

Delaware Population Consortium



Delaware Population Consortium Meeting

Where: Hybrid Format
Teams: [Click Here](#)

Meeting ID:293 691 030 057
Passcode:pa4Ucn

Phone: +1 302-504-8986,,558035471#

When: Thursday, July 25th, 2024 10AM-12PM

In Person: Room 133 Haslet Armory, 122 Martin Luther King Jr Blvd S, Dover, DE 19901

Agenda

1. **Welcome and Call-to-Order**
2. **Review and approval of meeting minutes from 10/26/2023, 6/27/2024**
3. **New Business**
 - a. **Updated DPC Logo - discussion**
 - b. **Presentation on TAZ/Seasonal Population - Dan Blevins (Wilmapco)**
4. **Old Business**
5. **Open comment period**
6. **Future Meeting Dates - August 22, 2024 & September 26, 2024**
7. **Adjournment**

Delaware Population Consortium Meeting
Hybrid Format Meeting In-Person and via Teams
October 26, 2023

The meeting was held on Thursday October 26, 2023; in Haslet Armory Room 307 and virtually using Teams.

The meeting was called to order by Chair Matt Rogers at 10:04 AM.

The following persons were present:

Officers:

Matthew Rogers, Chair, New Castle County Government
Colton Phillips, Vice-Chair, DeIDOT
Dan Blevins, Vice-Chair Elect, WILMAPCO
Owen Robatino, Secretary, New Castle County Government

Voting Members:

Samantha Bulkilvish, OMB
Maridelle Dizon, DHSS
Arthur Jenkins, DOL
Rachel Alfano, DSHA
Wendy Hudson, DSHS
Matthew Rogers, New Castle County Government
Jamie Fenske, Kent County Government
Jamie Whitehouse, Sussex County Government
Renee K. Bensley, City of Newark
Dawn Melson-Williams, City of Dover
James Galvin, Dover-Kent MPO

Others in Attendance:

Eric Thompson, Town of Elsmere
Malcolm Jacob, Dover/Kent MPO
John Laznik, UD CADSR

MEETING MINUTES

Review and Approval of Meeting Minutes from 9/28/2023: 1st Colton Phillips, 2nd Eric Thompson. Approved.

BUSINESS

Vote on Final Projections

Jim Galvin suggested that Ed Ratledge discuss the projections, but Ed was not present at the time. Renee Bensley spoke of problems with the population projections for the City of Newark, due to the covid pandemic. She said the University of Delaware continues to have record numbers of applications and is maintaining pre-covid enrollment numbers, but the DPC projections do not show the City recovering its ages 15-19 and 20-24 population until 2045. The City has had hundreds of housing units in the development process or under construction in the last five years, which does not support the contention of a double-digit vacancy rate as found by the Census. Looking at census tract level data, areas that saw density increases from development stayed flat or decreased in the 2020 Census. This indicates the population has rebounded at a much quicker rate than currently projected. The City understands that even if they pay for a Census recount, the cost would be high and it would not be used to change the municipal projections through the Census or DPC. She called it disappointing to see a faulty count memorialized and used for decades to come, eroding City revenues from the State while so much property in the City is held by untaxable entities.

Dan Blevins asked that the City of Newark provide a written statement of their concerns, and Renee promised to do so. Samantha Bulkilvish said OMB has distributed the projections widely, so the various jurisdictions can examine them.

Matt requested a motion on the projections, with Eric motioning to accept them and Jim seconding the motion. Matt then asked if there was any opposition to accepting the projections, and Renee indicated such opposition. Matt asked for any other opposition and heard none, and he indicated the motion was passed.

ELECTIONS FOR SECRETARY AND VICE CHAIR

Matt nominated Dan as the new Vice-Chair, and Jim seconded the nomination. Owen Robatino agreed to continue as Secretary, and will remain in that position with no objections. Colton will become the new Chair per the Bylaws.

OTHER BUSINESS

Matt asked that anyone with comments or concerns about the approved projections should forward them to Colton, Samantha, and Owen. Jim said the Bylaws indicate the approved projections are sent to the various jurisdictions with two weeks for them to comment, and if is an appeal the Consortium will meet again. Samantha said if there is no appeal then there will not be another meeting this year. Matt said in previous years the Consortium met in December when there was a problem getting a quorum in October, and Dan mentioned a delay one year in putting things together to fit the Bylaws.

There was also discussion about how to process an appeal. Jim asked whether a verbal statement is considered an appeal, and Dan said a written submission of certain information is required per the Bylaws. Samantha said she would send Renee the Bylaws, and would post the final projections on the website.

ADJOURNMENT

The meeting was adjourned at 10:19 AM.

ATTEST: _____

Colton Phillips
Chair
Delaware Population Consortium

DRAFT

Delaware Population Consortium Meeting
Hybrid Format Meeting In-Person and via Teams
June 27, 2024

The meeting was held on Thursday June 27, 2024; in Haslet Armory Room 133 and virtually using Teams.

The meeting was called to order by Chair Colton Phillips at 10:06 AM.

The following persons were present:

Officers:

Colton Phillips, Chair, DelDOT
Owen Robatino, Secretary, New Castle County Government

Voting Members:

Samantha Bulkilvish, OSPC
Rachel Alfano, DSHA
Jamie Fenske, Kent County Government
Renee K. Bensley, City of Newark
Dawn Melson-Williams, City of Dover
Michael Petit de Mange, Dover-Kent MPO

Others in Attendance:

Ethan Paradee, OSPC
David Edgell, OSPC
Joshua Thomas, OSPC
Rose Zappacosta, OSPC
Keith Hall, Wicomico County Government
Eric Scott Thompson, Town of Elsmere
Michael Fortner, City of Newark
Ed Ratledge, UD CADSR

MEETING MINUTES

Review and Approval of Meeting Minutes from 10/26/2023: Due to the lack of a quorum, this was deferred until the next meeting.

NEW BUSINESS

2022 Land Use Land Cover GIS data

Colton announced this data is now available for use, with minor changes still being made.

Smoothed Urban Area Boundaries

Colton announced these have been finished by DelDOT, who is allowed to smooth the urban area boundaries for transportation planning purposes after each census. DelDOT has presented the Smoothed Urban Area Boundaries to the State's Metropolitan Planning Organizations, the Federal Highway Administration has approved them, and they will soon be posted for public use. Ed asked what the Smoothed Urban Area Boundaries are used for, and Colton replied they are used for general transportation planning, including classification of roads as rural or urban.

Voting Members – DNREC

Colton said the DPC by-laws do not make DNREC a voting member, and a question has been raised as to whether they should be made one. Samantha Bulkilvish asked David Edgell to shed light on why DNREC is not a voting member. He said legislation drafted in 2019 did not make them a member and DPC is bound by that legislation, which involved discussion of the number of voting members. He added that DNREC might be able to participate in DPC without being added as a voting member, and the meetings already have trouble getting a quota due to members not attending. Jamie Fenske asked if some voting members consistently do not attend, and Colton said he would look into that. Jamie suggested that if DNREC is added as a voting member then other agencies might be dropped at the same time.

UD/IPA – July 17th Event

Colton mentioned a demographics event that the University of Delaware is hosting. Ed said this event will be similar to the last one and will discuss current demographic issues, including allocating data within subareas of the counties. He said people can suggest topics for discussion at the event; and mentioned work he has been doing including locations of elderly persons, geocoding of public health data, data sources for migration, and accounting for increased Asian population. Renee Bensley mentioned House Bill 450, to create a statewide rental registry that may facilitate demographic efforts. David mentioned a 2023 housing needs assessment that discusses affordable housing and rentals in various areas.

OLD BUSINESS

Legal Reminder

Colton reminded the meeting that the Consortium is in Delaware Code. For planning and projection purposes agencies should use the latest DPC numbers, or the latest Census numbers if DPC numbers are unavailable. This should help agencies avoid legal issues.

OPEN COMMENT PERIOD

Samantha asked Ed what else he has been working on. Ed indicated 2023 will be the new base case for demographic effort, and mentioned the 2022 municipal base populations that have just been released. Due to the recent population overcount by the Census, they have been adjusting migration estimates to reconcile the population data. Ed also mentioned issues with school data, including rural projections that show declining school age population, children attending school some distance from home, and family moves that affect planning by the school districts.

Colton mentioned a future presentation about Traffic Analysis Zones, to be given by Dan Blevins at the next meeting. Samantha discussed plans to attend the State Data Center Training conference, which should provide information about Census 2030 and a potential new census geography type that will use grid data.

FUTURE MEETING DATES

Samantha announced the next meeting will be on Thursday, July 25th.

ADJOURNMENT

Renee requested Outlook invites to future DPC meetings. Owen Robotino said he has not always received Outlook invites, and others may be missing meetings due to not getting invites. The meeting was adjourned at 10:53.

ATTEST: _____

Colton Phillips
Chair
Delaware Population Consortium

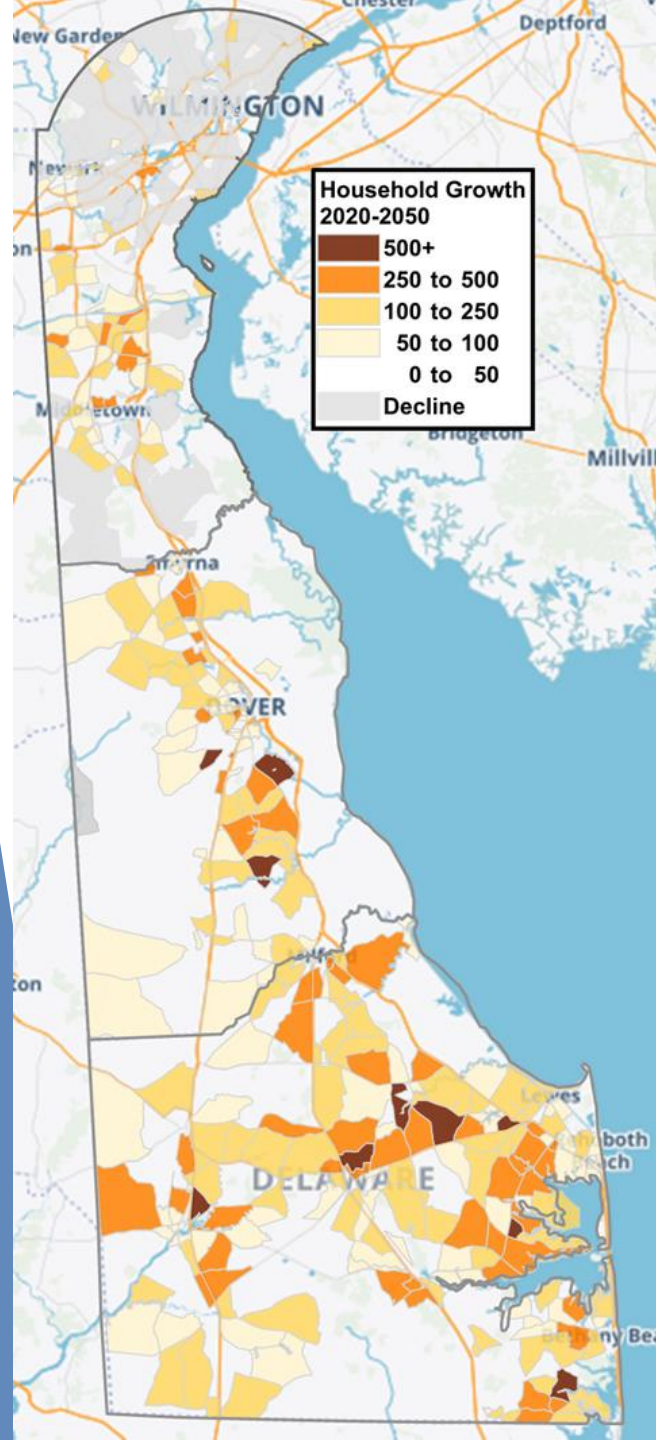
The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light to dark, creating a modern and professional aesthetic. The shapes are primarily triangles and polygons, some of which are semi-transparent, allowing for layered effects.

**Small Area/ Seasonal
Projections Progress
Update**

July 2024

Small Area / Seasonal Projections

- Continual Work in Progress
- More than population, houses and jobs
- TDM is Data Hungry!



