

SECTION 4 POPULATION

This Section describes the local population using data from the 2000 Census. With the 2000 population representing the base year, several population projections are also presented to estimate the number of future residents in Vanderburgh County for planning purposes.

EVANSVILLE METROPOLITAN STATISTICAL AREA

This discussion will begin at the regional level to address the population of the area that is dependent on Evansville as a place to live or work. The City of Evansville and Vanderburgh County are the core of the Metropolitan Statistical Area (MSA).

MSA, as defined by the Census Bureau, is having at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.

Evansville is considered the principle city of the MSA because it is the population and employment center for the region. The regions were established to provide statistics on geographic areas that include large urban areas and their closely interrelated surrounding counties. Table 4-1 shows the counties in the Evansville MSA and their population since 1950. This table illustrates that the regional population has grown steadily over the last 50 years. During this period, counties had been added to the Evansville MSA based on the Census results.

**TABLE 4-1: EVANSVILLE METROPOLITAN STATISTICAL AREA (MSA)
COUNTIES AND THEIR POPULATION: 1950 - 2000**

COUNTIES	1950	1960	1970	1980	1990	2000
Gibson, IN	30,720	29,949	30,444	33,156	31,913	32,500
Posey, IN	19,818	19,214	21,740	26,414	25,968	27,061
Vanderburgh, IN	160,422	165,794	168,772	167,515	165,058	171,922
Warrick, IN	21,527	23,577	27,970	41,474	44,920	52,383
Henderson, KY	30,715	33,519	36,031	40,849	43,044	44,829
Webster, KY	15,555	14,244	13,282	14,832	13,955	14,120
County Total	278,757	286,297	298,239	324,240	324,858	342,815
MSA Total	160,422	199,313	232,775	309,408	278,990	342,815

Notes: **BOLD** numbers represent those counties that were in the MSA for that decade.

Source: U.S. Census

VANDERBURGH COUNTY AND CITY OF EVANSVILLE

The population of Vanderburgh County in 2000 was 171,922. The County population was relatively stable between 1960 and 1990, as shown in Table 4-2. The net change in population for this period was 736 persons, or only a -0.44 percent change. Between 1990 and 2000, the County population grew by 4.2 percent or 6,864 persons. This represents the highest level of growth the County has experienced since 1950.

**TABLE 4-2: CHANGE IN POPULATION:
VANDERBURGH COUNTY AND CITY OF EVANSVILLE: 1950-2000**

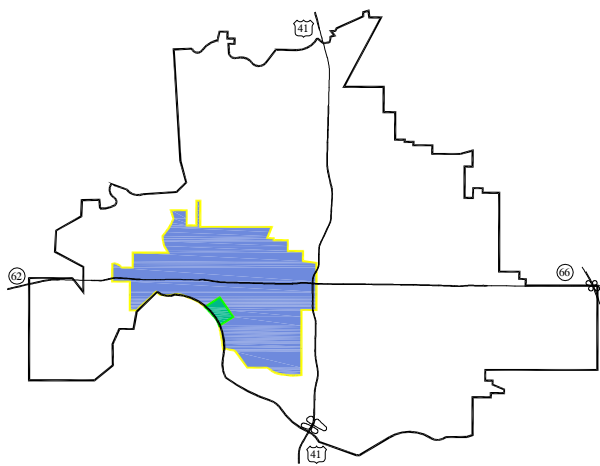
Year	<u>COUNTY</u>			<u>CITY</u>		
	Population	Amount of Change	Percent of Change	Population	Amount of Change	Percent of Change
2000	171,922	6,864	4.16	121,582	- 4,690	- 3.71
1990	165,058	-2,457	- 1.47	126,272	- 4,224	- 3.24
1980	167,515	-1,257	- .74	130,496	- 8,268	- 5.96
1970	168,772	2,978	1.80	138,764	- 2,779	- 1.95
1960	165,794	5,372	3.35	141,543	12,907	10.03
1950	160,422			128,636		

