

**Chapter 3 – Key Trends and Forecasts**

The first step of this comprehensive plan process focused on gaining an understanding of the Berkeley County community and how it may have changed since 2006. This chapter highlights the key trends and forecasts projected for the County, which will help guide the development of Action Plans. These Action Plans can be found in the chapters that follow.

The following profiles, trends, and forecasts are based on information collected from a variety of sources including the Census Bureau, the County Planning Commission, Emergency Services, Board of Education, West Virginia Division of Highways, Hagerstown-Eastern Panhandle Metropolitan Planning Organization, Builders Association, Association of Realtors, and numerous other county and state agencies that currently operate and impact development of the County. This information was used to help with the development of the Berkeley County 2016 Comprehensive Plan.

**Demographic Profile**

Population Trends

Population trends and characteristics are used to assess the demand for current services and make reasonable projections for future population growth and needs. Land area requirements for future residential, recreation, commercial, industrial, and other needs are related to current and future requirements of the population in the county. Population projections indicate trends in future demand for schools, transportation facilities and other public infrastructure and services.

Population Growth

Berkeley County’s population is growing rapidly (See Table 3-1). According to the Census Bureau, Berkeley County had a resident population of 104,169 persons in 2010, compared to 36,356 in 1970. This represents a 187 percent increase over the 40 year period. Frederick County, VA to the south and Jefferson County, WV to the east have also continued to experienced similar growth rates during this period. According to most recent estimates by the US Census Bureau, Berkeley County is no longer among the top 100 fastest growing counties in the nation. However, with an estimated 2013 population of 108,684 and a 2014 population of 110,497, Berkeley County’s population is the second largest in the state. From 2013 to 2014, it also had the highest annual growth rate among neighboring counties at 1.7%.

**Table 3-1 Population Growth 1970-2010**

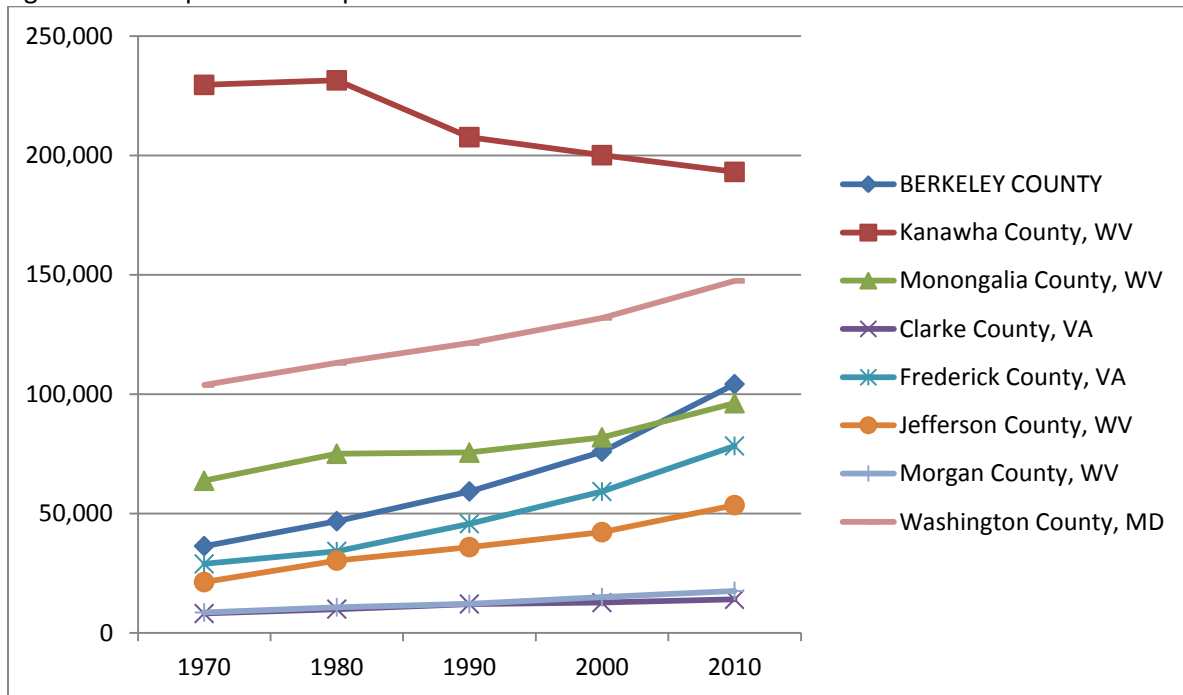
Municipality	Total Population					Population Change			
	1970	1980	1990	2000	2010	2000-2010		1970-2010	
						#	%	#	%
USA	203,302,031	226,542,199	248,709,873	281,421,906	308,747,716	27,325,810	10.0	105,445,685	5.2
West Virginia	1,744,237	1,949,644	1,793,477	1,808,344	1,852,994	44,650	2.5	108,757	5.9
BERKELEY COUNTY	36,356	46,775	59,253	75,905	104,169	28,264	37.0	67,813	186.6
City of Martinsburg	14,626	13,063	14,073	14,972	17,227	2,255	15.0	2,601	17.8
Clarke County, VA	8,102	9,965	12,101	12,652	14,034	1,382	11.0	5,932	73.0
Frederick County, VA	28,893	34,150	45,723	59,209	78,305	19,096	32.3	49,412	171.0
Jefferson County, WV	21,280	30,302	35,926	42,190	53,498	11,308	26.8	32,218	151.4
Morgan County, WV	8,547	10,711	12,128	14,943	17,541	2,598	17.4	8,884	105.3
Washington County, MD	103,829	113,086	121,393	131,923	147,430	15,507	10.6	43,601	42.0

Source: US Census Bureau

The data also indicates that the pace of growth in the county is continuing to climb, with 28.1 percent of growth occurring between 1990 and 2000, as reflected in the 2006 Comprehensive Plan, increasing to 37 percent growth occurring between 2000 and 2010. This trend is due in part to its close proximity to the expanding Baltimore-Washington Metropolitan Area and shows no signs of slowing.

