



APPENDIX A

2015

TECHNICAL REPORT

On

THE ECONOMY AND DEMOGRAPHICS OF
NORTHUMBERLAND COUNTY, VIRGINIA

Updated from the 2006 edition

FOREWORD

This Appendix was initially prepared by PMA: Community Planning Consultants of Newport News, Virginia for the 1996 Comprehensive Plan for Northumberland County.

This version is an update and rewrite using the framework established by PMA with changes to the tables, figures and text based on current statistical data. In several cases the tables and figures are changed because the baseline data changed or are no longer available or to improve consistency. New tables and figures have been added to present a more complete picture of the County.

The original PMA text and analyses are retained where still relevant.

APPENDIX

THE ECONOMY AND DEMOGRAPHICS OF
NORTHUMBERLAND COUNTY, VIRGINIA**INTRODUCTION**

Northumberland County, whose name came from a British noble house of the same name, was formed in 1648¹ as a subdivision of York County. At that time the County's area covered all of the combined territory now contained in Northumberland, Lancaster, Westmoreland and Richmond Counties. One of the area's first settlers, Colonel John Mottram, established a plantation known as "Coan Hall" near the mouth of the Coan River. Colonel Mottram later represented Northumberland County in the House of Burgesses. Within a few years of its establishment, Northumberland County was subdivided to form the other counties of the Northern Neck.

The county government as it is known today first began to take shape after Virginia adopted a new Constitution in 1869. That constitution established a government with an elected "Board of Supervisors" replacing a system of local government in which all of the County's governmental powers were vested in the Circuit Court. A previous constitutional amendment in 1851 provided for the election of certain local officers (appropriately called constitutional officers) to be elected by county voters. Today's county government operates essentially under the form of government just described.²

During its early years, the economy of Northumberland County, as for most of the Southern Colonies, was based on agriculture, tobacco being the principal crop. The orientation of the local economy was mainly toward other communities that could be reached by water transportation because there was no viable transportation linkage to major cities in Virginia. Several steamship lines served ports in Northumberland County which connected the economy to other ports on the Chesapeake Bay. This changed when automobile travel became the principal travel mode in the 20th century. By 1926 the Downing Bridge, across the Rappahannock River at Tappahannock, opened commercial routes to Richmond, and later the Robert O. Norris Bridge linked the Northern Neck with Middle Peninsula and Hampton Roads communities.

Route 360 forms the principal internal transportation corridor within the County as well as links the County to Richmond and other market areas to the west. Route 202 connects to Route 3 to provide a corridor to Northern Virginia and the District of Columbia. It also connects to Route 301 and then to Baltimore.

While Northumberland County is to some extent isolated from the rest of the State, it has a

¹Virginia Historic Landmarks Commission.

²Source: Virginia County Supervisor's Manual.

number of advantages due to its location among which is the following:

- The County is within less than two hours' ground transportation from all points of Virginia's "urban corridor" which has been documented as that area of the State where most of the future growth is likely to occur.
- At the upper end of the urban corridor lies Metropolitan Washington, D.C. and immediately to the north thereof are Baltimore, Philadelphia, and other large cities of the Northeast Corridor.
- The many miles of waterfront property have made the County attractive to private developers and private citizens seeking second homes or retirement homes.
- The opportunities for recreational sports and fishing encourage a large increase in population during the summer months.



In order to assess the future potential of the County to benefit from its location and environmental advantages, the County's economic and demographic characteristics are presented in substantial detail in this report. The analysis consists of two parts:

First, the economy is examined from a standpoint of employment. Trends are presented for each of several business/industry groups along with forecasts of potential employment within each group for the next two decades. Employment is perhaps the best indicator of the economy of most communities because employment translates into income which has a multiplier effect within the business community. A community's economy is fueled by three sources: (i) employment in businesses and industries that sells their products beyond the County line, therefore bringing new money into the community; (ii) employment in businesses and services which primarily serves a local need for goods and services; and (iii) income from sources not related to current employment such as retirement income. Attempting to predict details of an economy is prone to error given the various fluctuations of the national and state economies. But past growth gives a clue as to where change is taking place, and it is the objective of analysis to identify the areas of change and how such change may play out in future years.

The second area examined in this report is population growth. Population growth in many communities can almost be linked mathematically to employment. That is to say, for a population as a whole, only a certain percent works for monetary compensation, and the remainder of the population depends on the part with income for support. In communities where a predictable ratio between employment and population can be established, the major factor in predicting future growth lies in predicting future employment. In communities where a significant number of persons are retired and not in the potential work force, their economic impact is not related to employment, but to their retirement incomes and population growth may depend upon the availability of attractive retirement property and related services. For this reason, this Appendix associates economic and population growth very closely for one segment of the population and investigates the size and changes in the retired community and other population groups to estimate the overall population growth.

In Northumberland County, there are several unique factors that affect growth. A major factor in the past has been the availability of attractive water-front land. First, the growth of the past decade has been almost entirely from persons establishing homes within the County, mostly in prime water-front locations. Most of such persons are retired and fit into the second pattern of the economy as described in the previous paragraph. Because they bring with them their own assets and income, the related job expansion is to provide services for this group. Second, there are a number of baby-boomers looking forward to retirement and are purchasing waterfront lots and building weekend homes for eventual retirement and full time residence. Third, there is another population that is present in the County only during certain periods of the year. Although it is difficult to put quantitative numbers on vacationers who come to the County during weekends, holidays and throughout the summer months, they are known to make a substantial contribution to the economy of the County. The second and third groups overlap. Fourth, there are a substantial number of persons living in Northumberland County who commute to work outside the County and a lesser number of others who come into the County for work.

<p>In summary, there are three population groups in Northumberland County: those who live here year-round and depend on regular employment for support; those who come during the summer and weekends for recreation; and those who came to the County just to live and retire in its excellent environment.</p>
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This Appendix is organized into two sections. The first addresses the County's economy and overall potential for growth of Northumberland County's economy using various indices of business activity. The second section examines demographic trends and projects probable population growth to year 2060.

