

Chapter 3 Background

This chapter presents background demographic and socio-economic data for the Town of Woodsboro. The 1990 and 2000 U.S. Census were the primary source for data. The chapter begins with a discussion of population growth, followed by a section on the characteristics of Woodsboro’s population. The chapter concludes with a brief section on housing characteristics in Town.

Population Growth

Woodsboro has historically grown at a gradual pace (see Figure 3). From 1900 to 1990 the population increased by 181 persons for an average annual growth rate of less than 1% per year. Between 1990 and 2005, however, the population grew by 399 people for an average annual rate of 27 people. This rate more closely reflects the increasing rate of growth Countywide (see Table 1). While the Town of Woodsboro has experienced an increase in its population, one major residential development can have a significant impact on the annual growth rate given the small size of the Town. The U.S. Census estimated that the 2005 Woodsboro population was 912.

Figure 3: Woodsboro Population Trends, 1900-2000

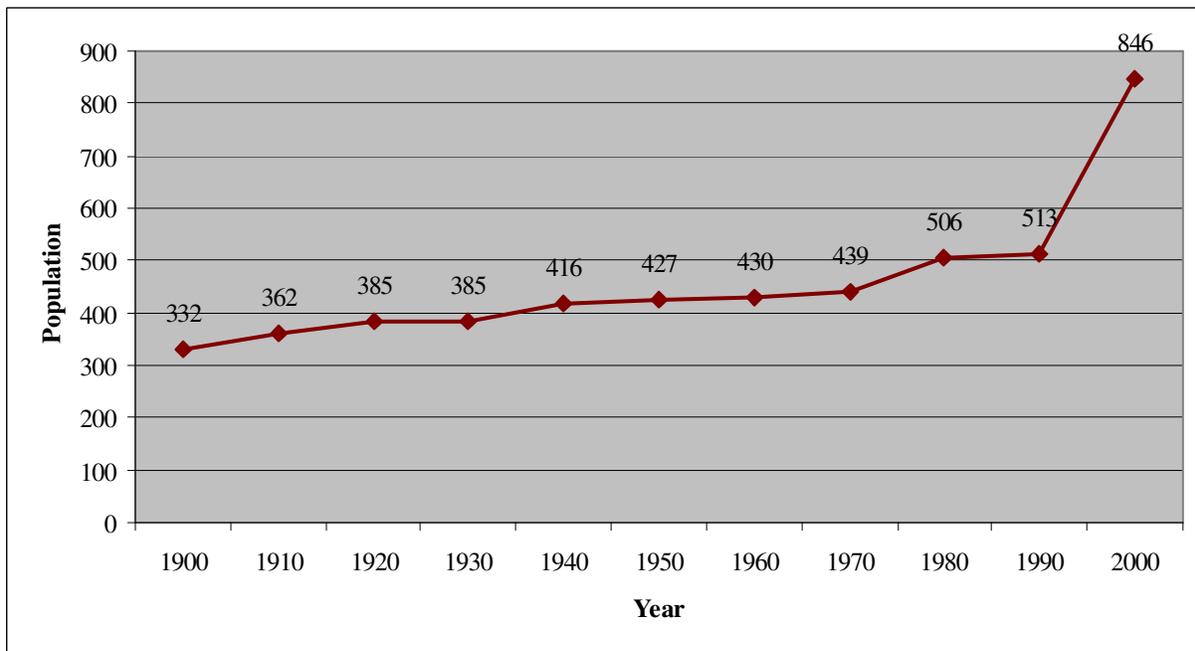


Table 1: Population Growth
Woodsboro and Frederick County
1900 - 2005

Year	Woodsboro Population	Percent Increase	Frederick County Population	Percent Increase
1900	332	---	51,990	---
1910	362	9.0%	52,673	1.5%
1920	385	6.4%	52,541	-0.3%
1930	385	0.0%	54,440	3.6%
1940	416	8.1%	57,312	5.3%
1950	427	2.6%	62,287	8.7%
1960	430	0.7%	71,930	15.5%
1970	439	2.1%	84,927	18.1%
1980	506	15.3%	114,792	35.2%
1990	513	1.4%	150,208	30.9%
2000	846	65%	195,277	30%
2005	912	7.8%	220,701	13%

Source: U.S. Census Web Site <http://www.census.gov> and Frederick County Statistical Abstract (1978 edition).

