

Chapter 2 | Population/Demographics

2.1 Harlem Township Population

For the past 40 years, Harlem Township has had varied rates of growth. Population growth peaked between 1970 and 1980 when the population nearly doubled with a 95.2% population increase.

Since 1980, however, population growth has remained relatively stable with the exception of the period between 2000 and 2010. That time frame, however, is largely characterized by the Great Recession where the housing market volatility made buying and selling homes (residential mobility) extremely difficult.

Table 2.1 Harlem Township Population Growth (1960-2018)

Year	Census Population	Population Change from Previous Census	
		Difference	Percent
1960	1,141	n/a	n/a
1970	1,527	+386	+33.8%
1980	2,981	+1,454	+95.2%
1990	3,391	+410	+13.8%
2000	3,762	+371	+10.9%
2010	3,953	+191	+5.1%
2018 (est.)	4,524	+571	+14.4%

**Census 2000 & 2018 American Community Survey 5-year estimate*

2.2 Harlem Township Demographic Profiles

The 2010 Census and 2018 American Community Survey show other indicators of Harlem Township's population. The overall population is an aging, mostly white, affluent demographic.

The three most common age cohorts in 2000 in Harlem Township were the age groups of 35 to 39 years, 40 to 44 years, and 45 to 49 years. These groups constituted 29.2% of the population. By 2010, the three most common age cohorts aged over that time, resulting in top age cohorts of 45 to 49 years, 50 to 54 years, and 55 to 59 years— which still accounted for 29.2% of the population. In 2018, two of these cohorts remained the most common, with the age group of 30 to 34 years of age replacing the 55 to 59 years of age cohort. The resulting median age in 2018 was 43.9 years old; 5.4 years older than the median age in 2000, but 0.4 years younger than the median age in 2010.

The aging age cohorts increasing in frequency are primarily over 50 years of age and most likely reflect the aging population through the cohort categories. Of particular concern for the township, however, is the trend of a decreasing number of young

Table 2.2 Age and Sex of Harlem Township Residents (2000-2018)

	2000*			2010*			2018**			Difference (2000-2018)		
	Total Pop.	Male	Female	Total Pop.	Male	Female	Total Pop.	Male	Female	Total Pop.	Male	Female
Under 5 years	6.1%	6.3%	6.0%	5.0%	5.7%	4.2%	5.2%	4.5%	6.0%	-0.9%	-1.8%	0.0%
5-9 years	7.9%	8.6%	7.2%	6.3%	6.3%	6.4%	6.0%	5.0%	7.1%	-1.9%	-3.6%	-0.1%
10-14 years	8.5%	8.9%	8.0%	7.0%	7.2%	6.7%	5.5%	8.4%	2.3%	-3.0%	-0.5%	-5.7%
15-19 years	7.9%	7.7%	8.1%	7.4%	7.6%	7.2%	5.2%	6.2%	4.2%	-2.7%	-1.5%	-3.9%
20-24 years	3.9%	3.7%	4.0%	4.6%	4.9%	4.4%	5.7%	6.6%	4.6%	1.8%	2.9%	0.6%
25-29 years	4.0%	4.3%	3.8%	3.5%	2.8%	4.2%	3.4%	4.2%	2.5%	-0.6%	-0.1%	-1.3%
30-34 years	5.3%	5.3%	5.3%	4.2%	4.0%	4.4%	8.1%	8.3%	7.8%	2.8%	3.0%	2.5%
35-39 years	9.2%	8.6%	9.7%	5.7%	5.7%	5.6%	7.4%	6.0%	8.9%	-1.8%	-2.6%	-0.8%
40-44 years	10.4%	10.2%	10.5%	7.5%	8.0%	7.0%	4.9%	5.3%	4.4%	-5.5%	-4.9%	-6.1%
45-49 years	9.6%	9.9%	9.2%	9.3%	9.2%	9.5%	10.0%	8.4%	11.7%	0.4%	-1.5%	2.5%
50-54 years	7.4%	6.9%	7.8%	11.0%	10.9%	11.1%	8.8%	10.7%	6.7%	1.4%	3.8%	-1.1%
55-59 years	5.6%	5.4%	5.8%	8.9%	8.8%	8.9%	8.0%	6.9%	9.3%	2.4%	1.5%	3.5%
60-64 years	4.7%	4.9%	4.4%	6.8%	6.9%	6.8%	5.4%	3.8%	7.2%	0.7%	-1.1%	2.8%
65-69 years	3.5%	3.7%	3.2%	4.8%	4.5%	5.1%	7.4%	7.7%	7.1%	3.9%	4.0%	3.9%
70-74 years	2.6%	2.5%	2.8%	3.3%	3.0%	3.6%	5.4%	4.6%	6.4%	2.8%	2.1%	3.6%
75-79 years	2.0%	1.8%	2.3%	2.4%	2.5%	2.2%	3.0%	2.7%	3.3%	1.0%	0.9%	1.0%
80-84 years	1.0%	0.8%	1.2%	1.4%	1.3%	1.5%	0.4%	0.3%	0.4%	-0.6%	-0.5%	-0.8%
Over 84 Years	0.5%	0.4%	0.7%	1.1%	0.9%	1.4%	0.2%	0.4%	0.0%	-0.3%	0.0%	-0.7%
Total Pop. (#)	3,762	1,851	1,911	3,953	1,988	1,965	4,524	2,404	2,120	762	553	209
Total Pop. (%)	-	49.2%	50.8%	-	50.3%	49.7%	-	53.1%	46.9%	-	3.9%	-3.9%
Median Age	38.5	38	39	44.3	43.5	45	43.9	42.4	46.1	5.4	4.4	7.1

*Age Groups and Sex: 2000 & 2010 Census Summary File 1

**Age by Sex: 2018 American Community Survey 5-year Estimate

Table 2.3 Harlem Township Demographic Diversity (2000-2018)

	2000*		2010*		2018**		2000-2018***	
	Total	Percent	Total	Percent	Total	Percent	Difference	Percent
Total Population	3,762	-	3,953	-	4,524	-	762	-
White	3,680	97.8%	3,820	96.6%	4,335	95.8%	655	86.0%
Black or African American	20	0.5%	37	0.9%	24	0.5%	4	0.5%
American Indian and Alaska	9	0.2%	9	0.2%	0	0.0%	-9	-1.2%
Asian	10	0.3%	14	0.4%	46	1.0%	36	4.7%
Native Hawaiian and Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	6	0.2%	23	0.6%	35	0.8%	29	3.8%
Two or More	37	1.0%	50	1.3%	84	1.9%	47	6.2%
Hispanic or Latino	27	0.7%	70	1.8%	180	4.0%	153	20.1%

**Race and Hispanic or Latino: 2000 Census Summary File 1*

***Demographic and Housing: American Community Survey 5-year Estimate*

adults and subsequent school age children. In 2018, there was a significant increase in the age cohort of 30 to 34 years of age, and 20 to 24 years of age. These cohorts likely represent two demographics; college graduates returning home post-education, and young families choosing Harlem Township to buy a home. Future planning and zoning decisions will determine if and how these trends continue or change.