Source: U.S. Census

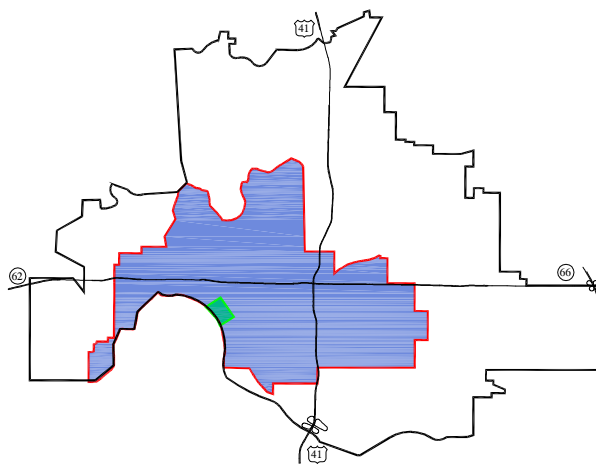
Based on historical data for the City population, the City continued to grow until 1960. Interpretation of this data is complicated by past annexations and the resulting incorporation of additional population. Page 4-3 shows the growth in City land area by annexation from 1819 to the present. Over the past 50 years shown on Table 4-2, it is evident that Evansville has followed the strong national trend toward decentralization of population from the cities into less urbanized areas. Since 1960, the out-migration or movement of residents from the City into the surrounding area and locations outside the region has brought about population decline. In 2000, the population of the City of Evansville was 121,582 persons. From 1990 to 2000, the City population declined by 3.7 percent.

Population change results from two components: natural increase (births minus deaths) and net migration (people moving into the County minus those moving out). Table 4-4A reflects the components of population change from 1980 to 1990 and 1990 to 2000. The data shows the impact that the strong birth rate and migration had on the County population. From 1980 to 1990, the impact of significant out-migration more than offset the natural population increase resulting in population decline. In the decade between 1990 and 2000, the out-migration trend reversed and the County recorded positive net migration of 1,388 persons. The birth rate and migration combined over this period to help increase the County population.