SECTION 1: THE COUNTY'S ECONOMY

A. *An Overview*

During the early-to-mid 1900s, Northumberland County lost both agricultural employment and population. This mirrored trends nationwide as rural populations moved to urban areas seeking job opportunities. The County has a renewed growth; however, but during the last three decades and today the traditional industries of fishing, agriculture, and food processing, boat building and boat repair have not shared in this growth. The most rapidly growing new “industry” is a combination of tourism and retirement.

Seasonal housing represents approximately 29 percent of the total housing stock in the County, and this market combined with the influx of retirees has stimulated growth in construction, real estate and insurance, services, retail and communications, transportation and utilities employment. However, the economic downturn since 2007 has dramatically decreased the amount of new construction occurring in the County, and to date has not fully recovered. The unique characteristics of Northumberland County's economy and population result in the economy "booming" in the summer and fall months with stability provided by a substantial year-round retirement community.

The County is second out of all Virginia communities in the proportion of its population that is 65 years of age or older (30.1%); and it also has the second highest median age of any county in Virginia at 53.6 years. Conversely, the proportion of young adults and children is comparatively low. Growth is accounted for by in-migration since vital statistics report that deaths outnumber births almost 2:1 with an annual difference of a net loss of approximately 100 persons. With comparatively fewer children to educate and increasing property values, the County's taxes remain low and enhance its attractiveness to retirees.

Low interest rates during the 1990s and especially in the early 2000s stimulated home construction nationally as well as locally; this market not only is cyclical but very sensitive to interest rate changes. Although higher interest rates may slow the rate of construction of new homes temporarily, tax laws still favor ownership of both first and second homes. The latter market comprises a large share of home construction within Northumberland County as does retirement homes.

The remaining part of this Appendix examines trends and projects potential growth in employment and year-round population of the County. Employment projections are based on extensions of trends in the various sectors of the economy. They are "base-line" projections. Although they assume growth according to historic trends, they do not include estimates of additional employment that might be added as a result of new basic businesses or industries being established in the County or within commuting distance.

Population projections are based on trends in past population growth.

B. Total Employment Summary

In reviewing employment figures reported here, the reader is apprised of some of the limitations on the data that have been used to perform these analyses:

- Most statistics for employment forecasts are derived from past employment reported by employers on Social Security Tax forms. Employment based on Social Security reports are referred to as "covered employment". Because many jobs are not covered by the Social Security Tax Act, there are gaps in the information using this source.
- These gaps are especially significant when it comes to reporting employment in agriculture, forestry and fisheries, because this employment historically is a very important part of Northumberland County's economy. These categories employed a reported 188 persons at the time of the 2000 census and dropped to an estimated 179 in year 2013. In addition, jobs in food processing manufacture and boat building and repair depend on agriculture, forestry and fisheries.
- Full employment data are reported only at the 10-year Census intervals, the latest being in 2010. The U. S. Census reports employment of individuals living within the County regardless of where they are actually employed.
- Another potential problem with employment data whether from the Census or from Social Security reports is that agencies handling data are not allowed to publish data if the data would disclose details of any one firm's business. But despite the weaknesses in certain data, there are enough employment data available to enable a reasonably reliable analysis to be made for planning purposes and the trends are unmistakable.
- Many County residents commute to jobs outside the County. The 2010 Census reported that 2,614 county residents lived and worked in the County and another 2,173 county residents commuted to work outside the County.
- The dollar figures for all years are presented in current-year dollars. This means for a true comparison year to year, the data should be converted to constant-year dollars. Where this might be significant, it is mentioned in the text.

The following Table 1.1A presents the current seasonal fluctuation of employment of county residents. The unemployment rate ranged from a low of 5.3 percent in October 2014 to a high of 9.3 percent in January 2015.

Table 1.1B presents the Annual Unemployment Rate % from 2004 to 2014.

Table 1.1A
Labor Force Data - Monthly

Monthly Statistics					
Year	Month	Labor Force	Employed	Unemployed	Unemployment Rate (%)
2014	April	5,764	5,330	434	7.5
2014	May	5,810	5,414	396	6.8
2014	June	5,841	5,484	357	6.1
2014	July	5,762	5,406	356	6.2
2014	August	5,628	5,628	357	6.3
2014	September	5,664	5,664	321	5.7
2014	October	5,643	5,643	298	5.3
2014	November	5,668	5,668	317	5.6
2014	December	5,477	5,477	349	6.4
2015	January	5,397	5,397	504	9.3
2015	February	5,367	5,367	483	9.0
2015	March	5,458	5,458	443	8.1
2015	April	5,542	5,542	383	6.9
2015	May	5,619	5,619	348	6.2

SOURCE: LAUS Unit and Bureau of Labor Statistics, Virginia Monthly Statistics-July 2015

Table 1.1B
Labor Force Data - Annual

Annual Statistics				
Year	Labor Force	Employed	Unemployed	Unemployment Rate (%)
2005	6,037	5,743	294	4.9
2006	5,971	5,719	252	4.2
2007	5,947	5,689	258	4.3
2008	5,911	5,574	337	5.7
2009	6,114	5,583	531	8.7
2010	6,150	5,617	533	8.7
2011	6,034	5,492	542	9.0
2012	5,902	5,421	481	8.1
2013	5,703	5,281	422	7.4
2014	5,671	5,271	400	7.1

SOURCE: LAUS Unit and Bureau of Labor Statistics, Virginia Annual Statistics-July 2015

1. Distribution of Employment In/Out of County

Table 1.2 shows how employment of county residents was distributed among the major

occupational classes as reported by the U. S. Census and which classes gained or lost employment from 1980-2013. These data present the occupations of County residents; some of these jobs are located in surrounding counties. The first three classes represent white collar occupations.

Table 1.2
Occupations of Employed Residents, 1980-2013

OCCUPATIONAL CLASS	1980	1990	2000	2010	2013
Management, Professional, and Related Occupations	554	697	1,470	1,735	1,523
Service Occupations	451	564	802	893	1,060
Sales and Office Occupations	732	1,116	1,140	1,370	1,275
Farming, Fishing and Forestry Occupations	368	331	188	230	179
Construction, and Maintenance Occupations	847	870	608	724	643
Production, Transportation, and Material Moving Occupations	603	614	686	713	489
Total Employed in/out County	3,555	4,192	4,894	5,665	4,526

*Persons 16 years and older, residing in the County

Source: U.S. Census 1980, 1990, 2000, 2010, and 2013 Table DP03

2. Distribution of Employment In County

Examined next are jobs actually located within Northumberland County as opposed to the preceding analysis which examined employment patterns of all employed residents of the County. Details of each major employment sector are examined as a basis for projecting future growth potential of each sector. This analysis was performed by first establishing a baseline of employment trends for each employment category using data reported by VEC. A baseline is projected separately for each industry group shown in Table 1.3 including employment in farming, fishing and forestry. Additional data are included for this latter category to provide additional insight into trends.

