

AGE DISTRIBUTION (U. S. CENSUS 2000)								
Age	Damascus		Manchester		Oregon		%	
	#	%	#	%	#	%	Wayne Co	PA
< 5	201	5.5%	50	5.6%	47	6.3%	5.6%	5.9%
5-9	232	6.3%	59	6.6%	56	7.5%	6.7%	6.7%
10-14	314	8.6%	66	7.4%	63	8.5%	7.2%	7.0%
15-19	251	6.9%	78	8.8%	45	6.0%	6.5%	6.9%
20-24	139	3.8%	44	5.0%	22	3.0%	4.1%	6.1%
25-34	339	9.3%	79	8.9%	74	9.9%	11.0%	12.7%
35-44	540	14.7%	141	15.9%	147	19.7%	15.9%	15.9%
45-54	564	15.4%	121	13.6%	89	11.9%	14.4%	13.9%
55-59	234	6.4%	50	5.6%	41	5.5%	5.9%	5.0%
60-64	212	5.8%	38	4.3%	29	3.9%	5.2%	4.2%
65-74	349	9.5%	106	11.9%	88	11.8%	9.5%	7.9%
75-84	227	6.2%	42	4.7%	35	4.7%	5.9%	5.8%
85+	60	1.6%	14	1.6%	9	1.2%	2.1%	1.9%
Total	3,662	100.0%	888	100.0%	745	100.0%	100.0%	100.0%
Male	1,827	49.9%	465	52.4%	367	49.3%	50.2%	48.3%
Female	1,835	50.1%	423	47.6%	378	50.7%	49.8%	51.7%
Median age	41.8	--	40.2	--	39.2	--	40.8	38.0
18 and over	2,728	74.5%	660	74.3%	545	73.2%	76.0%	76.2%
Male	1,323	36.1%	350	39.4%	268	36.0%	37.7%	36.1%
Female	1,405	38.4%	310	34.9%	277	37.2%	38.3%	40.1%
21 and over	2,632	71.9%	625	70.4%	527	70.7%	73.1%	72.0%
62 and over	754	20.6%	184	20.7%	145	19.5%	20.7%	18.1%
65 and over	636	17.4%	162	18.2%	132	17.7%	17.5%	15.6%
Male	301	8.2%	89	10.0%	61	8.2%	7.7%	6.2%
Female	335	9.1%	73	8.2%	71	9.5%	9.8%	9.4%

AGE COHORTS COMPARISON (U.S. CENSUS)								
1990								
Age	Damascus		Manchester		Oregon		%	
	#	%	#	%	#	%	Wayne Co	PA
< 18	839	27.2%	195	29.4%	167	27.6%	25.2%	23.8%
18-64	1,735	56.3%	367	55.4%	359	59.2%	57.9%	60.6%
65+	507	16.5%	101	15.2%	80	13.2%	16.9%	15.6%
2000								
Age	Damascus		Manchester		Oregon		%	
	#	%	#	%	#	%	Wayne Co	PA
< 18	934	25.5%	228	25.7%	200	26.8%	24.0%	23.5%
18-64	2,092	57.1%	498	56.1%	413	55.4%	58.5%	61.1%
65+	636	17.4%	162	18.2%	132	17.7%	17.5%	15.4%

SEASONAL, PERMANENT AND PEAK POPULATION (U.S. CENSUS)							
	1990	2000					
	# 2nd homes	Total Housing Units	% 2nd homes	# 2nd homes	Permanent population	Estimated peak 2nd Home population	Estimated peak population. (2nd+perm)
Damascus Twp	713	2,248	29.8%	671	3,662	2,013	5,675
Manchester Twp	819	754	49.5%	373	888	1,119	2,007
Oregon Twp	55	354	16.7%	59	745	177	922
Total	1,587	3,356	32.9%	1,103	5,295	3,309	8,604
Paupack Twp	2,063	3,398	62.6%	2,126	2,959	6,378	9,337
Wayne County	11,938	30,593	35.5%	10,855	47,722	32,565	80,287