Berkeley County currently has the second largest population in the state of West Virginia. Kanawha County has the largest population estimated at 190,223 and Monongalia County has the third largest population estimated at 103,463 for 2014. While the population of Kanawha County steadily declines, the Berkeley County population continues to increase and surpassed the Monongalia population between 2000 and 2010. Washington County, MD, Frederick County, VA and Jefferson County, WV populations are growing steadily. Clarke County, VA and Morgan County, WV are following a growth path similar to each other but much slower than other neighboring counties. (See Table 3-2 and Figure 3-1)

Figure 3-1 Comparison of Population Growth 1970-2010



Source: US Census Bureau

While population growth rates in comparison to other counties can fluctuate from year to year, the average percentage of long-term growth seen by Berkeley County over the last 44 years, at 4.63 percent, exceeds the growth of all neighboring counties and that of the other two largest counties in the State of West Virginia as well (See Table 3-2).

## Berkeley County Comprehensive Plan Update June 2016

Table 3-2 Comparison of Population Growth by County 1970-2014

Municipality	Total Population				Total Population Change over last 44 years	Average Annual Population Change over last 44 years	Average Annual Percent Change
	1970	1990	2010	2014 est.			
Kanawha County, WV	229,515			190,223	-39,292	-893	-0.47
BERKELEY COUNTY	36,356	59,253	104,169	110,497	74,141	1,685	4.63
Monongalia County, WV	63,714			103,463	39,749	903	1.42
Clarke County, VA	8,102	12,101	14,034	14,423	6,321	144	1.78
Frederick County, VA	28,893	45,723	78,305	82,377	53,484	1,216	4.21
Jefferson County, WV	21,280	35,926	53,498	55,713	34,433	783	3.68
Morgan County, WV	8,547	12,128	17,541	17,453	8,906	202	2.36
Washington County, MD	103,829	121,393	147,430	149,573	45,744	1,040	1.00

Source: US Census Bureau

### Population Density and Distribution by Land Area and Tax District

Trends in population density parallel population change. In 1970, Berkeley County had a population density of 113.2 persons per square mile. By 2010, it had increased to 324.3 persons per square mile. This continues to be much higher than West Virginia as a whole, where population density in 2010 was 79.9 persons per square mile.

Berkeley County had the second highest population density among the surrounding counties, until 2010, when it exceeded the population density of Washington County, MD and became the highest population density at 324.31 persons per square mile. Morgan County, WV, which borders Berkeley County to the west, continues to have the lowest population density at 76.6 persons per square mile (See Table 3-3)

Table 3-3 Population Density 1970-2010

Municipality	Area (square miles)	Persons per Square Mile				
		1970	1980	1990	2000	2010
USA	3,536,338.0	57.5	64.1	70.3	79.6	87.3
West Virginia	24,086.6	72.4	80.9	74.5	75.1	76.9
BERKELEY COUNTY	321.2	113.2	145.6	184.5	236.3	324.3
City of Martinsburg	5.0	2,925.2	2,612.6	2,814.6	2,994.4	2,590.7
Clarke County, VA	177.0	45.8	56.3	68.4	71.5	79.3
Frederick County, VA	414.6	69.7	82.4	110.3	142.8	188.9
Jefferson County, WV	209.6	101.5	144.6	171.4	201.3	255.3
Morgan County, WV	229.0	37.3	46.8	53.0	65.3	76.6
Washington County, MD*	458.2	226.6	246.8	264.9	287.9	322.1

Source: US Census Bureau

\* Washington County, MD data for 1970-2000 was calculated by dividing total population by square miles.

The majority of Berkeley County's population continues to live in areas that are classified as urban by the Census Bureau. As defined by the Census Bureau, over 68 percent of the county's residents lived in urban areas in 2010. This is an increase of 14.1 percent since 2000, exceeded only by the Jefferson County urban population which increased by 19.7 percent over the same timeframe. The percentage of increase in urban population for both counties is more than double the next highest county at a percentage increase in urban population of 7.0 percent for Clarke County, VA. Berkeley County is only 2.14 percent below Washington County, which has the highest urban population percentage, at 70.51 percent, of all the neighboring counties.

The rural population of Berkeley County decreased from 34,717 people in 2000 (according to the 2006 Comprehensive Plan) to 32,944 people in 2010. As urban populations increase, rural populations continue to decline, and have done so in the United States, West Virginia, Berkeley County and almost

every neighboring county. One exception to this is Morgan County, WV. It's population increased from 14,943 in 2000 to 17,541 in 2010 and remains a 100 percent rural community.

