

Chapter II: Population and Demographics

This chapter provides an overview and analysis of trends that may shape the future of the County. Evaluating changes in a community's population and demographics over time helps us to better understand and plan for future needs that should be addressed in the goals, objectives and policies of the comprehensive plan.

Key Trends

The population of Botetourt is aging, with 59% of residents over 40 years old. *An aging population creates unique challenges in regards to the provision of services, mobility and housing needs.*

The age demographics of the county are polarized, with a notable decrease in population aged 20 to 34 years and 35 to 44 years. *Retaining and attracting this segment of the population will be an important component to ensuring an active workforce and sustained growth.*

The racial and cultural composition of the county remains fairly homogenous, but trends point towards a gradual diversification of the population. *How institutions and services, particularly public schools, respond to the challenges and opportunities presented by an increasingly diverse population will be an important consideration moving forward.*

Ninety-one percent of county residents, aged 25 years and older, have an educational attainment of high school or above. Overall, 17% of citizens have obtained bachelor's degrees and 7% have obtained graduate or professional degrees. *Improving support systems that encourage students to apply for and attend institutions of higher education or complete trade certifications while simultaneously retaining or attracting residents with college degrees will be important to the County's growth and economic prosperity.*

The workforce of Botetourt is highly mobile. *Only 14% of the workforce lives and works in the area. Diversifying housing and career options may help to capture some of this mobile workforce—creating a community to both live in and work.*

Existing housing stock is primarily low density, single-family homes that are owner occupied. The average home value is \$210,300 which is higher than neighboring localities. *Recent economic announcements within the county and surrounding region, paired with shifting demographics, have highlighted the importance of constructing new housing that will meet the needs of a growing workforce and the changing preferences of current residents.*

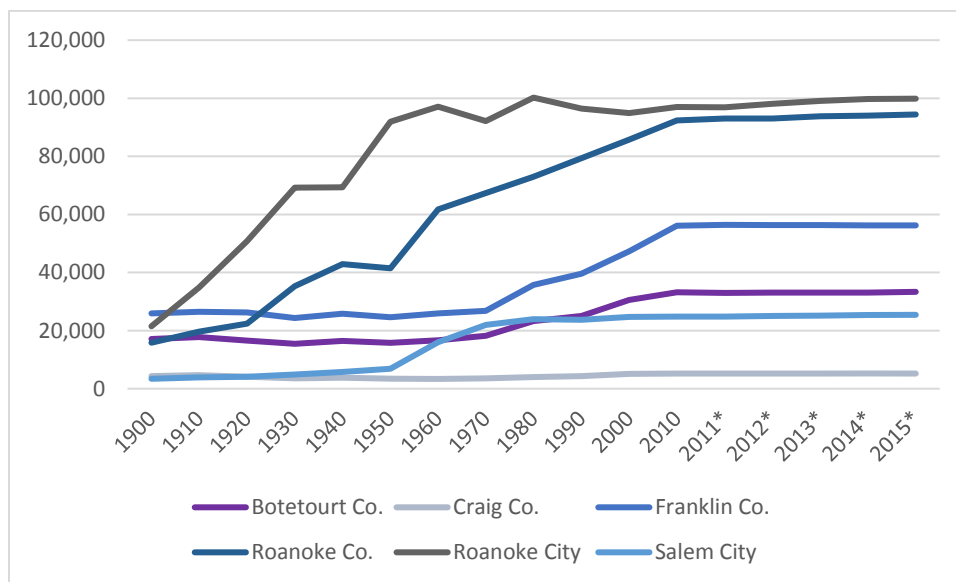
Population Growth and Density

Beginning in 1970, the county experienced significant population growth. Figure 1 illustrates the growth of Botetourt County compared to municipalities in the Roanoke Metropolitan Statistical Area (MSA), depicting where each decade falls within the overall population growth and decline of each locality.

Between 1970 and 2013, the County grew 82% with significant increases during the decades of 1970 and 1990, while, overall, the Roanoke MSA only grew by 33% during the same timeframe. Recent data suggests a much slower rate of population growth than previous decades. From 2000 to 2010, growth in the County occurred at a rate of 8%, compared to a 22% increase between 1990 to 2000. The growth rate for the Roanoke MSA during this same time period (2000-2010) was a more modest 7%.

Populations across all municipalities have somewhat stabilized since 2010. Growth over the past five years in Botetourt reflects this trend, with population estimates suggesting an increase of only 0.6% between 2010-2015.

Figure 1. Peer County Comparison of Population Growth Trends- 1900-2015



Source: * U.S. Census Bureau, July 1, 2015 Population Estimates; ** American Community Survey, 2010-2014 5-Year Estimates

These trends are typical of rural communities across the state. Data from the University of Virginia suggests that the death rate in Botetourt County has exceeded the birth rate between the years of 2010-2015 (Table 1). This phenomenon is referred to as natural decrease and is caused by two interrelated factors, the first of which being a local age structure that has fewer young adults of child bearing age and a large surplus of older adults. Second, natural decrease is also attributed to lower fertility rates than in the past, with individuals choosing to postpone childbirth and have fewer children. As with many rural communities of the state, population growth has been reliant on the influx of new residents. Rural communities, such as Botetourt, experiencing slight population growth are typically near urban centers and they tend to attract retirees or those close to retiring.

Table 1. Change Since 2010 Census & Components of Change

April 1, 2010 Census	July 1, 2015 Estimate	Numeric Change	Births minus Deaths	Net Migration
33,148	33,486	338	-279	617

Source: Weldon Cooper Center for Public Service, Demographics Research Group, University of Virginia

Population growth is an indicator of existing demand for services and can be used to predict future need for public services such as education, recreation, and public safety. The Virginia Employment Commission (VEC) predicts Botetourt County's population will grow to 38,885 in 2040, a projected 17% increase from 2015. The VEC population forecasts take into account anticipated growth rates and projected job growth in the region and state, as well as actual growth rates experienced by the county in the past, and therefore provides the best representation of the future population size of Botetourt County.

Table 2. Virginia Employment Commission Population Forecast

Year	Botetourt	% Change	Virginia	% Change
2000	30,496	-----	7,079,030	-----
2010	33,148	8.70%	8,001,024	13.02%
2020	35,235	6.30%	8,811,512	10.13%
2030	37,121	5.35%	9,645,281	9.46%
2040	38,885	4.75%	10,530,229	9.17%

Source: U.S. Census Bureau, Virginia Employment Commission

As population expanded during the 1980s and 1990s, population density for the entire County increased from 42 persons per square mile in 1980, to 56 persons per square mile in 2000, a 33% increase. Between 2000 and 2010, density increased by 9%, reaching 61 persons per square mile. Table 3 and Map 2 (Population Distribution-2010) show total population and density in the year 2010 by U.S. Census Blocks. As of 2010, 76% of the population was concentrated in the southern part of the County, specifically in Census Tracts 403, 404, and 405. Map 4 illustrates the 2014 estimated population distribution based on the location of dwelling units.

Table 3. Population Density by Census Tract (2010)

	401	402	403	404	405	Total
Square Miles	239	132	121	31	24	547
Population	3,498	4,294	10,521	7,099	7,736	33,148
Population/Sq. Mi.	15	33	87	229	322	61

Source: U.S. Census Bureau, 2010 Census.

Demographic Characteristics

This section will focus on demographic characteristics of the population in Botetourt County, looking at age, gender, and race. While the population of Botetourt County is no longer growing at such a high rate in 2015 as it was in previous decades, the demographics continue to shift due to a variety of factors.

The population of Botetourt County is aging, as demonstrated by Table 4, with 31% of citizens aged 40-59 years old and 28% aged 60 years and over. Together this equates to 59% of the population over the age of 40.

