

APPENDIX A1 POPULATION AND DEMOGRAPHICS

(September 12, 2002)

The Town of Sanford lies in the southwestern corner of Maine. This geographic position is far enough from the metropolitan centers of Portland and Portsmouth that, historically, Sanford/Springvale served as the retail, service, and employment center for the rural interior of York County. Fed by water power and mill workers, the town grew to be the second largest community in York County and the eighth largest in the State, with an economy based primarily on traditional manufacturing activities.

But Sanford/Springvale is changing. Suburbanization, employment changes, shrinking household sizes, and other demographic influences are altering the face of the community. Over the past twenty years, the character of the community's population has been changing. The share of adult residents with a college education has dropped dramatically. At the same time, the percentage of residents living in poverty increased in spite of the national economic boom of the 1990s.

This pattern suggests that there are fundamental changes occurring in the community that do not bode well for the future of Sanford/Springvale if they continue. The traditional balance and diversity of the Town's population may be being lost and Sanford/Springvale appears to be becoming the repository for the region's less educated and lower income households. An understanding of the population and demographic trends at work in Sanford/Springvale is crucial for planning for the future of the community. This chapter provides a statistical profile of the population, with projections of its size to 2010, and the changes in that population.

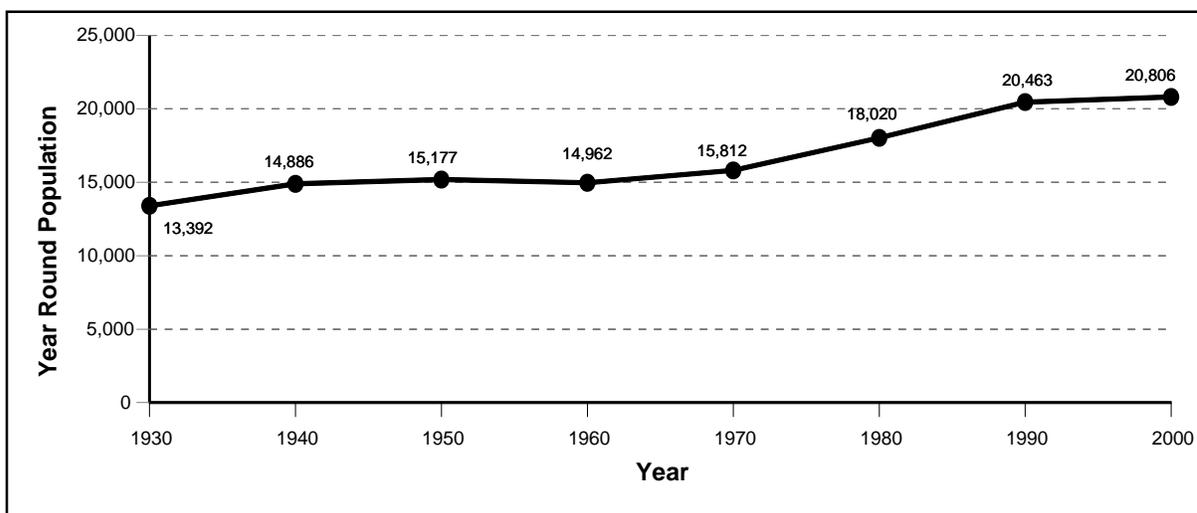
A. Population

1. 1930-2000

Between 1930 and 2000, Sanford's population increased from 13,392 to 20,806 (Figure A1-1). This growth has been cyclical; strongest during the boom years of the 1970s and 1980s and weaker at other times. In the 1990s, Sanford's population grew by 343 residents, or 1.7%.

Between 1940 and 1970, the Town's population grew slowly. These initial years of suburbanization, in which residents moved from dense service centers like Sanford to less expensive surrounding towns, coupled with the flight of residents to metropolitan areas, held population growth down. In these decades, the population grew by 2%, -1%, and 6%, respectively.

