

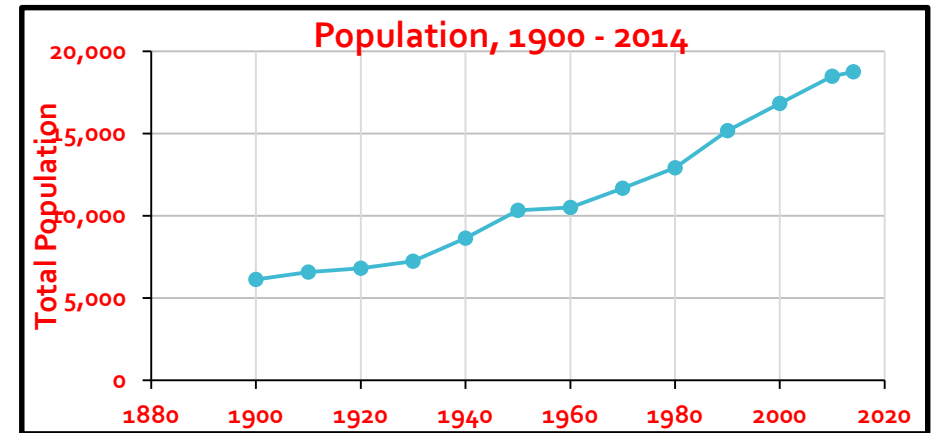
City of Saco Comprehensive Plan Update

Population and Demographics – December 15, 2016

SMPDC

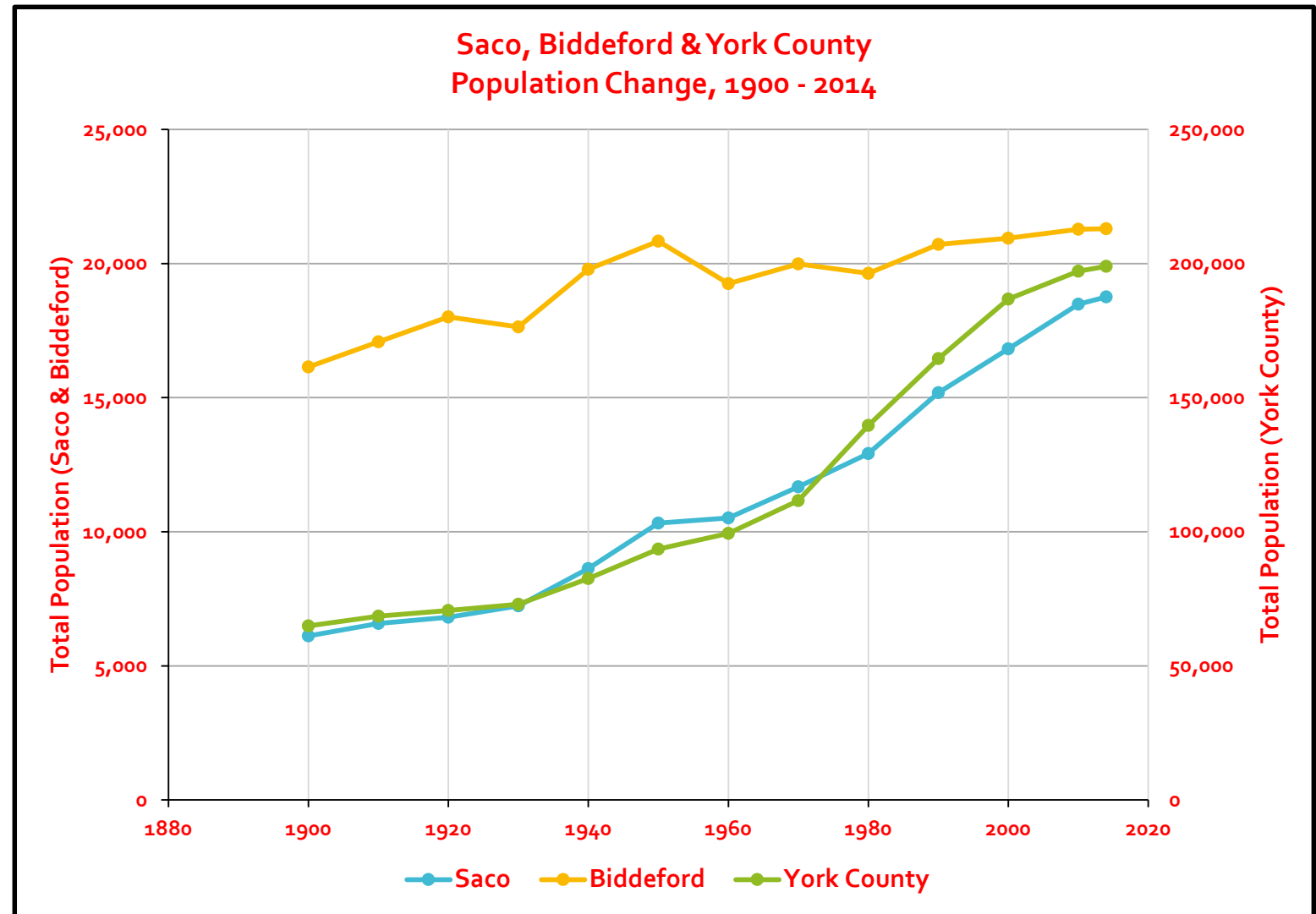
Saco's population over time

- Steady growth since the 1930s
- Between 1980 and 2000, population grew by 30%, to 16,822
- In 2010, population increased to 18,482
- In 2014, population estimate was 18,757
- Projections indicate 19,722 people in 2021



Source: U.S. Census Bureau, 2014

Population rate change comparisons