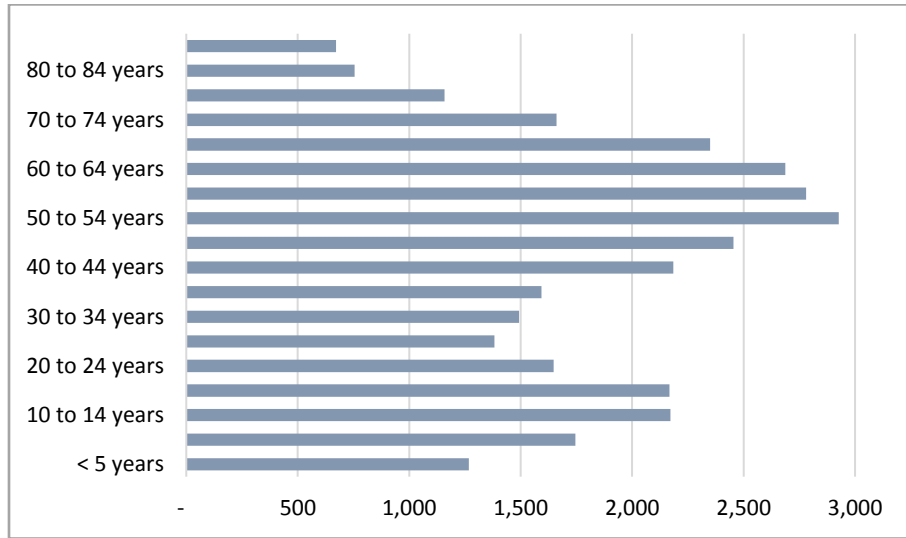
Table 4. Age Group Trends - Botetourt County (2000-2015)

Age Group	2000 Census	2010 Census	2011 (Est.)	2012 (Est.)	2013 (Est.)	2014 (Est.)
Under 19 years	7,772	8,095	7,875	7,769	7,485	7,351
20 to 39	7,084	6,097	5,955	5,945	5,998	6,118
40 to 59	10,064	11,019	10,844	10,741	10,522	10,347
Over 60 years	5,576	7,937	8,378	8,702	9,024	9,284
Total Population	30,496	33,148	33,052	33,157	33,029	33,100

Source: U.S. Census Bureau, Population Division, June 2015

Figure 2 offers a visualization of the demographic structure of the county in 2014. The largest cohort of individuals is between 45 and 69 years of age—with the population aged 19 and under reflecting this distribution—as these are likely the children of persons within this cohort. The notable drop in population aged 20-29 years is likely due to children of residents leaving to pursue educational and career opportunities.

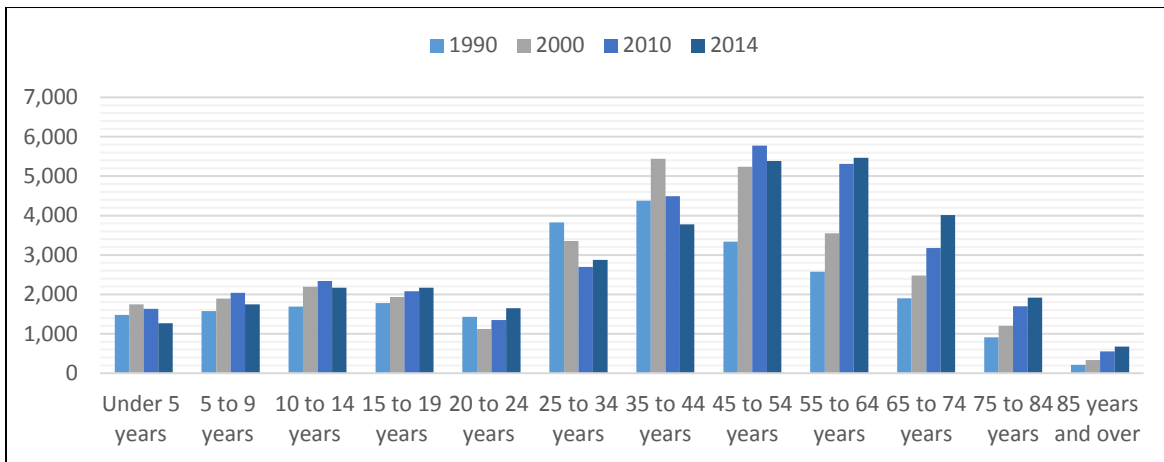
Figure 2. 2014 Population Age Groups



Source: 2010-2014 American Community Survey 5-Year Estimates

Figure 3 provides a visual comparison of age group distribution and growth over the past three decades. The data shows that there has been a decrease in the population of 25 to 34 year olds as well as in 35 to 44 year olds. This population, also referred to as a household forming population, is the group which is often most active in the workforce as well as being most likely to have children to attend Botetourt County schools.

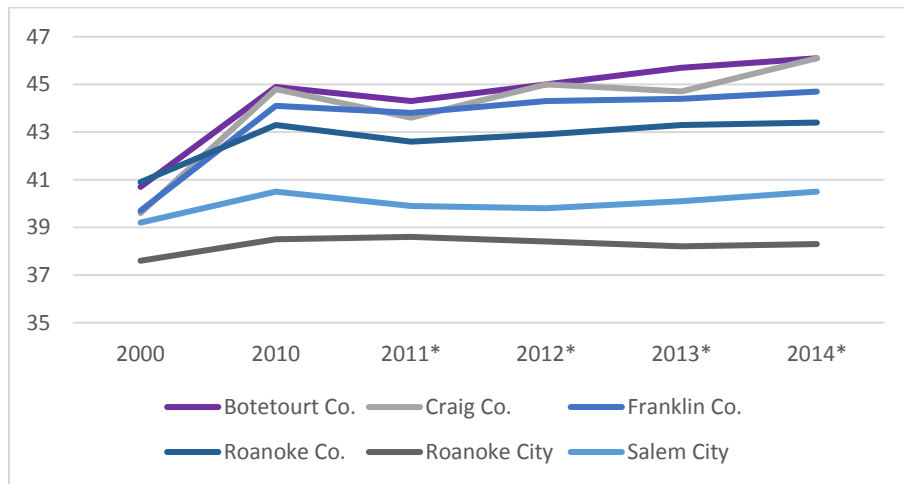
Figure 3. Age Group Growth Trends for Botetourt County: 1990-2014



Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010; 2014 American Community Survey 5-Year Estimates

The median age for Botetourt county is estimated to be 46 years, likewise for Craig County, which is roughly three years higher than the median age of the Roanoke MSA overall. More urban peers have the lowest median ages, with Roanoke City maintaining a stable median age of 38 years since 2000. This trend may reflect a lack of younger, household forming generations moving to Botetourt and similar rural communities when deciding where to live and work.

Figure 4. Median Age, Peer County Comparison



Source: U.S. Census Bureau, Decennial Census 2000 and 2010; *2010-2014 American Community Survey 5-Year Estimates

Table 5 shows projections of the population to 2040, broken down by gender. This table shows a continuation of trends seen in the previous tables and figures. Of note is the general proportion of female to male residents. The female population is projected to be greater than the male population, with the gap growing in each successive decade. This disparity may be due to the fact that women generally live longer than men. However, it is unclear whether the data in Table 5 reflect recent economic announcements which are projected to increase the number of jobs in Botetourt County by 1,000 in the next 10 years and could subsequently cause an increase in population.

