year 2025

county & municipal

population & employment

forecasts

delaware valley regional planning commission

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Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency which provides continuing, comprehensive and coordinated planning for the orderly growth and development of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties as well as the City of Philadelphia in Pennsylvania and Burlington, Camden, Gloucester, and Mercer counties in New Jersey. The Commission is an advisory agency which divides its planning and service functions between the Office of the Executive Director, the Office of Public Affairs, and three line Divisions: Transportation Planning, Regional Planning, and Administration. DVRPC's mission is to emphasize technical assistance and services and to conduct high priority studies for member state and local governments, while determining and meeting the needs of the private sector.

The DVRPC logo is adapted from the official seal of the Commission and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole while the diagonal bar signifies the Delaware River flowing through it. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey. The logo combines these elements to depict the areas served by DVRPC.

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overview

Forecasts are an essential part of the Delaware Valley Regional Planning Commission's (DVRPC) planning program. As the federally-designated Metropolitan Planning Organization for the nine-county Philadelphia-Trenton-Camden Metropolitan Area, DVRPC is required to undertake and maintain a long-range comprehensive, coordinated and continuous (3C) transportation planning process with supporting land use, environmental and demographic planning activities. DVRPC periodically provides updated forecasts of population and jobs, as new data becomes available.

On June 24, 1999, the DVRPC Board adopted regional and county population and employment (jobs) forecasts for the years 2000, 2005, 2010, 2015, 2020 and 2025. On December 3, 1999 and February 24, 2000, the DVRPC Board adopted municipal-level forecasts for these years based on those county and regional totals. These forecasts serve to update and extend any regional, county or municipal forecasts previously adopted by the DVRPC Board.

What are Estimates, Projections and Forecasts?

While estimates, projections, forecasts and targets are all based on assumptions about past, current and future components of change, each has a distinct purpose. In general, an estimate refers to the current period when an actual census is not available. A projection, forecast or target, on the other hand, refers to a time in the future. Projections are based on statistical models that extrapolate past trends into the future. This process can be very complex or relatively simple depending on the data involved and the end use of the projected timeseries. Forecasts are based on both quantitative and qualitative information and analysis. Like projections, forecasts are usually based on a statistical model yet also include qualitative judgments about the future course of events. Lastly, targets are expressions of desirable or optimal future conditions and are considered goals to be achieved by policy intervention. DVRPC's policy is to provide its region with objective forecasts of the most likely future trends and states, based on available information. These forecasts are used both for current planning activities and to inform the long-range planning process, where policy targets may be defined.

The Need for Forecasts

Forecasting is an exploration of future states based on alternative assumptions about the future coupled with detailed information and knowledge about the past. A prudent mix of quantitative forecasting techniques and good judgment provides organizations with the foundation to make important decisions effectively. In fulfilling its advisory role to member counties and operating agencies, DVRPC strives to apply an objective view in all planning endeavors including population and employment forecasting. Toward this end, DVRPC utilizes a sound methodology to develop a most likely forecast scenario. This methodology includes the use of the best and most current data available, an exploration of likely future states, and review by member counties.

Why Revise Our Forecasts?

Since the world for which we plan for is constantly changing, it is necessary to update our forecasts based on the most current information available. DVRPC continually monitors regional population and employment changes. Periodically, DVRPC updates its long-term population and employment forecasts for the following three reasons:

- First, by doing so we maintain the appropriate long-range planning horizon of 20 to 25 years (required by TEA-21) by replacing and extending DVRPC's Year 2020 forecasts made in 1993.
- Second, our forecasts need to be current since they are used as inputs to our regional transportation model, which determines traffic volumes and is used in transportation improvement studies.
- Third, since our forecasts are an important part of both public and private sector[1] planning, it is important to regularly update them based on the most current information available.

How DVRPC Uses Its Forecasts

Population and employment forecasts play an important role in travel demand forecasting and analysis. In general, travel forecasting consists of the following six distinct phases:

1. Population and Employment Forecasting
   Forecast population and employment for the region.
2. Land Use Forecasts
   Map current land use and forecast future land use based on the availability of developable land, local zoning laws and land use policies. Allocate projected population, employment and land use to traffic analysis zones.
3. Trip Generation
   Based on the population, employment and land use, determine the number of future trips that will likely leave each Traffic Analysis Zone (TAZ).
4. Trip Distribution
   Allocate trips from each origin TAZ to possible destination zones.
5. Modal Split
   Estimate the proportion of travel between each origin-destination pair of zones for each type of trip (automobile, public transit, and alternative mode).
6. Traffic Assignments
   Assign trips to specific route segments that link up origin and destination zones.

Thus, population and employment forecasts are the cornerstone of transportation planning and analysis. These forecasts provide the foundation for many long-term transportation and comprehensive planning analyses.

[1] Last year DVRPC handled approximately 1,100 data requests from government, not-for-profit, and private sector organizations of which a significant portion involved requests for population and employment forecasts.

population forecasting

DVRPC uses a multi-step, multi-source methodology to produce its forecasts using the county as the forecast geography and treating the region and its municipalities as tabulation geographies[2]. DVRPC uses standard demographic methods along with the best, most current, demographic and economic information available at the regional, county and municipal level to develop its forecasts. Recently adopted[3] 1997 population estimates[4], based on 1990 Census information and current demographic and economic information, provide the baseline for the forecast revisions presented in this report. Once county population is determined, the regional tabulation simply consists of summing all nine county forecasts. County forecasts also serve as control totals for municipal forecasts. Municipal forecasts are based on an analysis of historical data trends adjusted to account for infrastructure availability, environmental constraints to development, local zoning policy and development proposals. Finally, we constrain our municipal population forecasts using density ceilings and floors based on municipal land use density changes experienced from 1970 to 1995. Member county and where necessary, municipal input is used throughout this process to derive most likely population forecasts for all geographic levels.

Forecasting Components of Population Change

Population change has six major components; births, deaths, domestic in-migration, domestic out-migration, international immigration, and changes in group quarters populations. Accurate forecasting requires the development of assumptions from which we can project each of these components. In general, our model uses both the cohort survival concept to age individuals from one age group to the next, and a modified Markov transition probability model based on recent U.S. Census Current Population Survey (CPS) research to determine the flow of individuals between our region and the outside world. For movement within the region, IRS migration data coupled with CPS data is used to determine migration rates between counties.

Forecasting Natural Increase or Decrease

DVRPC develops county forecasts through use of a cohort survival model based on age-sex-race[5] specific survival rates and age-race specific birth rates for 5-year age cohorts. We project these age specific rates at the county level to year 2025 based on trends found in historic vital statistics, secondary source projections[6] and assumptions about how the region's vital statistics will compare to national and state trends. Once developed, these projected life determinants are used to create county specific life tables. Life tables for 1997 to 2004 are based on recent historic birth and death rates for each county. Starting with the year 2005, however, the Social Security Administration's forecasts of birth and survival rates are applied to county specific historical data to generate county specific life tables at ten-year intervals out to the year 2025.

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[2] Regional level forecasts are derived by summing all nine county forecasts. Municipal level forecasts are derived by disaggregating the appropriate county forecast among its municipalities. Therefore, both regional and municipal level geographies are referred to as tabulation geographies while the county is referred to as the forecast or estimation geography.

[3] Adopted by the DVRPC Board July 23, 1998.

[4] See DVRPC Report # 98027 "1997 County and Municipal Population, Households, and Employment Estimates" (Aug 1998).

[5] For purposes of this analysis survival rates for race includes white and non-white only.

[6] The vital statistic trend analysis for all geographic levels includes approximately 15-20 years of information. Simple extrapolation techniques and the Social Security Administration's (middle series) birth and death rate projections inform our forecasts.

Group Quarters Populations

The cohort survival process is not applicable to populations living in group quarters facilities such as dormitories, military barracks, prisons and nursing homes. These populations are characterized by high turnover, and stable age-gender compositions. Estimates of military employment, prisons, group home, dormitory and nursing home trends are needed to forecast these populations properly. DVRPC relies on county planning offices to provide information on any known, expected or forecasted changes in group quarters population[7]. If member counties do not identify any changes, we assume that the group quarters population will not change over the forecasting period.

Migration (The Markov Model for Population Redistribution)[8]

Migration continues to play an important role in regional population change as changing preferences on where firms locate and people want to live shape the region. Unfortunately, this important aspect of population change is also the most difficult to forecast accurately. There are several sources of migration information each with drawbacks but when taken together represent a good measure of overall county migration rates. DVRPC uses a modified Markov model to forecast county migration. This modified Markov approach assumes the following:

1) the probabilities of movement between regions will vary by decade instead of never changing over time;

2) each age specific population cohort is homogeneous in the sense that each individual is governed by the same set of age probabilities;

3) the distribution of county household incomes found in the 1990 census is maintained throughout time and provides an appropriate relative measure to adjust age specific migration rates;

4) the age specific migration rate distribution found in Current Population Surveys[9] for the Northeast region of the United States provides a fair representation of the domestic in and out migration by age for our region;

5) the weighted distribution of age specific in-migration from each macro-region[10] of the United States to the northeast represents the migration rates for all non-regional domestic migrants;

6) IRS County-to-County migration data along with CPS and Census estimates together provide good proxies for the regional and non-regional rate and distribution of in and out migration by county.

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[7] DVRPC used the U.S. Census Bureau's estimate of group quarters populations for 1997 as a baseline.

[8] Plane, D.A., and Rogerson, P.A. 1994 and Isserman, A. 1993

[9] 1990-97 U.S. Census

[10] Here macro- region refers to regions such as the "Northeast", "Midwest", "West" and the "South".

DVRPC's population model has three components: intra and inter regional domestic migration and international migration.

- **Intra and Inter-Regional Domestic Migration**
  The Markov model uses the origin population to determine future levels of migration flow by measuring the changing population "at risk" of possibly becoming migrants. Future in and out migration for our region is forecast using macro-regional migration rates from U.S. Census Current Population Surveys for the northeast as a proxy. These flows are used to modify the traditional Markov model (which assumes fixed rates) and are applied at ten-year intervals. While many factors affect migration rates such as amenities, jobs, cost of living, and proximity to places of former residence, these factors are not explicitly modeled. Instead, these factors are implicitly accounted for through member county planning department review in forming final forecasts.

- **International Migration**
  Although international migration does not account for a significant portion of total regional population change currently, it is likely to become increasingly important over the forecast period and resemble the age distribution found in the Census Bureau's most recent Current Population Surveys.

Population Forecasts Operational Assumptions

All forecasts are based on a set of operational assumptions. The following provides a brief summary of the major assumptions used in deriving DVRPC's population forecasts.

1) Vital Statistics

a) *Fertility Rates*[11]: County age-race specific fertility rates were calculated using a weighted average of 2 times[12] the county fertility + U.S. fertility + appropriate state fertility rates from 1994. Based on the Social Security Administration's U.S. fertility forecasts, these rates were kept constant for the entire forecasting period. DVRPC used the weighted average of these figures to control for the relatively high variability these rates experience at the county level over time.

b) *Mortality Rates*[11]: County age-race-sex specific mortality rates were calculated using the four-year average mortality rate observed from 1992 to 1995[13]. This rate was then adjusted according to the Social Security Administration's middle (or most likely) forecast scenario for U.S death rates by age and sex for the forecast period.

2) Migration Rates

a) *Regional:* Using IRS county-to-county migration rates coupled with U.S. Census Current Population Survey migration data for the Northeast macro region, the aggregate flows and age-sex-race distribution of regional migrants were derived. IRS migration coverage varies by county throughout the United States with suburban counties having higher coverage than urban counties. In our region, the IRS coverage[14] rate varies from 67% in Philadelphia to the low 80s% in the suburban counties due to the concentration of poverty in Philadelphia and the

[11] Source: National Center for Health Statistics and the Department of Health for the States of New Jersey and Pennsylvania.
[12] With the exception of Philadelphia in which we used 3 times since the underlying race populations were large and have relatively low year to year variance.
[13] DVRPC uses four-year mortality rates to control for year to year variation.
[14] 1990 to 1996 IRS Data was used in this model.

fact that those with low or no income do not file tax returns regularly. To close this coverage gap we assume that:

(1) Those not captured have incomes less than $25,000 a year.
(2) Income is the main determinant of mobility in populations with less than $25,000 income.
(3) The Northeast macro region's mobility of those with less than< $25,000 of income is a good proxy for our region.

b) *Non-Regional:* Using the Northeast macro region of the United States as a proxy for the age-sex-race distribution of migrants and adjusted IRS migration flow data for aggregate flow calculations, non-regional migration was derived for our region.

c) *Migration Rate Changes Over the Forecast Period*

i) *Regional Out Migration Rates (ROMR):* All counties, with the exception of Philadelphia and Delaware, maintain a constant ROMR for the forecast period. Over the forecast period, Philadelphia's ROMR falls 30% since we believe that Philadelphia, like Detroit, Chicago, New York and Boston will eventually slow out migration and achieve a stable population, albeit significantly below its current population. Delaware County's ROMR falls 10.5% over the forecast period as fewer people move from Delaware to Chester due to Chester County's Landscapes Plan and Delaware's County's commitment to economic development.

ii) *Regional In-Migration Rates (RIMR):* Philadelphia maintains a constant RIMR for the entire forecast period while all other counties experience lower rates due to the affect of Philadelphia's lower ROMR. The migration interrelationships between all other counties are held constant for the forecast period with the exception of the relationship between Chester County and Delaware County in which Chester's in-migration from Delaware decreases.

iii) *Non-Regional Out-Migration (NROM):* NROM remains constant in Chester and decreases by 3.6% in Philadelphia as all other counties experience a decline of about 10% as these counties continue to add jobs throughout the forecast period and thus are able to hold on to more of their residents.

iv) *Non-Regional In-migration Rates (NRIM):* NRIM increases in all counties over the forecast period by 7%. The justification for this increase is based on the notion that as employment continues to grow and the population ages, there will be a decline in the number of people in the labor force relative to the number of jobs available. This situation will encourage people to move into the region for jobs.

v) *International Migration:* Over the past 25 years the United States economy has become more global as markets for its goods and services have grown into the far reaches of the globe and trade barriers have been either reduced or removed. Due to widespread globalization of all business and high-tech labor shortages in the U.S., we assume that the U.S. and thus our region's international migration will steadily increase over time. Specifically, we assume that international migration will grow in this region by an average annual rate of about 2.0%[15].

[15] The model assumes a constant distribution of international migration and based on the aggregate distribution found during the 1990 to 1997 period as recorded by the U.S. Census Bureau and the age-sex-race distribution estimated by the Census Bureau.

employment forecasting

Employment is influenced by local, national and global political and socio-economic factors that are difficult to predict. Due to these factors, employment exhibits far greater variation than the components of population change and is therefore relatively more difficult to estimate, project and forecast. With the globalization of trade and market capitalism, however, new interdependencies are being developed that should eventually moderate future economic cycles. The U.S. economy, increasingly concentrated in the broadly defined service sector, is becoming more globalized due to trade agreements and the rise of multinational companies. Consequently, basic industries at the national, state and local level are less reliant on domestic consumers. Similarly, our region's economy is experiencing rapid nationalization and globalization due to changes in communications, variations in state and local business environments, international policy and the opening of new foreign markets. Despite the uncertainty associated with any long-term forecast of regional employment, it is important to inform long range planning with an analysis of the most likely employment future for our region.

The Bureau of Economic Analysis provides the most complete, consistent, timeseries data on county employment by sector (spanning from 1969 to 1996 at the time of our forecasting) and thus serves as our primary data source for employment forecasting. Other supplemental sources of data include, U.S. Census, Dun & Bradstreet, BLS monthly employment, ES 202 (covered employment), Occupational Privilege Tax data and other public and private sector forecasts[16]. In addition to governmental and private sector secondary data, DVRPC staff regularly hosts and attends regional economic roundtables where local and national economists offer their current views about the course of the economy. For the purpose of this analysis we use 1997 DVRPC employment estimates[17] as our numeric base from which we create forecasts using a combination of the rates of change found in the above data sources.

While many econometric models exist for forecasting future employment they perform best when used for national or macro-regional short-term (less than five year) forecasting. To avoid unnecessary complication, a simpler model was used for our forecasting purposes, the OBERS[18] shift-share model in combination with Woods and Poole Economics' sectoral forecasts. As in the population forecasts, county level total employment is used as a control for sector distribution and sub-county forecasts. Using the OBERS model, an area's historic percentage share of the regional employment total for a given industry is analyzed by fitting the least squares regression line to the logarithm of percentage shares versus the log of time. Here the logarithm of time is used to temper rapid positive or negative changes. State level forecasts to 2025 serve as controls for resulting county forecasts. The county forecasts are then broken into sectoral distributions based on Woods & Poole Economics' forecasts of county sectoral shares. Then the rates of change identified are applied to DVRPC's 1997 estimates to derive future forecasts which are then reviewed by DVRPC staff and member counties for final adjustments based on local knowledge.

[16] Including Woods & Poole Economics CEDDS 1998

[17] DVRPC's 1997 Estimates are beased on the 1990 Census of Transportation Planning Package, otherwise known as the journy to work file. See Report # 98027 "1997 County and Municipal Population, Household, and Employment Estimates" (Aug 1998).

[18] OBERS shift-share model was developed by a research group drawn form the Office of Business Economics (now the Bureau of Economic Analysis) and the Economic Research Service of the U.S. Department of Commerce.

Employment Forecasts Operational Assumptions

All forecasts are based on a set of operational assumptions. The following provides a brief summary of the major assumptions used in deriving the employment forecasts.

- **Inter-Regional Employment Assumptions**

    1) We assume that using Woods & Poole's State level forecasts in our OBERS model provides an accurate picture of the relationship of the states to each Macro Region of the Country.

    2) The OBERS methodology captures the changing relationship of our region with the States of Pennsylvania and New Jersey and through them the United States as a whole.

    3) The shift-share relationship between the counties and the employment of their respective States explains how each county relates to the States' employment growth or decline.

    4) The number of non-regional workers will grow from about 5.0% of total participating labor force in 1990 to 9.4% by 2025, as the region's available labor force constrains job growth. Growth in non-regional workers will account for approximately 40% of the growth needed to satisfy labor force demand. The remaining ~60% will come from reduced, non-regional out-migration, increased non-regional in-migration and increased international migration (see Population Forecasting Section) along with more multiple job holders and higher participation rates.

- **Intra-Regional Employment Assumptions**

    1) Woods & Poole's county-sector employment distribution forecasts applied to our regional employment growth forecasts provides an accurate representation of the likely differential employment growth or decline by county and sector.

    2) Labor Force participation rates derived from a combination of DVRPC's population forecasts and our forecasts for age-sex-race specific participation rates provides an appropriate limiting factor to employment growth for the region as a whole.

municipal population & employment forecasting

Unlike county level forecasts, municipal civil division (MCD) forecasts are bound to their county's control total. Thus, all MCDs are influenced by the changes experienced at the county level. Due to the lack of data on inter-municipal migration or local fertility – mortality rates and the inherently high variability of population and employment at the municipal level, the county level forecast methodology cannot be used at the municipal level. Instead, we use a combination disaggregation - forecasting method. This method calls for a historic ratio trend - step down disaggregation constrained by available land and density change ceilings and floors. All municipal forecasts are subject to a detailed internal review in which DVRPC's regional perspective along with a realistic assessment of the extent to which the adopted regional land use plan will be implemented are incorporated to adjust forecasts. Final forecast adjustments are based on a municipal survey completed by member counties and final review by member county staff. This process ensures that member county municipal knowledge is incorporated in all forecasts. In many cases the county planning offices provided outreach to individual municipalities for more detailed and timely information.

Using county level forecasts as control totals, we disaggregate total employment and population to form municipal level forecasts. A shift-share analysis[19] is used, considering historical data projections, ratio trends and density ceilings or floors, adjusted to account for infrastructure availability, environmental constraints to development, local zoning policy and development proposals. Finally, the forecasts are adjusted using density ceilings and floors based on municipal land use density changes experienced from 1970 to 1995 along with labor force constraints derived from the regional population forecasts. This model, along with county and if necessary, municipal input is used to derive employment (jobs) and population forecasts for each MCD. Employment sector SIC forecasts were not developed for municipalities due to the lack of information and the uncertainty involved at this level of analysis.

MCD Forecasts

DVRPC's MCD forecast model uses historic municipal data to compare municipal average annual change with county average annual change for the periods 1970 to 1980, 1980 to 1990 and 1990 to 1997 for both employment and population. Through this comparison we derive the "MCD Influence", the portion of

Table 1
MCD Influence Calculation Example

Time Period	Chg County A	Chg MCD Z	MCD Z Influence Calculation
1970 to 1980	1%	2%	2% - 1% = 1%
1980 to 1990	2%	4%	4% - 2% = 2%
1990 to 1997	1%	2%	2% - 1% = 1%

change attributable to the MCD rather than the county. An MCD Influence factor is calculated by subtracting the annual average growth rate of the county in which the

[19] Using the distribution found in DVRPC's 1997 county employment estimates as a baseline.

MCD resides from the MCD's average annual growth rate for a given time period (see Table 1). The MCD Influence is added to the County's forecasted change rate[20] to derive the MCD change forecast for that period. The following time period weights were used in the model to derive the forecasts (see Table 2). These weights attribute the greatest influence to current trends for short term forecasts, with that influence decreasing over time to account for the variation experienced during the past 30 years.

Table 2
Time Period Weights Used (TPW)

	Forecast Period		
Time Period	1997 to 2005	2006 to 2015	2016 to 2025
1970 to 1980	10%	10%	10%
1980 to 1990	10%	20%	30%
1990 to 1997	80%	70%	60%

For example, a 1997 to 2005 annual average change rate forecast for MCD Z is calculated as follows:

Given that:
MCD Influence Factor = MCDI
MCD Average Annual Growth Rate = MCDGR
Time Period Weight = TPW
MCD Influence Factors = 1970 to 80 = 1%, 1980 to 90 = 2% and 1990 to 97 = 1%
FMCD = Forecast MCD

$MCDI_{9705} = (MCDGR_{7080} * TPW_{7080}) + (MCDGR_{8090} * TPW_{8090}) + (MCDGR_{9097} * TPW_{9097})$

Therefore:

$MCDI_{9705} = (.1 * .01)+(.1*.02)+(.8*.01)= .011$ or 1.1% for the period 1997 to 2005.

1.1% is the weighted annual average change influence for MCD Z. Assuming, that County A is forecast to decline by an annual average of 1% between 1997 to 2005 we forecast the MCD as follows:

$FMCD_{Z9705}$ = County A average annual growth forecast + MCD Z Influence

In this case MCD Z Forecast is:

$FMCD_{Z9705} = -1\% + 1.1\% = .1\%$

Therefore, due to its strong influence factor, MCD Z will continue to grow despite an overall decline at the county level. At this stage, the forecast is called a "raw forecast".

[20] DVRPC's County Forecasts (June 24, 1999)

DVRPC refines raw forecasts by dividing the region's municipalities into four groups based on an analysis of the distribution of 1997 population and employment densities (see Table 3).

Table 3
Density Categories
Persons or jobs per square mile 1997

Category	Population	Jobs
Rural	< 493	< 53
Exurban	493 to 1,565	53 to 349
Suburban	1566 to 3,812	350 to 1,170
Urban	Over 3,812	Over 1,170

Then the distribution of density changes from 1970 to 1997 were examined to create upper and lower (density ceilings and floors) limits for each category of municipality (see Table 4). To reduce extremely high or low-density changes only those changes within plus or minus .7 standard deviations were accepted. Raw forecasts that violate the density ceiling or floor change limits for its category are adjusted up or downward until they are equal to the appropriate density floor or ceiling. Then, based on a detailed analysis of municipal land use change from 1970 to 1995, DVRPC derives MCD specific land consumption rates for population and employment change and verifies that each municipality has enough available land to accommodate forecasted growth.

Table 4
Density Ceiling and Floor Change Limits
Persons or jobs per square mile 10 year change

MCD Category	Population Ceiling	Population Floor	Employment Ceiling	Employment Floor
Rural	127	3	39	-5
Exurban	321	-5	199	4
Suburban	276	-139	590	-27
Urban	84	-751	1,226	-332

County and DVRPC Staff Review

After raw forecasts are controlled for land availability and density change limits, member county and DVRPC staff collaboratively adjust MCD forecasts based on knowledge of local trends and conditions and a realistic assessment of the extent to which public policy actions, to manage or spur growth, will influence development patterns.

Final Balancing

When final adjustments (internal and member county) are made to MCD forecasts, any difference, either positive or negative, between the sum total of the municipal forecasts and the county control are reassigned to all of the municipalities on a weighted basis to maintain county control totals.

population forecasts summary

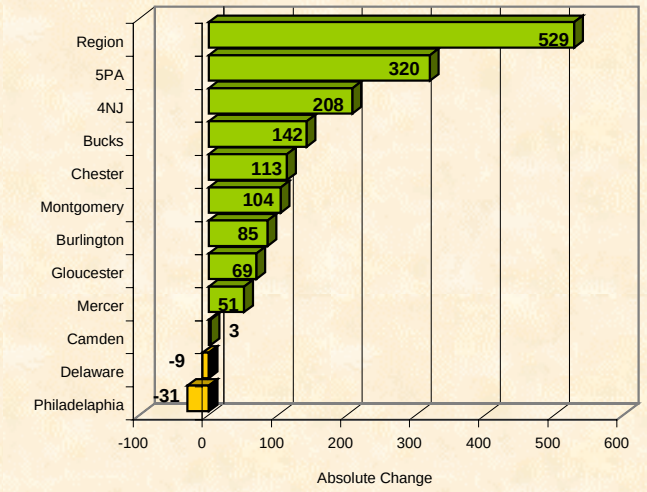
Over the past 50 years, the Delaware Valley has experienced a rapid decentralization of population. Prior to World War II, transportation constraints together with socio-economic factors fostered a clustering of population in the region's cities and towns. The rapid increase in automobile ownership during the postwar years greatly reduced the time costs associated with commuting to the region's core employment centers and enabled people to move further into the suburbs. This trend along with the decentralization of employment has and will continue to enable the region's suburban counties to grow more quickly than its urban counties (see Table 5). Despite its slow growth rate (.38% annual average), the region will still add over 529,000 people in the next two and a half decades bringing the region's population to over 5.9 million for the first time. Although the New Jersey portion of the region is expected to continue its 90 year trend of growing more rapidly than its Pennsylvania counter part, its growth rate will continue to converge with the five county Pennsylvania sub-region as it has since 1980. The average annual percent change (excluding Philadelphia) in county population has decreased greatly over the past 40 years and is forecast to continue its decline for the next 25 years. All counties are expected to experience less than one percent average annual growth from 2000 to 2025 (see Table 5). The region's most densely populated county, Philadelphia, is forecast to continue its population decline until 2010 or so and then recover slightly. The region's other densely populated counties Delaware and Camden are expected to roughly maintain their current populations over the forecast period as inner ring suburbs lose favor to new development in the suburbs and exurban areas of the region.

Table 5
Population by County and Region (000)s

County Name	Year 1960	1970	1980	1990	2000	2010	2020	2025	% Ann Avg Change 1960 to 1980	1980 to 2000	2000 to 2025
Burlington	225	323	363	395	428	458	495	513	2.44	0.83	0.73
Camden	392	456	472	503	511	513	515	514	0.93	0.40	0.02
Gloucester	135	173	200	230	254	279	308	323	1.98	1.20	0.97
Mercer	266	304	308	326	340	356	378	391	0.74	0.50	0.56
NJ Sub Total	1,018	1,256	1,342	1,454	1,532	1,606	1,696	1,740	1.39	0.66	0.51
Bucks	309	415	479	541	606	664	722	748	2.22	1.18	0.85
Chester	211	278	317	376	434	482	527	547	2.06	1.58	0.93
Delaware	553	600	555	548	549	546	542	540	0.02	-0.05	-0.07
Montgomery	517	624	644	678	731	778	817	835	1.10	0.64	0.53
Philadelphia*	2,003	1,949	1,688	1,645	1,531	1,485	1,515	1,500	-0.85	-0.49	-0.08
PA Sub Total	3,592	3,866	3,683	3,788	3,850	3,955	4,124	4,170	0.13	0.22	0.32
Reg Total	4,609	5,122	5,025	5,242	5,382	5,561	5,820	5,911	0.43	0.34	0.38

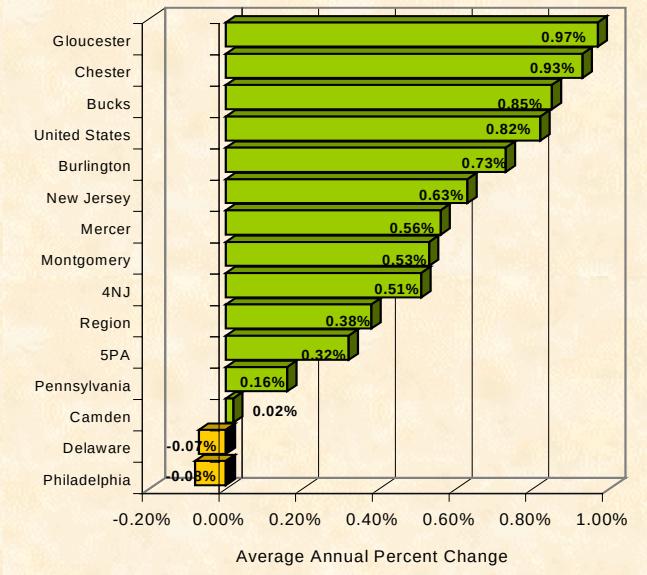
Sources: U.S. Census Bureau 1960, 70, 80, 90 and DVRPC forecasts 00, 10, 20 and 25
* The City of Philadelphia has challenged the results of the 1990 Census, contending that the final count of 1,585,577 did not include at least 60,000 residents. Therefore, DVRPC has adjusted the 1990 Census figures to correct for the estimated undercount. All forecasts presented in this report use this adjusted number as a data point.

Figure 1
Population Change by County & Region 2000 to 2025 (000s)



Source: DVPRC forecasts (June 24, 1999)

Figure 2
Population Change by County, Region & State 2000 to 2025



Source: DVRPC forecasts (June 24, 1999) for Nine county region, Census Bureau Middle Series forecasts for PA, NJ and U.S (1999)

In terms of absolute change, the region will add approximately 529,000 new residents by 2025. The majority of these new residents (60%) will reside in the region's Pennsylvania counties (see Figure 1). Bucks County will account for 44% (142,000) of the net population gain in the 5PA[21] sub-region and roughly 27% of the total net regional population change for the period. Philadelphia and Delaware counties are forecast to decline slightly with Camden essentially holding constant. Suburban counties will continue to gain people at a faster rate than the region's urban counties. Together, Bucks and Chester will account for 48% of total net regional growth over the period. On the New Jersey side of the region, Burlington and Gloucester will lead the 4NJ sub-region, gaining 85,000 and 69,000 people respectively. These two counties account for 74% of the 4-NJ sub-regional net total and 29% of net regional growth.

Weighed down by its declining and slow growing urban centers, the region's population will grow on average by only .38% per year over the next 25 years (see Figure 2). Although most of our counties are expected to grow faster than the State of Pennsylvania, only four will outpace the State of New Jersey and all but three will grow more slowly than the United States annual average growth rate of .82% (see Figure 2). Gloucester and Chester counties will lead the region in terms of annual average growth rate, with .97% and .93% average annual growth respectively. Not surprisingly, the 4NJ sub-region will grow about 1.6 times faster than the 5PA region.

[21] The 5PA Sub-region includes the five Pennsylvania counties of Bucks, Chester, Delaware, Montgomery and Philadelphia. 4NJ Sub-Region includes the four New Jersey counties of Burlington, Camden, Gloucester and Mercer.

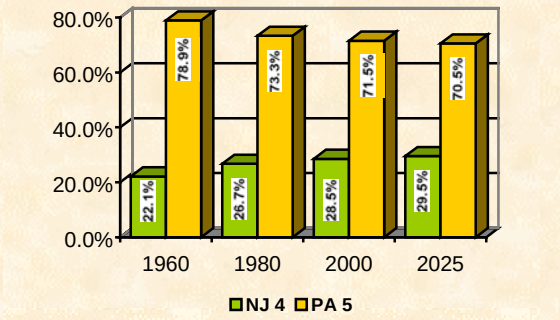
The continued differential growth rate experienced by the region's suburban and urban areas has and will continue to change the makeup of the region over the next 25 years. For example, in 1960 over 43% of the region's residents lived in Philadelphia County. Today less than 30% do and by 2025 only 25% are expected to reside in Philadelphia (see Table 6). Similarly, the region's most densely populated suburban counties, Delaware and Camden, have not only lost share of total regional population but also dropped in terms of rank. Delaware is forecast to fall from second to fourth as fast growing Chester, Bucks and Montgomery counties account for a greater share of regional population. Likewise, Camden County will drop from fourth to sixth. Despite Camden's decline in regional rank, however, its contribution to total regional population remains roughly the same. Although none of the four New Jersey counties increase their contribution rank over the next 25 years, all increase their contribution to the regional population. Consequently, our 4NJ sub-region will account for over 29% of total population by 2025 (see Figure 3).

Table 6
Contribution to Regional Population by County

County	1960	County	1980	County	2000	County	2025
Phila	43.4%	Phila	33.6%	Phila*	28.4%	Phila*	25.4%
Del	12.0%	Mont	12.8%	Mont	13.6%	Mont	14.1%
Mont	11.2%	Del	11.0%	Buc	11.3%	Buc	12.7%
Cam	8.5%	Buc	9.5%	Del	10.2%	Che	9.3%
Buc	6.7%	Cam	9.4%	Cam	9.5%	Del	9.1%
Mer	5.8%	Bur	7.2%	Che	8.1%	Cam	8.7%
Bur	4.9%	Che	6.3%	Bur	8.0%	Bur	8.7%
Che	4.6%	Mer	6.1%	Mer	6.3%	Mer	6.6%
Glo	2.9%	Glo	4.0%	Glo	4.7%	Glo	5.5%

Sources: U.S. Census 1960 and 1980, DVRPC Forecast 00 and 25 (June 4,1999)
*Forecasts based on an undercount adjusted 1990 population for Philadelphia.

Figure 3
Contribution to Regional Population by Sub-Region



Sources: DVRPC forecasts 2025 (June 24, 1999) and U.S. Census 1960 and 1980 data

The Dynamics of Population Change

Two important sub-trends take shape over the next 25 years primarily due to the aging of the "baby boom" generation. The first is the significant loss of prime working age[22] population (those ages 25 to 50) and the second is the rapidly growing elderly population. A region's human capital is vital to its economic composition and health. While human capital has many attributes, which together determine its quality, traditionally it has been important that a region have an increasing quantity of human resources available to foster economic growth (e.g. more jobs). One measure of a growing economy is an increasing number of jobs. The need for job growth is driven primarily by labor force participation rate increases and population growth. Unlike times in the past, regional population growth is expected to be slow and thus will not require rapid job growth to maintain a highly employed workforce (see Employment Section of this report for more detail). Overall, the nine county region is forecast to lose 6.3% (~123,000) of its prime working age population. Particularly harsh loses, -17% (~72,000), will occur in the age cohort where peak productivity is thought to be achieved, those 40 to 44 (see Table 7). These losses, however, will not be spread evenly throughout the region (see Tables 8, 9). Instead, all of the net loss of prime working age population will occur in the 5PA sub-region due to out migration disparities. The 4NJ sub-region will gain just under 4,000 and thus barely maintains its current level (see Appendix A for DVPRC's population by age and county forecasts).

Table 7
Non-Group Quarter Population by Age
Nine County Region

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Chg 00to25	% Chg 00to25
Under 5	357,379	360,736	352,471	347,096	354,598	365,759	368,450	7,713	2.1%
5to9	382,282	364,379	358,158	353,075	350,799	358,928	368,249	3,870	1.1%
10to14	356,930	368,362	360,238	355,587	353,232	350,146	356,636	-11,726	-3.2%
15to19	339,218	346,676	365,170	359,015	357,082	354,381	349,667	2,992	0.9%
20to24	317,728	326,898	345,365	367,781	368,059	365,144	358,606	31,708	9.7%
25to29	369,234	336,692	328,691	351,418	379,698	379,921	373,363	36,671	10.9%
30to34	399,927	378,441	335,421	331,395	358,657	387,030	384,418	5,977	1.6%
35to39	441,826	412,797	374,639	334,540	333,773	360,787	387,067	-25,730	-6.2%
40to44	421,071	425,407	402,126	366,535	329,962	328,420	353,130	-72,277	-17.0%
45to49	364,007	391,745	415,947	395,246	361,966	326,250	323,667	-68,078	-17.4%
50to54	293,926	330,487	382,781	408,374	389,283	357,800	321,915	-8,572	-2.6%
55to59	231,071	260,975	317,024	369,515	395,378	378,071	346,700	85,725	32.8%
60to64	197,568	208,138	243,970	298,855	349,028	375,671	358,897	150,759	72.4%
65to69	204,535	189,834	190,310	224,917	276,202	324,513	348,905	159,071	83.8%
70to74	183,382	180,397	165,847	167,233	197,999	244,509	286,907	106,510	59.0%
75to79	148,867	149,516	147,591	136,429	137,770	164,657	203,271	53,755	36.0%
80to84	97,490	105,016	110,591	110,181	101,919	104,317	124,352	19,336	18.4%
Over85	80,706	94,200	114,541	129,203	136,031	135,760	136,892	42,692	45.3%
25to50	1,996,065	1,945,081	1,856,823	1,779,134	1,764,055	1,782,408	1,821,645	-123,436	-6.3%
Total	5,187,145	5,230,697	5,310,880	5,406,394	5,531,436	5,662,062	5,751,093	520,397	9.9%

Source: DVRPC 1997 Estimates (July 23, 1998) and Forecasts 2000 to 2025 (June 24, 1999)
Note: Includes Philadlephia undercount estimate

[22] Prime working age is defined as the age cohorts from 25 to 50. These cohorts are considered prime since they exhibit the highest labor force participation rates and productivity.

Table 8
Non-Group Quarter Population by Age
New Jersey 4 County Region

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Chg 00to25	% Chg 00to25
Under 5	107,507	101,026	95,585	97,760	102,292	105,286	105,401	4,376	4.3%
5to9	119,769	112,677	101,515	96,824	99,030	104,548	107,597	-5,079	-4.5%
10to14	106,023	113,946	112,158	101,450	96,795	99,584	105,141	-8,805	-7.7%
15to19	98,633	102,900	113,663	112,445	101,774	97,868	100,701	-2,199	-2.1%
20to24	87,615	94,241	102,917	115,242	114,081	105,471	101,681	7,441	7.9%
25to29	92,121	89,846	94,921	105,315	117,627	118,693	110,205	20,358	22.7%
30to34	119,741	103,379	90,209	96,573	106,929	120,883	122,019	18,640	18.0%
35to39	132,659	124,771	103,326	90,962	97,310	108,541	122,454	-2,318	-1.9%
40to44	120,079	126,206	122,488	101,925	89,701	96,742	107,899	-18,307	-14.5%
45to49	100,277	110,983	124,138	121,087	100,806	89,439	96,404	-14,579	-13.1%
50to54	84,689	92,811	108,679	122,209	119,201	100,091	88,922	-3,889	-4.2%
55to59	64,390	74,883	89,731	105,561	118,694	116,369	97,742	22,859	30.5%
60to64	53,331	57,815	70,738	85,151	100,164	113,258	111,025	53,210	92.0%
65to69	53,267	50,601	52,932	65,326	78,640	93,310	105,465	54,864	108.4%
70to74	46,199	46,482	44,323	46,575	57,422	69,612	82,526	36,044	77.5%
75to79	36,394	37,229	37,979	36,421	38,226	47,638	57,737	20,508	55.1%
80to84	22,243	24,931	27,327	28,193	26,988	28,788	35,783	10,852	43.5%
Over85	18,768	21,573	26,457	30,640	33,207	34,184	35,759	14,186	65.8%
25to50	564,878	555,186	535,082	515,862	512,372	534298	558,980	3,794	0.7%
Total	1,463,707	1,486,300	1,519,087	1,559,658	1,598,886	1,650,307	1,694,461	208,161	14.0%

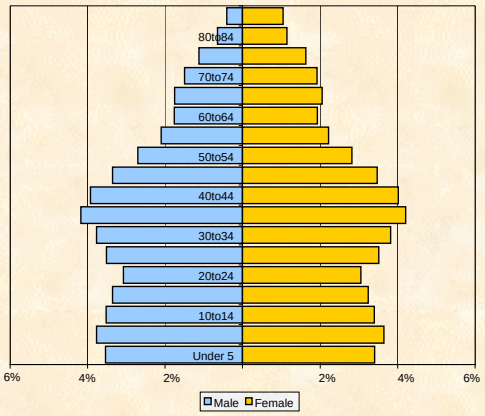
Source: DVRPC 1997 Estimates (July 23, 1998) and Forecasts 2000 to 2025 (June 24, 1999)

Table 9
Non-Group Quarter Population by Age
Pennsylvania 5 County Region

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Chg 00to25	% Chg 00to25
Under 5	249,872	259,711	256,886	249,336	252,306	260,473	263,048	3,338	1.3%
5to9	262,512	251,702	256,642	256,251	251,769	254,381	260,652	8,949	3.6%
10to14	250,907	254,416	248,080	254,137	256,437	250,562	251,495	-2,921	-1.1%
15to19	240,584	243,776	251,507	246,570	255,309	256,512	248,966	5,190	2.1%
20to24	230,113	232,657	242,448	252,539	253,978	259,673	256,925	24,268	10.4%
25to29	277,112	246,846	233,771	246,103	262,071	261,228	263,159	16,313	6.6%
30to34	280,186	275,062	245,212	234,823	251,727	266,147	262,399	-12,662	-4.6%
35to39	309,167	288,026	271,312	243,577	236,463	252,246	264,613	-23,412	-8.1%
40to44	300,992	299,201	279,638	264,610	240,262	231,677	245,231	-53,970	-18.0%
45to49	263,730	280,761	291,809	274,159	261,160	236,811	227,263	-53,499	-19.1%
50to54	209,237	237,676	274,102	286,165	270,082	257,708	232,993	-4,683	-2.0%
55to59	166,681	186,093	227,293	263,954	276,684	261,701	248,958	62,866	33.8%
60to64	144,237	150,323	173,231	213,704	248,864	262,412	247,872	97,549	64.9%
65to69	151,268	139,233	137,378	159,592	197,562	231,203	243,440	104,206	74.8%
70to74	137,184	133,915	121,525	120,658	140,577	174,897	204,381	70,466	52.6%
75to79	112,472	112,287	109,612	100,008	99,543	117,019	145,534	33,247	29.6%
80to84	75,246	80,085	83,265	81,988	74,931	75,528	88,570	8,485	10.6%
Over85	61,937	72,628	88,084	98,563	102,824	101,576	101,134	28,506	39.2%
25to50	1,431,187	1,389,895	1,321,741	1,263,272	1,251,683	1,248,110	1,262,665	-127,230	-9.2%
Total	3,723,438	3,744,397	3,791,793	3,846,736	3,932,550	4,011,755	4,056,633	312,236	8.3%

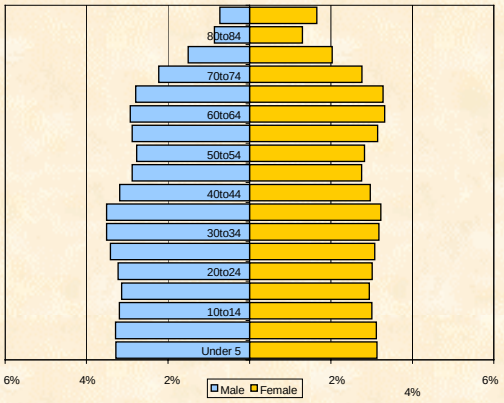
Source: DVRPC 1997 Estimates (July 23, 1998) and Forecasts 2000 to 2025 (June 24, 1999)
Note: Includes Philadelphia undercount estimate.

Figure 4
Non-Group Quarter Population Age Pyramid
Nine County Region 1997



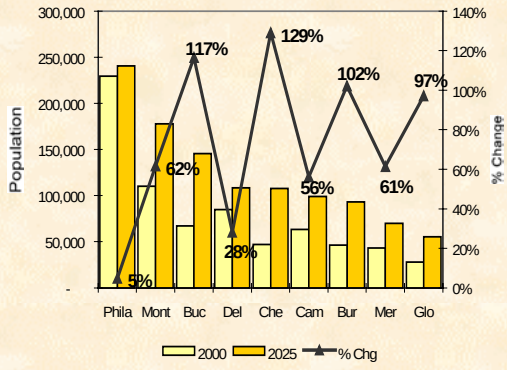
Source: DVRPC's 1997 Estimates (July 23, 1998)

Figure 5
Non-Group Quarter Population Age Pyramid
Nine County Region 2025



Source: DVRPC's Forecast (June 24, 1999)

Figure 6
Elderly Population Change 2000 to 2025



Source: DVRPC Forecasts (June 24, 1999)

The Region's elderly population is expected to grow quickly over the next 25 years as the baby boom generation enters its elderly years. This age progression along with near replacement level fertility will dramatically reshape the age composition of our region. Figures 4 and 5 depict this change well. Notice that over the twenty–eight year period between 1997 and 2025 the region's pyramid becomes more rectangular. This indicates a slow or no growth population since the percentage of children in the population is similar to other age groups. Faster growing populations have large young populations that therefore continue to foster population growth when they reach reproductive age. Advancements in health care and increased labor force participation among women have contributed to declining mortality and fertility rates which should yield a slower growing, near stable, population for the region over the next 25 years. This regional trend mimics national trends.

