



SECTION 5: DEMOGRAPHICS

A full demographic analysis has not been funded as a component within this Plan. However, a brief exploration of population change within the last 10 years will be provided. All discussion regarding population projections should be considered preliminary and are not the result of a rigorous analysis.

Current Population Estimates

In 1990 the United States Census estimated the City's population at 4,032. The official City population, as recorded in the most recent United States Census, indicates the City of Whitehouse had a population of 5,346 in 2000. The Census Bureau estimates that the City's 2004 population stands at 6,820 (Table 5.1).

Census Year	Population
1970	1,245
1980	2,142
1990	4,032
2000	5,346
2004	6,820

Table 5.1: Whitehouse population according to the United States Census Bureau

The City of Whitehouse and its entire ETJ fall within Smith County. The County's population was 174,706 in the year 2000, up from 151,309 in 1990. The Census Bureau estimates the County's 2004 population at 186,414. Smith County is dominated by the City of Tyler in terms of overall population, however the City of Whitehouse has gained a larger percent share of the total population with each

Census Year	County Population	Whitehouse Population Percentage
1990	151,309	2.7%
2000	174,706	3.1%
2004	186,414	3.7%

Table 5.2: Smith County population according to the U.S. Census and the City of Whitehouse's population percentage of the County total

census report. In 1970 only 1.3% of Smith County's population lived within Whitehouse. According to the 2004 annual population estimates of the United States Census, 3.7% of the County's population now lives within Whitehouse (Table 5.2).

Other sources of demographic information such as the Texas State Data Center have placed the 2004 City of Whitehouse population at 6,414 (Table 5.3). A current estimate of the City's population can also be derived utilizing existing land use data collected for this Comprehensive Plan. Factoring a United States



Census household size estimate of 2.88 with 2,498 documented residential units results in a derived population of 6,906. Utilizing the City's utility connection data results in a similar population estimate.

Regardless of which estimate methodology is considered, the City's current population stands in the high 6,000 to the low 7,000 range. This represents a significant growth rate of 29.6% (percent change) over the last five years. Several types of analyses conducted throughout this Plan require a specific population estimates. In those cases 7,007, an average of these estimate models projected to the current year, will be used.

Year	Population
2000	5,346
2001	5,752
2002	6,158
2003	6,243
2004	6,484
2005	6,931

Table 5.3: Whitehouse population according to Texas State Data Center (TSDC) estimates

Population Characteristics

The 2000 and 1990 Census reports can also provide some additional insight into the population characteristics of the City of Whitehouse. However, it is important to consider the limitations of these reports from a statistical sample standpoint. It is also critical to note that the most recent Census was published half a decade prior to this Comprehensive Plan. While population estimates can be provided for these missing years they lack the detailed demographic information found within the Census itself. Statements within this subsection regarding current City conditions should be understood as representing conditions as reported in the 2000 United States Census.

Sex	Percentage
Female	52.1%
Male	47.9%

Table 5.4: Female to male ratio in Whitehouse

The populace of Whitehouse represents a fairly homogenous collection of people (Table 5.4). The female to male ratio is roughly evenly divided (52.1% female to 47.9% male).

Distribution of race is also homogenous with 93.1% of the residents identifying themselves as Caucasian (Table 5.5). Only 4% of respondents to the Census identified themselves as Hispanic or Latino, 2.5% as African-American, and 0.9%



Race	Whitehouse	Smith County	State of Texas
Caucasian	92.5%	85.6%	61.7%
Hispanic	4.0%	5.0%	31.7%
African-American	2.5%	9.0%	6.6%

Table 5.5: Racial diversity in Whitehouse and in cities in Smith County and the State of Texas

as Asian. When compared to the population of other cities within the State, Whitehouse clearly lacks diversity in terms of racial mixing. On average cities within the State have residents identifying themselves as Hispanic 32% of the time and African-American 7% of the time. By contrast cities within Smith County are similar to Whitehouse in terms of racial diversity perhaps indicating a region-wide trend.

