

EXISTING CONDITIONS REVIEW

To understand where we want to go in the future, we need to understand where we've been and what is happening now. This section highlights some of the demographic, socio-economic, and development trends happening in Greene County.

EXISTING CONDITIONS TAKEAWAYS



There has been modest growth in population and employment. Growth is expected to continue over the next 20 years.



There has been an increase in renters and those with cost burden housing.



Greene County's population is aging, and poverty levels have increased.



Land is being developed at a lower rate than population and employment growth.



Average household and family size are decreasing, but the average home size is increasing.



The number of farms has increased, but there has been a decrease in farm acreage.

POPULATION & EMPLOYMENT GROWTH

The Largest Drivers of Land Use Change are People and Jobs.



Year	Population
2000	147,886
2020	168,600
2040	182,800

Population Growth
2000 to 2020: 14%
2020 to 2040: 8%



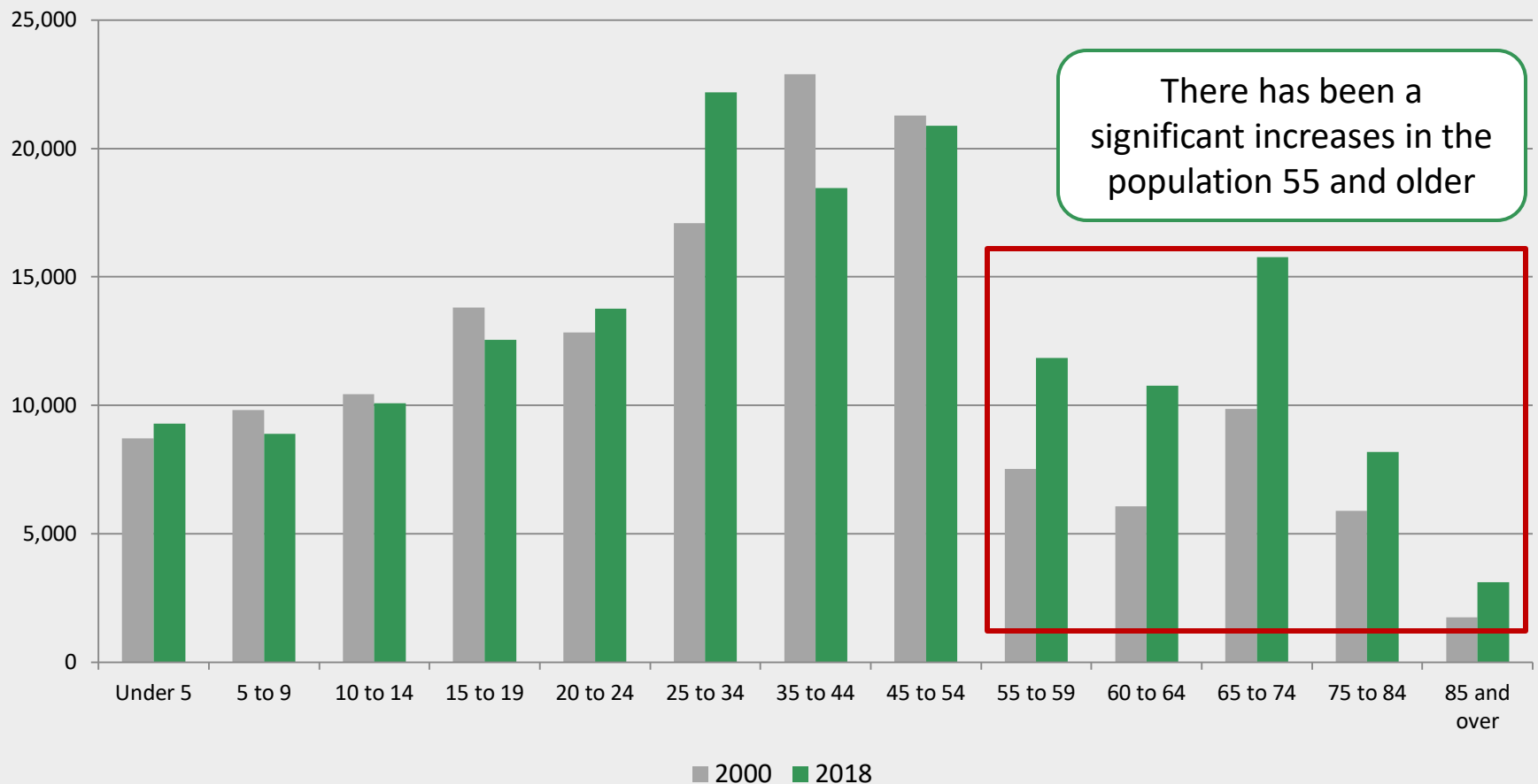
Year	Employment
2000	77,175
2020	99,730
2040	122,627