With an expected increase of 58% in the elderly population since 1990, the Delaware Valley will be home to over 1.1 million people age 65 and older by 2025. Similar to national trends, almost one in five of the region's residents will be over the age of 64, up from its current 13%. Here we find that the baby boom generation that charged into the region's suburbs in the 1980s and 1990s are forecasted to age in place, thus greatly increasing the elderly population in the suburbs (see Figure 6). Although Philadelphia will continue to have the largest elderly population in 2025 (increasing about 5% to 240,725), its contribution to the region's total elderly population will fall drastically from roughly 32% in 2000 to about 22% by 2025. Three counties, Bucks, Delaware and Chester are forecast to join Philadelphia and Montgomery counties by surpassing 100,000 elderly residents by 2025, growing by 117%, 28% and 129% respectively (Figure 6). Moreover, Chester, Bucks, Burlington, and Gloucester are forecast to double their elderly population over the 25-year period (see Figure 6). Since most future elderly are forecast to live

in the suburbs at densities unlikely to support a viable transit system, our region's elderly will increasingly rely on the automobile. By 2030, almost 20% of all driver mileage is projected to be attributable to elderly drivers. Given current land use trends and the baby boom's lifestyle preferences, tomorrow's senior citizens are likely to be even more reliant on the car for transportation.[23] Table 10 provides a breakdown of the forecasts for elderly age groups. Notice the dramatic rise in extremely elderly, from 94,200 in 2000 to 136,892 in 2025. All categories of elderly continue to rise steadily until the year 2020, thereafter the near elderly cohort begins to lose people as the baby bust generation[24] becomes elderly. Despite this downturn in the near elderly cohort, the total elderly population (all those over 54) continues

Table 10
Elderly Population Nine County Region
Note: 1970, 80 and 90 data based on total population
DVRPC 1997 to 2025 forecasts based on non-group quarter population only (adjusted for Philadelphia 1990 undercount)

Age	1970	1980	1990	2000	2010	2020	2025
55to59	266,411	292,518	231,390	260,975	369,515	378,071	346,700
60to64	222,983	248,806	241,417	208,138	298,855	375,671	358,897
65to69	176,164	204,407	231,443	189,834	224,917	324,513	348,905
70to74	138,808	155,543	181,409	180,397	167,233	244,509	286,907
75to79	95,215	109,149	134,348	149,516	136,429	164,657	203,271
80to84	54,342	68,462	84,497	105,016	110,181	104,317	124,352
Over85	34,249	49,832	66,200	94,200	129,203	135,760	136,892
Percent of Total							
55to59	5.2%	5.8%	4.5%	5.0%	6.8%	6.7%	6.0%
60to64	4.4%	5.0%	4.7%	4.0%	5.5%	6.6%	6.2%
65to69	3.4%	4.1%	4.5%	3.6%	4.2%	5.7%	6.1%
70to74	2.7%	3.1%	3.5%	3.4%	3.1%	4.3%	5.0%
75to79	1.9%	2.2%	2.6%	2.9%	2.5%	2.9%	3.5%
80to84	1.1%	1.4%	1.6%	2.0%	2.0%	1.8%	2.2%
Over85	0.7%	1.0%	1.3%	1.8%	2.4%	2.4%	2.4%
Population Group							
Near Elderly 55 to 64	489,394	541,324	472,807	469,114	668,370	753,741	705,597
Elderly 65+	498,778	587,393	697,897	718,964	767,963	973,756	1,100,328
Very Elderly 75+	183,806	227,443	285,045	348,733	375,812	404,733	464,516
Extremely Elderly 85+	34,249	49,832	66,200	94,200	129,203	135,760	136,892
All Elderly 55+	988,172	1,128,717	1,170,704	1,188,077	1,436,333	1,727,497	1,805,925
Total Population (All Ages)	5,121,882	5,024,671	5,182,705	5,230,697	5,406,394	5,662,062	5,751,093
Percent of Population							
Near Elderly(55 to 64)	9.6%	10.8%	9.1%	9.0%	12.4%	13.3%	12.3%
Elderly (65+)	9.7%	11.7%	13.5%	13.7%	14.2%	17.2%	19.1%
Very Elderly (75+)	3.6%	4.5%	5.5%	6.7%	7.0%	7.1%	8.1%
Extremely Elderly (85+)	0.7%	1.0%	1.3%	1.8%	2.4%	2.4%	2.4%
All Elderly (55+)	19.3%	22.5%	22.6%	22.7%	26.6%	30.5%	31.4%

Sources: US. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June, 24 1999)

to rise due to longer life expectances and the large size of the baby boom cohorts[25]. Note, however, that while the entire baby boom generation has reached its elderly years by 2025 it has yet to penetrate the oldest category, those over 84. Therefore, the region's near stable (between 2020 and 2025) extremely elderly population will likely explode once the boomers

[23] For more information on this topic please refer to DVRPC publication # 99015 Dec 1999 "Getting Older and Getting Around"

[24] Otherwise know as Generation-X. This generation spans from 1965 to 1982, Note Generation-Y spans 1983 to 2000.

[25] The baby boom generation consists of those born in the years 1946 to 1964.

enter that cohort between 2031 and 2050. This trend coupled with increased life expectancy is likely to propel an increasing elderly population for the next 30 years (for DVRPC's elderly forecasts by county see Appendix B).

MCD Population Forecasts by County

Although the region's population change will be relatively small, the changes experienced by its municipalities will vary significantly. Our region's population growth is forecast to be highly concentrated in just ten percent of its municipalities where 61% (324,160) of the region's net positive change (529,000) is expected to occur during the next 25 years. Table 11, on the next page, ranks municipal population in terms of absolute change (on the left side of the table) and percent change (on the right side of the table) over the period 2000 to 2025. While municipalities in this table may hold leading ranks on each side (16 of the 37 shown) there is an important difference between these two ranking criteria. Specifically, the top municipalities ranked by growth rate account for a smaller portion, 37% (195,000), of net regional change than the top municipalities ranked by absolute change, which account for 61% (324,160). This is due to the relative ease with which a small municipality can achieve a large percentage growth due to its initial small size (e.g. Chester's West Salsbury and Penn townships). Likewise, municipalities with large initial populations are able to lead the region in terms of absolute change despite slow growth rates (e.g. Far Northeast Philadelphia and Mercer's Hamilton township).

In terms of growth rate (percent change), the 5PA sub-region accounts for 28 of the 37 MCDs on the list. At the county level, Montgomery and Chester counties lead the region with 10 and 9 leading MCDs respectively while Burlington leads the New Jersey sub-region with only four. At the municipal level, Gloucester's Woolwich and Montgomery's New Hanover township will lead the region growing by 363% and 98% respectively with five other municipalities expected to grow by more than 90% over the next 25 years (see Table 11).

In terms of absolute growth, the 5PA and 4NJ sub-regions have roughly equal representation having 18 and 19 municipalities ranked respectively. At the county level, Bucks leads the region with 10 municipalities in the top 10% in terms of absolute growth with Mercer leading the New Jersey sub-region with six municipalities represented. At the municipal level, Camden's Gloucester and Winslow townships will lead the region gaining 14,100 residents with Burlington's Mount Laurel and Gloucester's Monroe townships close behind (see Table 11).

Whether or not a municipality is on this list is fairly straightforward but county representation is influenced by the number of municipalities in its jurisdiction too. Adjusting for this factor, Mercer County is the most highly represented in the absolute population change ranking with 46% of its MCDs in the top 10% of the region. In terms of percent change, Montgomery County is the most highly represented with 16% of its municipalities appearing on the list. Bucks County has the largest number of ranked municipalities (17) having 19% and 13% of its 54 municipalities ranked for absolute and percentage growth respectively. Maps 1 and 2, following Table 11, provide a graphical representation of municipal population change over the forecast period. See Appendix C for DVRPC's detailed municipal population forecasts by county.

Table 11
Top Absolute and Percent Population Growth Municipalities 2000 to 2025
Top 10% of all MCDs by Absolute Change and Percent Change

Ranked By *Absolute* Growth

Rank	County	Municipality	Abs Chg	%Chg
1	Camden	Gloucester twp	14,100	23%
2	Camden	Winslow twp	14,100	39%
3	Burlington	Mount Laurel twp	12,600	32%
4	Gloucester	Monroe twp	12,600	43%
5	Bucks	Warrington twp	12,430	80%
6	Burlington	Evesham twp	10,900	27%
7	Mercer	Lawrence twp	10,650	37%
8	Montgomery	Limerick twp	10,600	78%
9	Burlington	Medford twp	10,200	43%
10	Mercer	West Windsor twp	10,200	49%
11	Bucks	Warwick twp	9,800	92%
12	Mercer	East Windsor twp	9,650	42%
13	Bucks	Richland twp	9,620	94%
14	Bucks	Lower Makefield twp	9,520	29%
15	Burlington	Burlington twp	9,450	59%
16	Gloucester	Washington twp	9,050	19%
17	Gloucester	Woolwich twp	8,900	363%
18	Montgomery	Upper Providence twp	8,250	61%
19	Gloucester	Harrison twp	7,850	87%
20	Montgomery	Franconia twp	7,750	72%
21	Bucks	New Britain twp	7,560	64%
22	Bucks	Upper Makefield twp	7,300	96%
23	Mercer	Washington twp	7,300	82%
24	Bucks	Middletown twp	7,190	16%
25	Camden	Voorhees twp	7,110	26%
26	Burlington	Lumberton twp	7,050	82%
27	Mercer	Hopewell twp	7,050	47%
28	Bucks	Buckingham twp	7,040	46%
29	Montgomery	New Hanover twp	6,800	98%
30	Philadelphia	Center City	6,800	14%
31	Bucks	Plumstead twp	6,620	64%
32	Bucks	Hilltown twp	6,570	51%
33	Montgomery	Horsham twp	6,400	27%
34	Chester	Uwchlan twp	6,350	38%
35	Philadelphia	Far Northeast Phila	6,350	4%
36	Mercer	Hamilton twp	6,250	7%
37	Montgomery	Montgomery twp	6,200	28%
Total Change Represented			**324,160**	

Ranked By *Percent* Growth

Rank	County	Municipality	%Chg	Abs Chg
1	Gloucester	Woolwich twp	363%	8,900
2	Montgomery	New Hanover twp	98%	6,800
3	Bucks	Upper Makefield twp	96%	7,300
4	Bucks	Richland twp	94%	9,620
5	Montgomery	Upper Pottsgrove twp	94%	3,400
6	Chester	Birmingham twp	92%	3,600
7	Bucks	Warwick twp	92%	9,800
8	Gloucester	Harrison twp	87%	7,850
9	Chester	Upper Uwchlan twp	83%	5,950
10	Mercer	Washington twp	82%	7,300
11	Burlington	Lumberton twp	82%	7,050
12	Gloucester	Elk twp	81%	3,150
13	Montgomery	Perkiomen twp	81%	4,600
14	Bucks	Warrington twp	80%	12,430
15	Montgomery	Limerick twp	78%	10,600
16	Montgomery	Lower Frederick twp	77%	3,450
17	Chester	New London twp	73%	2,900
18	Montgomery	Franconia twp	72%	7,750
19	Burlington	Eastampton twp	69%	4,100
20	Bucks	Bedminster twp	67%	3,220
21	Chester	Elverson boro	65%	550
22	Bucks	New Britain twp	64%	7,560
23	Bucks	Plumstead twp	64%	6,620
24	Delaware	Edgmont twp	64%	2,120
25	Bucks	Ivyland boro	63%	310
26	Chester	West Brandywine twp	63%	5,000
27	Delaware	Chester Heights boro	62%	1,520
28	Montgomery	Upper Frederick twp	61%	1,900
29	Chester	Valley twp	61%	3,400
30	Montgomery	Upper Providence twp	61%	8,250
31	Montgomery	Upper Hanover twp	60%	3,000
32	Burlington	Burlington twp	59%	9,450
33	Chester	Penn twp	58%	1,550
34	Burlington	Westampton twp	58%	4,050
35	Montgomery	Worcester twp	58%	3,650
36	Chester	West Sadsbury twp	58%	1,500
37	Chester	East Bradford twp	57%	4,800
Total Change Represented				**195,000**

Source: DVRPC Forecasts (Dec, 3 1999 and Feb 24, 2000)
Includes Philadelphia County's Planning Analysis Zones

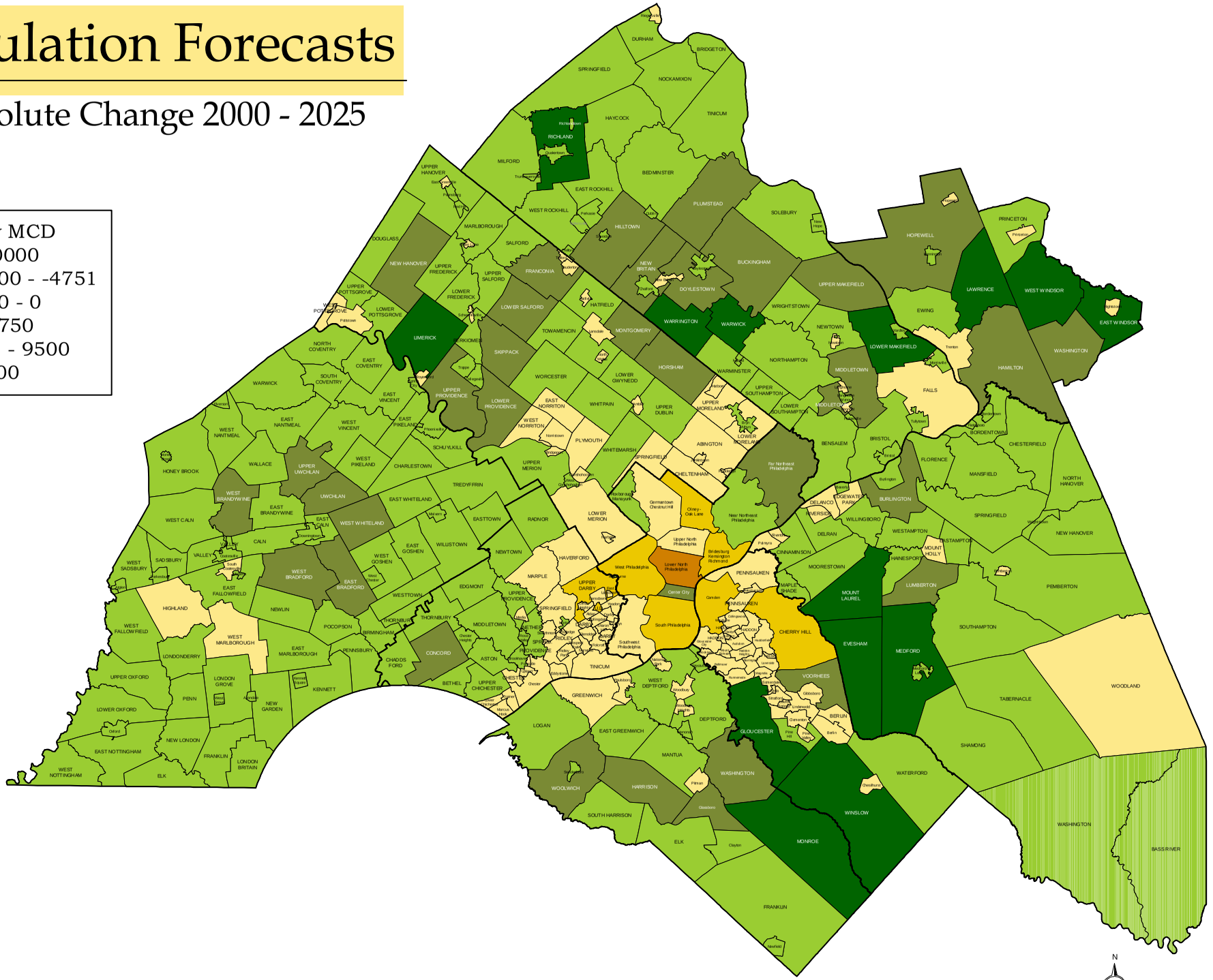
Population Forecasts

Absolute Change 2000 - 2025

Map 1

Change by MCD

- < -10000
- -10000 - -4751
- -4750 - 0
- 0 - 4750
- 4751 - 9500
- > 9500



March 2000

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

10 0 10 20 30 Miles

25

N W E S

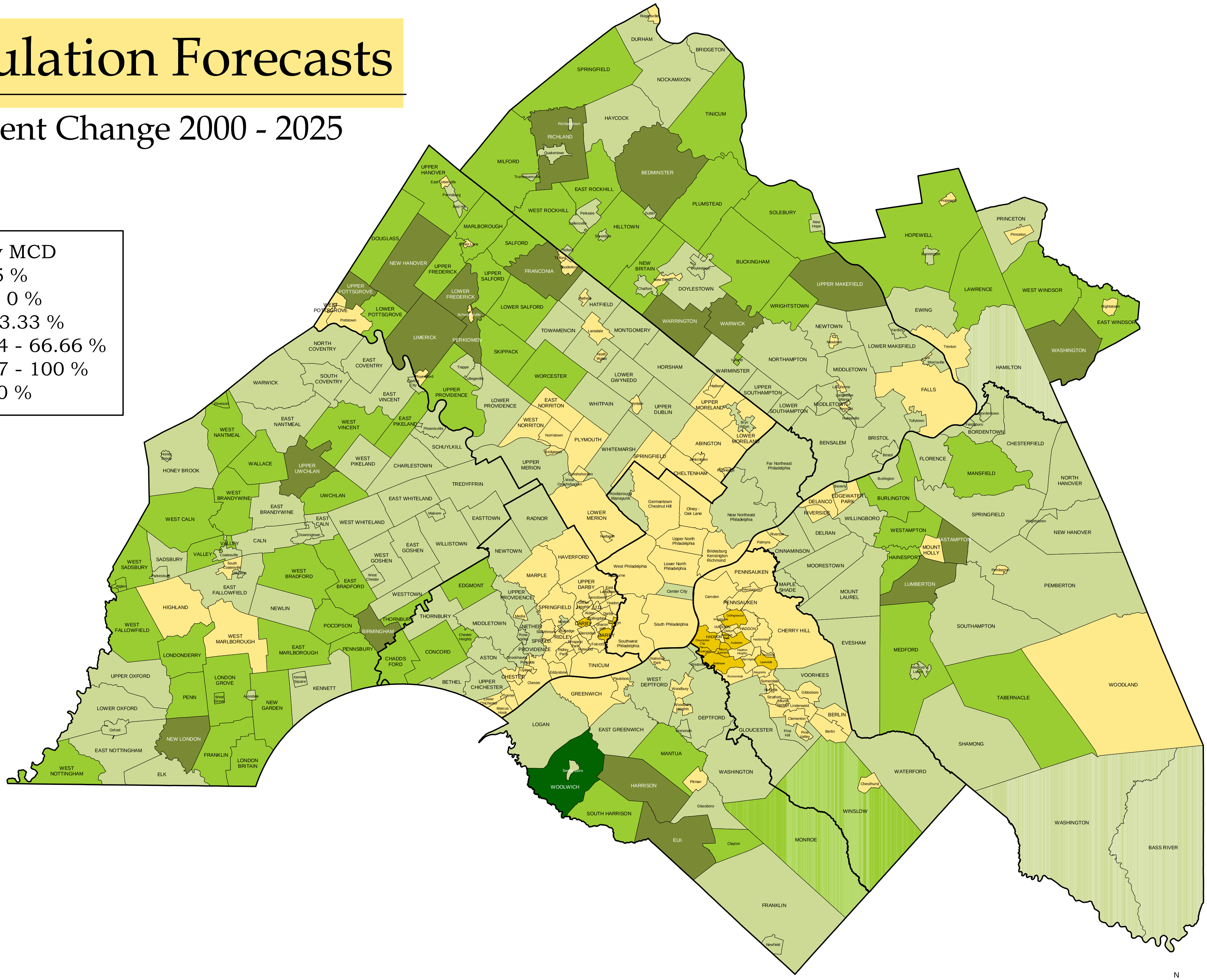
Population Forecasts

Percent Change 2000 - 2025

Map 2

Change by MCD

(darkest yellow)	< -15 %
(light yellow)	-15 - 0 %
(pale green)	0 - 33.33 %
(light green)	33.34 - 66.66 %
(olive green)	66.67 - 100 %
(dark green)	> 100 %



March 2000

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

employment (jobs) forecasts summary

The rapid increase in automobile ownership and the expansion of the region's highway system during the postwar years greatly reduced the costs associated with commuting and goods movement. Reduced transportation costs enabled the region's population and employers to take advantage of the lower taxes and real estate costs offered by suburban locations. Simultaneously, the transformation of the economy from heavy manufacturing to services reinforced the migration of jobs to suburban locations since this sector is not strongly tied to traditional locations. Today, the internet has spawned a set of drastically different locational choice factors that will prove to fundamentally change the built environment much like the automobile did over the past century.

Our mature region will continue to struggle to compete as rapid changes in computer technology and the globalization of economic systems fosters an increasingly competitive business environment no longer locationally tied to traditional transportation networks and economic centers. Consequently, the long-standing competitive advantage of most cities (central location) will continue to diminish, along with the willingness of businesses to pay deferentially high taxes and tolerate slow, inefficient city government bureaucracies. These realities make it increasingly difficult for mature regions, with large urban cores, to get a foothold in the new economy and will cause them to endure continued restructuring throughout the forecast period, greatly slowing job growth. Thus, our region's counties are expected to grow at a significantly slower rate between 2000 and 2025 than they did during the period 1970 to 2000 (see Table 12). Despite its slow growth rate, the region will still add over 422,000 jobs over the next two and a half decades bringing its employment (jobs) to over 3.2 million for the first time in its history.

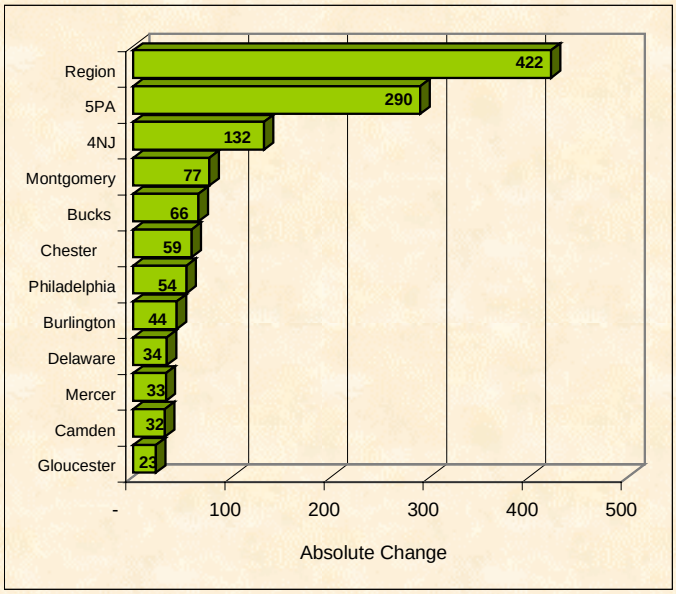
Table 12
County and Regional Employment (Jobs in County) Forecasts (000s)

County	Year							% Avg Ann Chg	
Name	1970	1980	1990	2000	2010	2020	2025	1970 to 2000	2000 to 2025
Burlington	101	132	191	207	226	240	251	2.4	.77
Camden	145	184	228	232	244	259	264	1.6	.52
Gloucester	37	62	86	100	109	117	123	3.4	.83
Mercer	135	180	221	237	251	264	270	1.9	.53
NJ Sub Total	418	558	726	776	830	880	908	2.1	.63
Bucks	138	183	245	272	297	323	338	2.3	.88
Chester	102	134	198	230	257	278	289	2.7	.91
Delaware	178	198	230	236	250	266	270	1.0	.53
Montgomery	306	360	458	491	520	551	568	1.6	.58
Philadelphia	1,007	836	837	786	798	834	840	-.82	.27
PA Sub Total	1,731	1,711	1,968	2,015	2,122	2,252	2,305	.51	.54
Region Total	2,149	2,269	2,694	2,791	2,952	3,132	3,213	.88	.56

Sources: DVRPC Adjusted U.S. Census Bureau 1970, 80, 90 and DVRPC forecasts 00, 10, 20 and 25.

Although the New Jersey portion of the region is expected to continue its trend of growing more rapidly than its Pennsylvania counter part, the 4NJ sub-region will experience a significant growth slowdown. The 5PA region will roughly maintain its past growth rate of about .5% per year throughout the period (see Table 12).

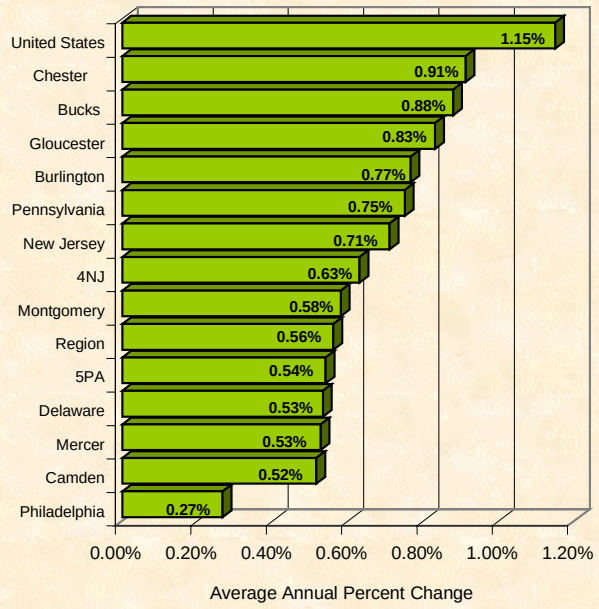
Figure 7
Employment Change by County & Region 2000 to 2025 (000s)



Source: DVRPC Forecasts June 24, 1999

Overall, the region is forecasted to add 422,000 jobs over the period. The majority, 290,000 or 69%, of these job gains will occur in the Region's Pennsylvania counties (see Figure 7). Montgomery County, due to its large initial job base, will lead the region in absolute job growth, gaining over 77,000 jobs and accounting for 27% of all job growth in the 5PA sub-region and roughly 18% of the total net regional employment change for the period. Together, Montgomery, Bucks and Chester will account for about 48% of regional employment gains from 2000 to 2025 while accounting for only 34% of all employment in 2000. On the New Jersey side of the region, Burlington and Mercer will lead the 4 NJ sub-region, gaining 44,000 and 33,000 new jobs over the period. These two counties are forecast to account for 58% of the 4 NJ sub-regional total but only 18% of net regional growth.

Figure 8
Employment Change by County & Region 2000 to 2025



Sources: DVRPC Forecasts (June 24, 1999) and Woods & Poole Economics PA , NJ and US forecasts CEDDS 1998

Weighted down by its slow growing urban centers, the region will grow on average by only .56% per year over the next 25 years. Four of the region's counties will grow faster than Pennsylvania and New Jersey but all will grow significantly more slowly than the nation as a whole (see Figure 8). Chester and Bucks will lead the region in terms of average annual growth rate, with .91% and .88% respectively. Due to Philadelphia's particularly slow growth (about half the regional average) over the forecast period the 4NJ sub-region will grow about 17% faster than the 5PA sub-region.

All counties are expected to experience less than one percent annual average growth from 2000 to 2025. Philadelphia is the only county expected to grow faster than it did over the past 30 years, turning from -.82% to .27% for the period as it recovers slightly from a long-term downward trend. The city, however, will hardly recover to its 1980 employment level as suburban competition and structural economic problems facing the city continue to limit its growth potential. All counties with high employment densities will grow at less than .6% per year on average, representing sharp departures from their 1970 to 2000 rates. This decline stems from several factors: First, the differentially high cost of living and doing business in the region and particularly its urban centers. Second, the long term migration of employment and people to the south and west. Third, the loss of prime working age population. All of these factors will contribute to the declining growth rates region-wide during the next 25 years. The region's suburban counties, however, will suffer less due to their relatively low cost and preferred suburban setting.

Table 13
Contribution to Regional Employment by County

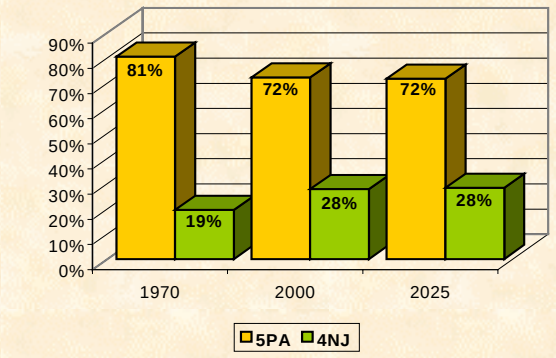
County	1970	County	2000	County	2025
Phila	46.9%	Phila	28.2%	Phila	26.2%
Mont	14.2%	Mont	17.6%	Mont	17.7%
Del	8.3%	Buc	9.7%	Buc	10.5%
Cam	6.8%	Mer	8.5%	Che	9.0%
Buc	6.4%	Del	8.5%	Del	8.4%
Mer	6.3%	Cam	8.3%	Mer	8.4%
Che	4.8%	Che	8.3%	Cam	8.2%
Bur	4.7%	Bur	7.4%	Bur	7.8%
Glo	1.7%	Glo	3.6%	Glo	3.8%

Source: DVRPC Forecasts 2000 and 2025 (June 24, 1999) and U.S. Census 1970

The sustained differential growth rate experienced by the region's suburban and urban areas has and will continue to change the makeup of the region over the next 25 years. For example, in 1970 almost 47% of the region's jobs were found in Philadelphia County; today Philadelphia accounts for only 28% (see Table 13). Table 13 shows drastic employment composition changes occurred between 1970 and 2000 with the rapid suburbanization of jobs to Montgomery, Bucks, Chester, Burlington and Gloucester and to a lesser extent to Mercer and Camden.

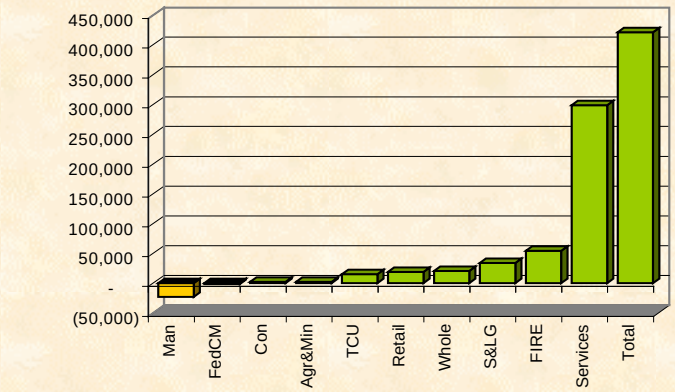
Overall this pattern is forecast to continue, albeit at a significantly slower rate, over the next 25 years with Bucks, Chester, Burlington and Gloucester accounting for a greater percentage of regional employment while Philadelphia and mature suburban counties either decline or retain their 2000 representation. Bucks surpassed Delaware and Camden between 1970 and 2000 (see Table 13). Fast growing Chester, while remaining the same rank (7th) during the period 1970 to 2000 despite almost doubling its 1970 contribution to total employment, is forecast to jump from 7th to 4th in regional employment rank by 2025, surpassing Camden, Delaware and Mercer counties. Despite their decline in rank over the next 25 years, Camden, Delaware and Mercer counties will all contribute more to regional employment than they did in 1970 (see Table 13). Although none of the four New Jersey counties increase their contribution rank from 1970 to 2025, all increase their contribution to regional employment. As a result, the 4NJ sub-region will account for about 28% of total employment by 2025, up from just 19% in 1970 and roughly constant when compared to 2000 (see Figure 9).

Figure 9
Contribution to Regional Population by Sub-Region



Sources: DVRPC Forecasts (June 24, 1999) and U.S. Census 1970

Figure 10
Employment Change by Sector 2000 to 2025



Source: DVRPC Forecasts (June 24, 1999)

Job change by sector is forecast to be highly concentrated in the Service industry, accounting for over 70% (298,690) of the region's net job gain during the next 25 years (see Figure 10). All other sectors are forecast to contribute very little to total net job change over the period adding less than 55,000 jobs each (see Figure 10 and Table 14). Manufacturing (Man) is the only sector forecast to experience a meaningful decline over the period, -7% or 23,000 jobs lost. Federal Civilian & Military (Fed&CM), Construction (Con), Agriculture & Mining (Ag&Mi), and Retail will experience minor changes over the forecast period, varying from –1% to 6%. Transportation-Communication-Utilities (TCU), Wholesale and State & Local (S&LG) government are forecasted to grow between 12% and 14%, or slightly less than the overall regional growth rate for the period.

Table 14
Contribution to Regional Employment by Sector

	Year							
						Chg	% Chg	Avg Ann % Chg
Sector	1990	2000	2010	2020	2025	00 to 25	00 to 25	00 to 25
Man	13.4%	12.1%	10.7%	10.0%	9.8%	(23,070)	-7%	-0.3%
FedCM	4.6%	3.3%	3.0%	2.9%	2.8%	(1,280)	-1%	-0.1%
Con	5.2%	4.4%	4.1%	4.0%	3.9%	1,980	2%	0.1%
Agr&Min	1.3%	1.3%	1.2%	1.2%	1.2%	2,080	6%	0.2%
TCU	4.2%	4.4%	4.3%	4.3%	4.3%	15,200	12%	0.5%
Retail	15.9%	16.0%	15.3%	14.6%	14.5%	18,840	4%	0.2%
Whole	5.6%	5.3%	5.2%	5.2%	5.2%	20,310	14%	0.5%
S&LG	9.3%	9.7%	9.7%	9.6%	9.5%	33,970	13%	0.5%
FIRE	8.2%	7.9%	8.2%	8.5%	8.6%	54,130	24%	0.9%
Services	32.3%	35.8%	38.2%	39.9%	40.4%	298,690	30%	1.1%

Source: DVRPC Forecasts (June 24, 1999)

Services and FIRE (Finance, Insurance and Real Estate) are the only sectors forecast to grow faster than the regional average, growing by 30% and 24% respectively, between 2000 and 2025. Consequently, the FIRE and Services sectors will increase their share of total regional employment. The Service sector will increasingly dominate the economy, growing to account for approximately 40% of all regional employment by 2025. Significantly smaller, yet still important, job gains will occur in the FIRE sector as it recovers from its decline between 1990 and 2000 and grows to reach 9.5% of total regional employment by 2025. As mentioned earlier, notable losses occurring in the manufacturing sector coincide with a significant drop in its contribution to regional employment causing it to fall below 10% of the region's total employment. See Appendix D for DVRPC's employment by county and sector forecasts.

Labor Force

A region's available labor force is made up of all people 16 and over. This subset of the population represents all citizens who can legally work but differs from all those who work since not all working age people participate in the labor force. Therefore, the number of people that work depends on the labor force participation rate which varies greatly by age, race and gender. For example, labor force participation varies between a low of less than 6% for minority females over 70 to a high of 95% for white males age 30 to 34. Using age-race-gender specific participation rates and our available labor force forecasts we derive the participating labor force or those who are either working or actively looking for work. This section of the report will explore our regional labor force composition and age specific participation rate forecasts for the next 25 years. Labor force and labor force participation rates are the link between our population and employment forecasting. The participating labor force in our model serves as a control factor for total regional employment. The size of a region's labor force is based on three major factors.

1) Available Labor Force
   The population 16 and over

2) Labor Force Participation Rate
   The proportion of the population either working or looking for work

3) Interregional labor force trading balance.

Our forecasts consider all three factors in deriving the number of jobs in the region.

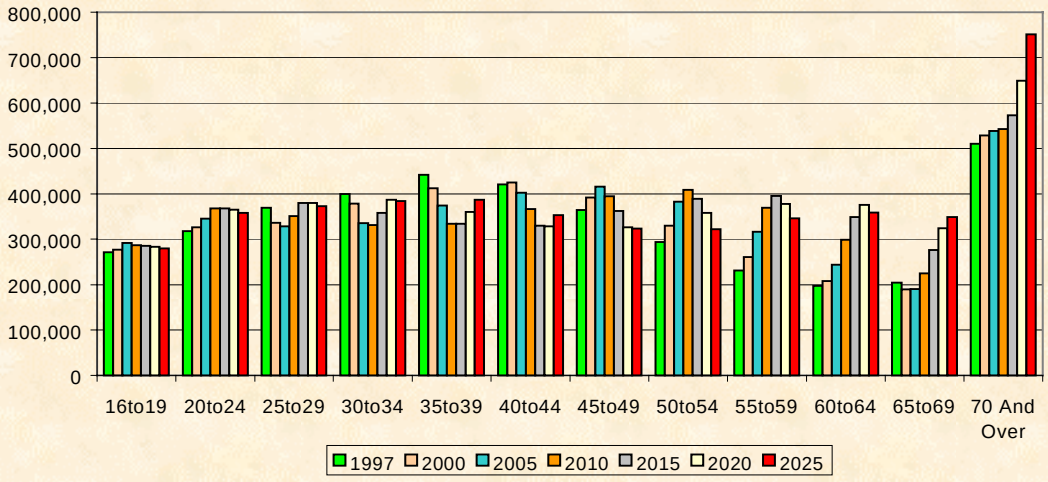
As mentioned before, two important sub-trends will take shape over the next 25 years due to the aging of the baby boom generation. The first is the significant loss of prime working age[26] population (those age 25 to 50) and the second is the rapid increase in the number of elderly. The region's loss of prime working age people could reduce the quality of the region's labor force. The implications of this loss on regional competitiveness will depend on how the region fairs relative to others in the country. Moreover, the struggle to attract and retain generation X and Y[27] labor force will be crucial to regional competitiveness over the next 25 years since these generations have relatively higher computer skills which will prove to be increasingly important in the new economy.

[26] Prime working age is defined as the age cohorts from 25 to 50. These cohorts exhibit the highest labor force participation rates and productivity.

[27] Generation X and Y represent those born between 1965 and 1982 and 1983 and 2000 respectively.

The need for a growing economy (more jobs) is driven primarily by increasing labor force participation and population growth. In terms of population growth, our region is expected to grow slowly and thus will not require rapid job growth to maintain a highly employed workforce. Overall, the nine county region is forecast to lose 6.3% (~123,000) of its prime

Figure 11 Available Regional Labor Force Forecasts

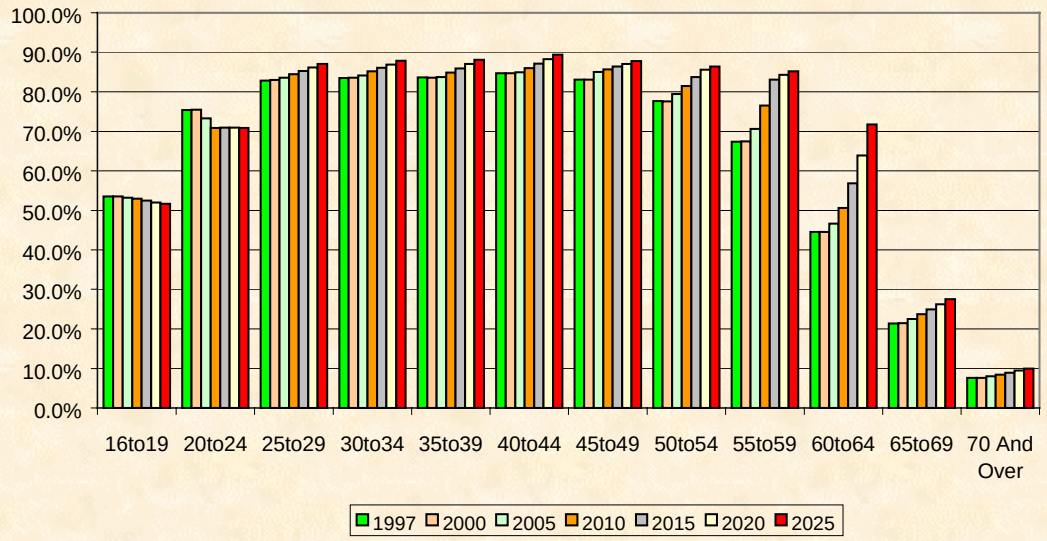


Source: DVRPC Forecasts June 24, 1999

working age population (see Figure 11 and Appendix A) during the next 25 years. Particularly harsh loses, -17% (~72,000), are expected to occur in the age cohort where peak productivity is thought to be achieved, those 40 to 44. These losses, however, will not be spread evenly throughout the region. Instead, all of the net loss of prime working age population will occur in the 5PA sub-region while the 4NJ sub-region barely maintains its current level, gaining just under 4,000 (see Appendix A for Population By Age and County) due to migration disparities.

The second major trend, which is a corollary to the first trend, is a rapidly increasing elderly population, due primarily to the large baby boom generation entering its elderly years. This demographic momentum along with advances in healthcare will cause a sharp rise in those aged 55 and over during the next 25 years (see Figure 11 and Appendix B). As a result, the age cohorts 55 to 59, 60 to 64 and 65 to 69 are all forecast to exceed 300,000 people (Figure 11). By 2025, the region's available labor force over 70 will exceed 700,000. The implications of this demographic change in terms of labor force participation rates are substantial since these age cohorts have the lowest labor force participation rates. If labor force participation were to remain constant over the forecast period, the region would face a large labor force shortage which would serve to further slow employment growth over the next 25 years. Available labor force forecasts shown in Figure 11 were derived from our population forecasts. This work force age profile is subject to age specific participation rates based on those calculated by the Bureau of Labor and Statistics and forecast by DVRPC (see Figure 12).

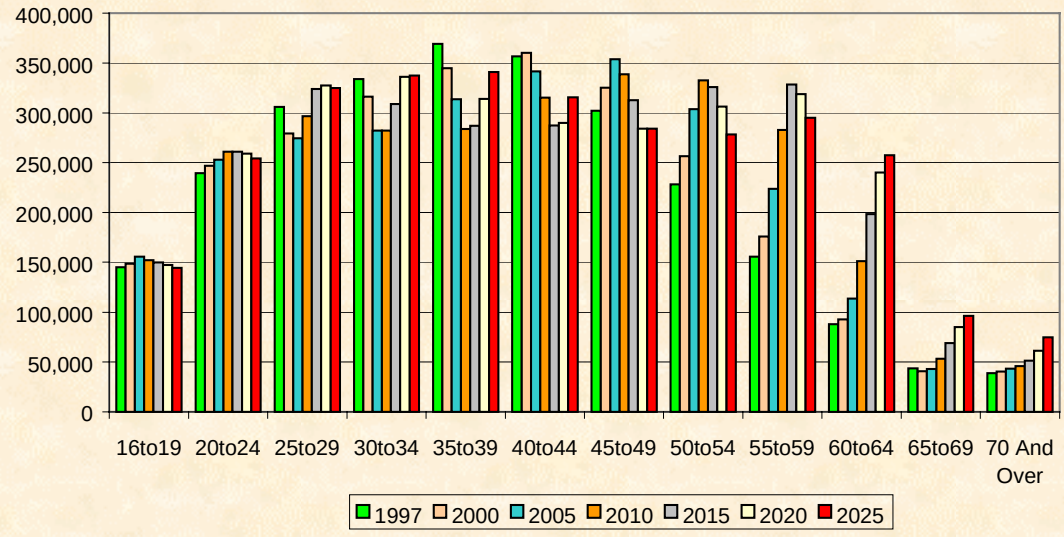
Figure 12 Labor Force Participation Rate Forecasts



Source: DVRPC Forecasts (June, 24 1999)

All age groups are forecast to increase participation with the exception of the 16 to 19 and 20 to 24 as these age groups are increasingly engaged in full time educational pursuits that are expected to decrease their participation rates. Large participation increases are forecast for those 55 to 64 as boomers entering this cohort work longer due to better health, less physically demanding jobs, and a desire to maintain relatively high disposable income. Consequently, we forecast that the gap between prime working age participation and the

Figure 13 Regional Participating Labor Force Forecasts



Source: DVRPC Forecasts (June 24, 1999)

participation rate of the near elderly (those 55 to 64) will narrow during the next 25 years. Participation of the near elderly population is forecast to rise from about 57% in 2000 to roughly 78% by 2025. As a result, the size of the near elderly regional participating labor force is forecast to more than double (see Figure 13). Meanwhile, prime working age groups suffer loses during the forecast period before recovering somewhat as large generation Y[28] fully enters prime working age cohorts between 2010 and 2025.

[28] Generation Y represents those born between 1983 and 2000.

MCD Employment Forecasts by County

Although the region's employment change will be relatively small, the changes experienced by its municipalities will vary significantly. Our region's employment growth is forecast to be concentrated in just ten percent of its municipalities where 67% (284,140) of the region's net positive change (422,000) will occur during the next 25 years. Table 15, on the next page, ranks municipal job growth in terms of absolute change (on the left side of the table) and percent change (on the right side of the table) over the period 2000 to 2025. While municipalities in this table may hold leading ranks on each side (6 of the 37 shown) there is an important difference between these two ranking criteria. Specifically, the top municipalities ranked by percent growth rate account for a smaller portion, only 16% (67,590), of net regional change when compared with the top municipalities ranked by absolute change, which account for 67% (284,140). This is due to the relative ease with which a small municipality can grow in terms of percent change due to its initial small size (e.g. Chester's Londonderry Township and Bucks' Haycock Township). Likewise, municipalities with large initial populations are able to lead the region in terms of absolute change despite slow growth rates (e.g. Center City and West Philadelphia).

In terms of growth rate (percent change) the top percent change ranking is representative of the total number MCDs in each sub-region with the 5PA sub-region accounting for 25 of the 37 MCDs. At the county level, Chester County leads the region with 14 leading MCDs while all four counties in the 4NJ sub-region each have three municipalities represented. At the sub-county level, Chester's East Brandywine and Franklin townships will lead the region growing by 225% and 177% respectively with fourteen other municipalities more than doubling their employment over the next 25 years (see Table 15).

Representation in the top municipality ranking for absolute growth is also roughly proportional to the distribution of the number of municipalities between the two sub-regions with 13 NJ MCDs and 24 PA MCDs ranked in the top 10%. At the county level, Montgomery leads the region with 9 municipalities ranked in the top 10% in terms of absolute growth with Mercer and Burlington counties leading the 4NJ sub-region with four each. At the sub-county level, Center City Philadelphia and Camden's Mount Laurel township will lead the region by gaining 31,000 and 12,500 jobs respectively with Mercer's West Windsor and West Philadelphia close behind (see Table 15).

Whether or not a municipality is on this list is straightforward but county representation is influenced by the number of municipalities in its jurisdiction too. Adjusting for this factor, we find that Philadelphia County is the most highly represented in the absolute job change ranking with 42% of its 12 Planning Analysis Sections in the top 10% of the region. In terms of percent employment change, Mercer County is the most highly represented with 23% of its municipalities appearing on the list. Chester County has the largest number of ranked municipalities (18) having 5% and 19% of its 73 municipalities ranked for absolute and percentage growth respectively. Maps 3 and 4, following Table 15, provide a graphical representation of absolute and percent employment change at the municipal level over the forecast period. See Appendix E for detailed municipal employment forecasts by county.