From a diversity standpoint, Harlem Township is predominately white; accounting for almost 96% of the population. Since 2000, the number of African Americans has not changed much, with the number of Asian and Hispanic or Latino residents more than quadrupling. These increases are somewhat over inflated based on the relatively low original numbers. While the number of Caucasian residents in 2018 was almost 96%, the percentage of Caucasians in the difference of population since 2000 was less than that at around 85%, indicating that Harlem Township is becoming ever-so slightly more diverse with a smaller portion of Caucasian residents through in-migration or birth rates than minorities.

Financially, the residents of Harlem Township are relatively affluent overall with a 2017 median household income of \$81,151, up 7.9% from 2010 (\$75,208). In a regional context, Harlem Township is less affluent than 14 other areas within the County, and Delaware County as a whole. By comparison, Delaware County had a household median income of \$100,229, while Genoa Township – immediately to the west of Harlem Township - had a household median income of \$126,520. Trenton Township, on the other hand – immediately to the north of Harlem Township had a household median income more comparable to Harlem Township's at \$86,447.

While the household median income of Harlem Township is lower than the median for Delaware County, Harlem Township has a very low percentage of households living below the poverty line. Only 2.5% of all people, and 3.0% of family households have incomes below the poverty line – \$12,060 for a one person household and \$24,600 for a family of four in 2016. The low proportion of households below the poverty line compared to the median income indicates that wealth in Harlem Township is relatively evenly distributed among the residents.

Figure 2.1 Harlem Township Community Profile



2013-2017 ACS
5-year estimates

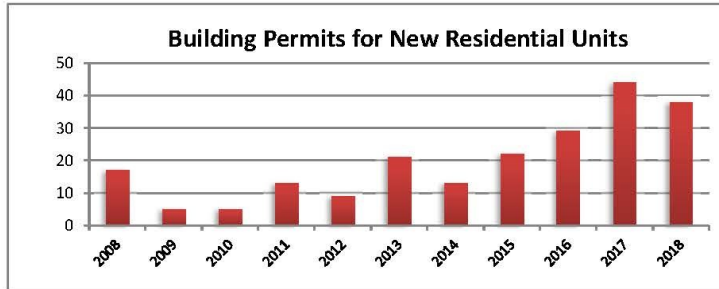
Median Household Income: \$81,151
Unemployment: 3.2%

Median Home Value: \$268,400

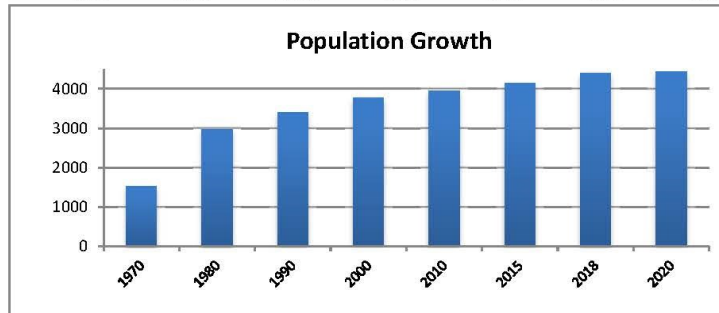
Male: 51.5%
Female: 48.5%
Median Age: 43.6

Bachelor's degree: 31.5%
Graduate or Professional Degree: 5.9%

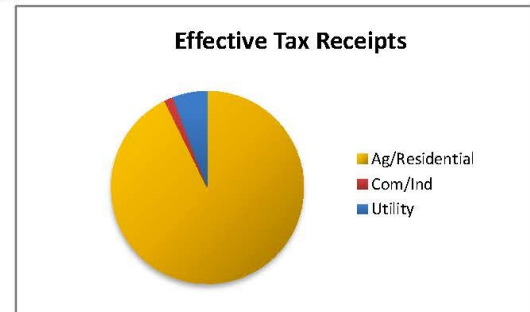
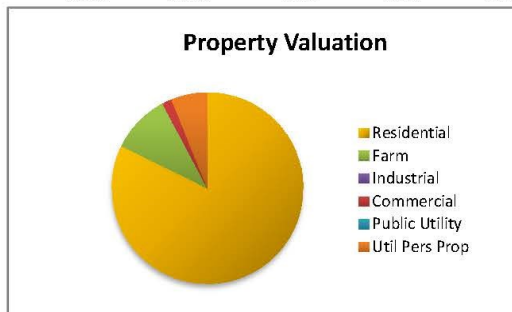
Building Permits	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Single-Family	17	5	5	13	9	21	13	22	29	44	38
Multi-Family	0	0	0	0	0	0	0	0	0	0	0



Population	1970	1980	1990	2000	2010	2015	2018	2020
Census Bureau and DCRPC July Estimates	1527	2981	3391	3762	3953	4138	4390	4428



Property Valuation	Residential	Farm	Industrial	Commercial	Public Utility	Util Pers Prop	Grand Total
2017	122701390	14871310	60270	2440980	0	9078460	149152410
	82.3%	10.0%	0.0%	1.6%	0.0%	6.1%	

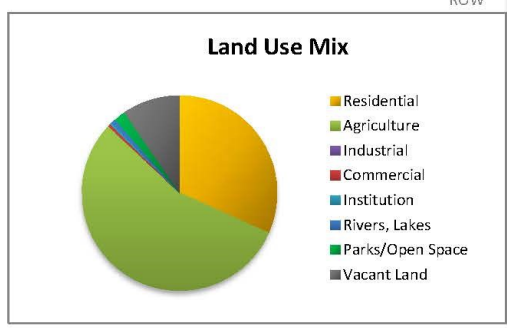


Effective Tax Receipt	Ag/Residential	Com/Ind	Utility	Grand Total
2018	1,581,586	24,813	99,581	1,705,980
	92.7%	1.5%	5.8%	

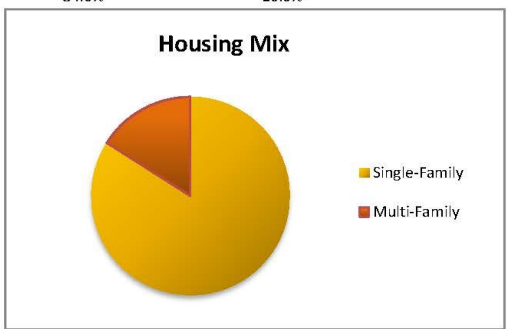
Harlem Township Comprehensive Plan

Land Use Mix	Residential	Agriculture	Industrial	Commercial	Institution	Rivers, Lake	Parks/Open	Vacant Land	Calc Total	(no ROW)
(incorp. Areas deleted)	5265.99	9192.13	1.58	72.15	58.04	120.49	323.01	1581.44	16614.83	
2018	32%	55%	0%	0%	0%	1%	2%	10%	Twp Total	