The median age in years for residents within the City is currently 31.8. This represents an increase from the 1990 Census when the median age was 29.6 years. Chart 5.1 displays the number of residents within the City by age group. In 1990 the largest age group was 20 to 24 years of age. In the year 2000 the largest age group

represented 15 to 19 year olds. Moreover, the number of individuals within the younger groups as measured in the 2000 Census can be observed at nearly double their

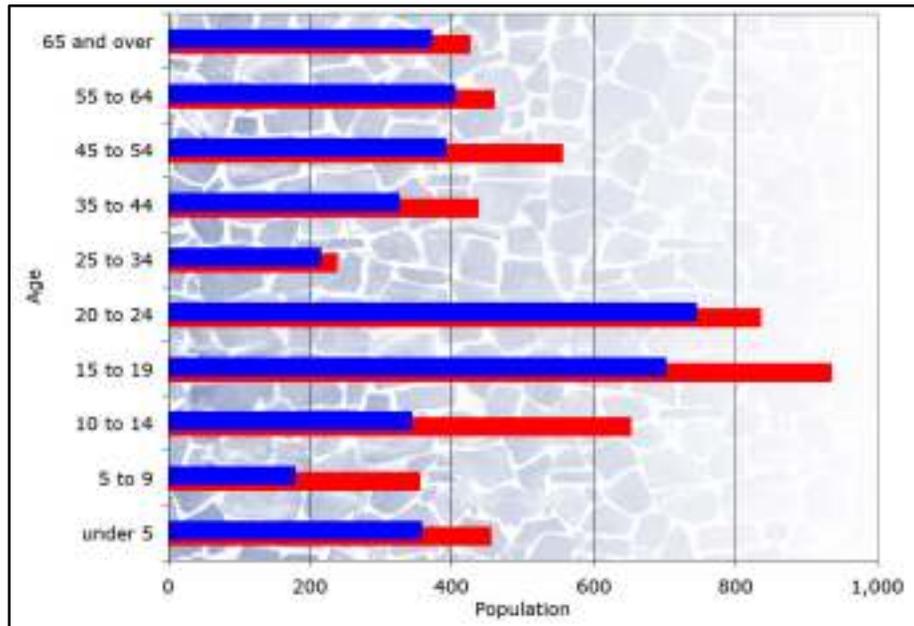


Chart 5.1: Age Pyramid for Whitehouse, 1990 population (blue), 2000 population (red)

corresponding 1990 levels. Growth has not occurred at these high levels in age categories of 25 years and older. Each age group has increased between 2000 and 1990 as would be expected for a young and growing city.

The majority of homes within the City are occupied by related individuals. 82.5% of households consist of married or single parent families while only



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17.5% of households were made up of non-related individuals. Only 14.7% of the overall households are occupied by a single occupant. Of these households approximately 40% of the occupants are aged 65 years or older. Of persons aged 25 years or older, 69% of the residents living within the City are married.

Housing occupancy is high with approximately 96% of the dwelling units occupied versus 4% which are vacant or reserved for seasonal/recreational use (Table 5.6). This represents a significant increase from 1990 when only

Housing	Whitehouse	Smith County	State of Texas
Occupied	96.2%	91.9%	87.0%
Un-Occupied	3.8%	8.1%	13.0%

Table 5.6: Housing occupancy in Whitehouse and for cities in Smith County and the State of Texas

85% of the residential units within the City were occupied. Homes within Whitehouse are occupied at a higher rate when compared to other cities within the State and County. Cities within the State average only 87% occupied while cities within Smith County average just over 92%.

Owner occupied units also dominate renter occupied units. Almost 77% of homes are occupied by the owner versus 23% by a renter. As with the occupancy rate, owner occupancy has increased since 1990 when just over 70%

Housing	Whitehouse	Smith County	State of Texas
Size (Occupants)	2.88	2.62	2.82

Table 5.7: Average number of occupants per household in Whitehouse and in cities in Smith County and the State of Texas

of housing units were owned by the occupant family. The average household size for rented and owner occupied

housing units is 2.86 and 2.89 respectively according to the 2000 Census. Cities within the County and State have average household sizes of 2.62 and 2.82 respectively (Table 5.7).