Table 15
Top Absolute and Percent Employment Growth Municipalities 2000 to 2025
Top 10% of all MCDs by Absolute Change and Percent Change

Ranked By *Absolute* Growth					Ranked By *Percent* Growth				
Rank	County	Municipality	Abs Chg	% Chg	Rank	County	Municipality	% Chg	Abs Chg
1	Philadelphia	Center City	31,450	10.7%	1	Chester	East Brandywine twp	225.0%	900
2	Burlington	Mount Laurel twp	12,600	44.1%	2	Chester	Franklin twp	177.8%	800
3	Mercer	West Windsor twp	12,550	55.9%	3	Chester	London Britain twp	166.7%	250
4	Philadelphia	West Philadelphia	12,500	15.2%	4	Burlington	Washington twp	163.6%	900
5	Camden	Voorhees twp	12,010	56.1%	5	Chester	West Sadsbury twp	147.4%	1,400
6	Burlington	Evesham twp	10,000	51.2%	6	Bucks	Upper Makefield twp	126.7%	1,660
7	Bucks	Middletown twp	9,980	39.3%	7	Chester	Thornbury twp	116.7%	350
8	Chester	West Whiteland twp	9,800	44.1%	8	Burlington	Eastampton twp	114.3%	800
9	Montgomery	Upper Merion twp	9,650	19.1%	9	Delaware	Rutledge boro	110.0%	110
10	Montgomery	Plymouth twp	9,150	40.0%	10	Bucks	Warwick twp	109.5%	2,530
11	Montgomery	Montgomery twp	9,050	44.4%	11	Gloucester	Elk twp	109.1%	600
12	Chester	East Whiteland twp	7,700	38.9%	12	Mercer	Washington twp	104.7%	3,350
13	Philadelphia	Near Northeast Phila	6,900	9.9%	13	Chester	Londonderry twp	100.0%	200
14	Delaware	Radnor twp	6,900	23.4%	14	Chester	South Coventry twp	100.0%	100
15	Mercer	Lawrence twp	6,850	24.7%	15	Gloucester	South Harrison twp	100.0%	350
16	Montgomery	Hatfield twp	6,750	41.5%	16	Chester	New London twp	100.0%	350
17	Camden	Winslow twp	6,620	72.3%	17	Camden	Gibbsboro boro	94.5%	2,740
18	Philadelphia	Southwest Phila	6,600	25.0%	18	Bucks	Richland twp	87.9%	3,780
19	Bucks	Bensalem twp	6,350	17.5%	19	Delaware	Edgmont twp	84.9%	1,290
20	Camden	Gloucester twp	6,200	44.7%	20	Chester	East Bradford twp	83.9%	1,300
21	Philadelphia	Far Northeast Phila	6,150	10.8%	21	Chester	East Goshen twp	81.3%	5,000
22	Burlington	Medford twp	5,950	55.1%	22	Delaware	Chadds Ford twp	81.3%	5,820
23	Delaware	Chadds Ford twp	5,820	81.3%	23	Mercer	Hopewell twp	79.7%	4,700
24	Chester	Tredyffrin twp	5,800	19.9%	24	Burlington	Tabernacle twp	78.3%	900
25	Gloucester	Washington twp	5,450	49.8%	25	Camden	Berlin twp	78.2%	3,870
26	Bucks	Upper Southampton twp	5,390	47.2%	26	Gloucester	Woolwich twp	76.9%	500
27	Delaware	Ridley twp	5,350	38.6%	27	Montgomery	Upper Providence twp	76.5%	5,200
28	Montgomery	Upper Providence twp	5,200	76.5%	28	Chester	West Marlborough twp	75.0%	150
29	Chester	East Goshen twp	5,000	81.3%	29	Montgomery	Conshohocken boro	75.0%	4,500
30	Montgomery	Horsham twp	4,950	19.0%	30	Delaware	Bethel twp	74.5%	790
31	Mercer	Hopewell twp	4,700	79.7%	31	Camden	Winslow twp	72.3%	6,620
32	Montgomery	Conshohocken boro	4,500	75.0%	32	Mercer	Hopewell boro	68.8%	550
33	Gloucester	West Deptford twp	4,400	50.9%	33	Chester	Upper Uwchlan twp	68.3%	2,050
34	Montgomery	Limerick twp	4,300	64.2%	34	Bucks	Haycock twp	66.7%	60
35	Montgomery	Towamencin twp	4,050	56.3%	35	Chester	West Vincent twp	66.7%	200
36	Mercer	Princeton twp	4,000	29.3%	36	Chester	Penn twp	66.7%	200
37	Burlington	Moorestown twp	3,900	16.9%	37	Delaware	Nether Providence twp	66.5%	2,720
	Total Change Represented		**284,140**			**Total Change Represented**			**67,590**

Source: DVRPC Forecasts (Dec 1999 and Feb 2000)
Note: Includes Philadelphia's Planning Analysis Sections

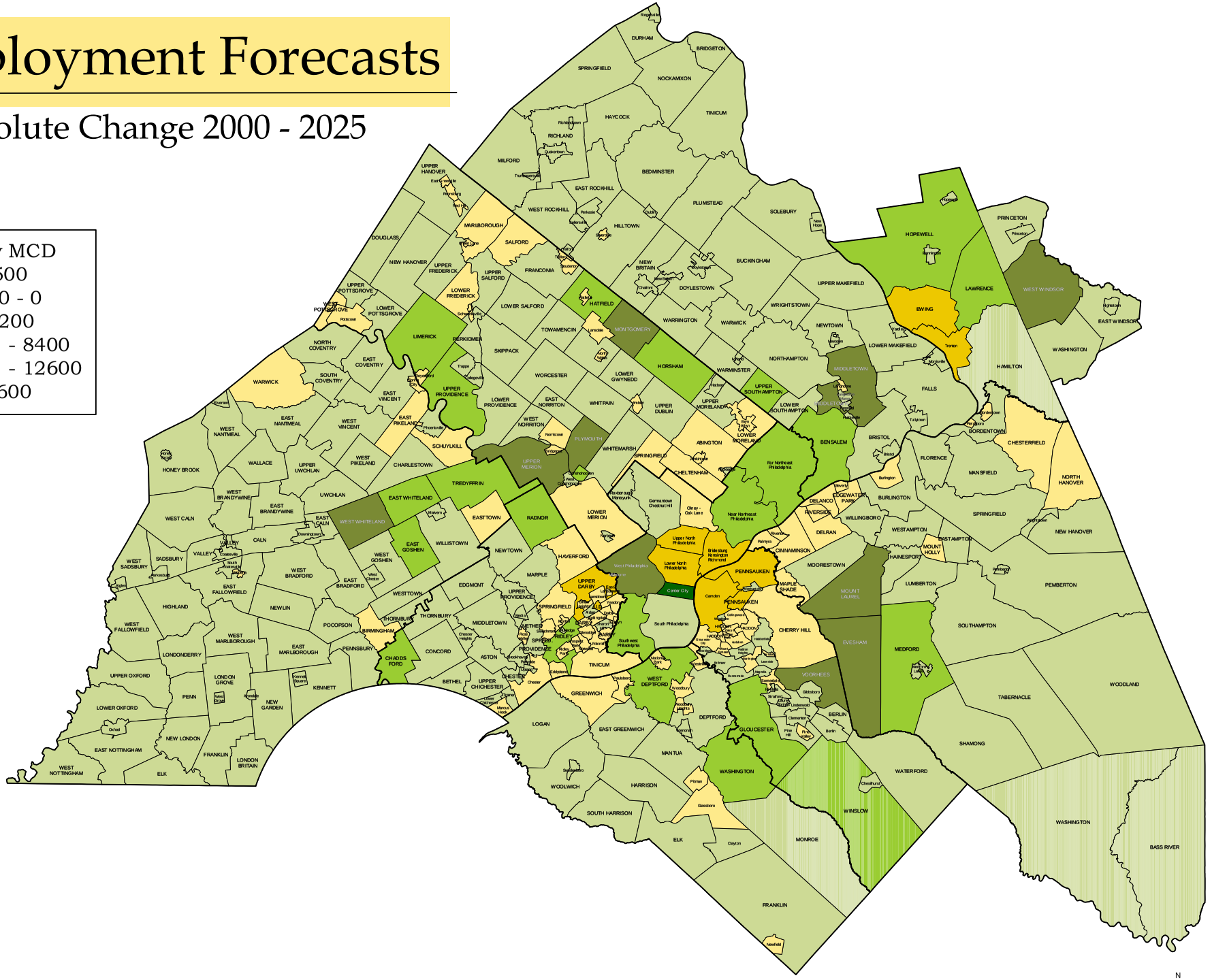
Employment Forecasts

Absolute Change 2000 - 2025

Map 3

Change by MCD

- < -2500
- -2500 - 0
- 0 - 4200
- 4201 - 8400
- 8401 - 12600
- > 12600



March 2000

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

10 0 10 20 30 Miles

N W E S

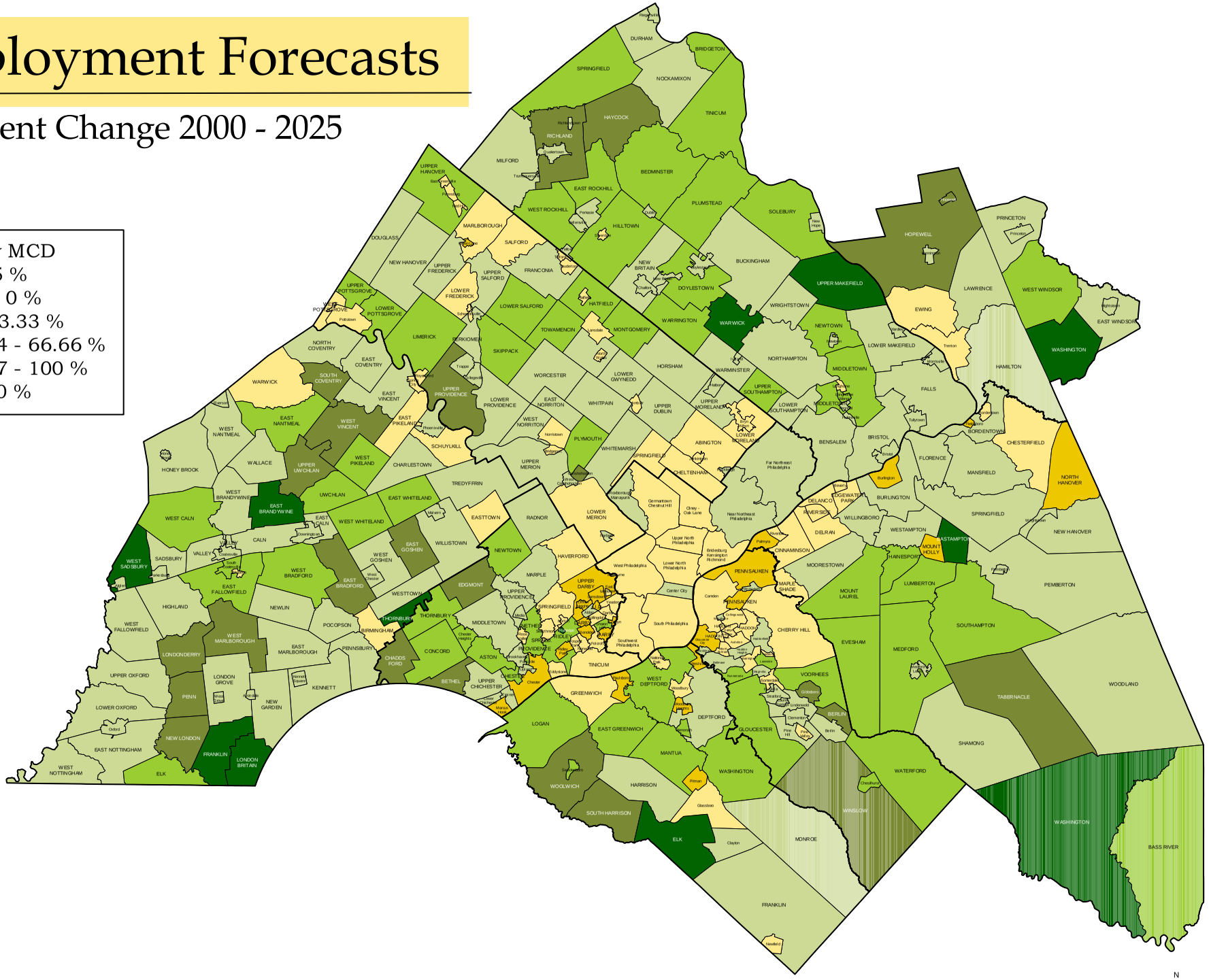
Employment Forecasts

Percent Change 2000 - 2025

Map 4

Change by MCD

- < -15 %
- -15 - 0 %
- 0 - 33.33 %
- 33.34 - 66.66 %
- 66.67 - 100 %
- > 100 %



March 2000

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

10 0 10 20 30 Miles

N
W E
S

the accuracy of dvrpc forecasts

Unlike scientific research, economic and demographic forecasting cannot be tested through experimentation. Thus, the results of this type of forecasting should never be viewed as a prediction of the future. Instead, forecasts must only be considered a possible future state. Proper use of DVRPC's or any other forecasts requires the user to understand the forecast assumptions, model limitations, and the short comings of using past data to forecast future change. Sources of error include input data, assumption limitations, model accuracy, and unanticipated or incorrectly accounted for shocks in our socio-economic system. Most forecasts, including DVRPC's, do not include shock assumptions such as war, revolution, natural disaster and other significantly discontinuous trends. The lack of shock assumptions and various degrees of error associated with the sources indicated above could create outcomes far different from DVRPC's forecasts.

It is important to keep in mind that models, including DVRPC's, are more reliable the larger the geographic area and higher the aggregation being studied. For example, small geographic area and detailed forecasts, such as municipal population and employment or the number of people aged 85 and over at the county level, are subject to more error because of the small sample size involved in the forecast. This error can be reduced but never eliminated by constraining, as we do, small area and detailed forecasts to forecast totals for a larger geography and higher aggregate level.

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appendix a

county population by age forecasts

DVRPC Forecasts of Non-Group Quarter Population by Age

Bucks

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	38,534	37,916	37,533	38,948	41,335	42,923	43,379	-383	-1.0%	3,802	10.1%	5,463	14.4%
5to9	42,654	41,147	39,573	39,057	40,525	42,985	44,623	-1,574	-3.8%	951	2.4%	3,476	8.4%
10to14	42,518	43,199	42,180	40,477	40,001	41,486	43,983	-1,019	-2.4%	-2,179	-5.2%	784	1.8%
15to19	37,232	40,964	44,159	43,075	41,408	41,024	42,544	3,196	7.8%	-2,752	-6.2%	1,580	3.9%
20to24	30,737	36,068	43,408	46,475	45,464	44,067	43,760	7,339	20.3%	2,057	4.7%	7,691	21.3%
25to29	41,572	36,274	38,097	45,449	48,560	47,923	46,586	1,823	5.0%	10,464	27.5%	10,312	28.4%
30to34	45,913	44,346	38,073	39,847	47,217	50,569	49,988	-6,273	-14.1%	9,144	24.0%	5,642	12.7%
35to39	53,436	50,023	46,251	39,776	41,606	48,940	52,336	-3,772	-7.5%	-4,644	-10.0%	2,313	4.6%
40to44	53,459	53,674	50,462	46,670	40,282	42,185	49,499	-3,212	-6.0%	-10,180	-20.2%	-4,175	-7.8%
45to49	46,099	50,569	53,780	50,625	46,893	40,694	42,601	3,211	6.3%	-6,887	-12.8%	-7,968	-15.8%
50to54	34,941	41,409	50,117	53,381	50,286	46,792	40,690	8,708	21.0%	169	0.3%	-719	-1.7%
55to59	25,906	31,049	40,795	49,345	52,552	49,671	46,262	9,746	31.4%	11,757	28.8%	15,213	49.0%
60to64	21,022	23,504	30,075	39,433	47,641	50,905	48,152	6,571	28.0%	17,566	58.4%	24,649	104.9%
65to69	19,816	19,778	22,071	28,320	37,092	45,071	48,154	2,294	11.6%	15,020	68.1%	28,376	143.5%
70to74	16,527	17,264	17,725	19,770	25,289	33,219	40,326	460	2.7%	7,564	42.7%	23,061	133.6%
75to79	12,431	13,175	14,277	14,722	16,412	21,160	27,770	1,102	8.4%	2,135	15.0%	14,595	110.8%
80to84	8,457	8,794	9,546	10,448	10,759	12,191	15,678	752	8.6%	1,213	12.7%	6,884	78.3%
Over85	7,317	8,164	9,299	10,367	11,388	12,248	13,518	1,135	13.9%	2,089	22.5%	5,354	65.6%
	578,570	597,317	627,419	656,186	684,709	714,053	739,848	30,102	5.0%	57,290	9.1%	142,531	23.9

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Chester

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	27,405	27,518	27,589	28,333	29,720	30,879	31,530	71	0.3%	2,131	7.7%	4,012	14.6%
5to9	29,148	28,855	28,810	28,832	29,621	30,944	32,134	-45	-0.2%	812	2.8%	3,279	11.4%
10to14	28,017	29,135	29,615	29,495	29,550	30,243	31,588	480	1.6%	-65	-0.2%	2,453	8.4%
15to19	27,404	28,217	29,899	30,333	30,243	30,241	30,954	1,682	6.0%	344	1.1%	2,738	9.7%
20to24	23,119	26,812	30,135	31,746	32,239	32,069	32,108	3,323	12.4%	2,105	7.0%	5,296	19.8%
25to29	27,960	26,058	28,505	31,855	33,503	34,049	33,907	2,446	9.4%	4,999	17.5%	7,849	30.1%
30to34	31,668	30,305	27,539	29,974	33,351	34,998	35,572	-2,766	-9.1%	5,811	21.1%	5,267	17.4%
35to39	37,537	34,838	31,731	28,877	31,350	34,575	36,254	-3,107	-8.9%	-381	-1.2%	1,416	4.1%
40to44	38,250	38,025	35,216	32,087	29,275	31,662	34,886	-2,809	-7.4%	-5,940	-16.9%	-3,139	-8.3%
45to49	33,466	36,433	38,203	35,424	32,333	29,532	31,903	1,770	4.9%	-5,870	-15.4%	-4,530	-12.4%
50to54	24,774	29,909	36,259	38,073	35,331	32,348	29,573	6,350	21.2%	-927	-2.6%	-336	-1.1%
55to59	17,755	21,848	29,616	35,867	37,660	34,997	32,063	7,768	35.6%	8,044	27.2%	10,216	46.8%
60to64	14,046	16,003	21,236	28,719	34,737	36,545	33,980	5,232	32.7%	13,501	63.6%	17,977	112.3%
65to69	13,504	13,341	15,059	20,022	27,047	32,867	34,574	1,718	12.9%	11,988	79.6%	21,233	159.2%
70to74	11,639	11,990	12,082	13,638	18,063	24,453	29,682	92	0.8%	5,981	49.5%	17,692	147.5%
75to79	8,925	9,470	10,129	10,245	11,549	15,382	20,812	659	7.0%	1,420	14.0%	11,342	119.8%
80to84	5,937	6,431	7,164	7,724	7,803	8,900	11,817	732	11.4%	640	8.9%	5,386	83.7%
Over85	4,949	5,824	7,141	8,323	9,257	9,890	10,907	1,318	22.6%	2,116	29.6%	5,084	87.3%
	405,502	421,012	445,925	469,569	492,631	514,574	534,245	24,913	5.9%	46,706	10.5	113,233	26.9

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Delaware

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	33,924	34,624	33,524	31,646	30,727	30,584	30,562	-1,100	-3.2%	-2,797	-8.3%	-4,061	-11.7%
5to9	35,707	34,363	34,158	33,122	31,252	30,616	30,471	-204	-0.6%	-2,907	-8.5%	-3,891	-11.3%
10to14	33,917	34,642	33,781	33,588	32,553	30,847	30,211	-860	-2.5%	-1,228	-3.6%	-4,431	-12.8%
15to19	36,139	34,459	34,062	33,257	33,067	32,239	30,534	-397	-1.2%	-995	-2.9%	-3,925	-11.4%
20to24	33,087	34,192	33,252	33,050	32,256	32,613	31,789	-941	-2.8%	-995	-3.0%	-2,403	-7.0%
25to29	37,985	34,521	33,305	32,650	32,459	32,252	32,610	-1,216	-3.5%	-846	-2.5%	-1,911	-5.5%
30to34	39,120	37,947	33,717	32,687	32,041	32,311	32,105	-4,231	-11.1%	-1,676	-5.0%	-5,842	-15.4%
35to39	42,740	40,110	37,192	33,021	31,985	31,619	31,887	-2,918	-7.3%	-5,207	-14.0%	-8,223	-20.5%
40to44	40,177	40,998	38,941	36,128	31,996	31,159	30,792	-2,057	-5.0%	-6,945	-17.8%	-10,206	-24.9%
45to49	35,816	37,794	39,915	38,002	35,228	31,360	30,508	2,121	5.6%	-4,687	-11.7%	-7,286	-19.3%
50to54	28,864	32,440	36,746	38,977	37,100	34,607	30,804	4,307	13.3%	354	1.0%	-1,636	-5.0%
55to59	24,181	26,308	31,183	35,453	37,611	35,973	33,539	4,874	18.5%	6,429	20.6%	7,231	27.5%
60to64	22,339	22,578	24,751	29,453	33,499	35,752	34,181	2,173	9.6%	8,747	35.3%	11,602	51.4%
65to69	24,211	21,951	20,662	22,803	27,160	31,147	33,238	-1,288	-5.9%	6,497	31.4%	11,288	51.4%
70to74	21,748	21,443	19,249	18,180	20,057	24,055	27,562	-2,195	-10.2%	808	4.2%	6,119	28.5%
75to79	17,403	17,679	17,598	15,861	14,961	16,675	20,000	-80	-0.5%	-2,637	-15.0%	2,321	13.1%
80to84	11,607	12,316	12,986	13,045	11,734	11,235	12,514	670	5.4%	-1,252	-9.6%	199	1.6%
Over85	9,675	11,200	13,389	15,003	15,811	15,569	15,094	2,189	19.5%	2,422	18.1%	3,894	34.8%
	528,639	529,564	528,411	525,925	521,497	520,613	518,403	-1,153	-0.2%	-6,914	-1.3%	-11,161	-2.1%

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Montgomery

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	42,723	43,649	43,342	42,928	44,025	45,591	46,665	-307	-0.7%	683	1.6%	3,016	6.9%
5to9	44,971	44,564	45,248	44,662	44,279	45,275	46,857	683	1.5%	-969	-2.1%	2,293	5.1%
10to14	43,494	44,947	45,532	45,978	45,413	44,920	45,930	586	1.3%	-120	-0.3%	984	2.2%
15to19	39,770	42,568	45,906	46,332	46,796	46,201	45,723	3,338	7.8%	890	1.9%	3,155	7.4%
20to24	36,712	39,966	44,970	47,983	48,444	48,915	48,350	5,004	12.5%	3,474	7.7%	8,383	21.0%
25to29	49,585	43,086	42,025	46,917	49,948	50,600	51,093	-1,061	-2.5%	7,923	18.9%	8,007	18.6%
30to34	52,745	51,895	44,890	43,657	48,553	51,641	52,313	-7,005	-13.5%	3,663	8.2%	418	0.8%
35to39	59,291	56,386	53,646	46,269	45,075	49,729	52,822	-2,740	-4.9%	-8,571	-16.0%	-3,564	-6.3%
40to44	60,100	59,815	56,764	53,903	46,604	45,387	50,017	-3,050	-5.1%	-10,161	-17.9%	-9,797	-16.4%
45to49	52,945	57,239	59,835	56,783	53,961	46,783	45,581	2,596	4.5%	-5,874	-9.8%	-11,657	-20.4%
50to54	42,732	48,595	56,725	59,371	56,368	53,738	46,659	8,130	16.7%	-357	-0.6%	-1,936	-4.0%
55to59	33,569	38,740	47,924	55,882	58,483	55,625	53,045	9,184	23.7%	10,559	22.0%	14,305	36.9%
60to64	28,581	30,944	37,466	46,262	53,896	56,533	53,786	6,523	21.1%	16,430	43.9%	22,842	73.8%
65to69	29,732	27,992	29,033	35,250	43,491	50,934	53,419	1,041	3.7%	14,458	49.8%	25,427	90.8%
70to74	26,732	26,760	25,218	26,149	31,685	39,209	45,881	-1,543	-5.8%	6,467	25.6%	19,120	71.5%
75to79	22,315	22,519	22,674	21,433	22,192	27,058	33,453	155	0.7%	-483	-2.1%	10,934	48.6%
80to84	16,024	16,676	17,244	17,495	16,514	17,313	21,068	568	3.4%	-730	-4.2%	4,392	26.3%
Over85	13,421	16,024	19,493	21,752	23,038	23,271	23,902	3,469	21.6%	3,545	18.2%	7,878	49.2%
	695,444	712,364	737,936	759,004	778,764	798,724	816,564	25,573	3.6%	40,827	5.5%	104,200	14.6

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Philadelphia*

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	107,286	116,004	114,899	107,480	106,499	110,497	110,912	-1,105	-1.0%	-8,400	-7.3%	-5,092	-4.4%
5to9	110,032	102,773	108,853	110,579	106,093	104,561	106,566	6,080	5.9%	-2,760	-2.5%	3,793	3.7%
10to14	102,960	102,494	96,972	104,599	108,920	103,065	99,784	-5,522	-5.4%	11,948	12.3%	-2,710	-2.6%
15to19	100,040	97,568	97,481	93,573	103,796	106,808	99,210	-88	-0.1%	6,315	6.5%	1,642	1.7%
20to24	106,458	95,618	90,683	93,283	95,574	102,009	100,918	-4,934	-5.2%	4,890	5.4%	5,300	5.5%
25to29	120,010	106,907	91,839	89,232	97,601	96,403	98,963	-15,067	-14.1%	5,761	6.3%	-7,944	-7.4%
30to34	110,741	110,568	100,993	88,658	90,566	96,628	92,420	-9,575	-8.7%	-10,428	-10.3%	-18,148	-16.4%
35to39	116,163	106,669	102,492	95,633	86,446	87,383	91,314	-4,176	-3.9%	-16,047	-15.7%	-15,355	-14.4%
40to44	109,007	106,689	98,254	95,823	92,105	81,284	80,037	-8,435	-7.9%	-6,150	-6.3%	-26,653	-25.0%
45to49	95,403	98,728	100,077	93,325	92,746	88,442	76,670	1,349	1.4%	-7,331	-7.3%	-22,058	-22.3%
50to54	77,927	85,324	94,256	96,362	90,997	90,224	85,267	8,932	10.5%	-3,259	-3.5%	-57	-0.1%
55to59	65,270	68,147	77,775	87,407	90,378	85,435	84,049	9,628	14.1%	12,603	16.2%	15,902	23.3%
60to64	58,249	57,294	59,703	69,837	79,092	82,677	77,774	2,409	4.2%	19,389	32.5%	20,479	35.7%
65to69	64,005	56,172	50,552	53,196	62,773	71,184	74,055	-5,621	-10.0%	12,221	24.2%	17,883	31.8%
70to74	60,538	56,457	47,252	42,922	45,484	53,960	60,931	-9,205	-16.3%	-1,768	-3.7%	4,474	7.9%
75to79	51,399	49,444	44,933	37,747	34,430	36,744	43,500	-4,511	-9.1%	-10,503	-23.4%	-5,944	-12.0%
80to84	33,221	35,869	36,325	33,277	28,121	25,890	27,492	456	1.3%	-8,204	-22.6%	-8,377	-23.4%
Over85	26,575	31,416	38,762	43,119	43,331	40,597	37,713	7,345	23.4%	4,569	11.8%	6,296	20.0%
	1,515,283	1,484,141	1,452,101	1,436,052	1,454,950	1,463,791	1,447,573	-32,040	-2.2%	2,848	0.2%	-36,568	-2.5%

DVRPC Forecasts (June 24, 1999)

****** *The City of Philadelphia has challenged the results of the 1990 Census, contending that the final count of 1, 585,577 did not include at least 60,000 residents. Therefore, DVRPC has adjusted the 1990 Census figures to correct for the estimated undercount. All forecasts presented in this report use this adjusted number as a data point.*

DVRPC Forecasts of Non-Group Quarter Population by Age

Burlington

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	28,534	26,548	25,061	26,110	28,039	29,492	29,903	-1,487	-5.6%	2,978	11.9%	3,355	12.6%
5to9	32,589	30,521	27,175	25,950	27,022	29,244	30,733	-3,346	-11.0%	-152	-0.6%	212	0.7%
10to14	28,717	31,203	30,801	27,640	26,435	27,708	29,955	-401	-1.3%	-4,367	-14.2%	-1,247	-4.0%
15to19	26,687	28,071	31,483	31,303	28,160	27,205	28,505	3,411	12.2%	-3,323	-10.6%	434	1.5%
20to24	24,031	26,002	28,701	32,668	32,513	30,016	29,116	2,699	10.4%	3,812	13.3%	3,114	12.0%
25to29	26,346	25,293	26,556	29,813	33,785	34,283	31,832	1,263	5.0%	7,229	27.2%	6,540	25.9%
30to34	33,129	29,372	25,821	27,518	30,782	35,244	35,779	-3,551	-12.1%	4,961	19.2%	6,406	21.8%
35to39	36,510	34,808	29,954	26,680	28,394	31,937	36,415	-4,854	-13.9%	-1,560	-5.2%	1,607	4.6%
40to44	34,367	35,563	34,674	30,101	26,861	28,829	32,376	-888	-2.5%	-7,813	-22.5%	-3,187	-9.0%
45to49	28,772	32,002	35,337	34,664	30,141	27,148	29,117	3,336	10.4%	-5,197	-14.7%	-2,885	-9.0%
50to54	24,555	26,819	31,490	34,951	34,285	30,043	27,093	4,671	17.4%	2,795	8.9%	274	1.0%
55to59	18,718	21,898	26,222	30,914	34,293	33,821	29,679	4,324	19.7%	8,071	30.8%	7,781	35.5%
60to64	14,839	16,700	20,963	25,200	29,677	33,086	32,642	4,263	25.5%	8,714	41.6%	15,942	95.5%
65to69	13,929	13,796	15,420	19,514	23,451	27,846	31,031	1,625	11.8%	8,030	52.1%	17,235	124.9%
70to74	11,604	12,006	12,154	13,638	17,224	20,834	24,714	148	1.2%	5,070	41.7%	12,708	105.8%
75to79	8,723	9,185	9,816	10,012	11,220	14,316	17,308	631	6.9%	1,404	14.3%	8,123	88.4%
80to84	5,285	5,911	6,666	7,219	7,349	8,372	10,657	755	12.8%	683	10.2%	4,746	80.3%
Over85	4,649	5,190	6,170	7,166	7,966	8,556	9,459	980	18.9%	1,796	29.1%	4,269	82.3%
	401,983	410,886	424,465	441,062	457,596	477,980	496,314	13,578	3.3%	33,131	7.8%	85,428	20.8

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Camden

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	39,565	36,156	32,960	32,867	33,633	33,668	32,489	-3,195	-8.8%	673	2.0%	-3,667	-10.1%
5to9	43,074	40,515	35,418	32,287	32,186	33,127	33,155	-5,097	-12.6%	-3,232	-9.1%	-7,360	-18.2%
10to14	37,734	40,407	39,632	34,541	31,412	31,379	32,312	-775	-1.9%	-8,220	-20.7%	-8,095	-20.0%
15to19	32,834	35,308	39,623	38,876	33,788	30,773	30,735	4,315	12.2%	-5,835	-14.7%	-4,573	-13.0%
20to24	28,089	30,000	33,734	38,219	37,471	32,774	29,758	3,734	12.4%	3,737	11.1%	-242	-0.8%
25to29	31,780	28,904	28,876	32,887	37,346	37,091	32,412	-28	-0.1%	8,470	29.3%	3,508	12.1%
30to34	40,672	34,695	27,848	28,003	31,967	36,748	36,487	-6,847	-19.7%	4,119	14.8%	1,792	5.2%
35to39	44,349	41,452	33,610	26,854	26,987	31,053	35,773	-7,843	-18.9%	-6,622	-19.7%	-5,679	-13.7%
40to44	39,386	41,387	39,861	32,180	25,499	25,726	29,721	-1,526	-3.7%	-14,362	-36.0%	-11,666	-28.2%
45to49	32,894	36,042	40,100	38,707	31,148	24,703	24,904	4,058	11.3%	-8,952	-22.3%	-11,138	-30.9%
50to54	27,708	30,207	34,936	39,072	37,710	30,529	24,205	4,729	15.7%	2,774	7.9%	-6,002	-19.9%
55to59	21,301	24,388	28,850	33,505	37,508	36,339	29,345	4,462	18.3%	8,658	30.0%	4,957	20.3%
60to64	18,031	19,125	22,769	27,043	31,441	35,398	34,283	3,644	19.1%	8,672	38.1%	15,157	79.3%
65to69	18,494	17,198	17,328	20,806	24,744	29,027	32,696	130	0.8%	7,416	42.8%	15,498	90.1%
70to74	16,299	16,164	14,938	15,102	18,135	21,730	25,482	-1,226	-7.6%	3,197	21.4%	9,317	57.6%
75to79	13,225	13,225	13,101	12,154	12,267	14,897	17,860	-123	-0.9%	-834	-6.4%	4,636	35.1%
80to84	8,119	9,054	9,671	9,675	8,964	9,189	11,150	618	6.8%	-708	-7.3%	2,096	23.2%
Over85	6,718	7,805	9,639	11,021	11,696	11,736	11,893	1,834	23.5%	2,057	21.3%	4,089	52.4%
	500,272	502,030	502,895	503,799	503,901	505,886	504,659	865	0.2%	1,006	0.2%	2,629	0.5%

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Gloucester

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	17,996	16,648	16,103	17,348	18,833	19,681	19,753	-544	-3.3%	2,729	16.9%	3,105	18.7%
5to9	21,206	19,656	17,299	16,839	18,115	19,696	20,585	-2,357	-12.0%	816	4.7%	928	4.7%
10to14	19,313	20,685	20,066	17,769	17,334	18,674	20,282	-619	-3.0%	-2,732	-13.6%	-403	-1.9%
15to19	16,654	18,460	21,045	20,498	18,225	17,875	19,240	2,585	14.0%	-2,820	-13.4%	781	4.2%
20to24	13,719	15,958	19,272	22,030	21,528	19,475	19,182	3,314	20.8%	2,257	11.7%	3,224	20.2%
25to29	14,251	14,278	16,537	20,022	22,797	22,521	20,516	2,259	15.8%	6,260	37.9%	6,238	43.7%
30to34	19,994	16,896	14,873	17,260	20,755	23,688	23,454	-2,023	-12.0%	5,882	39.5%	6,557	38.8%
35to39	22,748	21,523	17,657	15,727	18,138	21,704	24,668	-3,867	-18.0%	481	2.7%	3,145	14.6%
40to44	20,246	21,817	21,662	17,914	16,021	18,498	22,060	-155	-0.7%	-5,641	-26.0%	243	1.1%
45to49	16,368	18,694	21,804	21,734	18,039	16,251	18,719	3,110	16.6%	-3,764	-17.3%	25	0.1%
50to54	13,750	15,195	18,440	21,574	21,510	17,972	16,218	3,244	21.4%	3,070	16.6%	1,023	6.7%
55to59	10,149	12,181	14,943	18,166	21,231	21,262	17,818	2,762	22.7%	6,287	42.1%	5,637	46.3%
60to64	8,406	9,234	11,708	14,385	17,452	20,478	20,522	2,474	26.8%	5,744	49.1%	11,289	122.3%
65to69	8,391	7,994	8,487	10,830	13,292	16,255	19,066	493	6.2%	4,805	56.6%	11,073	138.5%
70to74	7,342	7,402	7,098	7,564	9,614	11,850	14,467	-304	-4.1%	2,515	35.4%	7,065	95.5%
75to79	5,487	5,838	6,121	5,911	6,295	8,062	9,922	283	4.8%	174	2.8%	4,083	69.9%
80to84	3,254	3,688	4,238	4,497	4,338	4,694	5,995	550	14.9%	101	2.4%	2,307	62.6%
Over85	2,638	3,066	3,818	4,581	5,116	5,372	5,714	752	24.5%	1,298	34.0%	2,648	86.4%
	241,910	249,215	261,172	274,648	288,633	304,008	318,182	11,957	4.8%	27,462	10.5	68,968	27.7

DVRPC Forecasts (June 24, 1999)

DVRPC Forecasts of Non-Group Quarter Population by Age

Mercer

Age Cohort	1997	2000	2005	2010	2015	2020	2025	Change Abs 00 to 05	Change % 00 to 05	Change Abs 05 to 15	Change % 05 to 15	Change Abs 00 to 25	Change % 00 to 25
Under 5	21,412	21,674	21,460	21,435	21,787	22,444	23,256	-215	-1.0%	327	1.5%	1,582	7.3%
5to9	22,900	21,984	21,623	21,747	21,706	22,481	23,124	-361	-1.6%	83	0.4%	1,140	5.2%
10to14	20,260	21,651	21,658	21,501	21,614	21,823	22,591	7	0.0%	-44	-0.2%	940	4.3%
15to19	22,459	21,062	21,513	21,767	21,601	22,015	22,221	451	2.1%	88	0.4%	1,159	5.5%
20to24	21,777	22,281	21,211	22,325	22,569	23,206	23,625	-1,070	-4.8%	1,358	6.4%	1,344	6.0%
25to29	19,745	21,372	22,951	22,593	23,698	24,798	25,444	1,579	7.4%	747	3.3%	4,073	19.1%
30to34	25,946	22,415	21,667	23,792	23,426	25,203	26,299	-749	-3.3%	1,759	8.1%	3,883	17.3%
35to39	29,053	26,987	22,106	21,701	23,791	23,847	25,597	-4,881	-18.1%	1,685	7.6%	-1,390	-5.2%
40to44	26,081	27,440	26,291	21,730	21,320	23,689	23,742	-1,149	-4.2%	-4,971	-18.9%	-3,697	-13.5%
45to49	22,244	24,245	26,897	25,982	21,478	21,337	23,665	2,651	10.9%	-5,418	-20.1%	-581	-2.4%
50to54	18,676	20,590	23,813	26,612	25,696	21,547	21,407	3,223	15.7%	1,883	7.9%	817	4.0%
55to59	14,221	16,416	19,716	22,975	25,662	24,947	20,899	3,300	20.1%	5,946	30.2%	4,483	27.3%
60to64	12,054	12,756	15,298	18,524	21,594	24,296	23,578	2,542	19.9%	6,296	41.2%	10,822	84.8%
65to69	12,453	11,613	11,697	14,176	17,153	20,183	22,672	84	0.7%	5,456	46.6%	11,059	95.2%
70to74	10,954	10,909	10,132	10,271	12,449	15,199	17,862	-778	-7.1%	2,317	22.9%	6,953	63.7%
75to79	8,960	8,981	8,941	8,344	8,445	10,363	12,647	-40	-0.4%	-497	-5.6%	3,666	40.8%
80to84	5,585	6,278	6,751	6,803	6,336	6,534	7,980	473	7.5%	-414	-6.1%	1,702	27.1%
Over85	4,764	5,512	6,831	7,871	8,430	8,520	8,693	1,319	23.9%	1,599	23.4%	3,181	57.7%
	319,542	324,169	330,555	340,149	348,755	362,433	375,305	6,387	2.0%	18,199	5.5%	51,136	15.8

DVRPC Forecasts (June 24, 1999)

appendix b

county elderly population by age forecasts

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Bucks

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	16,905	26,237	24,448	25,906	31,049	40,795	49,345	52,552	49,671	46,262
60to64	12,508	19,748	24,172	21,022	23,504	30,075	39,433	47,641	50,905	48,152
65to69	8,859	13,749	21,116	19,816	19,778	22,071	28,320	37,092	45,071	48,154
70to74	6,867	9,846	15,079	16,527	17,264	17,725	19,770	25,289	33,219	40,326
75to79	4,987	6,751	10,315	12,431	13,175	14,277	14,722	16,412	21,160	27,770
80to84	2,952	4,427	6,745	8,457	8,794	9,546	10,448	10,759	12,191	15,678
Over85	1,875	3,526	5,657	7,317	8,164	9,299	10,367	11,388	12,248	13,518
Percent of Total										
55to59	4.1%	5.5%	4.5%	4.5%	5.2%	6.5%	7.5%	7.7%	7.0%	6.3%
60to64	3.0%	4.1%	4.5%	3.6%	3.9%	4.8%	6.0%	7.0%	7.1%	6.5%
65to69	2.1%	2.9%	3.9%	3.4%	3.3%	3.5%	4.3%	5.4%	6.3%	6.5%
70to74	1.7%	2.1%	2.8%	2.9%	2.9%	2.8%	3.0%	3.7%	4.7%	5.5%
75to79	1.2%	1.4%	1.9%	2.1%	2.2%	2.3%	2.2%	2.4%	3.0%	3.8%
80to84	0.7%	0.9%	1.2%	1.5%	1.5%	1.5%	1.6%	1.6%	1.7%	2.1%
Over85	0.5%	0.7%	1.0%	1.3%	1.4%	1.5%	1.6%	1.7%	1.7%	1.8%
Population Group										
Near Elderly (55-64)	29,413	45,985	48,620	46,928	54,553	70,870	88,778	100,192	100,576	94,414
Elderly (65+)	25,540	38,299	58,912	64,547	67,174	72,918	83,627	100,939	123,889	145,444
Very Elderly (75+)	9,814	14,704	22,717	28,204	30,132	33,122	35,537	38,559	45,599	56,965
Extremely Elderly (85+)	1,875	3,526	5,657	7,317	8,164	9,299	10,367	11,388	12,248	13,518
All Elderly (55+)	54,953	84,284	107,532	111,475	121,727	143,787	124,315	201,132	224,465	239,858
Total Population (All Ages)	415,056	479,211	541,174	578,570	597,317	627,419	656,186	684,709	714,053	739,848
Percent of Population										
Near Elderly (55-64)	7.1%	9.6%	9.0%	8.1%	9.1%	11.3%	13.5%	14.6%	14.1%	12.8%
Elderly (65+)	6.2%	8.0%	10.9%	11.2%	11.2%	11.6%	12.7%	14.7%	17.4%	19.7%
Very Elderly (75+)	2.4%	3.1%	4.2%	4.9%	5.0%	5.3%	5.4%	5.6%	6.4%	7.7%
Extremely Elderly (85+)	0.5%	0.7%	1.0%	1.3%	1.4%	1.5%	1.6%	1.7%	1.7%	1.8%
All Elderly (55+)	13.2%	17.6%	19.9%	19.3%	20.4%	22.9%	18.9%	29.4%	31.4%	32.4%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Chester

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	12,458	16,984	16,584	17,755	21,848	29,616	35,867	37,660	34,997	32,063
60to64	9,785	13,238	16,089	14,046	16,003	21,236	28,719	34,737	36,545	33,980
65to69	7,428	10,041	14,304	13,504	13,341	15,059	20,022	27,047	32,867	34,574
70to74	5,753	7,426	10,577	11,639	11,990	12,082	13,638	18,063	24,453	29,682
75to79	4,163	5,060	7,396	8,925	9,470	10,129	10,245	11,549	15,382	20,812
80to84	2,554	3,477	4,797	5,937	6,431	7,164	7,724	7,803	8,900	11,817
Over85	1,722	2,682	3,903	4,949	5,824	7,141	8,323	9,257	9,890	10,907
Percent of Total										
55to59	4.5%	5.4%	4.4%	4.4%	5.2%	6.6%	7.6%	7.6%	6.8%	6.0%
60to64	3.5%	4.2%	4.3%	3.5%	3.8%	4.8%	6.1%	7.1%	7.1%	6.4%
65to69	2.7%	3.2%	3.8%	3.3%	3.2%	3.4%	4.3%	5.5%	6.4%	6.5%
70to74	2.1%	2.3%	2.8%	2.9%	2.8%	2.7%	2.9%	3.7%	4.8%	5.6%
75to79	1.5%	1.6%	2.0%	2.2%	2.2%	2.3%	2.2%	2.3%	3.0%	3.9%
80to84	0.9%	1.1%	1.3%	1.5%	1.5%	1.6%	1.6%	1.6%	1.7%	2.2%
Over85	0.6%	0.8%	1.0%	1.2%	1.4%	1.6%	1.8%	1.9%	1.9%	2.0%
Population Group										
Near Elderly (55-64)	22,243	30,222	32,673	31,800	37,851	50,851	64,586	72,396	71,542	66,043
Elderly (65+)	21,620	28,686	40,977	44,955	47,056	51,575	59,953	73,718	91,493	107,792
Very Elderly (75+)	8,439	11,219	16,096	19,812	21,725	24,434	26,293	28,609	34,173	43,536
Extremely Elderly (85+)	1,722	2,682	3,903	4,949	5,824	7,141	8,323	9,257	9,890	10,907
All Elderly (55+)	43,863	58,908	73,650	76,755	84,907	102,426	90,878	146,114	163,035	173,836
Total Population (All Ages)	278,311	316,650	376,396	405,502	421,012	445,925	469,569	492,631	514,574	534,245
Percent of Population										
Near Elderly (55-64)	8.0%	9.5%	8.7%	7.8%	9.0%	11.4%	13.8%	14.7%	13.9%	12.4%
Elderly (65+)	7.8%	9.1%	10.9%	11.1%	11.2%	11.6%	12.8%	15.0%	17.8%	20.2%
Very Elderly (75+)	3.0%	3.5%	4.3%	4.9%	5.2%	5.5%	5.6%	5.8%	6.6%	8.1%
Extremely Elderly (85+)	0.6%	0.8%	1.0%	1.2%	1.4%	1.6%	1.8%	1.9%	1.9%	2.0%
All Elderly (55+)	15.8%	18.6%	19.6%	18.9%	20.2%	23.0%	19.4%	29.7%	31.7%	32.5%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Delaware

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	32,380	36,834	25,301	24,181	26,308	31,183	35,453	37,611	35,973	33,539
60to64	26,825	30,861	28,600	22,339	22,578	24,751	29,453	33,499	35,752	34,181
65to69	20,824	24,435	28,501	24,211	21,951	20,662	22,803	27,160	31,147	33,238
70to74	16,348	18,799	22,057	21,748	21,443	19,249	18,180	20,057	24,055	27,562
75to79	11,303	13,375	16,090	17,403	17,679	17,598	15,861	14,961	16,675	20,000
80to84	6,324	8,451	10,171	11,607	12,316	12,986	13,045	11,734	11,235	12,514
Over85	4,240	6,262	8,113	9,675	11,200	13,389	15,003	15,811	15,569	15,094
Percent of Total										
55to59	5.4%	6.6%	4.6%	4.6%	5.0%	5.9%	6.7%	7.2%	6.9%	6.5%
60to64	4.5%	5.6%	5.2%	4.2%	4.3%	4.7%	5.6%	6.4%	6.9%	6.6%
65to69	3.5%	4.4%	5.2%	4.6%	4.1%	3.9%	4.3%	5.2%	6.0%	6.4%
70to74	2.7%	3.4%	4.0%	4.1%	4.0%	3.6%	3.5%	3.8%	4.6%	5.3%
75to79	1.9%	2.4%	2.9%	3.3%	3.3%	3.3%	3.0%	2.9%	3.2%	3.9%
80to84	1.1%	1.5%	1.9%	2.2%	2.3%	2.5%	2.5%	2.3%	2.2%	2.4%
Over85	0.7%	1.1%	1.5%	1.8%	2.1%	2.5%	2.9%	3.0%	3.0%	2.9%
Population Group										
Near Elderly (55-64)	59,205	67,695	53,901	46,519	48,887	55,934	64,906	71,110	71,725	67,720
Elderly (65+)	59,039	71,322	84,932	84,644	84,589	83,885	84,891	89,723	98,680	108,409
Very Elderly (75+)	21,867	28,088	34,374	38,685	41,195	43,974	43,909	42,506	43,479	47,608
Extremely Elderly (85+)	4,240	6,262	8,113	9,675	11,200	13,389	15,003	15,811	15,569	15,094
All Elderly (55+)	118,244	139,017	138,833	131,163	133,475	139,819	108,814	160,833	170,406	176,129
Total Population (All Ages)	600,035	555,007	547,651	528,639	529,564	528,411	525,925	521,497	520,613	518,403
Percent of Population										
Near Elderly (55-64)	9.9%	12.2%	9.8%	8.8%	9.2%	10.6%	12.3%	13.6%	13.8%	13.1%
Elderly (65+)	9.8%	12.9%	15.5%	16.0%	16.0%	15.9%	16.1%	17.2%	19.0%	20.9%
Very Elderly (75+)	3.6%	5.1%	6.3%	7.3%	7.8%	8.3%	8.3%	8.2%	8.4%	9.2%
Extremely Elderly (85+)	0.7%	1.1%	1.5%	1.8%	2.1%	2.5%	2.9%	3.0%	3.0%	2.9%
All Elderly (55+)	19.7%	25.0%	25.4%	24.8%	25.2%	26.5%	20.7%	30.8%	32.7%	34.0%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Montgomery