Source: U.S. Census Bureau, 2014

Population changes by area

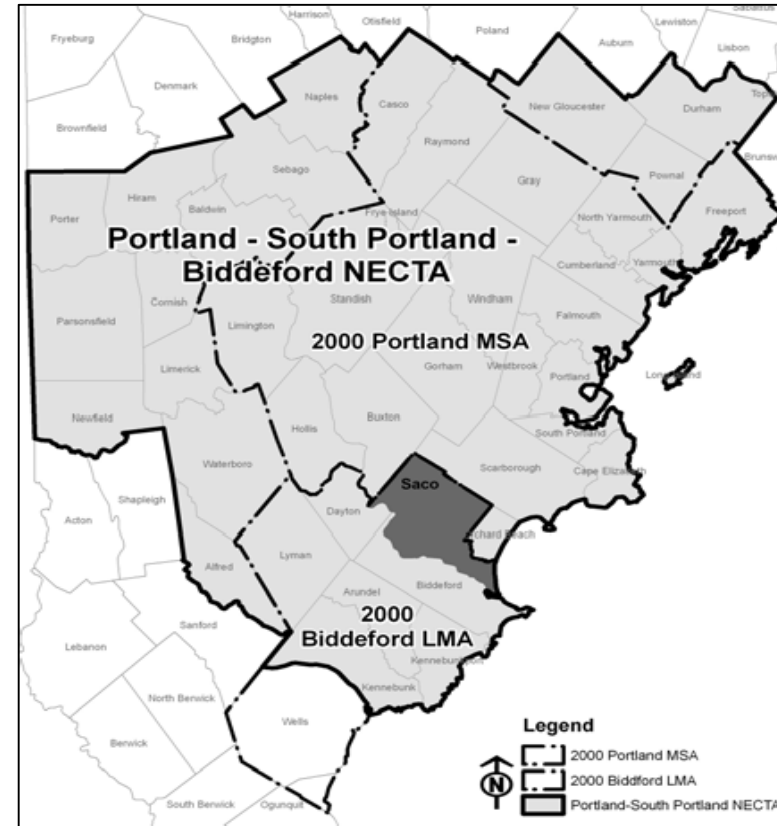
Population Changes, 2000 - 2014					
	2000 Population	2010 Population	% Change 2000-2010	2014 Population	% Change 2010 - 2014
Saco	16,822	18,482	9.9%	18,757	1.5%
Saco, Downtown Focus Area	5,393	5,429	0.7%	5,967	9.9%
Biddeford	20,942	21,277	1.6%	21,303	0.1%
Portland-South Portland Metropolitan Area LMA	487,568	514,098	5.4%	518,387	0.8%
York County	186,742	197,131	5.6%	198,934	0.9%