**Figure A1.
Sanford/Springvale Population Change, 1930 - 2000**



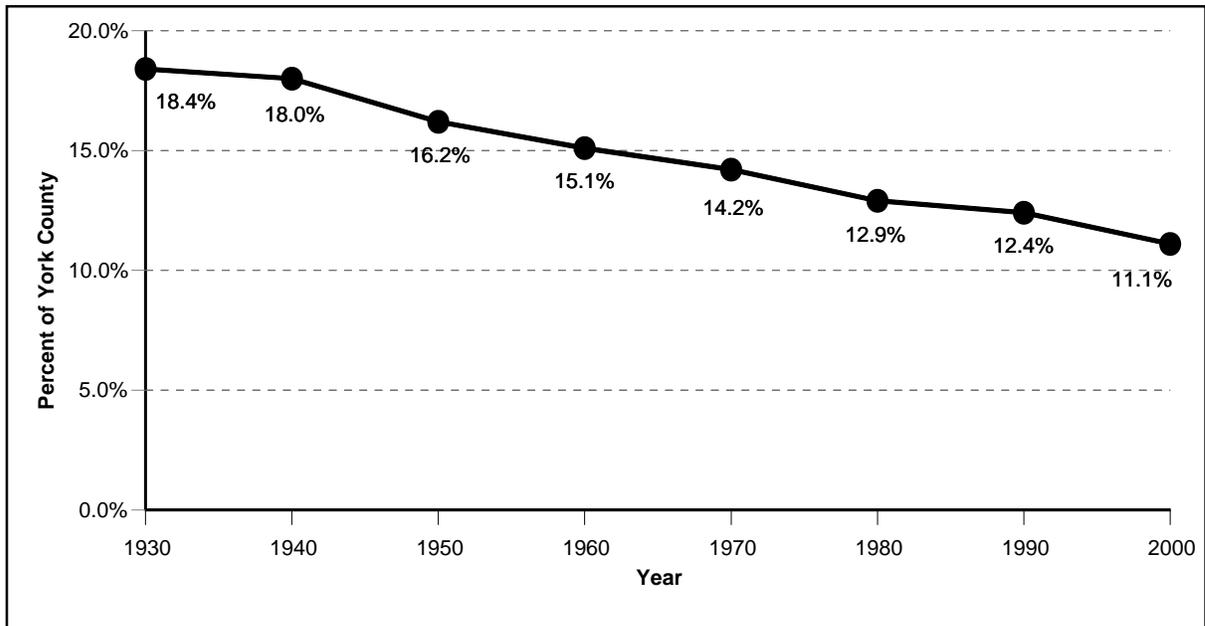
Source: US Census

Growth accelerated during the 1970s and 1980s; the Town's population increased by more people than it did in the previous 40 years. Maine as a whole, including towns like Sanford, was part of a "rural renaissance", in which people born and raised here were more likely than in earlier years to remain, and others from the metropolitan northeast chose to move to a less congested setting. By 1990, Sanford/Springvale's population had grown by 14% in each decade to reach 20,463.

In the 1990s, many factors, including suburbanization, dwindling household sizes, and demographic changes suppressed the Town's rate of population growth. By 2000, Sanford/Springvale's population had grown by 343 to reach 20,806. This was a 1.6% rate of growth for the decade of the 1990s.

Despite the Town's population growth, its share of population relative to the rest of York County has steadily declined. Said differently, York County is growing faster than Sanford (Figure A1-2). In every decade between 1930 and 2000, the Town lost population relative to York County. In 1930, more than 18% of York County's residents lived in Sanford/Springvale. By 2000, the Town's share of the County's population was down to 11%.

**Figure A1-2.
Sanford's Population Relative to York County, 1930 - 2000**



Source: US Census

This change is even more dramatic when the Town of Sanford is compared with its neighboring communities (Table A1-1). In 1970, the total population of Sanford/Springvale's bordering towns was 16,768 (slightly larger than the Town of Sanford itself). By 2000, these communities totaled 36,220 people, more than double their population 30 years earlier and close to double the size of Sanford/Springvale.

