

Chapter II

POPULATION, HOUSEHOLD, AND EMPLOYMENT TRENDS AND PROJECTIONS

PART I: EXISTING POPULATION, HOUSEHOLD, AND EMPLOYMENT

Information on the size, characteristics, and distribution of the resident population, households, and employment levels in Ozaukee County and the City of Port Washington is needed to prepare projections that will anticipate changes in these factors over time, which is essential to a quality comprehensive plan. Many of the planning recommendations set forth in the following chapters of this report are directly related to the existing and probable future population, household, and employment levels of the City. Part I of this chapter provides information on existing and historical population, household, and employment levels. Population, household, and employment projections for the year 2035, which were used to design the plan presented later in this report, are presented in Part II of this chapter.

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing population, household, and employment data presented in this chapter. Summary File 1 data was used when possible. Data from Summary File 1 is generally more accurate because it is based on 100 percent of the responses to the 2000 Census. In some cases, data from Summary File 3 was used because the data were not available from Summary File 1. Summary File 3 is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics.

POPULATION

Population Trends

The historical and current population of Ozaukee County is set forth in Table II-1 and Figure II-1. As shown, Ozaukee County experienced a population decline during the period between 1860 and 1890. With the exception of the decade between 1910 and 1920, the County experienced relatively modest population growth between 1890 and 1940 as the County population increased from 14,943 to 18,985 residents. The County experienced a rapid growth rate between 1940 and 1980 including population gains of nearly 65 percent between 1950 and 1960 and nearly 42 percent between 1960 and 1970. The County continued to see steady growth between 1980 and 2000 at more modest rates of 8.7 percent between 1980 and 1990 and 14.4 percent between 1990 and 2000. The 2000 population of 82,317 is a 334 percent increase over the County population in 1940.

Ozaukee County experienced a much greater rate of growth than the Region, State, and Nation between 1940 and 2000. The Region experienced an increase of 863,466 residents, or 81 percent; the State experienced an increase of 2,226,088 residents, or 71 percent; and the United States experienced an increase of 149,752,319 residents, or 113 percent, during this period. The population of each city, village, and town in the Ozaukee County planning area is set forth in Table II-2.

The City of Port Washington was incorporated as a Village in 1848, and incorporated as a City in 1982. Historical population in the City of Port Washington from 1890 to 2000 is shown on Table II-3. The City's population increased between 1890 and 1910 from 1,659 to 3,792 residents, including an increase of 1,351

residents, or about 81 percent, between 1890 and 1900. Between 1910 and 1920 the population decreased to 3,340 residents, and then increased steadily to 8,752 residents in 1970. Between 1970 and 1980 the population decreased slightly to 8,612 residents, but grew to 10,467 residents between 1980 and 2000. The 2005 DOA population estimate for the City is 10,785, an increase of 318 residents from 2000.

Age Distribution and Gender Composition

The age distribution of the population has important implications for planning and the formation of public policies in the areas of education, recreation, health, housing, transportation, and economic development. The age distribution and gender composition of the County population is set forth by age group in Table II-4 and Figure II-2. In 2000, about 6 percent of the County population was under the age of 5; about 23 percent of the County population was between the ages of 5 and 19; about 58 percent of the County population was between the ages of 20 and 64; and about 13 percent of the County population was over the age of 65.

The age and gender composition of the City of Port Washington population is set forth by age group in Table II-5. In the City of Port Washington in 2000, children less than five years old numbered 722, or about 7 percent of the City population, while children between the ages five and 19 numbered 2,232, or about 22 percent of the population. Adults ages 20 through 64 numbered 6,181, or about 60 percent of the City population, and persons age 65 and older numbered 1,332, or about 11 percent of the population. The population distribution by age group in the City was similar to that of the County.

Racial Composition

The racial composition of the Ozaukee County population is indicated in Table II-6. The County has a relatively homogenous population. Over 96 percent of the County population, or 79,621 of the total 82,317 residents in the year 2000, were white.

The racial composition of the City of Port Washington population is set forth in Table II-7. In the City of Port Washington in 2000, about 97 percent, or 10,150 of the total 10,467 residents, were white. The second and third largest racial groups within the City were individuals of two or more races, 0.8 percent or 93 persons, and African American, 0.7 percent or 73 persons, respectively.

