



# POPULATION CHARACTERISTICS

## 3.1 - INTRODUCTION

The formulation of a City's Comprehensive Plan must begin with an understanding of who the plan is for. In other words, who lives in Independence? The answer to this question is complex and involves many variables. Every effort has been made to identify and evaluate as many of these variables as possible in an attempt to develop a complete picture of the Independence populace.

This section has been divided into three parts; an historical perspective of population growth and development in Independence, an identification of selected current population characteristics, and a discussion of future ex-

pected trends in population growth and development. Collectively, these three parts provide a basis from which the plan development process can occur.

## 3.2 - HISTORICAL PERSPECTIVE

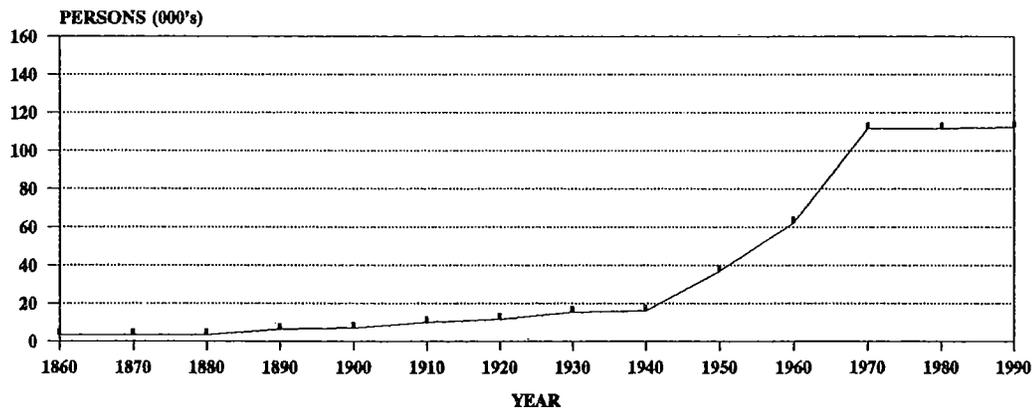
A city's change in population over time can provide a valuable clue as to how that city evolved to its present form. The City of Independence has seen its population increase from just over 3,000 people in the mid-1800's to over 112,000 today. A glance at figure 3.21 below shows how this growth in population occurred.

The most obvious aspect of the City's population growth since 1860 is the dramatic in-

FIGURE 3.21

### POPULATION GROWTH 1860-1990

INDEPENDENCE, MISSOURI



POPULATION

crease in population that occurred between 1940 and 1970. On the surface, it would appear that Independence experienced a population "boom" during this period of time that was dramatically different from the slow, steady population growth that had occurred from 1860 until 1940. In reality, this population "boom" was the result of an expansion of the City's corporate boundaries. This expansion occurred through a series of annexations that took place during this time period. Figure 3.22 shows this increase in the City's areal extent as it occurred over time.

Because the population increase that occurred between 1940 and 1970 was primarily due to annexation, it is misleading to talk about population growth trends which are based solely on actual population figures. A more accurate view of population growth trends within the City can be constructed by separating out the population counts for the annexed areas and looking at the population over time in each

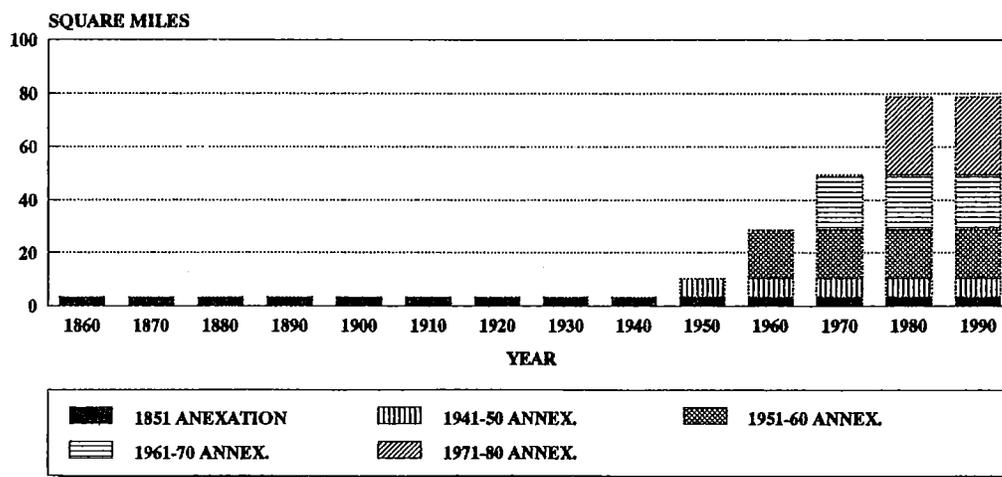
area separately. This makes it possible to compare population figures directly over time.

Figure 3.23 shows population growth within the initial 1851 City boundaries and within each of the annexed areas. An analysis of the population growth patterns within each area indicates several things. First, population within the original 1851 City boundaries was increasing at an increasing rate reaching a maximum growth rate of 50% per decade during the decade of the sixties. This same pattern was exhibited by the areas annexed during the forties and the fifties. Second, the decade of the seventies brought about a severe downturn in population growth within the area of the original 1851 boundaries and the area annexed during the forties. At the same time the growth rate of the areas annexed during the fifties and sixties reached a 50% per decade level through the decade of the seventies. Third, during the decade of the eighties, the population growth rate of the original 1851 City boundaries and the areas annexed in the

