
2008 American Community Survey Results for Plano, TX

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City of Plano Planning
Department

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EXECUTIVE SUMMARY

The American Community Survey (ACS) is a product of the U.S. Census Bureau. It replaced the long form census questionnaire in 2001 and provides updated detailed demographic information on an annual basis. The purpose of the report is to provide a demographic profile of Plano residents using data from the 2008 ACS.

The size of the annual survey data is three million households across the nation. This is less than one-sixth of the sample size of households included in the long form questionnaire for the decennial census. Consistency of results has been an issue with the analysis of ACS data; the smaller the community population and sub-group population, the greater the variance in the data from year to year. This issue must be kept in mind when reviewing ACS data results for Plano as there have been inconsistencies with demographic data since information was first released by the U.S. Census Bureau in 2005. The ACS information at best is a general description of where the city stands in 2008. Better data for total population and housing statistics will be provided through the 2010 Census.

The ACS data states Plano's population has been declining each year since 2006. However, this trend is not supported by Plano's building permit and utility connection data or the annual estimates produced by the U.S. Census Bureau. A red flag of the ACS estimate of population decline for 2008 was the loss of over 1600 single-family detached homes from 2007 of which there is no city data to support the statistic.

Plano's population is continuing to age and grow in diversity. Over 25% of the population was born in another country and many people speak a language other than English at home. Half of the residents doing so (15.5% of the total population) have difficulty speaking English well.

Plano is experiencing growth in nonfamily households. Single person households are growing along with the number of people never married. One of the fastest growing segments of single person households are people age 65 years and older living by themselves. Married couples are holding their own with over 60% of Plano's adult population. Yet the number and percentage of households with married couples and children is decreasing. Single parent households are growing rapidly as well.

Plano's population is well educated with most people employed in management, professional and technical occupations. Plano is a prosperous city with almost half of all households earning annual incomes exceeding \$100,000. However, the good news is tempered with concern as growth is occurring in the number of households in the lowest ranges of the income distribution. This growth is fueled by an increase of Plano residents employed with jobs in the service, construction, production, and maintenance occupations along with the increasing number of people living in poverty.

More people have jobs located within Plano. The commute time of city residents has decreased from 27.5 minutes to 26.3 minutes. The presence of the Dallas Area Rapid Transit (DART) light rail system has had an impact on those using transit to go to work. The number of transit commuters has doubled from 2000 to 2008. However, the percentage of people driving alone in a vehicle has increased slightly to 84.2% in 2008 from 83.1% in 2000.

2008 American Community Survey Plano Results

GENERAL DEMOGRAPHICS

Total Population

Plano’s population grew by 16.8% from 222,030 people in 2000 to 259,305 in 2008. This increase is still quite strong among cities over 250,000 in population as Plano’s growth ranked 9th among the 75 cities in the nation within this category. However, the city’s population growth is slowing down as most of the land available for residential development has been improved.

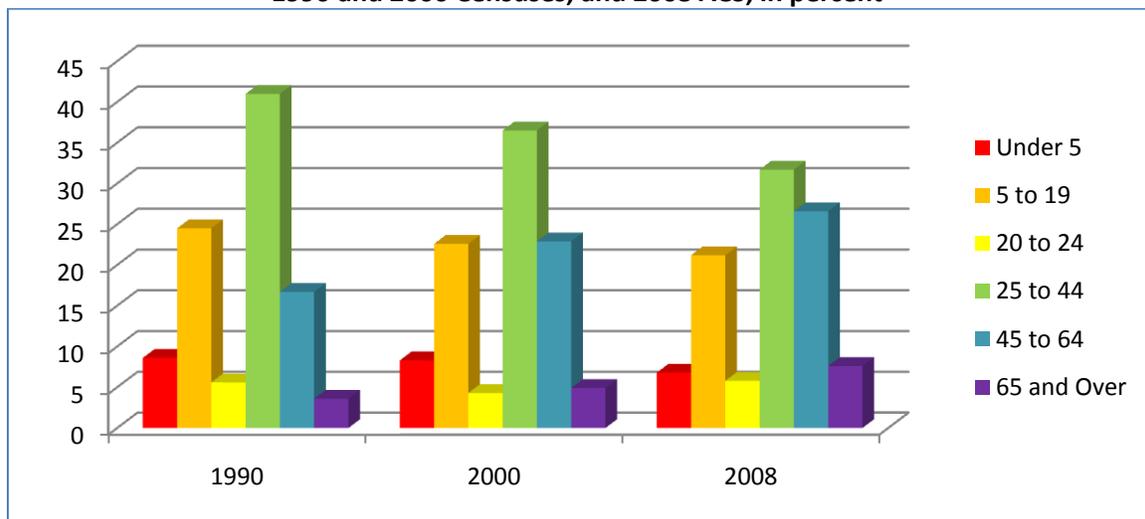
As previously mentioned, total population is one of several demographic trends which raise the issue of ACS data consistency for Plano. The ACS population estimates for the city have shown a large gain from 2005 to 2006 then a period of population decline in 2007 and 2008. Review of building permit data and customer utility service connections show the ACS estimated large gains and losses from 2005 through 2008 were not possible. Instead, city data indicate modest growth during the three year period.