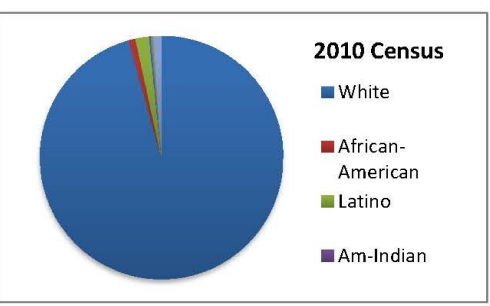
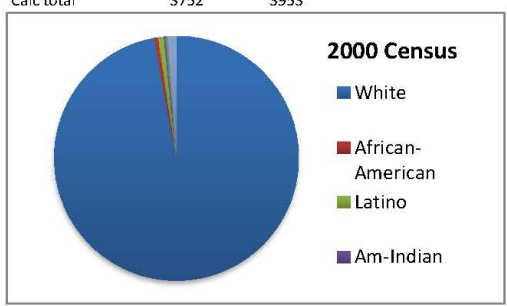
Ag Vac	172.65	16994.63
Res Vac	1408.53	
Ind Vac	0	
Com Vac	0.26	



Housing Mix	Single-Family	Multi-Family	Total
update 2019	1,399	266	1,665
	84.0%	16.0%	



Ethnic Mix	2000	2010	Rate	% of tot
White	3680	3782	3%	96%
African-Ameri	20	36	80%	1%
Latino	27	70	159%	2%
Am-Indian	9	9	0%	0%
Asian	10	10	0%	0%
Other	6	6	0%	0%
Two or more	37	40	8%	1%
Total	3762	3953	5%	

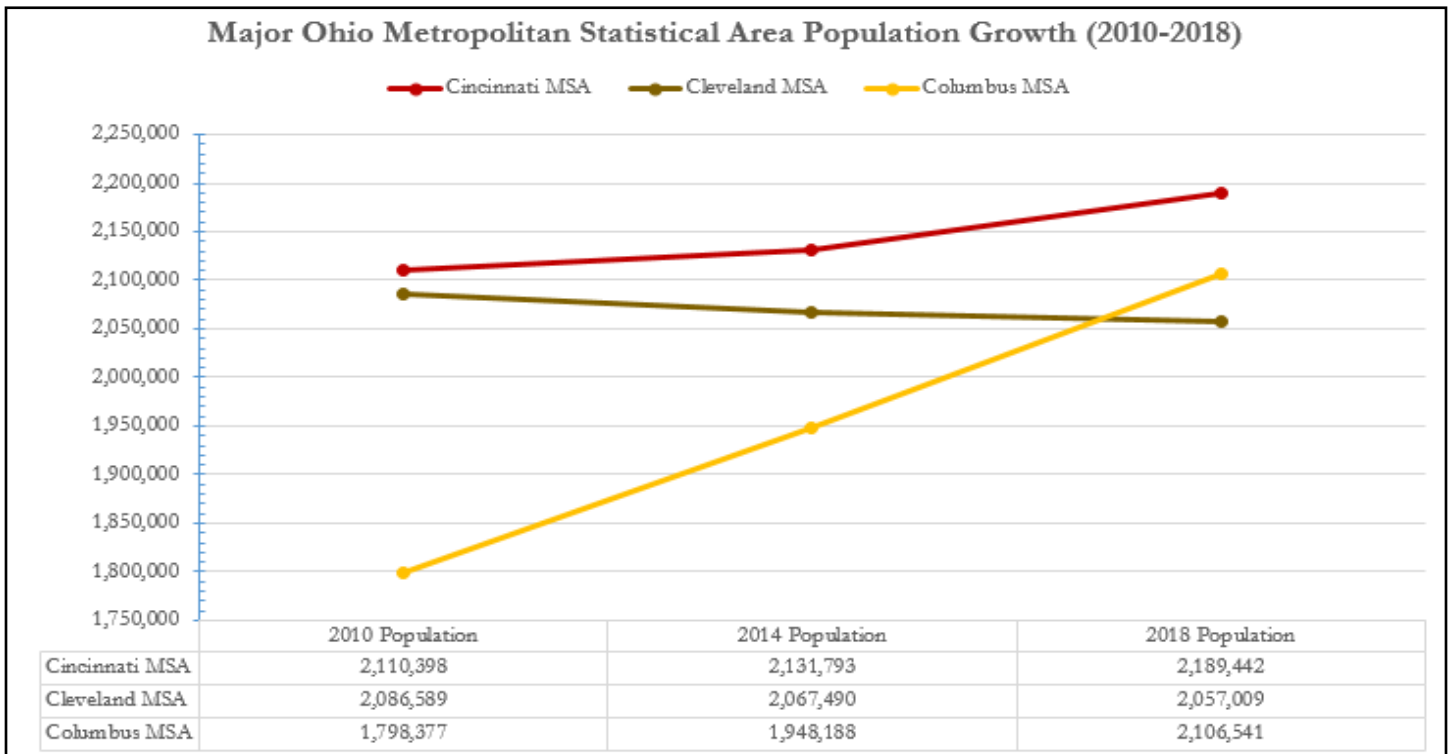


Delaware County Regional Planning Commission
www.dcrpc.org
 Community Profile Page

2.3 Regional Population

To put the Harlem Township’s increase in population into general perspective, consider the population increases observed at the regional and county levels. According to the American Community Survey 5-year estimates, the Columbus Metropolitan Statistical Area (MSA) added a much larger percentage of population than both the Cincinnati and Cleveland MSAs between 2010 and 2018. During that time, the population in the Columbus MSA grew by about 17.1%, while the Cincinnati MSA grew by 3.7%, and the Cleveland MSA actually declined by about 1.4% of its population.

Figure 2.2 Central Ohio Growth Rates



*ACS 5-Year Estimates: Total Population, Age & Sex

Between 2000 and 2018, Delaware County added about 79.1% of its population – the fastest growing county in Ohio and the 26th fastest growing county in the United States during that time frame. Four of the five fastest growing counties in the State of Ohio are located in the Central Ohio region; Delaware County, Union County, Fairfield County, and Franklin County.

Of particular note is that Franklin County, where the City of Columbus is located, added population at a proportionately slower pace than Delaware, Union, and Fairfield Counties. This trend indicates that proportionately, the suburban, exurban, and rural areas are growing faster than the urban center (Columbus).