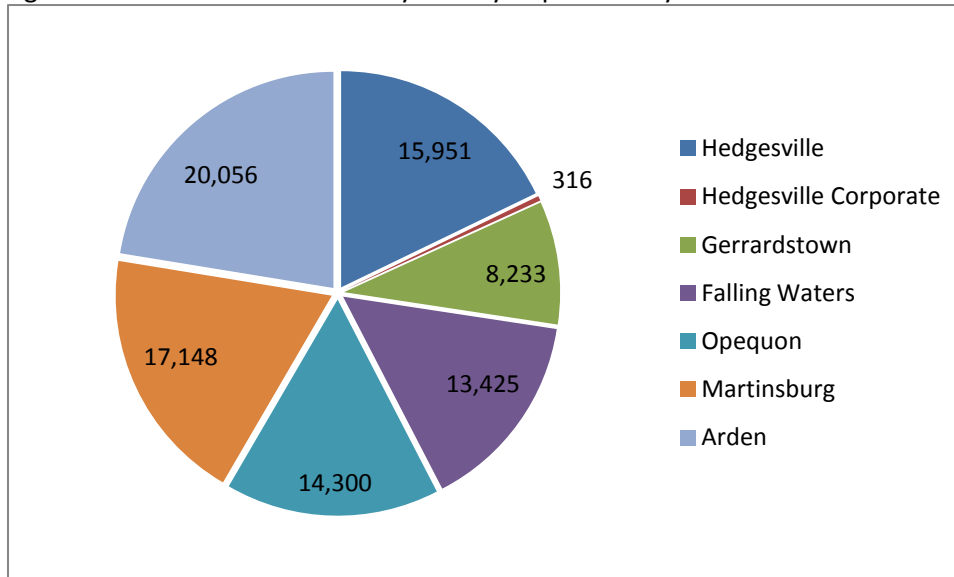
Table 3-4 Distribution of Population by Land Area 2010

Municipality	Total Population	2010 Urban		2010 Rural		2000		2000-2010 % Change in Urban
		#	%	#	%	Urban %	Rural %	
USA	308,745,538	249,253,271	80.7	59,492,267	19.3	79.0	21.0	1.7
West Virginia	1,852,994	902,810	48.72	950,184	51.28	46.1	53.9	2.6
BERKELEY COUNTY	104,169	71,225	68.37	32,944	31.63	54.3	45.7	14.1
Clarke County, VA	14,034	4,277	30.48	9,757	69.52	23.5	76.5	7.0
Frederick County, VA	78,305	43,246	55.23	35,059	44.77	50.6	49.4	4.6
Jefferson County, WV	53,498	27,619	51.63	25,879	48.37	31.9	68.1	19.7
Morgan County, WV	17,541	0	0	17,541	100.00	0	100.0	0
Washington County, MD	147,430	103,953	70.51	43,477	29.49	68.3	31.7	2.2

Source: U.S. Census Bureau

More Berkeley County residents lived in the Arden tax district, as of the 2010 US Census, than any of the other six districts. Hedgesville Corporate and the Gerrardstown tax district represent the two lowest population distributions, with the remaining population fairly evenly distributed among the remaining districts. Figure 3-2 illustrates actual totals for each of these districts.

Figure 3-2 Distribution of Berkeley County Population by Tax District 2010



Source: Berkeley County Tax Records

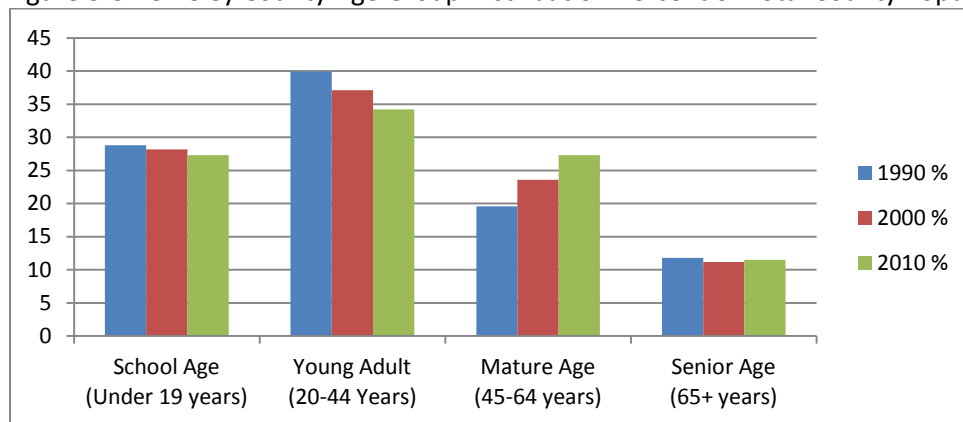
**Age Group Distribution**

A key factor that impacts an area's future population growth, as well as determines the type of services needed, is the distribution of the total population according to age. Each group has different public service needs that must be considered in the planning process. The School Age Group refers to people under the age of 19. The Young Adult Age Group ranges from 20-44 years of age and is most frequently responsible for new household formation. This group is also a significant part of the local labor force, is most frequently engaged in home buying or building, and is usually highly mobile and active in community functions. The Mature Age Group includes residents between 45 and 65 and tends to be more settled and at the height of their earning power, while people 65 years and older, the Senior Age

Group, are generally characterized by limited purchasing power, increased demand for health and public transit services, special recreational requirements, and also may have special housing needs.

All age groups in Berkeley County continue to experience an increase in total population. Between 1990 and 2010, Berkeley County's total population increased from 59,253-104,410, which increased the number of persons in each age group. The young adult age group remains the largest. However, as a percentage of the total population, this group continues to experience a decrease and has dropped almost six percent between 1990 and 2010. As shown in Figure 3-2, the county's mature age group continues to experience an increase as a percentage of the total population. Since 2000, the Senior Age Group is showing an increase in percentage as well. These trends are consistent with the state of West Virginia.

Figure 3-3 Berkeley County Age Group Distribution Percent of Total County Population 1990-2010



Source: U.S. Census Bureau

Berkeley County's population remains younger than West Virginia's population. As shown in Table 3-5, 61.5 percent of Berkeley County residents were under the age of 44, compared to only 54.8 percent of West Virginia residents (Table 3-6). However, as a result of the growth of the mature age group, the county's median age has increased from 33.3 in 1990 to 37.6 in 2010, as shown in Table 3-7.

