

SECTION 2: DEMOGRAPHICS OF THE PLANNING AREA

Demographic Trends

Population and Growth. Demographics and current trends for the Planning Area were derived from United States Census data (1970 County, 1990 and 2000 Block Group, and 2007 American Communities Survey) and Henderson County government data. The United States Census (hereinafter “Census”) identified the number of households for Block Groups. The demographic estimates for the Planning Area were extrapolated from this data by comparing Henderson County government residential structure data to Census Block Group household data.

The Planning Area’s estimated 2010 population is approximately 10,470 persons, some 9.9% of the County’s estimated 2010 population (105,910 persons) (See Table 2.1). In perspective, the Planning Area contains only 8.66% of the County’s total acreage.

Table 2.1. Planning Area Population, Persons and Households 2010	
Persons	10,470
Households	4,505
Persons/Household	2.32

Source: Census data (1970 County and 2007 American Communities Survey) with extrapolations by Henderson County Planning Staff.

The Planning Area experienced substantial population growth in the 10-year period from 1990 to 2000 (See Table 2.2). Data extrapolated from the Census (1990 and 2000 Block Group) indicate the Planning Area experienced a net gain of 2,392 persons and an overall 42.8% increase in population. In comparison, Henderson County experienced a 28.7% increase in population during the same period. The Planning Area population gain accounts for 12.0% of the total population increase for the County during this period (See Tables 2.2 and 2.3).

The number of households within the Planning Area grew at a rate (46.3%) that exceeded population growth during the 10-year period from 1990 to 2000. The rate of household growth also exceeded population growth for the County during the same period. The average persons per household fell slightly within the Planning Area during this 10-year period, but continued to exceed that of the County in both 1990 and 2000 (See Tables 2.2 and 2.3).

Table 2.2. Planning Area Population, Persons and Households 1990 to 2000				
Year	1990	2000	Net Change	Percent Change (%)
Persons	5,586	7,978	2,392	42.8
Households	2,213	3,238	1,025	46.3
Persons/Household	2.52	2.46	-0.06	-2.4

Source: Census data (1990 and 2000 Block Group) with extrapolations by Henderson County Planning Staff.

Table 2.3. Henderson County Population, Persons and Households 1990 to 2000				
Year	1990	2000	Net Change	Percent Change (%)
Persons	69,285	89,173	19,888	28.7
Households	28,709	37,414	8,705	30.3
Persons/Household	2.41	2.38	-0.03	-1.2

Source: Census data (1990 and 2000 County).

Data indicate the Planning Area continued to grow rapidly, with population growing 21.0% during the period from 2000 to 2007. This was a significant decline from the previous 42.8% increase experienced from 1990 to 2000. The County population grew more slowly with a 12.3% increase in population during the period from 2000 to 2007. The Planning Area population increase accounts for 14.4% of the total population increase for the County during this period. Average persons per household continued to decline in both the Planning Area and County (See Tables 2.4 and 2.5).

Table 2.4. Planning Area Population, Persons and Households 2000 to 2007				
Year	2000	2007	Net Change	Percent Change (%)
Persons	7,978	9,651	1,673	21.0
Households	3,238	4,074	836	25.8
Persons/Household	2.46	2.36	-0.10	-4.1

Source: Census data (1970 County, 2000 Block Group and 2007 American Communities Survey) with extrapolations by Henderson County Planning Staff.

Table 2.5. Henderson County Population, Persons and Households 2000 to 2007				
Year	2000	2007	Net Change	Percent Change (%)
Persons	89,173	100,810	11,637	13.0
Households	37,414	44,022	6,608	17.7
Persons/Household	2.38	2.29	-0.09	-3.78

Source: Census data (2000 County and 2007 American Communities Survey).

In-Migration and Change in Housing. Planning Area in-migration during the period from 1995 to 2000 (20.4%) was slightly lower than that experienced in the County as a whole. This did reflect a significant increase in the in-migration rates experienced in the Planning Area during the period from 1985 to 1990 (See Table 2.6). The Planning Area and County both saw a decline in the percent of persons living within the same household when comparing the periods of 1985 to 1990 and 1995 to 2000. The percent of persons living in the same household within the Planning Area (53.4%) was just below that of the County (54%) during the period between 1995 and 2000 (See Table 2.7).

Table 2.6. In-Migration,* 1985 to 2000		
Place	Percent of Population	
	1985 to 1990	1995 to 2000
Henderson County	23.6%	25.0%
Planning Area	12.7%	20.4%

*In-migration refers to those that moved into the listed place from outside of Henderson County.