**Table A1-1.
Population Change in Sanford/Springvale and Neighboring Towns**

	1970	Ave. Annual Change 70 - 80	1980	Ave. Annual Change 80 - 90	1990	Ave. Annual Change 90 - 00	2000
Sanford/Springvale	15,812	1.3%	18,020	1.3%	20,463	0.2%	20,806
Neighboring Towns*	16,768	4.3%	25,432	1.6%	29,714	2.0%	36,220
York County	111,576	2.3%	139,666	1.7%	164,587	1.3%	186,742

* Neighboring towns include: Acton, Alfred, Kennebunk, Lebanon, North Berwick, Shapeleigh, Wells
Source: US Census

The changing relationship between the Town of Sanford and its surrounding communities has important implications for Sanford's future. As the populations in surrounding towns grow, Sanford's role as the economic, cultural, and service center for neighboring towns may grow.

2. Population Growth by Geography 1990 - 2000

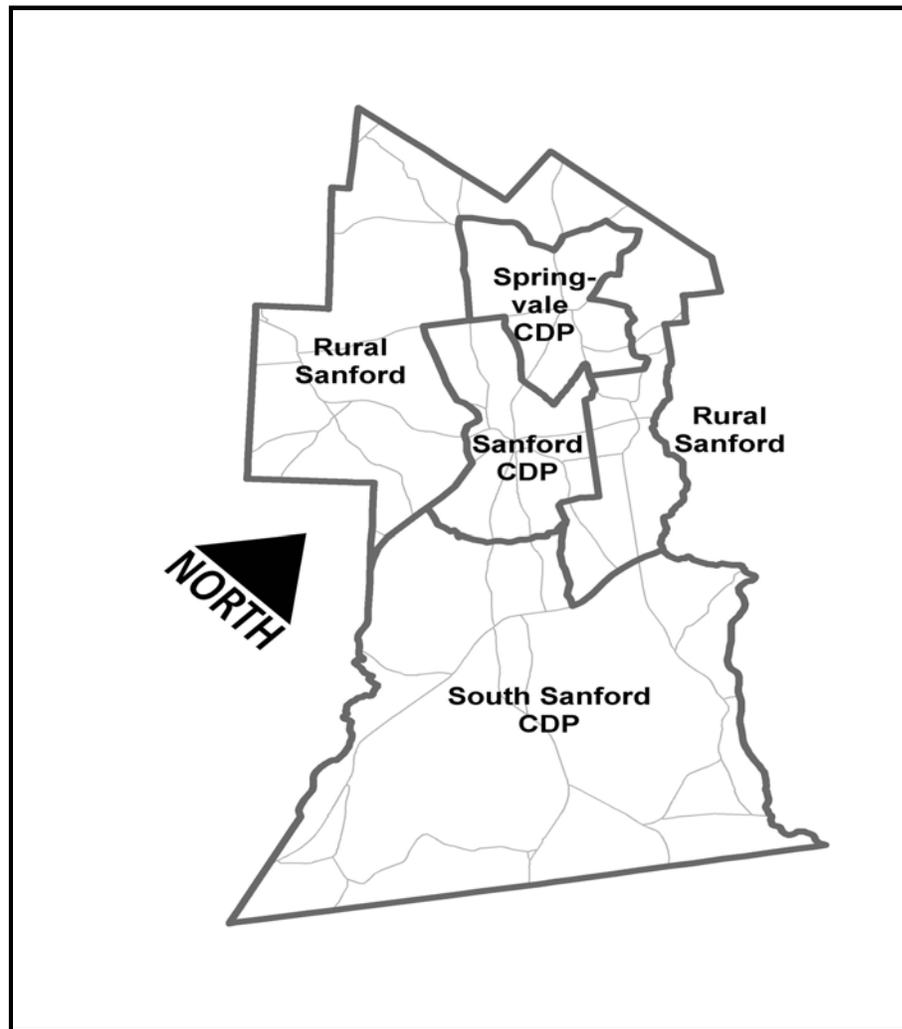
Some parts of Sanford/Springvale grew faster than others in the 1990s. Rural Sanford (Table A1-2, Figure A1-3) added more than 300 residents and South Sanford added nearly 250 residents. The town's urban areas, the Sanford CDP and Springvale CDP decreased by more than 200 residents combined. The population shift from the built-up areas to the outlying areas could impact the location and type of services that are offered by the Town, as well as the cost of offering these services.