In terms of educational attainment the City has attracted relatively educated residents and hosted a successful Independent School

Highest Education Level	Whitehouse	Smith County	State of Texas
High School	88.2%	81.6%	69.3%
College/University	22.1%	16.1%	15.3%

Table 5.8: Educational attainment in Whitehouse and for cities in Smith County and the State of Texas

District. A full 88% of residents over the age of 25 have completed a high school



or higher level of education (Table 5.8). The average completion rate for this level of education among all cities within the State of Texas is only 69% while cities within Smith County average 82%. Within Whitehouse 22% of residents have attained an undergraduate or higher level degree compared to cities statewide which average of only 15%. Whitehouse also compares well to cities within Smith County which average 16%.

	Whitehouse	Smith County	State of Texas
Percent Unemployed	1.8%	2.4%	3.8%
Median Family Income	\$49,393	\$44,909	\$42,227

Table 5.9: Percent unemployed and median family income in Whitehouse and for cities in Smith County and the State of Texas

The City currently enjoys a relatively low unemployment rate of approximately 2% (Table 5.9). Cities within the State average 4% unemployed while cities

within the County average 2%. The median family income within the City is \$49,393 per year. As with other statistics listed here, the City of Whitehouse surpasses averages of other cities within the State and County (\$42,227 and \$44,909 respectively).

Residents within the City of Whitehouse commute an average of 22.1 minutes in each direction for work (Table

Commute Time	Whitehouse	Tyler	Smith County	State of Texas
Minutes	22.10	18.80	23.78	25.53

Table 5.10: Commute time for residents of Whitehouse, Tyler, cities in Smith County, and cities in the State of Texas

5.10). While this number is slightly lower than State or County averages (25.5 and 23.8 respectively) it is higher than the average commute time for residents of Tyler. Residents of the City of Tyler commute an average of 18.8 minutes. This average may indicate that while residents of Whitehouse frequently commute into Tyler for work, they are not traveling excessively as compared to residents living within the City of Tyler itself.

Development Capacity

Land within the City of Whitehouse is approximately 47% developed. The City currently consists of 3,232 acres of land of which 1,706 acres have been



classified "unimproved" or "agricultural" in the Existing Land Use Survey conducted for this Comprehensive Plan.

In order to calculate a city's development capacity planners must possess a thorough understanding of the demographic and land use patterns at work within the study area. In this section, selected information from the Existing Land Use Survey will be discussed. A more thorough discussion of existing land use conditions will be presented in "Section 6: Existing Land Use" of this document.

Calculating the eventual build-out for the City of Whitehouse requires several assumptions. Statistics, such as average household size and the percentage of houses currently occupied, are taken from the 2000 United States Census. The total number of residential units and land use ratios (residential, commercial, right-of-way, etc.) are taken from the 2005 Existing Land Use Survey. Utilizing this information the 2005 population for the City of Whitehouse is 6,906 (Table 5.11). These data also indicate that the City has a population density of 6.71 persons per acre and that approximately 67% of developed land is used for residential purposes. Assuming that United States Census statistics regarding households

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Existing Residential Units	2005 Population	Existing Residential Land Acreage	Population Per Acre	Percent Residential of Existing Land	Developed Land Acreage	Vacant Land Acreage	Vacant Land Population Capacity	Combined Population Capacity
2,498	6,906	1,029	6.71	67.4%	1,526	1,706	7,717	14,624

Table 5.11: Build-out population within the City of Whitehouse at current land use ratios with an estimated 2.88 persons per household and 96% occupancy rate (housing size and occupancy rate from 2000 Census)

ratios remain constant, vacant land currently within the Whitehouse City Limits will support an additional 7,717 residents. Combined with the current population this potential growth would bring the City to a total capacity of 14,624 people at today's residential density and land use ratios.