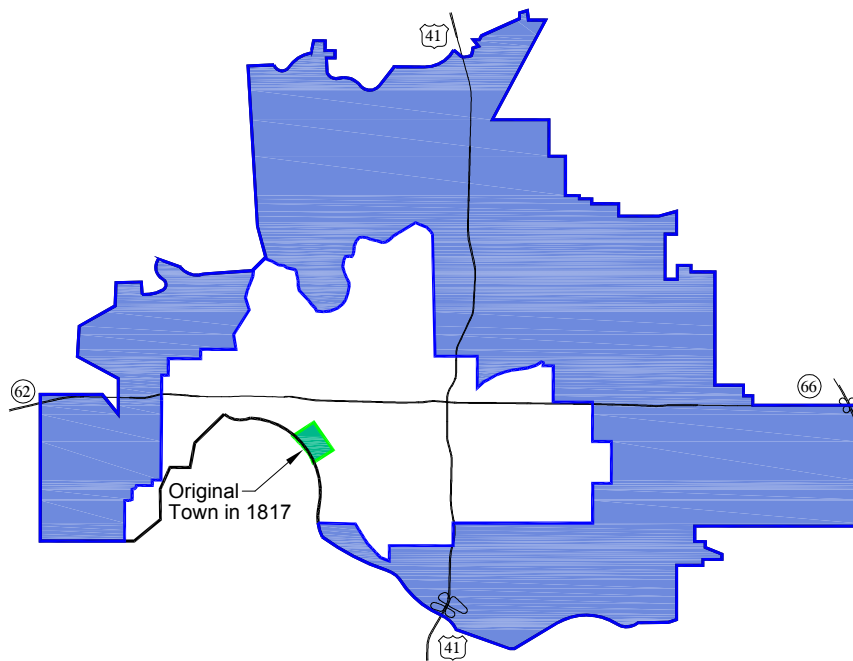
City Growth by Annexation



1819 Thru 1900



1900 Thru 1950



1950 Thru 2003

TABLE 4-4A: COMPONENTS OF POPULATION CHANGE FOR VANDERBURGH COUNTY

	1980 to 1990		1990 to 2000
1980 Population	167,515	1990 Population	165,058
Births	+ 24,559	Births	+ 22,787
Deaths	- 16,658	Deaths	- 17,311
Migration	- 10,358	Migration	+ 1,388
1990 Population	165,058	2000 Population	171,922
Net Change	- 2,457	Net Change	+ 6,864

Source: Birth and death statistics are compiled by the Evansville-Vanderburgh County Health Department

GENERAL POPULATION CHARACTERISTICS

Age

As shown in Table 4-4B, the population of Evansville and Vanderburgh County is aging. In the 2000 Census, the median age for Vanderburgh County was 36.9, which was more than 1.5 years older than the median age for the nation and state. The County median age in 1990 was 34.5. Over the past 50 years, the median age has increased by six years, which is consistent with national and state trends. The Vanderburgh County population under 18 years old was slightly smaller in proportion to the percentage of population for this age category in the state and nation (1.5 and 2.5% difference). Vanderburgh County's percentage of population over 65 years old was 3.1 percent higher than that of the state and nation.

TABLE 4-4B: PERCENTAGE OF POPULATION IN SELECTED AGE GROUPS: 1950-1990

Year	Under Age 5	School (5-17)	Working (18-29)	Working (30-49)	Working (50-64)	Age 65 & Older	Median Age
1950	10.81	18.94	19.06	28.84	14.27	8.06	30.8
1960	11.08	24.10	13.15	26.43	15.15	10.08	31.3
1970	7.48	25.39	16.82	22.75	15.99	11.56	30.3
1980	6.88	18.61	22.36	21.92	16.50	13.73	31.4
1990	6.93	16.95	18.15	28.14	14.10	15.72	34.5
2000	6.22	16.92	17.91	28.89	14.73	15.31	36.9

Source: U.S. Census

The aging population trend results from an increase in life span and a decline in birth rate. Continuation of this trend will directly impact the City and County by affecting the types of

services and facilities the population will require. Housing, parks and recreation, transportation, medical care, and education are only some of the services that will be affected by this age shift.

Sex

The percentage of population that is female (52.6%) is higher than that for males (47.4%). These percentages have changed very little (1%) since the 1950 census. Compared to the nation and state, Vanderburgh County has had a slightly higher percentage of female population since 1950 (1.4%).

Race

Minority population is made up of Blacks, American Indians, Asians, and other races. In 1990, the minority population in the County represented 8.4 percent of the total. In the 2000 Census, the minority population in the County was 18,403, which represents 10.7 percent of the total population. Therefore, the County is becoming somewhat more racially diverse. This percentage is comparable to that of the State of Indiana. Further analysis of the 2000 data shows that the unincorporated part of the County accounts for 4.77 percent of the minority population in the County, and the City of Evansville has 95.23 percent. Historical data on minority population is shown in Table 4-5.

TABLE 4-5: PERCENTAGE OF POPULATION BY RACE: 1950 - 2000

Year	White	Black	American Indian	Asian	Other
1950	94.26	5.71	n/a	n/a	.03
1960	94.19	5.76	.02	.01	.02
1970	93.73	6.09	.06	.06	.06
1980	92.13	7.12	.39	.11	.24
1990	91.61	7.52	.56	.17	.14
2000	89.30	8.19	.75	.18	.40

Source: U.S. Census

DESCRIPTIVE AREAS

In analyzing the 2000 census data for Vanderburgh County, it is apparent that certain areas have similar demographic characteristics. An effort has been made to identify and map these areas to:

1. Better understand the demographic characteristics, similarities and differences in the geographic areas (census tracts) that make up the County; and

2. Provide descriptive areas that can be referred to throughout the Plan.

The following variables were used in identifying the descriptive areas:

POPULATION DENSITY: This is established by dividing the resident population by the square miles in that given area. Density is a good indicator of the degree to which an area is developed.