Delaware Statewide TDM

Model Characteristics

- Trip Based Model
- Calibrated based on DTMS
- Multimodal (private vehicle and transit)
- Toll captured as a mode
- Truck Model
- Time of Day Model (AM, MD, PM, NT)
- Macroscopic (Aggregate) assignment

Inputs

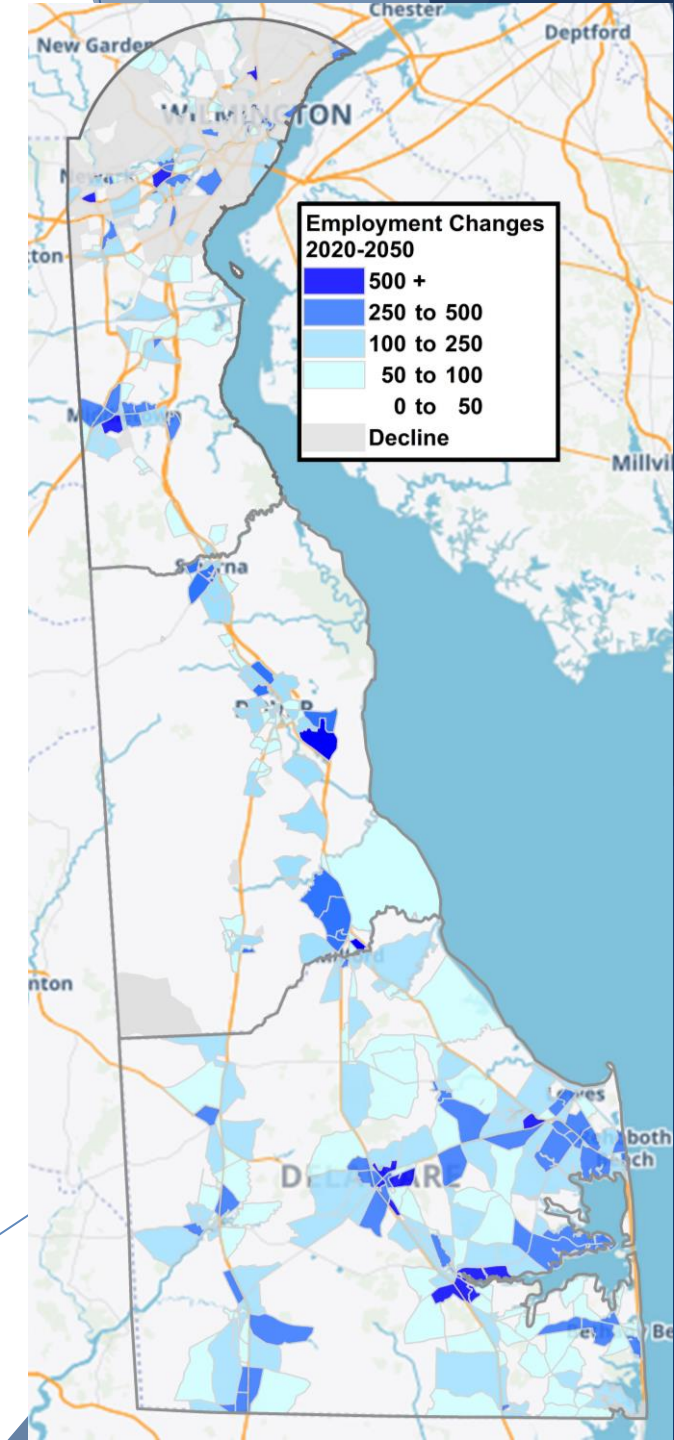
- Network (functional class, lanes, signals)
- Land Use (households, population, employment)
- External Demand

Outputs

- Zone P's and A's
- Trips by Mode between TAZs
- Loaded Auto and Truck Trips
- Estimated Congested Travel Time

WRA

- 3 levels now used
- Data needed for a wide area
- Greater detail needed at lower levels
- All TAZs match DPC County totals, except for seasonal version
- Annual updates after DPC approval
- “Trend” projection, not necessarily a desired view



Progression of Demographic Projections “Pyramid”

Statewide



Countywide



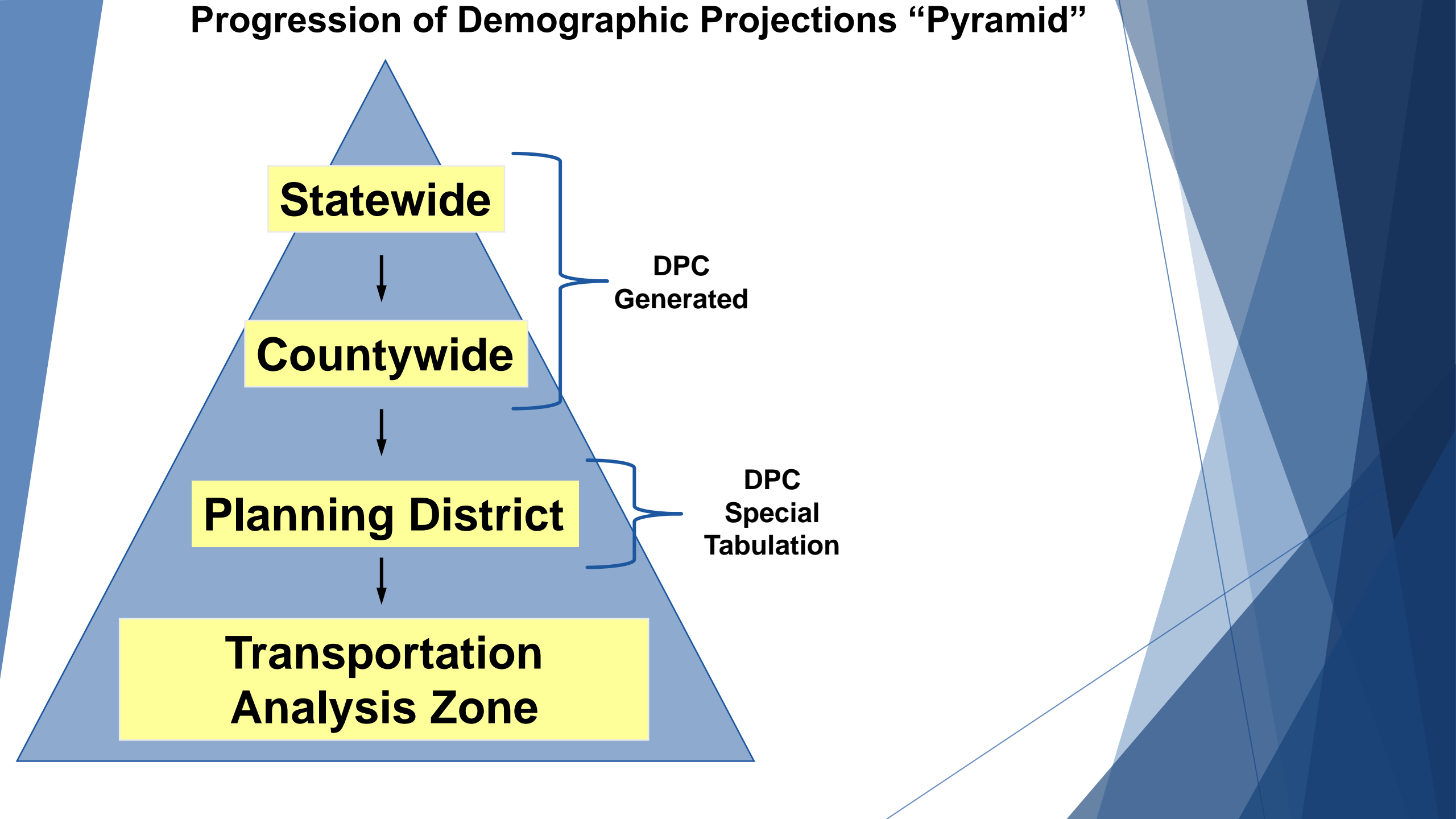
Planning District



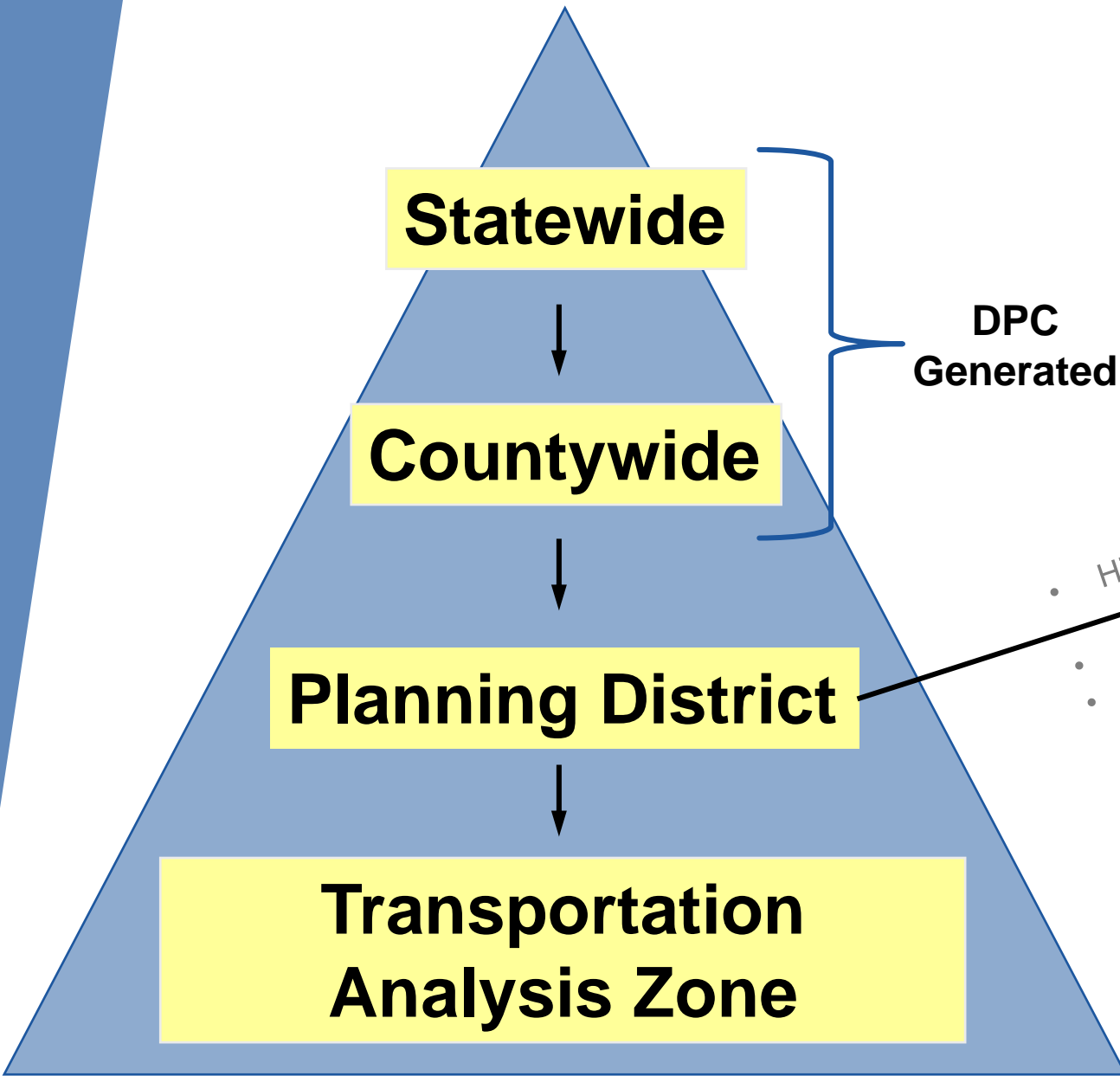
**Transportation
Analysis Zone**

**DPC
Generated**

**DPC
Special
Tabulation**

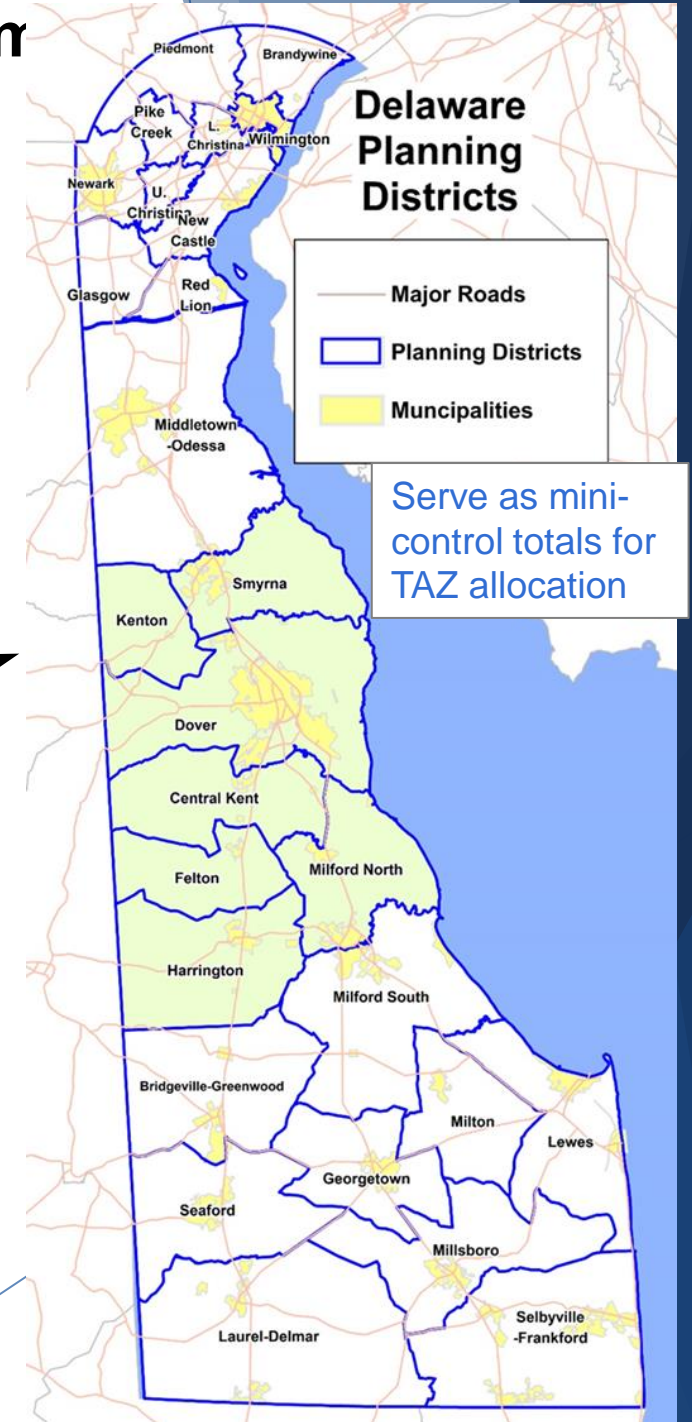


Progression of Demographic Projections “Pyran



**DPC
Generated**

- Historical Trends
- Land Dev. Activity
- Growth Areas/Policies



Progression of Demographic Projections “Pyramid”