The same build-out analysis can be conducted for the ETJ where population densities are significantly lower. Residential density within the ETJ is only 1.3 persons per acre while just over 86% of developed land is used for residential purposes. Once again assuming that this land will develop at today's statistical levels indicates that an additional 5,294 residents can be added to the existing 3,268 within the ETJ. Assuming the City of Whitehouse practices a gradual, but



consistent annexation policy within the ETJ one would expect an increase in residential density and decrease in residential to nonresidential development ratios. While some land already developed under rural density conditions may see redevelopment, the majority of existing residential neighborhoods are likely to remain as is following annexation. Undeveloped land will most likely develop

Existing Residential Units	2005 Population	Existing Residential Land Acreage	Population Per Acre	Percent Residential of Existing Land	Developed Land Acreage	Vacant Land Acreage	Vacant Land Population Capacity	Combined Population Capacity
1,182	3,268	2,448	2.93	76.8%	2,948	4,603	10,341	13,609

Table 5.12: Build-out population within the Whitehouse ETJ at a modified land use ratio (average of statistics from the City Limits and current ETJ used for "Percent Residential of Existing Land" and "Population Per Acre" values) with an estimated 2.88 persons per household and 96% occupancy rate (housing size and occupancy rate from 2000 Census)

at densities and ratios similar

to that of land found within the City Limits. With this scenario established, a more accurate build-out projection for the ETJ would utilize some combination of residential densities and development ratios found within the City Limits and ETJ. For simplicity an average will be utilized which calls for 2.93 persons per acre and 76.7% residential land use. These development levels result in an additional build-out capacity within the ETJ of 10,341 people for a combined existing and projected population within the ETJ of 13,609 (Table 5.12).

Annexation policies, inter-local agreements regarding ETJ layouts, economic development, and a number of other factors will significantly impact this analysis. However, in general the City should consider an ultimate population of approximately 28,232 people at full build-out if development is limited to within the City Limits and the current ETJ. Changes to the existing residential to commercial mix as well as permitted residential densities will also have a large impact on this calculation. The ramifications of these changes will be discussed in subsequent sections of this Plan.

Growth Trends

An extensive demographic analysis would be necessary in order to accurately predict when this growth potential will be realized. Only a limited number of factors will be considered here since this type of analysis is not a funded component of this Comprehensive Plan. Despite these limitations this analysis



should provide sufficient information for decision-makers over the next several years.

One of the more accurate methods for projecting growth without a full demographic analysis is to perform a regression analysis on recent annual population estimates. The United States Census (USC), Texas State Data Center (TSDC), and Existing Land Use (ELU) Survey can each be utilized to provide such population estimates.

Each of the sources vary in both methodology and final estimates. However, all of them show an aggressive growth trend. An additional component to regression analysis would involve capping the growth curve with the City's full build-out capacity.

Under good economic conditions cities frequently grow slowly when their population is small. Growth accelerates once the population reaches a critical mass. If ideal conditions persist within a city, then rapid growth follows. When a city stops physically expanding due to limiting

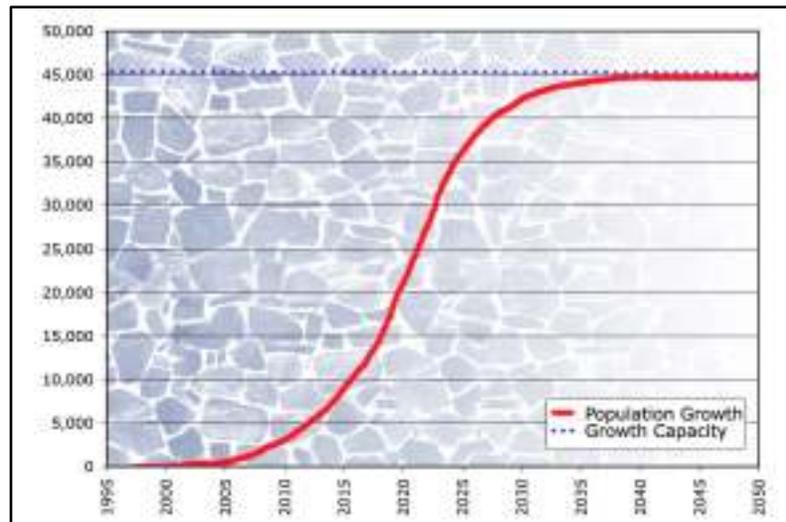


Chart 5.2: A generalized population trend illustrating typical growth in cities from early incorporation to the slow growth experienced as the city approaches its building capacity. In this fictionalized example the city has a build-out capacity of 45,000 residents.