Educational Attainment

The level of educational attainment in the County is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the County workforce is most suited to fill. This information is useful for formulating strategies to retain and expand existing businesses in the County and attract new businesses to the County over the planning period.

The educational attainment of County residents at least 25 years of age for the County and for each local government in 2000 is set forth in Table II-8. In 2000, nearly 92 percent of County residents, and nearly 89.7 percent of City of Port Washington residents, at least 25 years of age, had attained a high school or higher level of education. These levels are higher than the overall population of the seven-county Southeastern Wisconsin Region, where 84 percent of the population 25 years of age and older had attained this level of education as of 2000.

As further shown in Table II-8, nearly 68 percent of the population 25 and older in Ozaukee County, and about 58.3 percent of City of Port Washington residents 25 and older had attended some college or had earned either an associate, bachelor, or graduate degree, compared to about 32 percent of Region residents. This level of education suggests that residents of the City, and the County as a whole, are well suited for skilled employment such as management, professional, business, and financial occupations and skilled and high tech production positions. This factor is examined in greater detail in the Economic Development Element of this report.

HOUSEHOLDS

Household Trends

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all persons who occupy a housing unit, which is defined by the Census Bureau as a house, apartment, mobile home, a group of rooms, or a single room that is occupied, or intended to be occupied, as separate living quarters.

Existing Households

The current number of households and the average household size in Ozaukee County and each local government in the Ozaukee County planning area, including the City of Port Washington, are set forth in Table II-9. There were 30,857 households in Ozaukee County in 2000, with an average household size of 2.61 persons, compared to 749,039 households, with an average household size of 2.52 persons, in the Region. There were 4,071 households in the City of Port Washington in 2000, with an average household size of 2.48 persons, which is lower than the County as a whole. The average household size (the number of people living in each housing unit) is generally higher in areas where the predominant type of housing is single-family homes, rather than in areas with a mix of single-family and multi-family housing.

Household Income¹

The 1999 annual household incomes in Ozaukee County and local governments in the planning area are set forth in Table II-10, with households in the County and local governments grouped into annual household income ranges. Median annual household income for each local government and the County is also included in Table II-10 and shown on Map II-2. The 1999 annual median income for households in the County was \$62,745, which is \$15,035 more than the annual median household income in the Region of \$46,308 in 1999. The 1999 annual median household income in the City of Port Washington was \$53,827. Median incomes tended to be lower in the cities and villages than in the towns. This reflects the likelihood that persons with more modest or limited incomes would live in cities and villages, which tend to have a greater range of housing choices.

Economic prosperity in the County also has a significant effect on the types, sizes, and locations of housing within the County. Although there is great economic prosperity in the County, a number of households have experienced annual incomes under the poverty level, as shown in Table II-11. In 2000, there were 916 households in the County with an annual income under the poverty level.² There were 180 households living below the poverty level in the City of Port Washington in 2000. Of these 180 households living below the poverty level, 75 were family households and 105 were non-family households.

Household Size

In addition to determining the number of additional housing units needed over the planning period, household size can be used to determine the type and size of housing which will best meet the needs of Ozaukee County and

¹Households include persons who live alone; unrelated persons who live together, such as college roommates; and families. Persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

² Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder. In 1999, poverty threshold levels varied from an annual household income of \$8,501 for a household with one householder under the age of 65 to an annual income of \$37,076 for a household with nine or more people, one of which is a child under the age of 18 related to the householder. Poverty thresholds for 2000 are set forth in Table II-12.

local government populations, such as the City of Port Washington. Table II-13 sets forth the number of households in each size category ranging from one person households to households containing seven or more members for the County and for each local government in the Ozaukee County planning area, including the City of Port Washington. Two-person households were the most common type of household in the City of Port Washington. There were 1,371 households, or 33.7 percent of all households in the City, in the two-person household category, followed respectively by one-person households at 26.4 percent or 1,073 households, three-person households with at 17.0 percent or 691 households, and four-person households at 15.2 percent or 617 households. Five, six, and seven or more person households combine to make up 319 households, or 7.7 percent of all households in the City of Port Washington. Household size information coupled with household income and housing affordability information provides a factual basis for housing recommendations set forth in the Housing Element chapter of this report.