Employment
Growth
2000 to 2020: 29%
2020 to 2040: 23%

Employment
Growth is
Outpacing
Population Growth

DEMOGRAPHIC CHANGES – AN AGING POPULATION

Greene County's Population is Getting Older.



Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

DEMOGRAPHIC CHANGES – POVERTY ON THE RISE

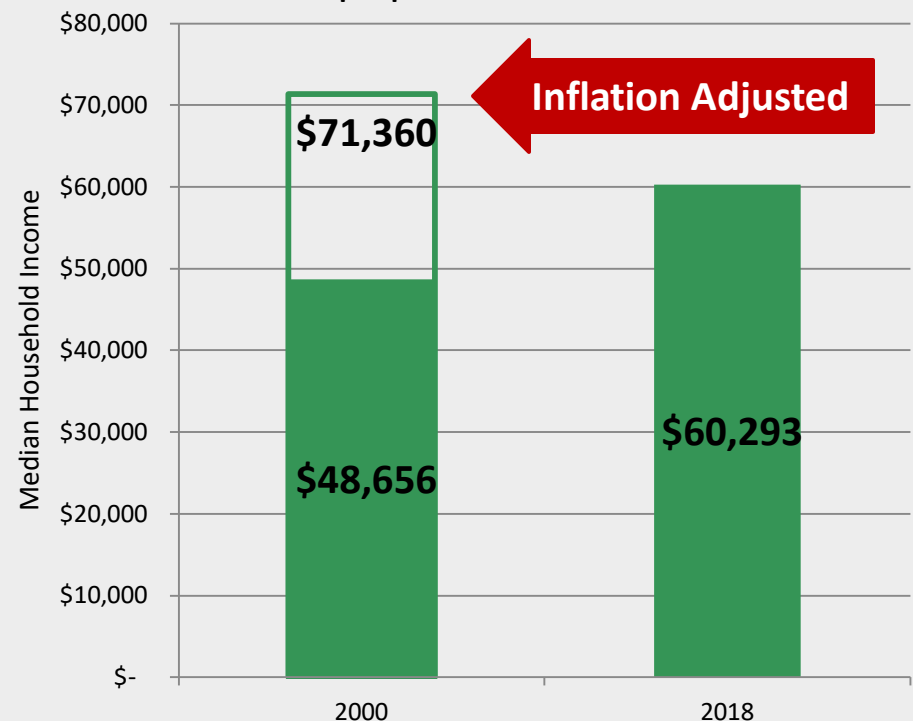
The Number of Individuals Under the Poverty Level has Increased.

In 2000, **11,800** individuals were under the poverty level. This was **8.5%** of the total population.

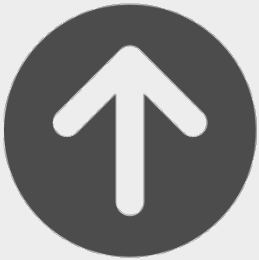


In 2018, **19,100** individuals were under the poverty level. This was **12.2%** of the total population.

Median household income has not kept pace with inflation.