LONGEVITY IN THE SAME RESIDENCE: This is the percentage of the population that has lived in the same house since 1995. This is a good indicator of residential stability or mobility in a particular area.

OWNER/RENTER: Higher owner occupied housing percentages generally correlate with neighborhood stability.

HOUSING BUILT BEFORE 1939: The age of the housing stock generally influences conditions, cost, and maintenance needs. Most homes generally begin to show their age and need major repairs as they approach 50 years old. Using this as a parameter, it is assumed that housing built before 1939 would need special attention for rehabilitation or redevelopment. Preservation of the older housing stock has many benefits. It maintains neighborhood character, shows confidence in the marketability of a neighborhood, offers a wider variety of housing choices, and may be more cost effective than demolition and redevelopment.

VACANCY: It is generally accepted that the lower the vacancy rate of an area, the more stable the area is. Conversely, a high vacancy rate relates to low stability. The percentage of occupancy reflects the amount of utilization and attractiveness to consumers. Thus, a high vacancy rate can indicate a declining neighborhood, an area that is mostly comprised of apartments and rental housing, or a newly built area where many units are not yet occupied.

The analysis of these select demographic variables describing the County's census tracts resulted in the identification of five distinct areas within the County. The Descriptive Areas Map, Page 4-8, illustrates these five areas, which were established using census tract/block group boundaries. The following is a general discussion of each descriptive area.

CENTRAL BUSINESS DISTRICT

The Central Business District (CBD), the traditional downtown area for the City of Evansville is Census Tract 18. The CBD is where the City of Evansville began in 1819. As with many downtown areas throughout the country, this area has undergone changes over the years. Today, the Evansville CBD can be characterized as a regional financial center with significant service and government sectors and small retail and residential components. Prior to 1970, the CBD was the dominant retail center of the community.

URBAN CORE

The Urban Core area can be characterized as having population densities greater than the 2,987 persons per square mile in the City as a whole. Applying other criteria, this portion of the City has a higher percentage of older homes built before 1939, a higher renter-occupied housing percentage, and higher vacancy rates than the City as a whole.

The land uses in this part of the community include a mixture of residential, commercial, and industrial uses. The Urban Core faces problems caused by loss of employers and residents, vacant and/or aging structures, lack of parking space, and limited space for expansion or new development. Since 1950, the population and number of housing units in this area have been declining. However, Census data shows that the rate of this population decline slowed considerably between 1990 and 2000. Although the Core area has problems, it also has positive features such as its central location, historic homes, parks and neighborhood associations.