Source: U.S. Census Bureau, 2014 & ESRI Community Analyst, 2014

- Saco and Biddeford are part of a new census area that replaces Biddeford LMA and the Portland MSA
- In 2007, Saco was 5% of the Portland-South Portland Metropolitan Area LMA, in 2014 it was 4%
- Saco grew faster between 2000 and 2010 than County or Biddeford.
- DFA population grew rapidly between 2010 and 2014 according to estimates

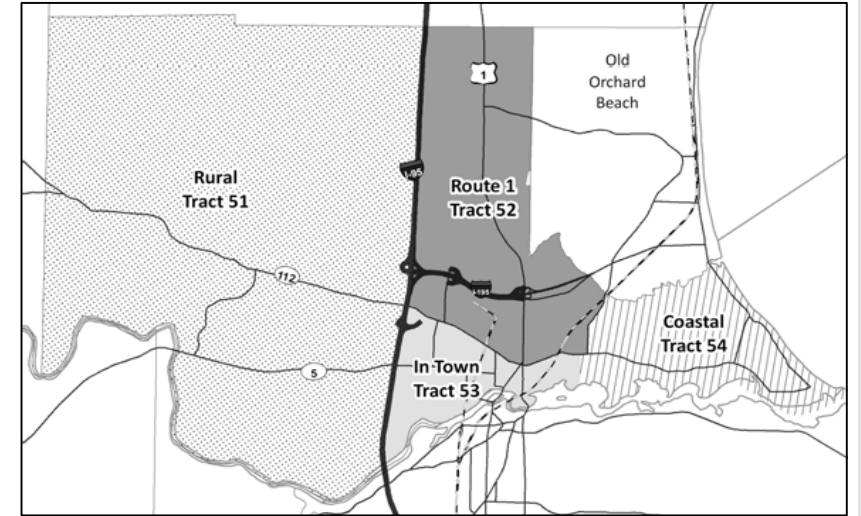
Portland – South Portland Metropolitan Area

Metropolitan New England City and Town Area (NECTA) is the same area also defined as the Portland –South Portland Metropolitan Area which is a labor market designation.



Growth Rate by Census Tract

- During 2000-2014, Saco continued population growth in the rural (52%) and coastal areas (21%).
- In-town neighborhood populations became the second fastest growth area at 49%
- DFA's growth rate nearly 30%