**Table A1-2.
Population Change by Census Geography, 1990 - 2000**

	<i>Population</i>			
	<i>1990</i>	<i>2000</i>	<i>Absolute Change</i>	<i>Percent Change</i>
<i>Springvale CDP*</i>	3,542	3,488	-54	-1.5%
<i>Sanford CDP*</i>	10,296	10,133	-163	-1.6%
<i>South Sanford CDP*</i>	3,929	4,173	244	6.2%
<i>Rural Sanford</i>	2,696	3,012	316	11.7%
<i>Total</i>	20,463	20,806	343	1.7%

* CDPs (Census Designated Place) are defined and delineated by the US Census Bureau.
Source: US Census

**Figure A1-3.
Census Geographies for Sanford/Springvale, 2000**



Source: US Census

3. Population Estimates, 2002

In the two years since the Census was conducted in April 2000, Planning Decisions estimates that Sanford's population has increased by 120 residents to 20,926 (Table A1-3). Robust housing development (128 new housing units in the past two years) and a stable occupancy rate have pushed up the number of occupied year-round housing units to approximately 8,356 (from 8,270 in 2000). Tempering this increase in occupied housing units is an estimated decline in the number of persons per household (from 2.48 in 2000 to 2.47 in 2002). The group quarters population is estimated to have remained stable.

**Table A1-3.
Estimated Population Change: 2000 – 2002**

<i>2000 year-round housing units</i>	<i>8,576</i>
(plus) estimated new year-round housing units, 2000 -2002	128
(equals) estimated year-round housing units, 2002	8,704
(multiplied by) estimated occupancy rate, 2002	96%
(equals) estimated occupied year-round housing units, 2002	8,356
(multiplied by) estimated persons per household, 2002	2.47
(equals) estimated year-round household population, 2002	20,639
(plus) estimated group quarters population, 2002	287
<i>(equals) Total estimated population, 2002</i>	<i>20,926</i>

Source: Planning Decisions, US Census

4. Population Projections 2002 - 2010

Projecting population change is challenging in even the best circumstances. Trends in the national economy, changes in the regional housing market, and even local policy decisions can affect population trends.

Based on the best knowledge available, Planning Decisions projects that Sanford’s population will drop to 20,392 residents by 2010. This projection is premised on:

- X Moderate housing unit growth will continue through 2010. The number of units added per year will moderate from their current level of approximately 64 units/year to 50 units/year. This includes losing housing units as a result of conversion to nonresidential use, demolition and conversions of seasonal units to year-round units.
- X Occupancy rates will drop slightly from their current 96% to 95%.
- X The average number of persons per household will decrease to 2.30. National trends toward single-person and smaller households in the “baby-boom” generation, the increased longevity of seniors, high divorce rates, and younger couples delaying child-rearing account for this decrease.
- X Offsetting these decreases will be an increase in the number of residents living in group-quarters (principally assisted-living and adult-care facilities) from 275 to 500.

B. Household Change

The number of households in Sanford/Springvale has increased at a faster rate than its population. In the 1990s, the Town grew by 343 people, but the number of households increased by 615 (to 8,270 in 2000). The reason for the apparent discrepancy between the limited population increase (1.7%) and robust household growth (8.0%) has important implications for Sanford's future.

Housing unit growth, and especially changing demographics, explain this apparent discrepancy. Between 1990 and 2000, Sanford/Springvale added 409 year-round housing units to its housing stock. New housing units represent more places for people to live and thereby create an upward influence on population growth.

In addition, the occupancy rate of the year-round housing units increased significantly. In 1990, the year-round occupancy rate was 93.7%. By 2000, it had increased to 96.4%. This 2.7% increase in the occupancy rate in a town Sanford's size translates to approximately 230 more households. An increasing occupancy rate also creates an upward influence on population growth.