Gender

There is not much difference between the percentages of males and females in Plano from 2000 to 2008. There were slightly more females than males in both years with males claiming a small majority in 2006 and 2007. There were 129,432 males (49.9%) and 129,873 females (50.1%) in 2008 as compared with 110,619 males (49.8%) and 111, 411 females (50.2%) in 2000.

Age Distribution

**Chart 1 - Age Distribution
1990 and 2000 Censuses, and 2008 ACS, in percent**



Source: U.S. Census Bureau

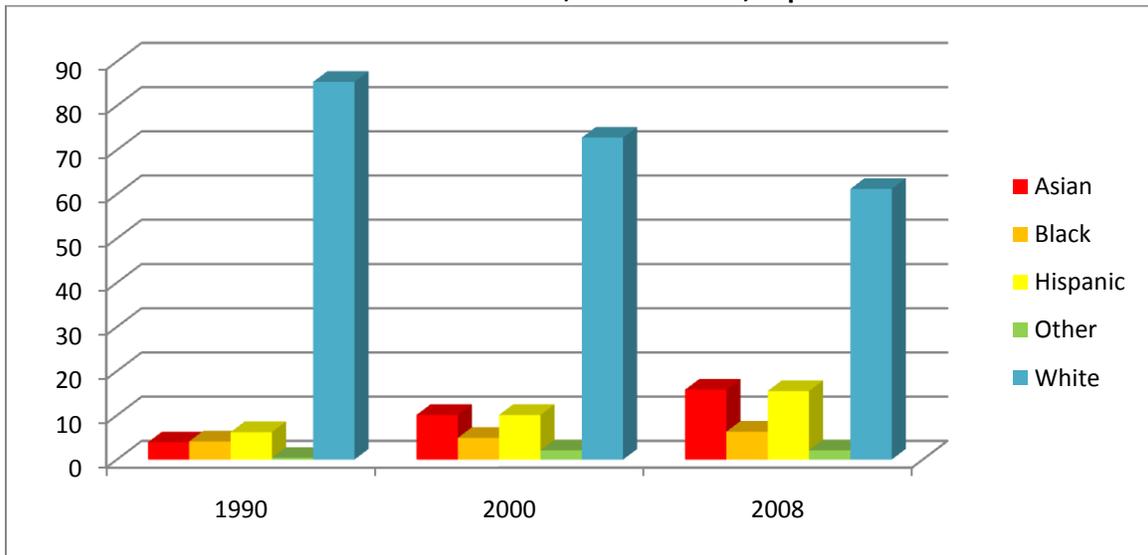
Chart 1 displays the changes in the age distribution of Plano’s population over the past 18 years. In 1990, Plano was a city primarily composed of young adults and children. By 2008, the percentage of people in these two categories declined while the number and percentage of

median aged adults and seniors increased. In fact, the gap in percentage of people age 25 to 44 years and 45 to 64 years closed by 20 percentage points from 1990 to 2008. The growth in the 45 to 64 age cohort and the age 65 years and over cohort indicates many people in the city are aging in place. They are staying in their homes after their children have established their own households.