Table 1.3
Industry Employment 1980-2013

INDUSTRY/YEAR	1980	1990	2000	2010	2013
1. Agriculture, Forestry, Fishing, Hunting	571	366	393	124*	118*
2. Construction	201	453	512	544	496
3. Manufacturing	936	617	679	540	516
4. Wholesale Trade	74	108	91	123	117
5. Retail Trade	318	428	524	471	448
6. Transportation and Public Utilities	61	163	225	115	141

INDUSTRY/YEAR	1980	1990	2000	2010	2013
7. Finance, Insurance, Real Estate	152	277	304	179	156
8. Services	711	669	1,004	(D)	(D)
9. Government: Federal, Military, State	92	109	111	78	68
10. Local Government	284	310	438	445**	458**
Total Employed in County	3,400	3,500	4,281	2,619	2,518

Source: Bureau of Economic Analysis, Reports CA25N (D=Information withheld to avoid disclosing individual data)

*Information only includes Agriculture, other listed items in this category have been withheld since 2008.

**2010 & 2013 State Government numbers are no longer included with Federal/Military, but are included with Local Government data.

C. Employment Details

The following sections address some of the employment categories of Table 1.3 above.

1. Agriculture, Fishing and, Forestry

The Agriculture, Fishing and Forestry category is analyzed in much more detail because of the historic role of these industries in the economics of the County.

a. Agriculture

Looking into the future of these industries in the County, there is no reason to believe there will be a significant change up or down over the next 10 to 20 years. There will be pressure to develop farmland, especially along waterfront and the highways and adjacent to villages. Once farmland is converted into residential lots, the process is irreversible.

The next two Figures support an assumed level trend by presenting some of the independent variables that drive employment in this sector.

The amount of land in farms decreased slightly to 43,270 acres in 2012 from 44,383 acres in 2007; however, the farm acreage is still above the 1997 acreage of 38,927. The average size of farms was 442 acres in 2012, 344 acres in 2007, and 314 acres in 2002.

The market value of agriculture products sold increased 80 percent from \$11,874,000 in 2007 to \$21,357,000 in 2012. Crop sales accounted for 98 percent of the market value and livestock sales for 2 percent. The market value of agriculture products sold as an average per farm increased 136 percent from \$92,047 in 2007 to \$217,932 in 2012.

Government payments to 59 farms were \$1,104,000 in 2012. The net cash income from operations in 2012 was an average of \$18,718 per farm.

**Figure 1.4
Farmland and Cropland**

	1982	1987	1992	1997	2002	2007	2012
Land in Farms (acres)	47,239	48,203	41,290	38,927	40,141	44,383	43,270
Cropland Harvested (acres)	33,748	30,405	30,066	30,113	30,890	35,456	32,689

SOURCE: 1982-2012 Census of Agriculture, County Profile

**Figure 1.5
Census Count of Farms**

	1982	1987	1992	1997	2002	2007	2012
All Farms (Full Time & Part Time)	199	159	128	133	128	129	98

SOURCE: 1982-2012 Census of Agriculture, County Profile

Figure 1.7 shows the bushels harvested of Corn, Wheat, and Soybeans from 1982 to 2012.

**Figure 1.6
Bushels Harvested**

	1982	1987	1992	1997	2002	2007	2012
Corn	1,218,419	626,531	1,029,812	1,192,488	901,284	951,985	1,338,525
Wheat	352,706	379,983	571,608	672,903	625,428	816,833	694,750
Soybeans	419,246	333,296	544,034	424,084	398,351	444,837	568,326
Total	1,990,371	1,339,810	2,145,454	2,289,475	1,925,063	2,213,655	2,601,601

SOURCE: 1982-2012 Census of Agriculture, County Profile

In addition, in 2012 there were 15 farms producing 120,317 bushels of barley on 1,206 acres up from 12 farms producing 95,218 bushels on 1,038 acres in 2007.

Livestock production has held level. The inventory of cattle and calves in 2012 was 419 (on 17 farms) and in 2007 it was 362 (on 17 farms). Other livestock and poultry are produced in insignificant quantities.

The contribution of the agriculture sector to the economy of the County has remained relatively stable since 1974. The biggest change is the number of farms which has been reduced dramatically. This sector is expected to hold steady over the next several years or decline further as farmland with waterfront is developed.

b. Forestry Data

Approximately 48 % of Northumberland is forested, (approximately 58,231 acres out of 122,240 acres, (91/191 sq mi.). Virginia as a whole is 62% forested. Forestry data specific to Northumberland County has a high variance because they are based on interpolation of regional data. The following are general, conservatively estimated trends of forestland change for Northumberland County compared to the whole Northern Neck.

1) Northumberland County has lost approximately 9% in overall forestland cover since 2006; which may include wooded home lots, and/or working forest for future timber growth and wildlife habitat. The Northern Neck has remained relatively unchanged.

Figure 1.7- Forest Type Acreage

Northumberland (acres)	Total Forest Acres	Pine	Hardwood	Mixed
2006	63,931	13,407	44,783	5,740
2013	58,231	14,394	31,264	12,180
Change	-5,700	987	-13,519	6,440

Northern Neck (acres)	Total Forest Acres	Pine	Hardwood	Mixed
2006	282,020	73,019	192,550	16,451
2013	273,220	66,155	174,806	28,946
Change	-8,800	-6,864	-17,744	12,495

2) Northumberland harvesting volumes in cubic feet has increased 59% since 2006. The Northern Neck conversely has shown a gain in volume harvested.