Tempering the upward influences of new housing units and increasing occupancy rates is a declining household size. Household sizes have decreased nationwide for the last 40 years owing to a trend towards single-person and smaller households in the "baby-boom" generation, the increased longevity of seniors (more and more of whom have chosen or been forced to live on their own), an increase in divorce rates, and the trend for younger couples to wait longer before starting families. In Sanford/Springvale, the average household size decreased from 2.63 persons per household in 1990 to 2.48 persons per household in 2000. In a town the size of Sanford, this 6.0% decrease has significant implications for the Town's future since it causes the population to remain stable in the face of robust housing development.

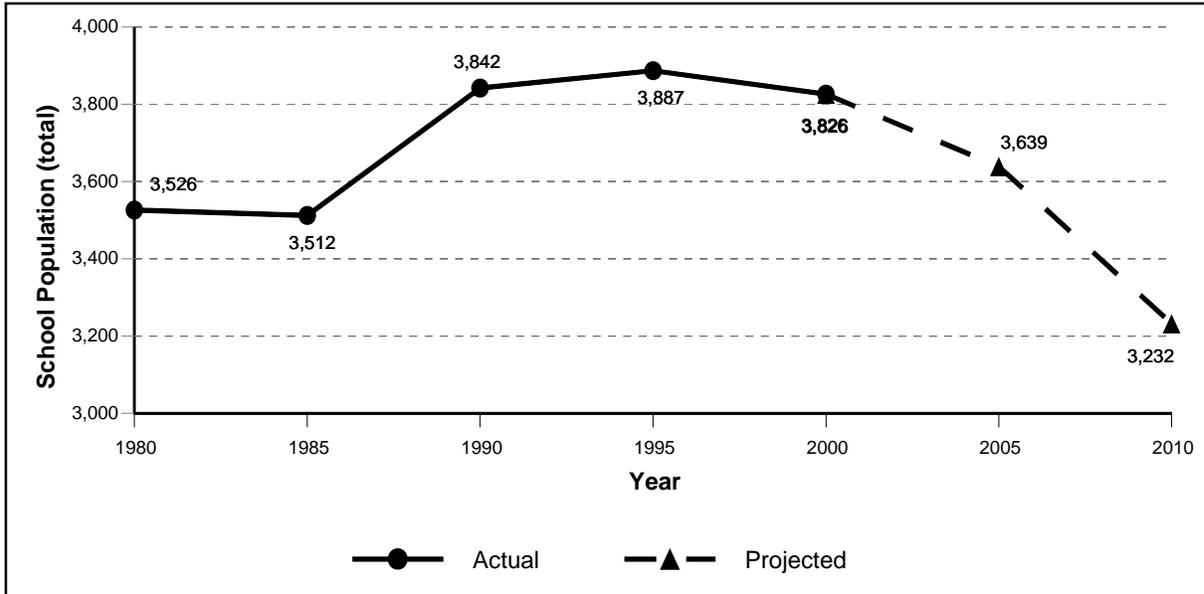
C. School Population

After a period of no growth in the first half of the 1980s, the Town's public school population jumped from 3,512 in 1985 to 3,842 in 1990. The school population remained relatively stable through the 1990s. In 2000, the school population was at 3,826, a slight decline from 1990 (Figure A1-4).

School enrollment projections prepared by Planning Decisions in 2001 suggest the Town's school population will continue to decline through 2010. Local factors, including a decline in the number of resident births and an out-migration of preschool-aged children (families with preschool-aged children moving out of Sanford to other communities), combined with the statewide trend of falling enrollments account for this decline.

Figure A1-4.

Sanford School Enrollments, 1980 - 2000



Source: Maine Department of Education; Planning Decisions, Inc.

D. Demographic Characteristics

1. Age

In 2000, the estimated median age of the Town's population was 36.6 years. While this is significantly higher than the 32.7 year median in 1990 (Table A1-4), it reflects a national trend that is largely the result of increased life expectancies and the aging of the Baby Boom Generation. This trend is projected to continue for the foreseeable future and could significantly alter the type of services offered by the Town of Sanford.