Statewide



Countywide

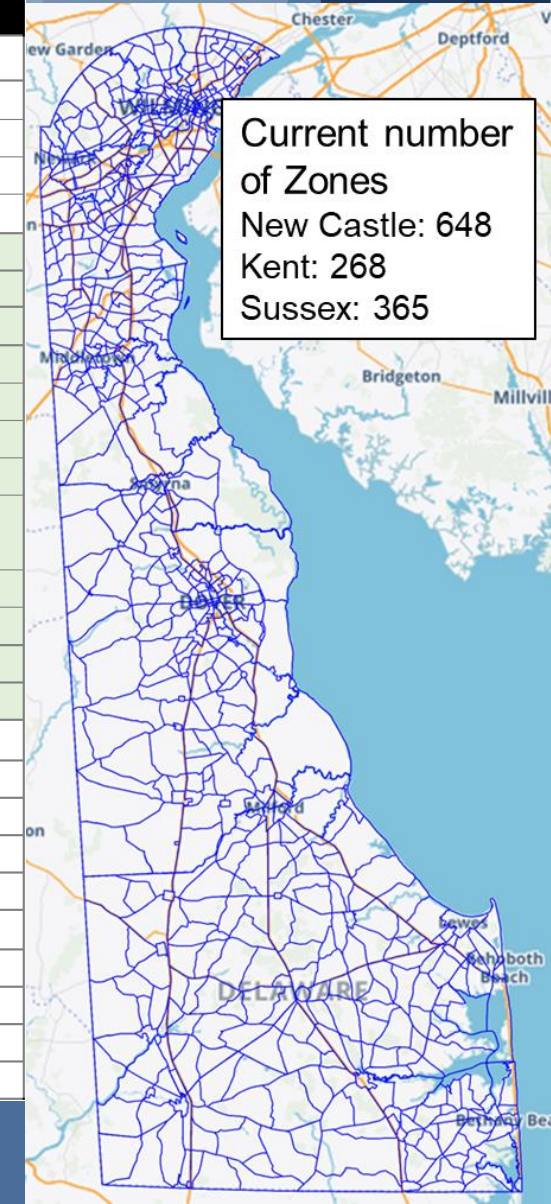


Planning District



**Transportation
Analysis Zone**

	Field
General Information	Total Occupied Households
	Total Population IN HOUSEHOLDS
	Population per Household
	Total Workers/Workers per HH
	Total Vehicles/ Vehicles per HH
Employment by Sector	Natural Resources & Mining 11, 21 NAICS
	Construction 23 NAICS Supersector
	Manufacturing 31-33 NAICS Supersectors
	Wholesale & Retail Trade 42,44-45 NAICS
	Transportation & Utilities 22,48-49 NAICS
	Information 51 NAICS Supersector
	Finance, Insurance and Real Estate 52-53 NAICS
	Professional and Business Services 54-56 NAICS Supersectors
	Health and Education 61-62 NAICS Supersectors
	Leisure & Hospitality 71-72 NAICS Supersectors
Other Services 81 NAICS Supersector	
Modal Splits	Public Administration 91-93 NAICS Supersectors
	Total Institutional Group Quarter Population
	Total non-Institutional Group Quarter Population
	% of single occupant vehicles
	% of carpoolers
Socio-economic	% of public transit users
	% of walkers/bikers
	% of home workers
	% of zero car households
	% of populaiton over 65
	Median HH income



Points and Assumptions within 2024 Small Area Updates

- Institutional Population (non-trip generators)**

Kent	Prison	Juvenile	Other	Nursing	Total
Central Kent	0	0	0	0	0
Dover	111	30	62	429	632
Felton	0	0	0	0	0
Harrington	0	0	0	0	0
Kenton	0	0	0	0	0
Milford North	0	12	0	63	75
Smyrna	0	0	0	272	272
Kent Total	111	42	62	764	979

New Castle	Prison	juvenile	Other	Nursing	Total
Brandywine	0	0	0	757	757
Glasgow	0	0	0	0	0
Lower Christiana	0	57	0	15	72
Middletown-Odesa	1,653	0	0	84	1,737
Newark	8	0	0	266	274
New Castle	305	0	128	77	510
Piedmont	0	0	0	806	806
Pike Creek	0	0	0	229	229
Red Lion	0	0	11	12	23
Upper Christiana	0	0	0	75	75
Wilmington	1,424	15	0	426	1,865
NCC Total	3,390	72	139	2,747	6,348

Sussex	Prison	juvenile	Other	Nursing	Total
Bridgeville-Greenwood	0	0	0	43	86
Georgetown	1,300	0	54	77	2,862
Laurel-Delmar	0	0	0	70	140
Lewes	0	0	0	219	438
Milford South	0	0	0	174	348
Millsboro	0	0	0	281	562
Milton	0	0	0	0	0
Seaford	0	0	0	210	420
Selbyville-Frankford	0	0	0	0	0
Sussex Total	1,300	0	54	1,074	4,856

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Kent	2020	2030	2040	2050
Population	181,851	198,237	207,454	213,883
85+ Population	3,093	5,513	8,222	9,781
	1.7%	2.8%	4.0%	4.6%

Current: $764/3,093 = 24\%$

New Castle	2020	2030	2040	2050
Population	570,719	595,892	602,742	592,561
85+ Population	10,628	14,348	22,573	28,935
	1.9%	2.4%	3.7%	4.9%

Current: $2,747/10,528 = 25\%$

Sussex	2020	2030	2040	2050
Population	237,378	290,861	324,894	361,422
85+ Population	5,711	14,218	26,737	26,099
	2.4%	4.9%	8.2%	7.2%

Current: $1,074 / 5,711 = 18\%$

Assumptions:

- Most nursing home population is 85+, so use % of population as a growth factor
- Some may age in place with mobile assistance?
- Prison population constant

Points and Assumptions within 2024 Small Area Updates

- Institutional Population (non-trip generators)

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Middletown-Odessa	1,653	0	0	84	1,737
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Millsboro	0	0	0	281	562
Milton	0	0	0	0	0
Seaford	0	0	0	210	420
Selbyville-Frankford	0	0	0	0	0
Sussex Total	1,300	0	54	1,074	4,856

with Prison	with Prison	with Prison	with Prison
2020	2030	2040	2050
0	40	62	76
632	932	1,340	1,583
0	30	47	57
0	60	94	114
0	30	47	57
75	133	201	242
272	411	641	782
979	1,636	2,432	2,912
0.5%	0.8%	1.2%	1.4%

2020	2030	2040	2050
757	859	1,147	1,275
0	182	350	496
72	218	382	519
1,737	1,798	1,967	2,101
274	372	659	904
510	538	796	1,096
806	854	1,139	1,265
229	304	551	733
23	37	77	148
75	103	225	329
1,865	2,123	2,567	2,989
6,348	7,388	9,860	11,856
1.1%	1.2%	1.6%	2.0%

2020	2030	2040	2050
43	121	264	344
1,431	1,571	1,827	1,969
70	197	430	559
219	538	1,172	1,524
174	380	828	1,076
281	792	1,477	1,921
0	145	316	411
210	442	964	1,253
0	194	673	875
2,428	4,381	7,952	9,932
1.0%	1.5%	2.4%	2.7%

	2020	2030	2040	2050
Kent Total Pop.	181,851	198,237	207,454	213,883
Kent HH Pop.	180,872	196,601	205,022	210,971
Diff	-979	-1,636	-2,432	-2,912

	2020	2030	2040	2050
NCC Total Pop.	570,719	595,892	602,742	592,561
NCC HH Pop.	564,371	588,504	592,882	580,705
Diff	-6,348	-7,388	-9,860	-11,856

	2020	2030	2040	2050
Sussex Total Pop.	237,378	290,861	324,894	361,422
Sussex HH Pop.	234,950	286,480	316,942	351,490
Diff	-2,428	-4,381	-7,952	-9,932

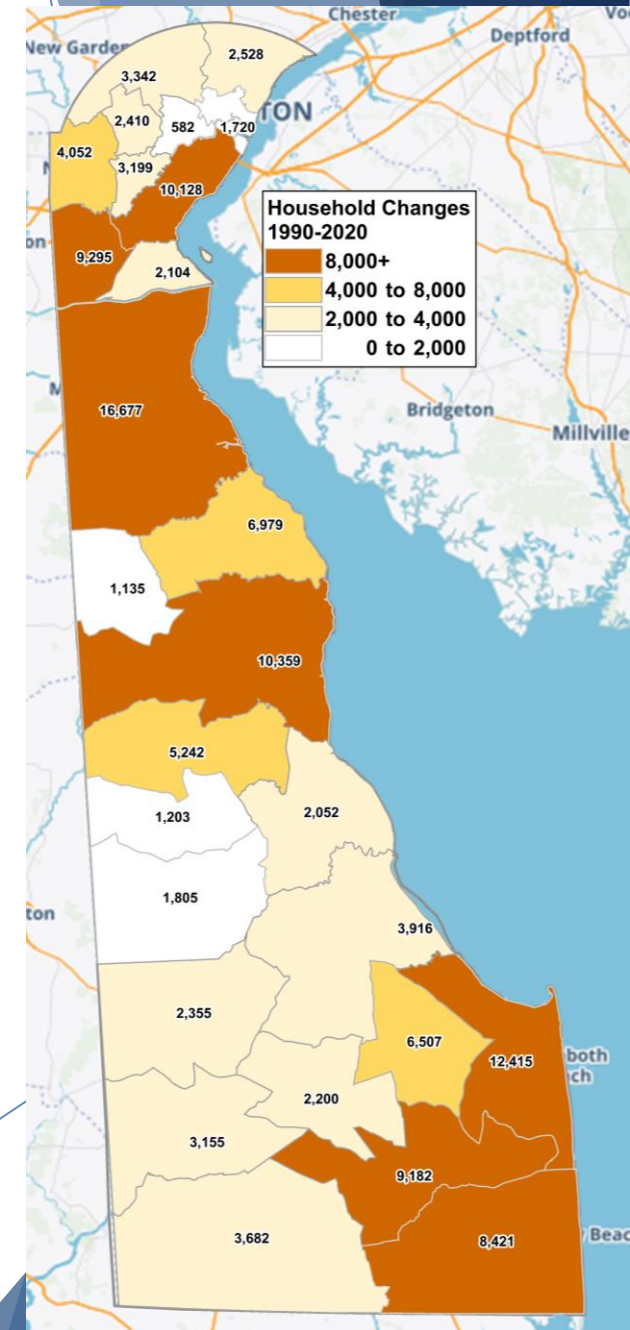
Points and Assumptions within 2024 Small Area Updates

- Historical trends can be very helpful
- Both for totals and share of HH & population