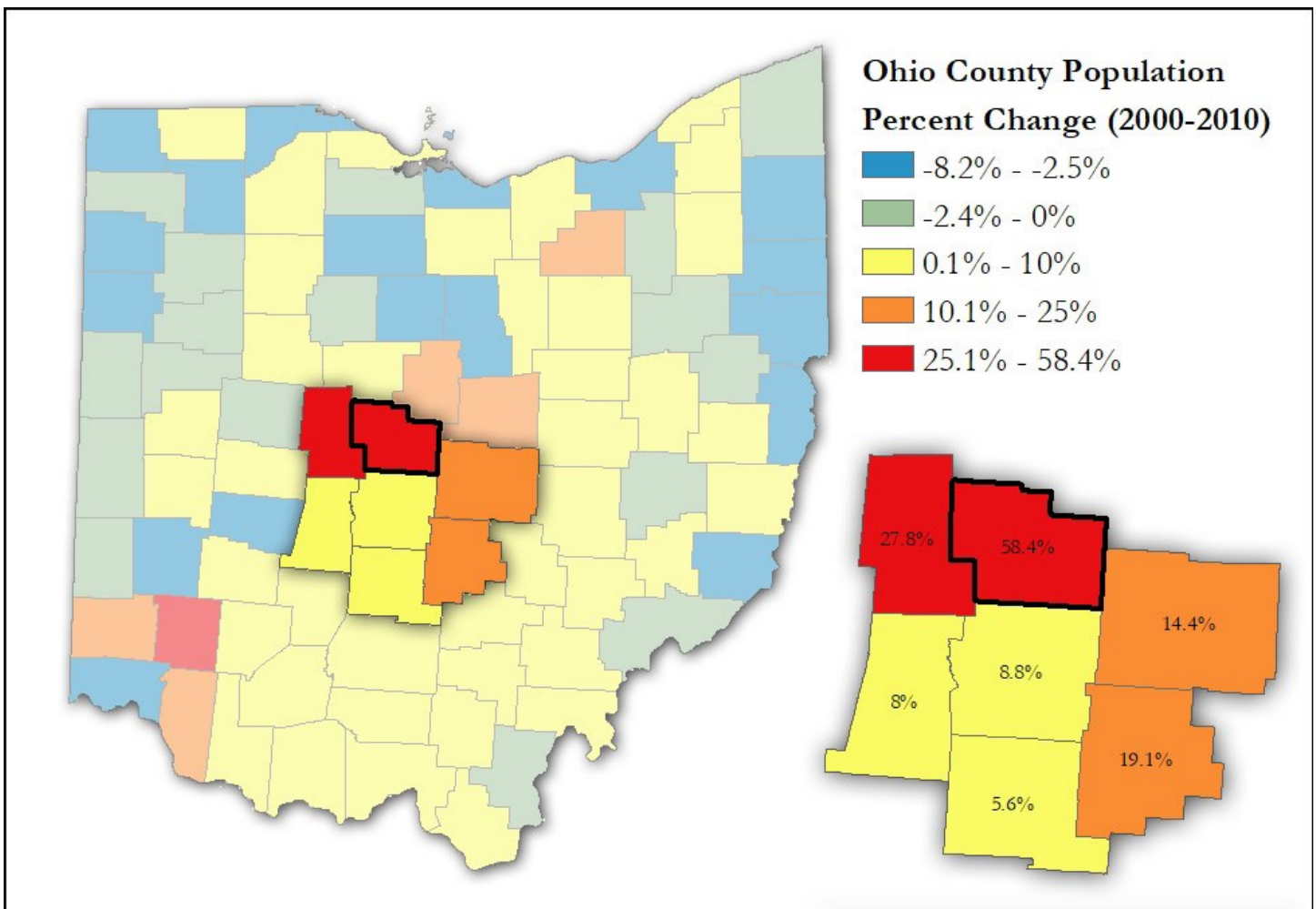
Since 2010, however, that trend has changed somewhat slightly. While every county experienced a decline in the percentage of population added, Franklin County did not reduce as significantly as other counties. The reduction speaks to the housing trend witnessed in the post-Great Recession era where more people are choosing to live in denser, more urban areas. Even with the shifting trend, Delaware County still leads all Ohio Counties, and ranks 106th of all counties in the United States in the percentage of population added between 2010 and 2018 at 13.1%.

Table 2.4 Population Growth in Central Ohio Relative to Fastest Growing Ohio Counties (2000-2017)

County	2000 Population	2010 Population	% Change 2000-2010	2018 Population	% Change 2010-2018	% Change 2000-2018
Central Ohio Counties						
Delaware County	109,989	174,214	58.4% (22)	197,008	13.1% (106)	79.1% (26)
Fairfield County	122,759	146,156	19.1% (361)	152,910	4.6% (587)	24.6% (387)
Franklin County	1,068,978	1,163,414	8.8% (904)	1,275,333	9.6% (207)	19.3% (532)
Licking County	145,491	166,492	14.4% (523)	172,293	3.5% (738)	18.4% (561)
Madison County	40,213	43,435	8.0% (987)	43,988	1.3% (1,123)	9.4% (1,003)
Pickaway County	52,727	55,698	5.6% (1,225)	57,420	3.1% (799)	8.9% (1,044)
Union County	40,909	52,300	27.8% (181)	55,654	6.4% (422)	36.0% (206)
Five Fastest Growing Counties in Ohio by Percentage (2000-2017)						
Delaware County	109,989	174,214	58.4% (22)	197,008	13.1% (106)	79.1% (26)
Warren County	158,383	212,693	34.3% (113)	226,564	6.5% (407)	43.0% (139)
Union County	40,909	52,300	27.8% (181)	55,654	6.4% (422)	36.0% (206)
Fairfield County	122,759	146,156	19.1% (361)	152,910	4.6% (587)	24.6% (387)
Franklin County	1,068,978	1,163,414	8.8% (904)	1,275,333	9.6% (207)	19.3% (532)

*(#) = National Ranking in the respective category

Figure 2.3 County Population Changes 2000-2010



While some of the decline can be attributed to the Great Recession which stalled out development and job growth, and focused relocations to urban areas— migration patterns between 2012 and 2016 show that Delaware County is the primary destination for residents of Franklin County with about 33% of people staying in Central Ohio and migrating out of Franklin County choosing Delaware County as their new home. Further supporting this fact is that of all Central Ohioans choosing to relocate to Delaware County (6,742), 89% (6,013) are relocating from Franklin County.

As a regional and national migration destination, however, Delaware County lags behind Franklin County by about half, and even has a negative new migration compared to the national level – losing a net population of 107 to states other than Ohio. Even so, Delaware County surpasses the remaining counties in Central Ohio as the primary place of residence at the state and national levels. The migration patterns primarily indicate a trend towards an increasing population in Central Ohio where new residents initially locate in Columbus/Franklin County and eventually settle outside of the core area by finding more permanent housing in the suburban/exurban/rural areas.

Table 2.5 Central Ohio Inter-migration (2012-2016)

Area A	Area B	Migration from B to A	Migration from A to B	Net Migration Between A & B	Gross Migration Between A & B
State of Ohio	All Other States + PR	202,961	206,479	-3,518	409,440
	Foreign	41,556	n/a	n/a	n/a
	Totals	244,517	206,479	-3,518	409,440
Central Ohio	Ohio	72,562	62,478	10,084	135,040
	All Other States + PR	39,490	36,526	2,964	76,002
	Foreign	10,642	n/a	n/a	n/a
	Totals	122,694	99,004	13,048	211,042
Delaware County	Ohio	9,166	7,777	1,389	16,943
	All Other States + PR	3,183	3,290	-107	6,459
	Foreign	594	n/a	n/a	n/a
	Totals	12,943	11,067	1,282	23,402
Franklin County	Ohio	39,295	36,397	2,898	75,692
	All Other States + PR	29,490	26,405	3,085	55,895
	Foreign	9,236	n/a	n/a	n/a
	Totals	78,021	62,802	5,983	131,587
Licking County	Ohio	7,706	6,893	813	14,599
	All Other States + PR	2,574	2,551	23	5,125
	Foreign	328	n/a	n/a	n/a
	Totals	10,608	9,444	836	19,724

"n/a" represent estimates that are not available.

**The Central Ohio Area consists of Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union Counties

Source: U.S. Census Bureau, 2012-2016 & 2017 (For State of Ohio values) American Community Survey. For more information, see <https://census.gov/acs>.