The distribution of residents' ages has changed dramatically. Between 1990 and 2000, the population between 35 and 54 increased from 23% of the total population to nearly 30% of the total population, a 1,500 person increase (Table A1-4). This age cohort contains the Baby Boom Generation. In 2000, the number of children (residents less than 10 years old) decreased by 584 compared with 1990. Other age cohorts remained relatively stable, except for a nearly 200 person increase in the population more than 75 years old.

**Table A1-4.
Age of Sanford/Springvale Residents, 1980 - 2000**

Years	1980		1990		2000	
	#	%	#	%	#	%
0 - 9	2,616	14.5%	3,484	17.0%	2,900	13.9%
10 - 14	1,537	8.5%	1,542	7.5%	1,616	7.8%
15 - 17	995	5.5%	864	4.2%	1,032	5.0%
18 - 24	2,456	13.6%	1,799	8.8%	1,693	8.1%
25 - 34	2,537	14.1%	3,666	17.9%	2,615	12.6%
35 - 44	1,795	10.0%	2,864	14.0%	3,413	16.4%
45 - 54	1,688	9.4%	1,817	8.9%	2,774	13.3%
55 - 64	1,731	9.6%	1,604	7.8%	1,762	8.5%
65 - 74	1,445	8.0%	1,457	7.1%	1,456	7.0%
75 +	1,220	6.8%	1,366	6.7%	1,545	7.4%
Total	18,020	100.0%	20,463	100.0%	20,806	100.0%
Median	30.3 years		32.7 years		36.6 years	

Source: US Census

2. Household Composition

In 1980, nearly one of every four households (24%) was a single-person household, and another 31% were two person households. These high percentages, which together made up more than half of all households in Sanford/Springvale, are a sign of changing household structures. These numbers increased in 1990, totaling 54.1% of all households. These numbers are expected to have increased again by 2000.

3. Occupation

Vestiges of Sanford's historical role as a mill town can be seen in the demographics of Sanford's working population, although this role is changing. In 1980, 53% of Sanford's employed population was an operator, laborer, or in precision production (Table A1-5). By 2000, this number had decreased to 36%. While the same decline was occurring across the State, the decline in Sanford has been much more dramatic. Replacing these blue collar occupations have been managerial/professional jobs, service jobs, and jobs in administrative support, sales, and technical services.

**Table A1-5.
Occupation of Residents, 1980 - 2000**

	Sanford/Springvale			State		
	1980	1990	2000	1980	1990	2000
Manager/Professional	14.5%	18.5%	21.5%	20.4%	24.6%	31.5%
Tech., Sales, Admin. Support	20.5%	25.6%	24.4%	25.9%	28.6%	25.9%
Service	10.7%	13.9%	17.7%	13.1%	14.0%	15.3%
Farming, Fishing, Forestry	1.0%	1.0%	0.1%	3.8%	2.8%	1.7%
Precision Production	19.0%	16.7%	36.3%*	14.6%	13.4%	25.6%*
Operators and Laborers	34.3%	24.2%		22.2%	16.6%	

*The US Census Bureau reclassified these two categories, so direct comparisons of historical data *are difficult*.
Source: US Census

The trend to reduced employment in operator/laborer and precision production occupations is projected to continue as businesses gravitate towards lower labor costs in the South and overseas. Also, as more of the Town's residents commute to jobs in the seacoast communities, the occupation profile of the town's residents will probably become more retail and service oriented.

4. Education

One of the most dramatic changes in the characteristics of the Town's population has been its level of educational attainment. The percentage of residents 24 years old or higher with a high school diploma increased between 1980 and 2000 (Table A1-6). However, the percent of residents with a college degree decreased significantly from 1980 to 1990 and the trend continued through 2000 as the educated workforce continues to move to more rural locations. Sanford residents on the average have not completed as many years of education as have those statewide and the share of adults with a college degree is now significantly below the rate for York County and the State as a whole. This loss of the better educated segment of the population will have significant implications for the future of Sanford/Springvale if this trend is not reversed.