Table 5. Population Projections by Age and Gender - Botetourt County

Age	2020		2030		2040	
	Female	Male	Female	Male	Female	Male
Under 5 years	812	818	886	893	944	951
5 to 9 years	873	910	961	1,002	1,036	1,081
10 to 14 years	1,116	1,198	1,132	1,215	1,245	1,337
15 to 19 years	1,112	1,254	985	1,111	1,094	1,234
20 to 24 years	713	770	716	773	732	791
25 to 29 years	659	811	761	936	680	836
30 to 34 years	955	830	1,067	927	1,079	938
35 to 39 years	964	919	1,127	1,074	1,312	1,251
40 to 44 years	935	910	1,185	1,152	1,335	1,298
45 to 49 years	1,219	1,161	1,140	1,086	1,344	1,280
50 to 54 years	1,293	1,339	990	1,025	1,285	1,310
55 to 59 years	1,561	1,526	1,301	1,271	1,227	1,199
60 to 64 years	1,430	1,453	1,329	1,350	1,028	1,042
65 to 69 years	1,372	1,315	1,537	1,472	1,291	1,237
70 to 74 years	1,163	1,037	1,355	1,208	1,270	1,132
75 to 79 years	699	598	1,042	891	1,177	1,007
80 to 84 years	464	319	771	530	906	623
85 years and over	505	223	639	282	955	421
TOTALS	17,845	17,391	18,924	18,198	19,918	18,968
	35,236		37,122		38,886	

Source: Virginia Employment Commission, Botetourt County Community Profile, October 2016

The racial and cultural composition of Botetourt County remains fairly homogenous. In 1990, approximately 95.3% of the population was white. This number has changed very little in subsequent years, with the numbers in 2010 describing 94.7% of the population as white. Table 6 shows the demographic breakdown of the different racial and ethnic groups within the county, as well as the percent change of those populations from 1990 to 2010. Of particular note in this table is a large increase in the Hispanic population, though the overall representation of this demographic remains 1% of the total county population. According to estimates from the American Community Survey, a supplement to the official decennial census, the racial/ethnic makeup of the county has changed very little between 2010-2014.

Table 6. Racial and Cultural Composition - Botetourt County (1990-2010)

Group	1990	2000	2010	% Change
Total Population	24,992	30,496	33,148	33%
White	23,818	28,944	31,397	32%
White/Hispanic	82	111	257	213%
White/Non-Hispanic	23,736	28,833	31,140	31%
Black	1,035	1,073	1,004	-3%
American Indian, Eskimo, or Aleut	22	66	N/A	200%
Asian or Pacific Islander	97	145	175	80%
Total Hispanic	107	181	356	233%
Other Race	20	59	N/A	195%
2 or More Races	N/A	209	345	65%

Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010

Estimates from the Census Bureau for the year 2040 suggest a 5-6% change in the racial and ethnic composition of the county.

Figure 5. Population by Race, 2013-2040

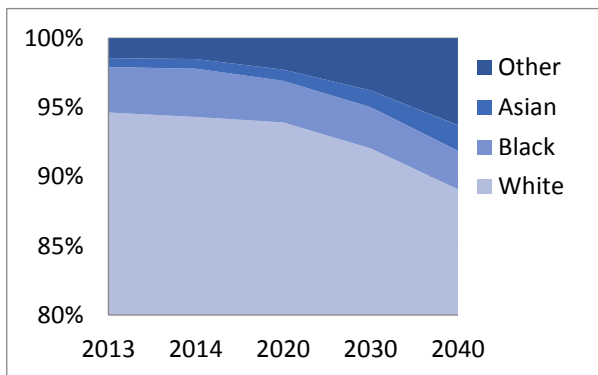
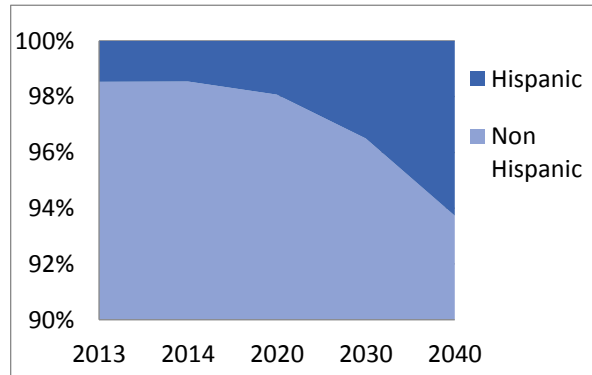


Figure 6. Population by Ethnicity, 2013-2040

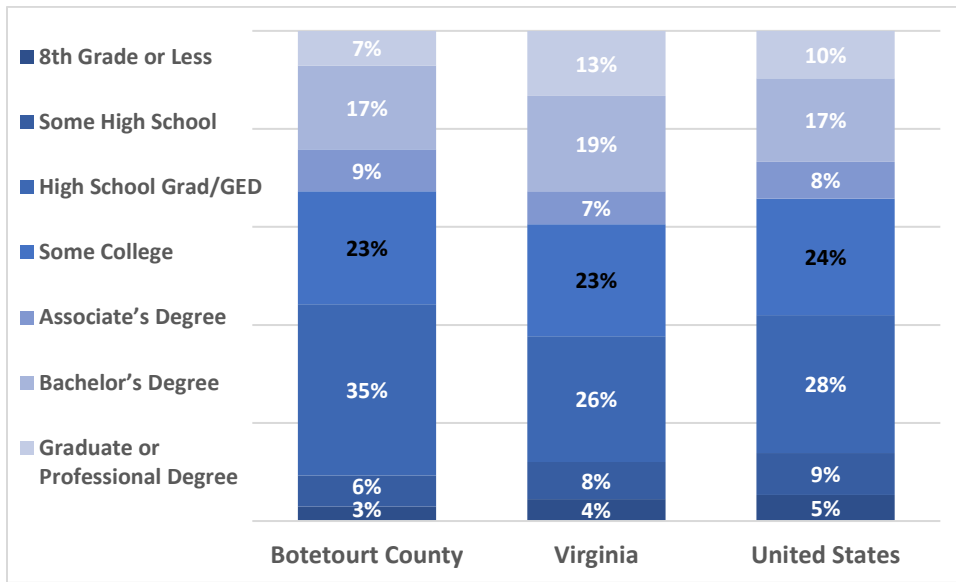


Source: U.S. Census Bureau

Education

Botetourt County has a relatively well-educated population, with 91% of residents having completed high school or above. Figure 7 explores the educational attainment of Botetourt’s 18 years or older population, and compares that to state and national statistics. Botetourt has a proportionally greater percentage of the population with at least a high school diploma than both the state and the United States as a whole. However, the county has a slightly lower percentage of people with a Bachelor’s or graduate degree than the broader state population, though the numbers are closer to national averages for these categories.

Figure 7. Educational Attainment – County, State and National Data



Source: U.S. Census Bureau, American Community Survey, 2010-2014

Income

Table 7 shows the Median Annual Gross Income across Botetourt and peer localities. From these estimates, it becomes apparent that Botetourt has a higher median income, with 2014 estimates being \$63,011 for Botetourt compared to an average of \$50,172 for the entire Roanoke MSA. Roanoke County's median household income growth mirrors that of Botetourt and is the most closely comparable of the peer localities, with a median income of \$60,950.

Table 7. Median Annual Household Income, Peer County Comparison

Municipality	2009	2010	2011	2012	2013	2014	% Change
Botetourt County	\$59,823	\$64,724	\$65,633	\$66,053	\$65,935	\$63,011	5%
Roanoke County	\$57,800	\$59,446	\$62,895	\$61,686	\$60,795	\$60,950	5%
Salem City	\$47,746	\$48,828	\$48,050	\$47,776	\$48,733	\$50,590	6%
Craig County	\$48,845	\$51,291	\$54,120	\$47,691	\$47,806	\$46,658	-4%
Franklin County	\$45,578	\$45,555	\$47,606	\$45,049	\$45,624	\$44,827	-2%
Roanoke City	\$35,811	\$36,422	\$37,753	\$38,265	\$38,145	\$39,530	10%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

A more in depth look at the income distribution for the year 2014 shows that of total households, 61% in Botetourt and 59% in Roanoke County had an income above \$50,000, while the next closest peer was Salem City at 51%. Roanoke City's income distribution is the inverse, with 60% of households having made less than \$50,000 in 2014.

