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## APPENDIX B: Glossary



## APPENDIX B: Glossary (continued)

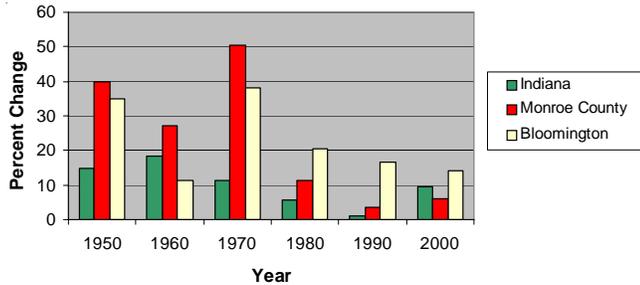


# APPENDIX C: Community Demographic Profile

## Population Change

The population of Bloomington and Monroe County both continue to grow steadily. Figure 1 illustrates that both the city and the county have experienced long term growth. Monroe County's population is a representation of the county's population in addition to the City of Bloomington's population. With the exception of the 1950-1960 decade, Bloomington and Monroe County have outpaced the rate of population growth in the State of Indiana as a whole. For the period between 1980 to 2000, Bloomington has increased in population by approximately 17,300 people, while Monroe County's population increased by an additional 4,500 people. In the last decade, Bloomington comprised 75% of the total county growth by adding approximately 8,700 new residents in contrast to the county's 2,800 people. Figure 2 displays the population trends over the last 60 years for the State of Indiana, Monroe County, and the City of Bloomington.

**Figure 1: Percent Change in Population**



**Figure 2: Historical Population Trends**

HISTORICAL POPULATION TRENDS						
YEAR	INDIANA		MONROE COUNTY		BLOOMINGTON	
	POPULATION	% CHANGE	POPULATION	% CHANGE	POPULATION	% CHANGE
1940	3,427,796		36,534		20,870	
1950	3,934,224	14.77	50,080	37.08	28,163	34.95
1960	4,662,498	18.51	59,225	18.26	31,357	11.34
1970	5,195,000	11.42	85,221	43.9	43,262	38
1980	5,490,000	5.7	98,785	15.9	52,044	20.3
1990	5,544,139	0.99	108,978	10.32	60,633	16.5
2000	6,080,485	9.67	120,563	10.63	69,291	14.28

Figure 3 below displays the City of Bloomington as a proportion of Monroe County. Bloomington accounts for more than half of Monroe County in the categories of Population, Dwelling Units, and Households. Figure 4 illustrates the changes in households and dwelling units, which accompanied population growth. Both households and dwelling units grew much more rapidly than population. The formation of new households, as well as the growth of single family households, heavily weighted this change. Bloomington's share of population, dwelling units, and households have all

grown from the period of 1970 to 2000. This can be attributed to the growth of Indiana University's enrollment, as well as through annexation that has occurred during that time.

**Figure 3: Bloomington as a Percent of Monroe County**

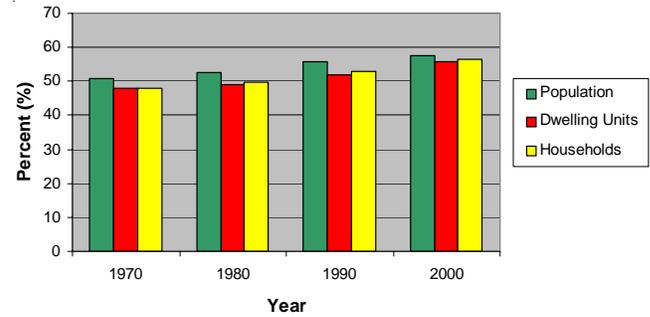


Figure 4 below also illustrates annual growth rates occurring in population, dwelling units and households. During this period, persons per household have continually decreased in both Monroe County and Bloomington. Decrease in household size is a national trend not unique to Bloomington. In the period between 1990 and 2000, Bloomington has outpaced Monroe County in the decrease of persons per household. Decreasing household sizes are more common in urban areas as opposed to rural communities.

