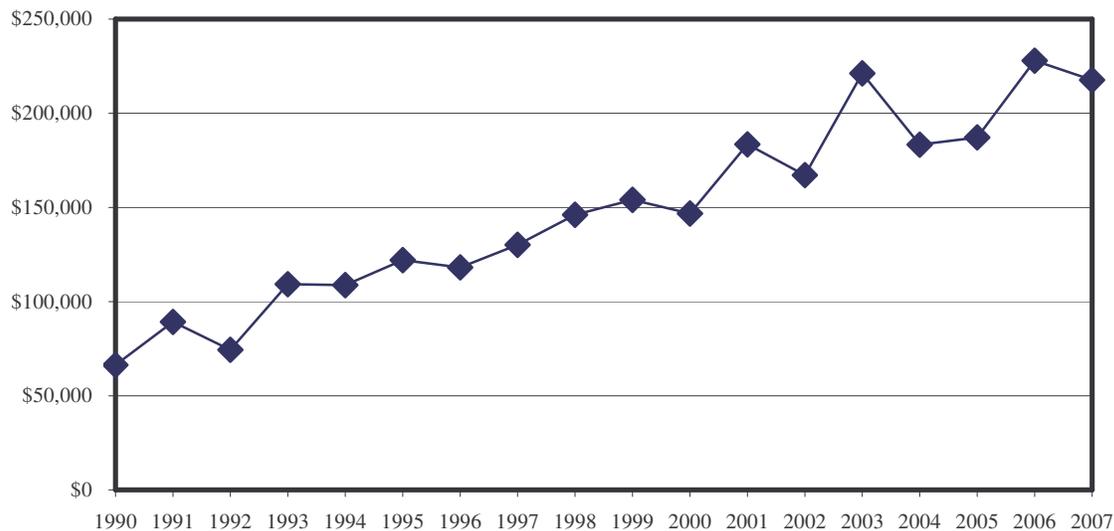
Single Family Home Sales: 1990 – 2007
Newbury Township

Price	90	91	92	93	94	95	96	97	98	99	00	01	02	03	04	05	06	07
<\$30,000	6	4	4	2	1	2	1	0	1	2	0	0	0	0	0	0	0	0
\$30,000-\$49,999	5	5	4	3	6	2	4	4	1	1	0	0	2	1	1	1	0	0
\$50,000-\$69,999	5	1	2	5	6	3	7	6	1	3	7	7	9	1	0	5	2	0
\$70,000-\$89,999	5	6	1	3	3	5	1	4	1	5	4	6	5	0	6	1	2	1
\$90,000-\$109,999	2	3	2	0	3	2	3	1	3	2	2	2	1	2	2	2	2	1
\$110,000-\$124,999	3	3	2	5	2	2	5	4	4	0	3	0	4	1	5	4	2	4
\$125,000-\$139,999	1	4	1	2	0	3	3	6	1	1	4	2	3	2	4	1	1	3
\$140,000-\$159,999	0	2	1	4	4	3	4	3	4	10	5	0	3	2	2	2	6	2
\$160,000-\$174,999	0	0	0	1	3	2	2	3	3	1	1	6	3	1	4	3	4	6
\$175,000 +	1	2	1	4	5	5	7	8	8	13	13	23	28	35	26	29	36	24
Total	28	30	18	29	33	29	37	39	27	38	39	46	58	45	50	48	55	41