Figure 1.8- Harvested Volumes from Forest Products Tax (1000 Cubic Feet)

County	2006	2013	Change
Lancaster	1,528	1,930	402
Northumberland	1,725	2,749	1,024
Richmond	1,578	2,199	621
Westmoreland	1,913	11,595	9,682
TOTAL	6,744	18,473	11,730

3) As forestland grows and ages, pulpwood size trees change classification categories and become saw timber. Pulpwood sized forests have decreased in acreage to reflect increased acres of saw timber stands. In Northumberland County, saw timber sized forests occupy approximately 57% of the forest landscape, while pulpwood acreage accounts for 16%, seedlings and saplings grow on 27%. The Northern Neck collectively has 53% of its forest acreage in saw timber, 23% in pulpwood, and the remaining 24% in seedlings and saplings.

Figure 1.9 - Size Class of Forest

Northumberland (acres)	Total Forest Acres	Sawtimber	Pulpwood	Sapling/Seedling	Non-stocked (recent cutover)
2006	63,931	36,796	19,959	7,176	0
2013	58,231	33,094	9,218	15,920	0
Change	-5,700	-3,702	-10,741	8,744	0

Northern Neck (acres)	Total Forest Acres	Sawtimber	Pulpwood	Sapling/Seedling	Non-stocked (recent cutover)
2006	282,020	147,160	63,877	70,982	0
2013	273,220	145,580	62,172	64,106	1,362
Change	-8,800	-1,580	-1,705	-6,876	1,362

5) The mix of forest type is 25% pine, 54% hardwood and 21% mixed as shown in Figure 1.7. In general, throughout the Northern Neck, forest type acreage remains the same (Figure 1.8). The Top 5 Species listed for Northumberland and the Northern Neck can be seen in Figure 1.10.

Figure 1.10 - Top 5 Species

Northumberland		Northern Neck	
Species	Volume (Cubic Feet)	Species	Volume (Cubic Feet)
Yellow-Poplar	28,820,817	Loblolly Pine	142,704,593
Loblolly Pine	28,069,317	Yellow-Poplar	137,434,833
Red Maple	12,496,907	Sweetgum	60,704,789
Sweetgum	11,957,112	Red Maple	53,002,660
Chestnut Oak	11,418,997	White Oak	34,848,155

All forest statistics are from Forest Industry Analysis (1998-2013) (<http://apps.fs.fed.us/Evalidator/evaluator.jsp>) and the Forest Products Tax, measured and compiled by the Virginia Department of Forestry and the US Forest Service.

The economic impact of forestry on Northumberland County is shown in the following

tables.

Figure 1.11 - Forest Industry Economic Values – 2009-2013

	2009	2010	2011	2012	2013
Northumberland County	\$182,695	\$268,402	\$311,345	\$496,802	\$1,268,251
Northern Neck PDC	\$1,942,230	\$2,364,959	\$3,033,204	\$3,174,394	\$12,472,095

c. Commercial Fishing

Commercial fishing in Northumberland County represents a strong part of the local economy. The general health of the fishing industry in recent years is indicated by the data in the following table.

**Table 1.12
Value of Seafood Catch, Northumberland County**

	1990	1994	1996	2000	2002	2006	2010	2014
Alewife	\$5,115	\$3,059	\$5,669	\$2,433	\$5,359	See Other Species	See Other Species	See Other Species
Blue Crab	\$1,179,223	\$1,743,581	\$1,664,763	\$1,424,398	\$1,720,702	\$955,708	\$1,793,108	\$1,737,469
Bluefish	48,369	24,343	19,143	11,432	34,757	10,051	53,529	47,218
Croaker	2,204	134,230	594,871	790,322	576,375	143,934	276,693	188,591
Flounder	25,802	95,981	113,827	129,027	135,880	60,875	136,574	12,588
<u>Menhaden</u> ³	220,000	432,630	354,819	334,621	396,797	208,919	300,493	332,226
Oysters	115,229	9,747	34,489	55,081	10,872	561,894	631,958	2,617,481
Sea trout	14,706	73,565	137,219	88,223	89,310	7,011	2,616	1,878
Spot	20,077	103,302	72,595	86,277	182,817	93,362	114,676	889,339
Striped Bass	81,402	78,070	280,900	336,898	274,953	370,137	396,228	781,544
Other Species	45,063	155,708	301,595	185,668	169,949	6,195	10,043	11,823
TOTAL	\$1,757,190	\$2,945,691	\$3,762,150	\$3,568,839	\$3,648,006	\$2,418,086	\$3,715,918	\$6,620,157

SOURCE: Virginia Marine Resources Commission

³ Menhaden processed in the County generates the most local fisheries jobs, but information on that catch is not published because of protection from disclosure of an individual business' information. Menhaden not processed in the County is included in these statistics.

Except for the menhaden industry (information in table is not complete, see footnote), the seafood catch reported in Northumberland County by the Virginia Marine Resources Commission is dominated by oysters which had a value in 2014 of 2.6 million dollars.

2. Construction

The construction business has seen a dramatic increase in growth in the past. Construction employment more than doubled from 201 workers in 1980 to 453 by 1990 but has remained steady since 2000 (Table 1.3). However, due to the economic downturn in 2007, construction has drastically dropped compared to 2001-2006.

The following table shows the County's recent history of residential building permits, average value and estimated costs of construction.

Table 1.13
Residential Building Permits and Construction Costs
Northumberland County

YEAR	No. of SINGLE DWELLINGS	No. of MODULAR HOMES	AVERAGE VALUE*	TOTAL CONSTRUCTION COST (\$000)
1985	117	N/A	\$71,795	N/A
1990	321	N/A	\$137,550	N/A
1995	99	44	\$111,327	\$21,557,078
2000	93	32	\$184,814	\$36,116,614
2001	130	38	\$159,046	\$36,583,036
2002	129	50	\$197,167	\$49,941,955
2003	145	46	\$216,505	\$58,636,484
2004	172	78	\$230,446	\$74,283,869
2005	130	77	\$242,934	\$63,335,471
2006	123	79	\$274,825	\$106,737,556
2007	82	42	\$350,793	\$68,699,269
2008	76	35	\$311,807	\$58,370,823
2009	83	25	\$305,536	\$55,346,032
2010	46	21	\$218,467	\$31,396,805
2011	38	14	\$150,552	\$26,709,441
2012	38	13	\$232,280	\$20,992,555
2013	33	24	\$247,545	\$26,897,085
2014	41	16	\$290,876	\$32,553,022

* This includes only single family dwellings.