The *Age Distribution Table* includes age data for the three Townships, the County and State; the *Age Groups - Year 2000 Figure* provides an illustration; and the *Age Cohorts Comparison Table* reports the changes between 1990 and 2000. Several differences between Planning Area age group proportions and State proportions are worthy of note. The proportion of young adults (25-34) in the Planning Area as a whole is somewhat lower than the Commonwealth, perhaps reflecting a dearth of job opportunities in the area for recent college graduates. The proportion of 35-44 year olds is considerable higher in Oregon Township but not the Planning Area as a whole. In all three Planning Area Townships, the proportion of recently retired individuals is higher than the State, particularly in Manchester and Oregon Townships. The *Age Cohorts Comparison Table* shows that the proportion of seniors in the Planning Area increased between 1990 and 2000, and there is no reason to doubt that this trend will continue as more retirees settle in the Township and young adults move on in search of employment.

It is also important to remember that as the proportions change, the actual numbers of individuals in each age group are increasing, which translates into demand for facilities and services. In addition to the demand for more dwelling units and building lots, the increase in the number of younger families and children in the population results in more demand on the school system and for such community facilities as ball fields and playgrounds. (If the three Townships do experience growth stimulated by the Honesdale area and the changes in Sullivan County, the number of families with children and working age adults will increase.) More seniors means increased demand for health and social services. Local officials must

continue to assess the range of community facilities and services required to meet the needs of the changing population, and working together to provide the facilities is a good means of using local resources efficiently.

**Seasonal Housing**

In 2000, the U. S. Census counted 1,103 housing units in East Central Wayne County which were used seasonally or for recreational use, accounting for about one-third of the total units in the Planning Area. (See the *Seasonal, Permanent and Peak Population Table*.)<sup>1</sup> Although this proportion is much higher than the Commonwealth, it is consistent with the County, and considerably lower than some other Townships in the County. In terms of future planning, seasonal population effects on the three Townships are reflected to increased seasonal traffic and the potential for the conversion of these homes from seasonal use to full-time residency, and the associated increase in permanent population.

The proportion of seasonal homes in the County as a whole remains extremely high compared to the State, and in fact, is one of the highest proportions in the Commonwealth. Nevertheless, Census data reveals a sharp decrease in the percentage of seasonal units between 1990 and 2000, documenting common knowledge that many second home owners are settling full-time in Wayne County.

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<sup>1</sup>In Manchester Township, the 1990 Census reported more second homes than the total number of homes reported in 2000. There is obviously an inconsistency in the data which may have resulted from miscounts and the erroneous classification of units in Reflection Lakes.

**Seasonal Population**

As noted earlier, the second home population in the Planning Area and all of Wayne County is important for two reasons. First, the seasonal population, which is greatest in the summer, places increased demands on community facilities and services; and second, the current seasonal population is a good indicator of future permanent population.

The results of a survey of second home owners conducted in 1990 as part of the *Pike County Comprehensive Plan* by Community Planning and Management, LLC, found that the average visitation rate to second homes was 3.3 persons. A similar study conducted by Shepstone Management Company in 1994 as part of the *Wayne County Comprehensive Plan* yielded a similar result, with the average size of a second home household reported at 3.34 persons. Although these studies are somewhat dated, the results can provide a measure of the peak second home population.

Applying a conservative household size of three persons to the number of second homes in the Planning Area results in an estimated peak population of approximately 8,600 persons -- a number which could be reached on a busy summer weekend when visitation rates and guest numbers are the highest. County-wide, the peak second home population can reach almost 33,000. (See the preceding *Seasonal, Permanent and Peak Population Table*.)

The impact of the potential second home population is obvious in terms of the requirement of additional facilities and services, as well as the effect on open space. Almost thirty percent of the Damascus Township nonresident survey respondents reported plans to retire to the Township in the next fifteen years. A Wayne County survey of second home owners revealed another interesting trend for second home owners. Almost forty percent of the second home owners surveyed responded that they do plan on residing in Wayne County on a full-time basis sometime in the future. Of those who plan to settle in the County, about half expected to do so within ten years. The implications are clear, the County and most townships will continue to experience strong population growth along with increased demand for public facilities and services.

**Travel Time to Work**

The *Mean Travel Time to Work Table* reports Planning Area residents average travel time to work, which shows no significant increase between 1990 and 2000. The travel time in the three Townships is similar to that of Wayne County and the Commonwealth. This can be compared to Pike County’s mean travel time of forty-six minutes which is reported by the 2000 Census as the highest in the State; and, Lehman Township’s sixty minutes as the highest in the Country. Unlike Pike County, the East Central Wayne County Planning Area has not experienced the tremendous influx of permanent residences with working members of the household commuting to nearby New Jersey and New York.