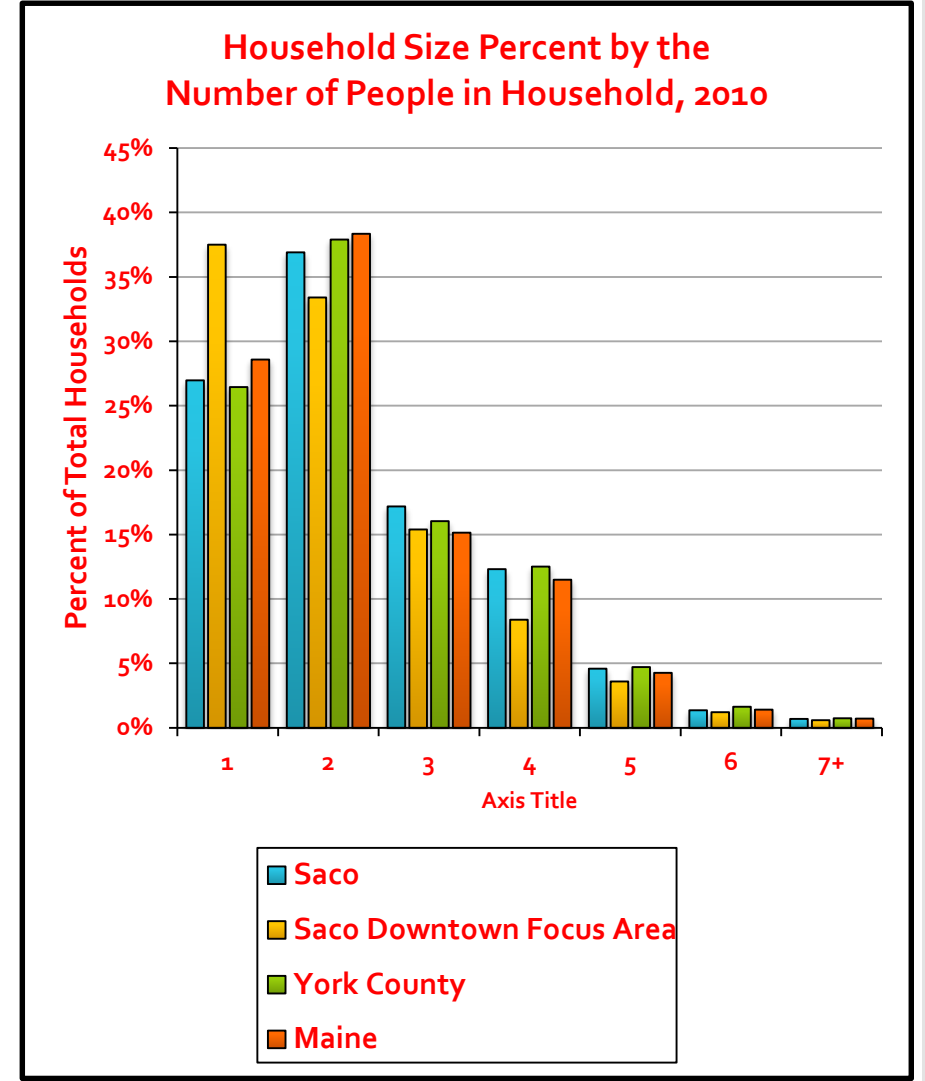


Population Increase by Downtown Focus Area & Census Tracts, 2000 - 2014											
Year	Total Saco Population	Saco Downtown Focus Area		CT 51 (Rural)		CT 52 (Route 1)		CT 53 (In-town)		CT 54 (Coastal)	
		Pop.	% of Total	Pop.	% of Total	Pop.	% of Total	Pop.	% of Total	Pop.	% of Total
2000	16,822	5,393	32.1%	4,033	24.0%	4,427	26.3%	6,067	36.1%	2,286	13.6%
2010	18,482	5,429	29.4%	5,058	27.4%	4,557	24.7%	6,338	34.3%	2,529	13.7%
2014	18,757	5,967	31.8%	5,035	26.8%	4,007	21.4%	7,017	37.4%	2,698	14.4%
2000 - 2014 Change	1,935	574	29.7%	1,002	51.8%	-420	-21.7%	950	49.1%	412	21.3%

Source: U.S. Census Bureau, 2014 & ESRI Community Analyst, 2014

Households

- 2010 Census shows that nearly 64% of Saco households consist of one or two people
- In the DFA, the number of one or two-person households increases to nearly 71%
- One or two-person households were 61% in 2000
- In 2014, 48% of Saco households were married couples
- Children under the age of 18 were present in 33.1% of Saco households in 2000 but dropped to 25.5% in 2014



Source: U.S. Census Bureau, 2010 & ESRI Community Analyst, 2010

Heads of Households

- In 2010, about 36% of Saco's heads of household were younger than 45 years of age
- The DFA's heads of households tend to be younger, with 42% under 45 years of age

Ages of Household Head, 2000 - 2010								
		Under 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
Saco	2000	4.2%	17.8%	24.2%	20.0%	12.1%	11.0%	10.6%
	2010	3.8%	12.5%	19.5%	23.5%	19.3%	10.2%	11.2%
Saco Downtown Focus Area	2000	-	-	-	-	-	-	-
	2010	6.2%	16.9%	18.9%	20.2%	16.0%	9.4%	12.3%

Source: U.S. Census Bureau, 2010 & ESRI Community Analyst, 2010

Education

- Data from 2014 shows that the numbers of people who did not complete high school ranges between 8%-10.7%
- In 2014, Saco adults with associates degrees or higher increased to 39.2%
- The DFA exhibits higher numbers of people with less than a high school degree and lower numbers of people with associates degrees or higher
- According to 2010 data, over 58% of Saco's adults completed some college.