**FIGURE 3.22**

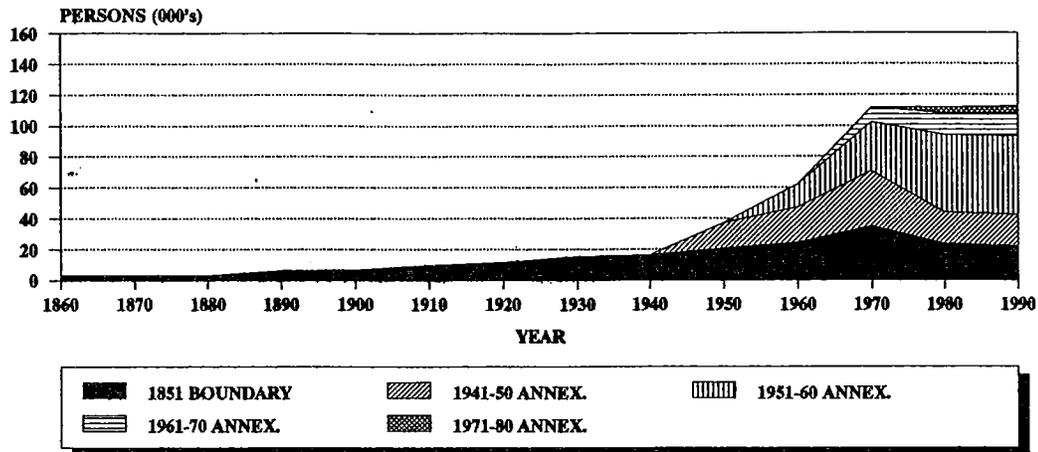
**AREAL EXPANSION 1860-1990**

**INDEPENDENCE, MISSOURI**



**FIGURE 3.23**

**POPULATION GROWTH BY AREA 1860-1990  
INDEPENDENCE, MISSOURI**



forties and fifties leveled off while the population growth rate of the areas annexed during the sixties dropped-off to a 10% per decade rate. Finally, the population of the areas annexed during the seventies increased at a rate of approximately 15% per decade through the eighties.

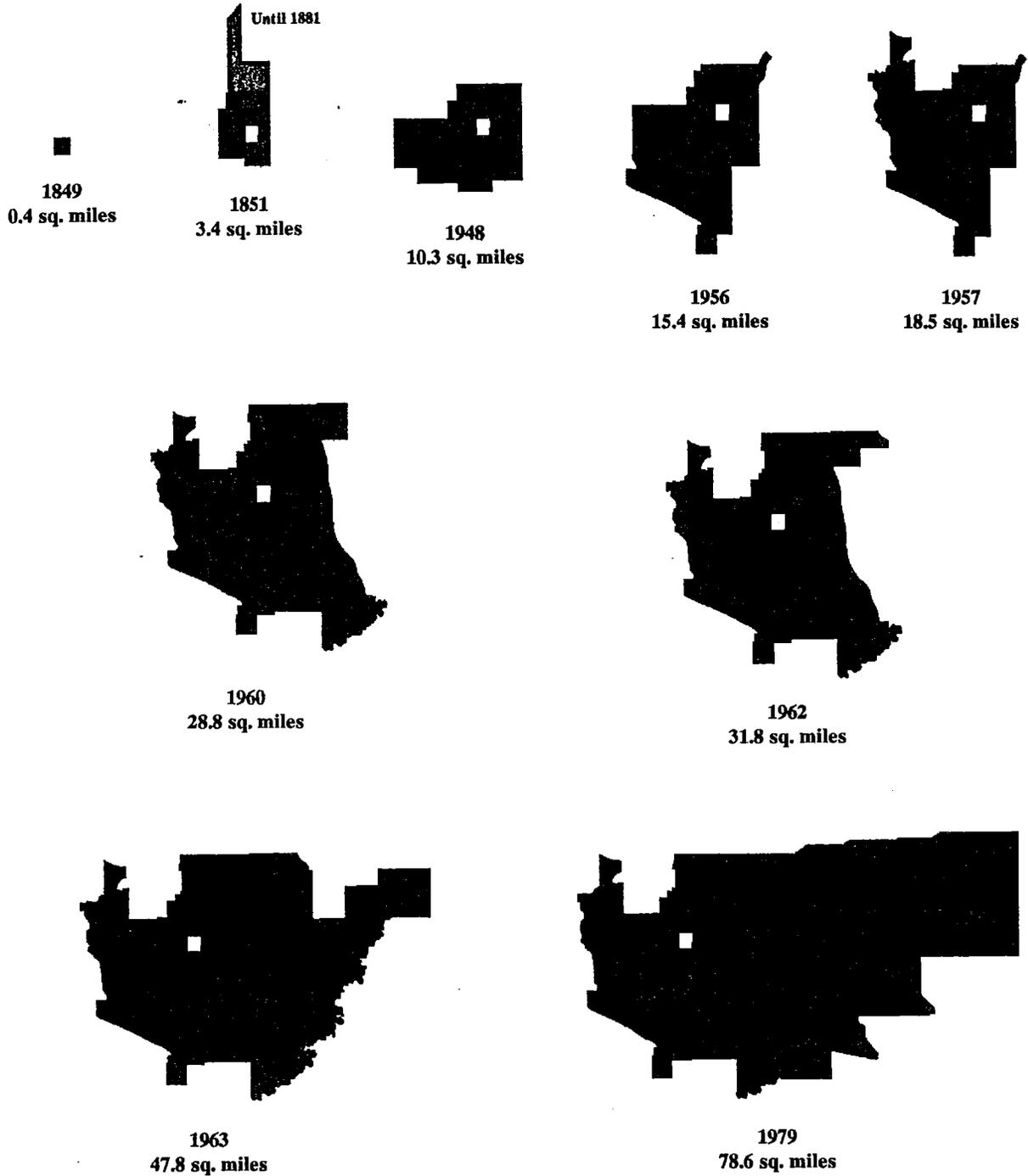
The conclusion that can be drawn from this is that there are three distinctly different regions within Independence in terms of growth. The older parts of the City, which includes the original 1851 boundaries and the areas annexed between 1940 and 1961, have reached their peak in terms of population growth and are currently in a state of decline. The areas annexed from 1961 to 1970 represent a mature, stable region which is still experiencing population growth, but at a decreasing rate. The areas annexed since 1970 represent a region which seems to be experiencing population growth at an increasing rate. The growth in this region will probably account for most of the City's population growth in the future.

Figure 3.24 shows the geographic location of each of the annexations that have occurred since 1851. A comparison between these geographic locations and the current population growth rate within each of the three regions previously identified indicates that the region made up of the older, declining parts of the City is generally located in the western portion of the City. The mature, stable region which is nearing its peak in population growth generally makes up the central portion of the City, and the rapidly growing region generally makes up the eastern portion of the City. This would seem to indicate that a general west to east migration of the population has been occurring within Independence. This conclusion is substantiated in subsequent chapters on housing and existing land-use.