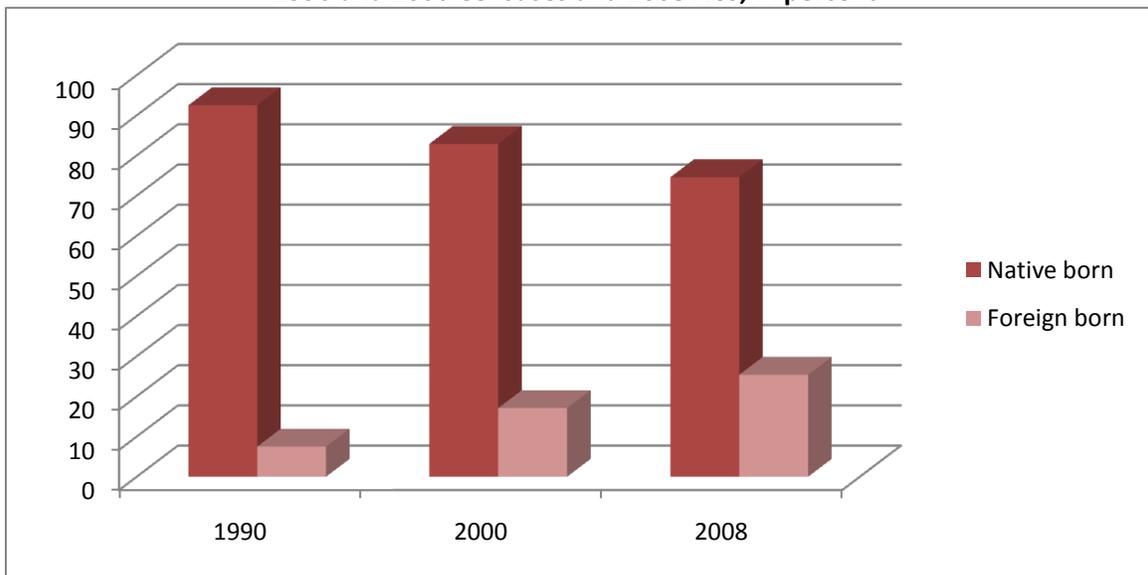
Another statistic indicating the aging of Plano’s residents is median age. In 1990, half of all Plano residents were over or under age 31 years. By 2008, the median age of Plano residents had increased to 35.6 years.

Race and Ethnicity

**Chart 2 – Race and Ethnicity Distribution
1990 and 2000 Censuses, and 2008 ACS, in percent**



**Chart 3 – Foreign Born Population
1990 and 2000 Censuses and 2008 ACS, in percent**



Source for Charts 2 and 3: U.S. Census Bureau

American Demographics magazine and the Brookings Institution reported on an interesting demographic trend occurring in the United States from the 1990 to 2000. Immigrants were arriving from all over the world in cities historically not known as gateways into America. Places such as Atlanta, Dallas, Las Vegas, Phoenix, and Washington, DC witnessed tremendous growth in foreign populations. When immigrants arrived in these cities, they did not settle in the urban core, they moved directly to the suburbs where economic and educational opportunities were available. The trend continues today. Another important factor about the immigrant population: many of the people are of a different ethnicity and race than the native born population.

The change in diversity in Plano's residents demonstrates this national trend quite well. The city's foreign born population increased from 7.5% in 1990 and 17.1% in 2000 to 25.4% in 2008 (Chart 3). This figure is almost twice that of the nation (12.5%) and higher than the state of Texas (16.0%). There has been growth in all ethnicities and racial groups since the 1990 Census. However, some groups have grown much faster than others thus increasing the share in the distribution of different ethnicities and racial groups within the city's population. The African American, Asian, and Hispanic populations grew by 211.1%, 721.3%, and 400.1% respectively since the 1990 Census as compared with 44.3% for the white population. Despite the tremendous growth in numbers for the African American population, the share of their distribution in Plano's population has remained stable at 6.3%, while Asians now comprise 15.8% and Hispanics 15.5% of the city's population. The share of the Non-Hispanic white population has decreased from 85.4% in 1990 to 61.2% in 2008. In fact, the American Community Survey (ACS) reports the actual number of whites has decreased in Plano by over 2,800 people since the 2000 Census.

SOCIAL CHARACTERISTICS

Household Composition

Changes in household composition, marital status and language spoken at home continued from the 2000 Census through the 2008 ACS results while educational attainment and mobility has remained stable. The number of people never married in Plano increased by 51.5% from 2000 to 2008 along with a 30.2% growth in the number of people who were divorced. Modest growth continues among the married population of Plano at 9.2%. Married adults are the largest segment of the city's population at 60% while single, never married adults have increased to 27%.