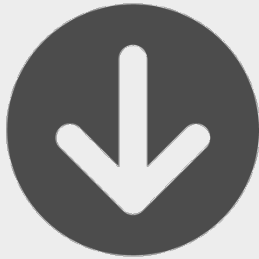


DEMOGRAPHIC CHANGES – HOUSEHOLDS AND FAMILIES



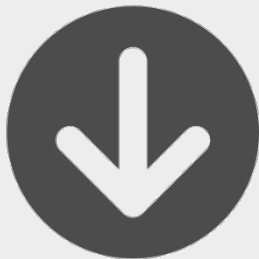
There has been an increase in Non-Family Households.

In 2018, **34%** of households were **non-family households**, compared to **29%** in 2000.



Average Household Size has Decreased.

In 2018, the average household size was **2.40**, down from **2.53** in 2000.



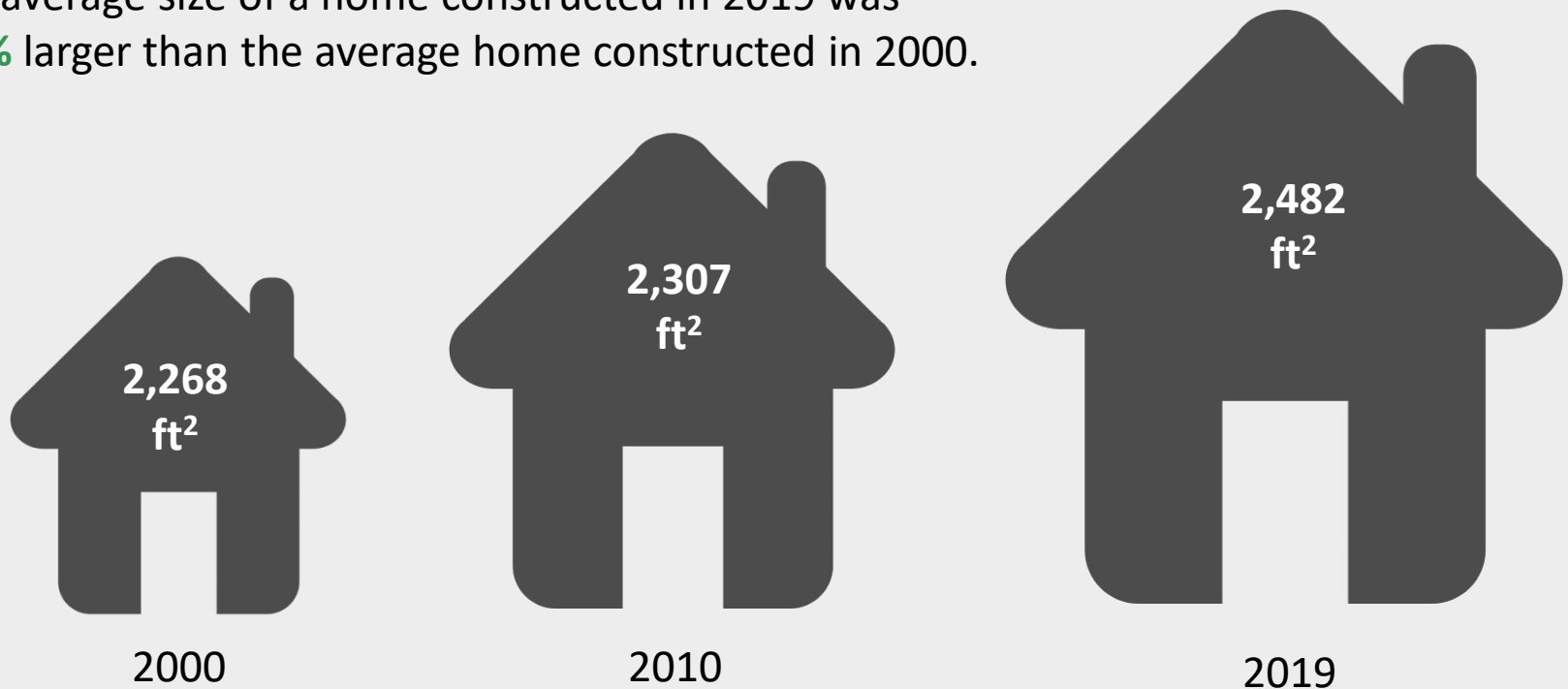
Average Family Size has Decreased.