Households	Delaware Planning Districts: Household Growth							
New Castle County	1990	2000	2010	2020	% Share	% Share	% Share	% Share
	Census	Census	Census	Census	1990	2000	2010	2020
Brandywine	31,337	32,292	32,131	33,865	19.2%	17.1%	15.9%	15.4%
Glasgow	6,140	11,316	14,375	15,435	3.8%	6.0%	7.1%	7.0%
Greater Newark	20,215	23,151	24,080	24,267	12.4%	12.3%	11.9%	11.1%
Lower Christiana	14,304	14,496	14,367	14,886	8.7%	7.7%	7.1%	6.8%
Middletown-Odessa	5,881	9,549	16,516	22,558	3.6%	5.1%	8.1%	10.3%
New Castle	24,557	30,309	31,537	34,685	15.0%	16.0%	15.6%	15.8%
Piedmont	8,313	10,654	10,959	11,655	5.1%	5.6%	5.4%	5.3%
Pike Creek-Central Kirkwood	15,182	17,173	17,084	17,592	9.3%	9.1%	8.4%	8.0%
Red Lion	1,316	1,906	2,943	3,420	0.8%	1.0%	1.5%	1.6%
Upper Christiana	7,841	9,472	10,076	11,040	4.8%	5.0%	5.0%	5.0%
Wilmington	28,444	28,617	28,615	30,164	17.4%	15.1%	14.1%	13.7%
Totals	163,530	188,935	202,682	219,567	100.0%	100.0%	100.0%	100.0%
2023 DPC Controls				219,939				

Kent County	1990	2000	2010	2020	% Share	% Share	% Share	% Share
	Census	Census	Census	Census	1990	2000	2010	2020
Central Kent	5,598	6,522	9,147	10,840	14.1%	13.8%	15.2%	15.8%
Dover	21,006	24,835	28,934	31,365	53.0%	52.6%	48.0%	45.8%
Felton	1,761	2,059	2,751	2,964	4.4%	4.4%	4.6%	4.3%
Harrington	3,318	3,876	4,828	5,123	8.4%	8.2%	8.0%	7.5%
Kenton	1,500	1,850	2,325	2,635	3.8%	3.9%	3.9%	3.9%
Milford North	2,684	3,570	4,055	4,736	6.8%	7.6%	6.7%	6.9%
Smyrna	3,788	4,512	8,238	10,767	9.6%	9.6%	13.7%	15.7%
Totals	39,655	47,224	60,278	68,430	100.0%	100.0%	100.0%	100.0%
2023 DPC Controls				68,554				

Sussex County	1990	2000	2010	2020	% Share	% Share	% Share	% Share
	Census	Census	Census	Census	1990	2000	2010	2020
Bridgeville - Greenwood	2,537	3,468	4,382	4,892	5.4%	5.5%	5.5%	5.0%
Georgetown	2,728	3,514	4,320	4,928	5.8%	5.6%	5.4%	5.0%
Laurel - Delmar	5,607	7,772	8,690	9,289	12.0%	12.4%	10.9%	9.4%
Lewes	6,093	10,128	14,243	18,508	13.1%	16.2%	17.9%	18.8%
Milford South	5,122	6,170	7,913	9,038	11.0%	9.9%	10.0%	9.2%
Millsboro	5,158	8,222	10,886	14,340	11.0%	13.1%	13.7%	14.6%
Milton	2,949	4,312	6,010	9,456	6.3%	6.9%	7.6%	9.6%
Seaford	6,954	8,464	9,421	10,109	14.9%	13.5%	11.9%	10.3%
Selbyville - Frankford	9,533	10,527	13,503	17,954	20.4%	16.8%	17.0%	18.2%
Totals	46,681	62,577	79,368	98,514	100.0%	100.0%	100.0%	100.0%
2023 DPC Controls				99,614				



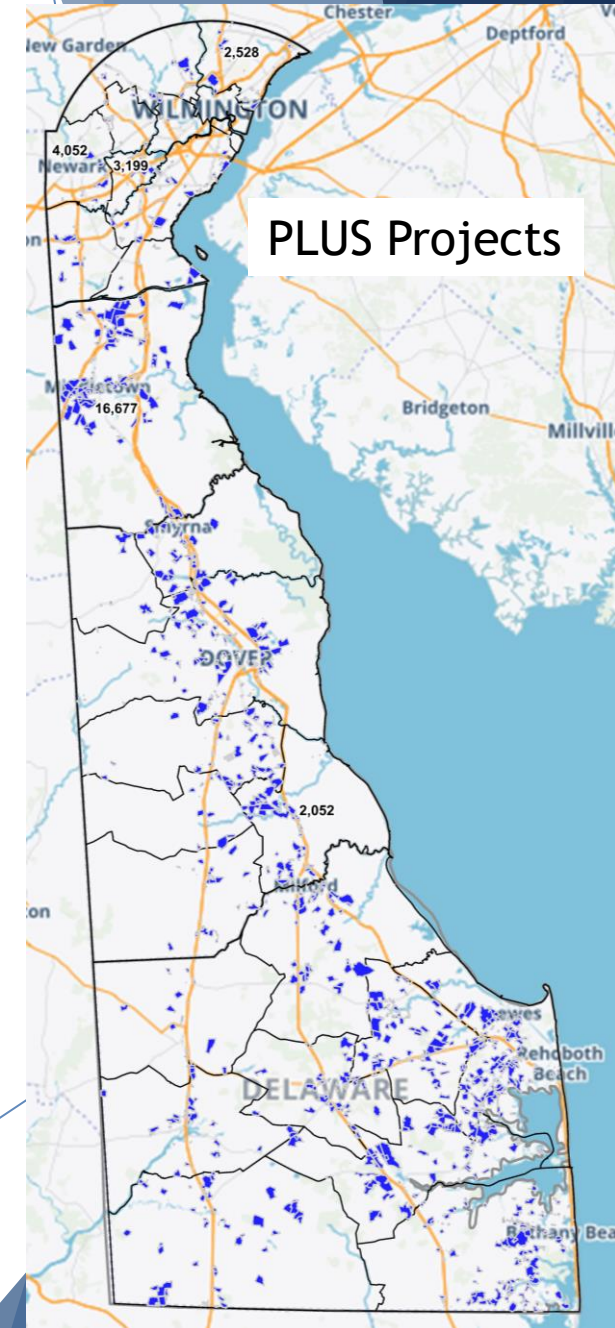
Points and Assumptions within 2024 Small Area Updates

- Historical trends can be very helpful
- Both for totals and share of HH & population
- “Sanity check”
- Development plans are a guide, not a given

Households	Delaware Planning Districts: Household Growth											
	New Castle County				% Share 1990	% Share 2000	% Share 2010	% Share 2020	% Share 2030	% Share 2040	% Share 2050	
	1990 Census	2000 Census	2010 Census	2020 Census								
Brandywine	31,337	32,292	32,131	33,865	19.2%	17.1%	15.9%	15.4%	15.0%	14.6%	14.3%	
Glasgow	6,140	11,316	14,375	15,435	3.8%	6.0%	7.1%	7.0%	7.5%	7.5%	7.5%	
Greater Newark	20,215	23,151	24,080	24,267	12.4%	12.3%	11.9%	11.1%	11.1%	11.3%	11.3%	
Lower Christiana	14,304	14,496	14,367	14,886	8.7%	7.7%	7.1%	6.8%	6.5%	6.4%	6.3%	
Middletown-Odessa	5,881	9,549	16,516	22,558	3.6%	5.1%	8.1%	10.3%	11.5%	12.1%	12.7%	
New Castle	24,557	30,309	31,537	34,685	15.0%	16.0%	15.6%	15.8%	15.6%	15.5%	15.5%	
Piedmont	8,313	10,654	10,959	11,655	5.1%	5.6%	5.4%	5.3%	5.2%	5.1%	5.0%	
Pike Creek-Central Kirkwood	15,182	17,173	17,084	17,592	9.3%	9.1%	8.4%	8.0%	7.8%	7.7%	7.6%	
Red Lion	1,316	1,906	2,943	3,420	0.8%	1.0%	1.5%	1.6%	1.6%	1.7%	1.8%	
Upper Christiana	7,841	9,472	10,076	11,040	4.8%	5.0%	5.0%	5.0%	4.9%	4.9%	4.8%	
Wilmington	28,444	28,617	28,615	30,164	17.4%	15.1%	14.1%	13.7%	13.2%	13.2%	13.1%	
Totals	163,530	188,935	202,682	219,567	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
2023 DPC Controls				219,939								

Kent County	1990 Census	2000 Census	2010 Census	2020 Census	% Share 1990	% Share 2000	% Share 2010	% Share 2020	% Share 2030	% Share 2040	% Share 2050	
												Central Kent
	Dover	21,006	24,835	28,934	31,365	53.0%	52.6%	48.0%	45.8%	45.8%	45.6%	43.4%
Felton	1,761	2,059	2,751	2,964	4.4%	4.4%	4.6%	4.3%	4.5%	4.7%	4.9%	
Harrington	3,318	3,876	4,828	5,123	8.4%	8.2%	8.0%	7.5%	8.1%	8.7%	8.6%	
Kenton	1,500	1,850	2,325	2,635	3.8%	3.9%	3.9%	3.9%	4.0%	4.4%	4.4%	
Milford North	2,684	3,570	4,055	4,736	6.8%	7.6%	6.7%	6.9%	7.0%	7.1%	7.7%	
Smyrna	3,788	4,512	8,238	10,767	9.6%	9.6%	13.7%	15.7%	15.3%	14.5%	15.1%	
Totals	39,655	47,224	60,278	68,430	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
2023 DPC Controls				68,554								

Sussex County	1990 Census	2000 Census	2010 Census	2020 Census	% Share 1990	% Share 2000	% Share 2010	% Share 2020	% Share 2030	% Share 2040	% Share 2050	
												Bridgeville - Greenwood
	Georgetown	2,728	3,514	4,320	4,928	5.8%	5.6%	5.4%	5.0%	5.5%	6.6%	6.5%
Laurel - Delmar	5,607	7,772	8,690	9,289	12.0%	12.4%	10.9%	9.4%	9.2%	9.2%	8.9%	
Lewes	6,093	10,128	14,243	18,508	13.1%	16.2%	17.9%	18.8%	18.3%	17.6%	17.3%	
Milford South	5,122	6,170	7,913	9,038	11.0%	9.9%	10.0%	9.2%	9.7%	10.9%	10.6%	
Millsboro	5,158	8,222	10,886	14,340	11.0%	13.1%	13.7%	14.6%	14.3%	13.8%	14.1%	
Milton	2,949	4,312	6,010	9,456	6.3%	6.9%	7.6%	9.6%	9.8%	9.5%	10.5%	
Seaford	6,954	8,464	9,421	10,109	14.9%	13.5%	11.9%	10.3%	10.2%	10.3%	10.2%	
Selbyville - Frankford	9,533	10,527	13,503	17,954	20.4%	16.8%	17.0%	18.2%	18.0%	17.5%	17.3%	
Totals	46,681	62,577	79,368	98,514	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
2023 DPC Controls				99,614								



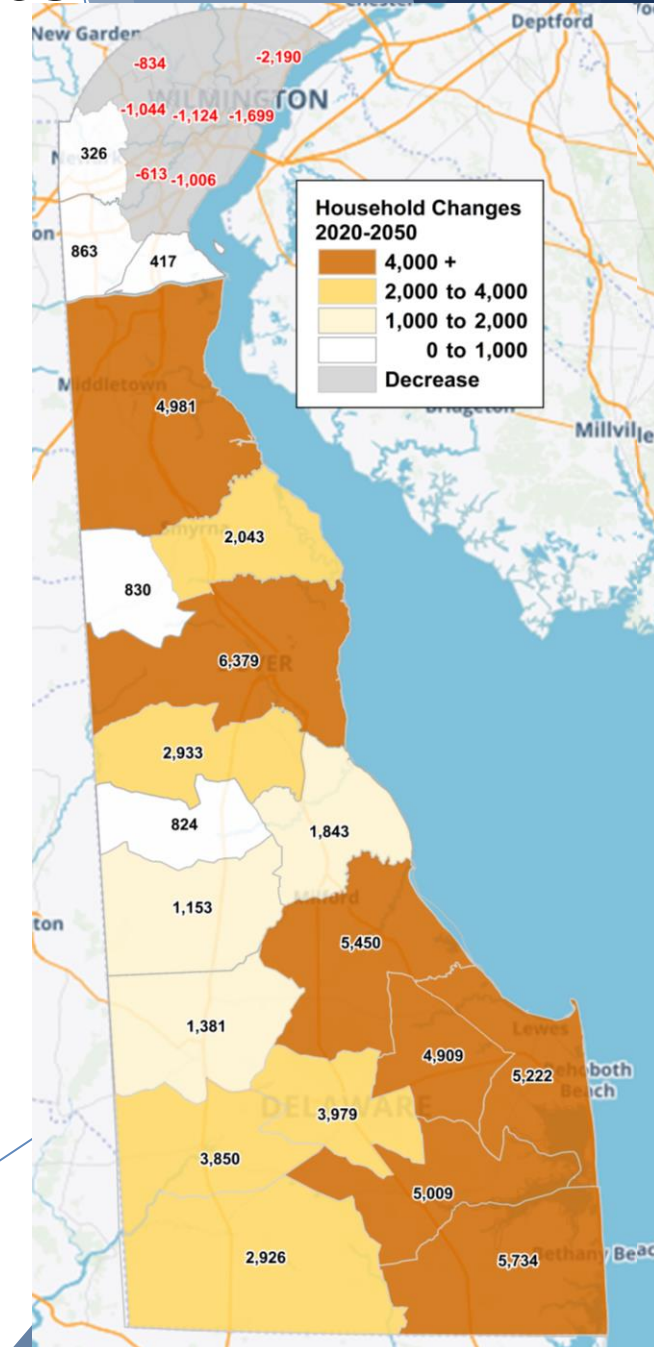
Points and Assumptions within 2024 Small Area Updates