Another aspect of historic population growth trends deals with the separate components of population growth. These components are natural change and net migration. Natural change represents the total number of births in

**FIGURE 3.24**

**HISTORY OF ANNEXATION 1860-1990  
INDEPENDENCE, MISSOURI**



a given year minus the total number of deaths for that same year. Net migration represents the total number of people moving into an area in a given year minus the total number of people moving out of the same area during the same year.

Table 3.21 and figure 3.25 illustrate the relationship between the City's population growth and its growth components of natural change and net migration from 1980 to 1990. An analysis of this data indicates that, with the exception of 1986-88, the City has been experiencing a net outward migration of people. In other words, more people are leaving Independence than are moving into it. As long as the net out-migration does not exceed the natural change, the population of the City will increase. When it does exceed natural change, as it did from 1982 to 1985 and again from 1989 to 1990, the population of the City will decrease. These migration patterns can provide valuable insight into what is currently happening in the City and what is likely to happen in the future

### 3.3 - CURRENT CHARACTERISTICS

There are a number of characteristics of the current population that can be measured either directly or indirectly. Some characteristics are general in nature representing average values for the City as a whole. These general characteristics provide a point of comparison between the City of Independence and other communities in the metropolitan area. These comparisons help to define the City's "place" within the region and they aid in the identification of regional population trends that might affect the City. The general characteristics used in the formulation of the Comprehensive Plan include the following:

- Total Population
- Population Growth (1980-1990)
- Population by Age Group
- Population by Race
- Median Age
- Average Household Size

**TABLE 3.21**

**POPULATION GROWTH COMPONENTS 1980-90**

YEAR	BIRTHS <sup>(1)</sup>	DEATHS <sup>(1)</sup>	NATURAL CHANGE	NET MIGRATION	TOTAL GROWTH	POPULATION <sup>(2)</sup>
1980	1918	911	1007	(966)	41	111,797 <sup>(3)</sup>
1981	1853	951	902	(461)	451	112,248 <sup>(2)</sup>
1982	1802	977	825	(783)	42	112,290 <sup>(2)</sup>
1983	1674	945	729	(1357)	(628)	111,662 <sup>(2)</sup>
1984	1686	950	736	(1363)	(627)	111,035 <sup>(2)</sup>
1985	1763	993	770	(925)	(155)	110,880 <sup>(2)</sup>
1986	1717	907	810	1260	2070	112,950 <sup>(3)</sup>
1987	1707	982	725	(88)	637	113,587 <sup>(2)</sup>
1988	1738	953	785	(1225)	(440)	113,147 <sup>(2)</sup>
1989	1722	987	735	(1317)	(582)	112,565 <sup>(2)</sup>
1990	1701	988	713	(977)	(264)	112,301 <sup>(3)</sup>

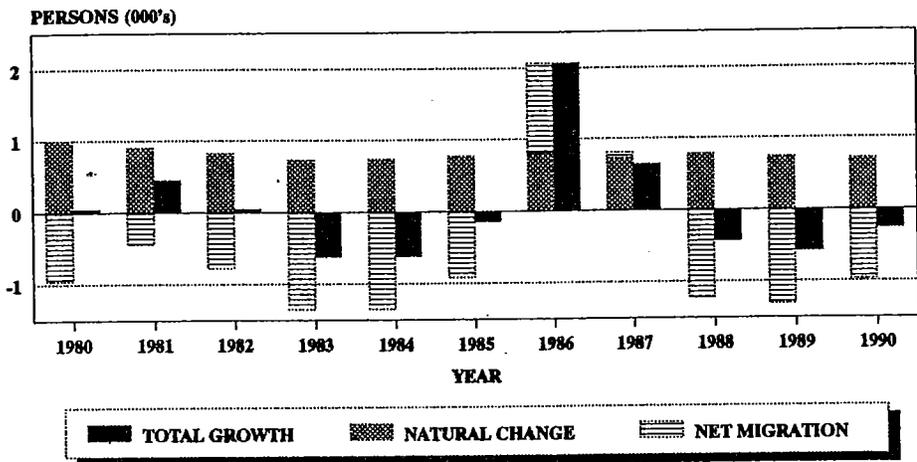
(1) State of Missouri Vital Statistics

(2) Planning Department Estimates

(3) U.S. Census Estimates

**FIGURE 3.25**

**POPULATION GROWTH COMPONENTS 1980-1990  
INDEPENDENCE, MISSOURI**



The total estimated 1990 population for the City of Independence is 112,301\*. Figure 3.31 shows that, as of 1990, Independence ranked as the third largest city in the metropolitan area behind Kansas City, Missouri and Kansas City, Kansas.

In terms of population growth, Independence saw its population increase by only 504\* people between 1980 and 1990 resulting in a ten year growth rate below 1%. Figure 3.32 illustrates that, as of 1990, Independence ranked fourth from last in growth rate among metropolitan area cities with populations of 25,000 or more.

Figure 3.33 compares the median age of the City of Independence in 1970, 1980, and 1987 with the same data for the State of Missouri, the Kansas City Metropolitan area, and Jackson County. This comparison indicates

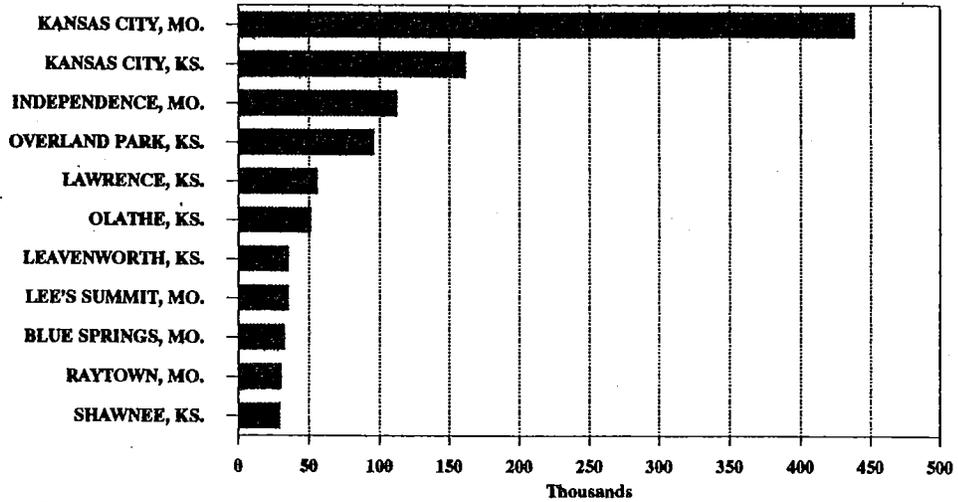
that the population of the City of Independence is, generally, somewhat older than the population of Jackson County and the Metropolitan area. In addition, the population seems to be growing older.