Highest Level of Education Completed, 2014						
Population, Age 25+	Less than H.S. Diploma	H.S. Diploma	Some College	Associate's Degree	Bachelor's Degree	Graduate / Professional Degree
Saco	8.7%	32.1%	18.8%	9.3%	20.8%	9.1%
Saco, Downtown Focus Area (Est. 2016 Data)	13.0%	36.2%	17.3%	9.8%	16.5%	7.2%
Biddeford	10.7%	36.7%	19.9%	9.9%	16.3%	5.9%
Portland-South Portland Metropolitan Area LMA	6.9%	27.7%	19.7%	9.4%	23.4%	11.5%
York County	8.0%	32.4%	20.5%	10.0%	19.2%	8.7%

Source: U.S. Census Bureau, 2014 & ESRI Community Analyst, 2016

Saco - Highest Level of Education Completed, 2000 - 2010, Ages 25+		
	2000	2010
< H.S. Diploma	13.1%	9.0%
H.S. Diploma	33.7%	32.5%
Some College	21.1%	19.8%
Associate's Degree	8.8%	10.2%
Bachelor's Degree	15.6%	17.9%
Graduate / Professional Degree	7.6%	10.7%

Source: U.S. Census Bureau, 2010

Age distribution

- In 2010, 2,587 people 65+ years old for a 9% increase from 2000
- Estimates for 2016 show that 16.4% of Saco residents are 65 years of age or older
- DFA estimates are smaller – about 13.8% of that area’s population
- Interestingly, 2010 data shows the DFA with a higher percentage of residents aged 15-44 years old than Saco as whole, nearly 43% in this age range as compared to nearly 38% in all of Saco.
- 2016 estimates show about 31% of Saco residents are of the Baby Boom generation
- School age population continues to drop from 3,225 in 2010 to estimated 2,831 in 2016

Saco Age of Population, 2010 - 2016				
	Saco		Saco Downtown Focus Area	
	2010	2016 Est.	2010	2016 Est.
Total Population	18,482	19,119	5,429	5,426
< 5 Years	5.9	4.7%	5.6%	5.4%
5 - 9 Years	5.8	5.3%	5.5%	5.2%
10 - 14 Years	6.7	6.0%	5.7%	5.3%
15 - 24 Years	12.0%	12.0%	13.2%	13.3%
25 - 34 Years	11.0%	11.6%	15.1%	15.5%
35 - 44 Years	14.7%	13.0%	14.5%	13.7%
45 - 54 Years	17.1%	15.7%	15.1%	14.0%
55 - 64 Years	12.4%	15.1%	11.5%	12.7%
65 - 74 Years	6.8%	8.8%	6.2%	8.1%
75 - 84 Years	5.1%	4.9%	4.6%	3.9%
85+ Years	2.4%	2.7%	3.0%	3.0%
18 + Years	78.1%	79.8%	79.7%	80.8%

Occupation

- In 2014, the percentage of managerial/business workers in Saco was identical to the County – it was slightly higher in 2000
- Saco ranked behind Portland MSA in its percentage of people employed in white collar occupations in both 2000 and 2014
- Saco has higher percentages of people employed in service and sales
- Reflects a trend that was identified in the 2011 update towards more service and sales-related job opportunities in Saco