MEAN TRAVEL TIME TO WORK (U.S. CENSUS)		
	1990	2000
	Minutes	
Damascus Twp	23	27
Manchester Twp	31	31
Oregon Twp	24	25
Wayne County	20	26
PA	23	25

**Municipal Immigration**

As shown in the *Municipal Immigration Table*, the 2000 Census provides insight into the origin of the increase in population in the planning area by identifying where Planning Area residents resided in 1995. Only five years before 2000, between some twenty and thirty percent of the residents in the three Townships five years of age or older did not reside in the same house. Most of these residents moved to their new Township of residence from within Wayne County or the Commonwealth. Damascus Township had the highest number and proportion moving from a different state. In terms of future land use planning and need for additional facilities and services, it is obvious that the planning area is an attractive place to live and has been attracting new residents not only from within the County and Pennsylvania, but from different states. The increase in population over the past fifty years suggests that this is a long term trend and, given the planning area’s attractive residential lifestyle, the trend will clearly continue.

MUNICIPAL IMMIGRATION (U. S. CENSUS 2000)						
	Damascus		Manchester		Oregon	
	#	%	#	%	#	%
Residence in 1995						
persons 5 years +	3,460	100.0	857	100.0	681	100.0
lived in same house	2,426	70.1	676	78.9	499	73.3
lived in different house						
same county	506	14.6	94	11.0	120	17.6
different county	508	14.7	87	10.2	62	9.1
same state	100	2.9	21	2.5	20	2.9
different state	408	11.8	66	7.7	42	6.2
out of country	20	0.8	-	-	-	-

**Economic Base**

This section focuses on defining with the best available information, the Planning Area’s economic base, how it differs from the regional economy, and what can be expected in the future. Clearly, the economy of the East Central Wayne County is inextricably linked with the economy of the County and region as evidenced by the data in the *Employment by Sector and Job Type Table* and the *Travel Time to Work Table*. The Manchester and Oregon community survey also show the link to the regional economy. Almost thirty percent of Manchester and some twenty-two percent of Oregon responding workers are employed in their Township of residence, with thirty percent and sixty-two percent, respectively, employed elsewhere in Wayne County. Although the proportion of employment in the various sectors will likely shift somewhat in the next ten years as the regional employment market changes, the continued paucity of large employers within the Townships, suggests that most workers will continue to be employed outside the Townships.