Reference: County Data Base, County Planning Commission Annual Reports

The data in Table 1.13 shows a dramatic drop not only in Single Dwellings but for Modular Homes as well. The Total Construction Cost has dramatically dropped over the past five years.

Many factors could affect future local construction jobs: interest rates, tax laws, national economic health, regional employment, lumber prices, and the number of persons who buy homes for retirement within the County.

3. Manufacturing

Manufacturing employed nearly 1000 persons in 1980 then dropped dramatically to approximately 617 in 1990 and has continued to drop in 2013 to 516. It is expected to remain close to this figure for the foreseeable future. About eighty percent of the manufacturing employees are engaged in seafood processing or boat building and parts. Other manufacturing in the County includes lumber (which has been declining), feed and fertilizer, and printing and publishing. Over the past ten years, food processing employment has fluctuated and lumber production has declined.

If light manufacturing firms find the County attractive, this segment has the potential to increase significantly, however, without evidence of this occurring, the projections are for employment in this sector to remain stable.

4. Wholesale Trade

Wholesale trade employment has been at about the same level for the past twenty years.

5. Retail Trade.

There has been constant growth in retail trade employment in the County up to the 2010 report where it has shown a declining trend in the last two reports. The economic downturn could be one reason for this occurrence.

Table 1.14
Retail Sales - Northern Neck (\$000)

Locality	1990	1995	2000	2005	2010	2014
Lancaster County	\$80,010	\$86,824	\$106,881	\$127,365	\$155,248	\$156,385
Northumberland	\$31,134	\$37,431	\$46,479	\$61,018	\$59,502	\$59,059
Richmond County	\$42,116	\$50,421	\$58,867	\$55,858	\$57,990	\$63,352
Westmoreland County	\$45,355	\$55,070	\$60,619	\$71,651	80,408	\$80,740
Total Northern Neck	\$198,615	\$229,745	\$272,845	\$315,892	\$353,148	\$359,536

SOURCES: Weldon Cooper Center; Taxable sales by locality, by NAICS category, annual
(Differences in some totals reflect rounding differences)

Northumberland County loses retail sales to all the surrounding counties, except

Westmoreland County. Lancaster and Essex County draw sales from the rest of the Northern Neck.

Northumberland County has the potential to capture more local sales that are currently lost to outside markets. The County is lagging significantly in retail sales.

SECTION 2: POPULATION

This section examines the growth of population in Northumberland County and the salient characteristics of the populations that are of interest in future planning for the County. It is organized as four sub-sections which address respectively: trends and projections, age distribution, geographic distribution of the population, other population characteristics and housing.

Data used for population analysis come from different sources. Historical data on population numbers, characteristics and housing come from U.S. Census reports for the most part. Projections through 2040 were made by the Weldon Cooper Center. The algorithm for estimates of "summer population" came from the Northern Neck Planning District Commission.

A. Trends and Projections

Since the 1970s Northumberland County has been growing, following several decades of population decline. The decline reflected a nationwide trend which saw people migrating from agricultural communities to urban centers for better jobs. The County's population fell from 11,518 in 1920 almost steadily reaching a low of 9,239 in 1970. Since 1970, each Census has reported a gradual increase in the County's population to reach the 2010 level of 12,330 persons.

This trend is shown in the top line of Table 2.1 as the year-round population. Projections made by the State for years 2020, 2030, and 2040 are included and these show a continuation of the growth trend experienced since 1970. If these projections prove accurate, the County is expected to reach a population of just over 13,000 in 2040.

**Table 2.1 Population Trends and Projections
Northumberland County, Virginia**

YEAR	YEAR-ROUND POPULATION (TOP LINE)	SEASONAL POPULATION (BOTTOM LINE)
1920	11,518	

1930	11,081	
1940	10,462	
1950	10,012	
1960	10,185	
1970	9,239	3,234
1980	9,828	3,440
1990	10,524	3,684
2000	12,259	4,291
2010	12,330	5,816
2020	12,636 Est.	5,959 Est.
2030	12,968 Est.	6,116 Est.
2040	13,281 Est.	6,263 Est.

Source: US Census and Weldon Cooper Center

A seasonal increase of 5,816 persons is estimated for year 2010 based on the 2010 census. This estimated seasonal population is based on 2,608 seasonal housing units with an average household size of 2.23 persons. Seasonal population increased rapidly between 1970 and 1990 with the popularity and affordability of second homes. Using 2010 as the base where the seasonal population was an additional 47.16% of the basic population and the average household size was 2.23 persons, the projections for 2020, 2030, and 2040 are illustrated. For years prior to 2010, the projected seasonal population was estimated to be an additional 35% with the average household size of 2.3 persons.

B. Age Distribution

The median age of Northumberland County's population in 1990 was 45.3 years and in 2010 it had increased to 53.6 years. The County ranks second of all Virginia communities, and seventh nationwide in population age 65 and over.

Table 2.2 provides details of age distribution in four demographic groupings:

- Pre-school through school age population.
- The child-bearing/working age group (20-44).
- The 45-64 older/working age group.
- The age 65 and over group.

Table 2.2
Population Projections by Age Groups

	1990	2000	2010	2020	2030	2040
Under 5	560	527	525	476	480	478
5-9	623	629	561	502	537	526
10-14	619	693	589	603	571	600
15-19	503	642	591	539	503	562
<i>0-19 Subtotal</i>	<i>2305</i>	<i>2491</i>	<i>2266</i>	<i>2120</i>	<i>2091</i>	<i>2166</i>
20-24	449	386	492	383	410	404
25-29	594	385	467	430	410	399
30-34	670	564	432	570	463	516
35-39	604	729	431	535	514	510
40-44	596	803	589	473	651	552
<i>Childbearing/ Working Age Subtotal</i>	<i>2913</i>	<i>2867</i>	<i>2411</i>	<i>2391</i>	<i>2448</i>	<i>2381</i>
45-49	599	763	815	501	648	650
50-54	548	848	941	745	624	897
55-59	722	1047	963	1196	767	1036
60-64	818	1036	1221	1528	1264	1104
<i>Older Adults/Working Age Subtotal</i>	<i>2687</i>	<i>3694</i>	<i>3940</i>	<i>3970</i>	<i>3303</i>	<i>3687</i>
65-69	914	1006	1233	1208	1567	1047
70-74	724	835	942	1149	1502	1295
75-79	518	685	687	848	867	1173
80-84	262	417	497	538	686	934
85+	201	284	354	412	502	598
<i>Older Adults/Retirement Age Subtotal</i>	<i>2619</i>	<i>3227</i>	<i>3713</i>	<i>4155</i>	<i>5124</i>	<i>5047</i>
TOTAL	10524	12279	12330	12636	12966	13281

Source: Weldon Cooper Center

The County's population is becoming older not only because of the aging of baby boomers but because of the attraction of the County to retirement-age families.