URBAN

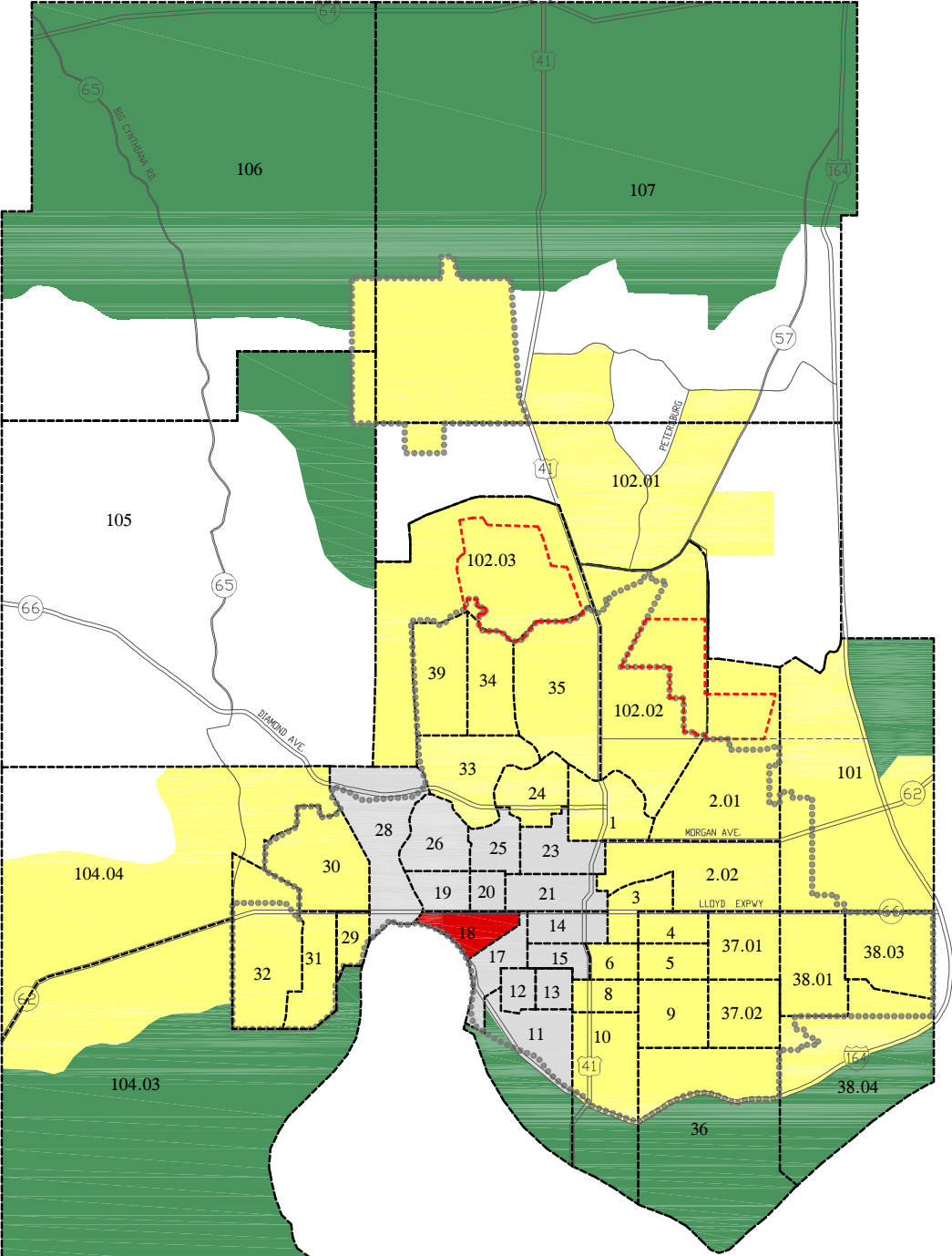
The primary criterion used to identify this area was the Census Bureau's Urban Area designation, which is defined as having population densities greater than 1,000 people per square mile. Other defining characteristics of this area include: lower vacancy rates, more owners than renters, and higher percentage of residents who have lived in the same house for the past five years when compared to the City as a whole.

This area also has a mixture of land uses but is predominantly residential. Many of the community's commercial areas are located in this zone. In particular, the Green River Road commercial corridor is a regional activity center and the premier retail/business district in the Evansville market area. Most of the Urban area within the City has been annexed since 1950, which indicates how the City grew in the post World War II development boom. The outlying portions of this area can also be referred to as suburban.

TRANSITIONAL

Land uses in the Transitional area are being converted from agricultural or open land to suburban uses, primarily residential subdivisions. This area is characterized by its increasing amount of new single-family residential housing intermixed within the remaining agricultural uses. Some scattered industrial and commercial uses also exist. The substantial growth occurring in the Transitional area benefits the community in many ways. However, there are issues concerning the development of this area including increased transportation costs and trip length, loss of farmland, and under-utilization or over-extension of infrastructure and services. The characteristics that define this area are that it has a population density between that of the Urban Area (as defined by the Census Bureau) and that of Indiana as a whole; and a farm population smaller than that in the rural portion of the County.