**Table A1-6.
Education of Adults 25 and Over**

	<i>Sanford/Springvale</i>			<i>Maine</i>		
	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>
<i>No high school diploma</i>	29.1%	27.4%	22.4%	31.3%	21.2%	14.6%
<i>High school diploma or equivalent</i>	34.5%	39.7%	41.0%	39.3%	37.1%	36.2%
<i>Some college, no degree</i>	15.4%	21.3%	18.9%	15.0%	23.0%	19.0%
<i>Bachelors Degree</i>	21.0%	7.8%	6.1%	14.4%	12.7%	22.2%
<i>Advanced Degree</i>		3.7%	3.0%		6.1%	7.9%

Source: US Census

5. Household Income

Between 1989 and 1999 (the years for which income data for the 1990 and 2000 Census data are collected, respectively) the Town's median household income increased from \$27,824 to \$ 34,668 (Table A1-7). Claritas Inc., a national research firm, projects that the Town's median household income will reach \$36,729 by 2006. However, the data suggests that Sanford/Springvale has been losing ground to the State. What was on par with the State in 1989 is projected to be only 90% of the State's median household income by 2006. Similarly, in 1989, the Town's median household income was almost 86% of the York County median but by 1999, it had dropped to under 80%.

**Table A1-7.
Median Household Income**

	<i>Median Income</i>			<i>Sanford/Springvale as % of State median income</i>		
	<i>1989</i>	<i>1999</i>	<i>(proj) 2006*</i>	<i>1989</i>	<i>1999</i>	<i>(proj) 2006*</i>
<i>Sanford</i>	\$27,824	\$34,668	\$36,729	99.9%	93.1%	89.6%
<i>Maine</i>	\$27,854	\$37,240	\$40,993			

Source: US Census, Claritas, Inc.

This trend can be seen by comparing the median household income of the Town's households with the medians of the surrounding communities (Table A1-8). Not only do Sanford/Springvale households have the lowest median income in both 1989 and 1999, but the community's median grew more slowly than the County median income or the median income in most of the surrounding Towns.

**Table A1-8.
Regional Median Household Income**

Jurisdiction	1989	1999	Change 89-99	
			\$	%
Sanford/Springvale	\$27,824	\$34,668	\$6,844	24.6
York County	\$32,432	\$43,630	\$11,198	34.5
Wells	\$35,035	\$46,314	\$11,279	32.2
Kennebunk	\$38,227	\$50,914	\$12,687	33.2
No. Berwick	\$37,845	\$46,883	\$9,038	23.9
Lebanon	\$33,432	\$40,021	\$6,589	19.7
Action	\$29,836	\$39,036	\$9,200	30.8
Shapleigh	\$30,725	\$42,026	\$11,301	36.8
Alfred	\$31,576	\$40,583	\$9,007	28.5
Sanford Median	85.8%	79.5%		