Table 2.6 Central Ohio Intra-Migration (2012-2016)

Central Ohio Migration Patterns		Destination								
		Delaware County	Fairfield County	Franklin County	Licking County	Madison County	Pickaway County	Union County	Gross Out Migration	Net Out Migration
Origin	Delaware County	-	176	4,614	58	40	11	198	5,097	-
	Fairfield County	320	-	3,150	742	39	261	43	4,555	-
	Franklin County	6,013	3,655	-	4,283	1,166	1,811	1,320	18,248	4,671
	Licking County	193	554	3,210	-	0	39	197	4,193	-
	Madison County	36	52	837	17	-	220	80	1,242	-
	Pickaway County	10	485	900	16	239	-	45	1,695	-
	Union County	170	0	866	18	185	57	-	1,296	-
	Gross In Migration	6,742	4,922	13,577	5,134	1,669	2,399	1,883	72,652	-
	Net In Migration	1,645	367	-	941	427	704	587	-	0

In terms of demographic makeup, Delaware County is very similar to Harlem Township. The most notable difference between the County and Township demographics, is the median age. Delaware County, as a whole, is younger than Harlem Township with a median age of 35.3 in 2000, which increased by 3.3 years to 38.6 in 2018. A primary indicator of the demographic makeup that constitutes new residents between 2000 and 2018 is the most common age groups for the entire population.

In 2000, the three most common age cohorts were the age groups of 35 to 39 years, 40 to 44 years, and 45 to 49 years; constituting a combined 27.4% of Delaware County's population (very similar to Harlem Township). By 2010, the primary demographic changed slightly. The 35 to 39 years and 40 to 44 years age ranges remained two of the three most common, however, the 5 to 9 year age range increased to 9% of the population, surpassing the 45 to 49 year age range as the third most prevalent. These age ranges all aged and moved to the respective next age cohort grouping, which in 2018 accounted for the three most prevalent age ranges.

That pattern, however, is counterintuitive to the rising median age. In analyzing the difference between the percent of population in each age range between 2000 and 2010, another pattern emerges which explains the increasing median age. Every population cohort above 50 years has increased, while the 25 to 49 cohorts have all decreased. There's also an increase in population cohorts for ages 10 to 25, while the population aged 9 and under have decreased.

Table 2.7 Age and Sex of Delaware County Residents (2000-2017)

	2000*			2010*			2018**			Difference (2000-2018)		
	Total Pop.	Males	Females	Total Pop.	Males	Females	Total Pop.	Males	Females	Total Pop.	Males	Females
Under 5 years	7.9%	8.2%	7.5%	7.5%	7.7%	7.2%	6.3%	6.4%	6.1%	-1.6%	-1.8%	-1.4%
5 to 9 years	8.3%	8.6%	7.9%	9.0%	9.3%	8.7%	7.8%	8.0%	7.7%	-0.5%	-0.6%	-0.2%
10 to 14 years	7.6%	7.9%	7.3%	8.1%	8.4%	7.8%	8.2%	8.7%	7.7%	0.6%	0.8%	0.4%
15 to 19 years	7.1%	7.4%	6.7%	6.7%	7.0%	6.3%	7.2%	7.4%	7.0%	0.1%	0.0%	0.3%
20 to 24 years	5.0%	5.0%	5.1%	4.1%	4.1%	4.1%	5.2%	5.5%	5.0%	0.2%	0.5%	-0.1%
25 to 29 years	5.9%	5.7%	6.1%	4.5%	4.4%	4.7%	4.1%	4.0%	4.2%	-1.8%	-1.7%	-1.9%
30 to 34 years	7.7%	7.5%	8.0%	6.4%	6.1%	6.7%	5.8%	5.5%	6.1%	-1.9%	-2.0%	-1.9%
35 to 39 years	9.7%	9.5%	9.9%	8.5%	8.4%	8.6%	7.5%	7.4%	7.6%	-2.2%	-2.1%	-2.3%
40 to 44 years	9.3%	9.3%	9.3%	8.7%	8.7%	8.7%	7.9%	7.9%	7.9%	-1.4%	-1.4%	-1.4%
45 to 49 years	8.4%	8.6%	8.2%	8.4%	8.5%	8.3%	8.0%	8.2%	7.8%	-0.4%	-0.4%	-0.4%
50 to 54 years	6.9%	7.0%	6.7%	7.3%	7.3%	7.4%	7.2%	7.4%	7.1%	0.3%	0.4%	0.4%
55 to 59 years	4.7%	4.7%	4.7%	6.3%	6.3%	6.2%	6.5%	6.6%	6.4%	1.8%	1.9%	1.7%
60 to 64 years	3.4%	3.4%	3.3%	5.1%	5.1%	5.1%	5.4%	5.3%	5.6%	2.0%	1.9%	2.3%
65 to 69 years	2.6%	2.5%	2.6%	3.4%	3.2%	3.5%	4.6%	4.7%	4.5%	2.0%	2.2%	1.9%
70 to 74 years	2.2%	2.0%	2.4%	2.3%	2.2%	2.4%	3.3%	3.0%	3.6%	1.1%	1.0%	1.2%
75 to 79 years	1.6%	1.3%	1.9%	1.6%	1.5%	1.8%	2.1%	1.7%	2.5%	0.5%	0.4%	0.6%
80 to 84 years	1.0%	0.7%	1.2%	1.2%	1.0%	1.4%	1.4%	1.3%	1.5%	0.4%	0.6%	0.3%
85 years and over	0.8%	0.4%	1.1%	1.0%	0.6%	1.2%	1.3%	1.0%	1.6%	0.5%	0.6%	0.5%
Total Pop. (#)	109,989	54,435	55,554	174,214	85,925	88,289	197,008	97,504	99,504	87,019	43,069	43,950
Total Pop. (%)	-	49.5%	50.5%	-	49.3%	50.7%	-	49.5%	50.5%	-	0.0%	0.0%
Median Age (years)	35.3	34.8	35.7	37.4	36.9	37.9	38.6	38.1	39.2	3.3	3.3	3.5

*Age Groups and Sex: 2000 & 2010 Census Summary File 1
**Age by Sex: 2018 American Community Survey 5-year Estimate

The fluctuation in population cohorts could be related to the intra-migration patterns seen in Table 2.3. Residents of Central Ohio with children are relocating to Delaware County schools. Though younger adults in the post-education, early professional careers are most likely living in more urban areas until they're either ready to start a family, or their children become school-aged.

Compared to Harlem Township, Delaware County's population is slightly more diverse. The Caucasian population accounts for 88.4% of the County, down from 94.2% in 2000. On a more localized regional level, Harlem Township is situated among rapidly growing jurisdictions.