Descriptive Areas



LEGEND

- Central Business District (CBD)
- Urban Core
- Urban
- Transitional
- Rural
- Census Designated Place
- Incorporated Areas
- Census Tract

RURAL

The Rural area is identified as having a population density less than the 169 persons per square mile in the State of Indiana as a whole, and a higher percentage of rural farm households than any other area in the County. The Census defines rural farm households as those that sold more than \$1,000 dollars or more of agricultural products in 1999. A large portion of this area had rural farm population percentages greater than the State of Indiana's seven percent. The dominant land use in the rural area is agriculture, within both large and small farms. The area also contains scattered woodlands, villages, single-family homes and industrial sites.

The loss of prime agricultural farmland to development is a national trend. The growth and suburbanization of Evansville has affected a significant amount of farmland in Vanderburgh County leading to a variety of problems for farmers. These problems include increased cost of land limiting expansion, traffic and farm vs. new subdivision conflicts. Providing water and sewer facilities and other public services to rural, low density development is considerably more costly to the community than providing those same services in a compact suburban development. Most of the residences in this area use septic systems for sewage disposal. Approximately 90 percent of this land has severe limitations for on-site sewage disposal systems, which can result in surface and ground water contamination.

POPULATION PROJECTIONS - 2025

The population size of a city or county gives an indication of dimensions of the man-made environment. It supplies a base measurement from which current estimates of needs can be made. When planning for the future, estimates or projections of the population size are essential to determine what tomorrow's needs might be.

To establish strategies in a plan to meet future needs, it is necessary to quantify those needs. Population projections help to quantify the future needs of the community by providing the "target" population for the planning process. There are many methods that have been developed for projecting population. Projections are generally based on analysis of factors such as: distribution of the population into age cohorts; local and national trends; birth and death rates; and a set of assumptions concerning the community's future.

As shown in the Historical Population graph on Page 4-12, the population of the County has experienced both growth and decline. Past trends can be an important indicator in forecasting future population. However, there are many factors that affect population including births, deaths, migration, quality of life and employment, etc. Careful periodic analysis is necessary to identify any changes in these factors, as significant change could reverse past population trends.

It is common for comprehensive plans to use a 20-year horizon as the planning period. To be consistent with standard planning practice and with the previous Comprehensive Plans for the

City and County, this Plan is also a 20-year document. Therefore, the horizon year that the population will be projected to is Year 2025.

The various methods available to project the future population of an area will each produce somewhat different results. Experts in the planning and demography fields recognize that projecting population is not an exact science and that no one projection method can be viewed as absolutely accurate. For this reason, three Vanderburgh County population projections are presented below for comparison, discussion and analysis: the simple straight-line method; and the two most recently published projections for the County. The range of these three future population figures provides low, medium and high projection alternatives for the County. These alternatives are illustrated in the graph on Page 4-12: Projected Population.

STRAIGHT LINE METHOD

The simplest projection for 2025 was developed using the straight-line method, which assumes that past population change will repeat itself in the future. Although this method is not as sophisticated as the other two presented, it is still valuable as it allows for the other projections to be compared to the continuation of the past population trend. The straight-line method produces a 2025 population of 175,726 which represents a 2.21% increase in the County population as shown in Table 4-11: Comparison Of Population Projections.

The next two projections used variations of the Cohort Survival method, which involves the distribution of the population into age cohorts, applying past birth and death rates, and factoring the impact of migration. This method forecasts those age cohorts forward through time to the Year 2025 and then adds the totals for each of these age groups, resulting in the projection of the future population.

THE EVANSVILLE URBAN TRANSPORTATION STUDY (EUTS)

EUTS calculated a population projection for Vanderburgh County in their 2030 Transportation Plan published in 2003. EUTS model also factored in employment and labor force participation, which assumes that the level of employment impacts migration. This method projects a 2025 population of 178,588 for Vanderburgh that represents a 3.88% increase in the County population. The long-range employment projections used to calculate migration depends upon many factors including market and technology changes. Adjustments to the original EUTS projection were made, one of which was to account for additional in-migration resulting from the completion of I-69 and the second Ohio River Bridge in 2015.