Table 3-5 Age Group Distribution 1990-2010 – West Virginia

Age Groups	1990		2000		2010		1990-2010
	#	%	#	%	#	%	Change in %
School Age (Under 19 years)	503,401	28.1	454,715	25.1	438,718	23.7	-12.8
Young Adult (20-44 Years)	652,974	36.4	621,452	34.4	576,138	31.1	-11.8
Mature Age (45-64 years)	368,205	20.5	455,282	25.2	536,273	29.0	45.6
Senior Age (65+ years)	268,897	15.0	276,895	15.3	299,352	16.2	11.3
<b>Total</b>	<b>1,793,477</b>	<b>100.0</b>	<b>1,808,344</b>	<b>100.0</b>	<b>1,850,481</b>	<b>100.0</b>	<b>3.2</b>

Source: US Census Bureau

Table 3-6 Age Group Distribution 1990-2010 – BERKELEY COUNTY

Age Groups	1990		2000		2010		1990-2010
	#	%	#	%	#	%	Change in %
School Age (Under 19 years)	17,037	28.8	21,374	28.2	28,419	27.3	66.8
Young Adult (20-44 Years)	23,657	39.9	28,187	37.1	35,600	34.2	50.5
Mature Age (45-64 years)	11,588	19.6	17,878	23.6	28,402	27.3	145.5
Senior Age (65+ years)	6,971	11.8	8,466	11.2	11,989	11.5	72.0
<b>Total</b>	<b>59,253</b>	<b>100.0</b>	<b>75,905</b>	<b>100.0</b>	<b>104,410</b>	<b>100.0</b>	<b>71.1</b>

Source: US Census Bureau

Table 3-7 Median Age 1990-2010

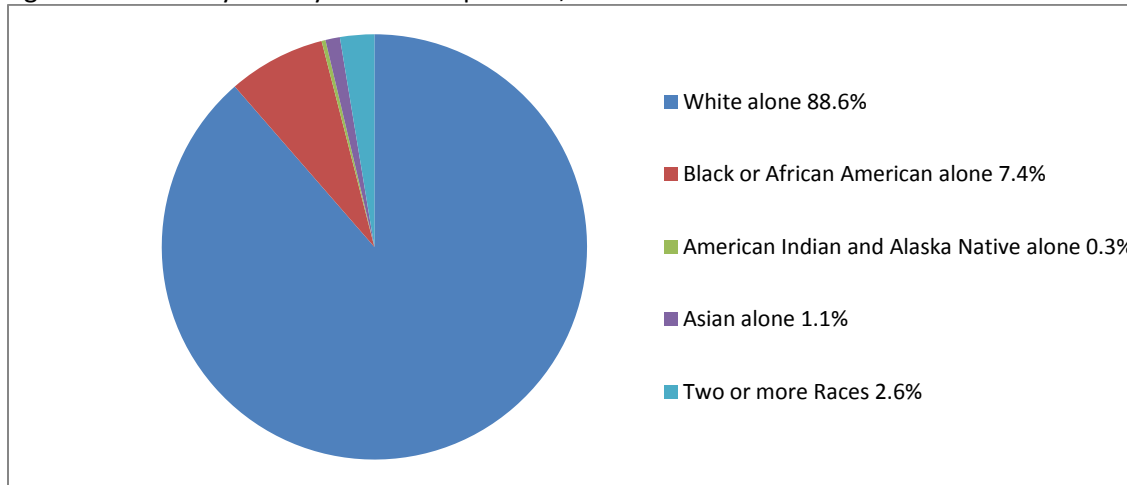
Municipality	1990	2000	2010	Change 1990-2010
USA	32.9	35.3	37.1	4.3
West Virginia	35.3	38.9	41.3	6.0
<b>BERKELEY COUNTY</b>	33.3	35.8	37.6	4.3
Clarke County, VA	36.4	40.6	44.9	8.5
Frederick County, VA	33.0	36.7	39.1	6.1
Jefferson County, WV	32.7	36.8	38.9	6.2
Morgan County, WV	38.0	40.7	45.0	7.0
Washington County, MD	34.4	37.4	38.0	3.6

Source: US Census Bureau

Racial Composition

Berkeley County’s European heritage is still widely apparent in its population. According to 2013 Census Bureau estimates, approximately 88.6 percent of Berkeley County residents are white. This represents a decrease of approximately 6.8 percent since 1990, thus indicating a trend towards greater racial diversity. The largest percentage of residents of another single race in the county is Black or African American at 7.4 percent. Less than four percent of residents are of Hispanic or Latino ethnicity, Asian ethnicity, or American Indian/Alaska Native ethnicity. (See Figure 3-3)

Figure 3-4 Berkeley County Racial Composition, 2013 estimates



Source: US Census Bureau

Berkeley County is more racially diverse than West Virginia as a whole (See Table 3-8), but less so than the City of Martinsburg. Census data from 2010 indicates that 11.3 percent of the county’s population was classified as “non-white”, compared to six percent of the state’s population and 22.5 percent of the city’s population. In 1990, Clarke County, VA had the highest percentage of non-white residents among the surrounding counties. The non-white population of Washington County has more than doubled since 1990 and, as of 2010 has the largest percentage of non-white residents among the surrounding counties at 14.8 percent.