Occupational Profile of Employed Persons, 16+, 2014						
	Saco: 10,010 workers		Portland-South Portland MSA: 270,681 workers		York County: 101,926 workers	
	# of Workers	% of Total	# of Workers	% of Total	# of Workers	% of Total
Managerial / Business	3,489	34.2%	107,454	39.7%	34,847	34.2%
Service	2,210	21.7%	47,320	17.5%	18,683	18.3%
Sales	2,597	25.5%	65,243	24.1%	25,036	24.6%
Natural Resources / Construction / Maintenance	855	8.4%	23,600	8.7%	10,356	10.2%
Production / Transportation	1,040	10.2%	27,064	10.0%	13,004	12.8%

Source: U.S. Census Bureau, 2010

Saco's household income

- In 1999, Saco's median income was higher than the County, the Portland MSA and Biddeford
- In 2014, Saco's median income is lower than Portland-South Portland MSA and the County
- Households earning < \$10,000 is slightly higher than Portland-South Portland MSA and County
- Households earning > \$75,000 was lower
- Saco appears to be solidly middle class with 80% of households earning \$25,000 or more
- As of 2013, poverty level in Maine was \$11,490 for single person, \$23,550 for a four-person household.

Household Income, 2014			
	Saco	Portland - South Portland MSA	York County
Median Household Income	\$52,611	\$58,000	\$56,701
Average Household Income	\$67,980	\$76,149	\$71,453
< \$10,000	5.8%	5.6%	5.0%
\$10,000 - \$14,999	3.5%	5.2%	5.0%
\$15,000 - \$24,999	10.5%	9.3%	10.0%
\$25,000 - \$34,999	10.3%	9.9%	1.7%
\$35,000 - \$49,999	16.7%	13.2%	13.3%
\$50,000 - \$74,999	18.1%	18.9%	19.6%
\$75,000 - \$99,999	15.3%	14.2%	15.2%
\$100,000 - \$149,999	12.4%	14.2%	13.3%
\$150,000 - \$199,999	4.1%	5.0%	4.4%
\$200,000 +	3.3%	4.6%	3.5%

Source: U.S. Census Bureau, 2014

DFA's household income

- The DFA's median income is nearly \$1,000 less than Saco overall
- Average income is \$15,500 less
- Younger population not yet at peak earning years
- Older residents living on fixed income
- 72% of DFA residents earn \$25,000 or more
- About 23% of DFA residents earn \$75,000 or more compared to 35% for Saco overall

Household Income, 2016 Est.	
	Saco Downtown Focus Area
Median Household Income	\$41,512
Average Household Income	\$52,478
< \$15,000	15.8%
\$15,000 - \$24,999	12.6%
\$25,000 - \$34,999	11.8%
\$35,000 - \$49,999	18.7%
\$50,000 - \$74,999	17.4%
\$75,000 - \$99,999	12.8%
\$100,000 - \$149,999	9.3%
\$150,000 - \$199,999	0.8%
\$200,000 +	0.8%

ESRI Community Analyst, 2016

Income change

- Income estimates show gains for Saco residents between 2000 and 2014
- Median income increased by an estimated 8% from 2000 to 2014
- Saco's role as a regional "bedroom" community continues
- Portland's affordable housing shortage may cause more people to look at Saco

Income Change in Saco, 2000 - 2014		
	2000	2014
Median Household Income	\$45,105	\$52,611
Average Household Income	\$50,092	\$67,980
< \$10,000	7.9%	5.8%
\$10,000 - \$14,999	7.4%	3.5%
\$15,000 - \$24,999	12.9%	10.5%
\$25,000 - \$34,999	11.4%	10.3%
\$35,000 - \$49,999	16.3%	16.7%
\$50,000 - \$74,999	26.3%	18.1%
\$75,000 - \$99,999	10.1%	15.3%
\$100,000 - \$149,999	5.8%	12.4%
\$150,000 - \$199,999	1.2%	4.1%
\$200,000 +	0.9%	3.3%

Source: U.S. Census Bureau, 2014

What's next

To complete the Population & Demographics section, we will add Housing data and then take a look at the Issues and Implications in January once we have all the recent data.