THE INDIANA BUSINESS RESEARCH CENTER (IBRC)

The IBRC, the demographic clearinghouse for the State of Indiana, published a population projection for Vanderburgh County in 2003. This projection for the County shows a population increase due to steady natural change (more births than deaths). In regard to migration, IBRC assumes that more out-migration than in-migration will occur. However, the resulting small loss in population will be overshadowed by the strong natural population increase. IBRC projects that the County population will be 184,251 by the year 2025. This represents a 7.17% increase from the 2000 Census population total as shown in Table 4-11: Comparison Of Population Projections.

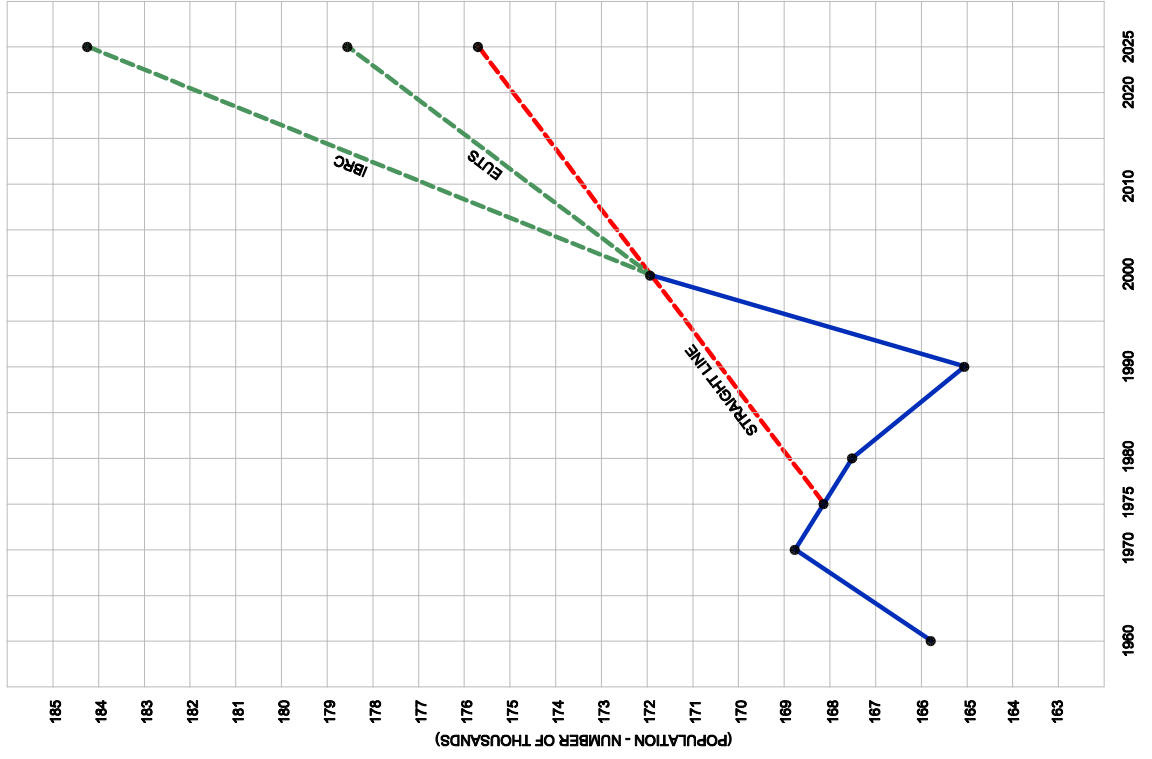
TABLE 4-11: COMPARISON OF POPULATION PROJECTIONS