Table 3-8 Comparison of Racial Diversity, 1990-2010

Municipality	% White			% Non-white		
	1990	2000	2010	1990	2000	2010
USA	80.3	75.1	77.9	19.7	24.9	22.1
West Virginia	96.2	95.0	94.0	3.8	5.0	6.0
<b>BERKELEY COUNTY</b>	95.4	92.7	88.7	4.6	7.3	11.3
City of Martinsburg	90.0	83.9	77.5	10.0	16.1	22.5
Clarke County, VA	90.8	91.1	90.9	9.2	8.9	9.1
Frederick County, VA	97.4	95.0	91.8	2.6	5.0	8.2
Jefferson County, WV	91.7	91.0	88.8	8.3	9.0	11.2
Morgan County, WV	98.8	98.3	97.2	1.2	1.7	2.8
Washington County, MD	92.9	89.7	85.2	7.1	10.3	14.8

Source: US Census Bureau

Household Characteristics

The total number of households in Berkeley County increased between 1990 and 2010, as shown in Table 3-9. In 1990, there were 22,350 households in the county and in 2010 there were 39,992 households, an increase of almost 79 percent. Among the surrounding counties, only Frederick County, VA continues to experience a similar increase in total households during this period and as of 2010 Berkeley County now exceeds Frederick County, VA in percentage change in number of households.

Table 3-9 Number of Households\*, 1990-2010

Municipality	1990	2000	2010	% Change
USA	91,947,410	105,480,101	115,226,802	25.3
West Virginia	688,557	737,360	742,674	7.9
<b>BERKELEY COUNTY</b>	22,350	29,616	39,992	78.9
City of Martinsburg	6,040	6,683	7,420	22.8
Clarke County, VA	4,236	4,950	5,580	31.7
Frederick County, VA	16,470	22,124	29,146	77.0
Jefferson County, WV	12,914	16,179	19,824	53.5
Morgan County, WV	4,731	6,144	7,306	54.4
Washington County, MD	44,762	49,708	55,798	24.7

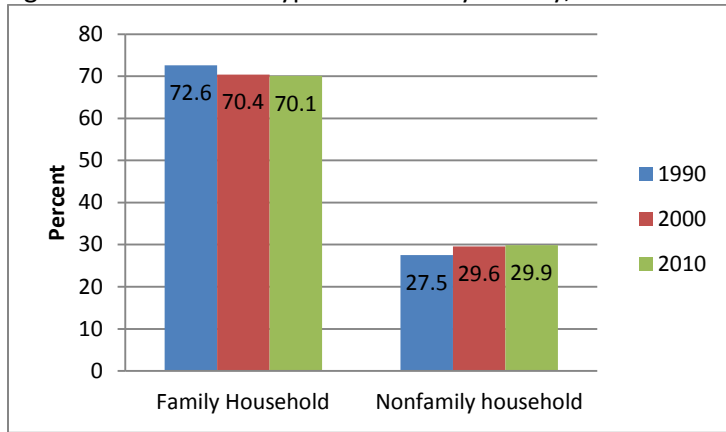
Source: US Census Bureau

\* Households are classified by type according to the sex of the householder and the presence of relatives.

Two types of householders are distinguished; family householders and non-family householders. A family householder is a householder living with one or more individuals related to him or her by birth, marriage, or adoption. The householder and all of the people in the household related to him or her are family members. A non-family householder is a householder living alone or with non-relatives only. (US Census Bureau, Technical Documentation)

Family households continue to represent the majority of households at 70.1 percent of households. However, they represented a slightly smaller percentage of the total number of households in 2010 than they did in 1990, as shown in Figure 3-4. The trend towards fewer people in each household seen in 2000 changed direction in 2010, as shown in Table 3-10. Only Clarke County, VA and Morgan County, WV continue to decrease in persons per household. All other surrounding counties, including Berkeley County, the state and the nation are showing an increase in persons per household between 2000 and 2010.

Figure 3-5 Household Types in Berkeley County, 1990-2010



Source: U.S. Census Bureau

**Table 3-10 Persons per Household 1990-2010**

Municipality	1990	2000	2010
USA	2.63	2.59	2.61
West Virginia	2.55	2.40	2.43
<b>BERKELEY COUNTY</b>	2.60	2.53	2.58
City of Martinsburg	2.30	2.21	2.31
Clarke County, VA	2.78	2.50	2.48
Frederick County, VA	2.76	2.64	2.65
Jefferson County, WV	2.68	2.54	2.63
Morgan County, WV	2.52	2.40	2.38
Washington County, MD	2.53	2.46	2.64

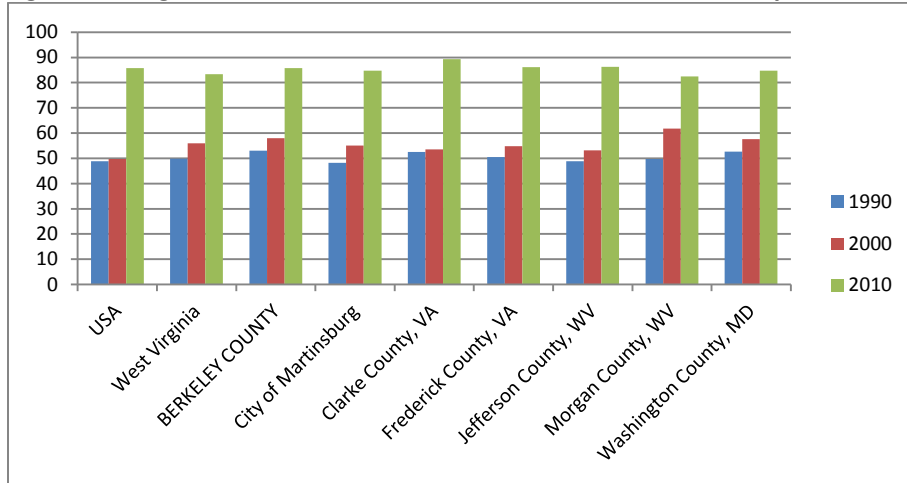
Source: US Census Bureau

Educational Attainment: High School

The number of high school graduates residing in Berkeley County has increased to 85.7 percent and mirrors all neighboring counties, the state and the nation, as shown in Figure 3-5. This is in an increase of 27.7 percent from 2000 to 2010. This ten year jump in percentages across all municipalities on the graph parallels the No Child Left Behind Act. According to the U.S. Department of Education website, [www.ed.gov](http://www.ed.gov), a variety of educational requirements were implemented between 2001 and 2005 as a result of the NCLB Act. The highest increase seen over any other 10-year time span within a neighboring county was experienced by Morgan County from 1990 to 2000 when percent of population with high school attainment increased 12.1 percent.