In order to better understand the significance of the median age characteristic, it is necessary to look at a breakdown of the population by age group. Figure 3.34 illustrates this breakdown for 1987. What these figures indicate is that the City of Independence has a higher percentage of its population in the 25-49 age group than in the 0-17 age group. This will likely result in a continuing increase in the median age of the population of Independence over the next ten years. In addition, Independence has a higher percentage of 25-49 year olds than does the State of Missouri or Jackson County. Consequently, The median age in Independence should increase at a greater rate than the median age of the State or the County over the next ten years.

\*U.S. Census Bureau Estimates.

**FIGURE 3.31**

**1986 ESTIMATED POPULATION COMPARISONS**

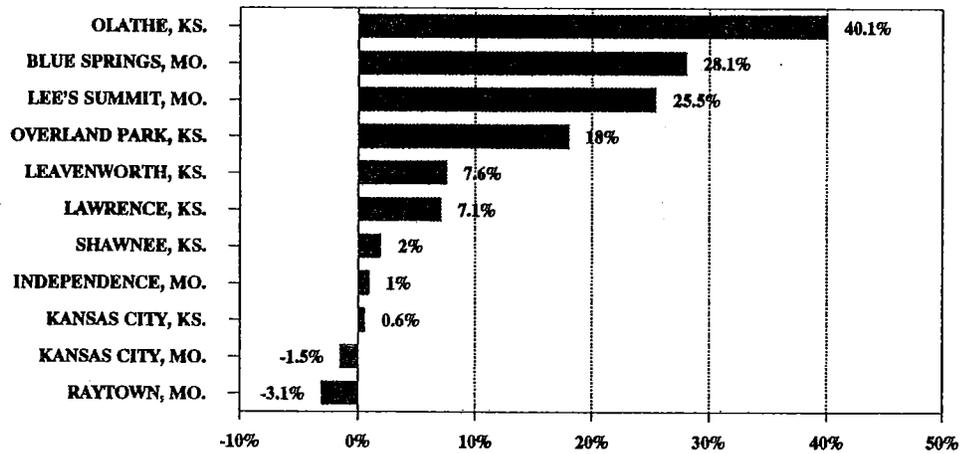


SOURCE: 1988 CITY & COUNTY DATA BOOK

**FIGURE 3.32**

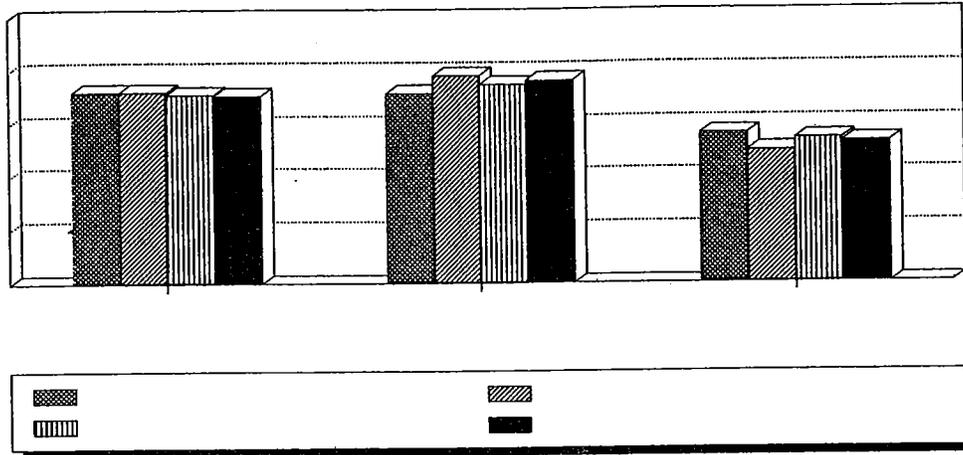
**TOTAL PERCENT GROWTH IN POPULATION**

1980 - 1988



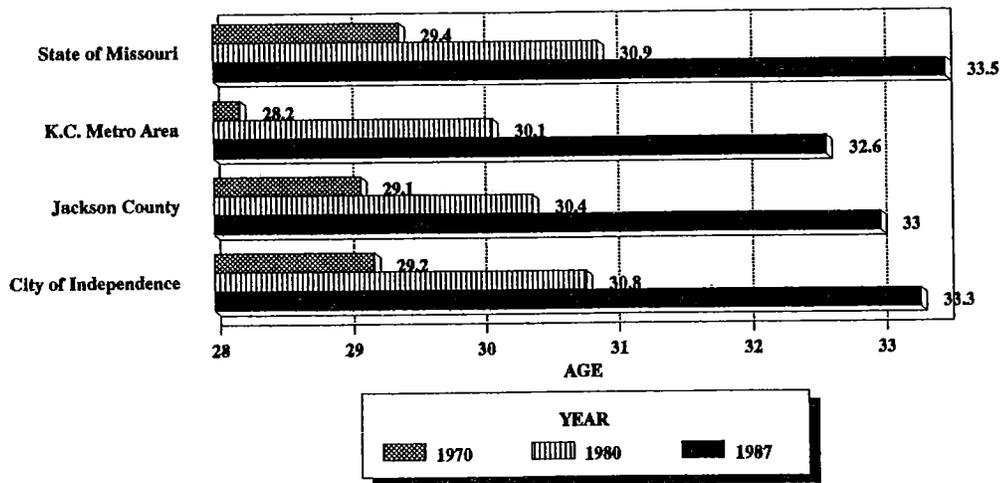
SOURCE: M.A.R.C. Research Data Center

**FIGURE 3.34**



**FIGURE 3.33**

**COMPARISON OF MEDIAN AGE**



SOURCE: 1970 & 1980 U.S. Census' of Population. Statistical Abstract of the United States, 1988.