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	33,425	40,307	32,777	33,569	38,740	47,924	55,882	58,483	55,625	53,045
60to64	28,025	33,289	34,416	28,581	30,944	37,466	46,262	53,896	56,533	53,786
65to69	21,169	26,957	32,950	29,732	27,992	29,033	35,250	43,491	50,934	53,419
70to74	16,696	21,095	25,454	26,732	26,760	25,218	26,149	31,685	39,209	45,881
75to79	11,738	15,260	19,461	22,315	22,519	22,674	21,433	22,192	27,058	33,453
80to84	7,018	10,043	13,237	16,024	16,676	17,244	17,495	16,514	17,313	21,068
Over85	4,472	7,524	10,891	13,421	16,024	19,493	21,752	23,038	23,271	23,902
Percent of Total										
55to59	5.4%	6.3%	4.8%	4.8%	5.4%	6.5%	7.4%	7.5%	7.0%	6.5%
60to64	4.5%	5.2%	5.1%	4.1%	4.3%	5.1%	6.1%	6.9%	7.1%	6.6%
65to69	3.4%	4.2%	4.9%	4.3%	3.9%	3.9%	4.6%	5.6%	6.4%	6.5%
70to74	2.7%	3.3%	3.8%	3.8%	3.8%	3.4%	3.4%	4.1%	4.9%	5.6%
75to79	1.9%	2.4%	2.9%	3.2%	3.2%	3.1%	2.8%	2.8%	3.4%	4.1%
80to84	1.1%	1.6%	2.0%	2.3%	2.3%	2.3%	2.3%	2.1%	2.2%	2.6%
Over85	0.7%	1.2%	1.6%	1.9%	2.2%	2.6%	2.9%	3.0%	2.9%	2.9%
Population Group										
Near Elderly (55-64)	61,450	73,596	67,193	62,151	69,683	85,391	102,144	112,380	112,158	106,830
Elderly (65+)	61,093	80,879	101,993	108,224	109,971	113,662	122,078	136,919	157,785	177,723
Very Elderly (75+)	23,228	32,827	43,589	51,760	55,219	59,411	60,679	61,743	67,642	78,423
Extremely Elderly (85+)	4,472	7,524	10,891	13,421	16,024	19,493	21,752	23,038	23,271	23,902
All Elderly (55+)	122,543	154,475	169,186	170,375	179,655	199,053	162,823	249,299	269,943	284,553
Total Population (All Ages)	623,799	643,621	678,111	695,444	712,364	737,936	759,004	778,764	798,724	816,564
Percent of Population										
Near Elderly(55-64)	9.9%	11.4%	9.9%	8.9%	9.8%	11.6%	13.5%	14.4%	14.0%	13.1%
Elderly (65+)	9.8%	12.6%	15.0%	15.6%	15.4%	15.4%	16.1%	17.6%	19.8%	21.8%
Very Elderly (75+)	3.7%	5.1%	6.4%	7.4%	7.8%	8.1%	8.0%	7.9%	8.5%	9.6%
Extremely Elderly (85+)	0.7%	1.2%	1.6%	1.9%	2.2%	2.6%	2.9%	3.0%	2.9%	2.9%
All Elderly (55+)	19.6%	24.0%	24.9%	24.5%	25.2%	27.0%	21.5%	32.0%	33.8%	34.8%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Philadelphia*

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	111,716	98,392	68,766	65,270	68,147	77,775	87,407	90,378	85,435	84,049
60to64	98,963	90,918	74,114	58,249	57,294	59,703	69,837	79,092	82,677	77,774
65to69	82,234	81,894	75,294	64,005	56,172	50,552	53,196	62,773	71,184	74,055
70to74	64,491	64,226	62,881	60,538	56,457	47,252	42,922	45,484	53,960	60,931
75to79	42,793	45,531	49,140	51,399	49,444	44,933	37,747	34,430	36,744	43,500
80to84	23,949	27,153	30,598	33,221	35,869	36,325	33,277	28,121	25,890	27,492
Over85	14,681	18,566	22,801	26,575	31,416	38,762	43,119	43,331	40,597	37,713
Percent of Total										
55to59	5.7%	5.8%	4.3%	4.3%	4.6%	5.4%	6.1%	6.2%	5.8%	5.8%
60to64	5.1%	5.4%	4.7%	3.8%	3.9%	4.1%	4.9%	5.4%	5.6%	5.4%
65to69	4.2%	4.9%	4.7%	4.2%	3.8%	3.5%	3.7%	4.3%	4.9%	5.1%
70to74	3.3%	3.8%	4.0%	4.0%	3.8%	3.3%	3.0%	3.1%	3.7%	4.2%
75to79	2.2%	2.7%	3.1%	3.4%	3.3%	3.1%	2.6%	2.4%	2.5%	3.0%
80to84	1.2%	1.6%	1.9%	2.2%	2.4%	2.5%	2.3%	1.9%	1.8%	1.9%
Over85	0.8%	1.1%	1.4%	1.8%	2.1%	2.7%	3.0%	3.0%	2.8%	2.6%
Population Group										
Near Elderly(55-64)	210,679	189,310	142,880	123,519	125,442	137,478	157,244	169,470	168,113	161,823
Elderly (65+)	228,148	237,370	240,714	235,738	229,358	217,823	210,261	214,138	228,375	243,690
Very Elderly (75+)	81,423	91,250	102,539	111,195	116,729	120,020	114,143	105,881	103,231	108,704
Extremely Elderly (85+)	14,681	18,566	22,801	26,575	31,416	38,762	43,119	43,331	40,597	37,713
All Elderly (55+)	438,827	426,680	383,594	359,257	354,799	355,302	271,386	383,608	396,488	405,513
Total Population (All Ages)	1,948,609	1,688,210	1,585,577	1,515,283	1,484,141	1,452,101	1,436,052	1,454,950	1,463,791	1,447,573
Percent of Population										
Near Elderly (55-64)	10.8%	11.2%	9.0%	8.2%	8.5%	9.5%	10.9%	11.6%	11.5%	11.2%
Elderly (65+)	11.7%	14.1%	15.2%	15.6%	15.5%	15.0%	14.6%	14.7%	15.6%	16.8%
Very Elderly (75+)	4.2%	5.4%	6.5%	7.3%	7.9%	8.3%	7.9%	7.3%	7.1%	7.5%
Extremely Elderly (85+)	0.8%	1.1%	1.4%	1.8%	2.1%	2.7%	3.0%	3.0%	2.8%	2.6%
All Elderly (55+)	22.5%	25.3%	24.2%	23.7%	23.9%	24.5%	18.9%	26.4%	27.1%	28.0%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)
The City of Philadelphia has challenged the results of the 1990 Census, contending that the final count of 1, 585,577 did not include at least 60,000 residents.
Therefore, DVRPC has adjusted the 1990 Census figures to correct for the estimated undercount. All forecasts presented in this report use this adjusted number as a data point.

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Burlington

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	11,422	18,116	18,094	18,718	21,898	26,222	30,914	34,293	33,821	29,679
60to64	8,573	14,004	17,455	14,839	16,700	20,963	25,200	29,677	33,086	32,642
65to69	6,383	10,302	15,344	13,929	13,796	15,420	19,514	23,451	27,846	31,031
70to74	5,187	7,382	11,184	11,604	12,006	12,154	13,638	17,224	20,834	24,714
75to79	3,847	5,017	7,516	8,723	9,185	9,816	10,012	11,220	14,316	17,308
80to84	2,274	3,236	4,419	5,285	5,911	6,666	7,219	7,349	8,372	10,657
Over85	1,588	2,745	3,725	4,649	5,190	6,170	7,166	7,966	8,556	9,459
Percent of Total										
55to59	3.5%	5.0%	4.6%	4.7%	5.3%	6.2%	7.0%	7.5%	7.1%	6.0%
60to64	2.7%	3.9%	4.4%	3.7%	4.1%	4.9%	5.7%	6.5%	6.9%	6.6%
65to69	2.0%	2.8%	3.9%	3.5%	3.4%	3.6%	4.4%	5.1%	5.8%	6.3%
70to74	1.6%	2.0%	2.8%	2.9%	2.9%	2.9%	3.1%	3.8%	4.4%	5.0%
75to79	1.2%	1.4%	1.9%	2.2%	2.2%	2.3%	2.3%	2.5%	3.0%	3.5%
80to84	0.7%	0.9%	1.1%	1.3%	1.4%	1.6%	1.6%	1.6%	1.8%	2.1%
Over85	0.5%	0.8%	0.9%	1.2%	1.3%	1.5%	1.6%	1.7%	1.8%	1.9%
Population Group										
Near Elderly (55-64)	19,995	32,120	35,549	33,558	38,597	47,185	56,114	63,970	66,907	62,321
Elderly (65+)	19,279	28,682	42,188	44,190	46,088	50,226	57,549	67,210	79,924	93,169
Very Elderly (75+)	7,709	10,998	15,660	18,657	20,286	22,652	24,396	26,535	31,244	37,424
Extremely Elderly (85+)	1,588	2,745	3,725	4,649	5,190	6,170	7,166	7,966	8,556	9,459
All Elderly (55+)	39,274	60,802	77,737	77,748	84,685	97,412	80,511	131,180	146,831	155,490
Total Population (All Ages)	323,132	362,542	395,066	401,983	410,886	424,465	441,062	457,596	477,980	496,314
Percent of Population										
Near Elderly (55-64)	6.2%	8.9%	9.0%	8.3%	9.4%	11.1%	12.7%	14.0%	14.0%	12.6%
Elderly (65+)	6.0%	7.9%	10.7%	11.0%	11.2%	11.8%	13.0%	14.7%	16.7%	18.8%
Very Elderly (75+)	2.4%	3.0%	4.0%	4.6%	4.9%	5.3%	5.5%	5.8%	6.5%	7.5%
Extremely Elderly (85+)	0.5%	0.8%	0.9%	1.2%	1.3%	1.5%	1.6%	1.7%	1.8%	1.9%
All Elderly (55+)	12.2%	16.8%	19.7%	19.3%	20.6%	22.9%	18.3%	28.7%	30.7%	31.3%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Camden

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	23,717	27,125	21,397	21,301	24,388	28,850	33,505	37,508	36,339	29,345
60to64	18,938	22,750	22,049	18,031	19,125	22,769	27,043	31,441	35,398	34,283
65to69	14,398	17,860	20,889	18,494	17,198	17,328	20,806	24,744	29,027	32,696
70to74	11,656	13,115	16,261	16,299	16,164	14,938	15,102	18,135	21,730	25,482
75to79	8,055	8,865	11,761	13,225	13,225	13,101	12,154	12,267	14,897	17,860
80to84	4,413	5,562	7,006	8,119	9,054	9,671	9,675	8,964	9,189	11,150
Over85	2,639	3,830	5,274	6,718	7,805	9,639	11,021	11,696	11,736	11,893
Percent of Total										
55to59	5.2%	5.8%	4.3%	4.3%	4.9%	5.7%	6.7%	7.4%	7.2%	5.8%
60to64	4.2%	4.8%	4.4%	3.6%	3.8%	4.5%	5.4%	6.2%	7.0%	6.8%
65to69	3.2%	3.8%	4.2%	3.7%	3.4%	3.4%	4.1%	4.9%	5.7%	6.5%
70to74	2.6%	2.8%	3.2%	3.3%	3.2%	3.0%	3.0%	3.6%	4.3%	5.0%
75to79	1.8%	1.9%	2.3%	2.6%	2.6%	2.6%	2.4%	2.4%	2.9%	3.5%
80to84	1.0%	1.2%	1.4%	1.6%	1.8%	1.9%	1.9%	1.8%	1.8%	2.2%
Over85	0.6%	0.8%	1.0%	1.3%	1.6%	1.9%	2.2%	2.3%	2.3%	2.4%
Population Group										
Near Elderly (55-64)	42,655	49,875	43,446	39,332	43,513	51,619	60,548	68,949	71,738	63,628
Elderly (65+)	41,161	49,232	61,191	62,855	63,446	64,678	68,758	75,805	86,577	99,081
Very Elderly (75+)	15,107	18,257	24,041	28,062	30,083	32,412	32,850	32,926	35,821	40,904
Extremely Elderly (85+)	2,639	3,830	5,274	6,718	7,805	9,639	11,021	11,696	11,736	11,893
All Elderly (55+)	83,816	99,107	104,637	102,188	106,959	116,297	93,398	144,754	158,315	162,710
Total Population (All Ages)	456,291	471,650	502,824	500,272	502,030	502,895	503,799	503,901	505,886	504,659
Percent of Population										
Near Elderly (55-64)	9.3%	10.6%	8.6%	7.9%	8.7%	10.3%	12.0%	13.7%	14.2%	12.6%
Elderly (65+)	9.0%	10.4%	12.2%	12.6%	12.6%	12.9%	13.6%	15.0%	17.1%	19.6%
Very Elderly(75+)	3.3%	3.9%	4.8%	5.6%	6.0%	6.4%	6.5%	6.5%	7.1%	8.1%
Extremely Elderly (85+)	0.6%	0.8%	1.0%	1.3%	1.6%	1.9%	2.2%	2.3%	2.3%	2.4%
All Elderly (55+)	18.4%	21.0%	20.8%	20.4%	21.3%	23.1%	18.5%	28.7%	31.3%	32.2%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Gloucester

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	7,881	10,347	9,584	10,149	12,181	14,943	18,166	21,231	21,262	17,818
60to64	6,104	8,606	9,636	8,406	9,234	11,708	14,385	17,452	20,478	20,522
65to69	4,558	6,543	8,851	8,391	7,994	8,487	10,830	13,292	16,255	19,066
70to74	3,680	4,630	6,813	7,342	7,402	7,098	7,564	9,614	11,850	14,467
75to79	2,684	2,974	4,488	5,487	5,838	6,121	5,911	6,295	8,062	9,922
80to84	1,474	1,995	2,629	3,254	3,688	4,238	4,497	4,338	4,694	5,995
Over85	899	1,581	1,980	2,638	3,066	3,818	4,581	5,116	5,372	5,714
Percent of Total										
55to59	4.6%	5.2%	4.2%	4.2%	4.9%	5.7%	6.6%	7.4%	7.0%	5.6%
60to64	3.5%	4.3%	4.2%	3.5%	3.7%	4.5%	5.2%	6.0%	6.7%	6.4%
65to69	2.6%	3.3%	3.8%	3.5%	3.2%	3.2%	3.9%	4.6%	5.3%	6.0%
70to74	2.1%	2.3%	3.0%	3.0%	3.0%	2.7%	2.8%	3.3%	3.9%	4.5%
75to79	1.6%	1.5%	2.0%	2.3%	2.3%	2.3%	2.2%	2.2%	2.7%	3.1%
80to84	0.9%	1.0%	1.1%	1.3%	1.5%	1.6%	1.6%	1.5%	1.5%	1.9%
Over85	0.5%	0.8%	0.9%	1.1%	1.2%	1.5%	1.7%	1.8%	1.8%	1.8%
Population Group										
Near Elderly (55-64)	13,985	18,953	19,220	18,556	21,415	26,651	32,551	38,683	41,740	38,340
Elderly (65+)	13,295	17,723	24,761	27,111	27,988	29,762	33,382	38,655	46,233	55,164
Very Elderly (75+)	5,057	6,550	9,097	11,378	12,592	14,177	14,988	15,749	18,128	21,631
Extremely Elderly (85+)	899	1,581	1,980	2,638	3,066	3,818	4,581	5,116	5,372	5,714
All Elderly (55+)	27,280	36,676	43,981	45,667	49,403	56,413	47,540	77,338	87,973	93,505
Total Population (All Ages)	172,681	199,917	230,082	241,910	249,215	261,172	274,648	288,633	304,008	318,182
Percent of Population										
Near Elderly (55-64)	8.1%	9.5%	8.4%	7.7%	8.6%	10.2%	11.9%	13.4%	13.7%	12.0%
Elderly (65+)	7.7%	8.9%	10.8%	11.2%	11.2%	11.4%	12.2%	13.4%	15.2%	17.3%
Very Elderly (75+)	2.9%	3.3%	4.0%	4.7%	5.1%	5.4%	5.5%	5.5%	6.0%	6.8%
Extremely Elderly (85+)	0.5%	0.8%	0.9%	1.1%	1.2%	1.5%	1.7%	1.8%	1.8%	1.8%
All Elderly (55+)	15.8%	18.3%	19.1%	18.9%	19.8%	21.6%	17.3%	26.8%	28.9%	29.4%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Mercer

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	16,507	18,176	14,439	14,221	16,416	19,716	22,975	25,662	24,947	20,899
60to64	13,262	15,392	14,886	12,054	12,756	15,298	18,524	21,594	24,296	23,578
65to69	10,311	12,626	14,194	12,453	11,613	11,697	14,176	17,153	20,183	22,672
70to74	8,130	9,024	11,103	10,954	10,909	10,132	10,271	12,449	15,199	17,862
75to79	5,645	6,316	8,181	8,960	8,981	8,941	8,344	8,445	10,363	12,647
80to84	3,384	4,118	4,895	5,585	6,278	6,751	6,803	6,336	6,534	7,980
Over85	2,133	3,116	3,856	4,764	5,512	6,831	7,871	8,430	8,520	8,693
Percent of Total										
55to59	5.4%	5.9%	4.4%	4.5%	5.1%	6.0%	6.8%	7.4%	6.9%	5.6%
60to64	4.4%	5.0%	4.6%	3.8%	3.9%	4.6%	5.4%	6.2%	6.7%	6.3%
65to69	3.4%	4.1%	4.4%	3.9%	3.6%	3.5%	4.2%	4.9%	5.6%	6.0%
70to74	2.7%	2.9%	3.4%	3.4%	3.4%	3.1%	3.0%	3.6%	4.2%	4.8%
75to79	1.9%	2.1%	2.5%	2.8%	2.8%	2.7%	2.5%	2.4%	2.9%	3.4%
80to84	1.1%	1.3%	1.5%	1.7%	1.9%	2.0%	2.0%	1.8%	1.8%	2.1%
Over85	0.7%	1.0%	1.2%	1.5%	1.7%	2.1%	2.3%	2.4%	2.4%	2.3%
Population Group										
Near Elderly (55-64)	29,769	33,568	29,325	26,275	29,172	35,014	41,499	47,256	49,243	44,478
Elderly (65+)	29,603	35,200	42,229	42,716	43,294	44,352	47,464	52,813	60,799	69,855
Very Elderly (75+)	11,162	13,550	16,932	19,309	20,771	22,523	23,018	23,211	25,417	29,320
Extremely Elderly (85+)	2,133	3,116	3,856	4,764	5,512	6,831	7,871	8,430	8,520	8,693
All Elderly (55+)	59,372	68,768	71,554	68,990	72,466	79,366	64,517	100,069	110,041	114,332
Total Population (All Ages)	303,968	307,863	325,824	319,542	324,169	330,555	340,149	348,755	362,433	375,305
Percent of Population										
Near Elderly (55-64)	9.8%	10.9%	9.0%	8.2%	9.0%	10.6%	12.2%	13.6%	13.6%	11.9%
Elderly (65+)	9.7%	11.4%	13.0%	13.4%	13.4%	13.4%	14.0%	15.1%	16.8%	18.6%
Very Elderly (75+)	3.7%	4.4%	5.2%	6.0%	6.4%	6.8%	6.8%	6.7%	7.0%	7.8%
Extremely Elderly (85+)	0.7%	1.0%	1.2%	1.5%	1.7%	2.1%	2.3%	2.4%	2.4%	2.3%
All Elderly (55+)	19.5%	22.3%	22.0%	21.6%	22.4%	24.0%	19.0%	28.7%	30.4%	30.5%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

4NJ Sub-Region

Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	59,527	73,764	63,514	64,390	74,883	89,731	105,561	118,694	116,369	97,742
60to64	46,877	60,752	64,026	53,331	57,815	70,738	85,151	100,164	113,258	111,025
65to69	35,650	47,331	59,278	53,267	50,601	52,932	65,326	78,640	93,310	105,465
70to74	28,653	34,151	45,361	46,199	46,482	44,323	46,575	57,422	69,612	82,526
75to79	20,231	23,172	31,946	36,394	37,229	37,979	36,421	38,226	47,638	57,737
80to84	11,545	14,911	18,949	22,243	24,931	27,327	28,193	26,988	28,788	35,783
Over85	7,259	11,272	14,835	18,768	21,573	26,457	30,640	33,207	34,184	35,759
Percent of Total										
55to59	4.7%	5.5%	4.4%	4.4%	5.0%	5.9%	6.8%	7.4%	7.1%	5.8%
60to64	3.7%	4.5%	4.4%	3.6%	3.9%	4.7%	5.5%	6.3%	6.9%	6.6%
65to69	2.8%	3.5%	4.1%	3.6%	3.4%	3.5%	4.2%	4.9%	5.7%	6.2%
70to74	2.3%	2.5%	3.1%	3.2%	3.1%	2.9%	3.0%	3.6%	4.2%	4.9%
75to79	1.6%	1.7%	2.2%	2.5%	2.5%	2.5%	2.3%	2.4%	2.9%	3.4%
80to84	0.9%	1.1%	1.3%	1.5%	1.7%	1.8%	1.8%	1.7%	1.7%	2.1%
Over85	0.6%	0.8%	1.0%	1.3%	1.5%	1.7%	2.0%	2.1%	2.1%	2.1%
Population Group										
Near Elderly (55-64)	106,404	134,516	127,540	117,721	132,698	160,470	190,713	218,858	229,628	208,767
Elderly (65+)	103,338	130,837	170,369	176,872	180,816	189,018	207,153	234,483	273,533	317,269
Very Elderly (75+)	39,035	49,355	65,730	77,406	83,733	91,763	95,253	98,421	110,611	129,279
Extremely Elderly (85+)	7,259	11,272	14,835	18,768	21,573	26,457	30,640	33,207	34,184	35,759
All Elderly (55+)	209,742	265,353	297,909	294,592	313,514	349,488	397,866	453,341	503,161	526,036
Total Population (All Ages)	1,256,072	1,341,972	1,453,796	1,463,707	1,486,300	1,519,087	1,559,658	1,598,886	1,650,307	1,694,461
Percent of Population										
Near Elderly (55-64)	8.5%	10.0%	8.8%	8.0%	8.9%	10.6%	12.2%	13.7%	13.9%	12.3%
Elderly (65+)	8.2%	9.7%	11.7%	12.1%	12.2%	12.4%	13.3%	14.7%	16.6%	18.7%
Very Elderly (75+)	3.1%	3.7%	4.5%	5.3%	5.6%	6.0%	6.1%	6.2%	6.7%	7.6%
Extremely Elderly (85+)	0.6%	0.8%	1.0%	1.3%	1.5%	1.7%	2.0%	2.1%	2.1%	2.1%
All Elderly (55+)	16.7%	19.8%	20.5%	20.1%	21.1%	23.0%	25.5%	28.4%	30.5%	31.0%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24, 1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

5PA Sub-Region Elderly

Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	206,884	218,754	167,876	166,681	186,093	227,293	263,954	276,684	261,701	248,958
60to64	176,106	188,054	177,391	144,237	150,323	173,231	213,704	248,864	262,412	247,872
65to69	140,514	157,076	172,165	151,268	139,233	137,378	159,592	197,562	231,203	243,440
70to74	110,155	121,392	136,048	137,184	133,915	121,525	120,658	140,577	174,897	204,381
75to79	74,984	85,977	102,402	112,472	112,287	109,612	100,008	99,543	117,019	145,534
80to84	42,797	53,551	65,548	75,246	80,085	83,265	81,988	74,931	75,528	88,570
Over85	26,990	38,560	51,365	61,937	72,628	88,084	98,563	102,824	101,576	101,134
Percent of Total										
55to59	5.4%	5.9%	4.5%	4.5%	5.0%	6.0%	6.9%	7.0%	6.5%	6.1%
60to64	4.6%	5.1%	4.8%	3.9%	4.0%	4.6%	5.6%	6.3%	6.5%	6.1%
65to69	3.6%	4.3%	4.6%	4.1%	3.7%	3.6%	4.1%	5.0%	5.8%	6.0%
70to74	2.8%	3.3%	3.6%	3.7%	3.6%	3.2%	3.1%	3.6%	4.4%	5.0%
75to79	1.9%	2.3%	2.7%	3.0%	3.0%	2.9%	2.6%	2.5%	2.9%	3.6%
80to84	1.1%	1.5%	1.8%	2.0%	2.1%	2.2%	2.1%	1.9%	1.9%	2.2%
Over85	0.7%	1.0%	1.4%	1.7%	1.9%	2.3%	2.6%	2.6%	2.5%	2.5%
Population Group										
Near Elderly (55-64)	382,990	406,808	345,267	310,918	336,416	400,524	477,657	525,548	524,114	496,830
Elderly (65+)	395,440	456,556	527,528	538,108	538,148	539,862	560,809	615,438	700,222	783,058
Very Elderly (75+)	144,771	178,088	219,315	249,656	265,000	280,960	280,559	277,298	294,123	335,238
Extremely Elderly (85+)	26,990	38,560	51,365	61,937	72,628	88,084	98,563	102,824	101,576	101,134
All Elderly (55+)	778,430	863,364	872,795	849,025	874,564	940,387	1,038,467	1,140,986	1,224,336	1,279,889
Total Population (All Ages)	3,865,810	3,682,699	3,728,909	3,723,438	3,744,397	3,791,793	3,846,736	3,932,550	4,011,755	4,056,633
Percent of Population										
Near Elderly (55-64)	9.9%	11.0%	9.3%	8.4%	9.0%	10.6%	12.4%	13.4%	13.1%	12.2%
Elderly (65+)	10.2%	12.4%	14.1%	14.5%	14.4%	14.2%	14.6%	15.6%	17.5%	19.3%
Very Elderly (75+)	3.7%	4.8%	5.9%	6.7%	7.1%	7.4%	7.3%	7.1%	7.3%	8.3%
Extremely Elderly (85+)	0.7%	1.0%	1.4%	1.7%	1.9%	2.3%	2.6%	2.6%	2.5%	2.5%
All Elderly (55+)	20.1%	23.4%	23.4%	22.8%	23.4%	24.8%	27.0%	29.0%	30.5%	31.6%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June 24,1999)

Elderly Population 1970 to 2025

Note 1970, 80 and 90 data based on total population.
DVRPC 1997 to 2025 forecasts based on non-group quarter population only.

Nine County Region
Elderly

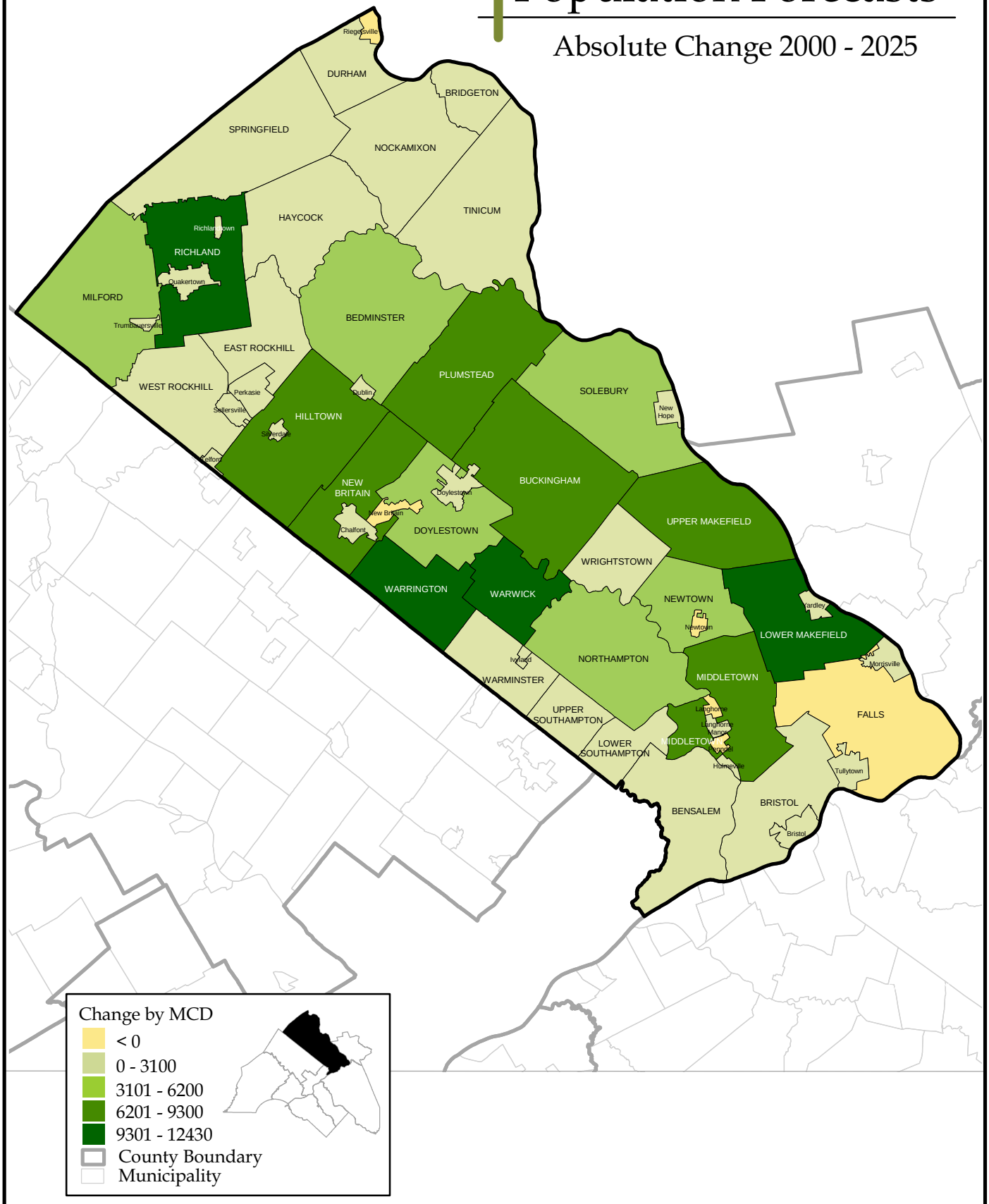
Age	1970	1980	1990	1997	2000	2005	2010	2015	2020	2025
55to59	266,411	292,518	231,390	231,071	260,975	317,024	369,515	395,378	378,071	346,700
60to64	222,983	248,806	241,417	197,568	208,138	243,970	298,855	349,028	375,671	358,897
65to69	176,164	204,407	231,443	204,535	189,834	190,310	224,917	276,202	324,513	348,905
70to74	138,808	155,543	181,409	183,382	180,397	165,847	167,233	197,999	244,509	286,907
75to79	95,215	109,149	134,348	148,867	149,516	147,591	136,429	137,770	164,657	203,271
80to84	54,342	68,462	84,497	97,490	105,016	110,591	110,181	101,919	104,317	124,352
Over85	34,249	49,832	66,200	80,706	94,200	114,541	129,203	136,031	135,760	136,892
Percent of Total										
55to59	5.2%	5.8%	4.5%	4.5%	5.0%	6.0%	6.8%	7.1%	6.7%	6.0%
60to64	4.4%	5.0%	4.7%	3.8%	4.0%	4.6%	5.5%	6.3%	6.6%	6.2%
65to69	3.4%	4.1%	4.5%	3.9%	3.6%	3.6%	4.2%	5.0%	5.7%	6.1%
70to74	2.7%	3.1%	3.5%	3.5%	3.4%	3.1%	3.1%	3.6%	4.3%	5.0%
75to79	1.9%	2.2%	2.6%	2.9%	2.9%	2.8%	2.5%	2.5%	2.9%	3.5%
80to84	1.1%	1.4%	1.6%	1.9%	2.0%	2.1%	2.0%	1.8%	1.8%	2.2%
Over85	0.7%	1.0%	1.3%	1.6%	1.8%	2.2%	2.4%	2.5%	2.4%	2.4%
Population Group										
Near Elderly (55-64)	489,394	541,324	472,807	428,638	469,114	560,994	668,370	744,406	753,741	705,597
Elderly (65+)	498,778	587,393	697,897	714,979	718,964	728,881	767,963	849,921	973,756	1,100,328
Very Elderly (75+)	183,806	227,443	285,045	327,062	348,733	372,723	375,812	375,720	404,733	464,516
Extremely Elderly (85+)	34,249	49,832	66,200	80,706	94,200	114,541	129,203	136,031	135,760	136,892
All Elderly (55+)	988,172	1,128,717	1,170,704	1,143,618	1,188,077	1,289,875	1,436,333	1,594,327	1,727,497	1,805,925
Total Population (All Ages)	5,121,882	5,024,671	5,182,705	5,187,145	5,230,697	5,310,880	5,406,394	5,531,436	5,662,062	5,751,093
Percent of Population										
Near Elderly (55-64)	9.6%	10.8%	9.1%	8.3%	9.0%	10.6%	12.4%	13.5%	13.3%	12.3%
Elderly (65+)	9.7%	11.7%	13.5%	13.8%	13.7%	13.7%	14.2%	15.4%	17.2%	19.1%
Very Elderly (75+)	3.6%	4.5%	5.5%	6.3%	6.7%	7.0%	7.0%	6.8%	7.1%	8.1%
Extremely Elderly (85+)	0.7%	1.0%	1.3%	1.6%	1.8%	2.2%	2.4%	2.5%	2.4%	2.4%
All Elderly (55+)	19.3%	22.5%	22.6%	22.0%	22.7%	24.3%	26.6%	28.8%	30.5%	31.4%

Sources: U.S. Census 1970 to 90 and DVRPC 1997 to 2025 Forecasts (June, 24, 1999)

appendix c

municipal population forecasts

Bucks County
Population Forecasts
Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

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Municipal Population Forecasts Bucks County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 017 005	Bedminster township	4,600	4,720	4,780	5,560	6,160	6,850	7,690	8,000	780	16.3%	1,290	23.2%	3,220	67.4%
42 017 010	Bensalem township	56,790	57,160	58,280	59,420	59,290	60,300	60,960	60,740	1,140	2.0%	880	1.5%	2,460	4.2%
42 017 015	Bridgeton township	1,380	1,430	1,440	1,490	1,500	1,510	1,520	1,500	50	3.5%	20	1.3%	60	4.2%
42 017 020	Bristol borough	10,410	10,360	10,260	10,280	10,490	10,670	10,950	11,040	20	0.2%	390	3.8%	780	7.6%
42 017 025	Bristol township	57,130	57,700	57,330	57,620	57,770	57,910	59,050	59,540	290	0.5%	290	0.5%	2,210	3.9%
42 017 030	Buckingham township	9,360	14,680	15,220	16,310	17,740	18,960	20,230	22,260	1,090	7.2%	2,650	16.2%	7,040	46.3%
42 017 035	Chalfont borough	3,070	3,860	3,910	4,030	4,270	4,450	4,410	4,850	120	3.1%	420	10.4%	940	24.0%
42 017 040	Doylestown borough	8,580	8,580	8,700	8,800	8,900	9,000	9,100	9,110	100	1.1%	200	2.3%	410	4.7%
42 017 045	Doylestown township	14,510	17,320	18,150	19,500	20,710	21,840	22,830	24,040	1,350	7.4%	2,340	12.0%	5,890	32.5%
42 017 050	Dublin borough	1,990	2,020	2,080	2,180	2,300	2,430	2,570	2,720	100	4.8%	250	11.5%	640	30.8%
42 017 055	Durham township	1,210	1,280	1,310	1,380	1,430	1,470	1,530	1,580	70	5.3%	90	6.5%	270	20.6%
42 017 060	East Rockhill township	3,750	4,660	4,920	5,460	5,650	6,110	6,580	6,980	540	11.0%	650	11.9%	2,060	41.9%
42 017 065	Falls township	35,000	34,960	35,070	35,080	35,020	34,880	34,740	34,290	10	0.0%	-200	-0.6%	-780	-2.2%
42 017 070	Haycock township	2,170	2,270	2,330	2,450	2,540	2,620	2,720	2,780	120	5.2%	170	6.9%	450	19.3%
42 017 075	Hilltown township	10,580	11,900	12,860	15,060	16,670	18,320	20,000	19,430	2,200	17.1%	3,260	21.6%	6,570	51.1%
42 017 080	Hulmeville borough	920	920	910	960	970	980	1,000	1,020	50	5.5%	20	2.1%	110	12.1%
42 017 085	Ivyland borough	490	490	490	490	770	780	790	800	0	0.0%	290	59.2%	310	63.3%
42 017 090	Langhorne borough	1,360	1,360	1,330	1,330	1,290	1,290	1,260	1,260	0	0.0%	-40	-3.0%	-70	-5.3%
42 017 095	Langhorne Manor borough	810	810	800	810	840	860	890	940	10	1.3%	50	6.2%	140	17.5%
42 017 100	Lower Makefield township	25,080	31,810	33,000	35,150	37,370	39,070	39,580	42,520	2,150	6.5%	3,920	11.2%	9,520	28.8%
42 017 105	Lower Southampton township	19,860	19,870	20,120	20,580	20,760	21,400	21,160	22,170	460	2.3%	820	4.0%	2,050	10.2%
42 017 110	Middletown township	43,060	45,030	45,460	48,070	49,060	50,210	51,770	52,650	2,610	5.7%	2,140	4.5%	7,190	15.8%
42 017 115	Milford township	7,360	8,610	9,350	10,610	11,610	12,680	13,820	13,930	1,260	13.5%	2,070	19.5%	4,580	49.0%
42 017 120	Morrisville borough	9,770	9,690	10,000	9,940	10,580	10,840	11,540	11,170	-60	-0.6%	900	9.1%	1,170	11.7%
42 017 125	New Britain borough	2,170	2,230	2,230	2,250	2,200	2,140	2,090	2,000	20	0.9%	-110	-4.9%	-230	-10.3%
42 017 130	New Britain township	9,100	10,710	11,740	13,690	15,350	17,150	19,130	19,300	1,950	16.6%	3,460	25.3%	7,560	64.4%
42 017 135	New Hope borough	1,400	1,410	1,800	1,800	1,800	1,800	1,800	1,840	0	0.0%	0	0.0%	40	2.2%
42 017 140	Newtown borough	2,570	2,570	2,570	2,610	2,580	2,540	2,490	2,420	40	1.6%	-70	-2.7%	-150	-5.8%
42 017 145	Newtown township	13,690	16,310	18,900	20,030	22,130	22,870	23,620	23,590	1,130	6.0%	2,840	14.2%	4,690	24.8%
42 017 150	Nockamixon township	3,330	3,440	3,500	3,650	3,740	3,820	3,910	3,950	150	4.3%	170	4.7%	450	12.9%
42 017 155	Northampton township	35,410	38,830	39,480	40,230	41,430	42,370	42,560	44,200	750	1.9%	2,140	5.3%	4,720	12.0%
42 017 160	Penndel borough	2,700	2,710	2,700	2,720	2,670	2,610	2,540	2,440	20	0.7%	-110	-4.0%	-260	-9.6%

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Municipal Population Forecasts Bucks County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 017 165	Perkasie borough	7,880	8,080	8,190	8,490	8,730	8,950	9,330	9,590	300	3.7%	460	5.4%	1,400	17.1%
42 017 170	Plumstead township	6,290	9,880	10,290	11,330	12,380	13,250	14,640	16,910	1,040	10.1%	1,920	16.9%	6,620	64.3%
42 017 175	Quakertown borough	8,980	9,090	9,130	9,330	9,280	9,300	9,350	9,370	200	2.2%	-30	-0.3%	240	2.6%
42 017 182	Richland township	8,560	9,650	10,180	11,410	13,480	15,670	18,520	19,800	1,230	12.1%	4,260	37.3%	9,620	94.5%
42 017 185	Richlandtown borough	1,200	1,340	1,380	1,410	1,480	1,540	1,600	1,630	30	2.2%	130	9.2%	250	18.1%
42 017 190	Riegelsville borough	910	910	910	920	900	880	850	810	10	1.1%	-40	-4.3%	-100	-11.0%
42 017 195	Sellersville borough	4,480	4,600	4,670	4,780	4,900	5,060	5,230	5,440	110	2.4%	280	5.9%	770	16.5%
42 017 200	Silverdale borough	880	930	950	1,020	1,050	1,110	1,170	1,250	70	7.4%	90	8.8%	300	31.6%
42 017 205	Solebury township	6,000	7,500	8,010	8,640	9,450	10,230	11,050	12,260	630	7.9%	1,590	18.4%	4,250	53.1%
42 017 210	Springfield township	5,180	5,310	5,570	6,120	6,550	7,000	7,470	7,870	550	9.9%	880	14.4%	2,300	41.3%
42 017 215	Telford borough (part) *	1,670	1,810	1,900	1,900	1,980	2,010	2,070	2,230	0	0.0%	110	5.8%	330	17.4%
42 017 220	Tinicum township	4,170	4,380	4,630	5,170	5,640	6,130	6,690	7,200	540	11.7%	960	18.6%	2,570	55.5%
42 017 225	Trumbauersville borough	890	900	930	990	1,050	1,100	1,070	1,110	60	6.5%	110	11.1%	180	19.4%
42 017 230	Tullytown borough	2,340	2,270	2,330	2,350	2,550	2,620	2,700	2,750	20	0.9%	270	11.5%	420	18.0%
42 017 235	Upper Makefield township	5,950	6,960	7,610	8,830	10,070	11,470	13,110	14,910	1,220	16.0%	2,640	29.9%	7,300	95.9%
42 017 240	Upper Southampton township	16,080	16,710	17,570	18,300	18,690	19,220	19,980	20,600	730	4.2%	920	5.0%	3,030	17.2%
42 017 245	Warminster township	32,830	33,300	33,640	34,230	34,740	34,860	35,040	35,580	590	1.8%	630	1.8%	1,940	5.8%
42 017 250	Warrington township	12,170	14,720	15,550	16,620	19,050	21,990	25,190	27,980	1,070	6.9%	5,370	32.3%	12,430	79.9%
42 017 255	Warwick township	5,920	9,130	10,680	12,310	14,040	16,690	18,270	20,480	1,630	15.3%	4,380	35.6%	9,800	91.8%
42 017 260	West Rockhill township	4,520	4,670	5,230	6,080	6,710	6,640	7,260	8,180	850	16.3%	560	9.2%	2,950	56.4%
42 017 265	Wrightstown township	2,430	2,620	2,760	3,320	3,420	3,670	3,930	4,160	560	20.3%	350	10.5%	1,400	50.7%
42 017 270	Yardley borough	2,290	2,350	2,430	2,580	2,710	2,800	2,880	2,910	150	6.2%	220	8.5%	480	19.8%
	Total	**541,230**	**586,810**	**605,560**	**635,670**	**664,440**	**692,920**	**722,230**	**748,080**	**30,110**	**5.0%**	**57,250**	**9.0%**	**142,520**	**23.5%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Chester County

Population Forecasts

Absolute Change 2000 - 2025

Change by MCD

- < 0
- 0 - 1500
- 1501 - 3000
- 3001 - 4500
- 4501 - 6350
- County Boundary
- Municipality

NORTH COVENTRY
EAST COVENTRY
SOUTH COVENTRY
WARWICK
Elverson
Spring City
EAST VINCENT
EAST NANTMEAL
WEST VINCENT
EAST PIKELAND
Phoenixville
WEST NANTMEAL
SCHUYLKILL
Honey Brook
HONEY BROOK
WALLACE
UPPER UWCHLAN
WEST PIKELAND
CHARLESTOWN
TREDYFFRIN
WEST BRANDYWINE
UWCHLAN
EAST WHITELAND
EAST BRANDYWINE
Malvern
EASTTOWN
WEST CALN
EAST CALN
WEST WHITELAND
Downingtown
CALN
VALLEY
EAST GOSHEN
WILLISTOWN
VALLEY
Coatesville
WEST GOSHEN
WEST SADSBURY
SADSBURY
South Coatesville
Modena
WEST BRADFORD
EAST BRADFORD
West Chester
Parkesburg
Atglen
EAST FALLOWFIELD
WESTTOWN
HIGHLAND
NEWLIN
THORNBURY
POCOPSON
WEST FALLOWFIELD
BIRMINGHAM
WEST MARLBOROUGH
EAST MARLBOROUGH
PENNSBURY
LONDONDERRY
UPPER OXFORD
LONDON GROVE
Kennet Square
KENNETT
PENN
West Grove
Avondale
NEW GARDEN
LOWER OXFORD
Oxford
NEW LONDON
EAST NOTTINGHAM
FRANKLIN
LONDON BRITAIN
WEST NOTTINGHAM
ELK