EMPLOYMENT

Employment and Occupational Characteristics of Ozaukee County Residents

The number of employed persons 16 years of age and older by occupation for Ozaukee County and the Region is set forth in Table II-14. Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time. In the year 2000, there was a total of 44,203 employed persons age 16 years of age or older residing in the County. The 44,203 workers residing in Ozaukee County make up almost 54 percent of the total population of the County.

The number of employed persons 16 years of age and older by occupation for the City of Port Washington is set forth in Table II-15. There were a total of 5,746 City of Port Washington residents age 16 and older in the labor force in 2000. Of that number, 5,618 were employed and 128 were unemployed at the time the Census was taken. About 70 percent of City residents age 16 years and over were in the labor force, compared to about 70 percent in the County, 68 percent in the Region, and about 69 percent in the State. The occupational breakdown by percentage of City residents is similar to that of the County. The largest percentage, about 35 percent, was employed in management, professional, and related occupations. Ranking second for both City and County residents were sales and office occupations, which employed about 26 percent of City residents. About 20 percent of City workers were employed in production, transportation, and material moving occupations, which ranked third among both City and County residents.

Place of Work

Table II-16 indicates the general place of work of employed Ozaukee County residents 16 years of age and older in 2000. This table indicates that 22,469 workers living in Ozaukee County, or about 52 percent of the employed workforce, also worked in the County; while 21,086 workers, or about 48 percent, worked outside Ozaukee County. The table also indicates that 15,057, or about 35 percent, of employed Ozaukee County residents worked in Milwaukee County, including the City of Milwaukee.

As shown by Table II-17, about 28 percent of City of Port Washington residents worked in the City, and about 39 percent worked elsewhere in Ozaukee County in 2000. About 21 percent of City residents commuted to Milwaukee County for work, about 3 percent commuted to Sheboygan County, 3 percent to Washington County, and 3 percent to Waukesha County. Figure II-4 illustrates commuting patterns from and into Ozaukee County from surrounding Counties. According to Census data, 16,657 workers were commuting into Ozaukee County for work. The highest percentage, almost 19 percent, was commuting from Milwaukee County to Ozaukee County.

Total Employment Levels³

³Information on jobs located in Ozaukee County is derived from the U. S. Bureau of Economic Analysis, which compiles its data largely from information collected under State Unemployment Insurance programs.

The previous two sections provided information on the employment characteristics of City of Port Washington residents. Total employment in the County, that is, the number of jobs located in Ozaukee County, stood at about 50,770 jobs in 2000, compared to about 35,300 jobs in 1990. About 7,494 jobs were located in the City of Port Washington in 2000.

Employment by Industry

Information regarding employment levels by industry provides valuable insight into the structure of the economy of an area and changes in that structure over time. This section presents current (2000) and historical employment levels for general industry groups within Ozaukee County (this information is not available at the City level). With the exception of government employment, the industry related employment data presented in this section are based on the Standard Industrial Classification (SIC) system. Government employment includes all employees who work for government agencies and enterprises, regardless of the SIC code of such entities.

Current and historical job levels by general industry group are summarized for Ozaukee County and the Region in Table II-18. The 1990s saw a continuation of a shift in the regional economy from manufacturing to service industry jobs. Manufacturing employment in the Region was virtually unchanged during the 1990s following a 15 percent decrease during the 1980s, and a modest 4 percent increase during the 1970s. Conversely, service-related employment increased substantially during each of the past three decades – by 33 percent during the 1990s, 41 percent during the 1980s, and 53 percent during the 1970s. Due to these differential growth rates, the proportion of manufacturing jobs relative to total jobs in the Region decreased from 32 percent in 1970 to 18 percent in 2000, while service-related employment increased from 18 percent in 1970 to 33 percent in 2000. In comparison to the manufacturing and service industry groups, other major industry groups – such as wholesale trade, retail trade, government, and finance, insurance, and real estate – have been relatively stable in terms of their share of total employment in the Region over the last three decades. Agricultural jobs decreased by over 50 percent between 1970 and 2000, the only industry group other than manufacturing to lose employees.