In 2018, the average family size was **2.92**, down from **3.00** in 2000.

HOUSING AND HOUSEHOLDS

Despite decreases in the average household and family size, homes in Greene County are getting bigger.

The average size of a home constructed in 2019 was **9.5%** larger than the average home constructed in 2000.

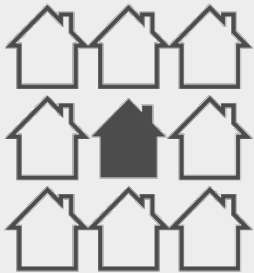


HOUSING – SUPPLY AND DEMAND



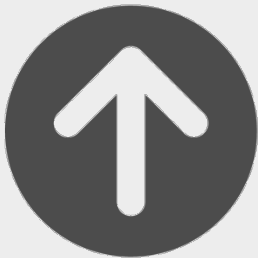
New Home Construction has Tapered Since 2010.

Since 2000, approximately **11,700** new housing units have been constructed. **86%** of these were built between 2000 and 2010.



Single-Family Homes are Most Common.

78% of the housing units constructed since 2000, have been single-family homes. Likewise, of all housing units in Greene County, **78%** are single-family homes.



Additional Housing will be Necessary to Accommodate Expected Growth.

Based on current population forecasts, Greene County will need around **7,650** new housing units by 2040.

HOUSING



The Share of Renters is Increasing in Greene County.

In 2018, **34%** of occupied housing units were **renter occupied**, compared to **30%** in 2000.

Between 2000 and 2018 there was an addition of **~10,000 occupied housing units**. **52%** of these units were occupied by renters.



Housing Costs are a Burden for a Quarter of Households in Greene County.

Cost Burden Housing means that households spend **30% or more** of their income on housing. In 2018, **25%** of households spent 30% or more on their housing.

Transportation is often the second highest household expense. An average household in Greene County spends **59%** of their income on **housing and transportation**.

LAND DEVELOPMENT



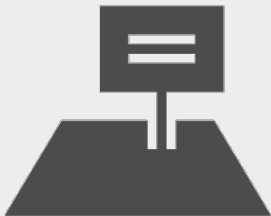
Land is Being Developed at a Lower Rate Than Population and Employment Growth.

Since 2007, acres of **residential development** have only increased by **1.8%**, while the population grew by **7.7%**. Acres of **industrial and commercial development** increased by **3.5%**, while employment increased by **17.3%**.



Large Lot Residential Development Outside of the Urban Service Area Remains a Concern.

There are nearly **33mi²** of large lot residential development **outside** of the urban service area. While the number of new large lot developments is **trending downward**, the **average lot size** has **increased** since 2000.



Land is Still Available Within the Urban Service Area.

Within the Urban Service Area there is **~15mi²** of non-development restricted, vacant land.

AGRICULTURAL CONDITIONS



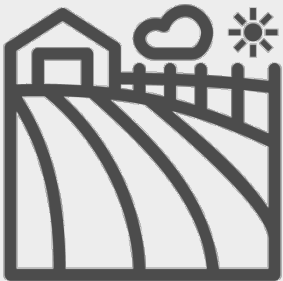
The Number of Farms in Greene County has Increased Since 1997.

In 1997 there were **764** farms in Greene County. By 2017 there were **817** – an increase of **7%**.



Despite Increases in the Number of Farms, the Average Farm Size has Decreased Since 1997.

In 1997 the average farm size was **233 acres**. In 2017 the average farm size **205 acres**.



The Number of Acres in Farms has Decreased.

In 1997, there were **178,300 acres in farms**. By 2017 this declined to **167,700 acres**. In 1997 the acres in farms represented **67%** of the county, which dropped to **63%** in 2017.