

## Memorandum

**To:** Town of Mineral Planning Commission  
**From:** Curtis Scarpignato, Regional Planner  
**Date:** January 22<sup>nd</sup>, 2024  
**Reference:** Technical Memo – Mineral Population and Growth Projections

### MEMO: Mineral Population and Growth Projections

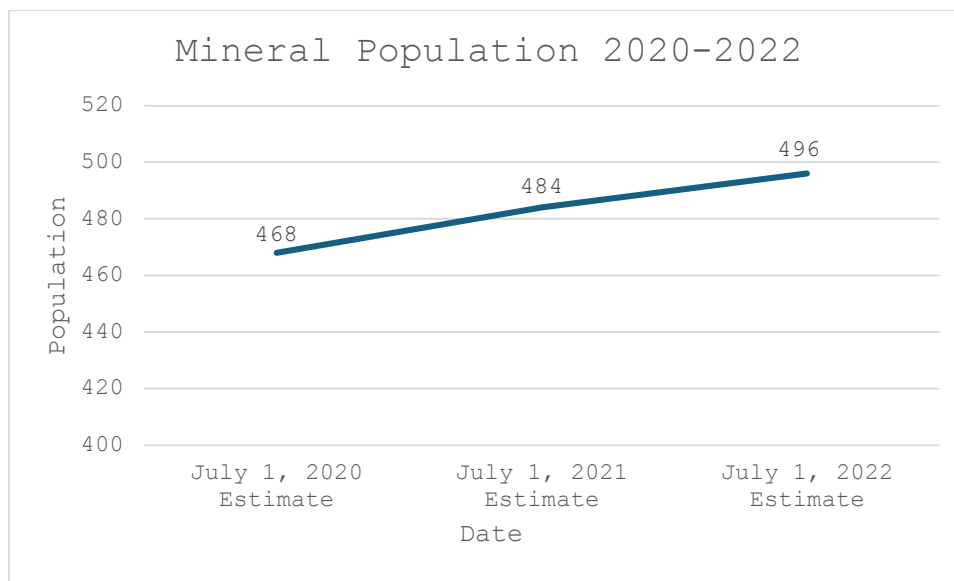
The purpose of a Comprehensive Plan is to plan for the future needs of the Town. Population growth projections can help the Town assess what types of services or infrastructure may be needed to proactively plan for the future.

To estimate future population projections, TJPDC staff looked both at historical growth trends and reviewed population estimates from the US Census Bureau and population projections from the Weldon Cooper Center for Louisa County. These approaches provide a low and high estimate for the future 2050 population of the Town of Mineral.

The below graphs show estimates over time of Louisa County's population and Mineral's population produced by the US Census Bureau.

|                    | Louisa County Population | Town of Mineral Population |
|--------------------|--------------------------|----------------------------|
| 2010               | 33,153                   | 467                        |
| 2020               | 37,798                   | 468                        |
| 2021               | 39,032                   | 484                        |
| 2022               | 40,116                   | 496                        |
| % Change 2010-2022 | 21.0%                    | 6.2%                       |

*US Census Data, County Population Totals and Components of Change: 2020-2022; City and Town Population Totals: 2020-2022; 2010 US Census*



The University of Virginia Weldon Cooper Center produces population projections for Virginia and its composite counties and cities. Although the Weldon Cooper Center does not provide population projections for most towns, we can consider the population projections for Louisa County, which are displayed below. From 2022 to 2050, the Weldon Cooper Center forecasts that Louisa County will grow from 39,725 to 52,706 – an increase of 32.7%. Note that the below data is from the Weldon Cooper Center estimates, which are different from the US Census estimates presented above.

| Year | Louisa County Population |
|------|--------------------------|
| 2022 | 39,725                   |
| 2030 | 41,436                   |
| 2040 | 46,722                   |
| 2050 | 52,706                   |

*University of Virginia Weldon Cooper Center for Public Service. (2022). Virginia Population Projections. Retrieved from <https://coopercenter.org/virginia-population-projections>; University of Virginia Weldon Cooper Center for Public Service. (2022). Virginia Population Estimates. Retrieved from <https://coopercenter.org/virginia-population-estimates>*