Table 8. Income Distribution, Peer Comparison, 2014

Income Bracket	Botetourt County	Craig County	Franklin County	Roanoke County	Roanoke City	Salem City
Below \$10,000	488	103	1,631	1,654	4,491	590
\$10,000 to \$29,999	2,080	647	5,954	6,459	12,123	2,228
\$30,000 to \$49,999	2,386	387	4,968	7,417	8,716	2,078
\$50,000 to \$74,999	2,420	368	4,499	7,547	8,448	2,197
\$75,000 to \$99,999	2,319	242	2,763	5,896	4,123	1,003
\$100,000 to 124,999	1,267	201	1,230	3,707	1,623	640
\$125,000 and above	1,907	203	2,203	5,517	3,025	1,217
Total	12,867	2,151	23,248	38,197	42,549	9,953

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

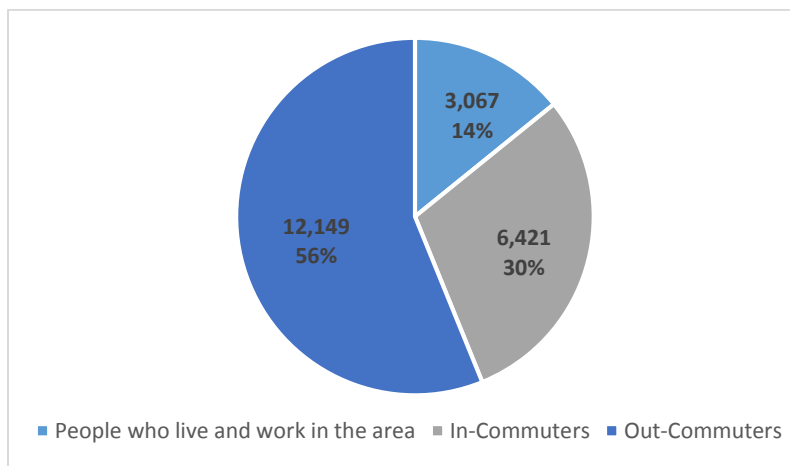
Workforce Characteristics

This section of the chapter looks at workforce characteristics such as commuting destinations, employment statistics, and types of jobs which may be available in the county.

Commuter Profile

According to data, Botetourt County is a commuter community, with 6,421 people commuting from other localities to work in the county and 12,149 residents commuting out. This equates to 56% of the workforce commuting outside of the county daily. Compared to other areas, Botetourt residents commute to work overwhelmingly by car, with 96% percent of workers commuting by motor vehicle, either alone or via carpooling (ACS 2014). This means Botetourt's workforce is highly mobile and car-dependent. Figure 5 shows the proportion of persons who commute out of the community for work versus the persons who commute in. The smallest proportion of Figure 5 shows people who both live and work in the county (14%).

Figure 8. Botetourt County Commuting Patterns, 2012



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2012

The top places where residents commute to are Roanoke City, Roanoke County, and Salem. This is expected as Roanoke City is the largest metropolitan center in the area. Botetourt's southern half is included in the city's metropolitan planning boundary because of its relationship to the city as a commuter community. Likewise, the two leading source localities for workers coming in to the county are from Roanoke County and City. This could be due to a variety of factors, of which could be more affordable housing options in these localities.

Table 9. Top 10 Places Workers Are Commuting To

Area	Workers
Roanoke City	4,393
Roanoke County	2,305
Salem City	1,252
Montgomery County	376
Lynchburg City	210
Henrico County	197
Alleghany County	193
Bedford County	160
Richmond City	158
Fairfax County	157

Table 10. Top 10 Places Workers Are Commuting From

Area	Workers
Roanoke County	1,344
Roanoke City	1,186
Bedford County	557
Franklin County	285
Salem City	279
Montgomery County	194
Alleghany County	183
Rockbridge County	131
Pulaski County	107
Augusta County	104

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2012.

Employment

Botetourt County is characterized by low unemployment. Table 11 compares the unemployed population and corresponding unemployment rates for Botetourt’s peer counties as well as the broader Roanoke MSA as well.

Table 11. Labor Force, Region and Peer Counties

Area	Labor Force	Employed	Unemployed	Unemployment Rate
Botetourt County	17,410	16,795	615	3.7%
Roanoke County	49,170	47,410	1,760	3.7%
Salem City	12,915	12,403	512	4.1%
Franklin County	26,733	25,595	1,138	4.4%
Craig County	2,387	2,282	105	4.6%
Roanoke City	49,025	46,843	2,182	4.7%
Roanoke MSA	157,640	151,328	6,312	4.2%

Source: Virginia Employment Commission, Local Area Unemployment Statistics, March 2016.

Unemployment rates in the county show a notable increase in 2009, which is similar in both the state and nation due to the economic crisis. This number has decreased gradually since 2010. The unemployment rate in 2015 is only one percent higher than that in 2008. This indicates that employment markets have somewhat stabilized in the region.

Table 12. Unemployment Rates - Trends

	Botetourt County	Virginia	United States
2003	3.6%	4.1%	6.0%
2004	3.3%	3.7%	5.5%
2005	3.0%	3.5%	5.1%
2006	2.6%	3.0%	4.6%
2007	2.7%	3.1%	4.6%
2008	3.3%	4.0%	5.8%
2009	6.5%	7.0%	9.3%
2010	6.7%	7.1%	9.6%
2011	6.1%	6.4%	8.9%
2012	5.6%	5.9%	8.1%
2013	5.2%	5.5%	7.4%
2014	4.8%	5.2%	6.2%
2015	4.3%	3.9%	5.3%

Source: Virginia Employment Commission, Local Area Unemployment Statistics

Botetourt County's employers are made up primarily of small businesses employing between 0 and 9 employees. Recent economic development announcements in the Botetourt Center at Greenfield, a research and manufacturing park developed by the county to encourage economic growth as well as the Virginia Community College System Shared Service Center, may provide future growth in the establishments with 250 to 999 employees. Botetourt currently has no businesses that employ over 1000 people.

Table 13. Employers by Size of Establishment

	Botetourt	Virginia
0 to 4 employees	526	157,588
5 to 9 employees	130	38,062
10 to 19 employees	98	28,119
20 to 49 employees	44	20,310
50 to 99 employees	16	7,036
100 to 249 employees	13	3,721
250 to 499 employees	***	1,030
500 to 999 employees	***	370
1,000 and over employees	0	236
TOTALS	832	256,472

Source: Virginia Employment Commission, Quarterly Census of Unemployment and Wages, 1st Quarter 2016

Note: Asterisks (***) indicate non-disclosable area

When looking at where people are employed, however, the numbers are somewhat inverted. The category with the most individuals employed is 100-249 employees.