Marital Status

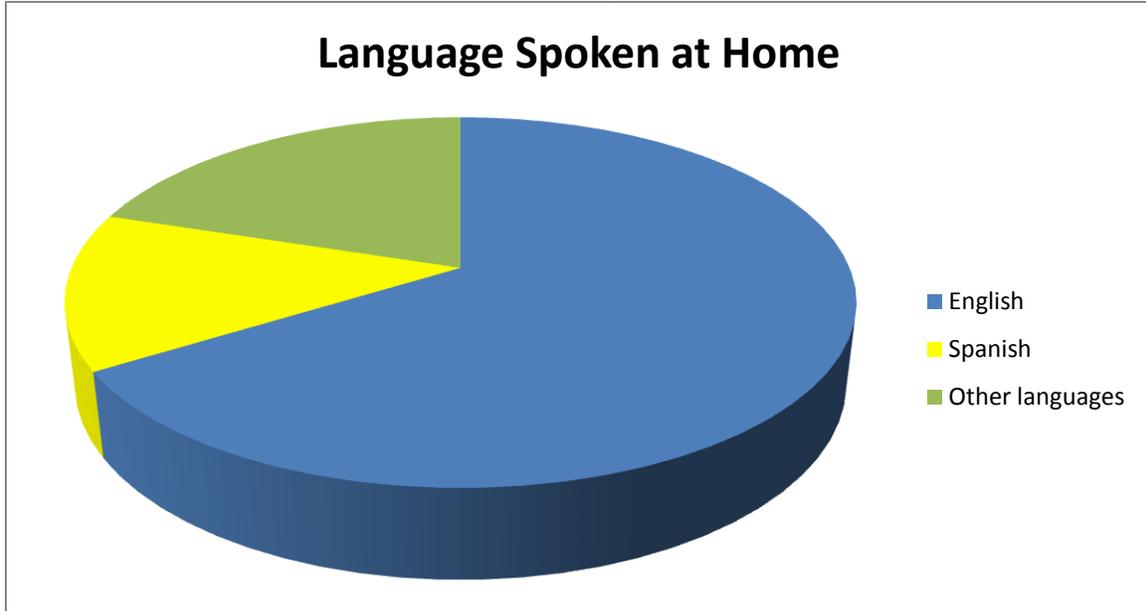
These figures are represented in household composition. The greatest growth from 2000 to 2008 included single person households of people over age 65 (43.6%), single parent households (42.1%), single person households (41.1%), and non-family households at 35.9%. Households with children grew modestly by 5% while married couple households with children declined by 1.6%. These households now comprise 29.8% of all households in Plano.

Language Spoken at Home

Chart 4 shows the distribution of languages spoken at home. Non English speaking households have increased from 22.1% in 2000 to 33.8% in 2008. A total of 15.5% of all Plano residents cannot speak English very well. The Spanish language is still the second most common spoken in Plano and the fastest growing segment of non English speakers. However, the number of people

speaking other languages around the world in the city is growing much larger in number than Spanish speakers (see Chart 4).

**Chart 4 – Language Spoken at Home
2008 ACS, in percent**



Source: US Census Bureau

Educational Attainment

Education attainment figures show Plano’s adult population is well educated. Over 54% of people age 25 years and older have a bachelor’s degree or higher. This figure is much higher than the nation (27.7%) and the state of Texas (25.3%).