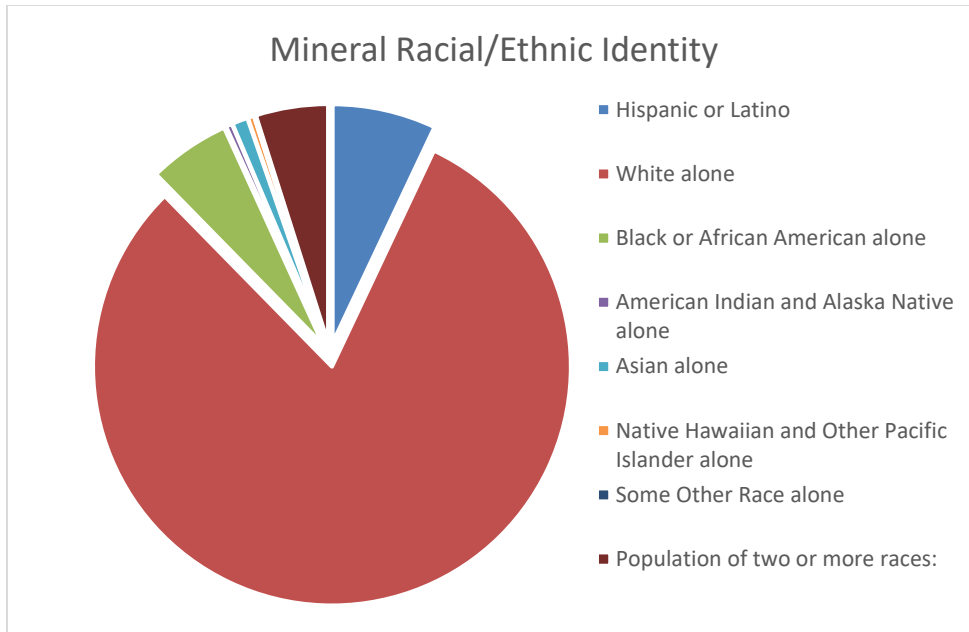
If the Town of Mineral grew at the same rate as Louisa County’s forecast, the Town would grow from 496 in 2022 to 658 in 2050 – an increase of 162. This is likely a high assumption. Historically, Mineral’s growth has lagged that of the County, though the growth rate in Mineral has increased in the last couple of years. If we assume growth continued at the same pace as from 2010 to 2022 in Mineral, then the population of Mineral would increase to about 571 in 2050.

### Demographics

The information on Mineral’s demographics as collected by the US Census Bureau is shown below. Due to the low population of Mineral, many of these numbers are subject to high margins of error. Additional information can be accessed at [data.census.gov](https://data.census.gov).

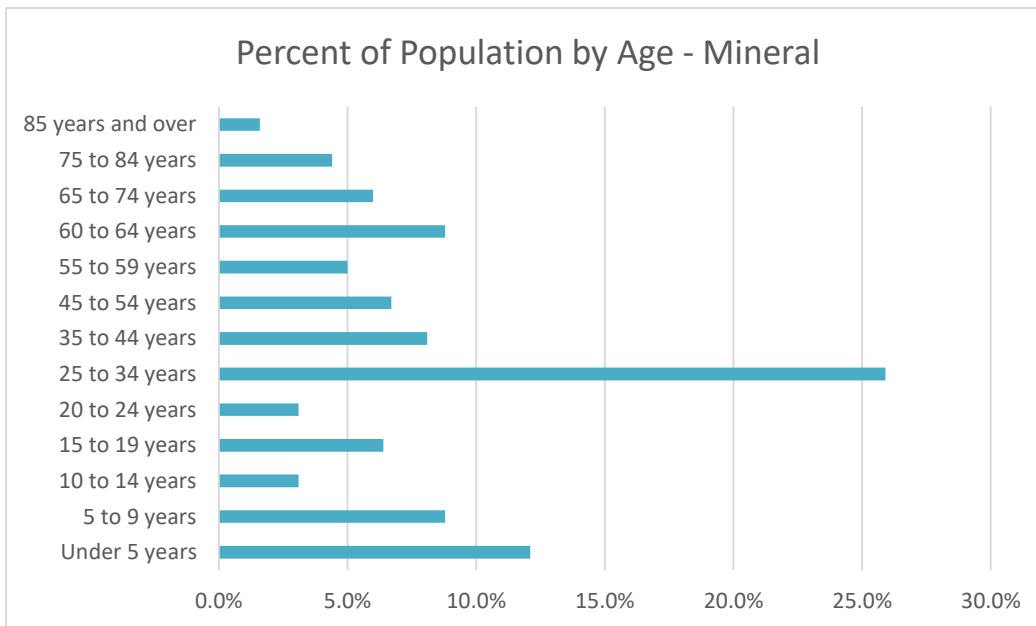
Mineral’s population is 80.6% white according to the 2020 US census. The following graphs provide more detailed information on the racial/ethnic breakdown.