C. Geographic Distribution of the Population

The previous edition of this plan included extensive population data by magisterial district. These data are no longer available for periods after 1990. It also is questionable whether these data would be meaningful even if available. Whether categorized by Magisterial District or the current Board of Supervisors election districts, the geographical distribution does not seem to provide any basis for decision-making and planning.

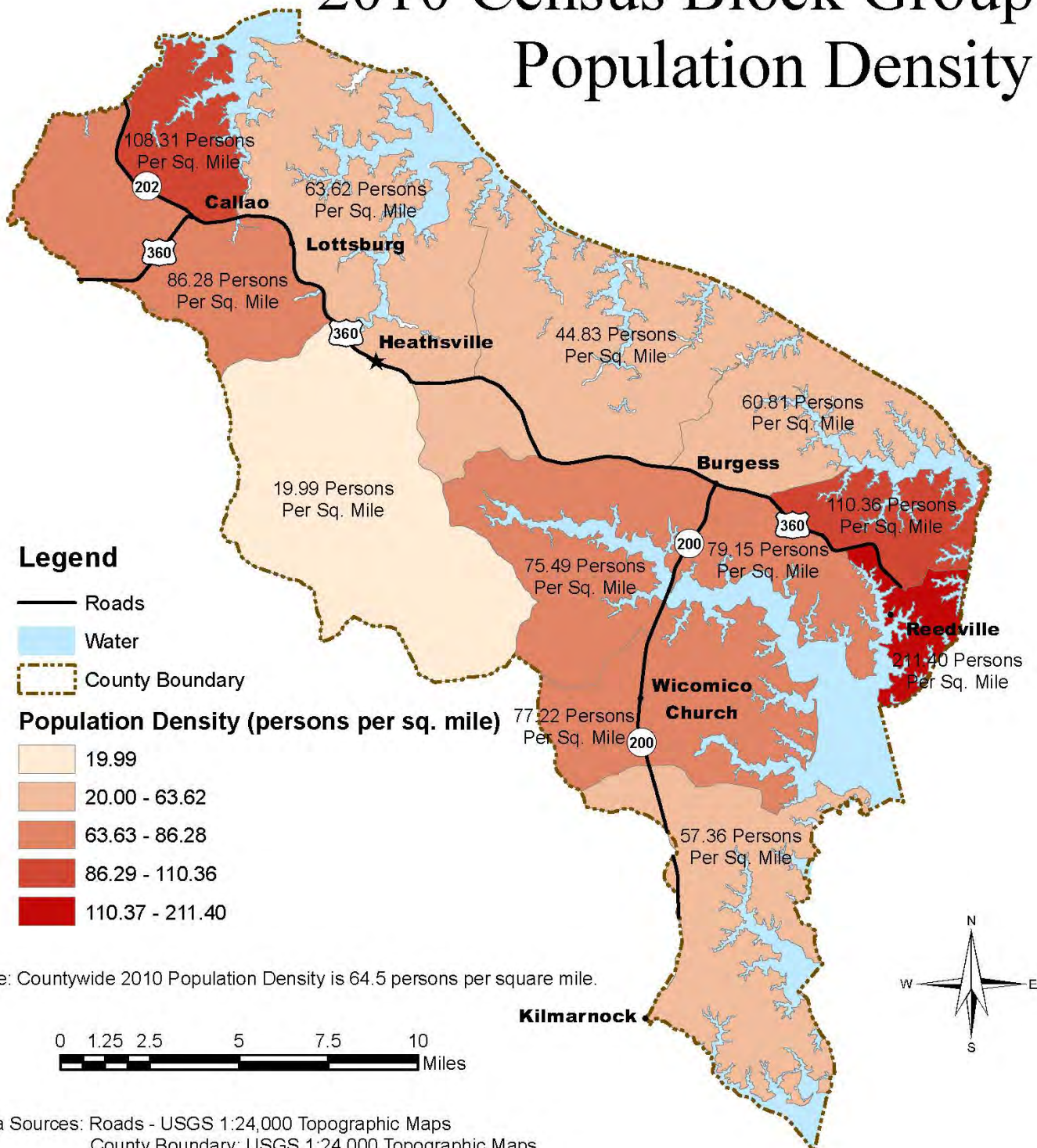
The preferred data include such categories as waterfront versus non-waterfront; village areas versus rural and the like. Unfortunately, no such data are currently available. Census data by census block groups such as presented in Figure 2.1 provide a gross picture of the population distribution at a point in time. This figure tends to show that the eastern part of the County in the Reedville and Chesapeake Beach communities and the lower Great Wicomico River and the Little Wicomico River areas have the highest density population. The next highest is the North West corner in the Yeocomico River area towards Westmoreland County. The lowest is the strictly rural area of the western edge that abuts Lancaster County and has no waterfront property.

The overall population density is 64.5 persons per square mile versus 202.6 persons per square mile for Virginia as a whole.

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Figure 2.1

2010 Census Block Group Population Density



Data Sources: Roads - USGS 1:24,000 Topographic Maps
County Boundary: USGS 1:24,000 Topographic Maps
Block Groups - 2010 U.S. Census



Virginia Coastal Zone
MANAGEMENT PROGRAM



This project was funded by the Northern Neck Planning District Commission and the Virginia Coastal Zone Management Program at the Department of Environmental Quality through Grant #NA14NOS4190141 of the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, under the Coastal Zone Management Act of 1972, as amended.