**Figure 4: Historical Change in Population, Dwelling Units and Households**

HISORICAL CHANGE: POPULATION, DWELLING UNITS AND HOUSEHOLDS				
	MONROE COUNTY			
	1970	1980	1990	2000
POPULATION	85221	98785	108978	120563
DWELLING UNITS	26738	36213	41948	50846
HOUSEHOLDS <sup>1</sup>	25045	33952	39351	46898
PERSONS PER HOUSEHOLD <sup>2</sup>	3.4	2.91	2.77	2.57
BLOOMINGTON				
	1970	1980	1990	2000
POPULATION	43262	52044	60633	69291
DWELLING UNITS	12799	17708	22025	28400
HOUSEHOLDS <sup>1</sup>	12040	16940	20983	26468
PERSONS PER HOUSEHOLD <sup>2</sup>	3.59	3.07	2.89	2.62
BLOOMINGTON AS A % OF MONROE				
	1970	1980	1990	2000
POPULATION	50.76	52.68	55.64	57.47
DWELLING UNITS	47.87	48.9	52	55.85
HOUSEHOLDS <sup>1</sup>	48.07	49.89	53	56.44
PERSONS PER HOUSEHOLD <sup>2</sup>	N/A	N/A	N/A	N/A

<sup>1</sup> Households equal occupied dwelling units  
<sup>2</sup> Includes group quarters population



## APPENDIX C: Community Demographic Profile (continued)

### Population Forecasts

From a land use planning perspective, absolute increase in population is less meaningful than the impact of population change upon housing development and upon demand for retail goods and public services. However, traditional forecasts of population are used to establish a growth rate, which in turn is used to allocate housing units.

The Bloomington planning jurisdiction encompasses an area larger than the corporate boundary. Because census geography follows corporate boundaries, population forecasts for the planning jurisdiction have two questions that need to be answered – How much is the population expected to change and how much of this change can be expected in the area beyond the corporate boundary?

**Figure 5: Bloomington Planning Jurisdiction Population and Dwelling Unit Growth 1980-1990 and Proportion Share Increase 1990-2010**

BLOOMINGTON PLANNING JURISDICTION POPULATION AND DWELLING UNIT GROWTH 1980-1990 PROPORTION SHARE INCREASE 1990-2010				
	MONROE COUNTY	BLOOMINGTON	BLOOMINGTON PLANNING JURISDICTION	
<b>POPULATION</b>				
1980	98,785	52,044	72,756 <sup>1</sup>	
1990 <sup>2</sup>	108,978	60,633	80,262	
<b>FORECAST</b>				
2000 <sup>3</sup>	113,755	63,291	69,291	83,781
2010	115,732	64,391		85,237
<b>DWELLING UNITS</b>				
1980	36,213	17,708	26,358 <sup>4</sup>	
1990	41,948	22,025	30,532 <sup>5</sup>	
<b>FORECAST</b>				
2000 <sup>6</sup>	48,591	27,394	28,400	35,367 <sup>5</sup>

{xxxxxxx} Denotes Actual Value

<sup>1</sup> Estimated based upon 1978 Land Use Survey of housing count and 1980 census. See Bloomington Area Transportation Study Survey; Summary Report; Long Range Transportation and Land Use Study.

<sup>2</sup> Adjusted for 1990 census counts.

<sup>3</sup> Population Projections 1988 Indiana Business Research Center, adjusted to account for 1990 census assumes same rate of growth as 1988 projection. Bloomington proportionate share of county's 1990 rate of growth 4.3837% and 1.7374% for Monroe County.

<sup>4</sup> Bloomington planning jurisdiction maintains 1980 proportionate share at 73.65% of Monroe County.

<sup>5</sup> Maintains constant share at estimated 1980 level of 72.79% of Monroe County.

<sup>6</sup> Assumes same rate of increase from 1990 to 2010 as from 1980 to 1990.