Source: Geauga County Auditor's Office, 2008

Figure 3.15

Average Sale Price of Homes: 1990 – 2007
Newbury Township



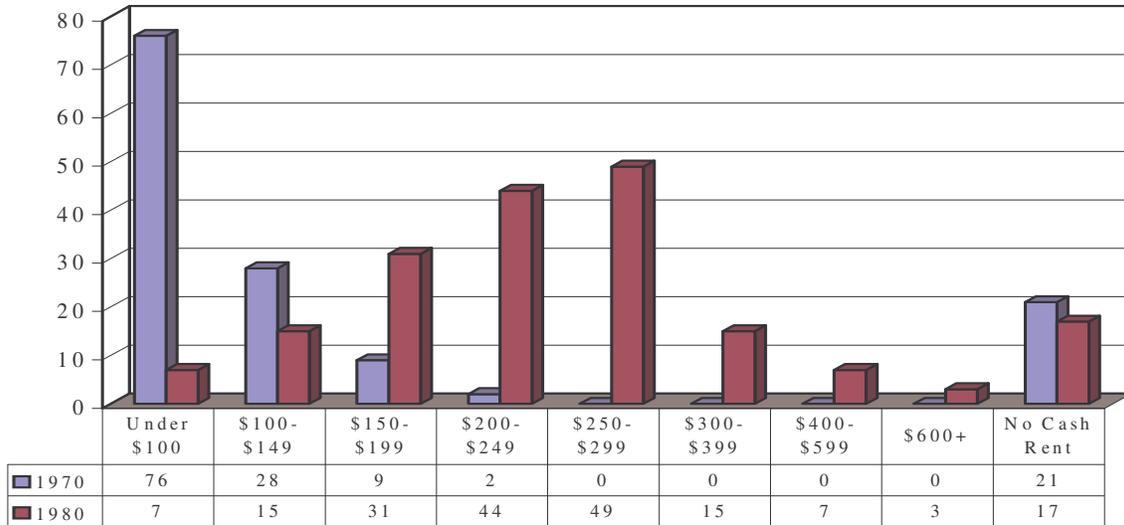
Source: Geauga County Auditor's Office, 2008

Contract Rent

Monthly rent increased between 1970 and 2000. In 1970, according to the Census, the highest percentage of renters paid \$60 to \$79 per month. In 1980, most were paying between \$250 to \$299. In 1990, the largest percentage of renters were paying between \$400 to \$449 monthly and by 2000 the majority were paying \$500 to \$749 per month (see Figures 3.16 and 3.17).

Figure 3.16

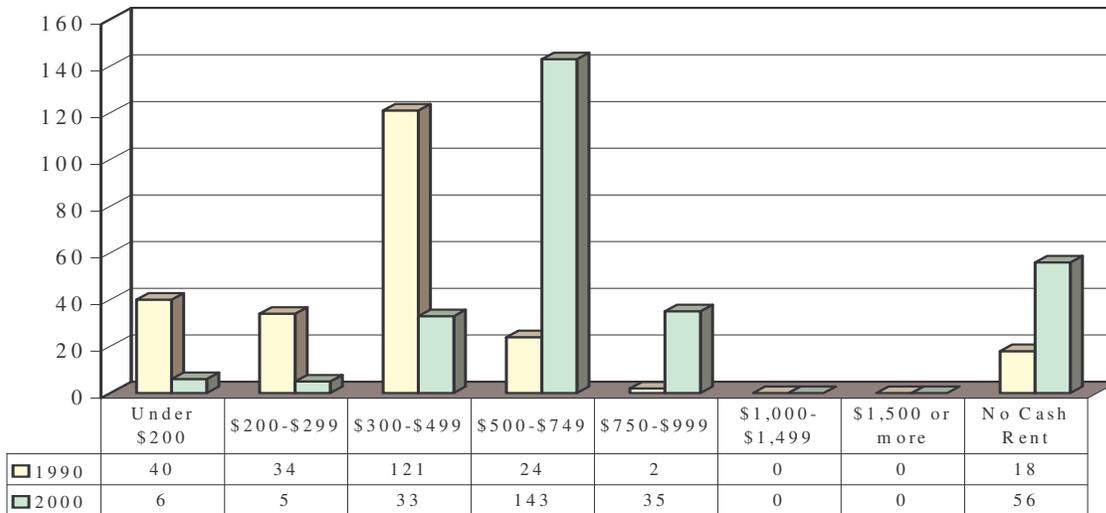
Monthly Contract Rent: 1970 and 1980
Newbury Township