5 0 5 10 15 Miles

N W E S

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

Municipal Population Forecasts Chester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 029 005	Atglen borough	825	985	1,000	1,100	1,150	1,200	1,250	1,350	100	10.0%	100	9.1%	350	35.0%
42 029 010	Avondale borough	954	981	950	950	1,000	1,050	1,200	1,250	0	0.0%	100	10.5%	300	31.6%
42 029 015	Birmingham township	2,636	3,607	3,900	4,650	4,950	5,450	6,300	7,500	750	19.2%	800	17.2%	3,600	92.3%
42 029 020	Caln township	11,997	13,011	13,200	13,600	13,950	14,400	15,050	15,700	400	3.0%	800	5.9%	2,500	18.9%
42 029 025	Charlestown township	2,754	3,139	3,150	3,400	3,400	3,400	3,500	3,500	250	7.9%	0	0.0%	350	11.1%
42 029 030	Coatesville city	11,038	10,994	10,900	10,900	11,050	11,350	11,550	11,250	0	0.0%	450	4.1%	350	3.2%
42 029 035	Downingtown borough	7,749	7,936	7,800	7,800	7,950	8,150	8,500	8,500	0	0.0%	350	4.5%	700	9.0%
42 029 040	East Bradford township	6,440	7,999	8,400	9,300	10,300	11,000	12,000	13,200	900	10.7%	1,700	18.3%	4,800	57.1%
42 029 045	East Brandywine township	5,179	5,960	6,150	6,750	6,950	7,750	7,900	8,000	600	9.8%	1,000	14.8%	1,850	30.1%
42 029 050	East Caln township	2,619	2,813	2,850	3,100	3,350	3,450	3,450	3,500	250	8.8%	350	11.3%	650	22.8%
42 029 055	East Coventry township	4,450	4,631	4,600	5,100	5,100	5,300	5,300	5,350	500	10.9%	200	3.9%	750	16.3%
42 029 060	East Fallowfield township	4,433	4,971	5,050	5,450	5,650	5,800	6,000	6,200	400	7.9%	350	6.4%	1,150	22.8%
42 029 065	East Goshen township	15,138	16,265	16,700	17,250	17,750	18,100	18,550	19,650	550	3.3%	850	4.9%	2,950	17.7%
42 029 070	East Marlborough township	4,781	5,632	5,800	6,300	6,800	7,250	7,600	7,800	500	8.6%	950	15.1%	2,000	34.5%
42 029 075	East Nantmeal township	1,448	1,636	1,700	1,700	1,750	1,800	1,800	1,850	0	0.0%	100	5.9%	150	8.8%
42 029 080	East Nottingham township	3,841	4,696	4,900	5,150	5,450	5,700	5,900	6,100	250	5.1%	550	10.7%	1,200	24.5%
42 029 085	East Pikeland township	5,825	6,815	6,950	7,900	8,250	8,700	9,350	9,550	950	13.7%	800	10.1%	2,600	37.4%
42 029 090	Easttown township	9,570	9,932	9,800	9,850	9,900	9,900	9,900	9,950	50	0.5%	50	0.5%	150	1.5%
42 029 095	East Vincent township	4,161	4,801	4,800	5,450	5,600	5,700	5,900	6,000	650	13.5%	250	4.6%	1,200	25.0%
42 029 100	East Whiteland township	8,398	8,795	8,900	9,300	9,450	9,600	9,800	10,050	400	4.5%	300	3.2%	1,150	12.9%
42 029 105	Elk township	1,129	1,349	1,400	1,450	1,550	1,650	1,750	1,850	50	3.6%	200	13.8%	450	32.1%
42 029 110	Elverson borough	470	774	850	1,000	1,200	1,250	1,350	1,400	150	17.6%	250	25.0%	550	64.7%
42 029 115	Franklin township	2,779	3,282	3,450	3,650	3,950	4,250	4,550	4,900	200	5.8%	600	16.4%	1,450	42.0%
42 029 120	Highland township	1,199	1,255	1,250	1,250	1,250	1,200	1,200	1,200	0	0.0%	-50	-4.0%	-50	-4.0%
42 029 125	Honey Brook borough	1,184	1,263	1,250	1,350	1,350	1,400	1,500	1,500	100	8.0%	50	3.7%	250	20.0%
42 029 130	Honey Brook township	5,449	6,171	6,350	6,500	6,850	7,050	7,250	7,450	150	2.4%	550	8.5%	1,100	17.3%
42 029 137	Kennett township	4,624	5,751	5,950	6,250	6,600	6,850	7,250	7,650	300	5.0%	600	9.6%	1,700	28.6%
42 029 140	Kennett Square borough	5,218	5,279	5,200	5,200	5,200	5,300	5,400	5,450	0	0.0%	100	1.9%	250	4.8%
42 029 145	London Britain township	2,671	2,918	3,000	3,250	3,450	3,650	4,050	4,300	250	8.3%	400	12.3%	1,300	43.3%
42 029 150	Londonderry township	1,243	1,433	1,450	1,600	1,750	1,900	2,000	2,200	150	10.3%	300	18.8%	750	51.7%
42 029 155	London Grove township	3,922	4,341	5,050	5,200	5,600	6,000	6,600	7,050	150	3.0%	800	15.4%	2,000	39.6%
42 029 160	Lower Oxford township	3,264	3,752	3,800	3,850	3,950	4,000	4,000	4,050	50	1.3%	150	3.9%	250	6.6%

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Municipal Population Forecasts Chester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 029 165	Malvern borough	2,944	3,129	3,100	3,300	3,450	3,450	3,450	3,450	200	6.5%	150	4.5%	350	11.3%
42 029 170	Modena borough	563	563	550	600	600	600	600	600	50	9.1%	0	0.0%	50	9.1%
42 029 175	New Garden township	5,430	7,350	7,700	8,400	9,050	9,650	10,050	10,550	700	9.1%	1,250	14.9%	2,850	37.0%
42 029 180	Newlin township	1,092	1,200	1,200	1,200	1,200	1,200	1,200	1,250	0	0.0%	0	0.0%	50	4.2%
42 029 185	New London township	2,721	3,666	3,950	4,400	4,750	5,450	5,950	6,850	450	11.4%	1,050	23.9%	2,900	73.4%
42 029 190	North Coventry township	7,506	8,015	8,000	8,400	8,900	9,250	9,350	9,400	400	5.0%	850	10.1%	1,400	17.5%
42 029 195	Oxford borough	3,769	3,879	3,800	3,950	4,050	4,000	4,000	4,000	150	3.9%	50	1.3%	200	5.3%
42 029 200	Parkesburg borough	2,981	3,168	3,150	3,150	3,250	3,300	3,300	3,350	0	0.0%	150	4.8%	200	6.3%
42 029 207	Penn township	2,257	2,503	2,650	2,950	3,250	3,550	3,900	4,200	300	11.3%	600	20.3%	1,550	58.5%
42 029 210	Pennsbury township	3,326	3,630	3,850	4,150	4,550	4,950	5,300	5,750	300	7.8%	800	19.3%	1,900	49.4%
42 029 215	Phoenixville borough	15,066	15,457	15,650	16,050	16,450	16,950	17,100	17,250	400	2.6%	900	5.6%	1,600	10.2%
42 029 220	Pocopson township	3,266	3,507	3,700	4,000	4,400	4,800	5,200	5,700	300	8.1%	800	20.0%	2,000	54.1%
42 029 225	Sadsbury township	2,510	2,630	2,700	2,800	2,950	3,050	3,100	3,200	100	3.7%	250	8.9%	500	18.5%
42 029 230	Schuylkill township	5,538	6,155	6,400	6,750	7,000	7,200	7,400	7,600	350	5.5%	450	6.7%	1,200	18.8%
42 029 235	South Coatesville borough	1,026	1,026	1,050	1,050	1,050	1,050	1,050	1,050	0	0.0%	0	0.0%	0	0.0%
42 029 240	South Coventry township	1,682	1,897	2,000	2,100	2,250	2,400	2,500	2,600	100	5.0%	300	14.3%	600	30.0%
42 029 245	Spring City borough	3,433	3,442	3,500	3,500	3,600	3,600	3,650	3,650	0	0.0%	100	2.9%	150	4.3%
42 029 250	Thornbury township	1,131	1,382	1,600	1,800	1,950	2,150	2,250	2,350	200	12.5%	350	19.4%	750	46.9%
42 029 255	Tredyffrin township	28,028	29,702	30,500	30,900	31,450	32,100	32,650	32,650	400	1.3%	1,200	3.9%	2,150	7.0%
42 029 260	Upper Oxford township	1,615	2,006	2,150	2,200	2,550	2,600	2,700	2,850	50	2.3%	400	18.2%	700	32.6%
42 029 265	Upper Uwchlan township	4,396	6,235	7,150	8,900	10,000	11,300	12,500	13,100	1,750	24.5%	2,400	27.0%	5,950	83.2%
42 029 270	Uwchlan township	12,999	15,407	16,700	18,250	19,950	22,150	22,400	23,050	1,550	9.3%	3,900	21.4%	6,350	38.0%
42 029 275	Valley township	4,007	5,160	5,550	6,700	6,950	7,650	8,250	8,950	1,150	20.7%	950	14.2%	3,400	61.3%
42 029 280	Wallace township	2,541	3,090	3,350	3,500	3,950	4,100	4,550	5,100	150	4.5%	600	17.1%	1,750	52.2%
42 029 285	Warwick township	2,575	2,716	2,850	3,000	3,200	3,350	3,500	3,650	150	5.3%	350	11.7%	800	28.1%
42 029 290	West Bradford township	10,406	11,163	11,550	12,250	13,250	14,200	15,900	17,000	700	6.1%	1,950	15.9%	5,450	47.2%
42 029 295	West Brandywine township	5,984	6,863	7,950	8,200	9,300	10,100	11,550	12,950	250	3.1%	1,900	23.2%	5,000	62.9%
42 029 300	West Caln township	6,143	7,302	7,300	8,150	8,800	9,350	10,100	10,650	850	11.6%	1,200	14.7%	3,350	45.9%
42 029 305	West Chester borough	18,041	18,201	18,450	18,650	19,050	19,200	19,100	19,050	200	1.1%	550	2.9%	600	3.3%
42 029 310	West Fallowfield township	2,342	2,640	2,800	3,000	3,250	3,500	3,650	3,800	200	7.1%	500	16.7%	1,000	35.7%
42 029 315	West Goshen township	18,082	19,741	20,500	20,650	21,700	22,150	22,550	23,000	150	0.7%	1,500	7.3%	2,500	12.2%
42 029 320	West Grove borough	2,128	2,507	2,650	2,650	2,850	3,050	3,300	3,550	0	0.0%	400	15.1%	900	34.0%

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Municipal Population Forecasts Chester County

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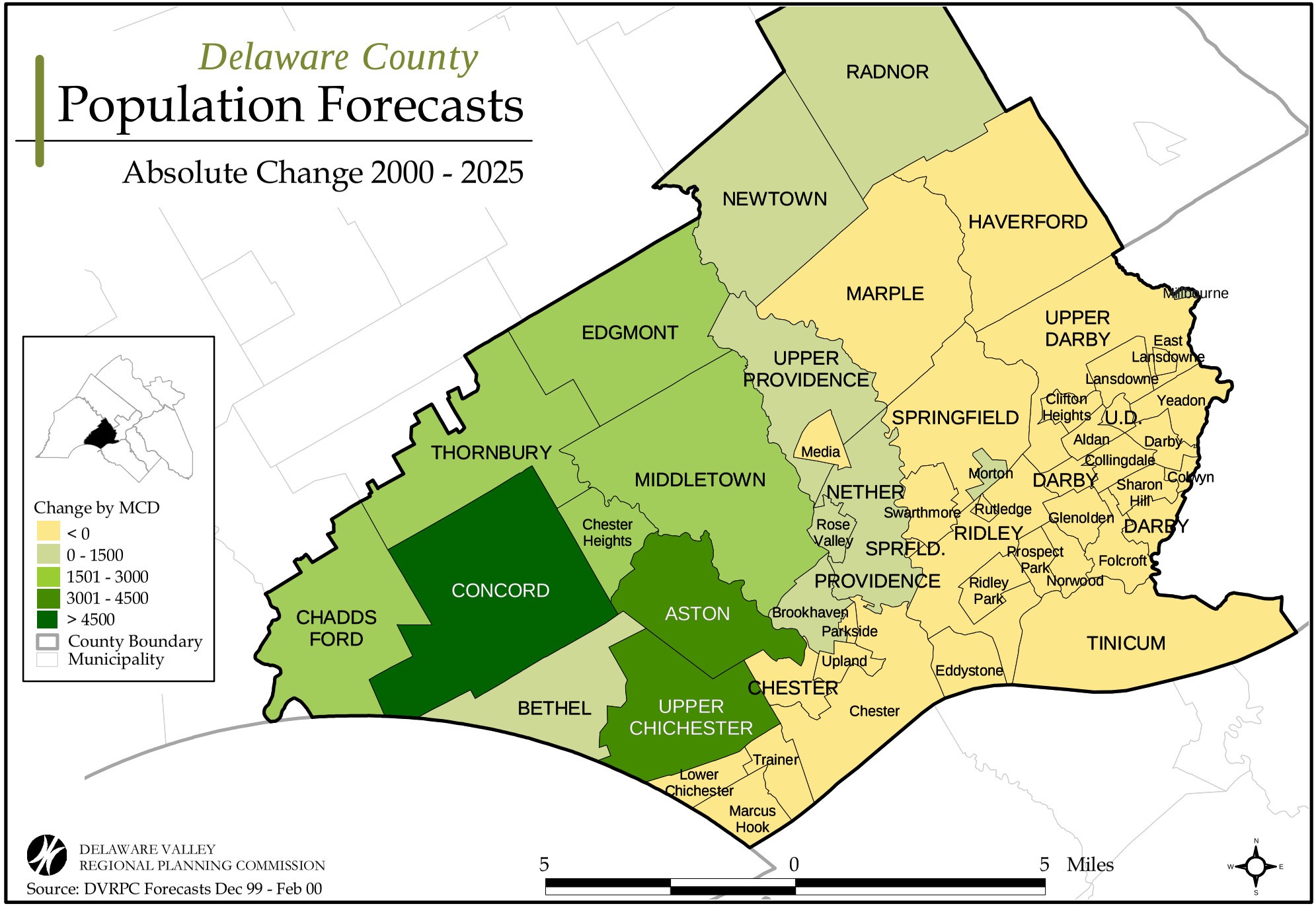
42 029 325	West Marlborough township	874	898	900	950	950	950	900	900	50	5.6%	0	0.0%	0	0.0%
42 029 330	West Nantmeal township	1,958	2,181	2,300	2,500	2,700	2,900	3,050	3,250	200	8.7%	400	16.0%	950	41.3%
42 029 335	West Nottingham township	2,183	2,401	2,500	2,700	2,950	3,100	3,250	3,450	200	8.0%	400	14.8%	950	38.0%
42 029 340	West Pikeland township	2,323	2,852	3,200	3,450	3,450	3,950	4,100	4,200	250	7.8%	500	14.5%	1,000	31.3%
42 029 345	West Sadsbury township	2,160	2,457	2,600	2,900	3,200	3,500	3,800	4,100	300	11.5%	600	20.7%	1,500	57.7%
42 029 350	Westtown township	9,937	11,045	12,250	13,500	14,300	15,050	15,800	15,550	1,250	10.2%	1,550	11.5%	3,300	26.9%
42 029 355	West Vincent township	2,262	2,660	2,800	3,300	3,600	3,900	4,150	4,300	500	17.9%	600	18.2%	1,500	53.6%
42 029 360	West Whiteland township	12,403	14,970	16,100	17,200	18,100	19,000	20,150	21,150	1,100	6.8%	1,800	10.5%	5,050	31.4%
42 029 365	Willistown township	9,380	10,072	10,400	10,850	11,450	11,850	12,150	12,500	450	4.3%	1,000	9.2%	2,100	20.2%
	Total	**376,396**	**418,035**	**433,550**	**458,450**	**482,100**	**505,150**	**527,100**	**546,800**	**24,900**	**5.7%**	**46,700**	**10.2%**	**113,250**	**26.1%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Delaware County

Population Forecasts

Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

Municipal Population Forecasts Delaware County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 045 005	Aldan borough	4,549	4,560	4,570	4,510	4,490	4,370	4,330	4,240	-60	-1.3%	-140	-3.1%	-330	-7.2%
42 045 010	Aston township	15,080	16,580	17,070	18,180	18,670	19,230	19,850	20,430	1,110	6.5%	1,050	5.8%	3,360	19.7%
42 045 015	Bethel township	3,330	4,710	4,780	5,390	5,800	6,170	6,300	6,250	610	12.8%	780	14.5%	1,470	30.8%
42 045 023	Chadds Ford township	3,118	3,296	3,440	3,660	3,990	4,280	4,740	5,200	220	6.4%	620	16.9%	1,760	51.2%
42 045 025	Brookhaven borough	8,567	8,446	8,480	8,440	8,450	8,440	8,510	8,510	-40	-0.5%	0	0.0%	30	0.4%
42 045 030	Chester city	41,856	40,289	39,700	38,220	37,020	36,700	36,660	36,570	-1,480	-3.7%	-1,520	-4.0%	-3,130	-7.9%
42 045 035	Chester township	5,399	5,305	5,290	5,200	5,150	5,020	4,940	4,820	-90	-1.7%	-180	-3.5%	-470	-8.9%
42 045 038	Chester Heights borough	2,273	2,559	2,450	2,660	2,870	3,090	3,470	3,970	210	8.6%	430	16.2%	1,520	62.0%
42 045 045	Clifton Heights borough	7,111	6,969	6,930	6,760	6,660	6,460	6,330	6,160	-170	-2.5%	-300	-4.4%	-770	-11.1%
42 045 050	Collingdale borough	9,175	8,892	8,820	8,580	8,410	8,130	7,940	7,690	-240	-2.7%	-450	-5.2%	-1,130	-12.8%
42 045 055	Colwyn borough	2,613	2,525	2,500	2,420	2,360	2,270	2,200	2,110	-80	-3.2%	-150	-6.2%	-390	-15.6%
42 045 060	Concord township	6,933	7,964	9,400	10,230	11,170	11,990	13,240	14,250	830	8.8%	1,760	17.2%	4,850	51.6%
42 045 065	Darby borough	11,140	10,839	10,740	10,430	10,220	9,850	9,620	9,300	-310	-2.9%	-580	-5.6%	-1,440	-13.4%
42 045 070	Darby township	10,955	10,678	10,580	10,280	10,030	9,640	9,340	8,960	-300	-2.8%	-640	-6.2%	-1,620	-15.3%
42 045 075	East Lansdowne borough	2,691	2,599	2,570	2,500	2,440	2,350	2,290	2,220	-70	-2.7%	-150	-6.0%	-350	-13.6%
42 045 080	Eddystone borough	2,446	2,391	2,380	2,330	2,290	2,230	2,190	2,130	-50	-2.1%	-100	-4.3%	-250	-10.5%
42 045 085	Edgmont township	2,735	3,245	3,310	3,600	4,070	4,540	5,130	5,430	290	8.8%	940	26.1%	2,120	64.0%
42 045 090	Folcroft borough	7,506	7,397	7,340	7,150	7,010	6,760	6,570	6,330	-190	-2.6%	-390	-5.5%	-1,010	-13.8%
42 045 095	Glenolden borough	7,260	7,175	7,140	6,990	6,890	6,690	6,560	6,370	-150	-2.1%	-300	-4.3%	-770	-10.8%
42 045 100	Haverford township	49,848	49,567	49,480	48,670	48,200	48,130	48,090	48,040	-810	-1.6%	-540	-1.1%	-1,440	-2.9%
42 045 105	Lansdowne borough	11,712	11,392	11,290	10,980	10,780	10,420	10,200	9,890	-310	-2.7%	-560	-5.1%	-1,400	-12.4%
42 045 110	Lower Chichester township	3,660	3,582	3,570	3,490	3,450	3,350	3,300	3,210	-80	-2.2%	-140	-4.0%	-360	-10.1%
42 045 115	Marcus Hook borough	2,546	2,482	2,460	2,400	2,350	2,270	2,220	2,160	-60	-2.4%	-130	-5.4%	-300	-12.2%
42 045 120	Marple township	23,123	23,282	23,350	23,600	23,560	23,470	23,470	23,110	250	1.1%	-130	-0.6%	-240	-1.0%
42 045 125	Media borough	5,957	5,825	5,800	5,680	5,610	5,460	5,380	5,340	-120	-2.1%	-220	-3.9%	-460	-7.9%
42 045 130	Middletown township	14,130	14,399	14,560	14,630	14,910	14,960	15,370	16,140	70	0.5%	330	2.3%	1,580	10.9%
42 045 135	Millbourne borough	831	804	810	800	810	810	810	830	-10	-1.2%	10	1.3%	20	2.5%
42 045 140	Morton borough	2,851	2,803	2,810	2,890	2,910	2,890	2,930	2,950	80	2.8%	0	0.0%	140	5.0%
42 045 145	Nether Providence township	13,229	13,148	13,160	13,520	13,520	13,790	13,770	13,730	360	2.7%	270	2.0%	570	4.3%
42 045 150	Newtown township	11,366	11,332	11,370	11,290	11,720	11,960	11,900	11,880	-80	-0.7%	670	5.9%	510	4.5%
42 045 155	Norwood borough	6,162	6,167	6,160	6,300	6,240	6,080	5,980	5,820	140	2.3%	-220	-3.5%	-340	-5.5%
42 045 160	Parkside borough	2,369	2,311	2,310	2,270	2,250	2,190	2,160	2,120	-40	-1.7%	-80	-3.5%	-190	-8.2%

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Municipal Population Forecasts Delaware County

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42 045 165	Prospect Park borough	6,764	6,661	6,650	6,530	6,490	6,350	6,300	6,200	-120	-1.8%	-180	-2.8%	-450	-6.8%
42 045 170	Radnor township	28,703	29,543	29,850	29,970	30,320	30,300	30,610	30,640	120	0.4%	330	1.1%	790	2.6%
42 045 177	Ridley township	31,169	30,703	30,490	30,500	30,300	29,270	28,520	27,530	10	0.0%	-1,230	-4.0%	-2,960	-9.7%
42 045 180	Ridley Park borough	7,592	7,469	7,430	7,540	7,430	7,210	7,070	6,870	110	1.5%	-330	-4.4%	-560	-7.5%
42 045 185	Rose Valley borough	982	982	990	990	990	980	980	1,070	0	0.0%	-10	-1.0%	80	8.1%
42 045 190	Rutledge borough	843	843	840	850	830	800	780	750	10	1.2%	-50	-5.9%	-90	-10.7%
42 045 195	Sharon Hill borough	5,771	5,628	5,570	5,400	5,270	5,070	4,920	4,830	-170	-3.1%	-330	-6.1%	-740	-13.3%
42 045 200	Springfield township	24,160	23,669	23,500	23,520	22,530	22,550	22,150	22,320	20	0.1%	-970	-4.1%	-1,180	-5.0%
42 045 205	Swarthmore borough	6,157	6,077	6,060	6,090	6,150	6,020	5,970	5,860	30	0.5%	-70	-1.1%	-200	-3.3%
42 045 210	Thornbury township	5,056	5,335	5,480	5,880	6,200	6,440	6,850	7,230	400	7.3%	560	9.5%	1,750	31.9%
42 045 215	Tinicum township	4,440	4,394	4,370	4,450	4,400	4,290	4,230	4,140	80	1.8%	-160	-3.6%	-230	-5.3%
42 045 220	Trainer borough	2,271	2,275	2,280	2,250	2,250	2,220	2,220	2,200	-30	-1.3%	-30	-1.3%	-80	-3.5%
42 045 225	Upland borough	3,334	3,270	3,240	3,150	3,090	2,980	2,900	2,900	-90	-2.8%	-170	-5.4%	-340	-10.5%
42 045 230	Upper Chichester township	15,004	16,565	17,110	17,860	18,790	19,430	20,140	20,810	750	4.4%	1,570	8.8%	3,700	21.6%
42 045 235	Upper Darby township	81,177	79,180	78,820	77,420	75,110	72,580	70,760	69,300	-1,400	-1.8%	-4,840	-6.3%	-9,520	-12.1%
42 045 240	Upper Providence township	9,727	10,066	10,170	10,620	10,750	11,110	11,200	11,180	450	4.4%	490	4.6%	1,010	9.9%
42 045 245	Yeadon borough	11,980	11,670	11,600	11,330	11,190	10,880	10,720	10,470	-270	-2.3%	-450	-4.0%	-1,130	-9.7%
	Total	**547,651**	**547,843**	**549,070**	**548,400**	**546,390**	**542,470**	**542,110**	**540,460**	**-670**	**-0.1%**	**-5,930**	**-1.1%**	**-8,610**	**-1.6%**

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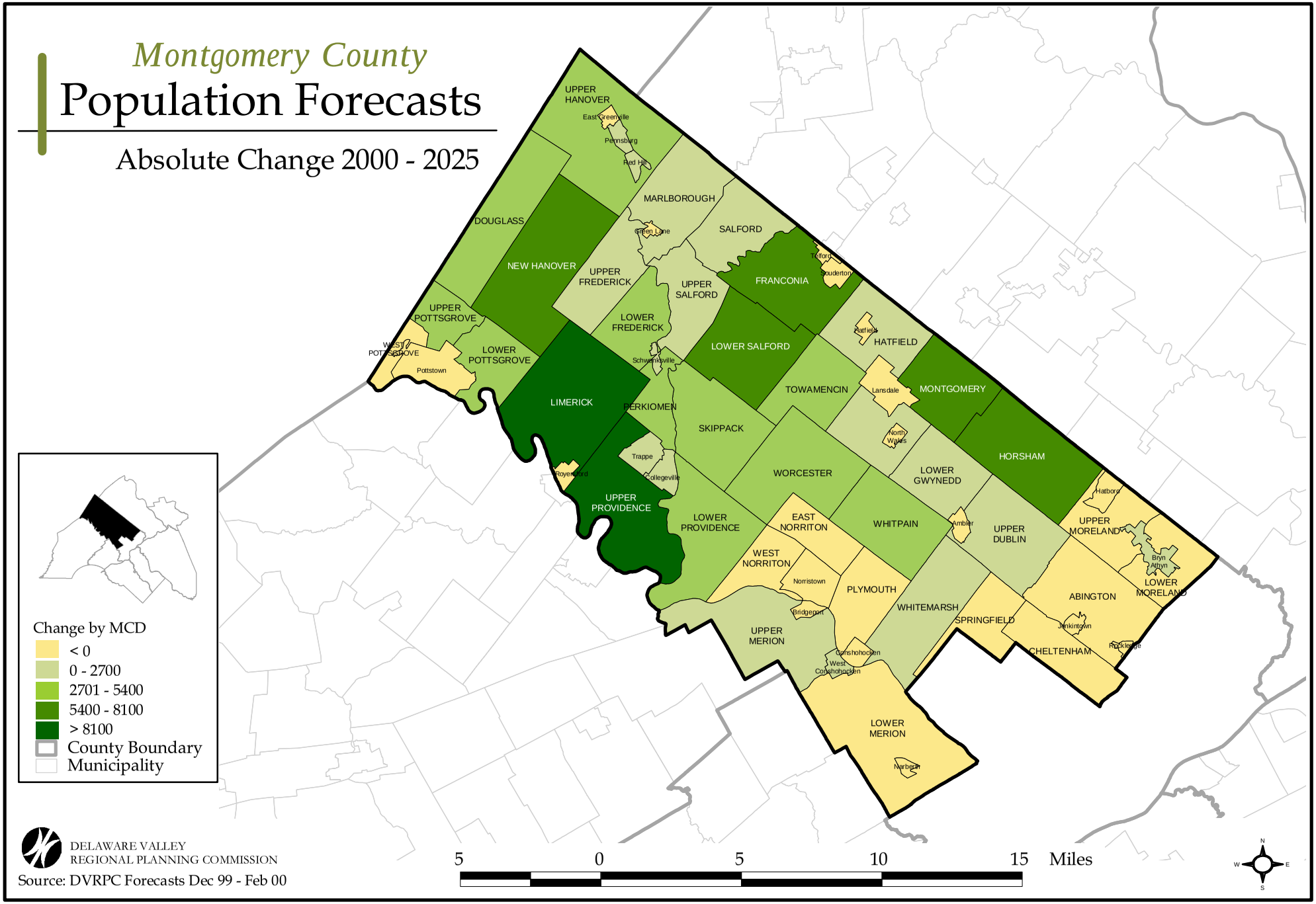
Montgomery County

Population Forecasts

Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

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Municipal Population Forecasts Montgomery County

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42 091 005	Abington township	56,322	55,026	54,550	54,500	54,400	54,300	54,200	54,150	-50	-0.1%	-200	-0.4%	-400	-0.7%
42 091 010	Ambler borough	6,609	6,511	6,450	6,450	6,400	6,400	6,400	6,400	0	0.0%	-50	-0.8%	-50	-0.8%
42 091 015	Bridgeport borough	4,292	4,193	4,150	4,100	4,100	4,100	4,050	4,050	-50	-1.2%	0	0.0%	-100	-2.4%
42 091 020	Bryn Athyn borough	1,081	1,082	1,100	1,100	1,100	1,150	1,150	1,150	0	0.0%	50	4.5%	50	4.5%
42 091 025	Cheltenham township	34,923	34,602	34,500	34,500	34,400	34,350	34,350	34,300	0	0.0%	-150	-0.4%	-200	-0.6%
42 091 030	Collegeville borough	4,227	5,136	5,200	5,450	5,500	5,850	5,800	5,700	250	4.8%	400	7.3%	500	9.6%
42 091 035	Conshohocken borough	8,064	8,252	8,250	8,250	8,150	8,000	8,000	8,000	0	0.0%	-250	-3.0%	-250	-3.0%
42 091 040	Douglass township	7,048	8,640	8,900	10,050	11,050	11,850	12,450	13,150	1,150	12.9%	1,800	17.9%	4,250	47.8%
42 091 045	East Greenville borough	3,117	3,100	3,100	3,150	3,100	3,100	3,050	3,050	50	1.6%	-50	-1.6%	-50	-1.6%
42 091 050	East Norriton township	13,324	13,135	13,200	13,150	13,150	13,100	13,050	13,000	-50	-0.4%	-50	-0.4%	-200	-1.5%
42 091 055	Franconia township	7,224	9,732	10,700	12,100	14,550	16,050	17,350	18,450	1,400	13.1%	3,950	32.6%	7,750	72.4%
42 091 060	Green Lane borough	442	429	450	450	450	450	450	400	0	0.0%	0	0.0%	-50	-11.1%
42 091 065	Hatboro borough	7,382	7,330	7,300	7,300	7,250	7,250	7,200	7,200	0	0.0%	-50	-0.7%	-100	-1.4%
42 091 070	Hatfield borough	2,650	2,615	2,600	2,600	2,550	2,500	2,500	2,500	0	0.0%	-100	-3.8%	-100	-3.8%
42 091 075	Hatfield township	15,357	16,080	16,550	17,250	17,500	18,200	18,800	19,100	700	4.2%	950	5.5%	2,550	15.4%
42 091 080	Horsham township	21,896	22,818	23,500	25,300	26,050	27,600	28,850	29,900	1,800	7.7%	2,300	9.1%	6,400	27.2%
42 091 085	Jenkintown borough	4,574	4,507	4,450	4,400	4,400	4,350	4,300	4,250	-50	-1.1%	-50	-1.1%	-200	-4.5%
42 091 090	Lansdale borough	16,362	15,967	15,900	15,850	15,750	15,400	15,350	15,300	-50	-0.3%	-450	-2.8%	-600	-3.8%
42 091 095	Limerick township	6,691	10,815	13,550	16,550	18,650	20,700	23,300	24,150	3,000	22.1%	4,150	25.1%	10,600	78.2%
42 091 100	Lower Frederick township	3,396	4,327	4,500	5,150	5,750	6,350	7,000	7,950	650	14.4%	1,200	23.3%	3,450	76.7%
42 091 105	Lower Gwynedd township	9,958	10,364	10,600	11,100	11,600	11,900	12,300	12,400	500	4.7%	800	7.2%	1,800	17.0%
42 091 110	Lower Merion township	58,003	57,011	56,650	56,300	56,050	55,750	55,500	55,300	-350	-0.6%	-550	-1.0%	-1,350	-2.4%
42 091 115	Lower Moreland township	11,768	11,777	11,800	11,750	11,600	11,450	11,200	11,000	-50	-0.4%	-300	-2.6%	-800	-6.8%
42 091 120	Lower Pottsgrove township	8,808	10,509	10,950	12,400	13,550	14,200	14,800	15,150	1,450	13.2%	1,800	14.5%	4,200	38.4%
42 091 125	Lower Providence township	19,351	20,815	21,350	23,200	24,250	25,050	25,800	26,450	1,850	8.7%	1,850	8.0%	5,100	23.9%
42 091 130	Lower Salford township	10,735	12,087	12,700	14,050	15,400	16,700	17,750	18,450	1,350	10.6%	2,650	18.9%	5,750	45.3%
42 091 135	Marlborough township	3,116	3,195	3,250	3,350	3,600	3,750	4,100	4,400	100	3.1%	400	11.9%	1,150	35.4%
42 091 140	Montgomery township	12,179	20,355	22,250	24,550	25,550	26,500	27,400	28,450	2,300	10.3%	1,950	7.9%	6,200	27.9%
42 091 145	Narberth borough	4,278	4,182	4,150	4,150	4,100	4,100	4,100	4,100	0	0.0%	-50	-1.2%	-50	-1.2%
42 091 150	New Hanover township	5,956	6,517	6,950	7,700	8,700	9,800	11,650	13,750	750	10.8%	2,100	27.3%	6,800	97.8%
42 091 155	Norristown borough	30,749	30,008	29,650	29,250	29,100	28,750	28,450	28,250	-400	-1.3%	-500	-1.7%	-1,400	-4.7%
42 091 160	North Wales borough	3,802	3,809	3,800	3,750	3,700	3,700	3,650	3,650	-50	-1.3%	-50	-1.3%	-150	-3.9%

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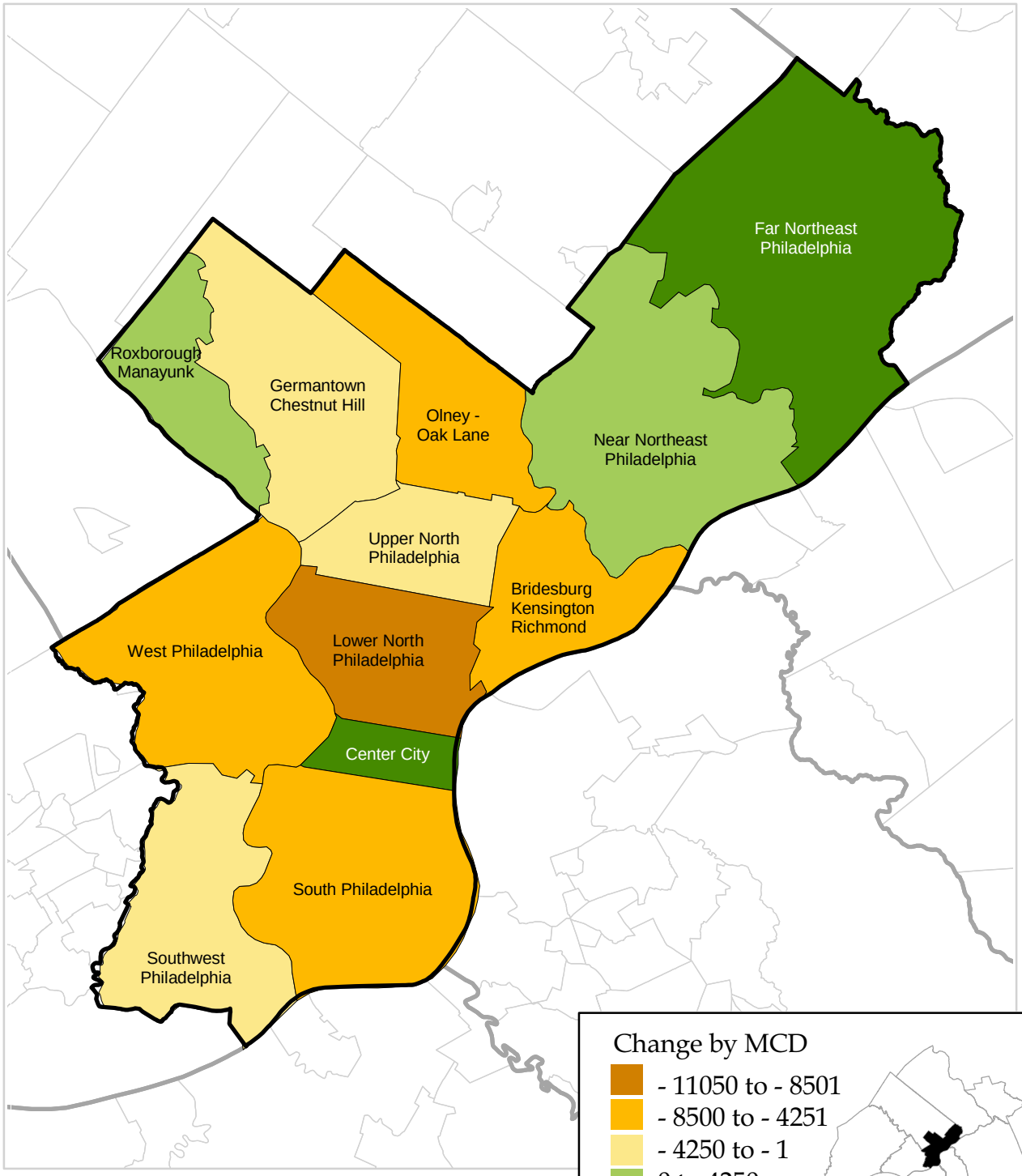
42 091 165	Pennsburg borough	2,460	2,606	2,650	2,750	2,800	2,800	2,800	2,850	100	3.8%	50	1.8%	200	7.5%
42 091 170	Perkiomen township	3,200	5,159	5,700	6,800	7,950	8,650	9,450	10,300	1,100	19.3%	1,850	27.2%	4,600	80.7%
42 091 175	Plymouth township	15,958	16,028	16,050	16,000	15,850	15,550	15,300	15,150	-50	-0.3%	-450	-2.8%	-900	-5.6%
42 091 180	Pottstown borough	21,831	21,533	21,400	21,200	20,700	20,450	20,250	20,100	-200	-0.9%	-750	-3.5%	-1,300	-6.1%
42 091 185	Red Hill borough	1,794	1,853	1,900	1,900	2,000	2,000	2,000	2,000	0	0.0%	100	5.3%	100	5.3%
42 091 190	Rockledge borough	2,679	2,619	2,600	2,600	2,550	2,550	2,500	2,500	0	0.0%	-50	-1.9%	-100	-3.8%
42 091 195	Royersford borough	4,458	4,448	4,450	4,450	4,350	4,350	4,300	4,300	0	0.0%	-100	-2.2%	-150	-3.4%
42 091 200	Salford township	2,216	2,394	2,450	2,600	2,800	3,000	3,200	3,350	150	6.1%	400	15.4%	900	36.7%
42 091 205	Schwenksville borough	1,326	1,307	1,300	1,300	1,300	1,300	1,300	1,300	0	0.0%	0	0.0%	0	0.0%
42 091 210	Skippack township	8,790	9,445	9,900	10,700	11,750	12,950	13,900	15,000	800	8.1%	2,250	21.0%	5,100	51.5%
42 091 215	Souderton borough	5,957	6,340	6,350	6,300	6,300	6,300	6,250	6,250	-50	-0.8%	0	0.0%	-100	-1.6%
42 091 220	Springfield township	19,612	19,613	19,800	19,800	19,750	19,650	19,600	19,550	0	0.0%	-150	-0.8%	-250	-1.3%
42 091 225	Telford borough (part) **	2,565	2,674	2,650	2,650	2,650	2,600	2,600	2,600	0	0.0%	-50	-1.9%	-50	-1.9%
42 091 230	Towamencin township	14,167	16,279	17,600	18,500	19,400	20,200	21,000	21,700	900	5.1%	1,700	9.2%	4,100	23.3%
42 091 235	Trappe borough	2,115	2,531	2,700	2,750	2,850	2,900	2,950	2,950	50	1.9%	150	5.5%	250	9.3%
42 091 240	Upper Dublin township	24,028	25,219	26,000	26,450	26,850	27,150	27,300	27,450	450	1.7%	700	2.6%	1,450	5.6%
42 091 245	Upper Frederick township	2,165	2,849	3,100	3,500	3,800	4,250	4,650	5,000	400	12.9%	750	21.4%	1,900	61.3%
42 091 250	Upper Gwynedd township	12,197	13,751	14,200	15,350	16,000	16,100	16,250	16,350	1,150	8.1%	750	4.9%	2,150	15.1%
42 091 255	Upper Hanover township	4,604	4,786	5,000	5,650	6,150	6,950	7,450	8,000	650	13.0%	1,300	23.0%	3,000	60.0%
42 091 260	Upper Merion township	25,722	26,290	27,100	28,000	28,100	28,250	28,400	28,500	900	3.3%	250	0.9%	1,400	5.2%
42 091 265	Upper Moreland township	25,313	24,445	24,600	24,600	24,800	24,550	24,300	24,000	0	0.0%	-50	-0.2%	-600	-2.4%
42 091 270	Upper Pottsgrove township	3,315	3,396	3,600	3,850	4,300	5,050	6,050	7,000	250	6.9%	1,200	31.2%	3,400	94.4%
42 091 275	Upper Providence township	9,682	12,138	13,550	14,550	16,200	18,000	20,100	21,800	1,000	7.4%	3,450	23.7%	8,250	60.9%
42 091 280	Upper Salford township	2,719	2,945	3,050	3,150	3,450	3,850	4,000	4,750	100	3.3%	700	22.2%	1,700	55.7%
42 091 285	West Conshohocken borough	1,294	1,325	1,400	1,400	1,450	1,450	1,450	1,450	0	0.0%	50	3.6%	50	3.6%
42 091 290	West Norriton township	15,209	14,963	15,100	15,100	15,050	15,050	15,050	15,000	0	0.0%	-50	-0.3%	-100	-0.7%
42 091 295	West Pottsgrove township	3,829	3,710	3,700	3,700	3,700	3,650	3,650	3,600	0	0.0%	-50	-1.4%	-100	-2.7%
42 091 300	Whitemarsh township	14,863	14,884	15,050	15,400	15,550	15,750	15,950	16,300	350	2.3%	350	2.3%	1,250	8.3%
42 091 305	Whitpain township	15,673	17,639	18,650	19,050	19,950	20,850	21,700	22,550	400	2.1%	1,800	9.4%	3,900	20.9%
42 091 310	Worcester township	4,686	5,876	6,300	7,200	7,750	8,450	9,250	9,950	900	14.3%	1,250	17.4%	3,650	57.9%
	Total	**678,111**	**713,971**	**730,900**	**756,450**	**777,550**	**797,300**	**817,250**	**835,100**	**25,550**	**3.5%**	**40,850**	**5.4%**	**104,200**	**14.3%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Philadelphia Planning Analysis Sections

Population Forecasts

Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

2 0 2 4 Miles

Municipal Population Forecasts Philadelphia County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 101 901	Center City	46,388	46,610	48,800	49,800	51,200	53,600	55,300	55,600	1,000	2.0%	3,800	7.6%	6,800	13.9%
42 101 902	South Philadelphia	176,275	164,057	161,150	157,500	156,250	156,500	157,000	155,000	-3,650	-2.3%	-1,000	-0.6%	-6,150	-3.8%
42 101 903	Southwest Philadephia	85,873	80,984	79,000	76,600	75,000	75,100	75,600	75,000	-2,400	-3.0%	-1,500	-2.0%	-4,000	-5.1%
42 101 904	West Philadelphia	232,752	220,202	212,900	209,250	209,000	209,500	210,000	208,000	-3,650	-1.7%	250	0.1%	-4,900	-2.3%
42 101 905	Lower North Philadelphia	155,440	147,608	145,300	140,600	135,000	135,550	136,550	134,250	-4,700	-3.2%	-5,050	-3.6%	-11,050	-7.6%
42 101 906	Upper North Philadelphia	112,702	104,192	101,950	100,000	98,300	98,600	99,250	97,750	-1,950	-1.9%	-1,400	-1.4%	-4,200	-4.1%
42 101 907	Bridesburg Kensington Richmond	95,304	87,392	85,500	83,750	79,850	80,250	80,600	79,700	-1,750	-2.0%	-3,500	-4.2%	-5,800	-6.8%
42 101 908	Roxborough Manayunk	42,797	41,010	41,750	41,750	42,350	43,400	43,750	43,200	0	0.0%	1650	4.0%	1,450	3.5%
42 101 909	Germantown Chestnut Hill	108,573	102,276	100,400	97,500	96,700	97,000	97,500	96,400	-2,900	-2.9%	-500	-0.5%	-4,000	-4.0%
42 101 910	Olney Oak Lane	187,512	176,434	175,350	170,800	170,300	170,650	171,600	169,600	-4,550	-2.6%	-150	-0.1%	-5,750	-3.3%
42 101 911	Near Northeast Philadelphia	239,177	228,229	225,200	220,050	217,800	225,750	227,400	225,500	-5,150	-2.3%	5,700	2.6%	300	0.1%
42 101 912	Far Northeast Philadelphia	162,207	156,006	153,650	152,400	153,250	159,100	160,450	160,000	-1,250	-0.8%	6,700	4.4%	6,350	4.1%
	Total	**1,645,000**	**1,555,000**	**1,530,950**	**1,500,000**	**1,485,000**	**1,505,000**	**1,515,000**	**1,500,000**	**-30,950**	**-2.0%**	**5,000**	**0.3%**	**-30,950**	**-2.0%**

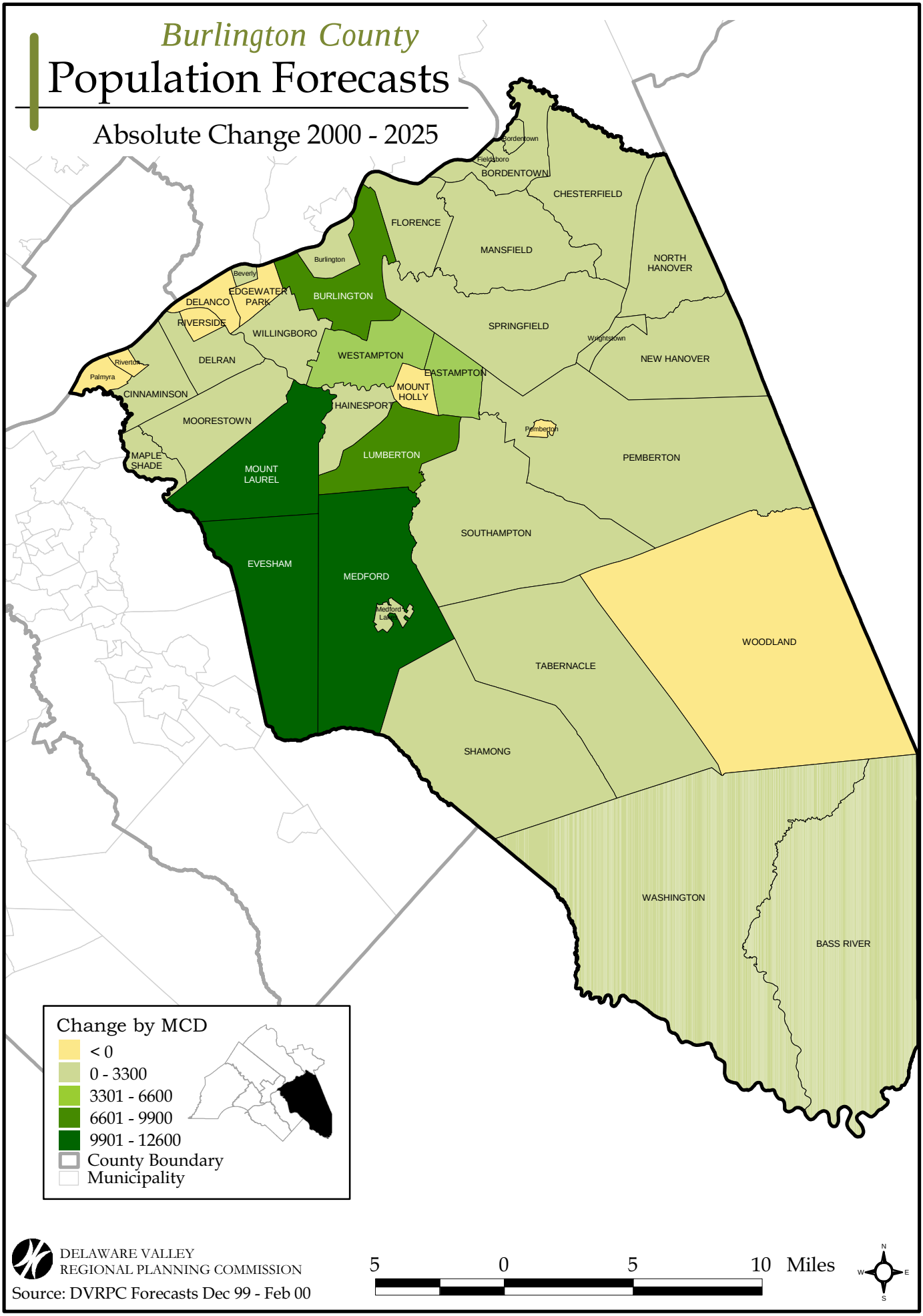
Note: The City of Philadelphia has challenged the results of the 1990 Census, contending that the final count of 1,585,577 did not include at least 60,000 residents. Therefore, DVRPC has adjusted the 1990 Census figures to correct for the estimated undercount. Alll forecasts presented in this report use this adjusted number as a data point.