Table 2.8 Delaware County Demographic Diversity

	2000*		2010*		2018**		2000-2018***	
	Total	Percent	Total	Percent	Total	Percent	Difference	Percent
Total Population	109,989	-	174,214	-	197,008	-	87,019	-
White	103,663	94.2%	156,328	89.7%	172,894	87.8%	69,231	79.6%
Black or African American	2,774	2.5%	5,837	3.4%	6,551	3.3%	3,777	4.3%
American Indian and Alaska Native	157	0.1%	252	0.1%	198	0.1%	41	0.0%
Asian	1,690	1.5%	7,436	4.3%	11,579	5.9%	9,889	11.4%
Native Hawaiian and Other Pacific Islander	38	0.0%	51	0.0%	63	0.0%	25	0.0%
Other	416	0.4%	1,097	0.6%	814	0.4%	398	0.5%
Two or More	1,251	1.1%	3,213	1.8%	4,909	2.5%	3,658	4.2%
Hispanic or Latino	1,109	1.0%	3,669	2.1%	4,982	2.5%	3,873	4.5%

*Race and Hispanic or Latino: 2000 Census Summary File 1

**Demographic and Housing: American Community Survey 5-year Estimate

Table 2.9 Regional/Local Growth Rates – Local Jurisdictions

Geographic Area	2000 Population	2010 Population	% Change 2000-2010	2018 Population	% Change 2010-2018	% Change 2000-2018
Area Townships						
Berkshire Twp. (Delaware)	1,946	2,432	25.0%	3,461	42.3%	77.9%
Blendon Twp. (Franklin)	9,193	9,069	-1.3%	9,246	2.0%	0.6%
Genoa Twp. (Delaware)	11,293	23,093	104.5%	26,493	14.7%	134.6%
Harlem Twp. (Delaware)	3,762	3,953	5.1%	4,524	14.4%	20.3%
Hartford Twp. (Licking)	1,290	1,431	10.9%	1,116	-22.0%	-13.5%
Jersey Twp. (Licking)	2,841	2,740	-3.6%	2,881	5.1%	1.4%
Monroe Twp. (Licking)	2,083	2,314	11.1%	7,355	217.8%	253.1%
Plain Twp. (Franklin)	5,926	9,829	65.9%	12,029	22.4%	103.0%
Trenton Twp. (Delaware)	2,137	2,190	2.5%	2,486	13.5%	16.3%
Area Municipalities						
Columbus	711,470	787,033	10.6%	867,628	10.2%	21.9%
Delaware	25,243	34,753	37.7%	39,219	12.9%	55.4%
Galena (Delaware)	305	653	114.1%	589	-9.8%	93.1%
Johnstown (Licking)	3,440	4,632	34.7%	5,111	10.3%	48.6%
New Albany (Franklin)	3,711	7,724	108.1%	10,896	41.1%	193.6%
Newark (Licking)	46,279	47,573	2.8%	49,070	3.1%	6.0%
Pataskala (Licking)	10,249	14,962	46.0%	15,465	3.4%	50.9%
Powell (Delaware)	6,247	11,500	84.1%	12,909	12.3%	106.6%
Sunbury (Delaware)	2,630	4,389	66.9%	5,280	20.3%	100.8%
Westerville	35,318	36,120	2.3%	39,242	8.6%	11.1%

*Age Groups and Sex: 2000 & 2010 Census Summary File 1

**Age by Sex: 2018 American Community Survey 5-year Estimate

Harlem Township Comprehensive Plan

The fastest growing incorporated and unincorporated areas were Monroe Township in Licking County, New Albany in Franklin County, and Genoa Township in Delaware County at 253.1%, 193.6%, and 134.6%, respectively. The growth in these areas is significant because Genoa Township is adjacent to Harlem Township to the west, while the expanding New Albany boundary is less than a mile from the southern boundary of Harlem Township (Monroe Township is directly east of New Albany in Licking County). Of particular note is the lower percent change in population associated with Plain Township in Franklin County compared to New Albany. Plain Township consists of New Albany, the lower percent increase in population indicates the increased population in Plain Township is occurring within New Albany. This continued development pattern is spreading towards the Delaware County border, and by extension, Harlem Township. Continued growth of this magnitude in the surrounding areas since 2000 will certainly affect Harlem Township during the next five to ten years.

Table 2.10 Building Permits Issued per Delaware County Township/Municipality (2008-2018)

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Townships											
Berkshire	17	46	39	34	26	38	45	91	55	84	269
Berlin	30	20	35	30	26	19	28	24	50	73	62
Brown	3	5	2	3	4	3	6	3	6	3	4
Concord	67	40	64	75	83	67	32	39	31	70	185
Delaware	3	1	4	9	6	7	1	7	4	2	20
Genoa	72	69	82	83	116	110	39	66	109	77	74
Harlem	17	5	5	13	9	21	13	22	29	44	38
Kingston	1	4	3	2	1	9	5	7	10	9	33
Liberty	69	30	49	73	115	133	89	104	117	178	137
Marlboro	0	1	0	0	0	0	2	0	0	1	4
Orange	142	129	122	136	181	2,014	209	213	358	205	119
Oxford	1	0	0	1	1	1	1	1	1	0	7
Porter	3	1	5	6	5	13	10	13	11	13	15
Radnor	3	0	0	1	3	6	6	2	5	10	3
Scioto	10	4	3	8	7	8	9	9	21	22	11
Thompson	0	0	2	2	2	1	0	2	1	2	1
Trenton	3	2	3	3	3	4	4	5	9	5	11
Troy	3	1	2	2	5	1	3	8	7	2	4
Subtotal	444	358	420	481	593	2,455	502	616	824	800	997
Incorporated Areas											
Village of Ashley	1	0	0	0	1	1	0	0	0	1	0
City of Columbus	43	46	243	35	277	947	255	560	379	0	10
City of Delaware	158	115	132	98	204	313	259	186	306	246	587
City of Dublin	2	1	0	0	0	0	2	0	9	18	9
Village of Galena	3	4	1	7	11	4	6	7	5	10	4
Village of Ostrander	6	0	7	8	0	23	12	12	7	31	25
City of Powell	45	34	34	55	58	95	110	66	388	73	59
Village of Shawnee Hills	0	3	2	3	1	10	10	5	11	3	1
Village of Sunbury	31	37	34	19	34	73	36	36	31	241	91
City of Westerville	29	42	71	36	89	10	121	111	136	65	0
Subtotal	318	282	524	261	675	1,476	811	983	1,272	688	786
Total County Permits	756	640	932	724	1,246	3,883	1,312	1,597	2,049	1,477	1,783

*Source: DCRPC 2019

2.4 Population Projections using Building Permits

Building permit figures tell more than the Census does regarding growth in Harlem Township. The township had a high of 44 new building permits issued in 2017. Since 2008, the township has averaged 19.6 building permits each year with above average permits issued five of the past six years. The above average permits during this time frame is most likely a result of decreased building activity in the earlier half of this time frame, which was characterized by reduced building activity due to the economic recession. Table 2.10 lists the number of permits issued for all Delaware County townships and municipalities from 2008 to 2018. Note that Harlem Township has at least the seventh most building permits of all townships in Delaware County in each year during this span, however, the Township never exceeds the sixth most building permits, speaking to the relative consistency with which development has occurred.

Figure 2.4 illustrates the projected population for Harlem Township to 2040, based on the building permit projection method and population values from the 2010 Census. Projections were made using the average number of building permits issued for two time periods, 2008 to 2018, and 2014 to 2018. Two time periods were used due to the economic recession that occurred in the late 2000s. The first projection has a lower average number of building permits due to reduced building activity during the recession, while the second projection uses the average number of building permits issued after the economy had recuperated and typical building activity resumed. Building permit and average number of residents per household were used to for these calculations.