The percentage of jobs by general industry group in Ozaukee County in 2000 is shown in Figure II-3. Unlike the Region and the rest of Wisconsin, Ozaukee County has experienced an increase in manufacturing jobs. Manufacturing jobs in the County have increased from 8,703 jobs to 12,953 jobs, or almost 49 percent, between 1970 and 2000. All other job categories have experienced an increase in employees between 1970 and 2000, with the exception of agricultural jobs. Agricultural jobs decreased almost 59 percent, from 1,483 jobs to 612 jobs. The SIC industrial classification structure is shown in greater detail in Appendix B.

Job distribution in Ozaukee County in 2000 is shown on Map XII-1 in Chapter XII, Economic Development Element. Areas with concentrations of jobs are generally found in sewer services areas including the incorporated cities and villages in the County and the hamlet of Waubeka.

PART II: POPULATION, HOUSEHOLD AND EMPLOYMENT PROJECTIONS

Population Projections for the City of Port Washington Planning Area

The projected population for the Ozaukee County planning area in 2035 is 102,778 persons. This is a projected increase of 19,124 persons, or about 23 percent, over the 2000 population level of 83,654. The existing population and projected population totals include Ozaukee County and the Newburg urban service area. Existing and projected population totals for cities and villages and their adjacent urban service areas and portions of the planning area outside planned urban service areas, excluding Trenton and Farmington, are set forth in Table II-19.

Planned urban service areas generally include corporate boundaries of cities and villages and additional contiguous lands needed to accommodate anticipated urban development. The 2000 population for the City of

Port Washington urban service area shown on Table II-19 is therefore greater than the 2000 population in the corresponding City of Port Washington corporate boundaries because the planned urban service area includes lands that are now in the towns. Although most cities and villages require land to be annexed before providing sewer, this plan does not assume that annexation is a prerequisite to providing public sewer. The City of Port Washington may enter into boundary or cooperative agreements that could provide for the extension of sewer and other services without annexation, subject to conditions negotiated between the City and the adjacent towns as part of an agreement.

Table II-20 sets forth population projections for Ozaukee County in five-year increments between 2000 and 2035. The projected population for the County is 101,100, which is almost a 23 percent increase over the 2000 population of 83,217. This projection does not include the portion of the Village of Newburg which is within the Ozaukee County planning area but located in Washington County. The projected 2035 population for the entire Ozaukee County planning area is 102,778. Table II-21 sets forth population projections for the City of Port Washington in five-year increments between 2000 and 2035. The projected 2035 population for the City of Port Washington planning area is 14,500, which is a 38.5 percent increase over the 2000 population of 10,467.

To ensure that adequate and suitable land is available to accommodate anticipated future population growth in the City of Port Washington, a probable 2035 design year plan population level was selected by the Common Council. In an effort to lessen the uncertainty associated with forecasting a future population level, three 2035 population projections were developed by SEWRPC for consideration by City officials. These three projections, set forth in Table II-22, formed a range for each local government to consider while determining a final population projection for 2035. Two projections were based on the 2035 regional land use plan. The first of these assigned future population to the City based on civil division boundaries. The second projection assigned future population assuming that areas within the planned City sewer service area would be annexed by the City (similar to the urban service area and unsewered area projections for the County planning area set forth in Table II-16), unless a boundary agreement was in place that established future corporate limits. The third projection, also prepared by SEWRPC, was based on population trends experienced in the City from 1980 to 2005. The “recent trends” analysis used a technique similar to that used by the Wisconsin Department of Administration to prepare its population forecasts, wherein population changes between 1990 and 2005 were weighted more heavily than changes between 1980 and 1990.

Table II-22 sets forth the three alternative population projections for the City of Port Washington and all other local governments in the Ozaukee County planning area. The 2035 regional land use plan envisions a future population range of 14,392 to 18,350 persons for the Port Washington sewer service area, while a continuation of recent trends would result in about 13,254 City residents in 2035, compared to 10,467 residents in 2000. If all of the growth projected for the City’s sewer service area under the regional land use plan occurs within lands now in the City or annexed to the City over time, the City’s population would increase by about 3,925 residents, or by about 37.5 percent, under the intermediate population projection; and by about 7,883 residents, or over 75 percent, under the high-growth population projection. Under the “recent trends” projection, the City’s population would increase by about 2,787 residents, or by approximately 26.6 percent, from the 10,467 residents in the City in 2000.