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Burlington County

Population Forecasts

Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

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Municipal Population Forecasts Burlington County

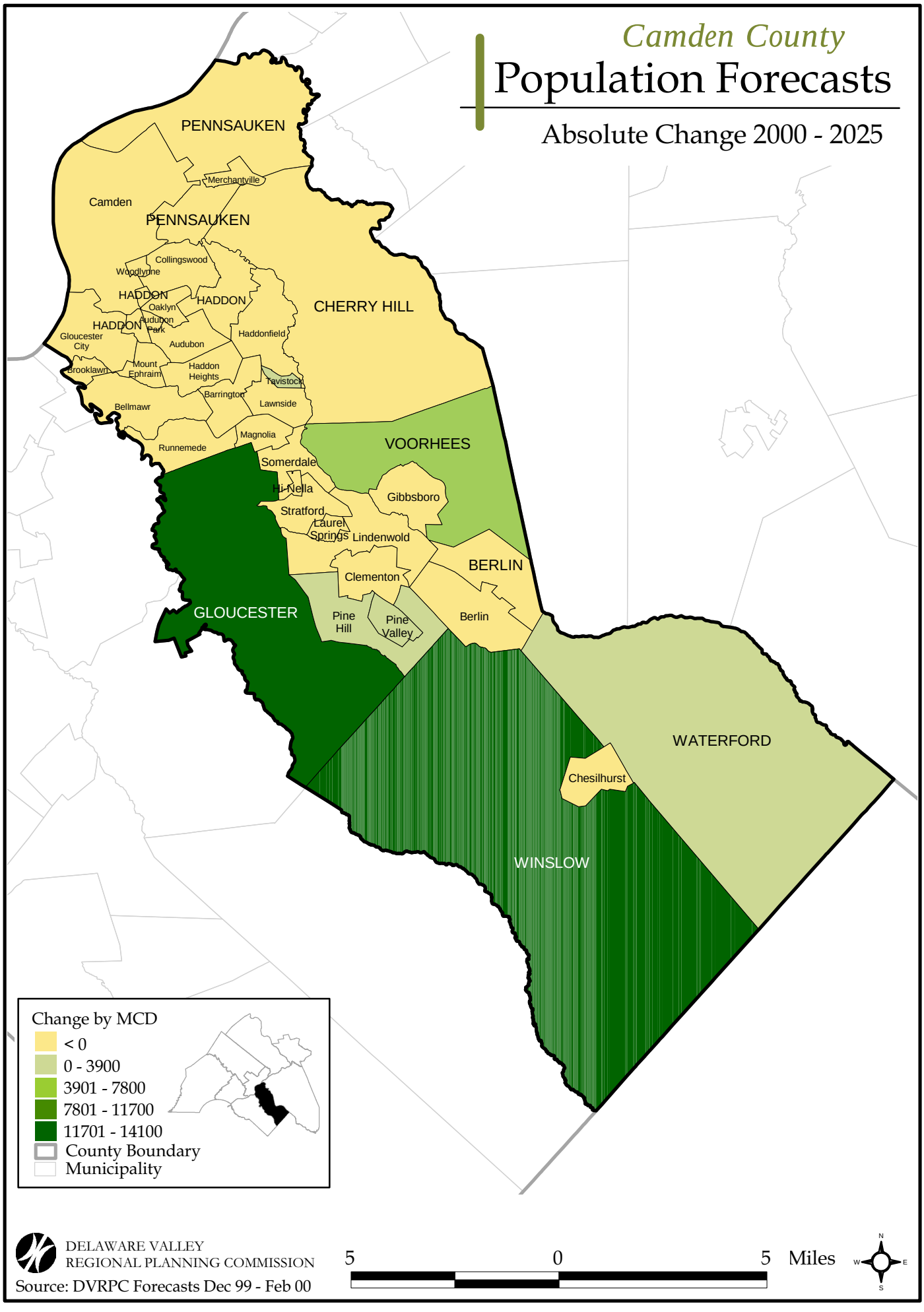
MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 005 005	Bass River township	1,580	1,612	1,650	1,700	1,800	1,900	2,050	2,200	50	3.0%	200	11.8%	550	33.3%
34 005 010	Beverly city	2,973	2,967	2,950	3,050	3,050	3,050	3,100	3,100	100	3.4%	0	0.0%	150	5.1%
34 005 015	Bordentown city	4,341	4,296	4,250	4,250	4,250	4,350	4,450	4,500	0	0.0%	100	2.4%	250	5.9%
34 005 020	Bordentown township	7,683	8,000	8,200	8,550	8,800	9,100	9,400	9,700	350	4.3%	550	6.4%	1,500	18.3%
34 005 025	Burlington city	9,835	9,741	9,500	9,450	9,450	9,500	9,550	9,550	-50	-0.5%	50	0.5%	50	0.5%
34 005 030	Burlington township	12,454	15,389	16,000	17,850	19,500	21,900	23,250	25,450	1,850	11.6%	4,050	22.7%	9,450	59.1%
34 005 035	Chesterfield township	5,152	5,427	5,750	5,950	6,350	6,550	6,850	7,150	200	3.5%	600	10.1%	1,400	24.3%
34 005 040	Cinnaminson township	14,583	14,810	15,250	15,600	15,650	15,700	15,500	15,300	350	2.3%	100	0.6%	50	0.3%
34 005 045	Delanco township	3,316	3,285	3,250	3,300	3,350	3,400	3,300	3,100	50	1.5%	100	3.0%	-150	-4.6%
34 005 050	Delran township	13,178	14,283	15,100	15,700	16,200	16,750	16,800	16,900	600	4.0%	1,050	6.7%	1,800	11.9%
34 005 055	Eastampton township	4,962	5,791	5,900	6,200	6,950	7,600	8,300	10,000	300	5.1%	1,400	22.6%	4,100	69.5%
34 005 060	Edgewater Park township	8,388	8,337	8,400	8,600	8,650	8,500	8,250	8,250	200	2.4%	-100	-1.2%	-150	-1.8%
34 005 065	Evesham township	35,309	39,394	40,900	43,250	45,150	47,800	49,450	51,800	2,350	5.7%	4,550	10.5%	10,900	26.7%
34 005 070	Fieldsboro borough	579	648	650	650	700	700	700	700	0	0.0%	50	7.7%	50	7.7%
34 005 075	Florence township	10,266	10,933	11,500	11,800	12,300	12,600	12,800	13,050	300	2.6%	800	6.8%	1,550	13.5%
34 005 080	Hainesport township	3,249	3,796	4,250	4,600	4,900	5,100	5,950	6,400	350	8.2%	500	10.9%	2,150	50.6%
34 005 090	Lumberton township	6,705	8,232	8,650	9,250	10,400	11,400	13,900	15,700	600	6.9%	2,150	23.2%	7,050	81.5%
34 005 095	Mansfield township	3,874	4,397	4,900	5,350	5,850	6,300	6,800	7,350	450	9.2%	950	17.8%	2,450	50.0%
34 005 100	Maple Shade township	19,211	19,029	18,750	18,150	18,100	18,050	18,950	19,600	-600	-3.2%	-100	-0.6%	850	4.5%
34 005 105	Medford township	20,526	22,714	23,550	24,850	27,250	29,400	31,550	33,750	1,300	5.5%	4,550	18.3%	10,200	43.3%
34 005 110	Medford Lakes borough	4,462	4,403	4,300	4,300	4,300	4,250	4,700	4,900	0	0.0%	-50	-1.2%	600	14.0%
34 005 115	Moorestown township	16,116	17,083	17,050	17,850	18,400	18,750	19,800	19,900	800	4.7%	900	5.0%	2,850	16.7%
34 005 120	Mount Holly township	10,639	10,708	10,500	10,150	10,100	9,950	9,650	9,450	-350	-3.3%	-200	-2.0%	-1,050	-10.0%
34 005 125	Mount Laurel township	30,270	36,799	39,000	41,350	43,700	46,200	48,800	51,600	2,350	6.0%	4,850	11.7%	12,600	32.3%
34 005 130	New Hanover township	9,546	8,494	8,250	8,700	8,750	9,250	9,400	9,450	450	5.5%	550	6.3%	1,200	14.5%
34 005 135	North Hanover township	9,994	10,295	10,200	10,200	10,200	10,250	10,250	10,250	0	0.0%	50	0.5%	50	0.5%
34 005 140	Palmyra borough	7,056	6,989	7,000	7,100	7,150	7,050	6,900	6,850	100	1.4%	-50	-0.7%	-150	-2.1%
34 005 145	Pemberton borough	1,367	1,358	1,350	1,300	1,300	1,300	1,250	1,250	-50	-3.7%	0	0.0%	-100	-7.4%
34 005 150	Pemberton township	31,342	31,568	31,550	31,250	32,300	32,300	33,350	33,400	-300	-1.0%	1,050	3.4%	1,850	5.9%
34 005 155	Riverside township	7,974	7,914	7,750	7,750	7,750	7,750	7,600	7,400	0	0.0%	0	0.0%	-350	-4.5%
34 005 160	Riverton borough	2,775	2,740	2,650	2,600	2,600	2,550	2,450	2,350	-50	-1.9%	-50	-1.9%	-300	-11.3%
34 005 165	Shamong township	5,765	6,508	6,900	7,000	7,200	7,700	8,100	8,350	100	1.4%	700	10.0%	1,450	21.0%

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Municipal Population Forecasts Burlington County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 005 170	Southampton township	10,202	10,778	11,000	11,550	11,850	12,050	12,650	13,300	550	5.0%	500	4.3%	2,300	20.9%
34 005 175	Springfield township	3,028	3,421	3,500	3,850	4,000	4,200	4,350	4,550	350	10.0%	350	9.1%	1,050	30.0%
34 005 180	Tabernacle township	7,360	7,801	8,100	8,550	8,900	9,300	10,350	11,250	450	5.6%	750	8.8%	3,150	38.9%
34 005 185	Washington township	805	879	900	900	950	950	950	1,000	0	0.0%	50	5.6%	100	11.1%
34 005 190	Westampton township	6,004	6,717	6,950	7,300	8,200	8,800	10,050	11,000	350	5.0%	1,500	20.5%	4,050	58.3%
34 005 192	Willingboro township	36,291	35,754	35,950	36,050	36,050	36,700	37,900	37,900	100	0.3%	650	1.8%	1,950	5.4%
34 005 195	Woodland township	2,063	2,063	2,050	2,050	2,050	2,000	1,900	1,850	0	0.0%	-50	-2.4%	-200	-9.8%
34 005 200	Wrightstown borough	3,843	3,789	3,750	3,750	3,800	3,800	3,850	3,900	0	0.0%	50	1.3%	150	4.0%
	Total	**395,066**	**419,142**	**428,050**	**441,650**	**458,200**	**474,750**	**495,150**	**513,450**	**13,600**	**3.2%**	**33,100**	**7.5%**	**85,400**	**20.0%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000


Camden County
Population Forecasts
Absolute Change 2000 - 2025
PENNSAUKEN
Merchantville
Camden
PENNSAUKEN
Collingswood
Woodlynne
HADDON
HADDON
Oaklyn
Audubon
HADDON
Park
Gloucester
City
Audubon
Haddonfield
CHERRY HILL
Brooklawn
Mount
Ephraim
Haddon
Heights
Tavistock
Barrington
Lawnside
Bellmawr
Magnolia
Runnemede
VOORHEES
Somerdale
Hi-Nella
Gibbsboro
Stratford
Laurel
Springs
Lindenwold
BERLIN
Clementon
GLOUCESTER
Pine
Hill
Pine
Valley
Berlin
WATERFORD
Chesilhurst
WINSLOW
Change by MCD
< 0
0 - 3900
3901 - 7800
7801 - 11700
11701 - 14100
County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
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Municipal Population Forecasts Camden County

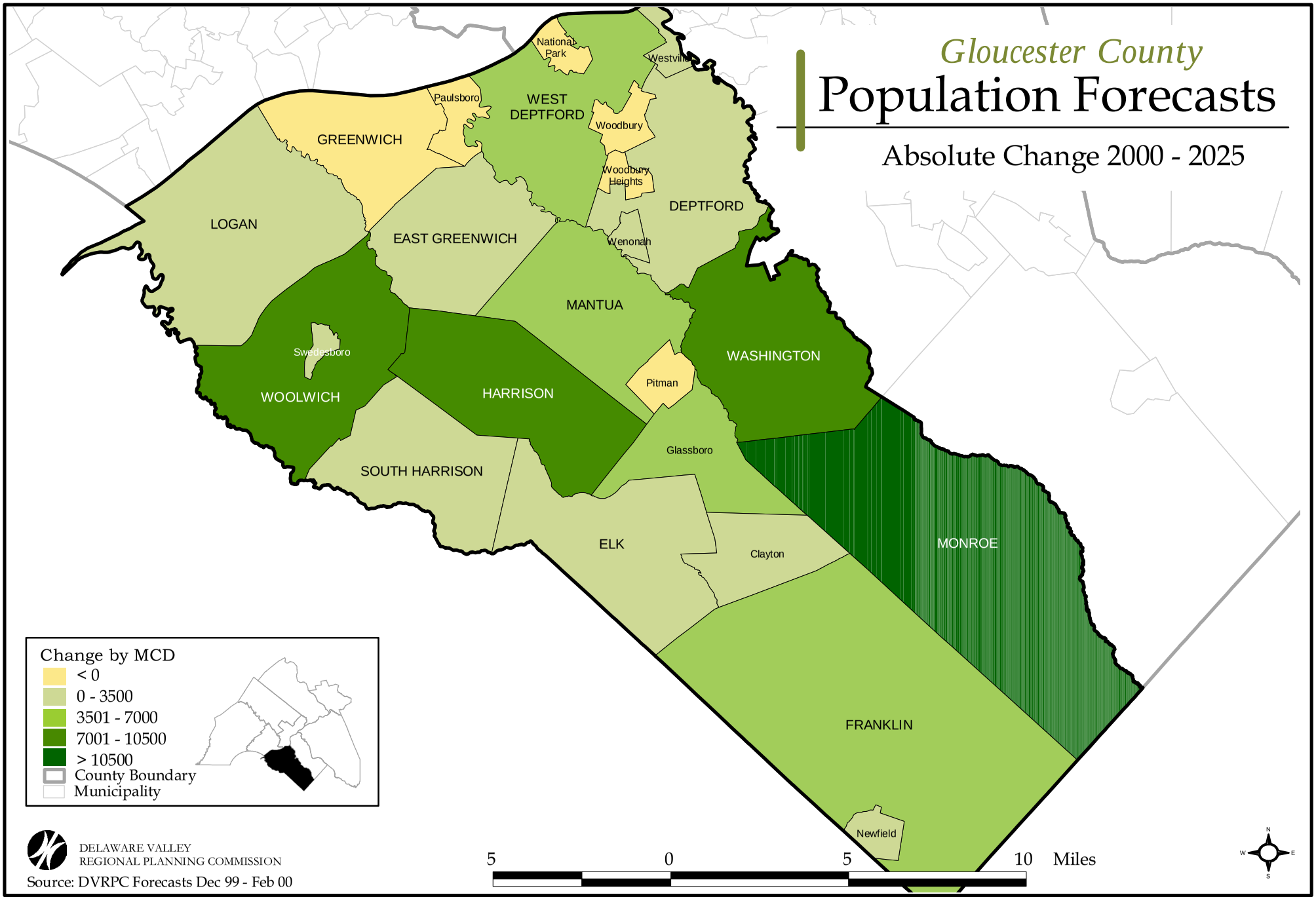
MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 007 005	Audubon borough	9,205	9,041	8,900	8,660	8,580	8,180	7,720	7,470	-240	-2.7%	-480	-5.5%	-1,430	-16.1%
34 007 010	Audubon Park borough	1,150	1,150	1,150	1,100	1,050	1,000	950	850	-50	-4.3%	-100	-9.1%	-300	-26.1%
34 007 015	Barrington borough	6,774	7,374	7,400	7,410	7,380	7,230	6,970	6,620	10	0.1%	-180	-2.4%	-780	-10.5%
34 007 020	Bellmawr borough	12,603	12,455	12,250	11,920	11,800	11,170	10,470	10,160	-330	-2.7%	-750	-6.3%	-2,090	-17.1%
34 007 025	Berlin borough	5,672	5,972	6,000	6,110	6,070	6,030	6,110	5,880	110	1.8%	-80	-1.3%	-120	-2.0%
34 007 030	Berlin township	5,466	5,417	5,400	5,510	5,370	5,330	5,160	4,880	110	2.0%	-180	-3.3%	-520	-9.6%
34 007 035	Brooklawn borough	1,805	1,787	1,800	1,700	1,660	1,550	1,400	1,290	-100	-5.6%	-150	-8.8%	-510	-28.3%
34 007 040	Camden city	87,492	85,373	83,800	81,220	78,310	77,230	77,330	77,290	-2,580	-3.1%	-3,990	-4.9%	-6,510	-7.8%
34 007 043	Cherry Hill township	69,348	69,295	68,900	68,500	67,410	65,660	65,050	63,890	-400	-0.6%	-2,840	-4.1%	-5,010	-7.3%
34 007 045	Chesilhurst borough	1,526	1,530	1,550	1,600	1,610	1,600	1,550	1,540	50	3.2%	0	0.0%	-10	-0.6%
34 007 050	Clementon borough	5,601	5,474	5,450	5,360	5,220	5,090	4,910	4,680	-90	-1.7%	-270	-5.0%	-770	-14.1%
34 007 055	Collingswood borough	15,289	14,949	14,700	14,270	13,650	13,460	12,680	12,250	-430	-2.9%	-810	-5.7%	-2,450	-16.7%
34 007 065	Gibbsboro borough	2,383	2,384	2,350	2,350	2,360	2,240	2,210	2,090	0	0.0%	-110	-4.7%	-260	-11.1%
34 007 075	Gloucester township	53,797	58,346	61,470	63,720	67,300	71,560	75,020	75,570	2,250	3.7%	7,840	12.3%	14,100	22.9%
34 007 077	Gloucester City city	12,649	12,337	11,900	11,220	10,790	9,970	9,420	9,410	-680	-5.7%	-1,250	-11.1%	-2,490	-20.9%
34 007 080	Haddon township	14,837	14,608	14,350	13,920	13,800	13,060	12,730	12,500	-430	-3.0%	-860	-6.2%	-1,850	-12.9%
34 007 085	Haddonfield borough	11,628	11,341	11,150	10,820	10,740	10,170	10,020	10,010	-330	-3.0%	-650	-6.0%	-1,140	-10.2%
34 007 090	Haddon Heights borough	7,860	7,669	7,500	7,310	7,230	6,830	6,620	6,420	-190	-2.5%	-480	-6.6%	-1,080	-14.4%
34 007 095	Hi-Nella borough	1,045	1,045	1,050	1,050	1,000	1,000	950	900	0	0.0%	-50	-4.8%	-150	-14.3%
34 007 100	Laurel Springs borough	2,341	2,341	2,300	2,300	2,210	2,140	2,050	1,990	0	0.0%	-160	-7.0%	-310	-13.5%
34 007 105	Lawnside borough	2,841	2,858	2,850	2,800	2,760	2,640	2,510	2,390	-50	-1.8%	-160	-5.7%	-460	-16.1%
34 007 110	Lindenwold borough	18,734	18,419	18,450	18,380	18,270	18,050	18,190	18,230	-70	-0.4%	-330	-1.8%	-220	-1.2%
34 007 115	Magnolia borough	4,861	4,833	4,750	4,810	4,720	4,540	4,360	4,230	60	1.3%	-270	-5.6%	-520	-10.9%
34 007 120	Merchantville borough	4,095	4,008	3,950	3,860	3,870	3,690	3,610	3,590	-90	-2.3%	-170	-4.4%	-360	-9.1%
34 007 125	Mount Ephraim borough	4,517	4,493	4,400	4,310	4,120	3,940	3,660	3,590	-90	-2.0%	-370	-8.6%	-810	-18.4%
34 007 130	Oaklyn borough	4,430	4,350	4,300	4,210	4,070	3,890	3,710	3,690	-90	-2.1%	-320	-7.6%	-610	-14.2%
34 007 135	Pennsauken township	34,738	34,221	33,800	33,150	32,130	30,960	29,570	29,130	-650	-1.9%	-2,190	-6.6%	-4,670	-13.8%
34 007 140	Pine Hill borough	9,854	10,600	10,750	11,720	12,350	12,760	13,080	13,600	970	9.0%	1,040	8.9%	2,850	26.5%
34 007 145	Pine Valley borough	19	19	20	20	20	20	20	20	0	0.0%	0	0.0%	0	0.0%
34 007 150	Runnemede borough	9,042	8,954	8,800	8,910	8,930	8,580	8,570	8,370	110	1.3%	-330	-3.7%	-430	-4.9%
34 007 155	Somerdale borough	5,440	5,493	5,450	5,560	5,420	5,240	5,010	4,930	110	2.0%	-320	-5.8%	-520	-9.5%
34 007 160	Stratford borough	7,614	7,540	7,400	7,460	7,280	6,980	6,620	6,520	60	0.8%	-480	-6.4%	-880	-11.9%

Source: DVRPC Municipal Forecasts December 1999 and February 2000

Municipal Population Forecasts Camden County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 007 165	Tavistock borough	35	12	10	10	10	10	10	10	0	0.0%	0	0.0%	0	0.0%
34 007 170	Voorhees township	24,559	25,833	27,050	28,840	29,570	31,560	33,180	34,160	1,790	6.6%	2,720	9.4%	7,110	26.3%
34 007 175	Waterford township	10,940	10,943	11,200	11,620	12,050	12,460	12,930	13,250	420	3.7%	840	7.2%	2,050	18.3%
34 007 180	Winslow township	30,087	34,182	35,900	37,660	41,260	44,770	48,360	50,000	1,760	4.9%	7,110	18.9%	14,100	39.3%
34 007 185	Woodlynne borough	2,547	2,501	2,450	2,400	2,310	2,190	2,050	2,140	-50	-2.0%	-210	-8.7%	-310	-12.7%
	Total	**502,824**	**509,147**	**510,900**	**511,770**	**512,680**	**512,780**	**514,760**	**513,540**	**870**	**0.2%**	**1,010**	**0.2%**	**2,640**	**0.5%**

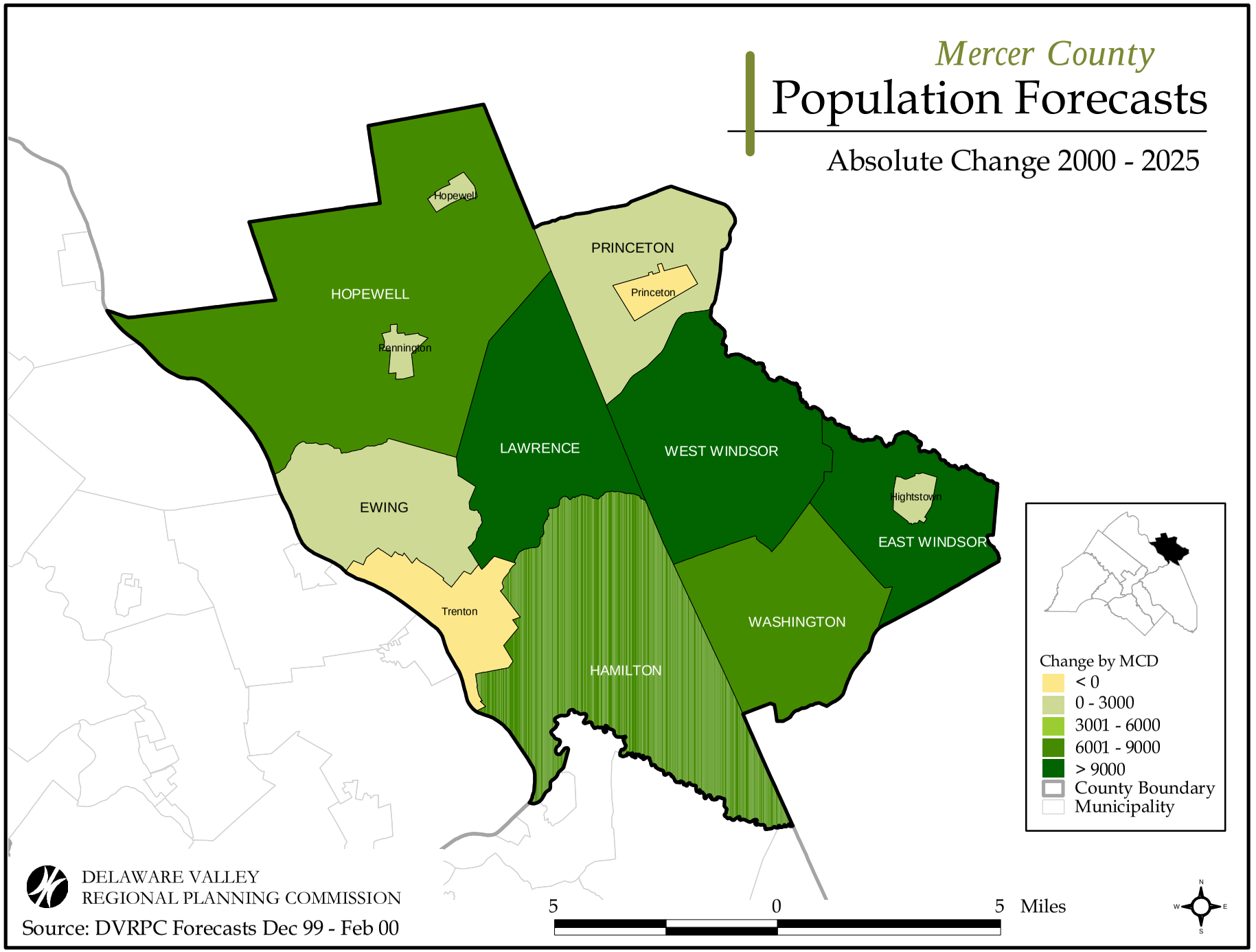
Source: DVRPC Municipal Forecasts December 1999 and February 2000


Gloucester County
Population Forecasts
Absolute Change 2000 - 2025
National Park
Westville
Paulsboro
WEST DEPTFORD
Woodbury
Woodbury Heights
GREENWICH
DEPTFORD
LOGAN
EAST GREENWICH
Wenonah
MANTUA
Swedesboro
WOOLWICH
HARRISON
Pitman
WASHINGTON
Glassboro
SOUTH HARRISON
ELK
Clayton
MONROE
FRANKLIN
Newfield
Change by MCD
< 0
0 - 3500
3501 - 7000
7001 - 10500
> 10500
County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
5 0 5 10 Miles
N
W
E
S

Municipal Population Forecasts Gloucester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 015 005	Clayton borough	6,155	7,129	7,350	8,150	8,750	9,250	9,700	10,150	800	10.9%	1,100	13.5%	2,800	38.1%
34 015 010	Deptford township	24,137	24,611	24,600	25,350	25,950	26,450	27,000	27,350	750	3.0%	1,100	4.3%	2,750	11.2%
34 015 015	East Greenwich township	5,258	5,369	5,400	5,550	5,850	6,200	6,600	6,950	150	2.8%	650	11.7%	1,550	28.7%
34 015 020	Elk township	3,806	3,865	3,900	4,250	4,700	5,300	6,050	7,050	350	9.0%	1,050	24.7%	3,150	80.8%
34 015 025	Franklin township	14,482	15,075	15,300	15,800	16,750	17,700	18,750	19,700	500	3.3%	1,900	12.0%	4,400	28.8%
34 015 030	Glassboro borough	15,614	18,152	18,800	19,900	20,650	21,300	22,900	24,250	1,100	5.9%	1,400	7.0%	5,450	29.0%
34 015 035	Greenwich township	5,102	5,073	5,000	4,900	4,900	4,900	4,900	4,800	-100	-2.0%	0	0.0%	-200	-4.0%
34 015 040	Harrison township	4,715	7,937	9,000	10,100	11,400	12,600	13,900	16,850	1,100	12.2%	2,500	24.8%	7,850	87.2%
34 015 045	Logan township	5,147	5,829	6,400	7,000	7,350	7,600	7,650	7,700	600	9.4%	600	8.6%	1,300	20.3%
34 015 050	Mantua township	10,074	11,418	12,200	13,100	14,000	14,800	15,650	16,400	900	7.4%	1,700	13.0%	4,200	34.4%
34 015 055	Monroe township	26,703	28,557	29,300	30,850	33,400	36,000	39,050	41,900	1,550	5.3%	5,150	16.7%	12,600	43.0%
34 015 060	National Park borough	3,413	3,388	3,350	3,300	3,300	3,300	3,300	3,300	-50	-1.5%	0	0.0%	-50	-1.5%
34 015 065	Newfield borough	1,592	1,592	1,600	1,650	1,650	1,650	1,650	1,650	50	3.1%	0	0.0%	50	3.1%
34 015 070	Paulsboro borough	6,577	6,352	6,200	6,200	6,100	6,050	5,950	5,850	0	0.0%	-150	-2.4%	-350	-5.6%
34 015 075	Pitman borough	9,365	9,215	9,250	9,250	9,250	9,200	9,150	9,000	0	0.0%	-50	-0.5%	-250	-2.7%
34 015 080	South Harrison township	1,919	2,427	2,550	2,850	3,000	3,400	3,500	3,950	300	11.8%	550	19.3%	1,400	54.9%
34 015 085	Swedesboro borough	2,024	2,145	2,150	2,150	2,250	2,300	2,300	2,350	0	0.0%	150	7.0%	200	9.3%
34 015 090	Washington township	41,960	45,099	47,250	49,650	51,800	54,000	56,000	56,300	2,400	5.1%	4,350	8.8%	9,050	19.2%
34 015 095	Wenonah borough	2,331	2,383	2,350	2,350	2,400	2,450	2,500	2,500	0	0.0%	100	4.3%	150	6.4%
34 015 100	West Deptford township	19,380	20,227	20,450	20,950	21,700	22,750	23,900	24,900	500	2.4%	1,800	8.6%	4,450	21.8%
34 015 105	Westville borough	4,573	4,742	4,700	4,700	4,800	4,850	4,900	4,900	0	0.0%	150	3.2%	200	4.3%
34 015 110	Woodbury city	10,904	10,434	10,650	10,600	10,550	10,400	10,300	10,150	-50	-0.5%	-200	-1.9%	-500	-4.7%
34 015 115	Woodbury Heights borough	3,392	3,351	3,300	3,250	3,250	3,250	3,250	3,200	-50	-1.5%	0	0.0%	-100	-3.0%
34 015 120	Woolwich township	1,459	1,845	2,450	3,650	5,200	7,250	9,450	11,350	1,200	49.0%	3,600	98.6%	8,900	363.3%
	Total	**230,082**	**246,215**	**253,500**	**265,500**	**278,950**	**292,950**	**308,300**	**322,500**	**12,000**	**4.7%**	**27,450**	**10.3%**	**69,000**	**27.2%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000


Mercer County
Population Forecasts
Absolute Change 2000 - 2025
Hopewell
HOPEWELL
Pennington
PRINCETON
Princeton
LAWRENCE
WEST WINDSOR
EWING
Hightstown
EAST WINDSOR
Trenton
WASHINGTON
HAMILTON
Change by MCD
< 0
0 - 3000
3001 - 6000
6001 - 9000
> 9000
County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
5 0 5 Miles
N
W
E
S

Municipal Population Forecasts Mercer County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 021 005	East Windsor township	22,353	22,518	23,050	24,500	26,650	28,500	31,000	32,700	1,450	6.3%	4,000	16.3%	9,650	41.9%
34 021 010	Ewing township	34,185	34,258	34,400	34,400	34,400	34,400	34,650	34,550	0	0.0%	0	0.0%	150	0.4%
34 021 015	Hamilton township	86,553	86,997	87,550	88,000	89,400	91,200	93,000	93,800	450	0.5%	3,200	3.6%	6,250	7.1%
34 021 020	Hightstown borough	5,126	5,068	5,050	5,050	5,050	5,050	5,050	5,050	0	0.0%	0	0.0%	0	0.0%
34 021 025	Hopewell borough	1,968	1,971	1,950	1,950	1,950	1,950	1,950	1,950	0	0.0%	0	0.0%	0	0.0%
34 021 030	Hopewell township	11,590	14,184	14,950	16,100	17,550	19,000	20,500	22,000	1,150	7.7%	2,900	18.0%	7,050	47.2%
34 021 035	Lawrence township	25,787	28,124	29,050	30,300	31,300	32,850	36,500	39,700	1,250	4.3%	2,550	8.4%	10,650	36.7%
34 021 040	Pennington borough	2,537	2,598	2,650	2,650	2,750	2,800	2,900	3,000	0	0.0%	150	5.7%	350	13.2%
34 021 045	Princeton borough	12,016	12,013	12,050	12,000	12,000	11,950	11,950	11,950	-50	-0.4%	-50	-0.4%	-100	-0.8%
34 021 050	Princeton township	13,198	14,218	14,500	14,750	15,350	15,950	16,300	17,000	250	1.7%	1,200	8.1%	2,500	17.2%
34 021 055	Trenton city	88,675	85,640	84,700	83,150	82,800	80,850	80,850	81,850	-1,550	-1.8%	-2,300	-2.8%	-2,850	-3.4%
34 021 060	Washington township	5,815	8,132	8,950	10,400	11,400	13,500	14,200	16,250	1,450	16.2%	3,100	29.8%	7,300	81.6%
34 021 065	West Windsor township	16,021	19,313	20,800	22,800	25,050	26,250	29,100	31,000	2,000	9.6%	3,450	15.1%	10,200	49.0%
	Total	**325,824**	**335,034**	**339,650**	**346,050**	**355,650**	**364,250**	**377,950**	**390,800**	**6,400**	**1.9%**	**18,200**	**5.3%**	**51,150**	**15.1%**

Source: DVRPC Municipal Forecasts December 1999 and February 2000

appendix d

county employment by sector forecasts

County Employment Forecasts by Sector

Bucks

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	5,640	19,380	42,690	7,120	13,740	47,600	14,720	72,140	6,380	15,950	245,360
1997	5,690	14,360	40,160	8,180	16,610	52,800	15,460	86,460	4,670	19,620	264,010
2000	5,710	14,180	39,900	8,290	17,140	53,280	16,090	92,910	4,640	19,750	271,890
2005	5,790	13,830	39,320	8,560	18,510	54,180	17,650	99,820	4,570	20,110	282,340
2010	5,910	13,660	38,860	8,830	20,040	54,720	19,260	110,340	4,520	20,510	296,650
2015	6,090	13,810	38,940	9,150	21,630	55,270	20,780	119,780	4,520	21,050	311,020
2020	6,310	14,210	39,390	9,470	23,230	55,700	22,160	126,770	4,570	21,630	323,440
2025	6,540	14,620	39,790	9,810	24,930	56,070	23,630	136,150	4,610	22,210	338,360

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	10,450	3.8%
2005 to 2015	28,680	10.2%
2000 to 2025	66,470	24.4%

Chester

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	8,900	14,630	33,030	9,290	11,470	29,860	17,200	56,170	4,150	13,050	197,750
1997	8,310	11,520	30,390	10,300	12,770	34,220	21,190	76,330	3,770	15,380	224,180
2000	8,270	11,340	30,130	10,440	13,140	35,710	22,370	79,260	3,790	15,900	230,350
2005	8,190	10,980	29,540	10,800	14,090	36,640	25,460	87,020	3,860	16,020	242,600
2010	8,140	10,750	29,090	11,170	15,160	37,740	28,850	95,520	3,950	16,230	256,600
2015	8,140	10,690	28,860	11,510	16,160	38,520	31,850	103,030	4,050	16,390	269,200
2020	8,170	10,770	28,830	11,820	17,100	38,530	33,790	108,080	4,140	16,270	277,500
2025	8,210	10,860	28,790	12,150	18,110	38,900	36,500	114,940	4,240	16,300	289,000

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	12,250	5.3%
2005 to 2015	26,600	11.0%
2000 to 2025	58,650	25.5%

Delaware

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	1,840	14,750	30,650	11,060	11,520	41,940	18,440	79,060	4,380	16,820	230,460
1997	2,480	10,500	29,370	11,730	10,300	42,360	17,050	87,140	4,000	19,480	234,410
2000	2,510	10,440	28,660	11,970	10,310	42,310	17,350	89,210	4,030	19,540	236,330
2005	2,590	10,340	27,210	12,650	10,390	42,190	18,170	95,000	4,120	19,730	242,390
2010	2,670	10,300	26,240	13,420	10,570	42,150	19,070	101,280	4,240	19,960	249,900
2015	2,760	10,330	25,740	14,230	10,840	42,210	20,000	107,660	4,370	20,230	258,370
2020	2,840	10,410	25,650	14,920	11,130	42,350	20,790	112,840	4,490	20,480	265,900
2025	2,880	10,440	25,520	15,260	11,250	42,530	21,190	115,620	4,550	20,650	269,890

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	6,060	2.6%
2005 to 2015	15,980	6.6%
2000 to 2025	33,560	14.2%

Source: DVRPC Employment Forecasts by Sector (June 24 1999)

County Employment Forecasts by Sector

Montgomery

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	6,410	31,570	79,610	15,100	27,450	74,570	43,920	150,040	8,240	20,590	457,500
1997	5,230	24,940	84,550	17,650	28,000	78,500	46,610	168,500	7,620	23,840	485,440
2000	5,140	24,780	84,170	17,930	28,050	79,260	47,900	172,280	7,730	23,960	491,200
2005	4,990	24,490	83,270	18,620	28,160	81,130	50,980	181,540	8,020	24,150	505,350
2010	4,920	24,340	82,560	19,340	28,320	83,090	54,030	191,080	8,350	24,220	520,250
2015	4,970	24,480	82,650	20,060	28,700	85,240	56,800	200,000	8,700	24,300	535,900
2020	5,130	24,810	83,310	20,770	29,240	87,440	59,250	208,090	9,070	24,340	551,450
2025	5,290	25,140	83,940	21,520	29,800	89,720	61,830	216,640	9,450	24,370	567,700

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	14,150	2.9%
2005 to 2015	30,550	6.0%
2000 to 2025	76,500	15.6%

Philadelphia

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	1,670	20,920	82,850	41,010	44,350	114,650	76,160	302,120	71,130	82,010	836,870
1997	1,480	26,860	77,640	40,260	33,910	106,290	65,240	305,890	48,730	79,720	786,020
2000	1,470	26,840	75,360	39,850	33,010	104,790	64,540	311,390	48,390	80,510	786,150
2005	1,440	26,580	70,330	38,850	30,980	101,780	62,780	328,080	47,120	82,210	790,150
2010	1,420	26,320	66,840	38,320	29,530	98,630	61,700	344,840	45,890	84,260	797,750
2015	1,430	26,130	64,870	38,310	28,700	96,620	61,460	363,140	44,900	86,640	812,200
2020	1,450	26,190	64,560	38,880	28,560	96,270	62,170	381,630	44,530	89,310	833,550
2025	1,460	26,180	63,870	38,880	28,280	95,720	62,100	389,180	44,310	90,270	840,250

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	4,000	.5%
2005 to 2015	22,050	2.8%
2000 to 2025	54,100	6.9%

Source: DVRPC Employment Forecasts by Sector (June 24 1999)

County Employment Forecasts by Sector

Burlington

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	3,060	11,480	23,150	8,040	11,290	31,960	15,500	49,745	18,940	18,180	191,345
1997	4,850	10,020	20,510	9,710	12,910	36,160	15,520	58,260	12,520	20,680	201,140
2000	4,850	10,060	20,200	10,100	13,320	37,010	16,350	61,760	12,450	20,950	207,050
2005	4,880	10,240	19,600	11,040	14,330	37,960	18,350	66,820	12,300	21,580	217,100
2010	4,920	10,500	19,200	11,940	15,320	38,600	20,270	71,260	12,190	22,150	226,350
2015	4,970	10,810	19,010	12,690	16,160	38,930	21,810	74,560	12,110	22,600	233,650
2020	5,020	11,170	18,970	13,340	16,920	39,220	23,100	77,620	12,060	22,980	240,400
2025	5,090	11,660	18,920	14,200	17,930	39,880	24,800	82,600	11,990	23,480	250,550

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	10,050	4.9%
2005 to 2015	16,550	7.6%
2000 to 2025	43,500	21.0%

Camden

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	1,820	14,130	29,400	10,030	17,550	41,030	16,180	68,150	4,790	24,850	227,930
1997	1,910	11,680	24,100	11,420	16,870	41,250	14,170	78,590	4,130	26,660	230,780
2000	1,920	11,600	23,220	11,490	16,850	40,860	14,260	80,790	4,150	27,150	232,290
2005	1,940	11,480	21,610	11,740	16,920	40,110	14,590	86,560	4,240	28,420	237,610
2010	1,970	11,460	20,690	12,060	17,160	39,720	15,010	92,340	4,350	29,660	244,420
2015	2,000	11,490	20,270	12,420	17,510	39,570	15,470	97,710	4,490	30,790	251,720
2020	2,040	11,570	20,220	12,770	17,910	39,680	15,930	102,230	4,620	31,720	258,690
2025	2,070	11,700	20,210	13,020	18,200	40,020	16,250	105,480	4,710	32,500	264,160

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	5,320	2.3%
2005 to 2015	14,110	5.9%
2000 to 2025	31,870	13.7%

Gloucester

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	2,580	6,280	12,140	3,620	4,820	18,850	3,700	20,100	1,340	12,650	86,080
1997	3,010	5,920	13,580	4,110	6,020	22,110	4,300	26,050	1,010	11,760	97,870
2000	3,030	5,920	13,450	4,120	6,250	22,680	4,310	27,030	1,010	11,900	99,700
2005	3,060	5,950	13,200	4,150	6,800	24,090	4,330	29,530	1,020	12,220	104,350
2010	3,100	6,050	13,030	4,180	7,340	25,480	4,340	32,080	1,040	12,510	109,150
2015	3,130	6,180	12,950	4,210	7,780	26,650	4,330	34,390	1,050	12,730	113,400
2020	3,150	6,360	12,950	4,240	8,180	27,710	4,330	36,460	1,060	12,910	117,350
2025	3,190	6,590	12,940	4,270	8,700	29,110	4,330	39,300	1,080	13,140	122,650

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	4,650	4.7%
2005 to 2015	9,050	8.7%
2000 to 2025	22,950	23.0%

Source: DVRPC Employment Forecasts by Sector (June 24 1999)

County Employment Forecasts by Sector

Mercer

Year	Ag&Mi	Con	Man	TCU	Whole	Retail	FIRE	Ser	FedCM	S&L	Total
1990	1,990	7,720	27,800	7,720	8,160	27,350	14,120	73,890	5,070	46,770	220,590
1997	2,050	8,800	22,470	8,200	8,660	29,330	15,980	80,630	4,960	49,200	230,280
2000	2,080	8,700	21,880	8,190	8,770	29,620	17,840	84,220	4,940	50,410	236,650
2005	2,130	8,520	20,780	8,180	9,040	30,290	18,970	86,160	4,880	53,300	242,250
2010	2,190	8,470	20,160	8,220	9,310	30,920	20,870	89,810	4,860	55,890	250,700
2015	2,240	8,490	19,870	8,280	9,550	31,430	22,430	92,910	4,850	58,000	258,050
2020	2,290	8,570	19,870	8,360	9,750	31,870	23,560	95,400	4,860	59,620	264,150
2025	2,330	8,650	19,920	8,470	9,950	32,410	24,510	97,630	4,910	61,120	269,900

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	5,600	2.4%
2005 to 2015	15,800	6.5%
2000 to 2025	33,250	14.1%

Source: DVRPC Employment Forecasts by Sector (June 24 1999)

County Employment Forecasts by Sector

4NJ Region

Year	Ag/Min	Con	Man	TCU	Whole	Retial	FIRE	Ser	FedCM	S&L	Total
1990	9,450	39,610	92,490	29,410	41,820	119,190	49,500	211,885	30,140	102,450	725,945
2000	11,880	36,280	78,750	33,900	45,190	130,170	52,760	253,800	22,550	110,410	775,690
2005	12,010	36,190	75,190	35,110	47,090	132,450	56,240	269,070	22,440	115,520	801,310
2010	12,180	36,480	73,080	36,400	49,130	134,720	60,490	285,490	22,440	120,210	830,620
2015	12,340	36,970	72,100	37,600	51,000	136,580	64,040	299,570	22,500	124,120	856,820
2020	12,500	37,670	72,010	38,710	52,760	138,480	66,920	311,710	22,600	127,230	880,590
2025	12,680	38,600	71,990	39,960	54,780	141,420	69,890	325,010	22,690	130,240	907,260

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	25,620	3.3%
2005 to 2015	55,510	6.9%
2000 to 2025	131,570	16.9%

5PA Region

Year	Ag/Min	Con	Man	TCU	Whole	Retial	FIRE	Ser	FedCM	S&L	Total
1990	24,460	101,250	268,830	83,580	108,530	308,620	170,440	659,530	94,280	148,420	1,967,940
2000	23,100	87,580	258,220	88,480	101,650	315,350	168,250	745,050	68,580	159,660	2,015,920
2005	23,000	86,220	249,670	89,480	102,130	315,920	175,040	791,460	67,690	162,220	2,062,830
2010	23,060	85,370	243,590	91,080	103,620	316,330	182,910	843,060	66,950	165,180	2,121,150
2015	23,390	85,440	241,060	93,260	106,030	317,860	190,890	893,610	66,540	168,610	2,186,690
2020	23,900	86,390	241,740	95,860	109,260	320,290	198,160	937,410	66,800	172,030	2,251,840
2025	24,380	87,240	241,910	97,620	112,370	322,940	205,250	972,530	67,160	173,800	2,305,200