Table 14. Employment by Size of Establishment

	Botetourt	Virginia
0 to 4 employees	808	226,110
5 to 9 employees	858	252,887
10 to 19 employees	1,326	381,783
20 to 49 employees	1,356	615,099
50 to 99 employees	1,100	480,746
100 to 249 employees	2,113	554,968
250 to 499 employees	***	354,440
500 to 999 employees	***	252,921
1,000 and over employees	0	605,266
TOTALS	10,575	3,724,220

Source: Virginia Employment Commission, Quarterly Census of Unemployment and Wages, 1st Quarter 2016 Note: Asterisks (***) indicate non-disclosable area

According to Tables 15, the top occupations in the county include Office and Administrative Support Occupations, Sales and Related Occupations, and Food Preparation and Service Related Occupations, in that order. Sales and food service jobs are often not particularly high paying positions. Additional top occupations which are more competitive in terms of pay include Healthcare Practitioners and Technical Occupations, Production Occupations, and Transportation and Material Moving Occupations. Many of the jobs found in these areas are more traditional middle class jobs. Together, these six occupations make up 58% of all occupations based on 2012 estimates. Jobs in food service and sales make up 19% of estimated employment, nearly one-fifth across all occupations.

Table 16 shows specific occupations which are considered Growth Occupations. The highest percent change between 2012 employment levels and 2022 employment levels is 63% growth in the number of Personal Care Aides which are projected to be employed in the county. This is likely related to the continued aging of the current population. The Average Annual Salary for this occupation is only \$19,348, much lower than the median household income for the county overall. Growth in other occupations, however, should counterbalance this. The majority of other occupations reported have average salaries of over \$40,000 a year. Veterinarians and Software Developers, the third and fourth fastest growing industries, have salaries of \$128,582 and \$94,470 respectively, significantly higher than the median household income for the county.

Table 15. Long-term Occupation Employment and Projections

Occupation	Employment			Openings		
	2012 (est.)	2022	% Change	Replac- ement	Growth	Total
Total, All Occupations	164,595	181,061	10%	3,899	1,773	5,672
Management	6,908	7,526	9%	140	64	204
Business and Financial Operations	7,141	7,924	11%	148	80	228
Computer and Mathematics	3,668	4,410	20%	60	75	135
Architecture and Engineering	2,027	2,196	8%	50	20	70
Life, Physical, Social Sciences	664	749	13%	20	8	28
Community and Social Service	2,974	3,630	22%	67	66	133
Legal Occupations	907	1,048	16%	15	14	29
Education, Training, Library	8,194	9,438	15%	176	124	300
Arts, Design, Entertainment, Sports, Media	2,218	2,397	8%	53	22	75
Healthcare Practitioners and Technical	12,008	13,550	13%	249	155	404
Healthcare Support	4,894	5,721	17%	94	84	178
Protective Service	3,834	4,471	17%	105	65	170
Food Preparation and Service Related	13,929	14,334	3%	558	59	617
Building, Grounds Cleaning, Maintenance	4,674	5,211	11%	95	54	149
Personal Care and Service	5,656	7,258	28%	108	161	269
Sales and Related Occupations	16,898	18,151	7%	501	126	627
Office and Administrative Support	27,151	28,767	6%	610	196	806
Farming, Fishing, Forestry	177	184	4%	4	2	6
Construction and Extraction	7,853	9,416	20%	128	156	284
Installation, Maintenance, Repair	7,591	8,500	12%	179	93	272
Production	12,642	12,701	0.5%	252	58	310
Transportation and Material Moving	12,587	13,479	7%	289	90	379

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022

Table 16. Growth Occupations - Botetourt County

Occupation	Employment			Average Annual Openings			Avg. Annual Salary
	2012	2022	% Change	Replacement	Growth	Total	
Personal Care Aides	1,556	2,530	63%	11	97	108	\$19,348
Audiologists	***	***	***	***	***	***	\$69,478
Phlebotomists	***	***	***	***	***	***	\$31,410
Medical and Clinical Laboratory Technicians	354	524	48%	9	17	26	\$43,486
Veterinarians	92	134	46%	3	4	7	\$128,582
Software Developers, Systems Software	493	718	46%	6	22	28	\$94,470
Physical Therapist Assistants	101	147	46%	2	5	7	\$58,546
Emergency Medical Technicians, Paramedics	244	351	44%	7	11	18	N/A
Personal Financial Advisors	151	211	40%	2	6	8	\$129,218
Rehabilitation Counselors	310	431	39%	7	12	19	\$51,754
Veterinary Assistants, Lab Animal Caretakers	200	278	39%	4	8	12	\$20,000
Physical Therapists	301	407	35%	7	11	18	\$105,377
Helpers—Electricians	145	195	34%	2	5	7	\$25,888
Brickmasons and Blockmasons	123	164	33%	1	4	5	\$40,184
Nonfarm Animal Caretakers	***	***	***	***	***	***	\$19,158
Fence Erectors	***	***	***	***	***	***	N/A
Multimedia Artists and Animators	***	***	***	***	***	***	N/A
Mental Health Counselors	457	588	29%	10	13	23	\$49,540
Healthcare Support Workers, All Other	***	***	***	***	***	***	N/A
Software Developers, Applications	740	950	28%	10	21	31	\$77,342

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022. Note: Asterisks (***) indicate non-disclosable data

In contrast, Table 17 shows occupations that are in decline in the county. These include two categories of postal workers, likely a result of the rollback of the United States Postal Service in the area, which included the closing of a major sorting center in Roanoke City.

Table 17. Declining Occupations - Botetourt County

Occupation	Employment			Average Annual Openings		
	2012	2022	% Change	Replacements	Growth	Total
Postal Service Mail Sorters, Processors, and Processing Machine Operators	243	188	-23%	2	0	2
Sewing Machine Operators	177	138	-22%	1	0	1
Textile Knitting and Weaving Machine Setters, Operators, and Tenders	***	***	***	***	***	***
Postal Service Mail Carriers	315	251	-20%	11	0	11
Data Entry Keyers	414	332	-20%	5	0	5
Coil Winders, Tapers, and Finishers	***	***	***	***	***	***
Computer Operators	116	95	-18%	1	0	1
Switchboard Operators, Including Answering Service	127	106	-17%	2	0	2
Electrical and Electronic Equipment Assemblers	472	399	-15%	6	0	6
Packaging and Filling Machine Operators and Tenders	303	263	-13%	7	0	7
Prepress Technicians and Workers	101	88	-13%	3	0	3
Electrical and Electronics Engineering Technicians	101	90	-11%	2	0	2
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	850	764	-10%	52	0	52
Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	240	221	-8%	2	0	2
Cooks, Fast Food	***	***	***	***	***	***
Cabinetmakers and Bench Carpenters	187	174	-7%	2	0	2
File Clerks	165	154	-7%	4	0	4
Writers and Authors	187	175	-6%	4	0	4
Tire Builders	***	***	***	***	***	***
Merchandise Displayers and Window Trimmers	263	249	-5%	7	0	7

Source: Virginia Employment Commission, Long-Term Industry and Occupational Projections, 2012-2022. Note: Asterisks (***) indicate non-disclosable data

Table 18 looks at the age of the Botetourt County workforce. Overall, the majority of workers in Botetourt County are between 25 and 64, with the highest proportion of workers being between 45 and 54. The proportion of workers from a given age group changes by industry. Notably, the food service industry contains the largest number of workers between 14 and 21, followed by retail.