Figure 3-6 High School Education Attainment as a Percent of Population 25 Years and Older



Source: US Census Bureau

Educational Attainment: College

A review of Census data indicates that 15.5 percent of Berkeley County’s 25 year and older population had obtained college degrees in 1990. By 2010 that figure increased to 19.4 percent. This is an increase of 3.9 percent since 1990. As shown in Table 3-11 and Figure 3-6, the percentage of residents in the county that obtained some type of college degree continues to exceed that for West Virginia, Morgan County, WV, and as of 2010 Washington County, but continues to lag behind the national rate, as well as those of the remainder of the surrounding counties.

Figure 3-7 College Education Attainment as a Percent of Population 25 Years and Older



Source: US Census Bureau

**Table 3-11 Educational Attainment as a Percent of Population 25 Years and Older**

Municipality	1990		2000		2010	
	High School*	College Degree	High School*	College Degree	High School*	College Degree
USA	48.9	26.6	49.7	30.7	85.7	28.5
West Virginia	49.9	16.1	56.0	19.2	83.4	17.9
<b>BERKELEY COUNTY</b>	53.0	15.5	58.0	19.6	85.7	19.4
City of Martinsburg	48.2	19.6	55.1	19.3	84.7	19.8
Clarke County, VA	52.5	22.5	53.5	28.6	89.3	31.2
Frederick County, VA	50.5	19.5	54.8	23.7	86.1	26.2
Jefferson County, WV	48.9	19.3	53.1	26.0	86.2	27.8
Morgan County, WV	49.7	15.1	61.8	14.3	82.5	15.0
Washington County, MD	52.7	16.6	57.6	20.2	84.8	18.7

Source: US Census Bureau

Median Household Income

Median household income in Berkeley County experienced real growth between 1989 and 1999 but felt a slight decline from this growth between 1999 and 2013. When adjusted for inflation, median household income for the county in 2013 was \$53,515, which still reflects an overall increase of 3.8 percent over 1989 figures. Despite a drop in adjusted median household income between 1999 and 2013, Berkeley County and West Virginia maintained a positive change in the overall percent change for the County and the State between 1999 and 2013. The City of Martinsburg, Washington County, MD, Morgan County, WV and the Nation actually experienced a negative percent change in adjusted median household income between 1989 and 2013. Clarke County, VA, Frederick County, VA and Jefferson County, WV experienced a continual increase in adjusted median household income with the highest percent change in Clarke County, VA at 16.1 percent.

**Figure 3-8 Adjusted Median Household Income 1989-2013**

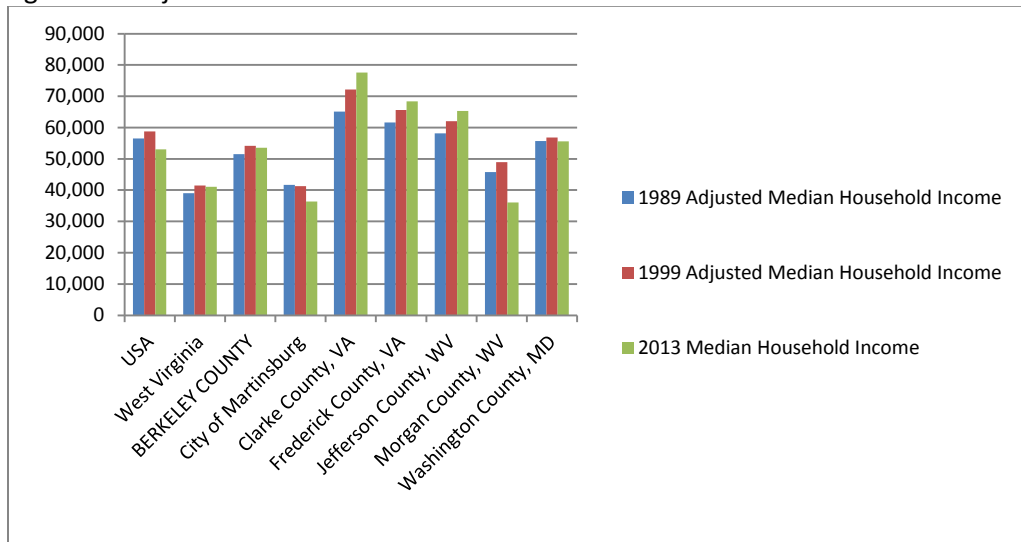


Table 3-12 Change in Median Household Income 1989 - 2013

Municipality	Census Reported 1989 Median Household Income (\$)	1989 Median Household Income Adjusted to 2013 Dollars <sup>(1)</sup>	Census Reported 1999 Median Household Income (\$)	1999 Median Household Income Adjusted to 2013 Dollars <sup>(1)</sup>	Census Reported 2009-2013 Median household Income in 2013 Dollars	Percent Change in Adjusted Median Household Income
USA	30,056	56,465	41,994	58,720	53,046	-6.4
West Virginia	20,795	39,067	29,696	41,524	41,043	4.8
<b>BERKELEY COUNTY</b>	27,412	51,499	38,763	54,202	53,515	3.8
City of Martinsburg	22,193	41,694	29,495	41,243	36,330	-14.8
Clarke County, VA	34,636	65,070	51,601	72,154	77,597	16.1
Frederick County, VA	32,806	61,632	46,941	65,638	68,424	9.9
Jefferson County, WV	30,941	58,128	44,374	62,048	65,304	11.0
Morgan County, WV	24,372	45,787	35,016	48,963	36,046	-27.0
Washington County, MD	29,632	55,669	40,617	56,795	55,609	-0.1