Source: Census data (1990 and 2000 Block Group) with extrapolations by Henderson County Planning Staff.

Table 2.7. Change in Housing, 1985 to 2000		
Place	Percent of Persons Living in the Same House Between	
	1985 and 1990	1995 and 2000
Henderson County	56.5%	54.0%
Planning Area	64.0%	53.4%

Source: Census data (1990 and 2000 Block Group) with extrapolations by Henderson County Planning Staff.

Age of Population. The populations of the United States, County, and Planning Area are composed primarily of residents aged 35 to 64. The United States, County, and Planning Area are composed secondarily of those aged 20 to 34 (See Figure 2.1 and Table 2.8). The Planning Area population is

generally younger than the County population. School-aged children (aged 19 or younger) make up 27.6% of the population in the Planning Area, higher than the percentage of school-aged children in the County (22.7%). Additionally, 21.7% of the County’s population is aged 65 or older, while only 13.1% of the Planning Area population is this age or older (See Figure 2.1 and Table 2.8).

Figure 2.1 Planning Area Age of Population 2000

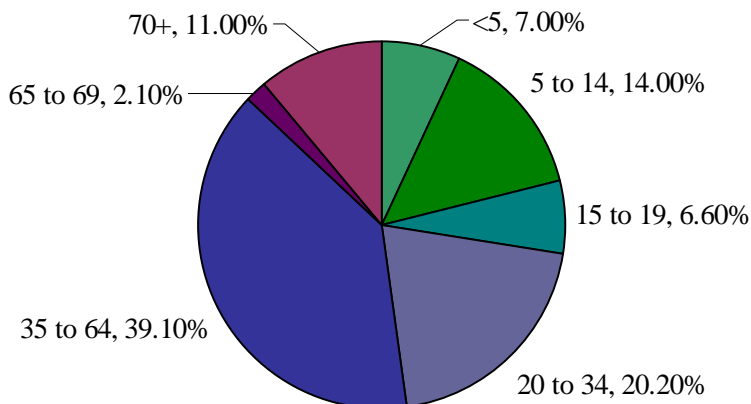


Table 2.8. Planning Area Age of Population 2000

Place*	Age						
	<5	5 to 14	15 to 19	20 to 34	35 to 64	65 to 69	70+
United States	6.8%	14.7%	7.1%	20.8%	38.3%	3.4%	9.0%
Henderson County	5,007 (5.6%)	10,499 (11.8%)	4,709 (5.3%)	14,667 (16.4%)	34,950 (39.2%)	4,929 (5.5%)	14,412 (16.2%)
Planning Area	542 (7.0%)	1,089 (14.0%)	515 (6.6%)	1,571 (20.2%)	3,043 (39.1%)	165 (2.1%)	858 (11.0%)

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

The Planning Area has seen the most significant growth in the population under age five (5). Other age groups showing significant increase include those 5 to 14 and 70 or older. The number of persons age 65 to 69 declined by 41.3% between 1990 and 2000 (See Table 2.9).

Table 2.9. Planning Area Age of Population 1990 to 2000

Age	1990	2000	Net Change	Percent Change (%)
Under 5	331	542	211	63.7
5 to 14	727	1089	362	49.8
15 to 19	386	515	129	33.4
20 to 34	1227	1571	344	28.0
35 to 64	2056	3043	987	48.0
65 to 69	281	165	-116	-41.3
70+	579	858	279	48.2

Source: Census data (1990 and 2000 Block Group) with extrapolations by Henderson County Planning Staff.

Population Race and Ethnicity. The population in the County and Planning Area is predominantly White (See Table 2.10). The Planning Area includes a larger percentage of Hispanics/Latinos (of any race) than the County (12.3% versus 5.5%). Census Tract 99.03, Block Group 1 (the area bounded on the south by Sugarloaf Road and extending north to US Highway 64 East) contains the largest percent

of Hispanic or Latino persons in the Planning Area, with 24.3% of the population within this Tract falling into this category.

Table 2.10. Planning Area Race and Ethnicity 2000

Place	White	Hispanic/Latino (Any Race)	Black/African-American	Other**
Henderson County	89.7%	5.5%	2.8%	2%
Planning Area	84.8%	12.3%	0.8%	2.1%

** Other includes: American Indian, Alaska Native, Native Hawaiian, Asian, other Pacific Islander, Individuals of two (2) or more races, or any other unlisted race.

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

Population Income and Poverty. In 1999, approximately 52.6% of Planning Area households earned less than \$35,000 (See Table 2.11).