Table 18. Age of Work Force by Industry

Industry	14-18	19-21	22-24	25-34	35-44	45-54	55-64	65+
Total, all industries	215	424	536	1,813	2,082	2,418	1,809	541
Agriculture, Forestry, Fishing and Hunting		4		27	22	14	22	7
Mining, Quarrying, and Oil and Gas Extraction								
Utilities								
Construction	5	29	51	193	219	284	178	43
Manufacturing		29	68	307	448	546	341	58
Wholesale Trade	3	35	59	213	226	232	173	53
Retail Trade	48	77	72	172	131	155	138	54
Transportation and Warehousing		18	18	76	113	133	139	32
Information		5	20	56	59	45	24	6
Finance and Insurance		3	8	39	52	63	63	12
Real Estate and Rental and Leasing				15	5	14	17	4
Professional, Scientific, and Technical Services	5		11	33	52	63	55	13
Management of Companies and Enterprises			6	22	32	48	37	12
Administrative and Support and Waste Management	9	33	43	157	151	168	93	40
Educational Services	7	9	24	120	191	246	213	66
Health Care and Social Assistance	32	36	36	131	171	162	139	46
Arts, Entertainment, and Recreation		4	5	8	7	8	11	6
Accommodation and Food Services	95	126	95	162	120	109	62	35
Other Services (except Public Administration)	3	10	4	31	26	50	46	26
Public Administration			12	50	50	67	51	26

Source: U.S. Census Bureau, Local Employment Dynamics (LED) Program, 1st Quarter 2014, all ownerships

Table 19 shows long-term employment projections by industry, with the highest percent change being seen in Professional, Scientific, and Technical Services, followed by Construction jobs.

Table 19. Long-term Industry Employment and Projections

Industry	Employment			Percent	
	2012	2022	Change	Total	Annual
Total, all industries	164,595	181,061	16,466	10%	1%
Agriculture, Forestry, Fishing and Hunting	134	145	11	8%	0.8%
Mining, Quarrying, and Oil and Gas Extraction	153	152	-1	-0.7%	-0.1%
Utilities	314	274	-40	-13%	-1%
Construction	7,825	9,822	1,997	26%	2%
Manufacturing	16,614	16,059	-555	-3%	-0.3%
Wholesale Trade	6,991	7,600	609	9%	0.8%
Retail Trade	19,161	20,671	1,510	8%	0.8%
Transportation and Warehousing	6,881	7,456	575	8%	0.8%
Information	1,931	1,845	-86	-4%	-0.5%
Finance and Insurance	6,118	6,761	643	11%	1%
Real Estate and Rental and Leasing	1,716	1,910	194	11%	1%
Professional, Scientific, and Technical Services	7,316	9,430	2,114	29%	3%
Management of Companies and Enterprises	4,707	4,224	-483	-10%	-1%
Administrative and Support and Waste Management	8,178	9,479	1,301	16%	1%
Educational Services	11,791	13,456	1,665	14%	1%
Health Care and Social Assistance	23,122	27,814	4,692	20%	2%
Arts, Entertainment, and Recreation	1,437	1,643	206	14%	1%
Accommodation and Food Services	12,608	12,716	108	0.9%	0.1%
Other Services (except Public Administration)	5,211	6,080	869	17%	2%

Source: Virginia Employment Commission, Long Term Industry Occupational Projections, 2012-2022

Housing

This section characterizes housing units, value, homeownership, and other information to better understand the current housing situation in the county.

Housing Stock

Census estimates of housing units are shown in Table 20. New housing units in the county increased rapidly during the 80s, 90s and early 2000s. It is important to note that the American Community Survey produced *estimates* of total housing units for the years 2011-2015. Although the margin of error is relatively low for these years, it is advised to only draw broad conclusions over this time period. The data suggests that the housing construction market has been slow to rebound after the economic crisis of 2008. Future reiterations of this section will reveal more concrete trends and conclusions.

Table 20. Total Housing Units - Botetourt County

Year	Units	Change
1960*	5,215	
1970*	6,180	19%
1980*	8,710	41%
1990*	9,785	12%
2000*	12,571	28%
2010*	14,562	16%
2011	14,494	-0.5%
2012	14,555	0.4%
2013	14,588	0.2%
2014	14,628	0.3%
2015	14,749	1%

Source: *U.S. Bureau of the Census; American Community Survey, 2010-2014 5-Year Estimates; American Community Survey July 2015 estimates

Table 21 shows the year that a particular residence was built. It is interesting to note that, according to the Census, the majority of housing stock in the county was built between 1970 and 2009. This corresponds with the general shape of the population curve shown in Figure 1. Therefore, a correlation may exist between the decrease in new housing structures and the decrease in new residents in the county. This correlation is likely the result of several external factors, including decreased economic activity which would draw in new workers and residents. Likewise, Roanoke county shows a similar distribution in the year built, while the broader Roanoke MSA demonstrates more stable housing growth over time.

Table 21. Year Structure Was Built, Peer Comparison

Year Built	Botetourt County	% Total	Roanoke County	% Total	Roanoke MSA	% Total
Built 2010 or later	95	1%	221	1%	790	1%
Built 2000 to 2009	2,629	18%	4,610	11%	17,545	12%
Built 1990 to 1999	2,898	20%	5,673	14%	18,940	13%
Built 1980 to 1989	2,054	14%	6,200	15%	18,523	13%
Built 1970 to 1979	2,598	18%	10,123	25%	26,250	18%
Built 1960 to 1969	1,075	7%	6,451	16%	18,432	13%
Built 1950 to 1959	1,003	7%	4,210	10%	18,112	12%
Built 1940 to 1949	425	3%	1,218	3%	8,753	6%
Built 1939 or earlier	1,851	13%	1,613	4%	18,034	12%
Total Housing Units	14,628	100%	40,319	100%	145,379	100%

Source: 2010-2014 American Community Survey 5-Year Estimates

Housing stock in Botetourt is predominantly single-family, detached housing units (Table 22).

Table 22. Housing Units per Structure

	Botetourt County	% Total	Roanoke County	% Total	Roanoke MSA	% Total
1-Unit, detached	12,489	85%	30,662	76%	104,328	72%
1-Unit, Attached	289	2%	1,968	5%	4,627	3%
2 Units	130	1%	634	2%	4,575	3%
3 or 4 Units	76	1%	470	1%	3,789	3%
5 to 9 Units	122	1%	1,310	3%	5,271	4%
10 to 19 Units	23	0%	2,886	7%	8,645	6%
20 or More Units	189	1%	1,374	3%	5,227	4%
Mobile Home	1,300	9%	991	2%	8,860	6%
Boat, RV, Van, etc.	10	0%	24	0%	57	0%
Total Housing Units	14,628	100%	40,319	100%	145,379	100%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

As can be seen in Table 23, these units often contain multiple rooms, with 21% of all homes in Botetourt County having nine rooms or more. Table 24 shows that most of the houses in the county have three or more bedrooms. Table 25 shows that close to 100% of households in Botetourt County have sufficient rooms to allow for one occupant or less per room.

Table 23. Number of Rooms

Botetourt County	Estimate	Percent
Total Housing Units	14,628	100%
1 Room	228	2%
2 Rooms	128	1%
3 Rooms	418	3%
4 Rooms	1,253	9%
5 Rooms	2,352	16%
6 Rooms	2,615	18%
7 Rooms	2,616	18%
8 Rooms	1,998	14%
9 Rooms or More	3,020	21%
Median Rooms	6.6	-----

Source: U.S. Bureau of the Census,
2010-2014 American Community Survey 5-Year Estimates

Table 24. Number of Bedrooms

Botetourt County	Estimate	Percent
Total Housing Units	14,628	100%
No Bedroom	237	3%
1 Bedroom	493	3%
2 Bedrooms	2,434	17%
3 Bedrooms	7,031	48%
4 Bedrooms	3,549	24%
5 or More Bedrooms	884	6%

Source: U.S. Bureau of the Census,
2010-2014 American Community Survey 5-Year Estimates

Table 25. Occupants per Room

Botetourt County	Estimate	Percent
Occupied Housing Units	12,867	100%
1.00 or Less	12,699	98.7%
1.01 to 1.50	57	0.4%
1.51 or More	111	0.9%

Source: U.S. Bureau of the Census,
2010-2014 American Community Survey 5-Year Estimates

Housing in Botetourt largely relies on a centralized electrical system to provide heat. However, there is still a significant portion of the housing stock which uses utility gas, at 19%. Many houses also use fuel sources that must be delivered to tanks on site by truck or other vehicle, such as bottled gas or fuel oil, equating to 17% of all housing stock. Lastly, 7% of houses are heated solely by wood in Botetourt County. This is a high percentage, though perhaps not atypical in rural areas of Southwest Virginia.