Source: U.S. Census Bureau

Figure 3.17

Monthly Contract Rent: 1990 and 2000
Newbury Township



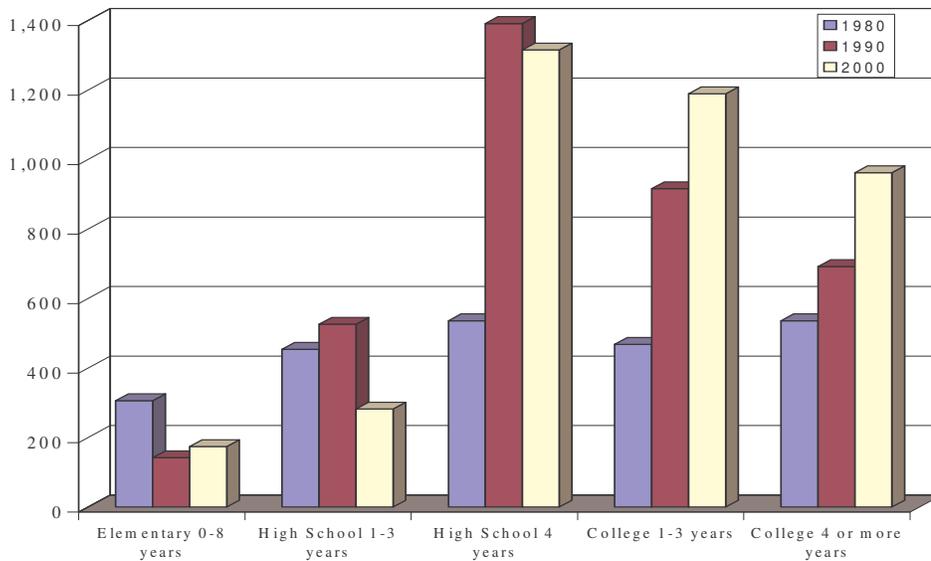
Source: U.S. Census Bureau

Educational Level

Figures 3.18 and 3.19 reveal information pertaining to the educational level of Newbury and county residents respectively from the 1980, 1990, and 2000 Census. In 1980, about 76% of the township's residents had a high school diploma. In 1990, this figure increased to 82% and rose to 88% by the year 2000. These figures are a close match to the county levels.

Figure 3.18

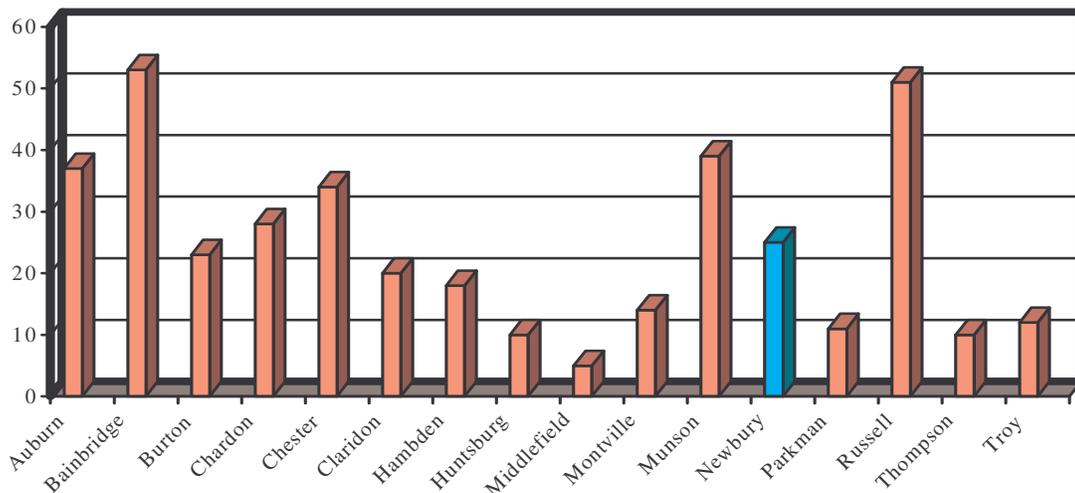
Years of School Completed (Persons >25 Years Old): 1980, 1990, and 2000
Newbury Township



Source: U.S. Census Bureau

Figure 3.19

Percentage of College Graduates (Persons >25 Years Old) by Township: 2000
Geauga County



Source: U.S. Census Bureau