	2000 Census	2025 Straight Line	2025 EUTS	2025 IBRC
Population	171,922	175,726	178,588	184,251
Amount of Change		3,804	6,666	12,329
% Change		2.21	3.88	7.17

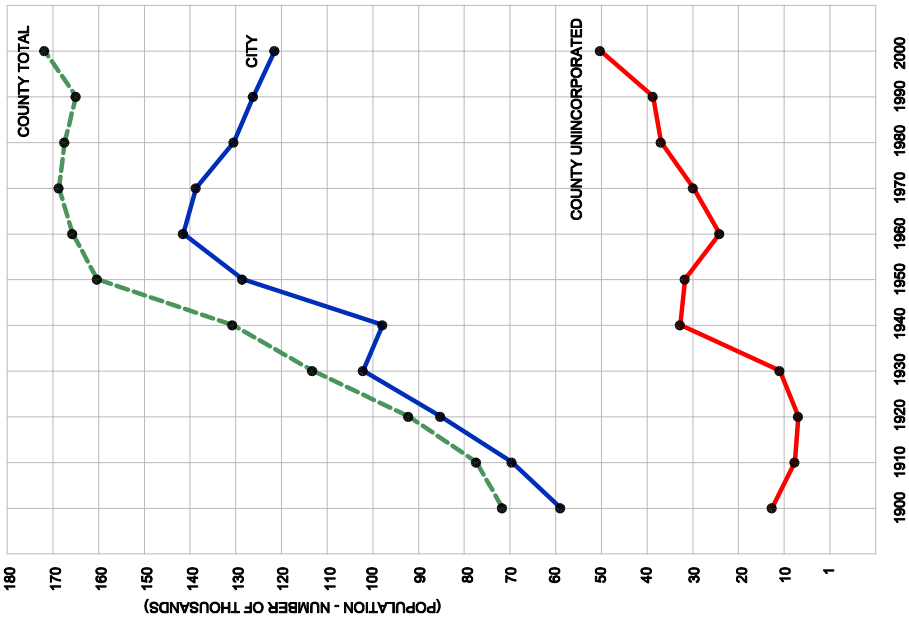
These projections show that the population outlook for the County looks bright. Some of the recent and expected positive developments in regard to future population are:

- Considering that employment and business establishments in the County have steadily increased; construction of housing continues at an unprecedented rate; and the recent, positive national economic trends; a strong local economy is predicted for the future.
- Employment and quality of life factors will continue to attract some new residents to the County (in-migration) and also play a role in keeping most current residents here. One of the most important findings from the 2000 Census was the reversal of County migration trends between 1990 and 2000 from the significant out-migration that occurred over the past decade.
- A strong natural population increase is expected to occur in both the County and region.
- The expected impact from the construction of I-69 and the second Ohio River Bridge.

Graph 4-12 B:
Projected Population



Graph 4-12 A:
Historical Population



PROJECTIONS FOR EVANSVILLE MSA COUNTIES

Both EUTS and the State Data Centers also produced 2025 population projections for the MSA counties, which are shown in Table 4-13. The differences in these projections are that EUTS shows the region growing at a faster rate (11.1%) than does the IBRC (5.5%). Both show that Vanderburgh County will maintain its dominance in the region. However, EUTS projects that 82 percent of the region's growth will occur in the counties that surround Vanderburgh, while IBRC projects that 65 percent of the regional growth will occur in Vanderburgh County.

TABLE 4- 13: EVANSVILLE MSA POPULATION 2025 PROJECTIONS BY COUNTY

Counties	2000 Census	EUTS	IN & KY State Data Centers
Gibson, IN	32,500	37,836	33,483
Posey, IN	27,061	30,058	26,154
Vanderburgh, IN	171,922	178,588	184,251
Warrick, IN	52,383	68,389	59,008
Henderson, KY	44,829	50,207	45,621
Webster, KY	14,120	n/a	13,249
MSA Total	342,815	365,078	361,766