annexation policies or encroaching neighboring jurisdictions the growth rate slows and approaches the population "cap" as in Chart 5.2. However, in the case of Whitehouse the calculated development capacity (build-out capacity) is beyond the timeframe of this Plan. Therefore, it is assumed that given moderate annexation the City's population will continue to grow throughout the next 15 years.



	2000	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
Texas State Data Center	5,346	6,158	6,484	7,301	8,100	8,987	9,971	11,063	12,274	13,618	15,208
United States Census	5,911	6,346	6,820	7,469	8,075	8,730	9,438	10,204	11,031	11,926	12,893
Housing Units	5,459	5,643	6,413	7,204	7,699	8,228	8,793	9,397	10,043	10,732	11,470

Table 5.13: Population estimates and projections (odd years omitted for chart readability, projections are italicized)

A regression analysis for the housing unit data (ELU) indicates that population growth will reach

just over 11,500 persons by the year 2020 (Table 5.13, Chart 5.3). This projection was the most conservative of the three models introduced previously. At the other end of the spectrum a regression model using the TSDC data projects a 2020 population of more than 15,000. The USC model is the most moderate projecting a population of a little under 13,000 by the year 2020.

As with building capacity, a large number of factors will impact population growth. For example, annexation policy has tended to avoid annexing highly populated portions of the ETJ in the period since the 1995

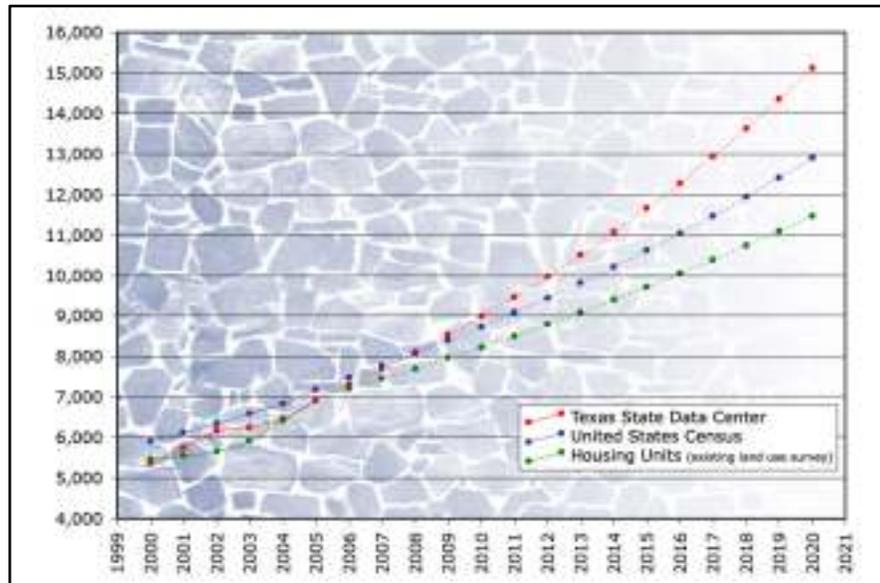


Chart 5.3: Population estimates and projections for the City of Whitehouse through the year 2020 (projections are shown with dashed lines, Texas State Data Center (red), United States Census (blue), Housing Units (green))

Comprehensive Plan was adopted. Several relatively high density neighborhoods are located directly adjacent to the current City Limits. An adjustment in the City's annexation policy which includes these neighborhoods as well as sparsely populated portions of the ETJ in future annexations may drastically accelerate the growth rate of the City's population. This regression analysis also assumes that the growth factors allowing recent population expansion will continue. If these factors, including land availability and economic growth throughout Smith County change, these projections will become out of date.

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Section 5:
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