

Chapter 3 POPULATION & DEMOGRAPHICS

PART 1: BACKGROUND

Section 1: Introduction

Population analysis and projections, which indicate the extent of community needs and the probable future demand for facilities and services, are the basis for all planning decisions. For the purposes of population analysis and projections, the Town uses the formula 2.5 persons per one dwelling unit.

Section 2: Population Growth

Table 3-1
Population Growth
Town of Round Hill and Loudoun County

Area	1960	1970	1980	1990	2000	2010	2015
Round Hill	430	581	510	514	500	539	661
Loudoun County	24,549	37,150	57,427	86,129	169,599	312,211	362,524

Area	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
Round Hill	+35.1%	-12%	+0.1	-2.7%	+7.8%
Loudoun County	+51.3%	+55%	+50%	+197%	+184%

(Source: U.S. Bureau of the Census, Census of Population, 1960, 1970, 1980, 1990, 2000, 2010).

In the past 16 years, there has been a significant increase in the population of Round Hill primarily caused by a 2004 boundary line adjustment with Loudoun County. This boundary line adjustment added 108 acres to town increasing the total land area from 130 acres to 236 acres. The 108 acres included about 12 existing dwelling units (adding about 30 new residents to town). In 2013, the Town approved the development of Lake Ridge Estates with 31 single-family homes, which added about 77 new residents to Round Hill between 2014 and 2016. At the same time a smaller development called Walraven built five single-family homes between 2014 and 2016 which added about 13 new residents to town. Without any future changes to the town limits, the Town does not anticipate this level of growth again in the Town of Round Hill.

Under the current Round Hill Zoning Ordinance, Round Hill has built out 85% of the land within town limits (see Chapter 10). Preliminary buildout analysis found that there are ten buildable lots in town limits (non-conforming with public road access) that could bring 20 new dwelling units and about 50 new residents. Since these are all separate lots, with separate owners, the development of each lot could spread out over many years. If the future of town is based on limited infill development projects, and if the Town does not pursue future boundary line adjustments, population growth will level off within the next five years.

Section 3: Age Distribution

Round Hill's age distribution fairly represents life in Round Hill. It is made up mostly of families with children. 25% of the population of Round Hill are found to be children 14 years and younger. While adults between the ages of 20 and 34 years old only make up 11% of the population of Round Hill. This is most likely because this is the age range where adults are typically unmarried with no children and want to live in an apartment, condominium, or other types of smaller affordable housing options close to an active downtown environment with a thriving nightlife. Such housing options and amenities are not available in Round Hill. Other adults in this age range could be married with children, but cannot afford their "first big home in the suburbs" and are staying in areas outside of Round Hill with affordable housing options (i.e. townhouses or smaller starter homes).

Round Hill also has a small senior population with about 10% of people living town over the age of 64. This is most likely because once Round Hill residents reach retirement age, they move from the area because there are no housing options for people who want to down-size into smaller homes for older adults. In addition, there are no options for senior living facilities, nursing homes, or assisted living facilities. Adults over 64 years old are also looking for amenities not found in Round Hill such as community centers, medical facilities, and public transportation options.

Table 3-2
Age Distribution - 2010
Town of Round Hill

Age	Total	Percent
0-5	38	7.1
5-9	51	9.5
10-14	43	8.0
15-19	33	6.1
20-24	12	2.2
25-34	47	8.7
35-44	80	14.8
45-54	103	19.1
55-64	80	14.8
65-74	31	5.8
75-84	15	2.8
85+	6	1.1

Totals	539	100.0%
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(Source: U.S. Bureau of the Census, Census of Population, 2010).

Section 4: Joint Land Management Area

The Town saw the most significant population growth along its town boundary lines within the Joint Land Management Area. This area is served by town water and sewer. About 1,200 new homes were built in the Joint Land Management Area in the past 16 years. These 1,200 new households increased the population in the area bordering town limits (but not in town limits) by about 3,000 people. This area is not built out yet because there are still about 400 more homes to be built in the Joint Land Management Area.

From 2000 to 2010 the population of the Round Hill zip code area increased from 3,171 to 6,131, which was a 93% increase primarily as a result of residential development in the Joint Land Management Area.