|                                                  |     |       |
|--------------------------------------------------|-----|-------|
| Hispanic or Latino                               | 33  | 7.0%  |
| White alone                                      | 379 | 80.6% |
| Black or African American alone                  | 26  | 5.5%  |
| American Indian and Alaska Native alone          | 2   | 0.4%  |
| Asian alone                                      | 5   | 1.1%  |
| Native Hawaiian and Other Pacific Islander alone | 2   | 0.4%  |
| Some Other Race alone                            | 0   | 0.0%  |
| Population of two or more races:                 | 23  | 4.9%  |



### Age Profile

The median age in Mineral is 29.7 according to the 2022 American Community Survey 5-Year Estimates. All the ages. The below graphs provide additional context. The population of Mineral shows a relatively high number of those age 25 to 34 and those under 9 years old. This likely reflects the presence of many young families residing in Mineral.

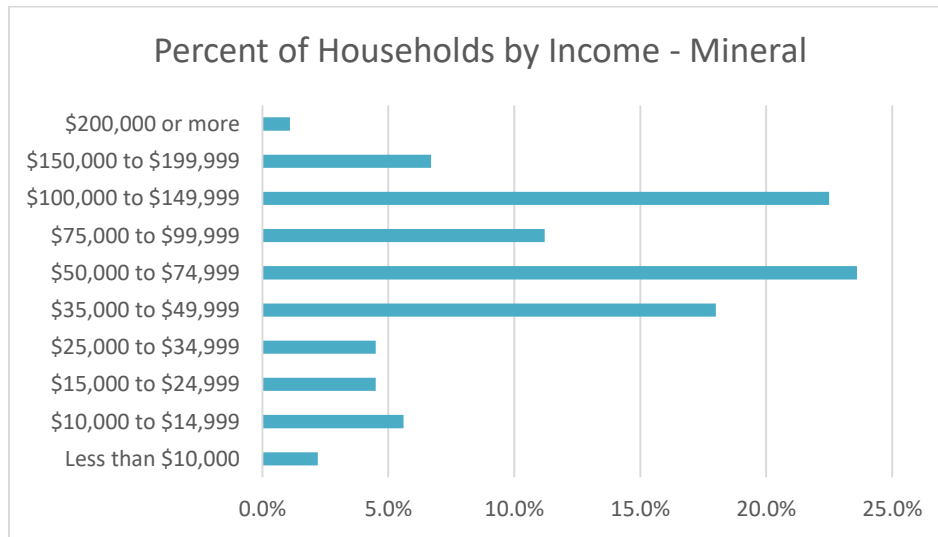


| Age            | Population | Percent |
|----------------|------------|---------|
| Under 5 years  | 74         | 12.1%   |
| 5 to 9 years   | 54         | 8.8%    |
| 10 to 14 years | 19         | 3.1%    |

|                   |     |       |
|-------------------|-----|-------|
| 15 to 19 years    | 39  | 6.4%  |
| 20 to 24 years    | 19  | 3.1%  |
| 25 to 34 years    | 159 | 25.9% |
| 35 to 44 years    | 50  | 8.1%  |
| 45 to 54 years    | 41  | 6.7%  |
| 55 to 59 years    | 31  | 5.0%  |
| 60 to 64 years    | 54  | 8.8%  |
| 65 to 74 years    | 37  | 6.0%  |
| 75 to 84 years    | 27  | 4.4%  |
| 85 years and over | 10  | 1.6%  |