The racial composition of the population of Independence is shown in figure 3.35. As this figure indicates, racial minorities make up only 3.8% of the City's total population.

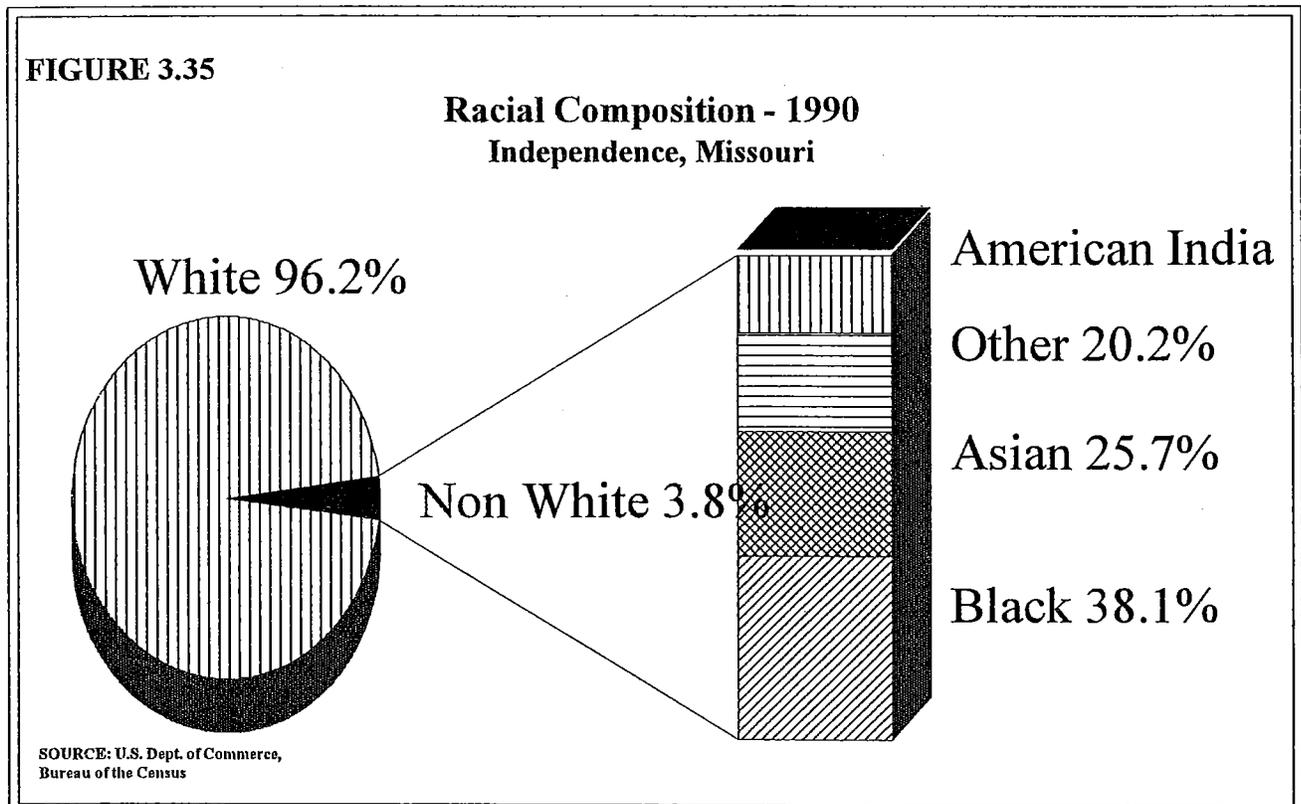
Of the minority population, Blacks make up approximately 38.09% of the total followed by American Indians, Eskimos, and Aleuts making up 25.68%, and Asians and Pacific Islanders making up 20.22%. The remaining 16.01% is made up of other minority groups. The average number of persons per household in Independence has steadily decreased since the 1970's. From it's high of 3.07 persons per household in 1970, it fell to 2.62 in 1980 and to approximately 2.40 in 1990.

One reason for the decrease in average household size since 1970 is the maturing of the "Baby-Boom " generation. Also, there has been a trend among American parents towards having fewer children. Both of these factors have occurred on a national level, thus, like Independence, the national trend

has also been towards a smaller average household size.

As stated, the general population characteristics just discussed help to define the City's place within the metropolitan area. While this knowledge is key to development of the Comprehensive Plan, it does not provide a complete picture of the City's population. Of equal importance is knowledge of population characteristics associated with sub-areas of the City. Data at this level provides some insight into the dynamics of the population within the City. This includes such things as the identification of the City's population growth and migration trends.

There are any number of sub-areas that might be defined within the City, each of which would provide specific information related to a certain aspect of the City's population characteristics. Some of these sub-areas might include, but would certainly not be limited to, census tracts, councilmanic districts, school districts, and zip code areas.



For the purposes of the Comprehensive Plan development process, the most appropriate sub-area within Independence was deemed to be the neighborhood planning district (NPD). Forty-nine of these NPD's have been defined. Figure 3.36 shows the boundaries of the forty-nine NPD's.

Data for seven population characteristics was collected from each of the NPD's. This data is presented in tables 3.31 through 3.34. These seven population characteristics include the following:

- Population
- Population Growth (1980-1990)
- Population Density
- Change in Density (1980-1990)
- Average Household Size
- Median Age
- Population by Race

Table 3.31 shows the 1990 population of each NPD as well as it's population growth (or decline) from 1980 to 1990. Table 3.32 shows the area of each planning district, it's 1990 population density, and it's change in population density from 1980 to 1990. The data presented in these two figures provides an indication of the dynamics of population growth within the City and what migration trends have taken place over the past decade.