**Employment by Sector and Job Type**

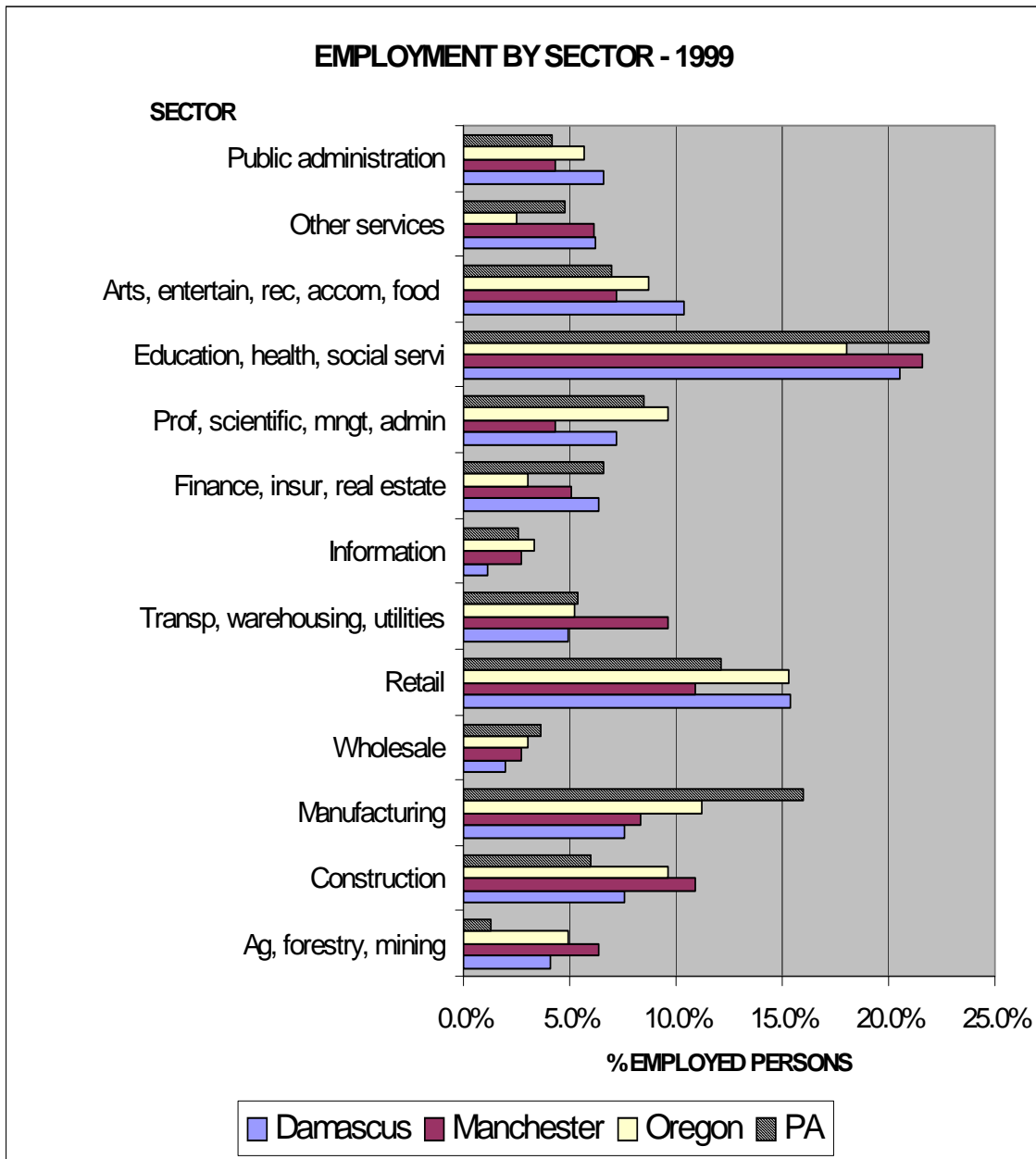
The extent of the local economy can be considered in terms of the types of businesses, industries, service establishments, home occupations and other concerns which generate income and provide employment. Institutional and government employment, although not generating income in terms of production because tax dollars fuel their operation, can also be important to employers in the local economy. The workforce in the Planning Area is categorized by sector and type of job and is compared to Wayne County and the State in

the *Employment by Sector and Job Type Table*. (See also the *Employment by Sector Figure*.)

It is important to note the data reflects where the residents work and not the types of jobs available in the planning area. This provides further documentation of the importance of the County and region to the local economy. Working residents of the Townships have the opportunity to be employed in a wide variety of fields, although employment opportunities within the Townships are somewhat limited. The predominate employment sectors for workers from the Townships are *education, health and social services*; and *retail* (and *construction* in Manchester). Although agriculture, forestry and mining lag far behind other employment sectors in the Planning Area, the proportions are much higher than statewide.

In addition, one must also consider home occupations which, in this era of increasing service business and electronic information transfer, often play a hidden yet significant role in local economies. Although the number of home occupations cannot be determined with any real accuracy, in all likelihood many inconspicuous home occupations are being conducted in the area. The 2000 Census reported some 400 self-employed and unpaid family workers in a total of some 2,240 employed persons in the Planning Area, or almost eighteen percent. Unfortunately, the specific economic impact of those *hidden* employees in home occupations is difficult to assess, but income generated in the home does contribute significantly to the local economy.