### Income

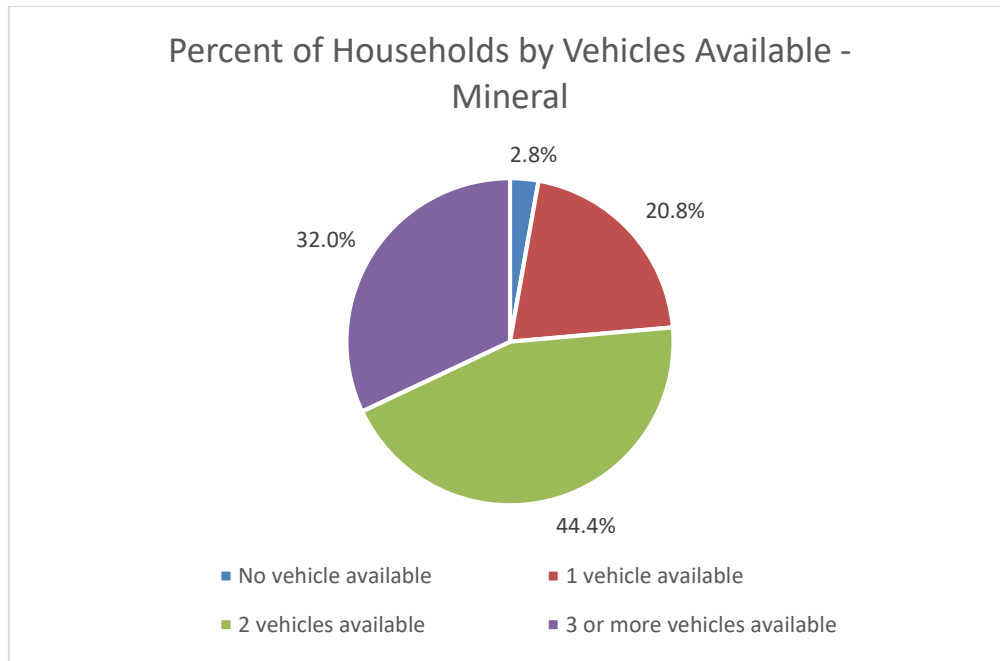
The Town of Mineral has a median household income of \$61,500 and a mean household income of \$78,083. This is somewhat lower than the median and mean income of the US overall: \$74,755 and \$105,555 respectively. Similarly, the median income in Louisa County is \$76,594 and the mean income in Louisa County is \$103,128. The following highlights some additional data from the 2022 ACS 5-Year Estimates regarding household income in Mineral.



| Household Income       | Percent of Households |
|------------------------|-----------------------|
| Less than \$10,000     | 2.2%                  |
| \$10,000 to \$14,999   | 5.6%                  |
| \$15,000 to \$24,999   | 4.5%                  |
| \$25,000 to \$34,999   | 4.5%                  |
| \$35,000 to \$49,999   | 18.0%                 |
| \$50,000 to \$74,999   | 23.6%                 |
| \$75,000 to \$99,999   | 11.2%                 |
| \$100,000 to \$149,999 | 22.5%                 |
| \$150,000 to \$199,999 | 6.7%                  |
| \$200,000 or more      | 1.1%                  |

## Vehicle Availability

The vast majority of Mineral households have access to at least one vehicle according to 2022 5-Year ACS data, with 32.0% having access to 3 or more vehicles. Detailed breakdowns of the number of vehicles available by household are presented below for additional context.



| Vehicles Available           | Number of Households | Percent of Households |
|------------------------------|----------------------|-----------------------|
| No vehicle available         | 5                    | 2.8%                  |
| 1 vehicle available          | 37                   | 20.8%                 |
| 2 vehicles available         | 79                   | 44.4%                 |
| 3 or more vehicles available | 57                   | 32.0%                 |