

Chapter 2 POPULATION & HOUSING

Past population trends and the forces which have influenced them should be examined to determine the nature and direction of growth in the future. Demographic information which explains the characteristics of the population is important to the planning process. The purpose of this chapter is to look at past and projected growth trends and characteristics of the population. The past trends indicate a history of the pace of development. The projected population increases will help determine the level of future public service needed to serve the population. The population characteristics will help determine the type of facilities and services. The household characteristics describe the living conditions of the population.

Population Projections

Population projections have been developed for the Town of Middletown in order to plan for the impact of growth on new facilities and to help define the extent of land use needed for development in the future. Projections are based on assumptions about the economy, public facilities, household size, and public policy. The projections are also based on past growth trends and possible building permit activity. All of these factors are subject to change over time and may exert pressure on other factors which could affect the extent of development. Further discussion of population projections is found in the Municipal Growth chapter of this document.

Population & Household Characteristics

Characteristics of the population are evaluated to determine trends which might indicate future service and facility needs to serve a certain population type. Changes in the structure of the Town may indicate a change in services such as aging population would require more senior citizen services. For this reason, comparison of previous Census information is presented where possible. Since 1960, the basic character of the Town in regard to age, race and sex has remained basically the same with a slight aging of the population. These figures are based on 2000 Census Reports, which are the latest available data.

TABLE 2-1
POPULATION BY AGE

Age	1960		1970		1980		1990		2000	
	#	%	#	%	#	%	#	%	#	%
under 5	87	8.4	107	8.5	110	6.3	133	7.2	192	7.3
5-19*	231	22.3	317	25.1	404	23.1	390	21.3	714	26.8
20-44*	330	31.9	412	32.6	699	40	686	37.4	890	33.3
45-64	245	23.6	257	20.4	331	18.9	385	21	579	21.7
65+	143	13.8	169	13.4	204	11.7	240	13.1	293	10.9
	1036	100	1262	100	1748	100	1834	100	2668	100

Source: U.S. Census 2000

*1990 figures are for 5-20 age group and 21-44 age group.

TABLE 2-2
POPULATION BY SEX

1960		1970		1980		1990		2000	
Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
497	539	598	664	816	932	876	958	1277	1391
48%	52%	47%	53%	47%	53%	48%	52%	47.90%	52.10%

Source: U.S. Census 2000

TABLE 2-3
POPULATION BY RACE

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
White	1244	98.6	1717	98.2	1817	99	2585	96.9
Black	17	1.2	20	1.1	9	0.5	39	1.5
Other	11	1.1	6	8	0.4	0	44	1.6

Source: U.S. Census 2000

TABLE 2-4
HOUSEHOLDS & HOUSEHOLD SIZE

Year	Persons in Households	Households	Persons per Household
1960	1036	343	3.02
1970	1262	421	2.99
1980	1748	648	2.70
1990	1834	713	2.57
2000	2668	981	2.72

Source: U.S. Census 2000

The 2000 Census reported the population of Middletown increased 834 persons to 2,668 persons. Of the 2000 Census count of 981 households, approximately 64% of these households were married couple households with 24% of the households in non-family status. The remaining 12% were accounted for by single parent families, three quarters of this number being headed by a female householder.

The number of households increased with the population between 1960 and 1990; however the average household size decreased. In 1960, there was an average of 3.0 persons per household which decreased to 2.57 persons per household in 1990. This was due partly to the rise of non-family households, single parent households, single person households and smaller family size. Between 1990 and 2000 this trend reversed, with the average persons per household rising to 2.72.

Housing Characteristics

Of the total 1,540 dwelling units within the Town of Middletown, the predominate housing type is the single-family detached house with approximately 70% of the dwelling units in this category. Middletown does, however, have a significant mix of other dwelling types with apartments, townhouses and duplexes. The 2000 Census indicated there were two mobile homes; however, there is presently only one known occupancy of a mobile home within Town limits.

Nearly 18% of the housing in Middletown was built before 1940. Generally, structures over 50 years old can qualify as historic buildings provided other criteria are met. Since 1940, the largest increase in housing units have occurred between 1993 and the present when over 850 new housing units have been built.