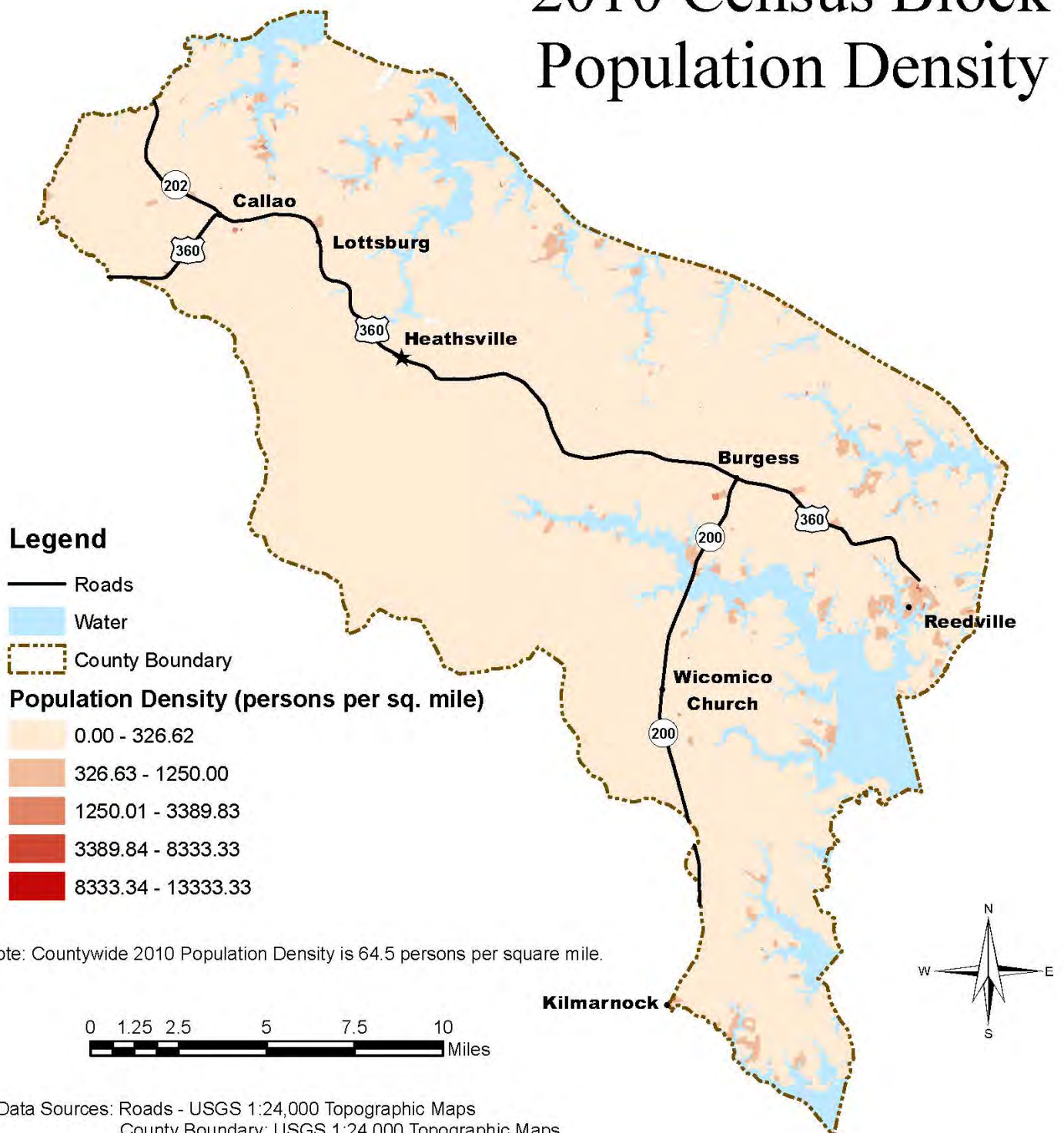
Figure 2.2 provides another view of the same data by Census Block. We hesitate to present it because of all the questions it raises, but it also shows where the full time population is clustered. The problem with both is that they do not show trends and do not show weekenders. Of interest would be the current number of properties on the water and how many currently have homes. This would give a good index of anticipated growth. Also useful would be the population density around areas currently with village designation.

The County population is concentrated in waterfront communities – an obvious observation to current residents of the County.

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Figure 2.2

2010 Census Block Population Density



Data Sources: Roads - USGS 1:24,000 Topographic Maps
County Boundary: USGS 1:24,000 Topographic Maps
Blocks - 2010 U.S. Census



Virginia Coastal Zone
MANAGEMENT PROGRAM



This project was funded by the Northern Neck Planning District Commission and the Virginia Coastal Zone Management Program at the Department of Environmental Quality through Grant #NA14NOS4190141 of the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, under the Coastal Zone Management Act of 1972, as amended.

D. Other Population Characteristics

Changes from 1990 to 2010 in distributions of race, sex and income for the year-round population are given in Table 2.3.

Table 2.3
Other Population Characteristics, 1990 To 2010

	1990	2000	2010
TOTAL COUNTY	10,524	12,259	12,330
FEMALE	5,564	6,411	6,321
MALE	4,960	5,848	6,009
WHITE	7,388	8,849	8,801
BLACK	3,098	3,259	3,123
OTHER RACE	38	151	406
Households	4,492	5,470	5,540
Median Household Income	\$23,065	\$38,129	\$51,944

SOURCES: US Census, 1990, 2000, and 2010

E. Housing

Northumberland County housing is characterized mainly by single-family owner-occupied units and many seasonal units. Both categories have increased substantially as shown in Table 2.4.

Table 2.4
Selected Characteristics of Housing Units

	1980	1990	2000	2010
TOTAL UNITS	5584	6841	8057	8995
SEASONAL UNITS	1065	1775	1861	2608
YEAR-ROUND UNITS	4519	5066	6196	5540
VACANT YEAR-ROUND UNITS	706	574	726	837
OWNER OCCUPIED UNITS	3283	3912	4783	4613
RENTER OCCUPIED UNITS	530	580	687	927
SINGLE FAMILY	4054	5831	6994	7567
MULTI-FAMILY	166	48	89	199
MOBILE	299	890	941	1178
OTHER		72	33	0
TOTAL*	4519	6841	8057	8944**

* Year-round units for 1980, all units for 1990, 2000.