The three alternative projections provide a reasonable range for the 2035 population level in the City. The Plan Commission and Common Council considered the projections, along with local knowledge and expectations regarding anticipated future growth and development and past growth trends, and determined that the City would base its future land use plan and other comprehensive planning elements on a 2035 population projection of 14,500 persons.

Projected population and age composition by gender for Ozaukee County are set forth in Table II-23 and Figure II-5. Table II-23 shows the number persons in all age groups is projected to increase between 2000 and 2035; however, the percentage of the population is projected to decrease in all age groups except for the 65 year and

older age group. The percentage of residents in this age group is expected to increase dramatically from about 13 percent to about 25 percent of the County's population. When these percentage changes are applied to the projected 2035 City of Port Washington population the results are:

- Children less than 20 years old number 4,060, or 28 percent of the population
- Adults 20 through 44 number 3,915, or 27 percent of the population
- Adults 44 through 64 number 2,900, or 20 percent of the population
- Adults age 65 and over number 3,625, or 25 percent of the population

Household Projections for the City of Port Washington Planning Area

Table II-24 sets forth the population and household projections for communities in the Ozaukee County planning area, including the City of Port Washington. As demonstrated by Table II-24, the City of Port Washington's selected population projection of 14,500 persons would result in approximately 5,983 households in the City in 2035, based on an anticipated 2035 average household size of 2.31 persons per household and a group-quartered population of about 680 persons. The group-quartered population is the number of people anticipated to live in assisted living, group homes, or other residential facilities for elderly or disabled residents in 2035. Based on these projections, the number of households would increase by 1,912 households, or about 47 percent.

Table II-25 sets forth the household and average household size projections for the City of Port Washington urban service area. As with the population projections, the number of existing households shown in Table II-25 will not be identical to the number existing households in the City of Port Washington.

Employment Projections for the City of Port Washington Planning Area

Future employment levels in the planning area are expected to be strongly influenced by the strength of the regional economy relative to the rest of the State and Nation. The Regional Planning Commission's recently completed economic study, *The Economy of Southeastern Wisconsin*, concluded that the regional economy is unlikely to significantly increase or decrease in strength relative to the State or Nation over the projection period of 2000 to 2035. While there are some indications that the Region's economy has diminished marginally relative to the State and Nation over the past several decades, a material change in the relative competitiveness of the regional economy has not occurred, and is not expected to occur.

The Commission used a disaggregate approach to the preparation of regional employment projections. This approach involved the explicit consideration of employment in dominant and subdominant industry groups, along with certain residual groups, and the preparation of projections for those groups. Dominant industries are those which accounted for at least 4 percent of total regional employment in 2000 and subdominant industries are those that accounted for 2 to 3.9 percent. At the regional level, employment projections for industries were developed based on consideration of past industry trends, available indicators of future trends nationally and in the State and Region, and relative industry and sector strength in the Region as compared to the State and Nation. Another variable taken into account was the future available labor force. Population projections indicate a leveling-off in the regional labor force may be expected as much of the baby-boom generation reaches retirement age in the middle of the projection period. The anticipated leveling-off of the labor force is expected to moderate the number of jobs able to be accommodated in the Region and planning area.

Projections of total employment at the county level were prepared within the framework of the regional employment projection largely on the basis of trend analysis. Below the county level, future employment levels are essentially planned allocations of county and regional projections for the year 2035. Developed as part of the year 2035 regional land use plan, these allocations were made based upon a consideration of past trends in

employment, existing local land use and master plans, and input received from local planning officials as the regional plan was prepared.⁴

In 2000, there were 51,191 jobs located in the Ozaukee County planning area. A total of 62,747 jobs are projected in the planning area in 2035. This is a projected increase of 11,554 jobs, or 22.6 percent. As with the above population and household projections, Ozaukee County and the Newburg urban service area were included in the existing and projected employment totals. The portions of Trenton and Farmington located in the planning area but outside the planned urban service areas were not included. Existing and projected employment is set forth in Table II-26 for each urban service area and unsewered areas in the Ozaukee County planning area. Again, because of geographical differences, existing employment totals for urban service areas will be greater than those for the corresponding incorporated areas and less in unsewered areas than corresponding civil towns. The employment projection for the City of Port Washington urban service area for the plan year 2035 is 8,886 jobs. This is an increase of 1,392 jobs, or 18.6 percent, over the 7,494 jobs located in the City of Port Washington in the year 2000.