Source: US Census Bureau

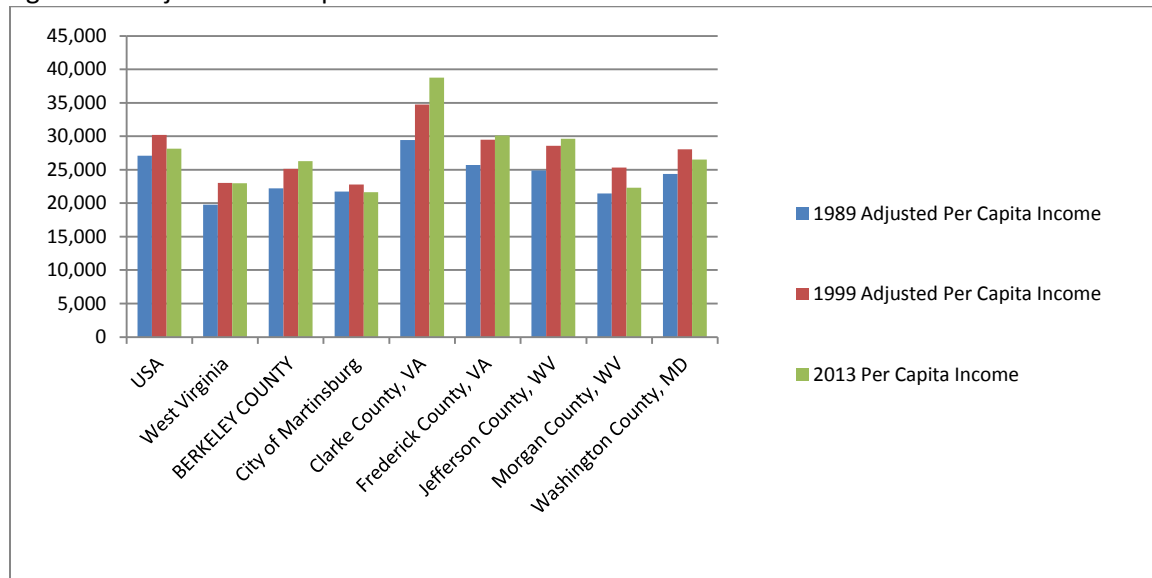
<sup>1</sup> Median household and per capita figures are adjusted to 2013 dollars by using the Department of Labor Statistics inflation calculator.

Note: "When the median income of a group is calculated, it automatically removes those values that are at the furthest ends of the income distribution. By doing this, data calculated based on median income is able to yield a more accurate representation of the group being surveyed. As a result, median income is often preferred over per capita income by fact-finding agencies, particularly when the data are obtained from a relatively small group of individuals." ([http://www.ehow.com/info\\_8301472\\_difference-median-income-per-capita.html](http://www.ehow.com/info_8301472_difference-median-income-per-capita.html))

Per Capita Income

Per capita income in Berkeley County also experienced real growth between 1989 and 1999 which continued through 2013. (See Figure 3-8 and Table 3-13) When adjusted for inflation, per capita income for the county in 2013 was \$26,264, which reflects a steady increase of 15.4 percent over 1989 figures. The only neighboring municipalities with a higher percent change are Jefferson County, WV at 15.9 percent and Clarke County, VA at 24.1 percent. Washington County, MD, Morgan County, WV, the State and the Nation actually experienced a decrease in per capita income between 1999 and 2013, however the overall percent change remained positive for the same period.

Figure 3-9 Adjusted Per Capita Income 1989-2013



Source: US Census Bureau

Table 3-13 Per Capita Income 1990-2013

Municipality	Census Reported 1989 Per Capita Income (\$)	1989 Per Capita Income Adjusted to 2013 Dollars ( <sup>1</sup> )	Census Reported 1999 Per Capita Income (\$)	1999 Per Capita Income Adjusted to 2013 Dollars ( <sup>1</sup> )	Census Reported 2009-2013 Per Capita Income in 2013 Dollars	Percent Change in Adjusted Per Capita Income
USA	14,420	27,091	21,587	30,185	28,155	3.8
West Virginia	10,520	19,764	16,477	23,040	22,966	13.9
<b>BERKELEY COUNTY</b>	11,832	22,229	17,982	25,144	26,264	15.4
City of Martinsburg	11,563	21,723	16,314	22,812	21,619	-0.5
Clarke County, VA	15,657	29,415	24,844	34,739	38,748	24.1
Frederick County, VA	13,671	25,684	21,080	29,476	30,112	14.7
Jefferson County, WV	13,249	24,891	20,441	28,583	29,605	15.9
Morgan County, WV	11,420	21,455	18,109	25,322	22,312	3.8
Washington County, MD	12,970	24,367	20,062	28,053	26,532	8.2

Source: US Census Bureau

<sup>1</sup> Median household and per capita figures are adjusted to 2013 dollars by using the Department of Labor Statistics inflation calculator.