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Households	Delaware Planning Districts: Household Growth							Change 2020-2050
	New Castle County							
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Brandywine	31,337	32,292	32,131	33,865	34,281	32,869	31,675	-2,190
Glasgow	6,140	11,316	14,375	15,435	17,095	17,004	16,298	863
Greater Newark	20,215	23,151	24,080	24,267	25,393	25,391	24,593	326
Lower Christiana	14,304	14,496	14,367	14,886	14,970	14,528	13,762	-1,124
Middletown-Odessa	5,881	9,549	16,516	22,558	26,414	27,334	27,539	4,981
New Castle	24,557	30,309	31,537	34,685	35,835	34,902	33,679	-1,006
Piedmont	8,313	10,654	10,959	11,655	11,898	11,561	10,821	-834
Pike Creek-Central Kirkwood	15,182	17,173	17,084	17,592	17,826	17,468	16,548	-1,044
Red Lion	1,316	1,906	2,943	3,420	3,708	3,824	3,837	417
Upper Christiana	7,841	9,472	10,076	11,040	11,256	10,996	10,427	-613
Wilmington	28,444	28,617	28,615	30,164	30,314	29,728	28,465	-1,699
Totals	163,530	188,935	202,682	219,567	228,990	225,606	217,644	-1,923
2023 DPC Controls				219,939	228,990	225,606	217,644	

Households	Kent County							Change 2020-2050
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Central Kent	5,598	6,522	9,147	10,840	12,123	12,543	13,773	2,933
Dover	21,006	24,835	28,934	31,365	35,956	37,916	37,744	6,379
Felton	1,761	2,059	2,751	2,964	3,302	3,597	3,788	824
Harrington	3,318	3,876	4,828	5,123	5,664	6,081	6,276	1,153
Kenton	1,500	1,850	2,325	2,635	3,014	3,332	3,465	830
Milford North	2,684	3,570	4,055	4,736	5,510	6,262	6,579	1,843
Smyrna	3,788	4,512	8,238	10,767	11,908	12,061	12,810	2,043
Totals	39,655	47,224	60,278	68,430	77,477	81,792	84,435	16,005
2023 DPC Controls				68,554	77,688	82,069	84,617	

Households	Sussex County							Change 2020-2050
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Bridgeville - Greenwood	2,537	3,468	4,382	4,892	5,898	6,114	6,273	1,381
Georgetown	2,728	3,514	4,320	4,928	6,726	8,732	8,907	3,979
Laurel - Delmar	5,607	7,772	8,690	9,289	11,202	12,155	12,215	2,926
Lewes	6,093	10,128	14,243	18,508	22,315	23,143	23,730	5,222
Milford South	5,122	6,170	7,913	9,038	11,812	14,299	14,488	5,450
Millsboro	5,158	8,222	10,886	14,340	17,355	18,144	19,349	5,009
Milton	2,949	4,312	6,010	9,456	11,917	12,450	14,365	4,909
Seaford	6,954	8,464	9,421	10,109	12,457	13,521	13,959	3,850
Selbyville - Frankford	9,533	10,527	13,503	17,954	21,955	23,061	23,688	5,734
Totals	46,681	62,577	79,368	99,414	121,637	131,620	136,975	38,461
2023 DPC Controls				99,614	121,641	131,620	136,975	



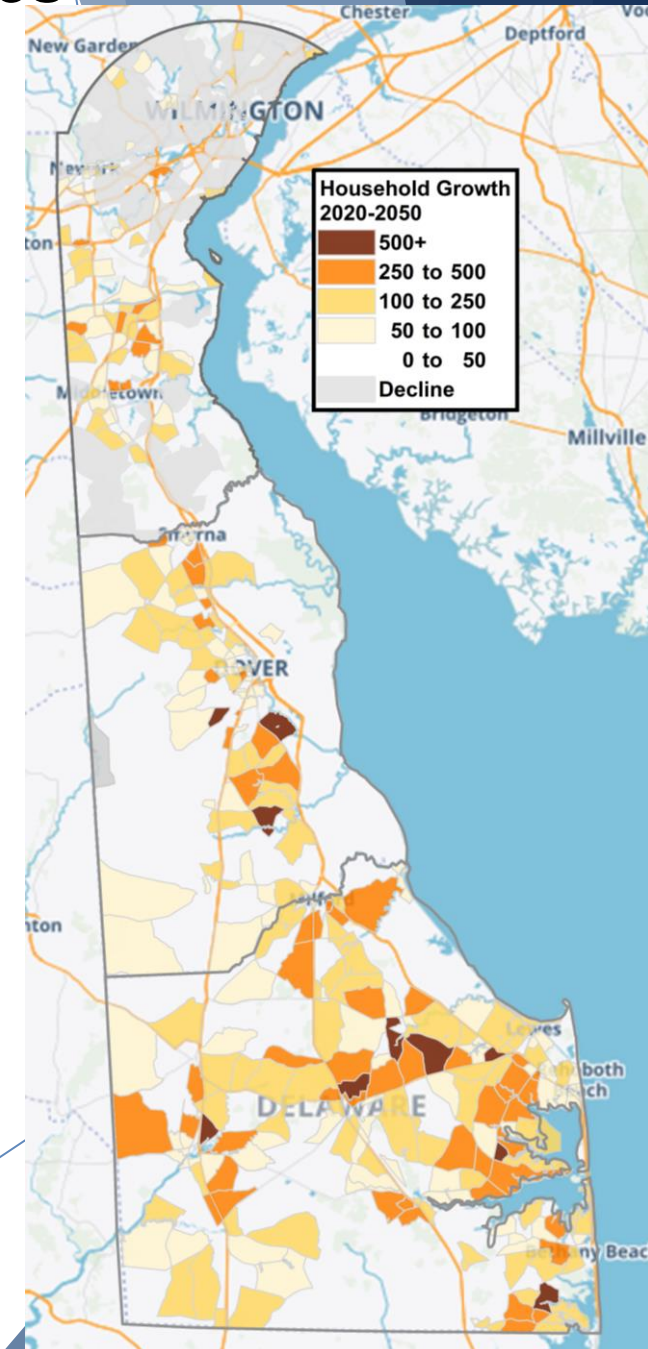
Points and Assumptions within 2024 Small Area Updates

- Historical trends can be very helpful
- Both for totals and share of HH & population
- “Sanity check”
- Development plans are a guide, not a given

Households	Delaware Planning Districts: Household Growth							Change 2020-2050
	New Castle County							
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Brandywine	31,337	32,292	32,131	33,865	34,281	32,869	31,675	-2,190
Glasgow	6,140	11,316	14,375	15,435	17,095	17,004	16,298	863
Greater Newark	20,215	23,151	24,080	24,267	25,393	25,391	24,593	326
Lower Christiana	14,304	14,496	14,367	14,886	14,970	14,528	13,762	-1,124
Middletown-Odessa	5,881	9,549	16,516	22,558	26,414	27,334	27,539	4,981
New Castle	24,557	30,309	31,537	34,685	35,835	34,902	33,679	-1,006
Piedmont	8,313	10,654	10,959	11,655	11,898	11,561	10,821	-834
Pike Creek-Central Kirkwood	15,182	17,173	17,084	17,592	17,826	17,468	16,548	-1,044
Red Lion	1,316	1,906	2,943	3,420	3,708	3,824	3,837	417
Upper Christiana	7,841	9,472	10,076	11,040	11,256	10,996	10,427	-613
Wilmington	28,444	28,617	28,615	30,164	30,314	29,728	28,465	-1,699
Totals	163,530	188,935	202,682	219,567	228,990	225,606	217,644	-1,923
2023 DPC Controls				219,939	228,990	225,606	217,644	

Households	Delaware Planning Districts: Household Growth							Change 2020-2050
	Kent County							
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Central Kent	5,598	6,522	9,147	10,840	12,123	12,543	13,773	2,933
Dover	21,006	24,835	28,934	31,365	35,956	37,916	37,744	6,379
Felton	1,761	2,059	2,751	2,964	3,302	3,597	3,788	824
Harrington	3,318	3,876	4,828	5,123	5,664	6,081	6,276	1,153
Kenton	1,500	1,850	2,325	2,635	3,014	3,332	3,465	830
Milford North	2,684	3,570	4,055	4,736	5,510	6,262	6,579	1,843
Smyrna	3,788	4,512	8,238	10,767	11,908	12,061	12,810	2,043
Totals	39,655	47,224	60,278	68,430	77,477	81,792	84,435	16,005
2023 DPC Controls				68,554	77,688	82,069	84,617	

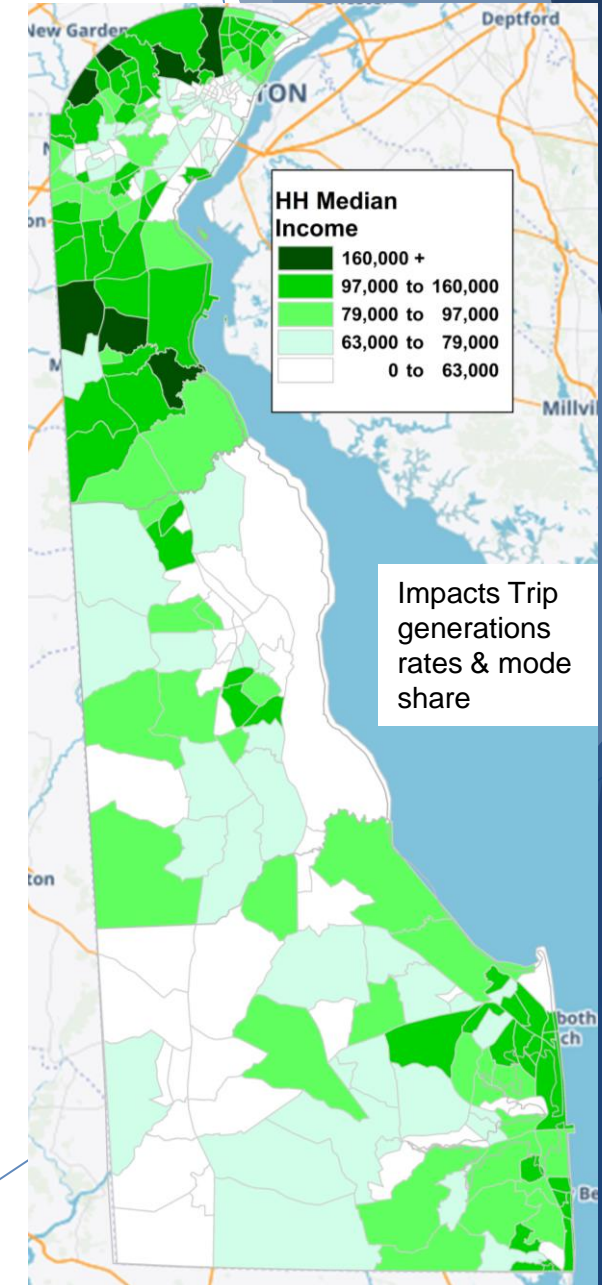
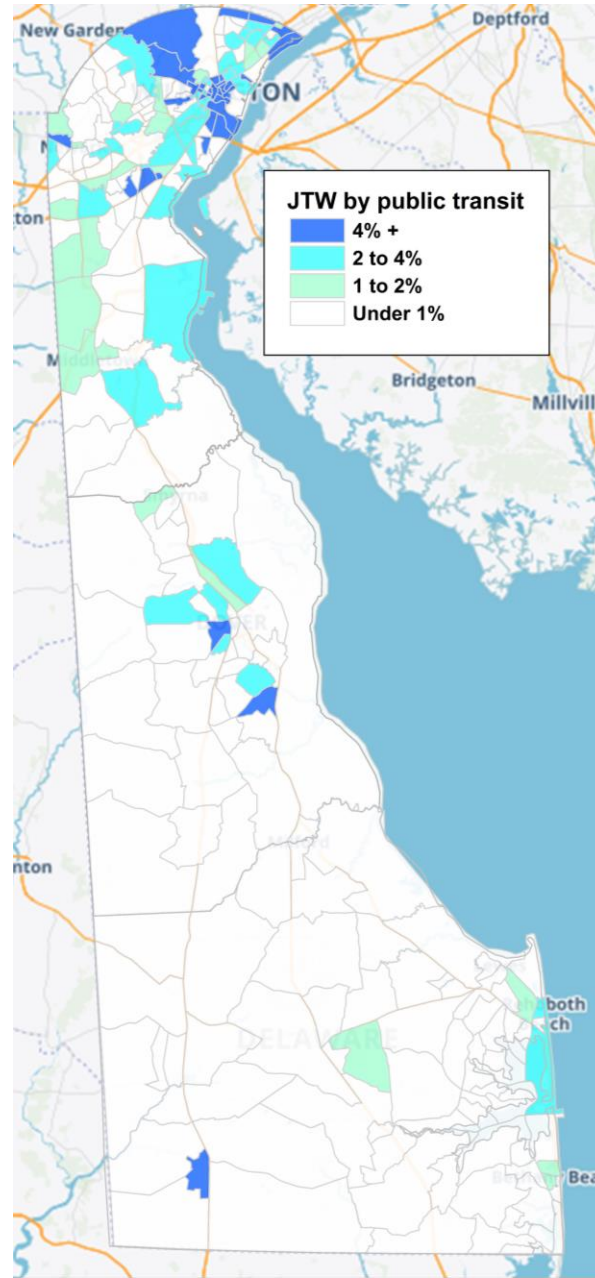
Households	Delaware Planning Districts: Household Growth							Change 2020-2050
	Sussex County							
	1990 Census	2000 Census	2010 Census	2020 Census	2030 DPC	2040 DPC	2050 DPC	
Bridgeville - Greenwood	2,537	3,468	4,382	4,892	5,898	6,114	6,273	1,381
Georgetown	2,728	3,514	4,320	4,928	6,726	8,732	8,907	3,979
Laurel - Delmar	5,607	7,772	8,690	9,289	11,202	12,155	12,215	2,926
Lewes	6,093	10,128	14,243	18,508	22,315	23,143	23,730	5,222
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Milton	2,949	4,312	6,010	9,456	11,917	12,450	14,365	4,909
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Totals	46,681	62,577	79,368	99,414	121,637	131,620	136,975	38,461
2023 DPC Controls				99,614	121,641	131,620	136,975	