Total Change Summary

Time Period	Abs Chg	% Chg
2000 to 2005	46,910	2.3%
2005 to 2015	170,770	8.5%
2000 to 2025	289,280	14.6%

DVRPC Region

Year	Ag/Min	Con	Man	TCU	Whole	Retial	FIRE	Ser	FedCM	S&L	Total
1990	33,910	140,860	361,320	112,990	150,350	427,810	219,940	871,415	124,420	250,870	2,693,885
2000	34,980	123,860	336,970	122,380	146,840	445,520	221,010	998,850	91,130	270,070	2,791,610
2005	35,010	122,410	324,860	124,590	149,220	448,370	231,280	1,060,53	90,130	277,740	2,864,140
2010	35,240	121,850	316,670	127,480	152,750	451,050	243,400	1,128,55	89,390	285,390	2,951,770
2015	35,730	122,410	313,160	130,860	157,030	454,440	254,930	1,193,18	89,040	292,730	3,043,510
2020	36,400	124,060	313,750	134,570	162,020	458,770	265,080	1,249,12	89,400	299,260	3,132,430
2025	37,060	125,840	313,900	137,580	167,150	464,360	275,140	1,297,54	89,850	304,040	3,212,460

Total Change Summary

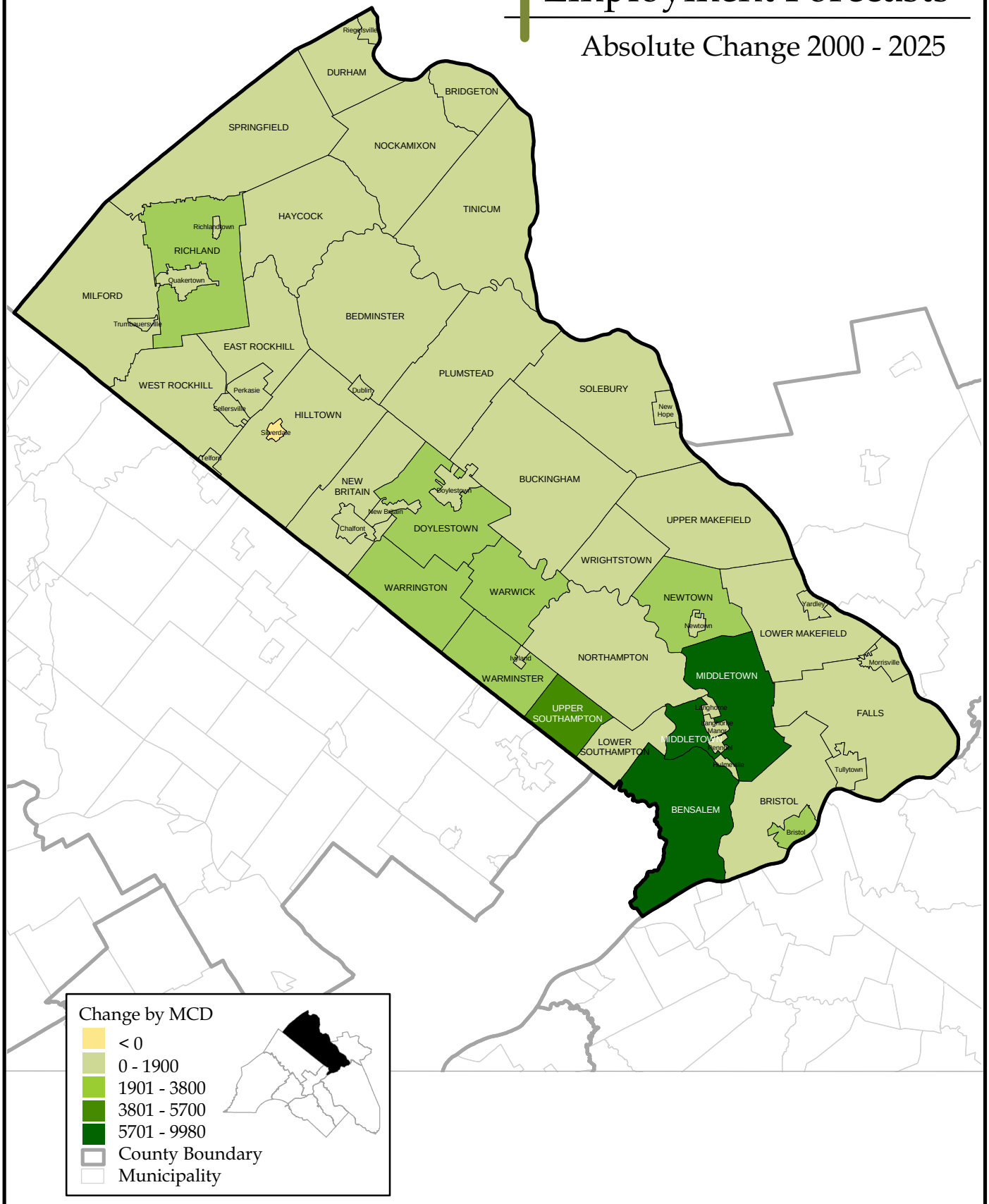
Time Period	Abs Chg	% Chg
2000 to 2005	72,530	2.6%
2005 to 2015	179,370	6.3%
2000 to 2025	420,850	15.1%

Source: DVRPC Employment Forecasts by Sector (June 24 1999)

appendix e

municipal employment forecasts

Bucks County
Employment Forecasts
Absolute Change 2000 - 2025



Change by MCD
- < 0
- 0 - 1900
- 1901 - 3800
- 3801 - 5700
- 5701 - 9980
- County Boundary
- Municipality

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

5 0 5 10 Miles

N W E S

Municipal Employment Forecasts Bucks County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 017 005	Bedminster township	820	880	930	970	1,080	1,180	1,290	1,420	40	4.3%	210	21.6%	490	52.7%
42 017 010	Bensalem township	33,390	35,720	36,240	37,140	38,090	39,950	40,950	42,590	900	2.5%	2810	7.6%	6,350	17.5%
42 017 015	Bridgeton township	340	350	370	380	420	460	510	570	10	2.7%	80	21.1%	200	54.1%
42 017 020	Bristol borough	8,290	7,950	7,790	7,890	8,320	8,600	8,770	9,100	100	1.3%	710	9.0%	1,310	16.8%
42 017 025	Bristol township	20,630	20,680	20,680	20,740	20,770	21,470	21,670	22,620	60	0.3%	730	3.5%	1,940	9.4%
42 017 030	Buckingham township	2,980	4,620	4,870	5,060	5,290	5,540	5,950	6,410	190	3.9%	480	9.5%	1,540	31.6%
42 017 035	Chalfont borough	1,920	1,920	1,910	2,000	1,980	1,990	1,970	2,120	90	4.7%	-10	-0.5%	210	11.0%
42 017 040	Doylestown borough	11,220	10,920	10,840	10,920	11,070	11,370	11,470	11,650	80	0.7%	450	4.1%	810	7.5%
42 017 045	Doylestown township	5,720	6,340	6,690	6,860	7,320	7,810	8,520	9,280	170	2.5%	950	13.8%	2,590	38.7%
42 017 050	Dublin borough	580	640	640	620	620	650	690	760	-20	-3.1%	30	4.8%	120	18.8%
42 017 055	Durham township	280	350	370	390	410	430	420	420	20	5.4%	40	10.3%	50	13.5%
42 017 060	East Rockhill township	1,640	1,820	1,880	1,930	2,120	2,310	2,560	2,860	50	2.7%	380	19.7%	980	52.1%
42 017 065	Falls township	14,400	15,040	15,520	15,970	16,270	16,700	17,110	17,380	450	2.9%	730	4.6%	1,860	12.0%
42 017 070	Haycock township	50	80	90	100	110	130	140	150	10	11.1%	30	30.0%	60	66.7%
42 017 075	Hilltown township	3,300	4,870	5,330	5,970	6,120	6,840	7,020	7,190	640	12.0%	870	14.6%	1,860	34.9%
42 017 080	Hulmeville borough	120	160	160	170	170	170	150	180	10	6.3%	0	0.0%	20	12.5%
42 017 085	Ivyland borough	1,470	2,040	2,190	2,210	2,290	2,300	2,260	2,270	20	0.9%	90	4.1%	80	3.7%
42 017 090	Langhorne borough	920	920	930	930	920	920	930	930	0	0.0%	-10	-1.1%	0	0.0%
42 017 095	Langhorne Manor borough	1,380	1,400	1,520	1,600	1,900	1,800	1,860	2,150	80	5.3%	200	12.5%	630	41.4%
42 017 100	Lower Makefield township	3,080	3,390	3,550	3,700	3,900	3,920	3,980	4,090	150	4.2%	220	5.9%	540	15.2%
42 017 105	Lower Southampton township	10,580	10,130	10,160	10,250	10,560	10,850	11,100	11,400	90	0.9%	600	5.9%	1,240	12.2%
42 017 110	Middletown township	19,480	23,630	25,420	27,750	32,110	33,640	34,230	35,400	2,330	9.2%	5,890	21.2%	9,980	39.3%
42 017 115	Milford township	1,420	1,620	1,680	1,750	1,770	1,780	1,790	1,830	70	4.2%	30	1.7%	150	8.9%
42 017 120	Morrisville borough	4,680	4,690	4,700	4,810	4,870	4,810	4,970	5,160	110	2.3%	0	0.0%	460	9.8%
42 017 125	New Britain borough	1,010	1,100	1,130	1,120	1,110	1,100	1,130	1,140	-10	-0.9%	-20	-1.8%	10	0.9%
42 017 130	New Britain township	2,580	3,070	3,220	3,530	3,760	3,980	4,030	4,280	310	9.6%	450	12.7%	1,060	32.9%
42 017 135	New Hope borough	2,350	2,360	2,340	2,350	2,360	2,420	2,450	2,490	10	0.4%	70	3.0%	150	6.4%
42 017 140	Newtown borough	3,540	3,540	3,650	3,700	3,710	3,760	3,830	3,770	50	1.4%	60	1.6%	120	3.3%
42 017 145	Newtown township	6,290	6,750	7,230	7,790	8,180	8,940	10,260	10,990	560	7.7%	1,150	14.8%	3,760	52.0%
42 017 150	Nockamixon township	530	610	630	650	690	730	750	790	20	3.2%	80	12.3%	160	25.4%
42 017 155	Northampton township	9,010	9,710	10,020	10,400	10,700	10,940	11,090	11,560	380	3.8%	540	5.2%	1,540	15.4%
42 017 160	Penndel borough	1,040	1,040	1,010	1,030	1,040	1,150	1,120	1,260	20	2.0%	120	11.7%	250	24.8%

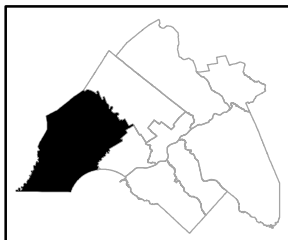
Municipal Employment Forecasts Bucks County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 017 165	Perkasie borough	3,380	3,680	3,740	3,750	3,800	3,830	3,890	3,970	10	0.3%	80	2.1%	230	6.1%
42 017 170	Plumstead township	3,080	3,390	3,560	3,810	4,040	4,270	4,750	5,110	250	7.0%	460	12.1%	1,550	43.5%
42 017 175	Quakertown borough	7,830	7,890	7,870	8,070	8,000	8,090	8,100	8,170	200	2.5%	20	0.2%	300	3.8%
42 017 182	Richland township	3,690	3,870	4,300	4,720	5,570	6,550	7,620	8,080	420	9.8%	1,830	38.8%	3,780	87.9%
42 017 185	Richlandtown borough	180	210	200	210	210	210	220	230	10	5.0%	0	0.0%	30	15.0%
42 017 190	Riegelsville borough	230	270	280	280	290	300	330	350	0	0.0%	20	7.1%	70	25.0%
42 017 195	Sellersville borough	5,040	4,840	4,820	4,880	4,860	4,930	5,050	5,190	60	1.2%	50	1.0%	370	7.7%
42 017 200	Silverdale borough	240	270	270	270	270	270	270	250	0	0.0%	0	0.0%	-20	-7.4%
42 017 205	Solebury township	790	1,200	1,290	1,350	1,450	1,540	1,680	1,870	60	4.7%	190	14.1%	580	45.0%
42 017 210	Springfield township	370	420	430	500	540	570	620	670	70	16.3%	70	14.0%	240	55.8%
42 017 215	Telford borough (part) *	880	860	890	910	910	910	920	970	20	2.2%	0	0.0%	80	9.0%
42 017 220	Tinicum township	1,070	1,140	1,190	1,220	1,330	1,440	1,570	1,720	30	2.5%	220	18.0%	530	44.5%
42 017 225	Trumbauersville borough	500	520	530	530	550	560	580	610	0	0.0%	30	5.7%	80	15.1%
42 017 230	Tullytown borough	1,910	2,400	2,520	2,640	2,830	3,020	3,150	3,300	120	4.8%	380	14.4%	780	31.0%
42 017 235	Upper Makefield township	910	1,200	1,310	1,460	1,740	2,050	2,460	2,970	150	11.5%	590	40.4%	1,660	126.7%
42 017 240	Upper Southampton township	7,460	10,480	11,410	11,860	12,670	13,900	15,400	16,800	450	3.9%	2,040	17.2%	5,390	47.2%
42 017 245	Warminster township	19,600	19,050	19,090	19,340	20,550	21,770	22,000	22,980	250	1.3%	2430	12.6%	3,890	20.4%
42 017 250	Warrington township	6,100	5,980	6,150	6,990	7,430	7,820	8,710	8,900	840	13.7%	830	11.9%	2,750	44.7%
42 017 255	Warwick township	1,380	2,070	2,310	2,600	3,070	3,620	4,230	4,840	290	12.6%	1,020	39.2%	2,530	109.5%
42 017 260	West Rockhill township	2,580	2,810	2,930	3,040	3,270	3,500	3,700	3,940	110	3.8%	460	15.1%	1,010	34.5%
42 017 265	Wrightstown township	1,060	1,120	1,110	1,140	1,140	1,140	1,160	1,200	30	2.7%	0	0.0%	90	8.1%
42 017 270	Yardley borough	2,040	2,000	2,000	2,090	2,100	2,090	2,060	2,030	90	4.5%	0	0.0%	30	1.5%
	Total	**245,360**	**264,010**	**271,890**	**282,340**	**296,650**	**311,020**	**323,440**	**338,360**	**10,450**	**3.8%**	**28,680**	**10.2%**	**66,470**	**24.4%**

Chester County

Employment Forecasts

Absolute Change 2000 - 2025



Change by MCD

- < 0
- 0 - 1700
- 1701 - 3400
- 3401 - 5100
- 5101 - 9800
- County Boundary
- Municipality

NORTH COVENTRY
EAST COVENTRY
SOUTH COVENTRY
WARWICK
EAST VINCENT
Spring City
Elverson
EAST NANTMEAL
WEST VINCENT
EAST PIKELAND
Phoenixville
WEST NANTMEAL
SCHUYLKILL
Honey Brook
WALLACE
UPPER UWCHLAN
WEST PIKELAND
CHARLESTOWN
HONEY BROOK
TREDYFFRIN
WEST BRANDYWINE
UWCHLAN
EAST WHITELAND
EAST BRANDYWINE
Malvern
EASTTOWN
WEST CALN
EAST CALN
WEST WHITELAND
Downingtown
CALN
EAST GOSHEN
WILLISTOWN
VALLEY
WEST GOSHEN
SADSBURY
VALLEY
Coatesville
WEST SADSBURY
South Coatesville
Modena
WEST BRADFORD
West Chester
Parkesburg
Atglen
EAST BRADFORD
EAST FALLOWFIELD
WESTTOWN
HIGHLAND
NEWLIN
THORNBURY
WEST FALLOWFIELD
POCOPSON
BIRMINGHAM
WEST MARLBOROUGH
EAST MARLBOROUGH
PENNSBURY
LONDONDERRY
UPPER OXFORD
LONDON GROVE
Kennett Square
KENNETT
PENN
West Grove
Avondale
NEW GARDEN
LOWER OXFORD
Oxford
NEW LONDON
EAST NOTTINGHAM
FRANKLIN
LONDON BRITAIN
WEST NOTTINGHAM
ELK

5 0 5 10 15 Miles

N W E S

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

Municipal Employment Forecasts Chester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 029 005	Atglen borough	514	526	550	550	550	600	600	650	0	0.0%	50	9.1%	100	18.2%
42 029 010	Avondale borough	1,224	1,534	1,600	1,700	1,800	1,900	1,850	1,850	100	6.3%	200	11.8%	250	15.6%
42 029 015	Birmingham township	111	218	250	300	300	300	300	250	50	20.0%	0	0.0%	0	0.0%
42 029 020	Caln township	8,116	8,925	9,200	9,500	9,850	10,000	10,000	10,000	300	3.3%	500	5.3%	800	8.7%
42 029 025	Charlestown township	1,151	1,343	1,350	1,350	1,450	1,450	1,450	1,500	0	0.0%	100	7.4%	150	11.1%
42 029 030	Coatesville city	4,822	4,634	4,450	4,600	4,800	4,900	4,900	4,900	150	3.4%	300	6.5%	450	10.1%
42 029 035	Downingtown borough	7,139	6,942	6,800	6,800	7,000	7,000	7,000	7,100	0	0.0%	200	2.9%	300	4.4%
42 029 040	East Bradford township	1,040	1,429	1,550	1,750	1,900	2,050	2,250	2,850	200	12.9%	300	17.1%	1,300	83.9%
42 029 045	East Brandywine township	389	419	400	950	1,200	1,300	1,300	1,300	550	137.5%	350	36.8%	900	225.0%
42 029 050	East Caln township	828	1,162	1,250	1,350	1,500	1,500	1,550	1,600	100	8.0%	150	11.1%	350	28.0%
42 029 055	East Coventry township	409	419	400	450	450	450	450	450	50	12.5%	0	0.0%	50	12.5%
42 029 060	East Fallowfield township	385	411	400	400	450	450	500	550	0	0.0%	50	12.5%	150	37.5%
42 029 065	East Goshen township	5,445	5,839	6,150	6,800	7,850	8,900	9,850	11,150	650	10.6%	2,100	30.9%	5,000	81.3%
42 029 070	East Marlborough township	1,105	1,338	1,350	1,400	1,400	1,400	1,400	1,400	50	3.7%	0	0.0%	50	3.7%
42 029 075	East Nantmeal township	214	244	250	300	300	350	350	350	50	20.0%	50	16.7%	100	40.0%
42 029 080	East Nottingham township	1,613	2,041	2,250	2,400	2,550	2,800	2,850	2,950	150	6.7%	400	16.7%	700	31.1%
42 029 085	East Pikeland township	950	986	950	950	1,000	950	950	900	0	0.0%	0	0.0%	-50	-5.3%
42 029 090	Easttown township	5,418	6,190	6,200	6,200	6,050	5,750	5,750	5,700	0	0.0%	-450	-7.3%	-500	-8.1%
42 029 095	East Vincent township	1,284	1,539	1,500	1,550	1,600	1,650	1,700	1,800	50	3.3%	100	6.5%	300	20.0%
42 029 100	East Whiteland township	18,601	19,693	19,800	20,900	22,800	24,850	26,150	27,500	1,100	5.6%	3,950	18.9%	7,700	38.9%
42 029 105	Elk township	49	81	100	100	100	150	150	150	0	0.0%	50	50.0%	50	50.0%
42 029 110	Elverson borough	964	981	1,000	1,050	1,050	1,050	1,100	1,100	50	5.0%	0	0.0%	100	10.0%
42 029 115	Franklin township	215	393	450	550	700	850	1,000	1,250	100	22.2%	300	54.5%	800	177.8%
42 029 120	Highland township	865	961	1,000	1,150	1,150	1,150	1,150	1,200	150	15.0%	0	0.0%	200	20.0%
42 029 125	Honey Brook borough	526	553	550	550	550	600	650	650	0	0.0%	50	9.1%	100	18.2%
42 029 130	Honey Brook township	1,401	1,657	1,750	1,850	2,000	2,100	2,150	2,250	100	5.7%	250	13.5%	500	28.6%
42 029 137	Kennett township	2,031	2,415	2,400	2,550	2,550	2,600	2,650	2,650	150	6.3%	50	2.0%	250	10.4%
42 029 140	Kennett Square borough	5,054	5,161	5,350	5,650	5,750	5,900	5,900	5,900	300	5.6%	250	4.4%	550	10.3%
42 029 145	London Britain township	88	143	150	200	250	300	350	400	50	33.3%	100	50.0%	250	166.7%
42 029 150	Londonderry township	155	201	200	250	300	300	350	400	50	25.0%	50	20.0%	200	100.0%
42 029 155	London Grove township	684	856	850	900	950	950	1,000	1,000	50	5.9%	50	5.6%	150	17.6%
42 029 160	Lower Oxford township	588	679	700	800	800	800	800	800	100	14.3%	0	0.0%	100	14.3%

Municipal Employment Forecasts Chester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 029 165	Malvern borough	5,484	6,012	6,200	6,700	7,150	7,550	7,750	7,900	500	8.1%	850	12.7%	1,700	27.4%
42 029 170	Modena borough	143	168	150	200	150	150	150	150	50	33.3%	-50	-25.0%	0	0.0%
42 029 175	New Garden township	2,577	2,952	3,000	3,350	3,650	3,700	3,800	3,800	350	11.7%	350	10.4%	800	26.7%
42 029 180	Newlin township	110	166	150	200	200	200	200	200	50	33.3%	0	0.0%	50	33.3%
42 029 185	New London township	267	339	350	400	500	550	600	700	50	14.3%	150	37.5%	350	100.0%
42 029 190	North Coventry township	1,187	1,303	1,400	1,500	1,500	1,500	1,550	1,600	100	7.1%	0	0.0%	200	14.3%
42 029 195	Oxford borough	2,321	2,525	2,500	2,500	2,550	2,600	2,700	2,800	0	0.0%	100	4.0%	300	12.0%
42 029 200	Parkesburg borough	1,126	1,247	1,250	1,350	1,400	1,400	1,400	1,400	100	8.0%	50	3.7%	150	12.0%
42 029 207	Penn township	278	293	300	300	300	300	400	500	0	0.0%	0	0.0%	200	66.7%
42 029 210	Pennsbury township	243	280	300	300	300	300	300	350	0	0.0%	0	0.0%	50	16.7%
42 029 215	Phoenixville borough	5,942	5,746	5,850	5,850	6,150	6,300	6,450	6,800	0	0.0%	450	7.7%	950	16.2%
42 029 220	Pocopson township	627	687	650	700	700	750	750	750	50	7.7%	50	7.1%	100	15.4%
42 029 225	Sadsbury township	379	395	400	450	450	450	450	450	50	12.5%	0	0.0%	50	12.5%
42 029 230	Schuylkill township	2,818	2,894	3,050	2,950	2,900	2,850	2,800	2,800	-100	-3.3%	-100	-3.4%	-250	-8.2%
42 029 235	South Coatesville borough	939	1,106	1,150	1,200	1,350	1,450	1,600	1,800	50	4.3%	250	20.8%	650	56.5%
42 029 240	South Coventry township	54	86	100	100	100	150	200	200	0	0.0%	50	50.0%	100	100.0%
42 029 245	Spring City borough	1,421	1,421	1,400	1,400	1,400	1,400	1,400	1,400	0	0.0%	0	0.0%	0	0.0%
42 029 250	Thornbury township	185	290	300	350	450	500	550	650	50	16.7%	150	42.9%	350	116.7%
42 029 255	Tredyffrin township	25,206	28,625	29,200	30,600	32,150	33,400	34,000	35,000	1,400	4.8%	2,800	9.2%	5,800	19.9%
42 029 260	Upper Oxford township	102	138	150	150	200	200	200	200	0	0.0%	50	33.3%	50	33.3%
42 029 265	Upper Uwchlan township	1,876	2,708	3,000	3,600	4,300	4,600	4,700	5,050	600	20.0%	1,000	27.8%	2,050	68.3%
42 029 270	Uwchlan township	5,241	6,683	7,250	8,350	9,100	10,250	10,500	10,800	1,100	15.2%	1,900	22.8%	3,550	49.0%
42 029 275	Valley township	1,021	1,284	1,400	1,400	1,400	1,450	1,550	1,600	0	0.0%	50	3.6%	200	14.3%
42 029 280	Wallace township	585	719	750	850	900	900	900	900	100	13.3%	50	5.9%	150	20.0%
42 029 285	Warwick township	199	235	250	250	250	250	250	250	0	0.0%	0	0.0%	0	0.0%
42 029 290	West Bradford township	1,909	2,467	2,650	3,000	3,150	3,300	3,550	3,900	350	13.2%	300	10.0%	1,250	47.2%
42 029 295	West Brandywine township	2,158	2,273	2,350	2,400	2,600	2,750	2,850	3,050	50	2.1%	350	14.6%	700	29.8%
42 029 300	West Caln township	516	762	850	900	950	1,100	1,100	1,300	50	5.9%	200	22.2%	450	52.9%
42 029 305	West Chester borough	14,202	14,984	15,000	15,050	15,050	15,100	15,150	15,250	50	0.3%	50	0.3%	250	1.7%
42 029 310	West Fallowfield township	560	592	600	650	650	650	650	650	50	8.3%	0	0.0%	50	8.3%
42 029 315	West Goshen township	14,921	17,525	18,050	18,850	19,500	20,000	20,500	21,000	800	4.4%	1,150	6.1%	2,950	16.3%
42 029 320	West Grove borough	1,623	1,792	1,800	1,950	1,950	1,950	1,950	2,000	150	8.3%	0	0.0%	200	11.1%

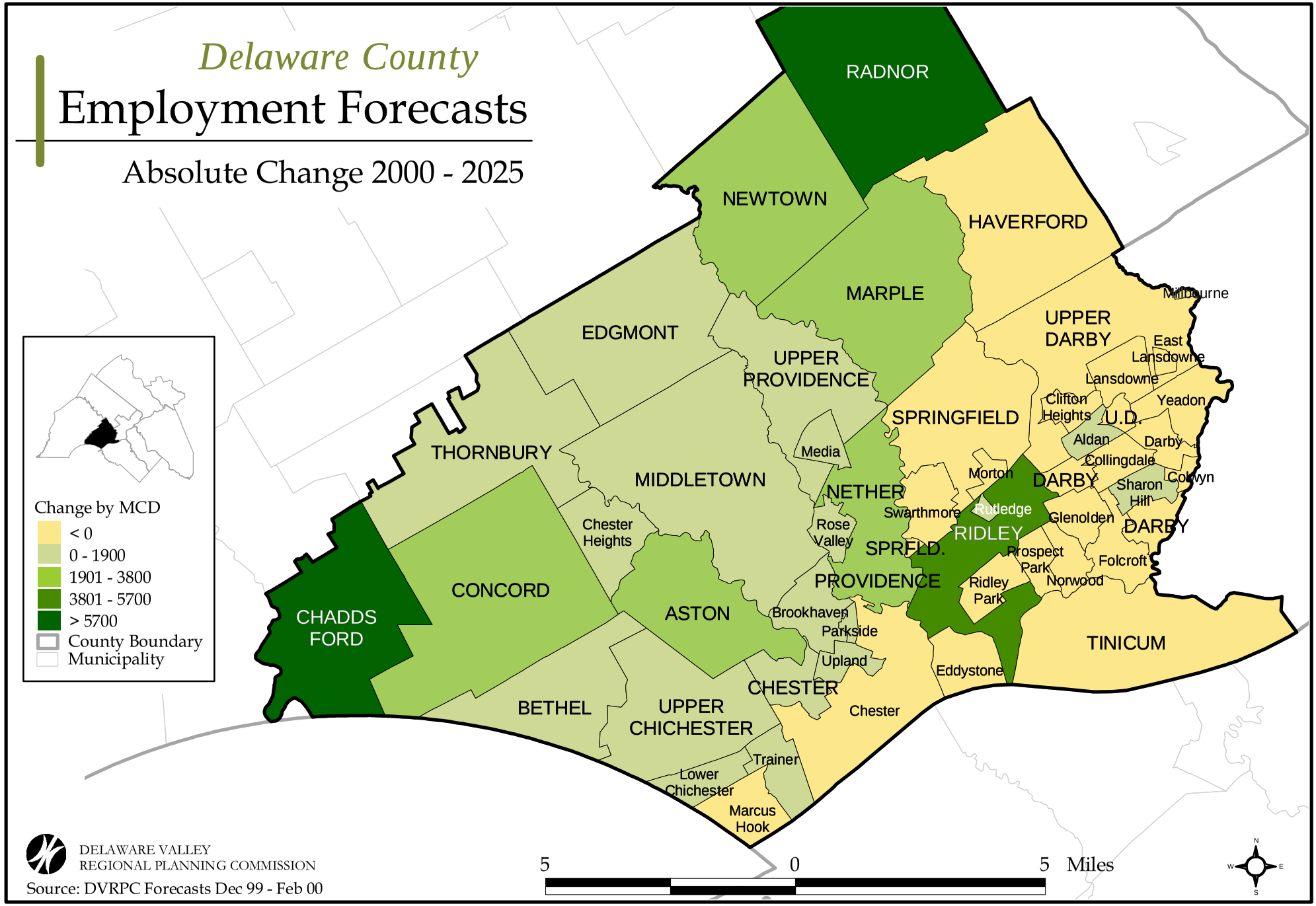
Municipal Employment Forecasts Chester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 029 325	West Marlborough township	123	169	200	250	250	300	300	350	50	25.0%	50	20.0%	150	75.0%
42 029 330	West Nantmeal township	194	234	250	250	250	300	300	300	0	0.0%	50	20.0%	50	20.0%
42 029 335	West Nottingham township	607	750	750	800	800	800	800	800	50	6.7%	0	0.0%	50	6.7%
42 029 340	West Pikeland township	809	969	1,000	1,050	1,150	1,250	1,300	1,350	50	5.0%	200	19.0%	350	35.0%
42 029 345	West Sadsbury township	597	878	950	1,100	1,400	1,650	1,950	2,350	150	15.8%	550	50.0%	1,400	147.4%
42 029 350	Westtown township	2,629	2,963	3,100	3,250	3,550	3,750	3,800	3,950	150	4.8%	500	15.4%	850	27.4%
42 029 355	West Vincent township	145	280	300	350	400	450	450	500	50	16.7%	100	28.6%	200	66.7%
42 029 360	West Whiteland township	14,960	20,787	22,200	23,200	25,500	28,200	29,950	32,000	1,000	4.5%	5,000	21.6%	9,800	44.1%
42 029 365	Willistown township	8,090	8,538	8,650	8,750	9,000	9,200	9,350	9,700	100	1.2%	450	5.1%	1,050	12.1%
	Total	**197,752**	**224,178**	**230,350**	**242,600**	**256,600**	**269,200**	**277,500**	**289,000**	**12,250**	**5.3%**	**26,600**	**11.0%**	**58,650**	**25.5%**

Delaware County

Employment Forecasts

Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

Municipal Employment Forecasts Delaware County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 045 005	Aldan borough	599	731	760	840	850	940	970	970	80	10.5%	100	11.9%	210	27.6%
42 045 010	Aston township	5,864	6,223	6,430	6,880	7,450	8,110	8,850	9,470	450	7.0%	1,230	17.9%	3,040	47.3%
42 045 015	Bethel township	909	1,001	1,060	1,190	1,330	1,490	1,610	1,850	130	12.3%	300	25.2%	790	74.5%
42 045 023	Chadds Ford township	5,487	6,517	7,160	8,470	9,900	11,300	12,210	12,980	1,310	18.3%	2,830	33.4%	5,820	81.3%
42 045 025	Brookhaven borough	2,237	2,319	2,370	2,480	2,600	2,740	2,870	2,950	110	4.6%	260	10.5%	580	24.5%
42 045 030	Chester city	14,765	12,951	12,110	11,110	10,680	9,790	9,730	9,660	-1,000	-8.3%	-1,320	-11.9%	-2,450	-20.2%
42 045 035	Chester township	1,101	1,904	2,140	2,630	2,900	3,190	3,360	3,420	490	22.9%	560	21.3%	1,280	59.8%
42 045 038	Chester Heights borough	1,738	1,986	2,100	2,340	2,600	2,890	3,100	3,240	240	11.4%	550	23.5%	1,140	54.3%
42 045 045	Clifton Heights borough	3,321	3,268	3,190	3,100	2,990	2,880	2,790	2,630	-90	-2.8%	-220	-7.1%	-560	-17.6%
42 045 050	Collingdale borough	1,966	1,902	1,870	1,830	1,790	1,760	1,710	1,620	-40	-2.1%	-70	-3.8%	-250	-13.4%
42 045 055	Colwyn borough	331	331	320	310	300	300	290	270	-10	-3.1%	-10	-3.2%	-50	-15.6%
42 045 060	Concord township	3,974	4,656	4,930	5,490	6,090	6,780	7,450	8,020	560	11.4%	1,290	23.5%	3,090	62.7%
42 045 065	Darby borough	3,441	3,150	3,020	2,900	2,900	2,900	2,900	2,900	-120	-4.0%	0	0.0%	-120	-4.0%
42 045 070	Darby township	833	833	810	800	770	720	680	600	-10	-1.2%	-80	-10.0%	-210	-25.9%
42 045 075	East Lansdowne borough	498	498	490	470	460	450	450	430	-20	-4.1%	-20	-4.3%	-60	-12.2%
42 045 080	Eddystone borough	3,464	2,917	2,790	2,630	2,540	2,480	2,470	2,410	-160	-5.7%	-150	-5.7%	-380	-13.6%
42 045 085	Edgmont township	1,203	1,438	1,520	1,700	1,920	2,180	2,500	2,810	180	11.8%	480	28.2%	1,290	84.9%
42 045 090	Folcroft borough	4,041	3,301	3,150	2,940	2,880	2,740	2,690	2,710	-210	-6.7%	-200	-6.8%	-440	-14.0%
42 045 095	Glenolden borough	2,505	2,309	2,260	2,210	2,140	2,090	2,000	1,880	-50	-2.2%	-120	-5.4%	-380	-16.8%
42 045 100	Haverford township	14,428	14,147	13,980	13,870	13,700	13,630	13,380	12,880	-110	-0.8%	-240	-1.7%	-1,100	-7.9%
42 045 105	Lansdowne borough	2,989	2,945	2,890	2,820	2,740	2,680	2,590	2,450	-70	-2.4%	-140	-5.0%	-440	-15.2%
42 045 110	Lower Chichester township	799	906	940	1,000	1,050	1,110	1,130	1,140	60	6.4%	110	11.0%	200	21.3%
42 045 115	Marcus Hook borough	3,492	3,191	3,040	2,840	2,730	2,550	2,430	2,200	-200	-6.6%	-290	-10.2%	-840	-27.6%
42 045 120	Marple township	9,866	11,432	11,840	12,700	13,460	14,340	14,960	15,300	860	7.3%	1,640	12.9%	3,460	29.2%
42 045 125	Media borough	11,210	11,260	11,360	11,650	11,790	12,000	12,030	12,010	290	2.6%	350	3.0%	650	5.7%
42 045 130	Middletown township	10,726	10,672	10,710	10,900	11,480	11,710	12,230	12,070	190	1.8%	810	7.4%	1,360	12.7%
42 045 135	Millbourne borough	381	349	330	340	330	330	310	310	10	3.0%	-10	-2.9%	-20	-6.1%
42 045 140	Morton borough	1,348	1,281	1,260	1,240	1,220	1,200	1,180	1,140	-20	-1.6%	-40	-3.2%	-120	-9.5%
42 045 145	Nether Providence township	4,015	3,969	4,090	4,360	4,830	5,390	6,210	6,810	270	6.6%	1,030	23.6%	2,720	66.5%
42 045 150	Newtown township	7,195	7,825	8,090	8,640	9,230	9,910	10,540	10,990	550	6.8%	1,270	14.7%	2,900	35.8%
42 045 155	Norwood borough	783	783	770	750	740	730	730	720	-20	-2.6%	-20	-2.7%	-50	-6.5%
42 045 160	Parkside borough	184	187	190	190	200	220	250	280	0	0.0%	30	15.8%	90	47.4%

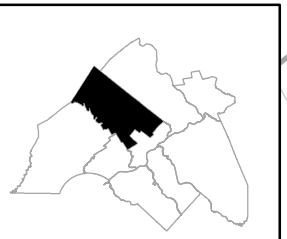
Municipal Employment Forecasts Delaware County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 045 165	Prospect Park borough	1,621	1,621	1,590	1,570	1,550	1,540	1,520	1,470	-20	-1.3%	-30	-1.9%	-120	-7.5%
42 045 170	Radnor township	28,446	29,078	29,450	30,430	31,800	33,420	35,200	36,350	980	3.3%	2,990	9.8%	6,900	23.4%
42 045 177	Ridley township	11,839	13,021	13,860	14,370	15,970	17,860	18,780	19,210	510	3.7%	3,490	24.3%	5,350	38.6%
42 045 180	Ridley Park borough	2,576	2,539	2,370	2,280	2,120	1,920	1,870	1,780	-90	-3.8%	-360	-15.8%	-590	-24.9%
42 045 185	Rose Valley borough	121	126	130	130	130	130	130	130	0	0.0%	0	0.0%	0	0.0%
42 045 190	Rutledge borough	96	100	100	110	130	140	180	210	10	10.0%	30	27.3%	110	110.0%
42 045 195	Sharon Hill borough	2,137	2,551	2,690	2,970	3,260	3,600	3,910	4,160	280	10.4%	630	21.2%	1,470	54.6%
42 045 200	Springfield township	11,419	11,426	11,300	11,230	11,230	11,150	11,020	10,670	-70	-0.6%	-80	-0.7%	-630	-5.6%
42 045 205	Swarthmore borough	3,222	3,237	3,250	3,300	3,100	3,090	3,090	3,080	50	1.5%	-210	-6.4%	-170	-5.2%
42 045 210	Thornbury township	2,221	2,381	2,500	2,740	3,020	3,350	3,700	4,020	240	9.6%	610	22.3%	1,520	60.8%
42 045 215	Tinicum township	6,013	5,882	6,100	6,610	6,250	5,930	5,840	5,840	510	8.4%	-680	-10.3%	-260	-4.3%
42 045 220	Trainer borough	821	1,117	1,170	1,270	1,310	1,350	1,310	1,250	100	8.5%	80	6.3%	80	6.8%
42 045 225	Upland borough	4,036	4,093	4,170	4,340	4,530	4,760	4,950	5,060	170	4.1%	420	9.7%	890	21.3%
42 045 230	Upper Chichester township	2,657	3,031	3,140	3,370	3,570	3,810	3,970	4,060	230	7.3%	440	13.1%	920	29.3%
42 045 235	Upper Darby township	21,275	20,607	20,090	19,470	18,640	17,940	16,900	16,600	-620	-3.1%	-1,530	-7.9%	-3,490	-17.4%
42 045 240	Upper Providence township	2,881	3,016	3,080	3,230	3,390	3,570	3,740	3,830	150	4.9%	340	10.5%	750	24.4%
42 045 245	Yeadon borough	3,385	3,398	3,370	3,350	3,310	3,280	3,190	3,050	-20	-0.6%	-70	-2.1%	-320	-9.5%
	Total	**230,459**	**234,406**	**236,330**	**242,390**	**249,900**	**258,370**	**265,900**	**269,890**	**6,060**	**2.6%**	**15,980**	**6.6%**	**33,560**	**14.2%**

Montgomery County

Employment Forecasts

Absolute Change 2000 - 2025



Change by MCD
- < 0
- 0 - 2400
- 2400 - 4800
- 4801 - 7200
- > 7200
- County Boundary
- Municipality

DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

5 0 5 10 15 Miles

Municipal Employment Forecasts Montgomery County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 091 005	Abington township	28,414	26,757	26,350	26,000	25,700	25,450	25,150	25,000	-350	-1.3%	-550	-2.1%	-1,350	-5.1%
42 091 010	Ambler borough	3,328	3,210	3,150	3,050	3,000	2,900	2,850	2,800	-100	-3.2%	-150	-4.9%	-350	-11.1%
42 091 015	Bridgeport borough	1,616	1,526	1,450	1,400	1,400	1,350	1,300	1,300	-50	-3.4%	-50	-3.6%	-150	-10.3%
42 091 020	Bryn Athyn borough	760	764	800	800	800	800	800	800	0	0.0%	0	0.0%	0	0.0%
42 091 025	Cheltenham township	14,034	13,309	13,200	13,000	12,850	12,750	12,650	12,500	-200	-1.5%	-250	-1.9%	-700	-5.3%
42 091 030	Collegeville borough	2,707	3,335	3,600	3,750	3,850	4,000	4,100	4,200	150	4.2%	250	6.7%	600	16.7%
42 091 035	Conshohocken borough	5,435	5,655	6,000	6,900	7,800	8,700	9,600	10,500	900	15.0%	1,800	26.1%	4,500	75.0%
42 091 040	Douglass township	3,530	3,798	4,000	4,250	4,500	4,750	5,000	5,250	250	6.3%	500	11.8%	1,250	31.3%
42 091 045	East Greenville borough	949	949	900	900	900	900	900	900	0	0.0%	0	0.0%	0	0.0%
42 091 050	East Norriton township	7,737	7,255	7,400	7,700	7,950	8,200	8,500	8,750	300	4.1%	500	6.5%	1,350	18.2%
42 091 055	Franconia township	5,187	5,903	6,200	6,600	7,000	7,450	7,800	8,250	400	6.5%	850	12.9%	2,050	33.1%
42 091 060	Green Lane borough	285	293	300	300	300	250	250	250	0	0.0%	-50	-16.7%	-50	-16.7%
42 091 065	Hatboro borough	4,206	4,392	4,350	4,400	4,400	4,400	4,400	4,400	50	1.1%	0	0.0%	50	1.1%
42 091 070	Hatfield borough	2,008	2,213	2,300	2,250	2,250	2,250	2,200	2,200	-50	-2.2%	0	0.0%	-100	-4.3%
42 091 075	Hatfield township	15,584	15,947	16,250	17,550	18,850	20,000	21,650	23,000	1,300	8.0%	2,450	14.0%	6,750	41.5%
42 091 080	Horsham township	23,283	25,042	26,050	27,000	28,000	29,000	30,000	31,000	950	3.6%	2,000	7.4%	4,950	19.0%
42 091 085	Jenkintown borough	5,829	5,439	5,250	5,250	5,250	5,250	5,250	5,250	0	0.0%	0	0.0%	0	0.0%
42 091 090	Lansdale borough	10,163	9,959	9,650	9,550	9,500	9,400	9,300	9,250	-100	-1.0%	-150	-1.6%	-400	-4.1%
42 091 095	Limerick township	5,238	5,816	6,700	7,550	8,400	9,300	10,150	11,000	850	12.7%	1,750	23.2%	4,300	64.2%
42 091 100	Lower Frederick township	295	318	300	300	300	300	300	300	0	0.0%	0	0.0%	0	0.0%
42 091 105	Lower Gwynedd township	8,379	8,787	9,000	9,250	9,500	9,750	10,000	10,250	250	2.8%	500	5.4%	1,250	13.9%
42 091 110	Lower Merion township	42,889	43,596	42,850	42,600	42,450	42,200	42,150	41,950	-250	-0.6%	-400	-0.9%	-900	-2.1%
42 091 115	Lower Moreland township	6,026	6,803	6,500	6,500	6,450	6,450	6,400	6,400	0	0.0%	-50	-0.8%	-100	-1.5%
42 091 120	Lower Pottsgrove township	1,868	2,748	2,850	3,050	3,200	3,400	3,600	3,850	200	7.0%	350	11.5%	1,000	35.1%
42 091 125	Lower Providence township	10,366	10,502	11,000	11,350	11,650	12,150	12,550	13,000	350	3.2%	800	7.0%	2,000	18.2%
42 091 130	Lower Salford township	4,662	4,916	5,000	5,350	5,700	6,050	6,400	6,750	350	7.0%	700	13.1%	1,750	35.0%
42 091 135	Marlborough township	430	446	450	450	450	400	400	400	0	0.0%	-50	-11.1%	-50	-11.1%
42 091 140	Montgomery township	15,732	20,050	20,400	22,200	24,250	26,150	28,000	29,450	1,800	8.8%	3,950	17.8%	9,050	44.4%
42 091 145	Narberth borough	1,602	1,602	1,550	1,600	1,600	1,600	1,600	1,600	50	3.2%	0	0.0%	50	3.2%
42 091 150	New Hanover township	1,145	1,311	1,350	1,400	1,500	1,600	1,700	1,750	50	3.7%	200	14.3%	400	29.6%
42 091 155	Norristown borough	16,559	15,922	15,300	15,100	15,000	14,800	14,600	14,500	-200	-1.3%	-300	-2.0%	-800	-5.2%
42 091 160	North Wales borough	1,223	1,276	1,250	1,200	1,200	1,150	1,150	1,100	-50	-4.0%	-50	-4.2%	-150	-12.0%