Note: "When the median income of a group is calculated, it automatically removes those values that are at the furthest ends of the income distribution. By doing this, data calculated based on median income is able to yield a more accurate representation of the group being surveyed. As a result, median income is often preferred over per capita income by fact-finding agencies, particularly when the data are obtained from a relatively small group of individuals." ([http://www.ehow.com/info\\_8301472\\_difference-median-income-per-capita.html](http://www.ehow.com/info_8301472_difference-median-income-per-capita.html))

**Poverty Status**

Between 1999 and 2013 Berkeley County and each of the surrounding counties experienced an increase in the percentage of residents with incomes below the poverty level. As shown in Table 3-14, Clarke County, VA and West Virginia were the only two municipalities to show an overall decline in poverty level from 1989 to 2013. Clarke County, VA and Frederick County, VA remain the two lowest poverty levels of surrounding counties, West Virginia and the Nation.

Table 3-14 Poverty Status, 1989-2013

Municipality	Percent of Persons for Whom Poverty Status is Determined with:		
	Income in 1989 Below Poverty Level	Income in 1999 Below Poverty Level	Income in 2013 Below Poverty Level
USA	13.1	12.4	15.4
West Virginia	19.6	17.9	17.9
<b>BERKELEY COUNTY</b>	11.9	11.5	13.1
City of Martinsburg	15.9	20.0	26.6
Clarke County, VA	8.7	6.6	6.7
Frederick County, VA	7.0	6.4	7.1
Jefferson County, WV	10.5	10.3	11.2
Morgan County, WV	11.0	10.4	15.3
Washington County, MD	9.3	9.5	12.4

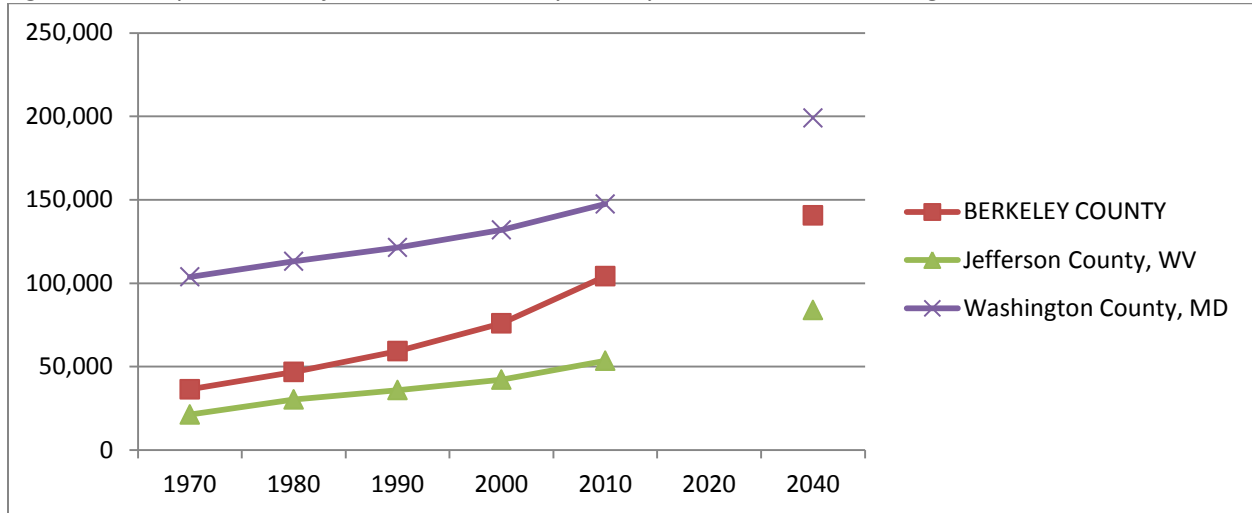
Source: US Census Bureau

**Population Projections**

Future needs for the residents of Berkeley County will depend largely on the size and composition of its population; therefore, reasonable population projections are necessary. During the 1990s, the county's population increased by approximately 28 percent. From 2000 to 2010 Berkeley County's population increased by approximately 37 percent. All indications are that Berkeley County will continue to see substantial growth in population. Figure 3-9 provides one set of possible projections for Berkeley County and a few neighboring counties for 2040. These projections are provided in Direction 2040, the Hagerstown Eastern Panhandle Metropolitan Planning Organizations Long Range Transportation Plan. According to this plan Berkeley County's population is forecasted to grow to 140, 613 by 2040 with an annual growth rate of 1.00%. Washington County is also anticipated to grow by 1.00% up to 199,010 by

2040. Jefferson County’s forecasted annual growth rate is 1.5% making the forecasted total population 83,902 in 2040 for this county.

Figure 3-10 Population Projections for Berkeley County and a Few Surrounding Counties



Source of Projections for 2040: HEPMPO Direction 2040 Long Range Transportation Plan Update

**Berkeley County Highlights**

The key trends and forecasts provided in this chapter for Berkeley County will help guide the development of the action plans contained within this comprehensive plan. In summary:

- Berkeley County’s population is growing rapidly and according to recent estimates, it is the second largest population in the state of West Virginia.
- The average percentage growth rate of Berkeley County exceeds the growth rate of all neighboring counties and the growth rate of the other two largest counties in West Virginia.
- Berkeley County had the second highest population density among the surrounding counties. Until 2010, when it exceeded the population density of Washington County and became the highest population density among the surrounding counties.
- Berkeley County has the second highest urban population percentage among neighboring counties. As urban populations increase, rural populations continue to decline.
- All age groups in Berkeley County continue to experience an increase in total population. While The Young Adult Age Group remains the largest, its percentage of the total population is steadily declining and the Mature Age Group percentage of the total population is steadily increasing.
- The percentage of high school graduates residing in Berkeley County jumped to about 86 percent which mirrors all neighboring counties, the state and the nation, while the percentage of college graduates remains virtually unchanged.
- All indications are that Berkeley County will continue to see substantial growth in population. According to the HEPMPO Direction 2040 plan, Berkeley County’s population is forecasted to grow to 140,613 by 2040 with an annual growth rate of one percent.