Points and Assumptions within 2024 Small Area Updates

Field	
General Information	Total Occupied Households
	Total Population IN HOUSEHOLDS
	Population per Household
	Total Workers/Workers per HH
	Total Vehicles/ Vehicles per HH
Employment by Sector	Natural Resources & Mining 11, 21 NAICS
	Construction 23 NAICS Supersector
	Manufacturing 31-33 NAICS Supersectors
	Wholesale & Retail Trade 42,44-45 NAICS
	Transportation & Utilities 22,48-49 NAICS
	Information 51 NAICS Supersector
	Finance, Insurance and Real Estate 52-53 NAICS
	Professional and Business Services 54-56 NAICS Supersectors
	Health and Education 61-62 NAICS Supersectors
	Leisure & Hospitality 71-72 NAICS Supersectors
	Other Services 81 NAICS Supersector
	Public Administration 91-93 NAICS Supersectors
	Total Institutional Group Quarter Population
Total non-Institutional Group Quarter Population	
Modal Splits	% of single occupant vehicles
	% of carpoolers
	% of public transit users
	% of walkers/bikers
	% of home workers
Socio-economic	% of zero car households
	% of populaiton over 65
	Median HH income

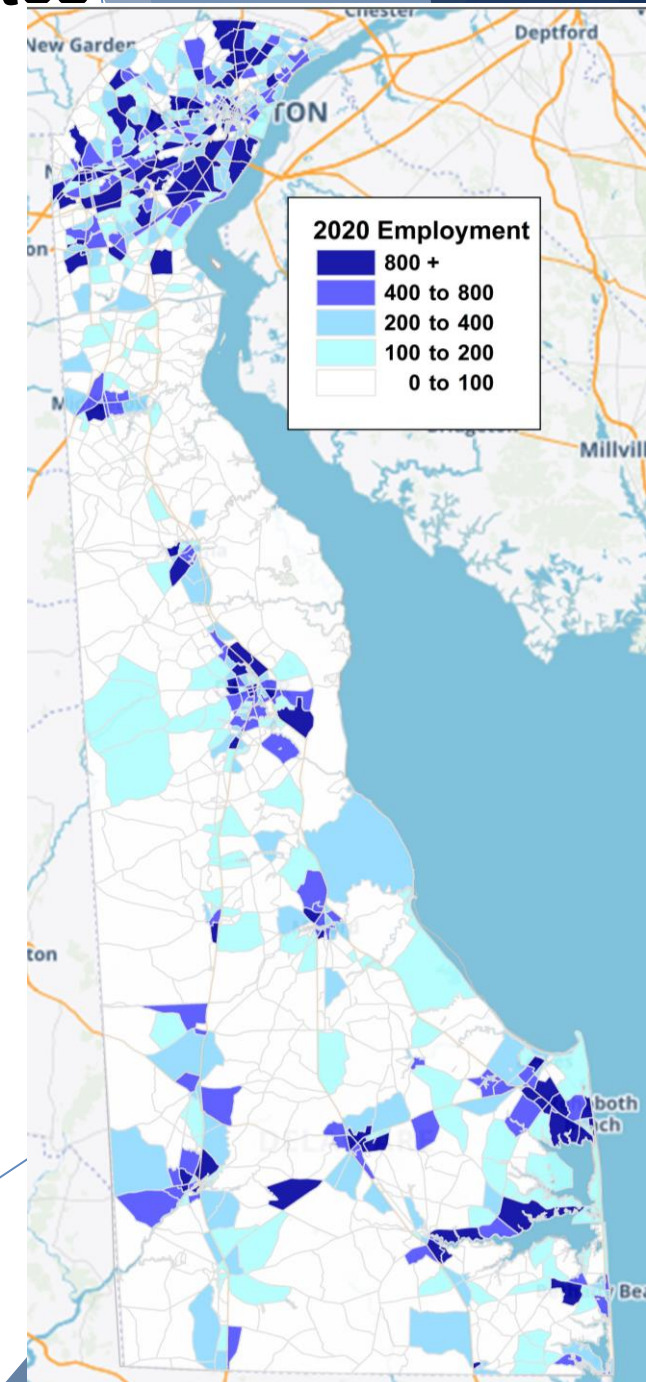
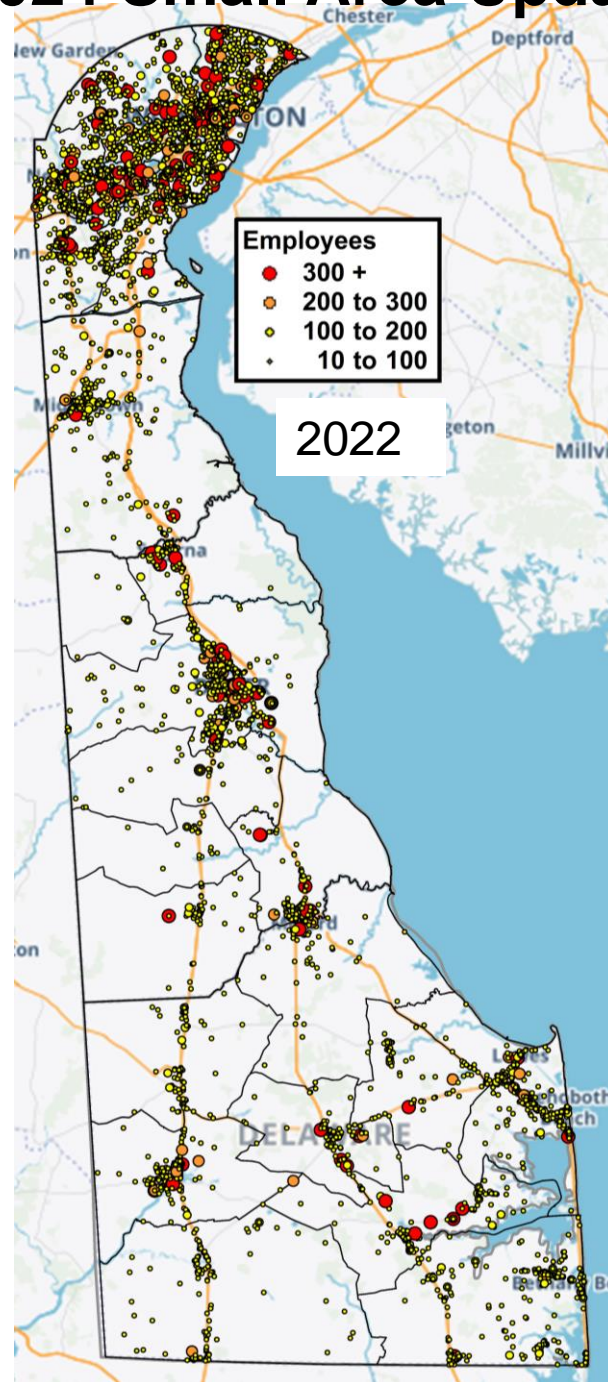
Most Recent 5-year ACS



Points and Assumptions within 2024 Small Area Updates

Employment:

- Data Axle a good starting point, but not perfect!!!
- Has good NAICS breakdown
- Balanced to match DPC control totals



Points and Assumptions within 2024 Small Area Updates

Employment:

- Data Axle a good starting point, but not perfect
- Has good NAICS breakdown
- Model uses 10 Super-sector job types

2020													
County	NATRES	CONS	MANU	WHL_RET	TRN_UTL	INFO	FINANCE	PRO_BUS	ED_HEALTH	LE_HOSP	OT_SVCS	PUBADM	TOTEMP
NCC	287	14,739	15,857	42,329	6,387	7,028	22,475	39,516	66,884	28,647	19,167	13,167	276,483
Kent	523	2,895	2,693	10,596	1,365	1,361	2,617	3,624	14,410	8,148	3,348	14,661	66,242
Sussex	2,579	5,889	9,664	14,939	2,084	700	5,037	4,740	16,604	13,513	4,790	4,807	85,347

2050													
County	NATRES	CONS	MANU	WHL_RET	TRN_UTL	INFO	FINANCE	PRO_BUS	ED_HEALTH	LE_HOSP	OT_SVCS	PUBADM	TOTEMP
NCC	276	14,036	13,423	43,288	6,778	6,924	22,346	39,429	72,091	31,263	20,509	13,839	284,201
Kent	657	3,481	2,958	13,282	2,068	1,735	3,241	4,635	18,064	10,284	4,331	16,403	81,138
Sussex	2,268	9,444	9,973	23,401	3,516	1,469	7,882	9,080	25,973	21,142	8,869	7,759	130,779

Difference													
County	NATRES	CONS	MANU	WHL_RET	TRN_UTL	INFO	FINANCE	PRO_BUS	ED_HEALTH	LE_HOSP	OT_SVCS	PUBADM	TOTEMP
NCC	-11	-703	-2,433	959	391	-105	-130	-88	5,207	2,616	1,342	672	7,717
Kent	133	586	265	2,686	703	374	624	1,011	3,655	2,135	983	1,741	14,896
Sussex	-311	3,555	309	8,463	1,432	769	2,846	4,340	9,370	7,630	4,078	2,952	45,432



Seasonal Update

- Builds from trend TAZ forecast
- Make something “defensible” for simulating added traffic volumes in Summer
- Based on DPC seasonal estimate from 2023 report
- Assumes 2.64 people per seasonal unit
- Where is the next generation of seasonal units?

Kent	2010	2020	2030	2040	2050
Total Units	65,338	76,896	90,499	96,591	103,094
Occupied	60,278	73,497	86,498	92,321	98,537
Vac:Rent/Sale	2,740	2,281	2,684	2,865	3,058
Vac:Seasonal	457	672	791	844	901
Vac:Other	1,863	2,821	3,320	3,544	3,782
Vac:Total	5,060	3,399	4,000	4,270	4,557
Seasonal Pop.	1,206	1,774	2,088	2,228	2,378
Resident Pop.	162,956	186,243	198,246	207,443	213,899
Total Pop.	164,162	188,017	200,334	209,671	216,277

Sussex	2010	2020	2030	2040	2050
Total Units	123,036	141,123	161,869	170,997	180,641
Occupied	79,368	94,223	108,074	114,169	120,608
Vac:Rent/Sale	5,514	2,118	4,121	4,326	4,413
Vac:Seasonal	34,770	42,121	47,781	50,476	53,323
Vac:Other	3,384	3,182	4,869	5,113	5,214
Vac:Total	43,668	47,421	53,794	56,827	60,032
Seasonal	91,793	111,199	126,143	133,257	140,772
Resident Pop.	197,892	254,940	293,406	331,363	365,362
Total Pop.	289,685	366,139	419,549	464,620	506,134

*Based on the latest 2022 data from the US Census.