In general, there has been a decline in the population of those planning districts in the older, western portions of the City, while those planning districts in the more recently annexed areas in the eastern portions of the City have seen their populations increase over the same period of time. What this means is that, while the City as a whole would seem to have experienced virtually no growth over the last ten years, some areas of the City are, in fact, having to deal with significant growth while other areas are dealing with substantial decline.

Table 3.33 shows the average household size of each NPD in 1990 and it's change since

1980. It is apparent from this data that the NPD's in the western portion of the City tend to have the lowest average household size and, in general, the household size tends to increase the farther east a planning district is located in the City. In addition, it should be noted that the average household size decreased between 1980 and 1990 in all but two NPD's.

As stated earlier, racial minorities make up only about 3.8 percent of the total population of Independence. More specifically, Blacks account for approximately 1.6 percent of the total, American Indians, Eskimos and Aleuts account for approximately .6 percent, Asians and Pacific Islanders account for approximately .9 percent, and all others account for .7 percent. The distribution of the different racial components of the population by NPD is shown in table 3.34. The table seems to indicate that, for the most part, the minority population in the City is more heavily concentrated in the older, western areas of the City.

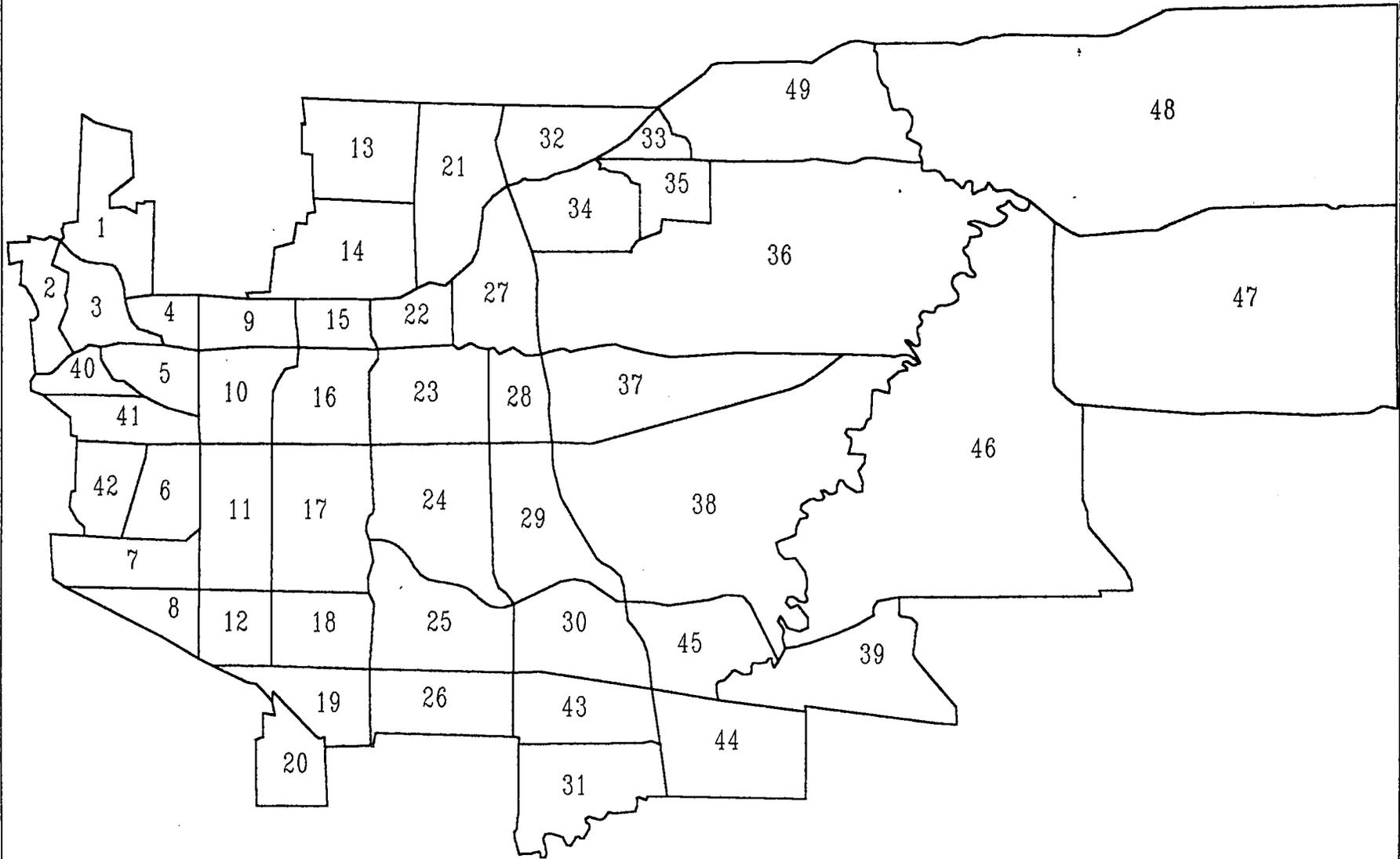
### 3.4-FUTURE TRENDS

Discussion to this point has been focused on past and present population characteristics of the City. The importance of having some knowledge and understanding of these past and present characteristics is that it makes it possible to identify trends in growth or decline. These trends can be projected into the future providing some insight into what problems are likely to develop in the future and what solutions can be employed to head off these potential problems before they develop.