**For 2010 Single Family, Multi-Family and Mobile Housing units, American Community Survey 2010 estimated figures were used, thus total number of units do not match the 2010 Census figures.

SOURCES: US Census 1980, 1990, 2000, and 2010, U.S. Census American Community Survey 2010.

The following table shows the age of the housing units in Northumberland County.

Table 2.5
Year Structure Was Built

	Number
Built 2005 or later	370
2000-2004	1,028
1990-1999	1,801
1980-1989	1,214
1970-1979	1,607
1960 - 1969	654
1950 – 1959	608
1940-1949	551
1939 OR EARLIER	1,111
TOTAL	8,944

SOURCE: US Census 2010, Table DP-4

F. Historic Places

Chapter 1 contains a list of the historic places in Northumberland County that are on the National List of Historic Places. The following list is more comprehensive and includes the places in the historic districts in Heathsville and Reedville.

LIST OF HISTORIC PLACES IN NORTHUMBERLAND COUNTY (Established Prior to 1915)⁴

Anchorage House, 1750-1775
 Arcadia (Blundon House), 1890(Incorporates original 1783 house)
 Ball Cemetery, 1694 (site of Cress Field, part of original Bay View)
 Bay View Plantation, home site, 1830
 Bluff Point Graded School No. 3, c 1900
 Bruington, house, c 1700
 Burnt Chimneys, house, c 1816
 Camp Kittamaquand (Girl Scout Camp)
 Christmas Cove, house, c 1780
 Clark's Mill, c 1840

⁴ List provided by Jan Beckett

Clifton, house, pre-1790
Cloverdale, house, pre-1790
Coan Hall (John Mottrom plantation site, c 1640; victorian cottage, c 1870s
Cobb's Hall Burying Ground, 1664 (wall 1720); grave of Richard Lee I, the immigrant
Cobb's Hall, house, 1853; dependency building, 1732
Cottage, The c 1840
Coward family cemetery, 1840
Cypress Farm, early 1800s
Cypress Swamp (Bald Cypress trees)
Ditchley, house, c 1752
Edgehill, house, c 1830
Fairfields Methodist Church, original site, 1789
Fish Factory Chimney (restored), c 1913
Gardy Millpond
Gascony, house, 1848
Glebe Point Campground
Guarding Point, house, c 1838
Great Blue Heron Rookery
Hancock Lee's House Site (old Ditchley) and Cemetery, 1694
Hard Bargain, house, c 1780

Heathsville Historic District

The Academy, house, 1830-1845
Basye Cemetery, 1841
Basye/Snow/Tringle House, 1830-1845
Betts/Anderson/Lawson House, pre-1848
Belleville, house, c 1725
Chicacoan Cottage, c 1800
Chicacoan Oak, site
Confederate Monument, 1873
Constitution Oak, planted 1902
Eichelberger/Hall House, 1892-1893
Harding/Elmore House, 1825-1850
Haynie Cemetery, 1697
Heathsville Methodist Protestant Church, 1855-1860
Heathsville United Methodist Church, 1894
Juliana Gordon Hayes Monument, 1895 (At Heathsville UMC)
Lawson/Headley House, 1820-1860
Masonic Lodge, 1894
Middleton/Rowe House, 1851
Moss Cottage, c 1845
Northumberland County Courthouse, 1851
Oakley, house, c 1794-1810
Old Northumberland County Jail, 1844

Patrick A. Jones House, 1839-1845 and Anderson Cemetery
Rice's Hotel/Hughlett's Tavern, c 1795
Springfield, house, 1828
St. Stephen's Episcopal Church, 1881
Sunnyside, house, c 1820 and cemetery
Wall/Lackey/Rowe House, 1832
Holley Graded School, site 1869, bldg. 1920s
Hope Union (Shiloh) Cemetery, c 1912-1915
Howland School, 1867
Hurstville, house, c 1750
Indian Creek Yacht and Country Club (former plantation)

Indian Settlements:

Cekacawan (Chicacoan)
Machoatick (Lower Matchotic)
Wicocomoco
Cinquack
Later Wicocomoco (combined Chicacoan and Wicocomoco)
Keen/Opie Cemetery, 1684
Kirkland Grove, Baptist Campground, 1892
Lindsey (Cox) Cemetery, 1667
Locksley Hall, house, 1865-1870
Mantua, house, 1785, and cemetery
Marvin Grove Camp (site), Methodist Episcopal Church, South,
founded 1878, burned 1930
Morris and Fisher Fish Factory Stock, 1910
Mount Pisgah, house, c 1850
Mount Zio, house and school, c 1851
Northumberland Heritage Trail (Heathsville to Reedville)
Northumberland House Cemetery, Grave of Col. John Moore
(Revolutionary War Officer) 1813
Palmer Hall Chapel, 1885

Reedville Historic District

Bethany United Methodist Church, 1899-1901
Blunden & Hinton Store (Reedville Market), c 1890
Butler's Boat Yard (Reedville Marine Railway), 1906
Crowther Meat Shop (Booth/McKenney), house, c 1890
Dey (pre-fab Sears, Roebuck house, brought by steamboat)
c 1920
James C. Fisher House (The Gables), 1909; carriage house,
c 1880
Garrison House, former boarding house, c 1890
Megil's Bakery & Ice Cream Parlor, 1912
Millionaires Row (stately homes), c 1900
Albert Morris House (Elizabeth House), 1900
Muir House (former hotel), c 1900

Peoples Bank of Reedville (not current name), 1910
Elijah W. Reed, monument (marble obelisk), 1888
George Reed House (Slaughter), 1897-1899
Reed & Rice Store, 1913
Reedville Masonic Hall, c 1910
G.T. Robinson (Miriam Haynie), house, c 1875
William Walker House, (Reedville Fishermen's Museum), 1875
Weaver House, c 1880
Sunnybank Ferry, 1906
Sydnor's Millpond, spillway and millrace, pre-1700
Versailles, house, 1853
Virginia Byway (Avalon to Reedville)
Virginia Byway (Wicomico Church to Indian Creek)
Waterloo House, c 1858
West End, house, c 1790
Wheatland, house, 1849
Wicomico View, house and cemetery, 1834