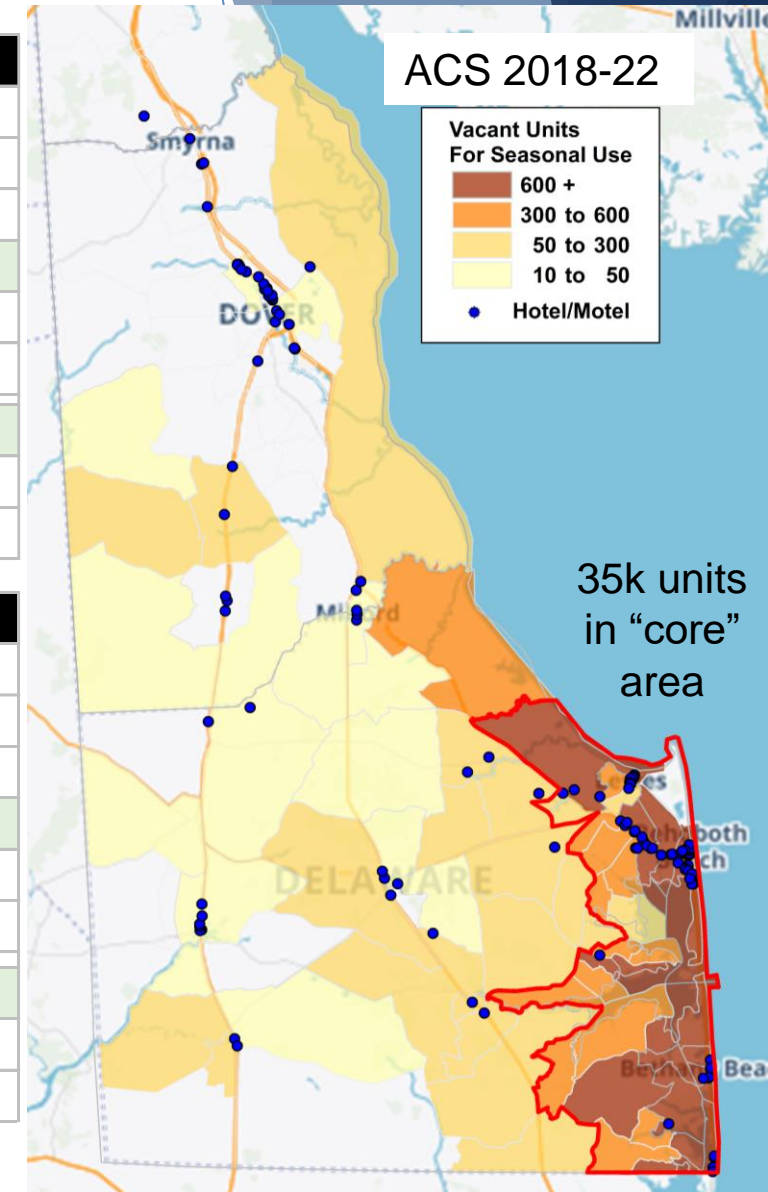
Seasonal Update

- Builds from trend TAZ forecast
- Make something “defensible” for simulating added traffic volumes in Summer
- Based on DPC seasonal estimate from 2023 report
- Assumes 2.64 people per seasonal unit
- Where is the next generation of seasonal units?

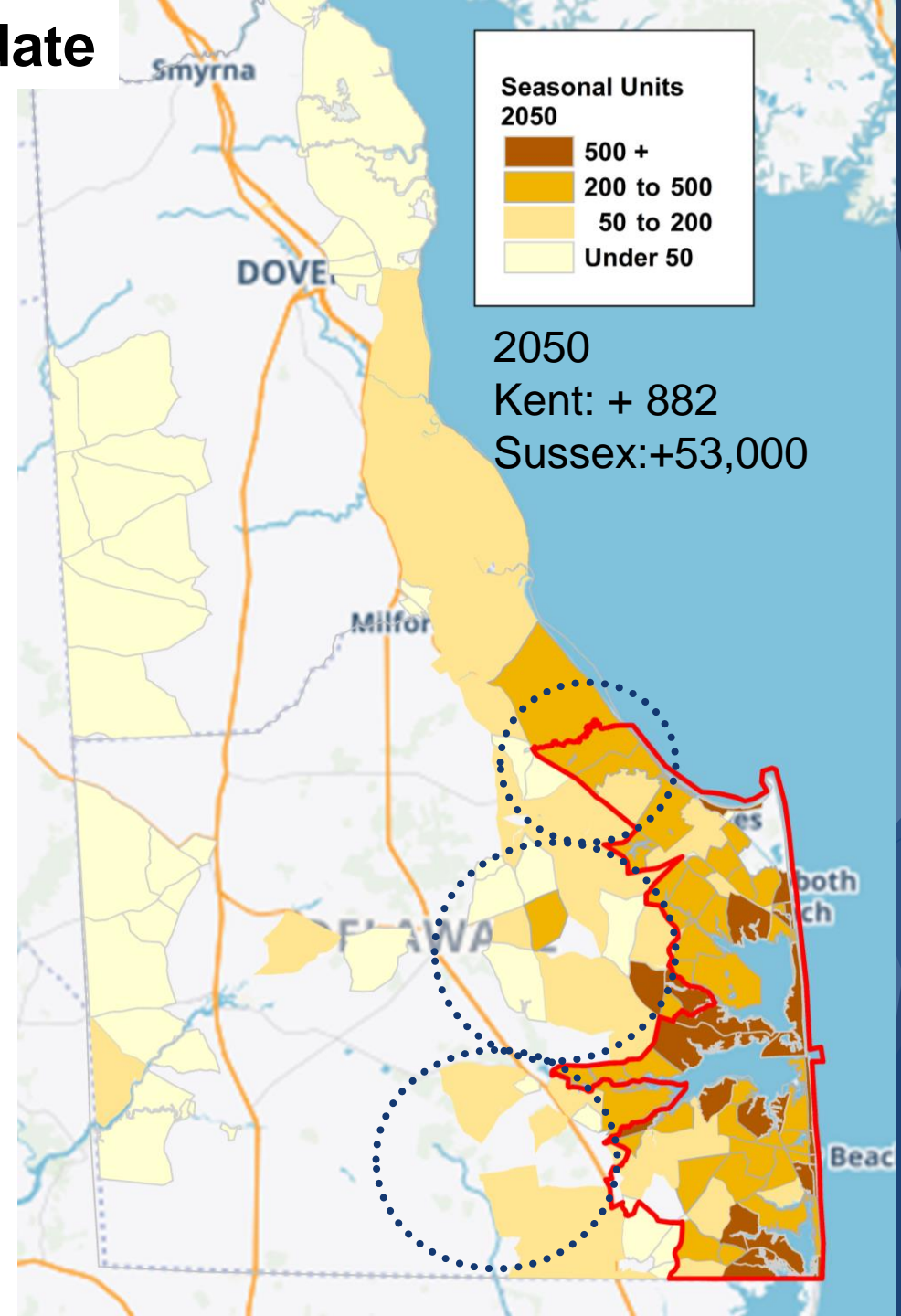
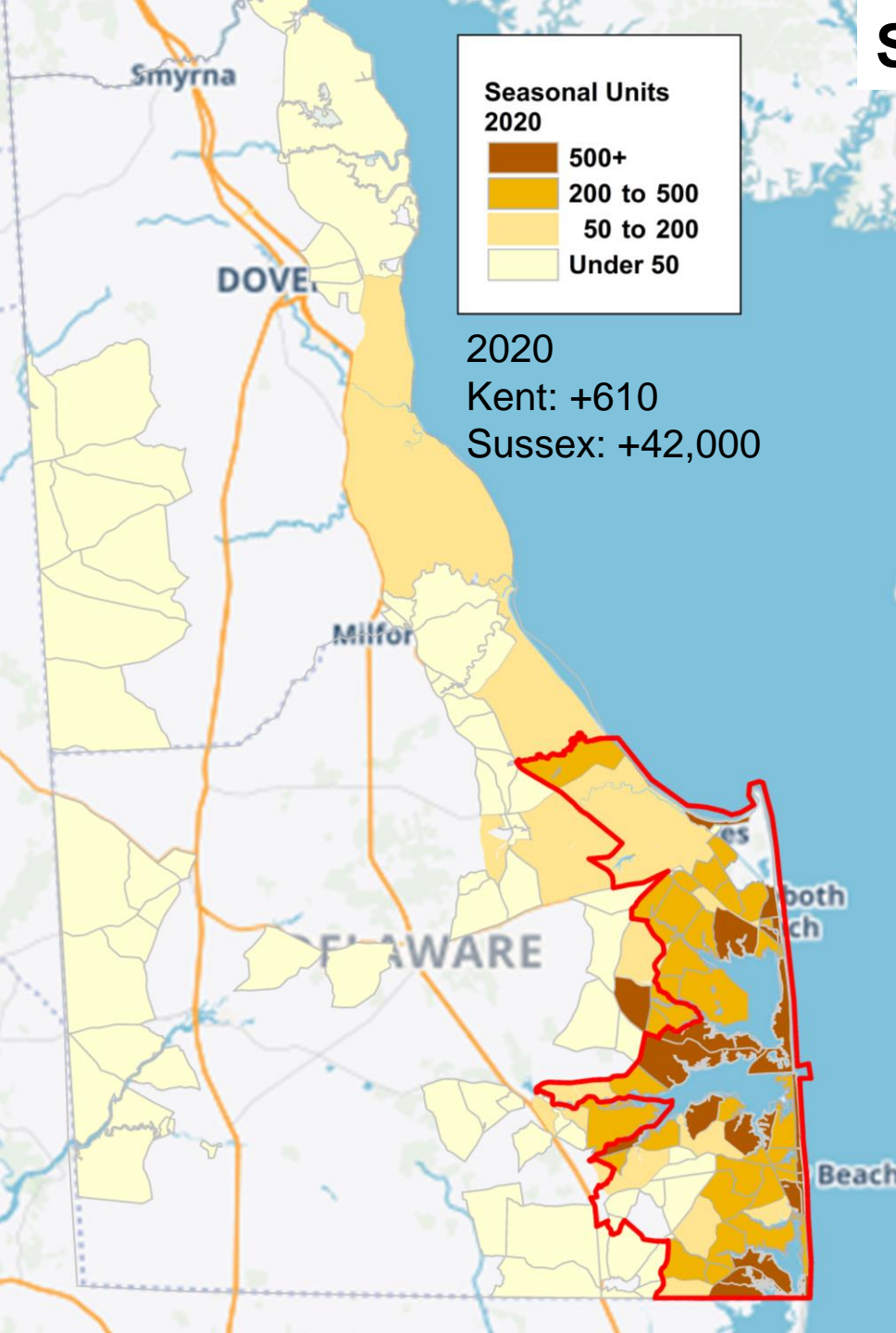
Kent	2010	2020	2030	2040	2050
Total Units	65,338	76,896	90,499	96,591	103,094
Occupied	60,278	73,497	86,498	92,321	98,537
Vac:Rent/Sale	2,740	2,281	2,684	2,865	3,058
Vac:Seasonal	457	672	791	844	901
Vac:Other	1,863	2,821	3,320	3,544	3,782
Vac:Total	5,060	3,399	4,000	4,270	4,557
Seasonal Pop.	1,206	1,774	2,088	2,228	2,378
Resident Pop.	162,956	186,243	198,246	207,443	213,899
Total Pop.	164,162	188,017	200,334	209,671	216,277

Sussex	2010	2020	2030	2040	2050
Total Units	123,036	141,123	161,869	170,997	180,641
Occupied	79,368	94,223	108,074	114,169	120,608
Vac:Rent/Sale	5,514	2,118	4,121	4,326	4,413
Vac:Seasonal	34,770	42,121	47,781	50,476	53,323
Vac:Other	3,384	3,182	4,869	5,113	5,214
Vac:Total	43,668	47,421	53,794	56,827	60,032
Seasonal	91,793	111,199	126,143	133,257	140,772
Resident Pop.	197,892	254,940	293,406	331,363	365,362
Total Pop.	289,685	366,139	419,549	464,620	506,134

*Based on the latest 2022 data from the US Census.