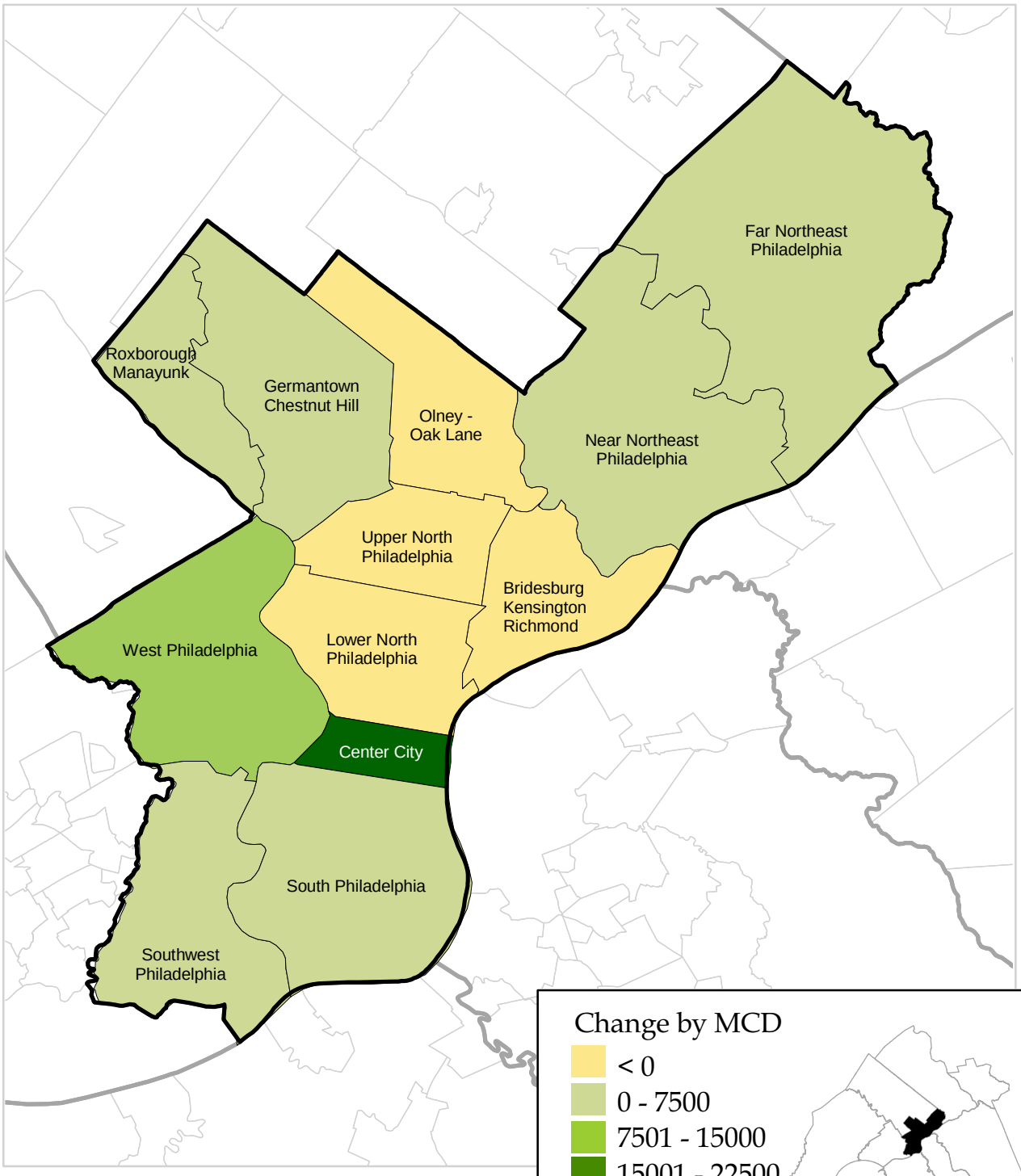
Municipal Employment Forecasts Montgomery County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 091 165	Pennsburg borough	1,883	1,901	1,850	1,800	1,800	1,750	1,750	1,700	-50	-2.7%	-50	-2.8%	-150	-8.1%
42 091 170	Perkiomen township	764	797	850	900	900	950	950	1,000	50	5.9%	50	5.6%	150	17.6%
42 091 175	Plymouth township	19,460	22,399	22,850	24,500	26,500	28,000	30,000	32,000	1,650	7.2%	3,500	14.3%	9,150	40.0%
42 091 180	Pottstown borough	14,766	14,273	14,250	14,050	13,950	13,800	13,650	13,500	-200	-1.4%	-250	-1.8%	-750	-5.3%
42 091 185	Red Hill borough	863	863	900	900	850	850	800	800	0	0.0%	-50	-5.6%	-100	-11.1%
42 091 190	Rockledge borough	1,162	1,183	1,150	1,150	1,150	1,200	1,200	1,200	0	0.0%	50	4.3%	50	4.3%
42 091 195	Royersford borough	1,326	1,395	1,350	1,300	1,300	1,250	1,200	1,150	-50	-3.7%	-50	-3.8%	-200	-14.8%
42 091 200	Salford township	330	369	400	400	400	400	400	400	0	0.0%	0	0.0%	0	0.0%
42 091 205	Schwenksville borough	747	754	750	750	750	750	750	750	0	0.0%	0	0.0%	0	0.0%
42 091 210	Skippack township	2,169	2,292	2,350	2,500	2,700	2,900	3,050	3,250	150	6.4%	400	16.0%	900	38.3%
42 091 215	Souderton borough	3,380	3,531	3,400	3,350	3,300	3,300	3,250	3,200	-50	-1.5%	-50	-1.5%	-200	-5.9%
42 091 220	Springfield township	8,079	8,029	7,850	7,750	7,650	7,500	7,400	7,300	-100	-1.3%	-250	-3.2%	-550	-7.0%
42 091 225	Telford borough (part) **	1,326	1,365	1,350	1,350	1,300	1,250	1,250	1,200	0	0.0%	-100	-7.4%	-150	-11.1%
42 091 230	Towamencin township	4,360	6,576	7,200	7,800	8,800	9,650	10,450	11,250	600	8.3%	1,850	23.7%	4,050	56.3%
42 091 235	Trappe borough	1,248	1,306	1,350	1,400	1,450	1,500	1,550	1,600	50	3.7%	100	7.1%	250	18.5%
42 091 240	Upper Dublin township	20,111	20,995	21,000	21,600	22,400	23,100	23,800	24,500	600	2.9%	1,500	6.9%	3,500	16.7%
42 091 245	Upper Frederick township	546	574	600	600	650	650	700	700	0	0.0%	50	8.3%	100	16.7%
42 091 250	Upper Gwynedd township	13,030	13,954	14,500	15,050	15,600	16,200	16,750	17,300	550	3.8%	1,150	7.6%	2,800	19.3%
42 091 255	Upper Hanover township	3,381	4,155	4,200	4,700	5,200	5,750	6,250	6,750	500	11.9%	1,050	22.3%	2,550	60.7%
42 091 260	Upper Merion township	46,428	49,738	50,600	52,500	53,400	56,000	57,800	60,250	1,900	3.8%	3,500	6.7%	9,650	19.1%
42 091 265	Upper Moreland township	14,338	17,099	17,100	17,150	17,250	17,350	17,400	17,500	50	0.3%	200	1.2%	400	2.3%
42 091 270	Upper Pottsgrove township	145	232	250	300	300	350	350	400	50	20.0%	50	16.7%	150	60.0%
42 091 275	Upper Providence township	3,781	6,138	6,800	7,800	8,900	9,900	10,950	12,000	1,000	14.7%	2,100	26.9%	5,200	76.5%
42 091 280	Upper Salford township	552	597	600	650	650	650	700	700	50	8.3%	0	0.0%	100	16.7%
42 091 285	West Conshohocken borough	1,756	2,408	2,800	2,950	3,050	3,200	3,300	3,450	150	5.4%	250	8.5%	650	23.2%
42 091 290	West Norriton township	6,856	6,925	7,000	7,100	7,250	7,400	7,600	7,750	100	1.4%	300	4.2%	750	10.7%
42 091 295	West Pottsgrove township	1,998	1,998	1,900	1,900	1,850	1,800	1,750	1,700	0	0.0%	-100	-5.3%	-200	-10.5%
42 091 300	Whitemarsh township	11,282	11,316	11,350	11,350	11,350	11,400	11,550	11,750	0	0.0%	50	0.4%	400	3.5%
42 091 305	Whitpain township	17,316	19,162	19,700	19,950	20,200	20,500	20,600	21,000	250	1.3%	550	2.8%	1,300	6.6%
42 091 310	Worcester township	2,649	3,272	3,250	3,300	3,450	3,500	3,600	3,750	50	1.5%	200	6.1%	500	15.4%
	Total	**457,501**	**485,435**	**491,200**	**505,350**	**520,250**	**535,900**	**551,450**	**567,700**	**14,150**	**2.9%**	**30,550**	**6.0%**	**76,500**	**15.6%**

Philadelphia Planning Analysis Sections

Employment Forecasts

Absolute Change 2000 - 2025



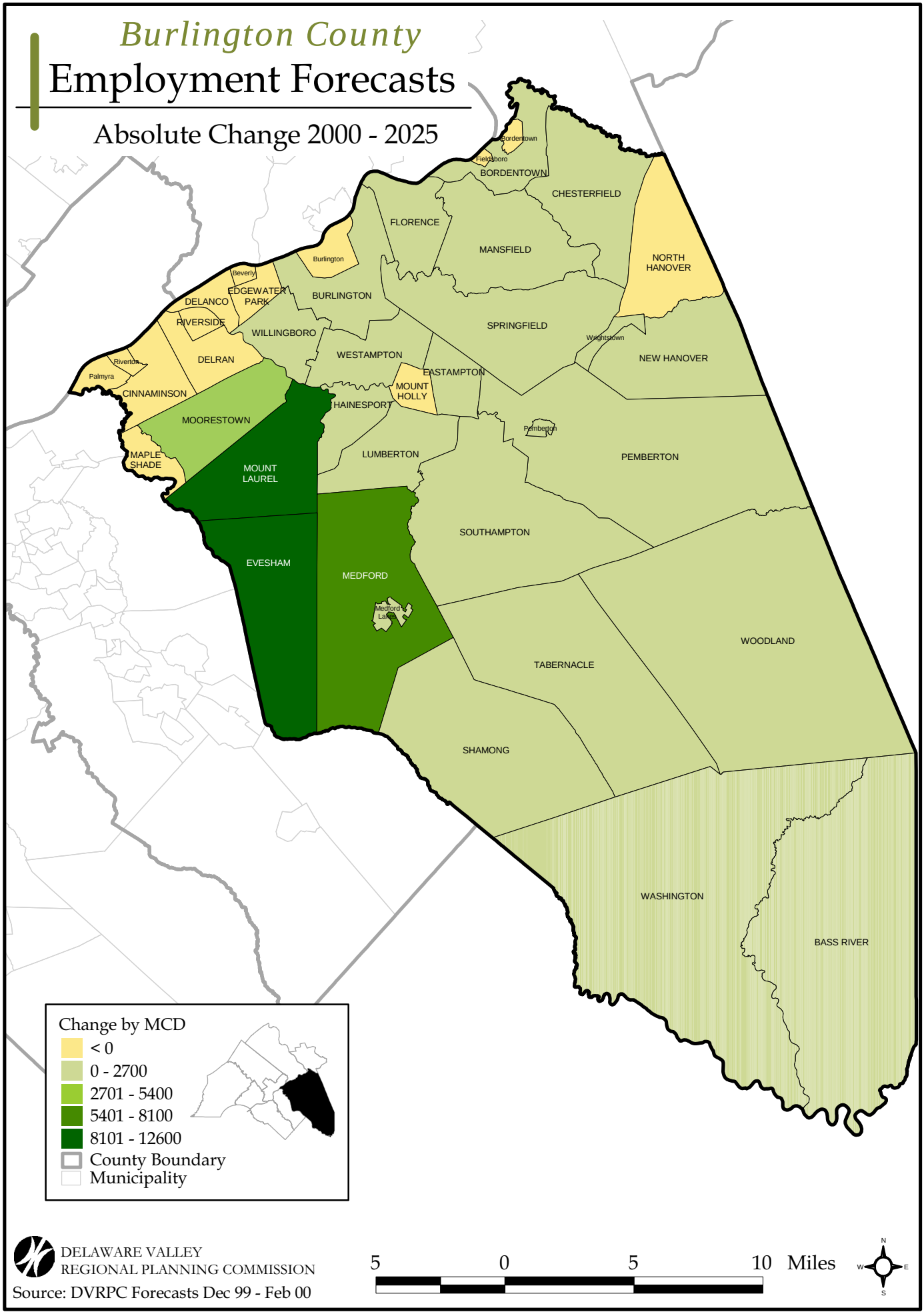
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

Municipal Employment Forecasts Philadelphia County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
42 101 901	Center City	287,869	290,290	293,550	297,400	305,200	310,800	322,450	325,000	3,850	1.3%	13,400	4.5%	31,450	10.7%
42 101 902	South Philadelphia	71,227	62,095	61,150	61,600	61,700	61,250	62,150	62,150	450	0.7%	-350	-0.6%	1,000	1.6%
42 101 903	Southwest Philadephia	24,049	25,000	26,350	28,950	29,900	31,500	32,800	32,950	2,600	9.9%	2,550	8.8%	6,600	25.0%
42 101 904	West Philadelphia	91,328	85,580	82,200	81,750	84,400	89,250	92,150	94,700	-450	-0.5%	7,500	9.2%	12,500	15.2%
42 101 905	Lower North Philadelphia	86,368	73,031	71,350	69,350	67,100	67,100	67,100	67,100	-2,000	-2.8%	-2,250	-3.2%	-4,250	-6.0%
42 101 906	Upper North Philadelphia	37,396	30,381	29,650	27,750	26,200	25,300	24,700	24,700	-1,900	-6.4%	-2,450	-8.8%	-4,950	-16.7%
42 101 907	Bridesburg Kensington Richmond	38,422	32,753	32,450	31,050	29,900	29,500	29,500	29,500	-1,400	-4.3%	-1,550	-5.0%	-2,950	-9.1%
42 101 908	Roxborough Manayunk	12,295	12,279	12,600	13,200	13,750	14,300	14,650	14,650	600	4.8%	1,100	8.3%	2,050	16.3%
42 101 909	Germantown Chestnut Hill	30,946	28,816	28,950	29,400	29,400	29,700	29,700	29,700	450	1.6%	300	1.0%	750	2.6%
42 101 910	Olney Oak Lane	28,126	22,330	21,750	21,800	20,600	20,600	20,600	20,600	50	0.2%	-1,200	-5.5%	-1,150	-5.3%
42 101 911	Near Northeast Philadelphia	73,980	69,000	69,350	70,700	70,750	73,350	75,500	76,250	1,350	1.9%	2,650	3.7%	6,900	9.9%
42 101 912	Far Northeast Philadelphia	54,868	54,460	56,800	57,200	58,850	59,550	62,250	62,950	400	0.7%	2,350	4.1%	6,150	10.8%
	Total	**836,874**	**786,015**	**786,150**	**790,150**	**797,750**	**812,200**	**833,550**	**840,250**	**4,000**	**0.5%**	**22,050**	**2.8%**	**54,100**	**6.9%**

Burlington County
Employment Forecasts
Absolute Change 2000 - 2025



DELAWARE VALLEY
REGIONAL PLANNING COMMISSION

Source: DVRPC Forecasts Dec 99 - Feb 00

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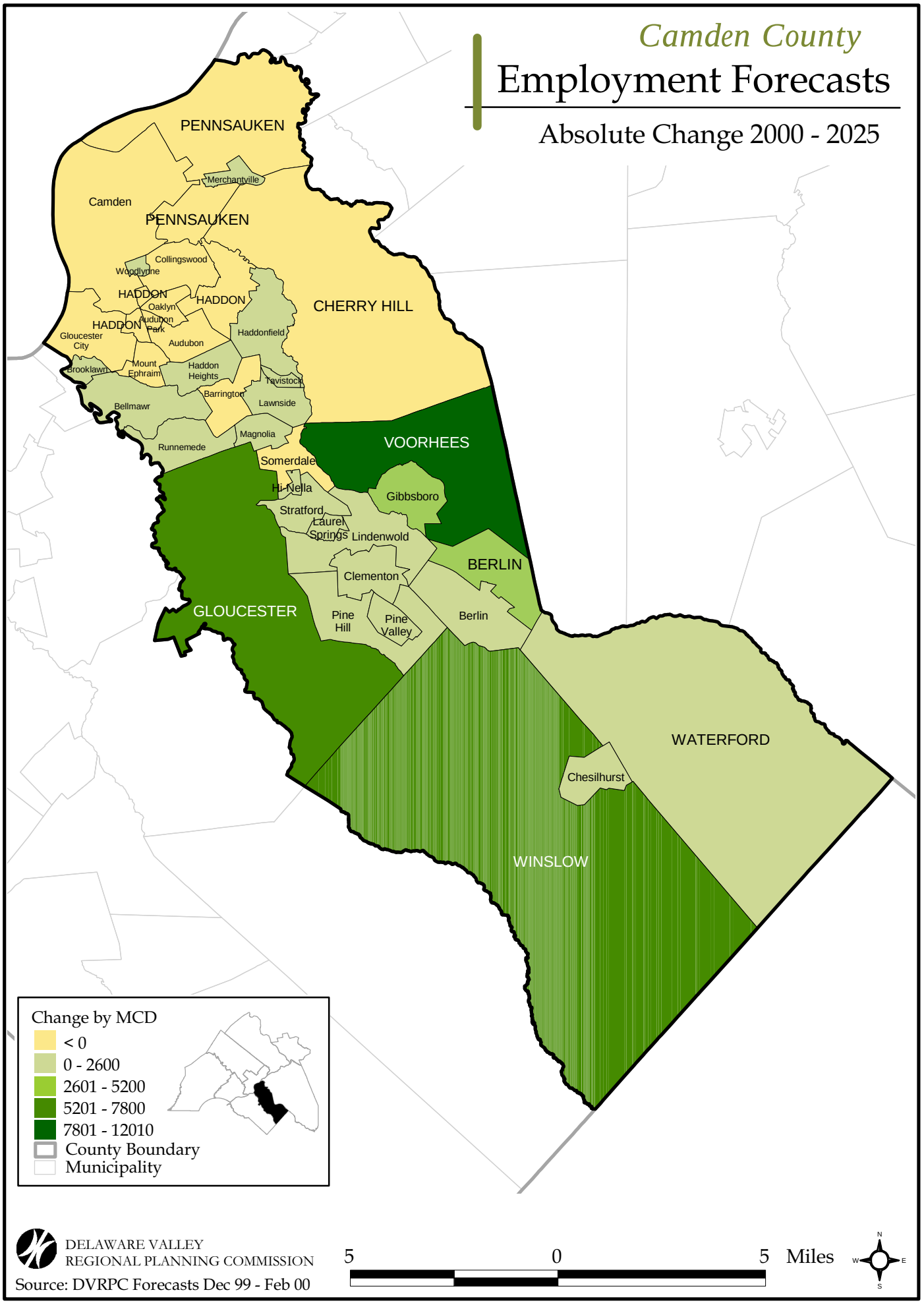
Municipal Employment Forecasts Burlington County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 005 005	Bass River township	694	796	800	800	900	1,050	1,200	1,300	0	0.0%	250	31.3%	500	62.5%
34 005 010	Beverly city	714	714	700	650	650	650	600	600	-50	-7.1%	0	0.0%	-100	-14.3%
34 005 015	Bordentown city	1,917	2,126	2,150	2,200	2,300	2,250	2,050	1,950	50	2.3%	50	2.3%	-200	-9.3%
34 005 020	Bordentown township	5,684	6,095	6,300	6,500	7,000	7,000	6,850	6,750	200	3.2%	500	7.7%	450	7.1%
34 005 025	Burlington city	5,648	5,678	5,750	5,750	5,700	5,500	5,200	4,700	0	0.0%	-250	-4.3%	-1,050	-18.3%
34 005 030	Burlington township	10,147	10,302	10,500	10,950	11,150	11,300	12,000	12,450	450	4.3%	350	3.2%	1,950	18.6%
34 005 035	Chesterfield township	1,034	1,039	1,000	1,000	1,000	1,000	1,000	1,000	0	0.0%	0	0.0%	0	0.0%
34 005 040	Cinnaminson township	8,061	8,409	8,400	8,450	8,750	8,550	8,100	7,800	50	0.6%	100	1.2%	-600	-7.1%
34 005 045	Delanco township	1,454	1,461	1,450	1,450	1,450	1,450	1,450	1,350	0	0.0%	0	0.0%	-100	-6.9%
34 005 050	Delran township	5,206	5,137	5,250	5,300	5,500	5,300	5,250	5,000	50	1.0%	0	0.0%	-250	-4.8%
34 005 055	Eastampton township	498	666	700	800	900	1,100	1,300	1,500	100	14.3%	300	37.5%	800	114.3%
34 005 060	Edgewater Park township	1,944	1,944	1,950	1,950	2,050	2,100	1,900	1,800	0	0.0%	150	7.7%	-150	-7.7%
34 005 065	Evesham township	16,189	18,392	19,550	21,500	22,700	24,300	26,000	29,550	1,950	10.0%	2,800	13.0%	10,000	51.2%
34 005 070	Fieldsboro borough	121	130	150	150	150	150	100	100	0	0.0%	0	0.0%	-50	-33.3%
34 005 075	Florence township	3,649	3,860	4,100	4,250	4,350	4,300	4,300	4,300	150	3.7%	50	1.2%	200	4.9%
34 005 080	Hainesport township	1,743	1,906	2,000	2,200	2,300	2,450	2,800	3,050	200	10.0%	250	11.4%	1,050	52.5%
34 005 090	Lumberton township	1,789	1,982	2,100	2,250	2,250	2,400	2,650	2,900	150	7.1%	150	6.7%	800	38.1%
34 005 095	Mansfield township	1,174	1,341	1,350	1,350	1,450	1,550	1,550	1,550	0	0.0%	200	14.8%	200	14.8%
34 005 100	Maple Shade township	6,233	6,436	6,300	6,100	6,000	6,000	6,000	6,000	-200	-3.2%	-100	-1.6%	-300	-4.8%
34 005 105	Medford township	9,335	9,906	10,800	12,400	12,750	13,500	14,200	16,750	1,600	14.8%	1,100	8.9%	5,950	55.1%
34 005 110	Medford Lakes borough	1,070	1,106	1,100	1,200	1,200	1,250	1,400	1,400	100	9.1%	50	4.2%	300	27.3%
34 005 115	Moorestown township	20,901	22,227	23,100	23,900	25,400	26,100	27,000	27,000	800	3.5%	2,200	9.2%	3,900	16.9%
34 005 120	Mount Holly township	11,513	11,301	11,400	11,400	11,400	11,000	10,050	9,600	0	0.0%	-400	-3.5%	-1,800	-15.8%
34 005 125	Mount Laurel township	21,161	26,576	28,600	32,150	33,800	36,650	38,750	41,200	3,550	12.4%	4,500	14.0%	12,600	44.1%
34 005 130	New Hanover township	17,779	14,606	14,050	14,050	15,000	15,050	15,100	15,100	0	0.0%	1,000	7.1%	1,050	7.5%
34 005 135	North Hanover township	611	611	600	600	600	600	550	500	0	0.0%	0	0.0%	-100	-16.7%
34 005 140	Palmyra borough	2,242	2,179	2,100	2,000	2,000	1,900	1,800	1,600	-100	-4.8%	-100	-5.0%	-500	-23.8%
34 005 145	Pemberton borough	820	820	850	850	900	900	900	900	0	0.0%	50	5.9%	50	5.9%
34 005 150	Pemberton township	7,433	7,695	7,800	7,950	8,800	9,150	9,300	10,100	150	1.9%	1,200	15.1%	2,300	29.5%
34 005 155	Riverside township	3,669	3,421	3,350	3,250	3,250	3,250	3,150	2,900	-100	-3.0%	0	0.0%	-450	-13.4%
34 005 160	Riverton borough	1,572	1,478	1,450	1,450	1,450	1,400	1,400	1,400	0	0.0%	-50	-3.4%	-50	-3.4%
34 005 165	Shamong township	702	897	1,050	1,100	1,200	1,300	1,350	1,400	50	4.8%	200	18.2%	350	33.3%

Municipal Employment Forecasts Burlington County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 005 170	Southampton township	2,827	3,019	3,100	3,150	3,300	3,500	4,250	4,800	50	1.6%	350	11.1%	1,700	54.8%
34 005 175	Springfield township	712	868	900	900	950	1,000	1,050	1,050	0	0.0%	100	11.1%	150	16.7%
34 005 180	Tabernacle township	864	1,008	1,150	1,300	1,350	1,650	1,900	2,050	150	13.0%	350	26.9%	900	78.3%
34 005 185	Washington township	210	452	550	700	800	900	1,250	1,450	150	27.3%	200	28.6%	900	163.6%
34 005 190	Westampton township	2,194	2,988	3,150	3,400	3,700	3,850	3,700	3,700	250	7.9%	450	13.2%	550	17.5%
34 005 192	Willingboro township	7,227	6,957	7,100	7,400	7,550	7,900	8,650	9,450	300	4.2%	500	6.8%	2,350	33.1%
34 005 195	Woodland township	1,504	1,515	1,500	1,500	1,550	1,550	1,550	1,550	0	0.0%	50	3.3%	50	3.3%
34 005 200	Wrightstown borough	3,100	3,100	2,850	2,850	2,850	2,850	2,800	3,000	0	0.0%	0	0.0%	150	5.3%
	Total	**191,345**	**201,144**	**207,050**	**217,100**	**226,350**	**233,650**	**240,400**	**250,550**	**10,050**	**4.9%**	**16,550**	**7.6%**	**43,500**	**21.0%**


Camden County
Employment Forecasts
Absolute Change 2000 - 2025
PENNSAUKEN
Merchantville
Camden
PENNSAUKEN
Collingswood
Woodlynne
HADDON
HADDON
Oaklyn
Audubon Park
HADDON
Gloucester City
Audubon
Haddonfield
CHERRY HILL
Brooklawn
Mount Ephraim
Haddon Heights
Tavistock
Barrington
Lawnside
Bellmawr
Magnolia
Runnemede
VOORHEES
Somerdale
Hi-Nella
Gibbsboro
Stratford
Laurel Springs
Lindenwold
BERLIN
Clementon
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Pine Hill
Pine Valley
Berlin
WATERFORD
Chesilhurst
WINSLOW
Change by MCD
< 0
0 - 2600
2601 - 5200
5201 - 7800
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County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
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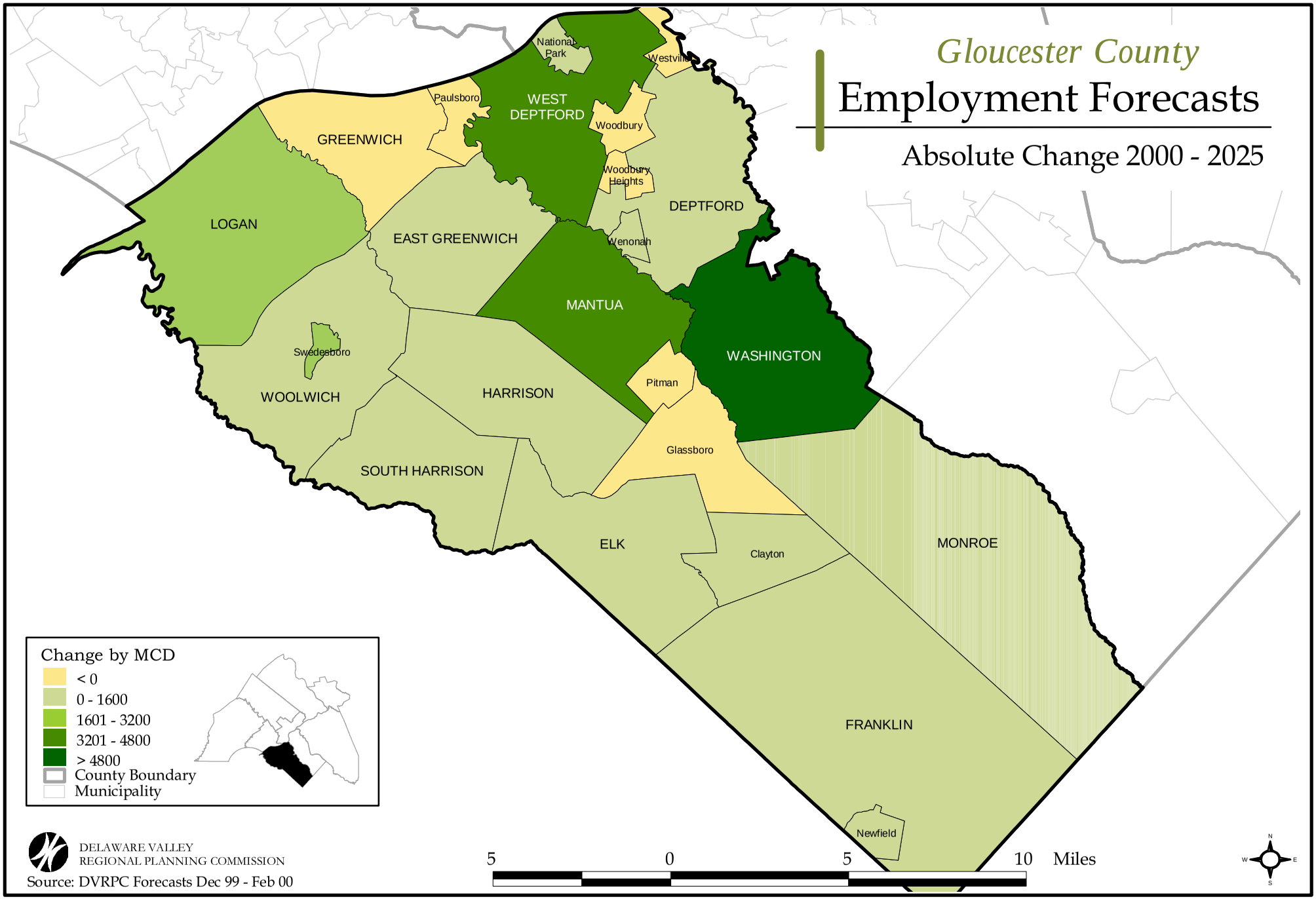
Municipal Employment Forecasts Camden County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 007 005	Audubon borough	2,317	2,190	2,150	2,100	2,110	2,100	2,080	1,970	-50	-2.3%	0	0.0%	-180	-8.4%
34 007 010	Audubon Park borough	683	683	700	700	650	650	660	660	0	0.0%	-50	-7.1%	-40	-5.7%
34 007 015	Barrington borough	1,786	1,852	1,800	1,750	1,810	1,700	1,730	1,660	-50	-2.8%	-50	-2.9%	-140	-7.8%
34 007 020	Bellmawr borough	5,353	5,063	5,000	5,000	5,020	5,000	5,030	5,040	0	0.0%	0	0.0%	40	0.8%
34 007 025	Berlin borough	5,799	5,806	5,850	5,950	6,170	6,350	6,510	6,600	100	1.7%	400	6.7%	750	12.8%
34 007 030	Berlin township	3,181	4,396	4,950	5,100	6,270	7,050	8,080	8,820	150	3.0%	1,950	38.2%	3,870	78.2%
34 007 035	Brooklawn borough	950	953	950	950	950	1,000	1,020	1,010	0	0.0%	50	5.3%	60	6.3%
34 007 040	Camden city	42,017	37,862	35,920	34,090	33,100	33,150	33,250	33,370	-1,830	-5.1%	-940	-2.8%	-2,550	-7.1%
34 007 043	Cherry Hill township	50,709	49,810	49,630	49,340	49,300	48,850	48,950	48,690	-290	-0.6%	-490	-1.0%	-940	-1.9%
34 007 045	Chesilhurst borough	169	177	200	250	250	300	310	300	50	25.0%	50	20.0%	100	50.0%
34 007 050	Clementon borough	2,467	2,784	2,850	3,000	3,210	3,400	3,610	3,730	150	5.3%	400	13.3%	880	30.9%
34 007 055	Collingswood borough	5,097	5,010	4,950	4,900	4,860	4,800	4,730	4,790	-50	-1.0%	-100	-2.0%	-160	-3.2%
34 007 065	Gibbsboro borough	2,740	2,771	2,900	3,150	3,610	4,100	4,880	5,640	250	8.6%	950	30.2%	2,740	94.5%
34 007 075	Gloucester township	12,505	13,383	13,860	14,700	16,150	17,500	18,910	20,060	840	6.1%	2,800	19.0%	6,200	44.7%
34 007 077	Gloucester City city	2,942	2,977	2,900	2,850	2,760	2,550	2,440	2,420	-50	-1.7%	-300	-10.5%	-480	-16.6%
34 007 080	Haddon township	4,978	4,583	4,450	4,550	4,460	4,350	4,270	4,230	100	2.2%	-200	-4.4%	-220	-4.9%
34 007 085	Haddonfield borough	6,380	6,991	7,250	7,500	8,070	8,600	9,000	9,120	250	3.4%	1,100	14.7%	1,870	25.8%
34 007 090	Haddon Heights borough	2,652	3,132	3,200	3,300	3,510	3,700	3,970	4,130	100	3.1%	400	12.1%	930	29.1%
34 007 095	Hi-Nella borough	168	176	200	200	200	200	250	250	0	0.0%	0	0.0%	50	25.0%
34 007 100	Laurel Springs borough	751	689	700	700	700	750	810	810	0	0.0%	50	7.1%	110	15.7%
34 007 105	Lawnside borough	2,036	2,543	2,750	2,850	3,110	3,300	3,610	3,880	100	3.6%	450	15.8%	1,130	41.1%
34 007 110	Lindenwold borough	2,802	2,871	2,900	3,000	3,160	3,250	3,300	3,330	100	3.4%	250	8.3%	430	14.8%
34 007 115	Magnolia borough	886	916	900	950	950	950	920	910	50	5.6%	0	0.0%	10	1.1%
34 007 120	Merchantville borough	1,428	1,296	1,250	1,300	1,200	1,150	1,170	1,260	50	4.0%	-150	-11.5%	10	0.8%
34 007 125	Mount Ephraim borough	1,332	1,342	1,350	1,300	1,300	1,300	1,270	1,310	-50	-3.7%	0	0.0%	-40	-3.0%
34 007 130	Oaklyn borough	1,290	1,200	1,150	1,150	1,100	1,100	1,070	1,110	0	0.0%	-50	-4.3%	-40	-3.5%
34 007 135	Pennsauken township	29,529	27,755	26,920	26,590	25,480	24,250	22,160	22,230	-330	-1.2%	-2,340	-8.8%	-4,690	-17.4%
34 007 140	Pine Hill borough	963	1,106	1,150	1,150	1,150	1,200	1,220	1,260	0	0.0%	50	4.3%	110	9.6%
34 007 145	Pine Valley borough														
34 007 150	Runnemede borough	2,564	3,697	4,000	4,600	4,920	5,200	5,490	5,540	600	15.0%	600	13.0%	1,540	38.5%
34 007 155	Somerdale borough	2,274	2,024	2,000	1,950	1,910	1,900	1,880	1,920	-50	-2.5%	-50	-2.6%	-80	-4.0%
34 007 160	Stratford borough	3,518	3,257	3,200	3,200	3,210	3,250	3,250	3,280	0	0.0%	50	1.6%	80	2.5%

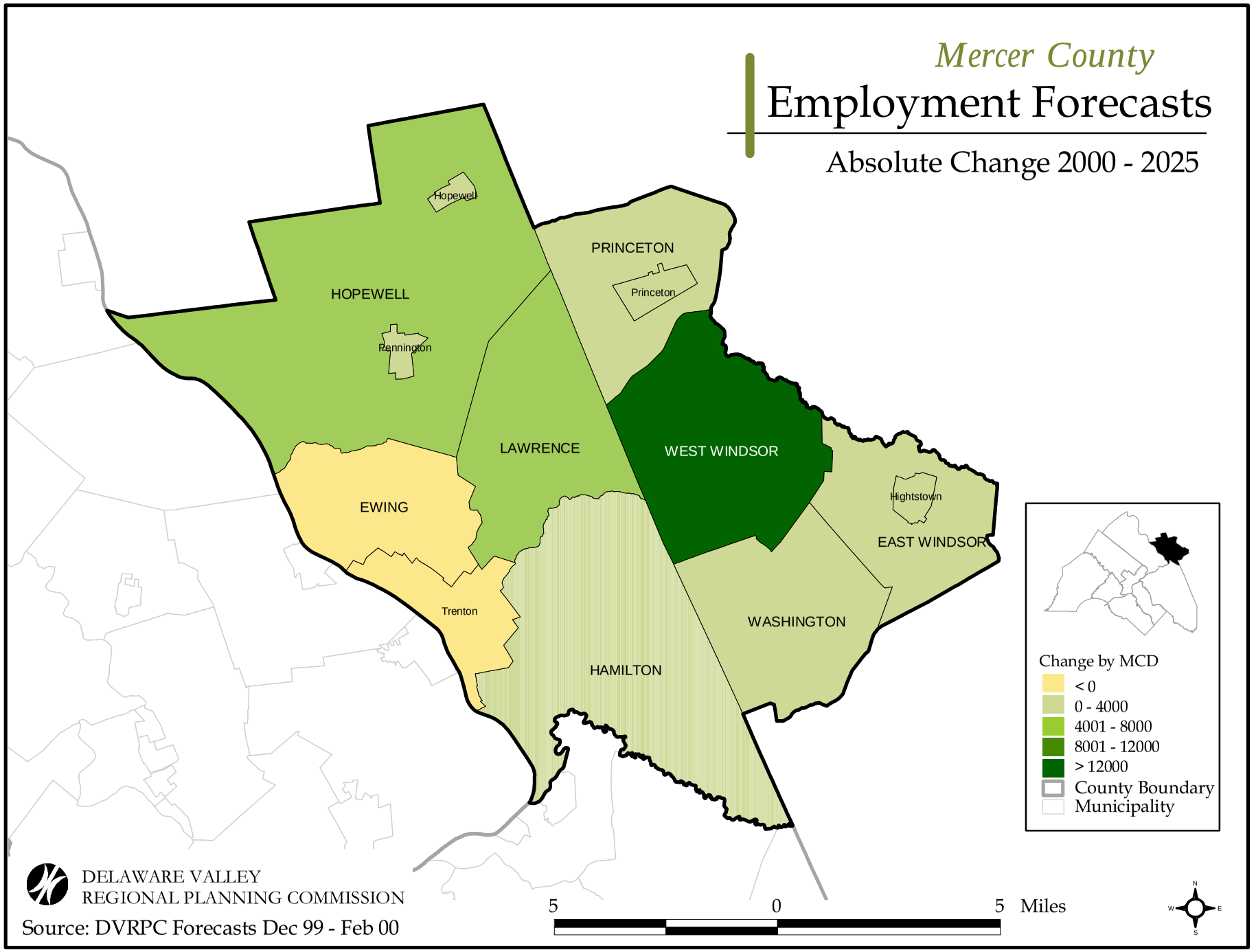
Municipal Employment Forecasts Camden County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 007 165	Tavistock borough														
34 007 170	Voorhees township	14,925	19,210	21,400	25,490	28,020	31,220	33,440	33,410	4,090	19.1%	5,730	22.5%	12,010	56.1%
34 007 175	Waterford township	2,977	3,214	3,350	3,550	3,810	4,100	4,680	5,190	200	6.0%	550	15.5%	1,840	54.9%
34 007 180	Winslow township	7,395	8,663	9,160	10,050	11,490	13,000	14,280	15,780	890	9.7%	2,950	29.4%	6,620	72.3%
34 007 185	Woodlynne borough	370	396	400	400	450	450	460	450	0	0.0%	50	12.5%	50	12.5%
	Total	**227,933**	**230,778**	**232,290**	**237,610**	**244,420**	**251,720**	**258,690**	**264,160**	**5,320**	**2.3%**	**14,110**	**5.9%**	**31,870**	**13.7%**


Gloucester County
Employment Forecasts
Absolute Change 2000 - 2025
National Park
Westville
Paulsboro
WEST DEPTFORD
Woodbury
GREENWICH
Woodbury Heights
DEPTFORD
LOGAN
EAST GREENWICH
Wenonah
MANTUA
WASHINGTON
Swedesboro
WOOLWICH
HARRISON
Pitman
Glassboro
SOUTH HARRISON
ELK
Clayton
MONROE
FRANKLIN
Newfield
Change by MCD
< 0
0 - 1600
1601 - 3200
3201 - 4800
> 4800
County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
5 0 5 10 Miles
N
W
E
S

Municipal Employment Forecasts Gloucester County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 015 005	Clayton borough	1,864	1,971	2,000	2,050	2,200	2,300	2,500	2,650	50	2.5%	250	12.2%	650	32.5%
34 015 010	Deptford township	10,740	12,655	13,000	13,700	13,800	14,050	14,200	14,350	700	5.4%	350	2.6%	1,350	10.4%
34 015 015	East Greenwich township	1,427	1,586	1,600	1,700	1,850	1,950	2,050	2,150	100	6.3%	250	14.7%	550	34.4%
34 015 020	Elk township	523	555	550	600	700	800	1,000	1,150	50	9.1%	200	33.3%	600	109.1%
34 015 025	Franklin township	2,651	2,945	2,950	3,100	3,250	3,350	3,550	3,700	150	5.1%	250	8.1%	750	25.4%
34 015 030	Glassboro borough	7,924	8,109	8,200	8,250	8,350	8,250	8,000	7,850	50	0.6%	0	0.0%	-350	-4.3%
34 015 035	Greenwich township	3,283	3,309	3,250	3,250	3,250	3,150	3,150	3,100	0	0.0%	-100	-3.1%	-150	-4.6%
34 015 040	Harrison township	1,247	1,370	1,350	1,450	1,500	1,600	1,700	1,750	100	7.4%	150	10.3%	400	29.6%
34 015 045	Logan township	2,980	4,556	5,000	5,900	6,400	7,000	7,600	8,200	900	18.0%	1,100	18.6%	3,200	64.0%
34 015 050	Mantua township	6,181	7,138	7,350	7,800	8,700	9,450	10,150	11,200	450	6.1%	1,650	21.2%	3,850	52.4%
34 015 055	Monroe township	5,888	6,505	6,500	6,600	7,000	7,200	7,450	7,850	100	1.5%	600	9.1%	1,350	20.8%
34 015 060	National Park borough	374	387	400	400	400	400	400	400	0	0.0%	0	0.0%	0	0.0%
34 015 065	Newfield borough	941	857	850	850	850	850	850	850	0	0.0%	0	0.0%	0	0.0%
34 015 070	Paulsboro borough	3,728	3,461	3,350	3,200	3,100	2,950	2,800	2,750	-150	-4.5%	-250	-7.8%	-600	-17.9%
34 015 075	Pitman borough	3,535	3,419	3,650	3,550	3,500	3,200	3,050	2,950	-100	-2.7%	-350	-9.9%	-700	-19.2%
34 015 080	South Harrison township	181	316	350	450	500	550	600	700	100	28.6%	100	22.2%	350	100.0%
34 015 085	Swedesboro borough	1,893	2,788	2,900	3,350	3,600	3,900	4,300	4,650	450	15.5%	550	16.4%	1,750	60.3%
34 015 090	Washington township	8,138	10,453	10,950	12,000	13,000	14,150	15,100	16,400	1,050	9.6%	2,150	17.9%	5,450	49.8%
34 015 095	Wenonah borough	751	1,034	1,100	1,200	1,250	1,350	1,500	1,650	100	9.1%	150	12.5%	550	50.0%
34 015 100	West Deptford township	6,333	8,423	8,650	9,350	10,400	11,300	12,000	13,050	700	8.1%	1,950	20.9%	4,400	50.9%
34 015 105	Westville borough	2,906	2,964	2,850	2,700	2,700	2,600	2,450	2,350	-150	-5.3%	-100	-3.7%	-500	-17.5%
34 015 110	Woodbury city	10,103	10,635	10,400	10,350	10,350	10,350	10,250	10,250	-50	-0.5%	0	0.0%	-150	-1.4%
34 015 115	Woodbury Heights borough	2,115	1,907	1,850	1,750	1,700	1,700	1,550	1,550	-100	-5.4%	-50	-2.9%	-300	-16.2%
34 015 120	Woolwich township	373	525	650	800	800	1,000	1,150	1,150	150	23.1%	200	25.0%	500	76.9%
	Total	**86,079**	**97,868**	**99,700**	**104,350**	**109,150**	**113,400**	**117,350**	**122,650**	**4,650**	**4.7%**	**9,050**	**8.7%**	**22,950**	**23.0%**


Mercer County
Employment Forecasts
Absolute Change 2000 - 2025
Hopewell
HOPEWELL
Pennington
PRINCETON
Princeton
LAWRENCE
WEST WINDSOR
EWING
Hightstown
EAST WINDSOR
Trenton
WASHINGTON
HAMILTON
Change by MCD
< 0
0 - 4000
4001 - 8000
8001 - 12000
> 12000
County Boundary
Municipality
DELAWARE VALLEY
REGIONAL PLANNING COMMISSION
Source: DVRPC Forecasts Dec 99 - Feb 00
5
0
5 Miles
N
W
E
S

Municipal Employment Forecasts Mercer County

MCD Code	Municipality	1990 Census	1997	2000	2005	2010	2015	2020	2025	Abs Chg 00 to 05	% Chg 00 to 05	Abs Chg 05 to 15	% Chg 05 to 15	Abs Chg 00 to 25	% Chg 00 to 25
34 021 005	East Windsor township	11,970	12,034	12,600	13,000	13,700	14,400	14,900	15,500	400	3.2%	1,400	10.8%	2,900	23.0%
34 021 010	Ewing township	32,234	32,359	32,550	32,200	31,700	31,700	31,250	29,600	-350	-1.1%	-500	-1.6%	-2,950	-9.1%
34 021 015	Hamilton township	31,636	33,260	33,950	34,450	36,700	36,800	36,850	36,850	500	1.5%	2,350	6.8%	2,900	8.5%
34 021 020	Hightstown borough	4,286	4,625	4,800	4,900	5,000	5,500	5,550	5,600	100	2.1%	600	12.2%	800	16.7%
34 021 025	Hopewell borough	646	790	800	800	800	1,000	1,100	1,350	0	0.0%	200	25.0%	550	68.8%
34 021 030	Hopewell township	4,170	4,697	5,900	7,000	8,950	9,300	9,900	10,600	1,100	18.6%	2,300	32.9%	4,700	79.7%
34 021 035	Lawrence township	26,024	26,857	27,750	28,000	28,450	31,250	33,200	34,600	250	0.9%	3,250	11.6%	6,850	24.7%
34 021 040	Pennington borough	815	867	900	900	1,150	1,150	1,150	1,150	0	0.0%	250	27.8%	250	27.8%
34 021 045	Princeton borough	15,200	15,302	15,400	15,400	15,500	15,500	15,450	15,450	0	0.0%	100	0.6%	50	0.3%
34 021 050	Princeton township	11,150	12,680	13,650	14,900	15,400	16,600	17,100	17,650	1,250	9.2%	1,700	11.4%	4,000	29.3%
34 021 055	Trenton city	63,779	63,185	62,700	62,000	61,650	59,800	59,800	60,000	-700	-1.1%	-2,200	-3.5%	-2,700	-4.3%
34 021 060	Washington township	2,290	2,925	3,200	3,500	3,750	5,050	5,650	6,550	300	9.4%	1,550	44.3%	3,350	104.7%
34 021 065	West Windsor township	16,392	20,694	22,450	25,200	27,950	30,000	32,250	35,000	2,750	12.2%	4,800	19.0%	12,550	55.9%
	Total	**220,592**	**230,275**	**236,650**	**242,250**	**250,700**	**258,050**	**264,150**	**269,900**	**5,600**	**2.4%**	**15,800**	**6.5%**	**33,250**	**14.1%**

DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

TITLE	Date Published: April 2000
Year 2025 County & Municipal Population & Employment Forecasts	**Publication No.** 00007

Geographic Area Covered: 9 County Delaware Valley Region

Key Words:
Population, Employment, Jobs, Forecast, Census, County, Municipal, Cohorts, Age, Sector

ABSTRACT

This report presents DVRPC's 2025 population and employment (jobs) forecasts in five-year intervals from 2000 to 2025 at both the county and municipal level for the nine county primary DVRPC region. The region comprises Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer counties in New Jersey. The report also describes the methodology used to develop these forecasts, and briefly analyzes the results. The forecasts have been adopted by the DVRPC Board for use in all travel simulation and land use planning projects.

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