Figure 2.5 depicts Harlem Township’s building permit history. The number of building permits issued in 2017 was unprecedented at 44 permits. This may be an indicator that growth pressures are beginning to reach Harlem Township. Alternatively, it could also be due to over-activity based on lower-than-normal activity during the recession; builders may be playing catch-up.

Figure 2.4 Population Projections for Delaware County to 2005 using building permit data

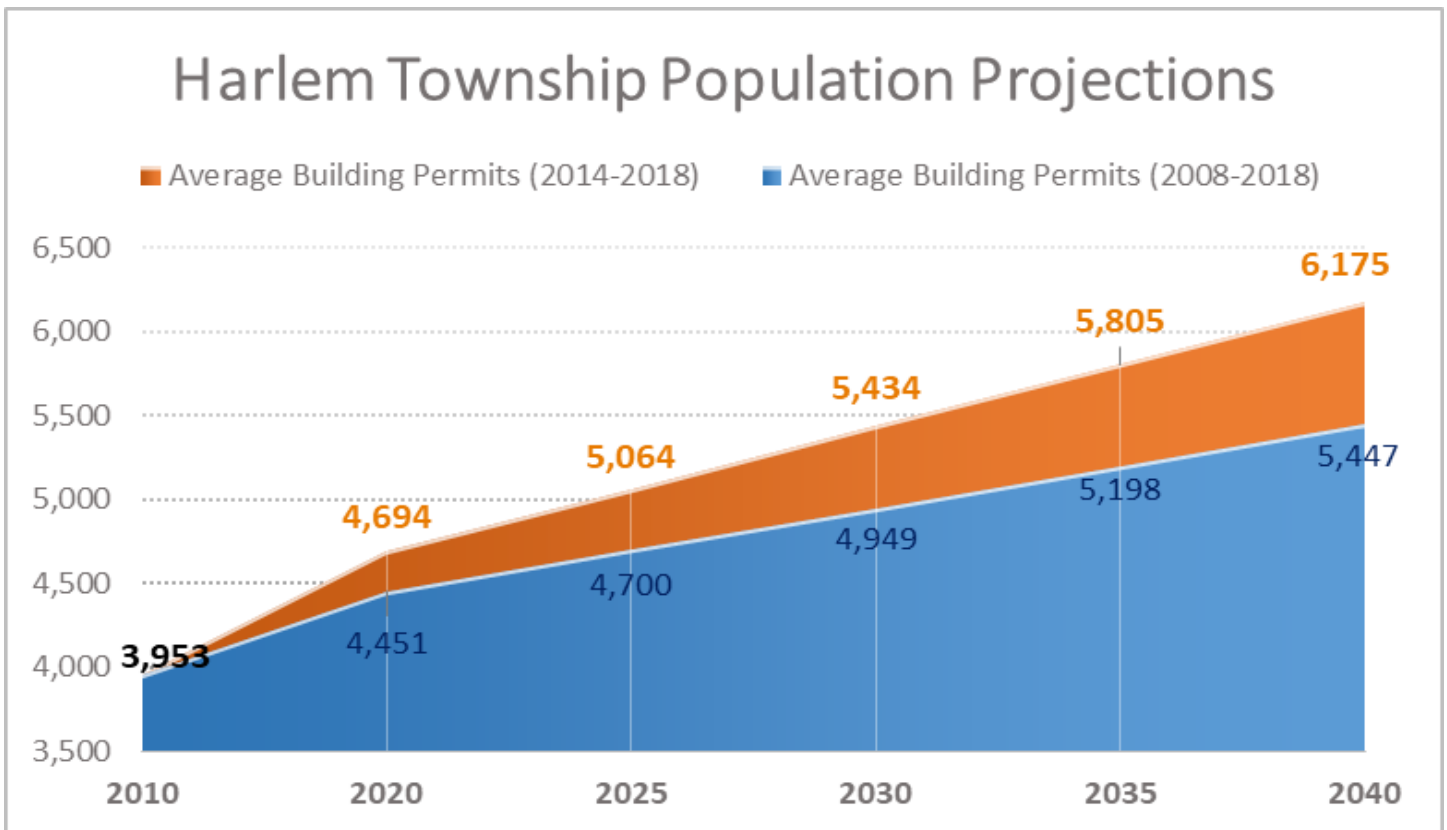
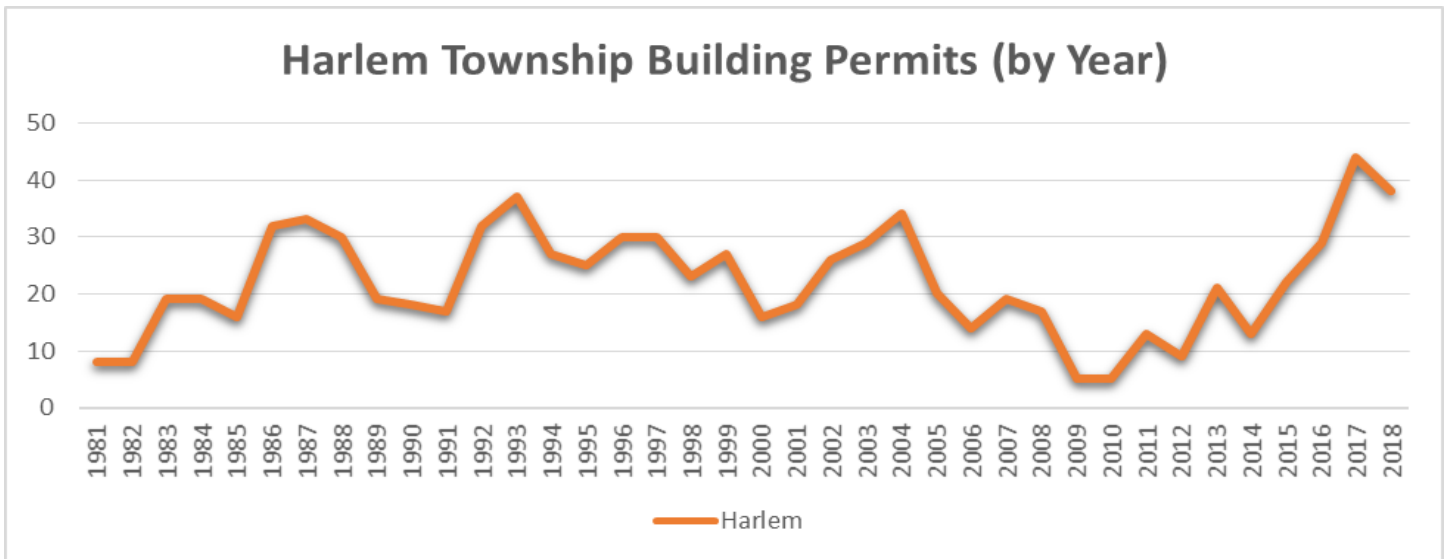


Figure 2.5 Harlem Township Building Permit History (1980 to 2018)

The Ohio Department of Development (ODOD) also publishes population projections for the counties in Ohio. Figure 2.6 demonstrates the data that the ODOD published and illustrates the consistent large increases in population that Delaware County is forecasted to see between 2020 and 2040. For each ten year period, Delaware County has the highest percent increase in population when compared to the previous time interval.