Table 2.11. Planning Area Household Income 1999

Place	Less than \$10,000	\$10,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$44,999	\$45,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000+
Henderson County	8.4%	21.5%	15.6%	13.6%	14.8%	10%	8.5%	7.7%
Planning Area	8.4%	27.5%	16.7%	16.1%	13.4%	8.3%	5.8%	3.7%

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

The projected 2008 median household income for the Planning Area is \$36,253 while for the County it is \$46,322 (approximately 18.6% higher). The Planning Area did not contain any Census Tract Block Groups with median incomes higher than those experienced by the County. Census Tract 99.10, Block Group 3 (the portion of the Planning Area west of Interstate-26) had the lowest median incomes at \$28,287 (See Table 2.12).

Table 2.12. Planning Area Median Household Income 1999 and 2008

Place	1999	2008*
Henderson County	\$38,109	\$46,322
Planning Area	\$32,120	\$39,042

*Assumes a 21.55% increase in median household income based on the increase experienced for the County from 1999 to 2008.

Source: Census data (2000 County and 2008 American Communities Survey).

The Census Bureau defines poverty level based on income, family size, and family composition. In 1999, households with two (2) adults and two (2) children were in poverty when their income was \$16,895 or less. In 1999, approximately 9.7% of Planning Area households and 9.7% of County households had incomes below poverty level (See Table 2.13).

Table 2.13. Planning Area Poverty Status 1999*

Place	Income in 1999 Below Poverty Level		Income in 1999 at or Above Poverty Level	
	Persons	Percent	Persons	Percent
Planning Area	772	9.7%	7,159	90.3%
Henderson County	8,670	9.7%	80,503	90.3%
North Carolina	387,024	12.4%	3,133,282	87.6%
United States	12,404,237	11.8%	105,539,122	88.2%

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

*Data includes only those whose poverty status could be determined.

The Planning Area had similar poverty levels to those experienced Countywide among all age groups (See Table 2.14).

Table 2.14. Planning Area Population Below Poverty Status, By Age, 1999*			
Place	<18	18 to 64	65+
Henderson County	2,719 (31.9%)	4,283 (50.2%)	1,524 (17.9%)
Planning Area	236 (30.6%)	393 (50.8%)	143 (18.6%)

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

*Population whose poverty status could be determined.

Demographic Projections

Planning Area demographic projections were derived from Census data (1970 County, 2000 Block Group Data, and 2007 American Communities Survey) and Henderson County government data. The Census identifies the number of households for Block Groups. The demographic estimates for the Planning Area were extrapolated from this data by comparing Henderson County government residential structure data to Census Block Group household data.

Trends indicate the Planning Area will experience substantial population growth in the 25-year period from 2000 to 2025 (See Table 2.15). **Data indicate the Planning Area will experience a 97.3% increase in population by 2025.** In comparison, Henderson County will likely experience a 52.0% increase in population during the same period. The Planning Area population gain will account for 16.7% of the projected total population increase for the County (See Tables 2.15 and 2.16).

Table 2.15. Planning Area Growth 2000 to 2025							
Year	2000	2010	2015	2020	2025	Growth 2000 to 2025	Percent Change 2000 to 2025 (%)
Persons	7,978	10,470	11,995	13,742	15,743	7,765	97.3
Households	3,238	4,505	5,326	6,296	7,444	4,206	129.9
Persons/Household	2.46	2.32	2.25	2.18	2.11	-0.35	-12.2

Source: Census data (1970 County, 2000 Block Group, and 2007 American Communities Survey) with extrapolations by Henderson County Planning Staff.

Table 2.16. Henderson County Growth 2000 to 2025							
Year	2000	2010	2015	2020	2025	Growth 2000 to 2025	Percent Change 2000 to 2025 (%)
Persons	89,173	105,910	114,991	124,850	135,554	46,381	52.0
Households	37,414	47,260	53,196	59,876	67,395	29,981	80.1
Persons/Household	2.38	2.24	2.16	2.09	2.01	-0.37	-15.5

Source: Census data (1970 County and 2007 American Communities Survey) with extrapolations by Henderson County Planning Staff.

The number of households within the Planning Area is projected to increase more quickly than the population will grow through 2020. The average persons per household is projected to be reduced in the Planning Area and the County over this period; however, the average household size in the

Planning Area (2.11 persons per household) is projected to continue exceeding that of the County (2.01 persons per household) in 2020 (See Tables 2.15 and 2.16).