Table 26. Type of Heating Fuel

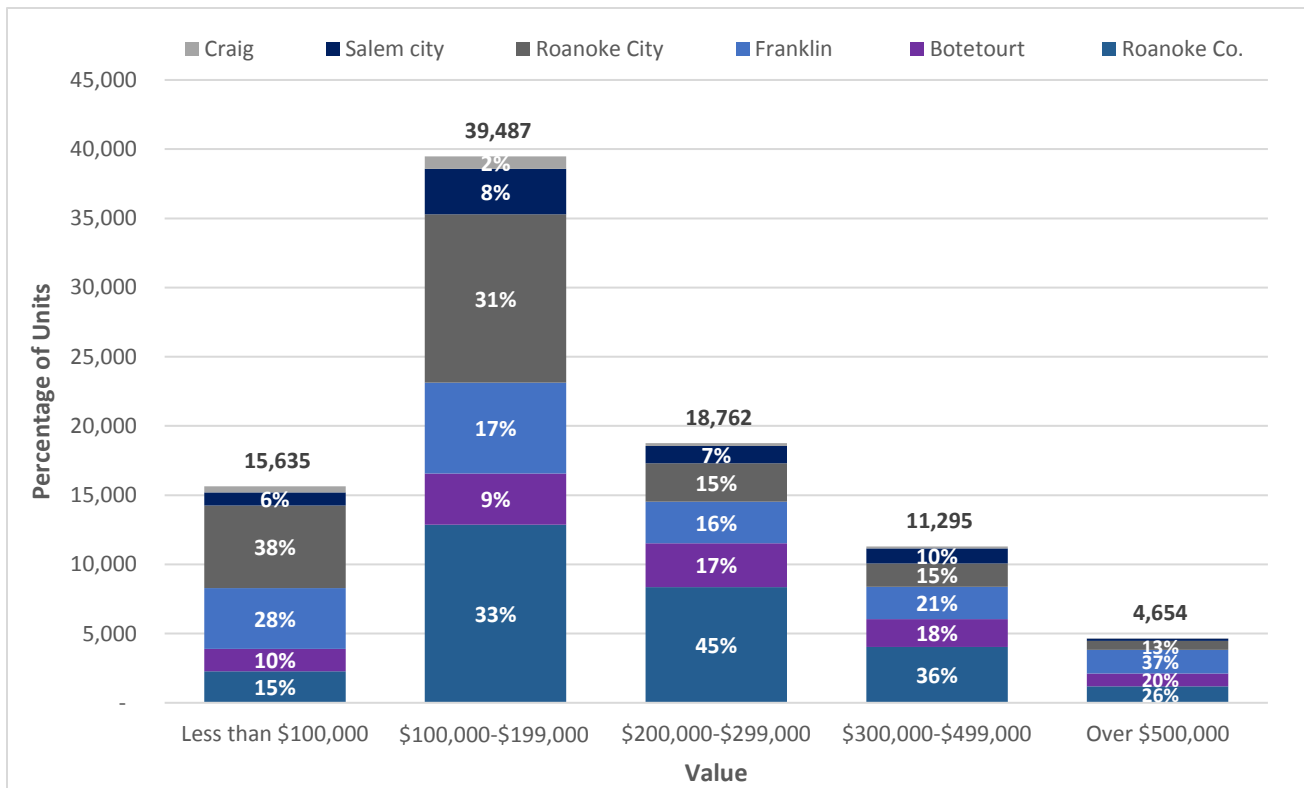
Botetourt County	Estimate	Percent
Total Housing Units	12,867	100%
Utility Gas	2,441	19%
Bottled, Tank or LP Gas	1,049	8%
Electricity	7,244	56%
Fuel Oil, Kerosene, etc.	1,174	9%
Coal or Coke	0	0.0%
Wood	935	7%
Solar Energy	5	0.0%
Other Fuel	19	0.1%
No Fuel Used	0	0.0%

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Housing Value

Figure 9 shows the values of owner-occupied housing units in Botetourt and its peer localities. Botetourt County has a relatively high housing value, with 28% of homes being priced between \$200,000 and \$299,999, and an additional 18% being priced between \$300,000 and \$499,999. This means that roughly half of the owner-occupied housing units in Botetourt are valued at over \$200,000. In contrast, only 39% of the housing units in the broader MSA are valued so highly. Despite high home values, housing occupancy in the county is fairly average, with a homeowner vacancy rate of only 2%. This indicates a sustained demand for more expensive housing stock.

Figure 9. Occupied Housing Units and their Values, Peer Comparison



Source: U.S. Bureau of the Census, American Community Survey 2010-2014 5-Year Estimates

Table 27 shows how many of the owner-occupied housing units in the county are estimated to have a mortgage, and how many do not have a mortgage currently. The number of housing units with a mortgage mirrors that of the Roanoke MSA.

Table 27. Mortgage Information, Owner-Occupied Housing Units

Mortgage Status	Botetourt County		Roanoke MSA	
	Estimate	% Total	Estimate	% Total
Owner-occupied units	11,366		89,833	
Housing units with a mortgage	7,243	64%	57,258	64%
Housing units without a mortgage	4,123	36%	32,575	36%

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Rental Units and Rates

Rental units are important accommodations for people who want to work in Botetourt but may not have enough money to take out a mortgage or purchase a house. Renting is also a common choice for people who are taking jobs in a community but do not intend to remain in that area for longer than 5 years. Currently, there is a relatively limited rental market in Botetourt County.

In Botetourt County, approximately 88% of occupied housing units are owner occupied and 12% are renter occupied, which is significantly lower than the communities selected for peer comparison. The number of rental units in surrounding localities are higher, with the closest peer comparison being Craig County with an estimated 19% of housing stock classified as renter-occupied. More broadly, rentals comprise 26% of the of the housing stock in the Roanoke MSA.

Table 28. Housing Tenure and Characteristics, Peer Comparison

Housing Units	Botetourt County		Craig County		Franklin County		Roanoke County		Roanoke City		Salem City	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Total	14,628	--	2,868	--	29,386	--	40,319	--	47,330	--	10,848	--
Occupied	12,867	88%	2,151	75%	23,248	79%	38,197	95%	42,549	90%	9,953	92%
Owner-occupied	11,366	88%	1,733	81%	18,072	78%	28,749	75%	23,204	55%	6,709	67%
Renter-occupied	1,501	12%	418	19%	5,176	22%	9,448	25%	19,345	46%	3,244	33%
Vacant	1,761	12%	717	25%	6,138	21%	2,122	5%	4,781	10%	895	8%

Source: American Community Survey, 2010-2014 5-Year Estimates; U.S. Bureau of the Census, July 1, 2015 Population Estimates.

An estimated 90% of rental units in the county cost over \$500 a month, while 59% cost over \$750 per month. Assuming that a renter should pay no more than 30% of their monthly income on rent in order to remain financially stable, this means that roughly 41-70% of rental properties in Botetourt are priced at rates which would be affordable to people making \$3,000 per month, or a minimum of \$36,000 a year.

This is a decent middle class wage, but many employees in the county like those occupations listed in Table 16 are projected to make less than this.