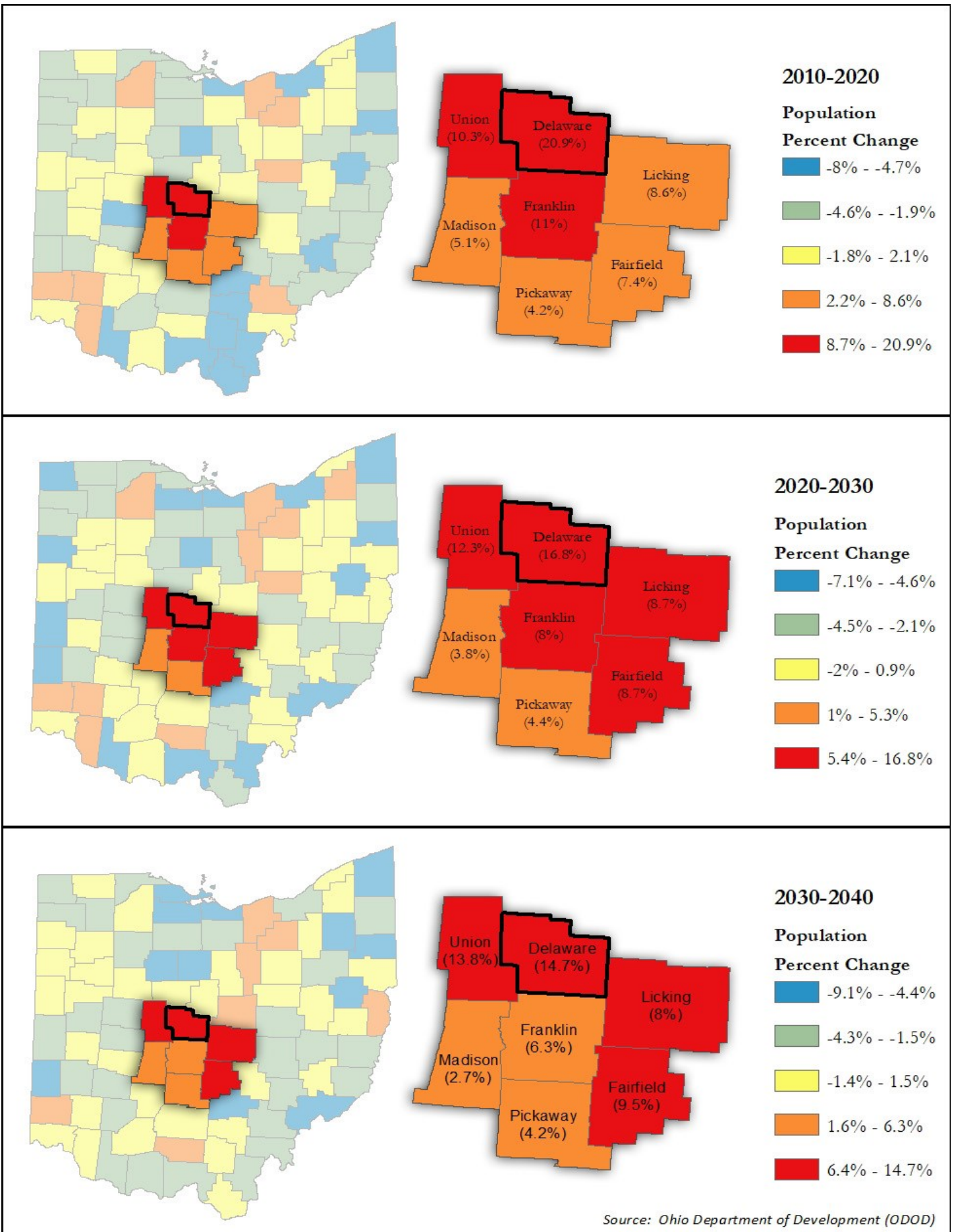
The Delaware County Regional Planning Commission's population projections use what's called the Housing Unit Method. The formula works as follows:

1. Last Census (2010) used as a base year,
2. Number of residents per dwelling unit, based on dwelling unit type, is used from the last Census,
3. Number and type of new residential building permits is tracked by month for all jurisdictions,
4. New population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor (average eight-month construction time).
5. New population added to last census data to create projected population.

Table 2.11, Population by Housing Unit Method Projections for Are Townships/Municipalities, contains population projections for area townships and municipalities of Delaware County through the year 2040. Due to the Great Recession of the late 2000s, two projections were created based on the time frame from which building permit data was used. As a conservative approach, building permit data between 2008 and 2018 was used. To account for a potential over-reduced projection due to the economic recession, another projection was generated using building permit data from 2014 to 2018. These projections indicate that, conservatively, 5,447 people will reside in Harlem Township by 2040 – if using the 2008-2018 projection – or as many as 6,175 people if using the building permit data from 2014 to 2018. This represents between a 37.8% increase (1,494 people) and a 56.2% increase (2,222 people) in township residency from 2010 to 2040.

These increases, however, will be highly dependent on the availability and spread of water and sewer service.

Figure 2.6 County Population Projections to 2040



Source: Ohio Department of Development (ODOD)

Table 2.11 Population by Housing Unit Method Projections for Area Townships/Municipalities

Area	2010 Census			Projections						
	Total Population	People Per Household		Occupancy Rate	Using 2008 to 2018 Averages			Using 2014 to 2018 Averages		
		Owners	Renters		2020	2030	2040	2020	2030	2040
Berkshire	2,432	2.82	2.89	92.9%	4,204	5,977	7,749	5,284	8,137	10,989
Genoa	23,093	3.00	2.66	96.3%	25,402	27,711	30,019	24,883	26,673	28,463
Harlem	3,953	2.67	2.57	95.0%	4,451	4,949	5,447	4,694	5,434	6,175
Trenton	2,190	2.76	3.07	95.8%	2,315	2,440	2,565	2,370	2,550	2,729
Village of Galena	653	3.14	2.63	90.3%	813	973	1,132	834	1,016	1,197
Village of Sunbury	4,389	2.68	2.47	94.2%	5,884	7,380	8,875	5,876	7,364	8,851
City of Westerville	7,789	2.69	2.01	94.6%	9,152	10,515	11,878	8,098	8,407	8,717

2.5 Harlem Township Population Growth Summary

According to the 2000 and 2010 Censuses, Delaware County is the fastest growing county in Ohio by percent change in population at 58.4%, which equates to the 22nd fastest growing county in the United States during that same time frame. The fastest growing areas in the vicinity of Harlem Township are Genoa Township and New Albany; fringe suburbs with access to sewer and water. Access to these services promote increased development in two ways; one, zoning codes typically permit higher densities when utilities are available, and two, utilities are a desirable trait among many new builds and subsequently drives demand significantly. Centralized sanitary sewer can lead to responsible growth and yield development options that are less land consumptive, thereby reducing the fiscal impact of development on community services. The future development pressures in Harlem Township are largely dependent on the availability of water and sewer service and/or whether annexations consume land, and subsequently make utilities available, within the township.