

2. DEMOGRAPHICS

HOUSING AND HOUSING UNIT PROJECTIONS

Nearly 80% of the housing units in Middle Smithfield Township are single family detached dwellings (Chart 4) and 85.8% of housing units are owner occupied (Chart 5). Compared to Monroe County, Middle Smithfield Township has a higher percentage of housing units that are owner occupied, as only 75.6% of the housing units county wide are owner occupied (also Chart 5).

Chart 4. Housing Types

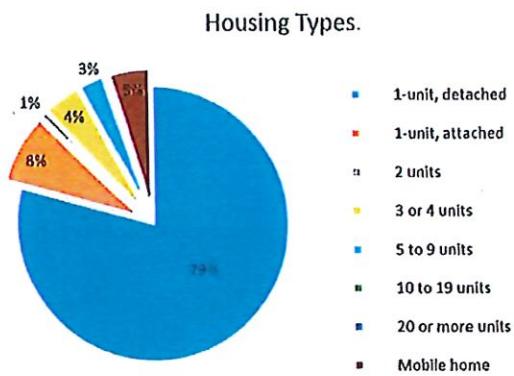
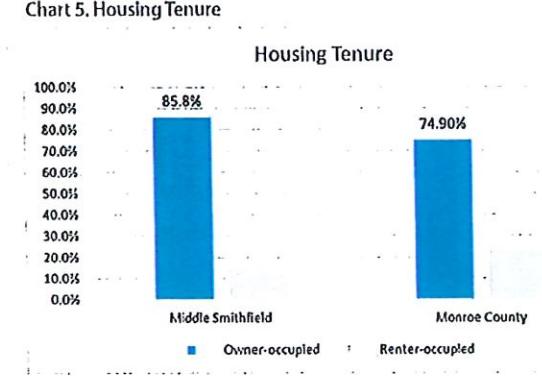
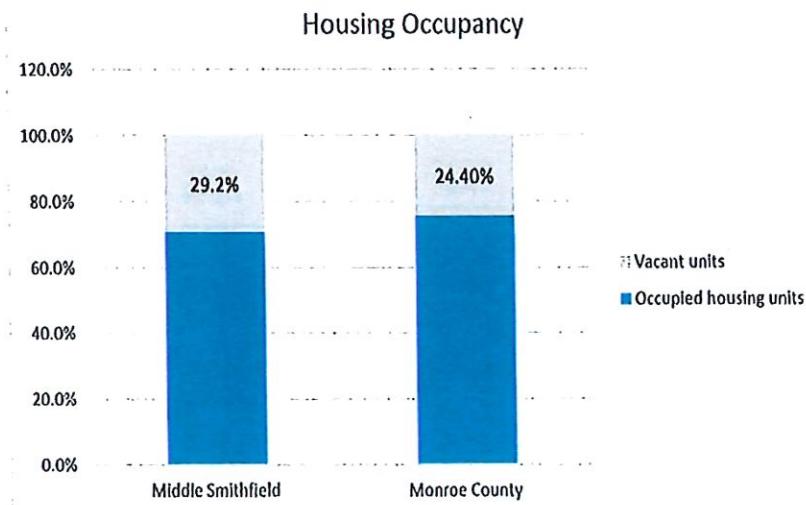


Chart 5. Housing Tenure



Nearly 30% of the housing stock is considered to be vacant, which reflects the nature of many of the homes as second homes and vacation properties (Chart 6). Compared to Monroe County, Middle Smithfield Township has slightly more housing units considered to be vacant, with 24.4% of the housing stock considered to be vacant county wide.

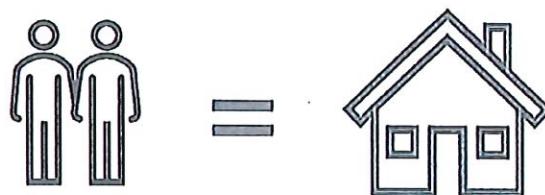
Chart 6. Housing Occupancy



2. DEMOGRAPHICS

HOUSING AND HOUSING UNIT PROJECTIONS

The average household size in Middle Smithfield Township in 2020 was 2.01 persons per household. Population projections in Chart 3 (page 2.3.), show population growth ranging from 78 people to 925 people over the next 20 years. Translating this into housing units using 2.01 persons per household means that the Township would need approximately 460 housing units, or approximately 230 units by 2030. Given the impacts of remote work and the pandemic, some of these new residents may be derived from existing second home owners becoming permanent Middle Smithfield Township residents.



SUMMARY

The good news regarding the data and projections outlined above, is that Middle Smithfield Township is projected to only need up to 230 new dwelling units over the next 10 years. This means that the Township does not need to zone more areas for higher density housing because the existing zoning districts can easily absorb projected growth. Instead, the Township can focus on enhancing existing land use regulations to improve conditions in the Route 209 Corridor and preserving the existing natural areas of the Township. Therefore, Chapter 3 focuses on improving existing conditions as written and depicted as a series of policy considerations.