Seasonal Update



Seasonal Update – Employment

Total Private Sector Employment - Sussex

Year	"Off Peak" Oct-Mar	"Peak" June-Aug	Diff.
2013	57,869	66,625	8,756
2014	60,045	69,347	9,303
2015	62,050	71,571	9,520
2016	64,888	74,620	9,732
2017	67,104	77,334	10,231
2018	69,785	79,608	9,824
2019	71,459	81,342	9,884
2020	71,119	73,963	2,845
2021	71,786	79,890	8,105
2022	75,614	84,044	8,430
2023	78,399	88,253	9,854

Key Sector Employment Variations - Sussex

Sussex	Annual	Seasonal	Change	% Change
Wholesale/Retail	14,943	16,114	1,171	7.8%
Transp. & Utilities	2,080	2,164	84	4.0%
Finance	5,039	5,206	167	3.3%
Prof./Bus. Sevices	4,745	5,916	1,171	24.7%
Health/Education	16,600	16,935	335	2.0%
Leisure/Hosp	13,506	18,023	4,517	33.4%
Other Services	4,782	5,702	920	19.2%

Source: Quarterly Census of Employment and Wages

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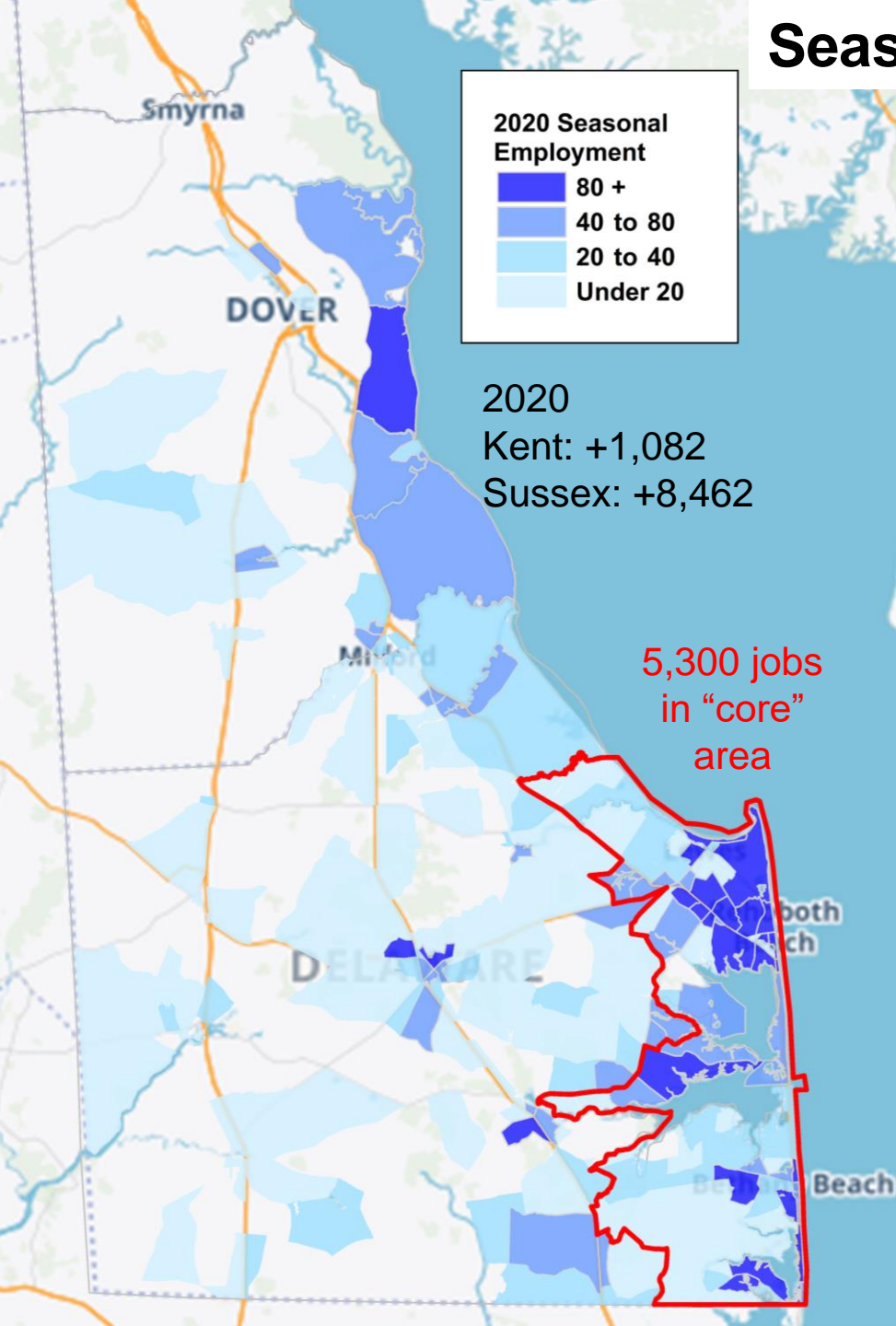
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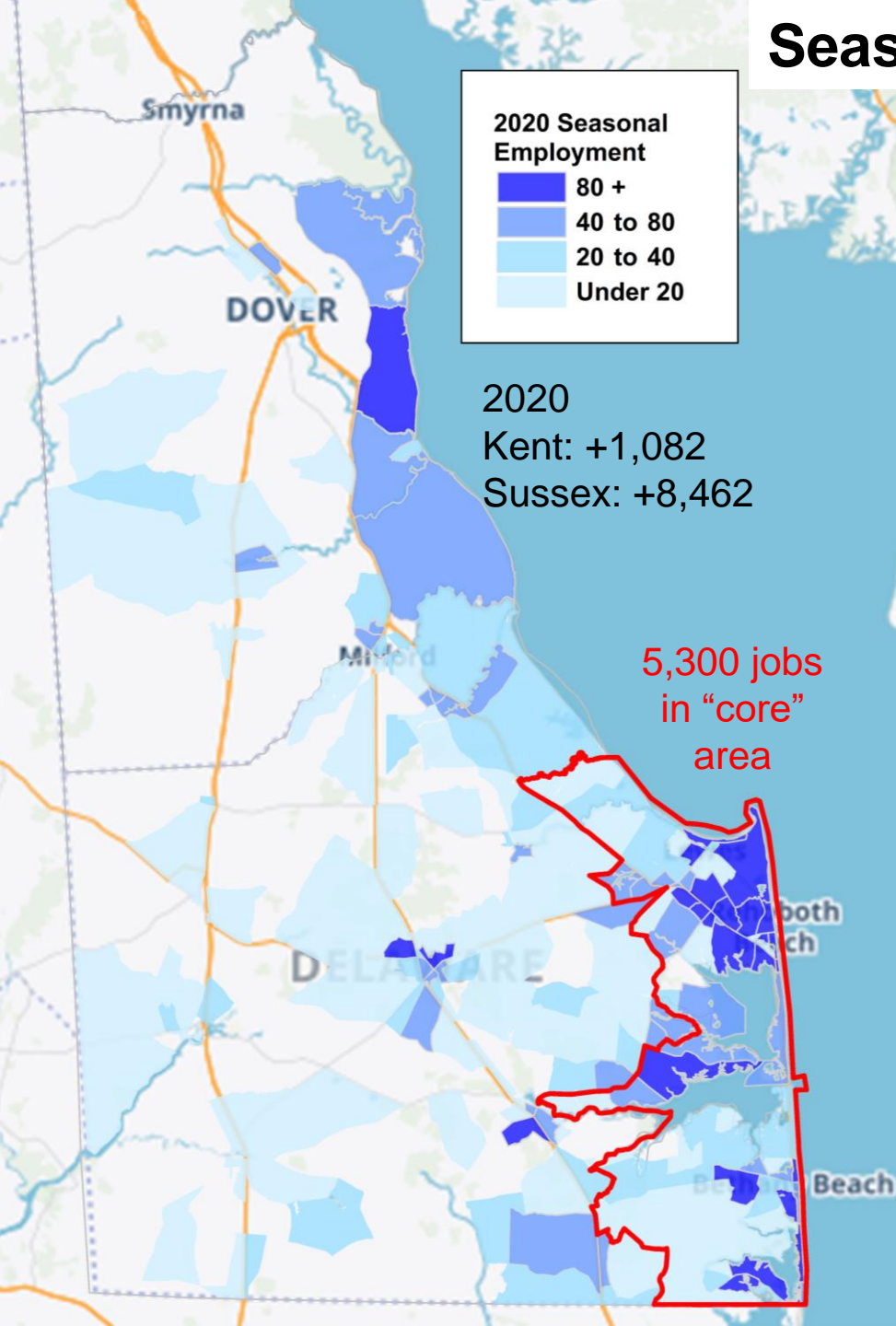
- Only 4 sectors edited for seasonal employment

Seasonal Update – Employment

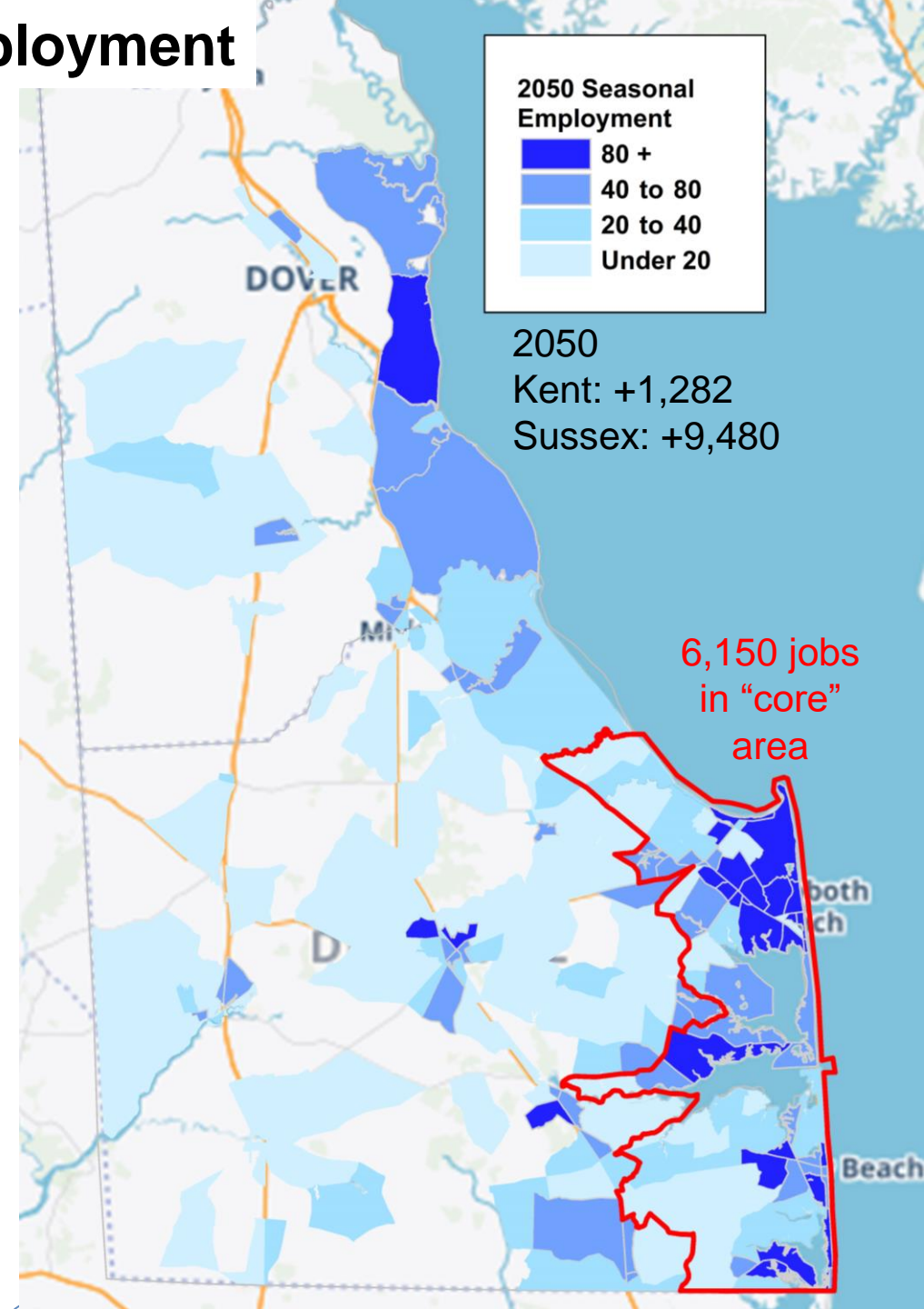


- Slightly more scattered
- “pit stops” along travel routes
- Location of major shopping centers
- Major destinations (i.e. State Parks)

Seasonal Update – Employment



- Slightly more scattered
- "pit stops" along travel routes
- Location of major shopping centers
- Major destinations (i.e. State Parks)
- Does annual and seasonal become less of a difference??



Continued work

- **Applying seasonal method to Maryland resort areas for complete Peninsula model update**
- **Refine “day tripper” impacts**
- **Follow seasonal growth outside of normal immediate coastal locations**
- **Project early and often**
- **Create a summary of current work once time allows**