EMPLOYMENT BY SECTOR AND JOB TYPE (U. S. CENSUS 2000)								
	Damascus		Manchester		Oregon		Wayne	PA
# employed persons 16 years +	1,496		375		366		20,222	5,653,500
SECTOR	#	%	#	%	#	%	%	%
Ag, forestry, mining	62	4.1%	24	6.4%	18	4.9%	3.4%	1.3%
Construction	114	7.6%	41	10.9%	35	9.6%	9.3%	6.0%
Manufacturing	113	7.6%	31	8.3%	41	11.2%	10.6%	16.0%
Wholesale	30	2.0%	10	2.7%	11	3.0%	3.0%	3.6%
Retail	231	15.4%	41	10.9%	56	15.3%	14.9%	12.1%
Transportation, warehousing, utilities	74	4.9%	36	9.6%	19	5.2%	5.4%	5.4%
Information	17	1.1%	10	2.7%	12	3.3%	2.6%	2.6%
Finance, insurance, real estate, rental, leasing	95	6.4%	19	5.1%	11	3.0%	4.3%	6.6%
Professional, scientific, mngt, admin, waste mngt	107	7.2%	16	4.3%	35	9.6%	6.4%	8.5%
Education, health, social services	306	20.5%	81	21.6%	66	18.0%	19.2%	21.9%
Arts, entertain, recreation, accommodations, food	155	10.4%	27	7.2%	32	8.7%	10.2%	7.0%
Other services	93	6.2%	23	6.1%	9	2.5%	5.9%	4.8%
Public administration	99	6.6%	16	4.3%	21	5.7%	5.0%	4.2%
JOB TYPE								
Management, professional and related	446	29.8%	81	21.6%	82	22.4%	26.8%	32.6%
Service	297	19.9%	60	16.0%	71	19.4%	17.4%	14.8%
Sales and office	342	22.9%	80	21.3%	82	22.4%	24.7%	27.0%
Farming, fishing, forestry	10	0.7%	6	1.6%	8	2.2%	1.1%	0.5%
Construction, extraction, maintenance	178	11.9%	71	18.9%	60	16.4%	13.3%	8.9%
Production, transportation, material moving	223	14.9%	77	20.5%	63	17.2%	16.8%	16.3%
CLASS OF WORKER								
Private wage and salary	1,010	67.5%	259	69.1%	282	77.0%	76.1%	72.1%
Government	193	12.9%	52	13.9%	42	11.5%	12.7%	11.3%
Self-employed (not incorporated)	270	18.0%	60	16.0%	40	10.9%	10.7%	6.0%
Unpaid family workers	23	1.5%	4	1.1%	2	0.5%	0.6%	0.3%



**Income Levels**

Income levels reported by the U.S. Census for the Planning Area residents are compared to County and State levels in the *Income Levels Table* and the *Household Income Figure*. As a whole, local residents had lower per capita incomes and median household incomes levels than the State, but Township resident incomes vary somewhat when compared to the County. The lower incomes are likely a reflection of the rural nature of the economy as compared to other economies in the Commonwealth which are linked to metropolitan and suburban areas.