The population characteristic that most obviously lends itself projection into the future based on historic trends is population growth. As previously discussed, population growth in Independence occurred at a fairly rapid rate until the 1970's. From 1970 to 1990 however, the population grew by less than 3%. It has been determined that during this same period of time the population in the older, western portion of

FIGURE 3.36

NEIGHBORHOOD PLANNING DISTRICTS -PRESENT  
INDEPENDENCE, MISSOURI



**TABLE 3.31**

**POPULATION OF PLANNING DISTRICTS  
INDEPENDENCE, MISSOURI**

<b>P.D</b>	<b>1980 POPULATION</b>	<b>1990 POPULATION</b>	<b>NET GROWTH/ (DECLINE)</b>	<b>PERCENT GROWTH/ (DECLINE)</b>
1	2407	2187	-220	-9.1%
2	1099	958	-141	-12.8%
3	2395	1870	-525	-21.9%
4	1281	1363	-82	-6.4%
5	2389	2383	-6	-0.3%
6	1871	2232	361	-19.3%
7	2370	2162	-208	-8.8%
8	1406	1284	-122	-8.7%
9	2316	2282	-34	-1.5%
10	4029	4001	-28	0.7%
11	4643	4218	-425	-9.2%
12	1744	1781	37	2.1%
13	2025	1827	-198	-9.8%
14	3809	3675	-134	-3.5%
15	1977	2100	123	6.2%
16	3185	3103	-82	-2.6%
17	3535	3169	-366	-10.4%
18	2943	3168	225	7.6%
19	1979	1932	-47	-2.3%
20	2422	2159	-263	-10.9%
21	1496	1480	-16	-1.1%
22	2019	1935	-84	-4.2%
23	4656	4469	-187	-4.0%
24	3533	3487	-46	-1.3%
25	6486	5729	-757	-11.7%
26	3033	3066	33	1.1%
27	1558	1571	13	0.8%
28	1366	1256	-110	-7.3%
29	4468	5368	900	20.1%
30	2729	2983	254	9.3%
31	1133	3133	2000	176.5%
32	2014	1761	-253	-12.6%
33	545	608	63	11.6%
34	4834	4556	-278	-5.8%
35	3478	3583	105	3.0%
36	1572	1470	-102	-6.5%
37	3184	2853	-331	-10.4%
38	3983	4970	987	24.8%
39	11	10	-1	-9.1%
40	1094	1145	51	4.7%
41	2530	2161	-369	-14.6%
42	2270	1471	-799	-35.2%
43	338	307	-31	-9.2%
44	554	640	86	15.5%
45	17	546	529	3111.8%
46	549	708	159	30.0%
47	110	74	-36	-32.7%
48	292	326	34	11.6%
49	2120	2781	661	31.2%

**TABLE 3.32**

**POPULATION DENSITY OF PLANNING DISTRICTS  
INDEPENDENCE, MISSOURI**

<b>P.D</b>	<b>AREA (SQ. MI.)</b>	<b>1980 PERSONS/ SQ. MILE</b>	<b>1990 PERSONS/ SQ. MILE</b>	<b>NET INCREASE/ (DECREASE)</b>	<b>PERCENT INCREASE/ (DECREASE)</b>
1	1.25	1925.6	1749.6	-176.0	-9.1%
2	0.75	1465.3	1277.3	-188.0	-12.8%
3	1.56	1535.3	1198.7	-336.6	-21.9%
4	0.30	4270.0	4543.3	273.3	6.4%
5	0.46	5193.5	5180.4	-13.1	-0.3%
6	0.85	2201.2	2625.9	424.7	19.3%
7	0.69	3434.8	3133.3	-301.5	-8.8%
8	0.44	3195.5	2918.2	-277.3	-8.7%
9	0.75	3088.0	3042.7	-45.3	-1.5%
10	1.05	3837.1	3810.5	-26.6	-0.7%
11	1.01	4597.0	4176.2	-420.8	-9.2%
12	0.53	3290.6	3360.4	69.8	-2.1%
13	1.20	1687.5	1522.5	-165.0	-9.8%
14	1.25	3047.2	2940.0	-107.2	-3.5%
15	0.35	5648.6	6000.0	351.4	6.2%
16	0.83	3837.3	3738.6	-98.7	-2.6%
17	1.36	2599.3	2330.1	-269.2	-10.4%
18	0.70	4204.3	4525.7	321.4	7.6%
19	0.75	3044.6	2576.0	-468.6	-15.4%
20	0.53	4569.8	4073.6	-496.2	-10.9%
21	1.65	906.7	897.0	-9.7	-1.1%
22	0.44	4588.6	4397.7	-190.9	-4.2%
23	1.09	4271.6	4100.0	-171.6	-4.0%
24	1.55	2279.4	2249.7	-29.7	-1.3%
25	1.29	5027.9	4441.1	-586.8	-11.7%
26	2.75	1102.9	1114.9	12.0	1.1%
27	1.30	1198.5	1208.5	10.0	0.8%
28	0.49	2787.8	2563.3	-224.5	-8.1%
29	1.45	3081.4	3702.1	620.7	20.1%
30	1.06	2574.5	2814.2	239.7	9.3%
31	1.50	755.3	2088.7	1333.4	176.5%
32	0.79	2549.4	2229.1	-320.3	-12.6%
33	0.24	2270.8	2533.3	262.5	11.6%
34	0.90	5371.1	5062.2	-308.9	-5.8%
35	0.52	6688.5	6890.4	-201.9	-3.0%
36	6.00	262.0	245.0	-17.0	-6.5%
37	1.66	1918.1	1718.7	-199.4	-10.4%
38	5.25	758.7	946.7	188.0	24.8%
39	1.27	8.7	7.9	-0.8	-9.2%
40	0.42	2600.7	2726.2	125.5	4.8%
41	0.58	4362.1	3725.9	-636.2	-14.6%
42	0.54	4203.7	2724.1	-1479.6	-35.2%
43	0.87	388.5	352.9	-35.6	-9.2%
44	1.33	416.5	481.2	64.7	15.5%
45	1.20	14.2	455.0	440.8	310.4%
46	7.10	77.3	99.7	22.4	29.0%
47	6.35	17.3	11.7	-5.6	-32.4%
48	8.65	33.8	37.7	3.9	11.5%
49	3.25	652.3	855.7	203.4	31.2%