It is not expected that Woodsboro will continue to experience the current growth rate over the long term. The Town does not have large areas of vacant land available for residential development. Those properties that do develop will most likely cause the population growth rate to rise and fall between the approval and construction processes. Periods of inactivity are expected between development projects. This scenario makes it more difficult to project a growth rate over a 10-20 year period.

Population Characteristics

The most recent decennial U.S. Census (2000) reported that of 846 town residents, 49% are male and 51% female. The median age was 35.6. Nearly 99% of residents are white, with 0.9% claiming that they are of Hispanic or Latino origin. Woodsboro's average household size is 3.1 persons, which is high relative to other areas of the County. Overall, average household size is decreasing in Frederick County and the State of Maryland.

Of the 464 people age 25 and older, 90.9% of them have a high school degree or higher and 38.6% hold a Bachelor's degree or higher. There are 401 individuals in the labor force (16 and older) with a mean travel time to work of 32.6 minutes. Most individuals who are in the labor force work outside of the Town of Woodsboro. The town serves as a bedroom community for Frederick County and the Washington, DC and Baltimore metropolitan areas.

The median household income in 1999 was \$65,000. The largest number of households in Woodsboro had an annual income between \$60,000 and \$74,999 and \$75,000 and \$99,999 (see Table 2). This income range is consistent with Frederick County households.

Table 2: Household Income Town of Woodsboro and Frederick County		
Income Range	Town of Woodsboro # of Households	Frederick County # of Households
Less than \$10,000	3	2,754
\$10,000 - \$19,999	13	4,981
\$20,000 - \$29,999	14	5,788
\$30,000 - \$39,999	24	7,105
\$40,000 - \$49,999	31	7,522
\$50,000 - \$59,999	27	6,680
\$60,000 - \$74,999	37	10,135
\$75,000 - \$99,999	36	11,846
\$100,000 - \$124,999	32	6,453
\$125,000 - \$149,999	12	3,042
\$150,000 - \$199,999	14	2,253
\$200,000 or more	5	1,556
Total	248	70,115
Source: U.S. Census (2000)		

Housing Characteristics

The Town of Woodsboro has a housing base of historic homes intermixed with homes predominantly built over the past twenty years (see Table 3). Of 298 housing units, 81 were constructed prior to 1959. Since 1990, 174 homes were constructed in Woodsboro; this accounts for more than one-half of the entire housing stock in Town.

Table 3: Year Structure Built Town of Woodsboro	
Year Structure Built	Housing Units
1999 – March 2000	10
1995 – 1998	81
1990 – 1994	83
1980 – 1989	20
1970 – 1979	9
1960 – 1969	14
1950 – 1959	20
1940 – 1949	5
1939 or earlier	56
Total	298
Source: U.S. Census (2000)	

According to the Census, single-family homes in Woodsboro had a median value of \$183,700 in 1999. In 2000, 84.6% of Woodsboro residents owned their home. Owner-occupied housing units increased in number by 82% from 1990 to 2000 (see Table 4). Rental units on the other hand, decreased in number by 47%.

Table 4: Occupancy by Type of Tenant					
Town of Woodsboro					
1990 & 2000					
Occupant	1990		2000		Percent Change (%)
	Units	%	Units	%	
Owner	135	66	245	82	82
Renter	66	32	35	12	-47
Vacant	5	2	18	6	260
Total	206	100	298	100	45
Source: U.S. Census					