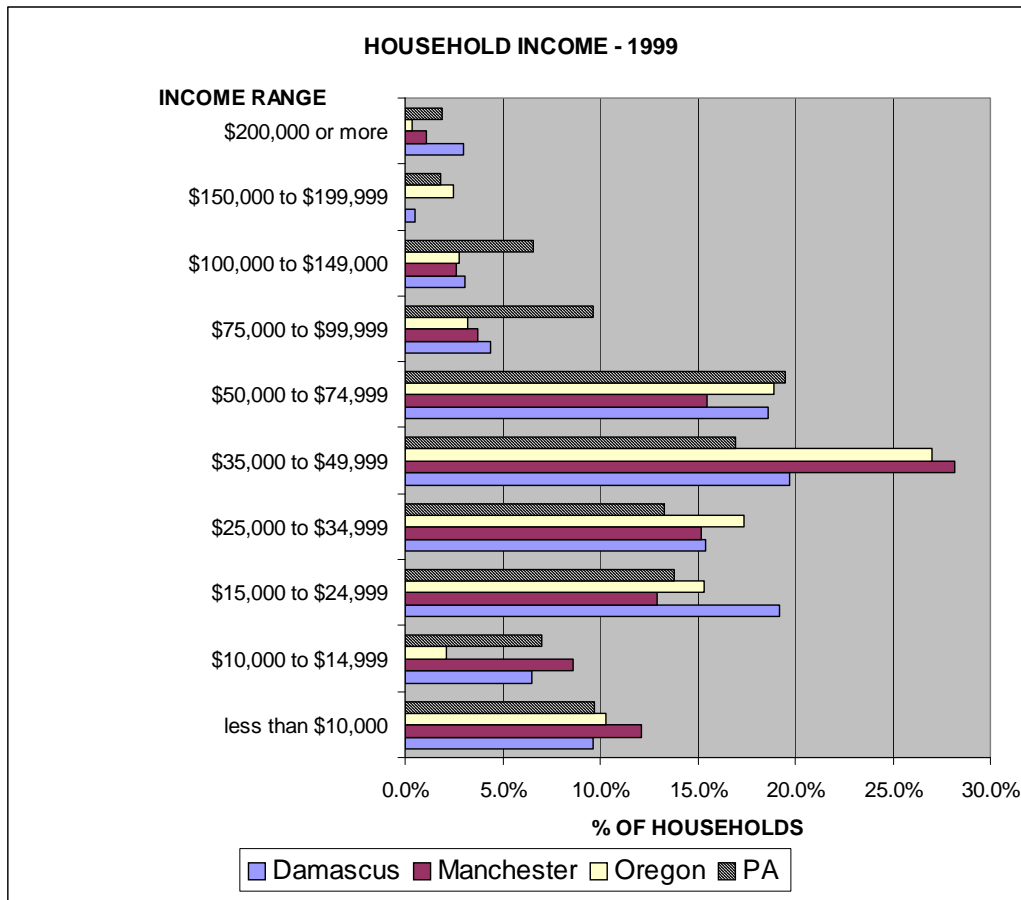
**Poverty Status**

Poverty status is another good indicator of the viability of an area’s economy. The *Poverty Status Table* provides details on the poverty status of the Townships, County and State. The 2000 Census reported a total of 588 persons in the Townships living below the poverty level, which as a proportion was similar to that of the County and the Commonwealth.

INCOME LEVELS (U. S. CENSUS)								
Income	Damascus		Manchester		Oregon	Wayne	PA	
Per capita - 1989	\$11,449		\$8,178		\$10,726	\$11,257	\$14,068	
Per capita - 1999	\$18,449		\$15,786		\$16,554	\$16,977	\$20,880	
Median household - 1989	\$25,510		\$17,500		\$27,262	\$24,912	\$29,069	
Median household - 1999	\$34,495		\$35,476		\$36,467	\$34,082	\$40,106	
<b>1999 - Households with income of</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>%</b>	
less than \$10,000	139	9.6%	42	12.1%	29	10.3%	10.1%	9.7%
\$10,000 to \$14,999	95	6.5%	30	8.6%	6	2.1%	8.7%	7.0%
\$15,000 to \$24,999	278	19.2%	45	12.9%	43	15.3%	17.3%	13.8%
\$25,000 to \$34,999	224	15.4%	53	15.2%	49	17.4%	15.1%	13.3%
\$35,000 to \$49,999	286	19.7%	98	28.2%	76	27.0%	19.6%	16.9%
\$50,000 to \$74,999	270	18.6%	54	15.5%	53	18.9%	17.7%	19.5%
\$75,000 to \$99,999	64	4.4%	13	3.7%	9	3.2%	6.0%	9.6%
\$100,000 to \$149,000	45	3.1%	9	2.6%	8	2.8%	3.5%	6.6%
\$150,000 to \$199,999	7	0.5%	-	0.0%	7	2.5%	0.8%	1.8%
\$200,000 or more	43	3.0%	4	1.1%	1	0.4%	1.2%	1.9%
<b># reporting households</b>	1,451	-	348	-	281	-	-	-

POVERTY STATUS (U. S. CENSUS)						
	1979 Persons Below Poverty Level		1989 Persons Below Poverty Level		1999 Persons Below Poverty Level	
	#	%	#	%	#	%
Damascus	564	22.5%	404	13.4%	401	11.0%
Manchester	162	26.3%	112	17.1%	109	12.1%
Oregon	81	15.9%	32	5.3%	78	10.7%
	807	--	548	--	588	--
Wayne County	4,262	12.3%	4,383	11.3%	5,192	11.3%
Pennsylvania	1,210	11.4%	1,284	11.1%	1,304	11.0%





**Regional Economy and Tax Consequences**

Similar to most other rural communities, Planning Area residents rely to a great extent on the regional market for employment. A concern raised by this reliance on employment outside the Planning Area and outside Wayne County is the effect on the local tax base. Typically, industry and business pay a significant proportion of local taxes which support local facilities and services required to meet the needs of the entire community. If local land use evolves more and more to residential, without an increase in commercial uses, the tax burden on the individual residential property owner will grow because the demand and cost for services increases. An expansion of the commercial base can help relieve the burden on residential properties of the cost of needed facilities and services. In addition, as more commercial facilities are developed in the Townships, residents will purchase more of their consumer goods at local businesses.