[Due to the organization and disclosure regulations of U.S. Census data, the Ozaukee County government is unable to collect employment information that is any more specific than that data discussed in the above section. Local governments are encouraged to incorporate specific local employment information into this section.]

SUMMARY

This chapter has presented information on historical and existing demographic conditions and population, household, and employment projections for the year 2035. The following findings are of particular significance to the preparation of the City of Port Washington comprehensive plan:

- Ozaukee County has historically experienced an increase in population since 1890. Between 1940 and 1980 the County experienced a rapid rate of increase in population, followed by a more modest population gain between 1980 and 2000, including an 8.7 percent increase between 1980 and 1990 and a 14.4 percent increase between 1990 and 2000, to reach its current population of 82,317 residents.
- The City of Port Washington was incorporated as a Village in 1848, and incorporated as a City in 1982. The City's population increased between 1890 and 1910 from 1,659 to 3,792 residents, including an increase of 1,351 residents, or about 81 percent, between 1890 and 1900. Between 1910 and 1920 the population decreased to 3,340 residents, and then increased steadily to 8,752 residents in 1970. Between 1970 and 1980 the population decreased slightly to 8,612 residents, but grew to 10,467 residents between 1980 and 2000. The 2005 DOA population estimate for the City is 10,785, an increase of 318 residents from 2000.
- In 2000, 29 percent of the population of the City of Port Washington was under the age of 20; 60 percent of the population was between the ages of 20 and 64; and 11 percent of the population was age 65 and over. Age distribution in the City has important implications for planning and the

⁴ *The total number of jobs envisioned in Ozaukee County under the year 2035 regional plan (62,258) is slightly greater than the trend-based county level projection (61,700) set forth in SEWRPC Technical Report No. 10 (4th Edition), The Economy of Southeastern Wisconsin. The variation from the projection set forth in Technical Report No. 4 is based on the consideration of local plans and input from local planning officials during the preparation of the regional plan. The total of 62,747 jobs reported above includes the portion of the Newburg urban service area in Washington County.*

formation of public policies in the areas of education, recreation, health, housing, transportation, and economic development.

- In 2000, there were 4,071 households with an average size of 2.48 persons per household in the City of Port Washington. The projected average household size and the projected total population were used to determine the number of households in the City of Port Washington over the planning period.
- The 1999 median annual household income for the City of Port Washington was \$53,827. Median annual household income has a significant effect on the type, size, and location of housing in the City. Providing affordable housing to households of all income levels in the City is addressed in Chapter IX.
- In 2000, 5,618 City of Port Washington residents 16 years of age and older were employed. Almost 35 percent of these workers were employed in management, professional, and related occupations.
- About 58.3 percent of City residents have attended some college or attained an associates, bachelor, or graduate degree. Over 88 percent of employed City of Port Washington residents 16 years of age and older worked in Ozaukee or Milwaukee Counties in 2000.
- The projected population for the City of Port Washington in 2035 is 14,500 persons. This is a projected increase of 4,033 persons, or about 38.5 percent, over the existing 2000 population of 10,467. The projected number of households for the planning area in 2035 is 5,983. This is a projected increase of 1,912 households, or about 47.0 percent, over the 4,071 households in 2000. The projected number of households will have important implications for planning and the formation of public policies in the areas of housing and utilities and community facilities.
- The population projections prepared under the regional planning program anticipate change in the age structure of the population over the course of the projection period. Although the number of persons will increase in each of four major age groups between 2000 and 2035, the percentage of the population will decrease between 2000 and 2035 in the three age groups younger than 65 years. The percentage of the City population 65 years and older will increase dramatically during the planning period.