It is expected that as many as 1,500 households from the Joint Land Management Area could be brought into the corporate limits of Round Hill through annexation/boundary line adjustment(s) over the next 40 years. The expansion will be predicated upon the ability of the Town to balance the general fund and the utility fund. Another consideration is that the town is limited on how much it can grow because once it reaches a population over 3,000 residents the Virginia Department of Transportation (VDOT) will no longer maintain or service Round Hill's roads. Without VDOT, the Town would have to create a Public Works Department and hire staff to be responsible for the Round Hill road network, including snow removal and street maintenance. Table 3-3 provides an example scenario of how many additional homes could be added to town limits before reaching the 3,000 residents maximum.

Table 3-3 Population Growth Impact & the Virginia Department of Transportation

	Population	Households
Town in 2016	661	280
Joint Land Management Area in 2016	2,985	1,194
Town with 1200 additional homes	3,000	1,200
Town with 600 additional homes	1,500	600
Town with 300 additional homes	750	300
VDOT Service Maximum	3,000	1,200

PART 2: MUNICIPAL ORGANIZATION

Section 1: Town Administration

The town is governed by six council members and a mayor. Town Council members are elected for terms of four years, with terms of office staggered. The Mayor, a non-voting member except in the event of a tie vote, is elected every two years. The Town Council selects a Vice-Mayor from its members.

The Round Hill Town Council meets twice a month in the Town Office. The Mayor appoints members of the Council to serve on committees which may meet to discuss town functions as

they relate to: administration, communications, technology, land use, and utilities. Each Town Council member is assigned to one or more of these standing town committees. Other sub-committees might be created for specific purposes, such as a Park Committee. These sub-committees may also include area residents as non-voting members.

The Town Council appoints four town residents to the Round Hill Planning Commission for staggered four year terms. The fifth Planning Commission member is a sitting council member whose term on the commission is concurrent with his/her council seat. The Planning Commission elects annually a chairperson and a vice-chairperson.

The Town Council appoints four town citizens and one planning commission member to the Board of Zoning Appeals. Board members serve staggered four year terms except for the Planning Commission member whose term is concurrent with his or her term on the Commission.

The Town employs a full-time Town Administrator, Clerk, Finance Officer, Utility Billing Clerk, and Planner/Zoning Administrator. The Town also employs a Utility Supervisor, Wastewater Operators and Water Operators. Legal and engineering services are provided on a contractual basis.

Section 2: Financial Structure of the Town

The purpose of this section is to examine the financial situation of the Town's local government. This analysis is important for understanding the financial resources and challenges of the community.

A. Utility Fund and General Fund

The Town maintains two funds, an Enterprise Utility Fund (for all utility-related revenue and expenses) and a General Fund (for all governmental activities). The two funds are kept separate except for reimbursements of direct expenses incurred by one on behalf of the other. The Utility Fund Serves the approximately 1,450 utility customers of the town, 85% of whom are outside town limits, with an annual operating budget of approximately \$1,900,000. The General Fund has an annual operating budget of approximately \$550,000, and currently has no debt. Both funds currently have adequate reserves. In 2015, the town adopted a fiscal policy which sets benchmarks for reserves and debt.

B. General Fund Budget

The General Fund has four sources of revenue: property taxes, other state and local taxes (such as sales taxes and the cigarette tax), lease income primarily from cellular sites, and reimbursement from the Utility Fund for work done by General Fund employees. Property tax revenues are primarily residential (93%). The Town receives very little revenue from commercial uses. The main expenses are labor, the garbage contract, and an approximately \$50,000 a year contribution to capital improvements.

C. General Fund Outlook

The Town has equalized property tax rates for over a decade, and lease income is now nearly as high as property taxes. Future cellular lease income may be at risk to competition from alternate sites, industry consolidation, and changes in technology. Also, the Town recently lost its second-floor tenant for Ford's Store and will be competing with several other vacant office rentals in town for a new tenant.

The Town has significant General Fund capital projects on its horizon, including the development of Sleeter Lake Park, the construction of needed sidewalk and stormwater improvements in town, and the acquisition of additional sites from the Creekside rezoning and other donations. These improvements will benefit the Greater Round Hill Area, but the town limits and tax base are very small compared to the Joint Land Management Area. With only about 255 homes, the Town will be very reliant on outside funding to complete these improvements.