**TABLE 3.33**

**AVERAGE HOUSEHOLD SIZE OF PLANNING DISTRICTS  
INDEPENDENCE, MISSOURI**

<b>P.D</b>	<b>1980 PERSONS/ HOUSEHOLD</b>	<b>1990 PERSONS/ HOUSEHOLD</b>	<b>NET INCREASE/ (DECREASE)</b>	<b>PERCENT INCREASE/ (DECREASE)</b>
1	2.53	2.28	-0.25	-9.9%
2	2.60	2.14	-0.46	-17.7%
3	2.37	2.10	-0.27	-11.4%
4	2.30	2.14	-0.16	-7.0%
5	2.09	2.00	-0.09	-4.3%
6	2.40	2.20	-0.20	-8.3%
7	2.41	2.18	-0.23	-9.5%
8	2.33	2.06	-0.27	-11.6%
9	2.19	2.24	0.05	2.3%
10	2.11	2.07	-0.04	-1.9%
11	2.50	2.30	-0.20	-8.0%
12	2.56	2.39	-0.17	-6.6%
13	3.27	2.88	-0.39	-11.9%
14	2.62	2.54	-0.08	-3.1%
15	2.08	1.95	-0.13	-6.3%
16	1.92	1.81	-0.11	-5.7%
17	2.54	2.38	-0.16	-6.3%
18	2.55	2.39	-0.16	-6.3%
19	2.61	2.16	-0.45	-17.2%
20	2.54	2.33	-0.21	-8.3%
21	2.81	2.60	-0.21	-7.5%
22	2.59	2.44	-0.15	-5.8%
23	2.59	2.41	-0.18	-6.9%
24	2.66	2.58	-0.08	-3.0%
25	2.98	2.54	-0.44	-14.8%
26	2.75	2.22	-0.53	-19.3%
27	2.62	2.55	-0.07	-2.7%
28	2.52	2.48	-0.04	-1.6%
29	3.00	2.23	-0.77	-25.7%
30	3.07	2.54	-0.53	-17.3%
31	2.44	2.61	0.17	7.0%
32	2.95	2.82	-0.13	-4.4%
33	2.68	2.67	-0.01	-0.4%
34	2.92	2.75	-0.17	-5.8%
35	3.64	3.27	-0.37	-10.2%
36	3.04	2.83	-0.21	-6.9%
37	3.00	2.68	-0.32	-10.7%
38	3.17	3.07	-0.10	-3.2%
39	2.20	1.43	-0.77	-35.0%
40	2.35	1.88	-0.47	-20.0%
41	2.22	2.17	-0.05	-2.3%
42	2.53	2.23	-0.30	-11.9%
43	3.41	2.90	-0.51	-15.0%
44	2.33	1.89	-0.44	-18.9%
45	2.43	1.64	-0.79	-32.5%
46	3.41	2.77	-0.64	-18.8%
47	3.79	3.08	-0.71	-18.7%
48	3.11	2.79	-0.32	-10.3%
49	3.47	3.46	-0.01	-0.3%

**TABLE 3.34**

**RACIAL COMPOSITION OF PLANNING DISTRICTS - 1990  
INDEPENDENCE, MISSOURI**

<b>P.D</b>	<b>WHITE</b>	<b>BLACK</b>	<b>AMERICAN INDIAN, ESKIMO, ALEUT</b>	<b>ASIAN, PACIFIC ISLANDER</b>	<b>OTHER</b>
1	2128	3	14	14	28
2	942	5	3	5	3
3	1773	37	26	21	13
4	1316	6	4	20	17
5	2293	25	29	6	30
6	2181	11	10	18	12
7	2097	32	7	10	16
8	1246	18	2	12	6
9	2199	32	13	24	14
10	3836	52	47	39	27
11	4070	34	25	29	60
12	1730	10	13	19	9
13	1767	10	3	26	21
14	3484	112	26	16	37
15	1962	87	12	26	13
16	2992	27	29	22	33
17	3126	7	10	9	17
18	3039	19	23	72	15
19	1871	28	6	14	13
20	2130	17	4	1	7
21	1455	2	2	8	13
22	1707	151	20	55	2
23	4271	56	31	45	66
24	3390	43	26	13	15
25	5629	6	17	51	26
26	2929	87	10	25	15
27	1545	4	12	2	8
28	1213	22	2	19	0
29	5210	59	16	55	28
30	2826	57	14	32	54
31	3022	41	27	23	20
32	1667	48	13	21	12
33	550	20	23	14	1
34	4178	222	30	71	55
35	3461	29	32	43	18
36	1437	11	8	5	9
37	2731	23	5	60	34
38	4873	27	22	33	15
39	10	0	0	0	0
40	1060	28	17	23	17
41	2062	36	17	23	23
42	1441	6	8	7	9
43	304	0	0	3	0
44	635	0	3	2	0
45	520	17	2	2	5
46	704	1	1	2	0
47	65	8	1	0	0
48	323	0	3	0	0
49	2629	51	16	57	28

the City declined, the population in the middle portion of the City remained fairly stable, and the population in the more recently annexed eastern portion of the City increased. Assuming that current conditions and policies remain unchanged, it is likely that the following will occur from 1990 to 2010:

- Population in the western portion of the City will continue to decline, but at a decreasing rate.
- Population in the middle portion of the City will begin to decline and the decline will take place at an increasing rate through the year 2010.
- Population in the eastern portion of the City will increase at an increasing rate through 2010.
- The population decline in the western and middle portions of the City would be off-set by population growth in the eastern portion of the City. While this should prevent any loss in population over the next twenty years the net result would be a continued stagnation of population growth in the City making it unlikely that the population would reach even 115,000 by 2010.
- Average household size in the western portion of the City will remain stable at approximately 2.1 persons per household.
- Average household size in the middle portion of the City will decrease slightly over the next twenty years to approximately 2.4 persons per household.
- Average household size in the eastern portion of the City will increase to approximately 3.0 persons per household over the next twenty years.
- Average household size in the City as a whole will increase only slightly from it's current level of 2.4 persons per household to approximately 2.5 persons per household.
- Median age in the western portion of the City will remain virtually unchanged over the next twenty years.
- Median age in the middle portion of the City will increase slightly over it's current level.
- Median age in the eastern portion of the City will decrease in conjunction with the increase in average household size.
- Median age in the City as a whole will decrease only slightly over the next twenty years.- The minority population in the western and middle portions of the City will increase at an increasing rate over the next twenty years.
- The minority population in the eastern portion of the City will increase only slightly over the next twenty years.
- The minority population in the City as a whole will increase from it's current level of 3.8 percent of the total to approximately 10 percent of the total by the year 2010.