Table 29. Gross Rental Rates, Botetourt County

Botetourt County	Estimate	Percent
Occupied Units Paying Rent	1,263	100%
Less than \$200	0	0.0%
\$200 to \$299	0	0.0%
\$300 to \$499	158	12.5%
\$500 to \$749	361	28.6%
\$750 to \$999	364	28.8%
\$1,000 to \$1,499	333	26.4%
\$1,500 or More	47	3.7%
Median (Dollars)	881	N/A
No Rent Paid	238	N/A

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Median rent in Botetourt County is \$881 per month, which would require that the renter make \$2,936 per month, or \$35,232 annually, to keep this expense at 30% of their income. Compared to the broader Roanoke MSA, Botetourt County has the highest rent. However, median rent appears competitive with that of Roanoke County and Salem City.

Table 30. Median Rent, Peer County Comparison

Municipality	Median Rent	Margin of Error
Botetourt County	\$881	+/-123
Roanoke County	\$857	+/-23
Salem City	\$833	+/-24
Roanoke City	\$719	+/-14
Franklin County	\$ 668	+/-45
Craig County	\$550	+/-112
Roanoke MSA	\$751	N/A

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Table 31 shows gross rent in the county as a percentage of income. It indicates that 64% of people renting in Botetourt County are paying less than 30% of their monthly income in rent. This leaves 36% of the county paying an amount greater than 30% of their monthly income. In comparison with the broader MSA, Botetourt appears to be on par with average distribution of percent income dedicated to rent. Peer comparison reveals a similar rent as a percentage of income to that of Roanoke County. Craig County is particularly notable, as 84% of residents dedicate less than 30% of their income to rent, this could be attributed to Craig County having the lowest median rent (\$550) in the Roanoke MSA.

Table 31. Rent as a Percentage of Income, Peer Comparison, 2014

Percent Income	Botetourt County	Craig County	Franklin County	Roanoke County	Roanoke City	Salem City	Roanoke MSA
Less than 30%	64%	84%	50%	60%	51%	51%	60%
30.0 to 34.9%	6%	0%	11%	9%	8%	5%	7%
35.0% or more	30%	16%	39%	32%	41%	44%	33%

Source: American Community Survey 2010-2014 5-Year Estimates

Homeowner Information

The majority of households in the county are married couple households, of which 35% contain children less than 18 years of age.

Table 32. Households and Families - Botetourt County

Subject	Married-couple	Male HH, no wife present	Female HH, no husband present	Nonfamily household	Total
Total Households	8,637	373	1,031	2,826	12,867
Average HH Size	2.94	2.87	2.86	1.19	2.55
Families					
Total Families	8,637	373	1,031	N/A	10,041
Average Family Size	2.94	2.71	2.72	N/A	2.91
Age of Own Children					
HH with Own Children Under 18	2,791	113	419	N/A	3,323
Under 6 Years	23%	8%	8%	N/A	21%
0 to 17 Years	15%	21%	19%	N/A	16%
6 to 17 Years	62%	71%	73%	N/A	63%
Selected by Household Type					
HH with 1 or more people under 18	35%	41%	60%	1%	30%
HH with 1 or more people older than 60	40%	43%	43%	55%	43%
Householder living alone	N/A	N/A	N/A	85%	19%
65 Years and over	N/A	N/A	N/A	40%	9%
Unmarried Partner Households					
Same Sex	N/A	N/A	N/A	N/A	0.4%
Opposite Sex	N/A	N/A	N/A	N/A	3%
Units in Structure					
1-Unit Structures	93%	69%	78%	84%	89%
2-or-More-Unit-Structures	1%	3%	8%	7%	3%
Mobile Homes and All Other Types of Units	6%	28%	14%	9%	8%
Housing Tenure					
Owner-Occupied Housing Units	93%	81%	86%	76%	88%
Renter-Occupied Housing Units	7%	19%	14%	24%	12%

Source, U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Note: HH=Household

Table 33 shows that most homeowners in Botetourt County maintain fairly long residencies, with only 12% having moved to their current dwelling unit during or after 2010. This could be an indicator of quality of life satisfaction or area job stability among other factors.

Table 33. Year Householder Moved into Housing Unit

Botetourt County	Estimate	Percent
Occupied Housing Units	12,867	100%
Moved in 2010 or Later	1,582	12%
Moved in 2000 to 2009	5,276	41%
Moved in 1990 to 1999	2,855	22%
Moved in 1980 to 1989	1,343	10%
Moved in 1970 to 1979	1,023	8%
Moved in 1969 or Earlier	788	6%

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

Agricultural Activity

Botetourt County has traditionally been a rural community heavily reliant on agriculture. Population growth, coupled with development and economic diversification have shifted industry. Consequently, the farming sector of the county has declined over time in absolute and relative size. Table 34 shows the changes in the characteristics of agriculture in Botetourt from 1982 to 2012. These statistics were obtained from the Census of Agriculture. In general, the data shows a diminishing role for agriculture as a part of the Botetourt County economy.

The number of farms decreased by 14% between the years of 1982 and 1997 and began to rebound in the early 2000s. Data for 2012, suggest a return to a trending decline. The extent to which the economic downturn of 2008 played a role in this decline cannot be extrapolated from this data. While the number of farms has decreased, the total acreage devoted to farming has recently increased (2007-2012) but shows an overall decline of 8% over the last decade. The average value of farms continues to rise, increasing 75% between 1997-2007 and a more modest 35% between 2002-2012. This reflects the overall trend of increasing land values throughout the County.

In 2015, the county developed the Botetourt County Agricultural Development Strategic Plan, a roadmap for local agriculture that contains strategic goals, objectives and initiatives to promote and expand local agriculture. The plan also explains in further detail the consumer and production trends impacting County Agriculture.

Table 34. Agricultural Statistics

	1982	1987	1992	1997	2002	2007	2012	%Δ 2002- 2012
Number of Farms	586	532	512	505	610	638	584	-4%
Land in Farms (acres)	97,835	97,523	96,833	90,502	97,091	87,913	89,316	-8%
Average Farm Size (acres)	167	183	189	179	159	138	153	-4%
Estimated market value of land and buildings:								
Average per farm (dollars)	\$179,118	\$202,592	\$259,284	\$332,893	\$496,590	\$584,921	\$668,360	35%
Average per acre (dollars)	\$1,007	\$1,070	\$1,459	\$1,870	\$2,732	\$4,245	\$4,370	60%
Total Cropland (acres)	46,236	40,465	41,373	40,662	44,393	27,662	26,190	-41%
Harvested Cropland (acres)	19,193	19,397	18,689	20,023	23,458	21,005	22,007	-6%
Market value of agricultural products sold (\$1000)	\$10,580	\$11,934	\$12,549	\$10,773	\$9,982	\$13,548	\$18,704	87%
Average per farm (dollars)	\$17,983	\$22,432	\$25,410	\$21,253	\$16,365	\$21,234	\$32,028	96%
Crops, including nursery and greenhouse crops (\$1000)	\$2,011	\$2,086	\$2,138	\$1,772	\$1,850	\$2,488	\$6,063	228%
Livestock, poultry, and their products (\$1000)	\$8,527	\$9,848	\$10,411	\$8,961	\$8,133	\$11,059	\$12,641	55%

Source: Census of Agriculture 1982, 1987, 1997, 2002, 2007, 2012

Planning for Growth and Change

Change is usually inevitable, but not entirely unpredictable. As the children of the baby boom generation age and graduate from the County school system, they often leave the County to pursue higher education, job opportunities, or a greater diversity of housing options. Those same boomer children may gravitate back to the area with young families in later years. Seniors are increasingly choosing to “age in place” rather than migrate away from familiar communities for their retirement years. To remain attractive, competitive and stable, the County needs to anticipate changes that will affect the future and anticipate local, regional and national trends that will influence future land use patterns and drive public facility and utility needs. The comprehensive plan is designed to respond to the driving forces that will affect the County's future through policies that will maintain the county's quality of life and economic vitality.