Another means of minimizing costs of community services and facilities is to preserve agricultural, forest and other open land. These lands generate little

demand for services and make a positive net contribution to tax coffers. Fortunately, in terms of services provided by Wayne County and the School District, the tax burden is spread beyond the boundaries of the Townships across the greater market area where business and industry comprise a larger part of the land use mix.

**Future Considerations**

A number of questions are key to the future economic base of the East Central Wayne County planning area. Should Township officials and residents be content with the level of commercial development in these three municipalities, encourage more residential development in the place of commercial development, and rely more on the regional economy? What are the tax consequences of residential development and associated demand for facilities and services without commercial development to broaden the tax base? Should the Townships encourage economic development to improve the tax base and what are the environmental and community character consequences of economic development? If economic development is important, what type of development is desired --



retail and service establishments, attraction of industry, self-reliant (home occupations, cooperatives), or a combination of strategies? If internal economic development is not the priority, what can Township officials and residents do to strengthen the regional economy and reinforce the tax base which supports services provided to planning area residents by the School District and County?

In recent years the economic development community has posited the idea of *sustainable* economic development. The authors of *Rural Environmental Planning For Sustainable Communities* suggest that:

*A sustainable local economy is one that maintains mutually beneficial and equitable relationships internally, that is, within the community, and externally, with the larger society and economy. A healthy rural economy is able to change and renew itself through expansion and through spinoff activities based on existing resources and production. As the economy becomes more sustainable, investment funds increase along with local control of technology.*

*Because each rural region is unique, development strategies differ. The distinctive attributes and comparative advantages of rural communities provide starting points for people to gain fresh perspective on the kinds of goods and services that could be produced to create unique economic roles for their own communities.*

*Rural communities have what most people value - a cleaner environment, scenic vistas, distinctive ethnic cultures and lifestyles, folk arts and folkways - and herein lies the opportunity for rural residents to improve their economies. Exploiting the differences between rural and urban communities means applying rural standards to growth, land use, commercial zoning, and conservation. It also means applying rural standards to the selection of economic development strategies. For example, when a community adopts a plan advocating more beds for tourists, the plan may recommend the development of a network bed and breakfasts rather than supporting the recruitment of a national motel chain. If recreational tourism is part of an adopted plan, one strategy could be to implement low-impact recreational development, leaving scenic and wild areas undisturbed rather than encouraging large-scale resorts and condominiums with their accompanying commercial centers.*

*Creating an economic development strategy with the potential to conserve resources, increase local productivity, and equitably distribute the benefits is an art as well as a science. The science lies in inventorying basic building materials and designing the appropriate strategy. The art involves creativity incorporating the elements of sustainable economic development in the design. These elements are as follows:*

1. *Emphasizing human development.* *Development of human skills and talent fosters a competitive economy through the creation of new products, services, and production technologies.*
2. *Expanding local control of resources.* *The human community depends on sustainable use of land, water, and natural resources.*
3. *Increasing internal investment capacity.* *Residents need capital to underwrite business start-ups and expansions.*
4. *Changing economic and social structures to increase opportunity and reduce dependency.* *An economy cannot develop with social and economic structures that prolong poverty and underemployment.*

*These four elements are not only key components in a development strategy, they are also an evaluation tool - a way to measure a proposed strategy or to assess an economy moving toward sustainability.*

As is the case with most growth and development issues facing Damascus Township, Manchester Township and Oregon Township, taking a regional approach to economic development will provide the greatest opportunity for sustaining the local and regional economic well-being. Local officials should monitor and participate in County economic development efforts and make economic considerations one of the key elements of cooperation for the three municipalities.

### **Demographic Profiles**

The following *demographic profiles* are taken from the Year 2000 Census and are intended to provide the full details about the permanent population characteristics of the Planning Area.