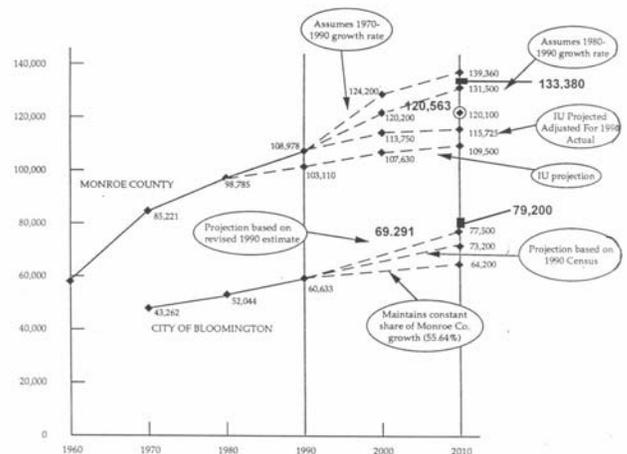
Figure 5 illustrates the basic data used to forecast population between 1990-2010. This population forecast is based upon population forecasts prepared by the *Indiana University Business Research Center (IBRC); School of Business; Indiana University*. IBRC's 1988 series of projections are used as the basis, then adjusted to reflect the 1990 population totals from the census. Using a count of housing units estimated for the Bloomington planning jurisdiction, a proportion of housing units are distributed to Monroe County, Bloomington City, and finally to the Bloomington planning jurisdiction for 1980 and 1990. This table also shows the year 2000 actual population values for

Bloomington and Monroe County in brackets {xxxxxx}. Figure 5 shows that the previous projections have underestimated the actual growth in population. Several factors can be attributed to this higher growth rate. Indiana University's student enrollment has reached an all-time high. Also, annexation has occurred over the last ten years to increase the land area of the City.

Data also shows that the spatial distribution of population and dwelling unit growth continued at a slightly higher rate. Development, and especially housing development, is being drawn to lower costs of undeveloped land on the urban periphery beyond the corporate boundaries. Thus the principle of Compact Urban Form is ever more important. By better managing community growth, offering density incentives, and focusing on redevelopment, trends toward wider spatial distribution of development can be changed.

Figure 6 establishes some of the critical parameters for future population growth in Monroe County. The alternative population projections reflect differing assumptions based on different growth rate projections. Current figures based on the 2000 census points out that the County population (120,563) is slightly under the trend of the highest growth rate. The City's population (69,291) is above the lowest projection for the growth of population. Projections after the Census 2000 update would put the 2010 population for Monroe County at 133,380. The City's population projects to 79,200. This would exceed the projections previously done. Again, this stresses the importance of progressive land use planning and optimization of remaining available tracts of land.

**Figure 6: Monroe County Population Growth Assumptions**





## APPENDIX C: Community Demographic Profile (continued)

Figure 7 provides refinement of these projections by slightly altering the assumptions upon which the projections are based. Initial projections from 1990 indicated that Monroe County would exceed 120,000 people in 2010. Current statistics already show Monroe County at 120,563 people, with 133,380 people projected for 2010 based on current growth rates. Unless current planning policies are changed, development will be forced out of the planning jurisdiction as developable land area continues to decrease in the City planning jurisdiction.

**Figure 7: Monroe County Population Forecast 1990-2010**

### MONROE COUNTY POPULATION FORECAST 1990-2010

1980	1990		2000	ABSOLUTE	2010	ABSOLUTE
98,785	108,978	A	117,255	{+8277}	120,642	{+3387}
		B	117,492	{+8514}	119,533	{+2041}
		C	117,255	{+8277}	120,894	{+3639}
		D	<b>120,563</b>	<b>{+11,585}</b>	<b>133,380</b>	<b>{+12,817}</b>

- A Assumes IU student enrollment increases are reduced by 40% from the prior decade in the 1990 to 2000 period and stabilized thereafter. Assumes 1980 to 1990 growth rate applies to 1990 to 2000 period decreases thereafter to 50% of the prior growth rate.
- B Assumes IBRC projected 1990-2000 growth rate but decrease the level of net migration to zero from 1980 as indicated in the based 1988 projection series of the period 1995-2000. Growth rate projection by IBRC for 2000 to 2010 period. Both adjusted for 1990 actual count.
- C Assume series for 1990 to 2000 absolute increase, IBRC annual projected rate of increase for the 1990 to 2010 period.
- D Actual Census 2000 Figures with projection.