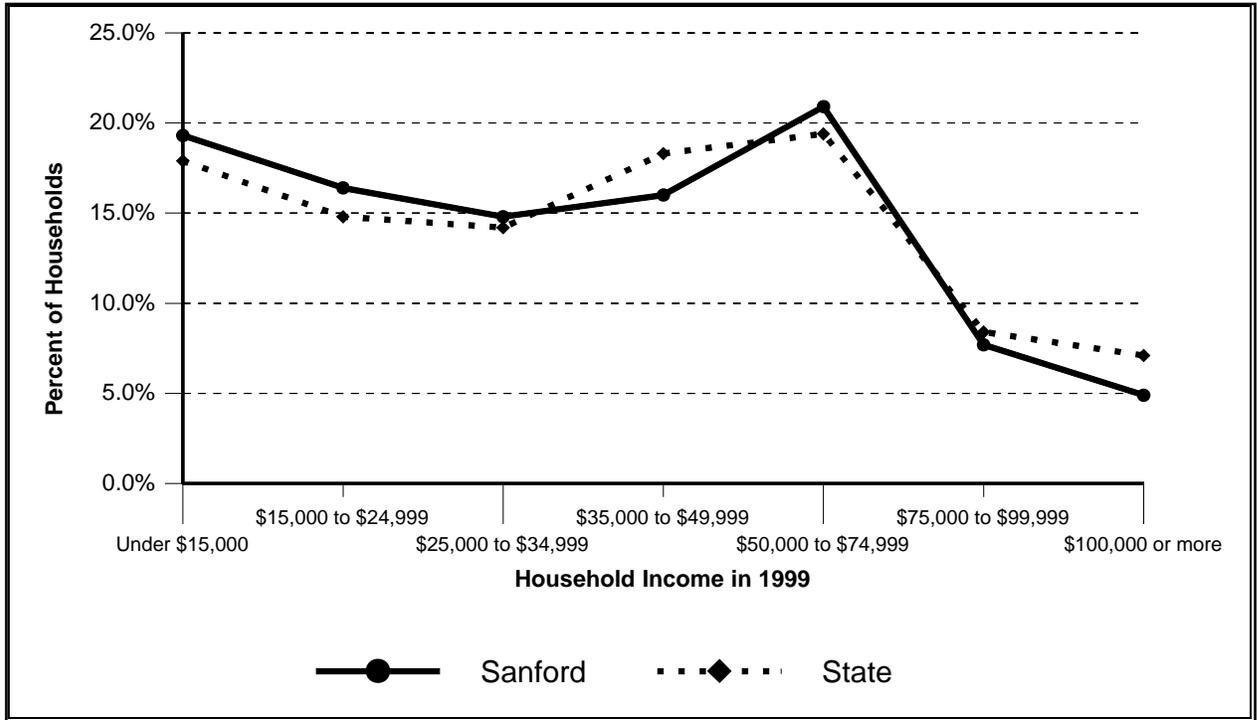
Source: US Census

The distribution of the Town of Sanford's household income suggests that more than one-third of the households earn less than \$25,000 (2,945 households) (Figure A1-5). Another one-half of the households earn between \$25,000 and \$74,999 (4,280 households). While the Town's household income distribution closely resembles the State's, in general, Sanford/Springvale has more lower income households and fewer upper-income households.

The percent of Town's population below the poverty level increased from 10.3% in 1989 to 12.8% in 1999 (Table A1-9). Of these 2,628 citizens living in poverty, 318 (or 12%) were 65 or older. The percent of Maine residents living below the poverty level increased as well, but not as dramatically as in Sanford/Springvale.

This increase in lower income households during a period of national economic well being and income growth in York County reveals a disturbing concentration of poorer households in Sanford/Springvale with a comparable loss of better educated middle income and upper middle income households. This trend, if it continues, raises significant concerns for the future of the community.

**Figure A1-5.
Household Income Distribution, 1999**



Source: US Census

**Table A1-9.
Percent of Residents below Poverty Level, 1989 - 1999**

	1989		1999	
	Number	Percent	Number	Percent
Sanford/Springvale	2,095	10.3%	2,628	12.8%
Maine	128,466	10.5%	135,501	10.9%

Source: US Census

E. Issues and Implications

- X The Town of Sanford's population growth between 1990 and 2000 was modest, but that it grew at all was positive. According to the US Census, of the 13 Maine communities with more than 15,000 people in 2000, only five increased their population by more than 1.0% (Scarborough 36%, Saco 11%, Sanford 2%, Brunswick 1%, Biddeford 1%).

- X Sanford/Springvale's population relative to it's surrounding communities as well as the rest of York County has steadily declined. This trend is projected to continue and Sanford's role as the residential center in southwestern Maine will continue to change.
- X The population has grown in the rural sections of town and declined in the built-up sections. This trend could alter the type and expense of providing facilities and services to Sanford/Springvale residents.
- X By 2010, a projected decline in the average household size will suppress population growth despite the projected steady increase in the number of new housing units.
- X The Census suggests that while Sanford/Springvale residents were more likely to have had high school diploma in 2000 than in 1990, there was a continuing decrease in the percent of residents with a college degree. This suggests that college-educated residents have been moving out of Sanford/Springvale to other communities.
- X The household income of residents of Sanford/Springvale continues to lag behind that of York County as a whole and the surrounding communities. During the 1990's, household income growth was slower than in York County and most surrounding towns.
- X The share of lower income households living in Sanford/Springvale continues to increase. This trend will have significant consequences for the community if it continues.