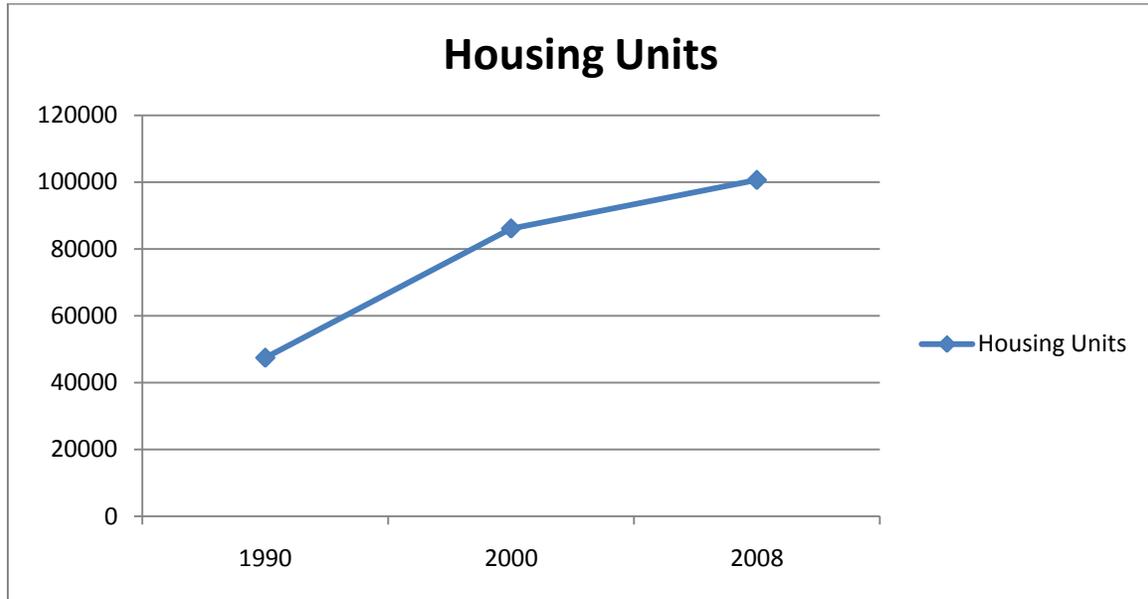
Mobility

Data inconsistencies due to length of time of residence (five years for decennial census and one year for the survey) make it impossible to compare mobility trends between the 2000 Census and the 2008 American Community Survey (ACS). However, Plano does have three years worth of ACS data from 2005 to determine trends. The data indicate city residents have been staying in place over the past three years. The percentage of people living in the same house for one year has been stable at around 84 to 85% since the 2005 ACS. Most moves taking place are from another house within Collin County to Plano or from another place within the state to Plano.

HOUSING

Housing Units

**Chart 5 – Housing Unit Growth
1990 and 2000 Censuses and 2008 ACS, in actual numbers**



Source: U.S. Census Bureau

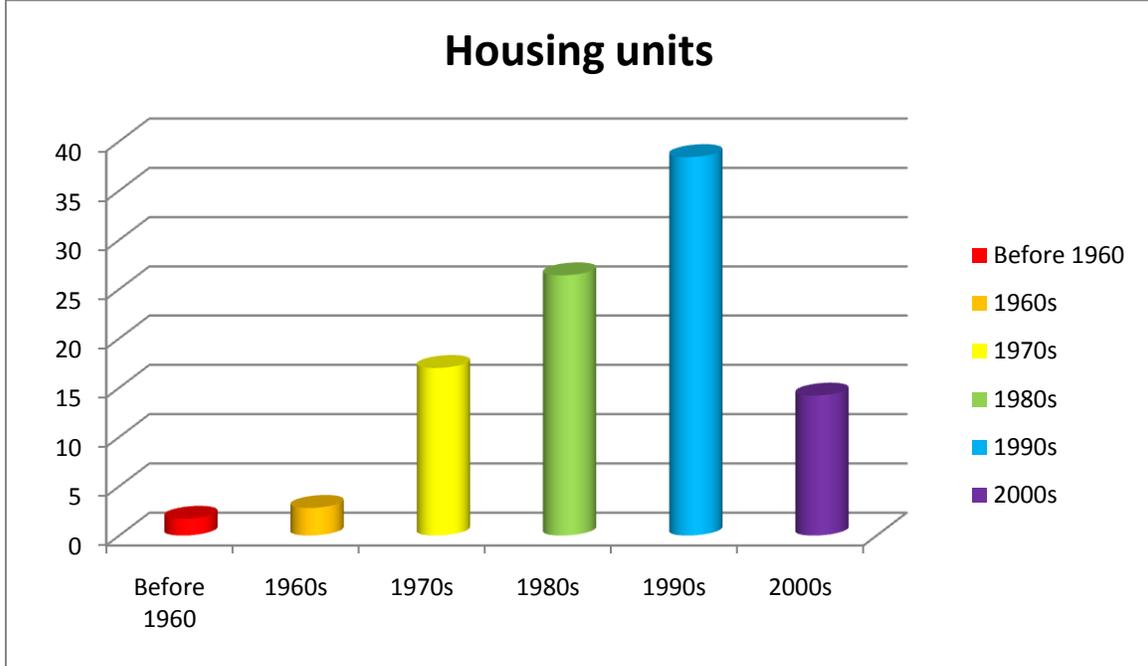
The number of new housing units continues to increase in Plano, though the growth slowed between 2000 and 2008. The 1990s was the last big decade of growth for the city as the number of housing units increased by 81.8% as compared with 16.9% growth from 2000 to 2008. Development of new housing units slowed down during the first decade of the 2000s due to two economic downturns and the diminishing supply of undeveloped land zoned for residential uses.

Age of Housing

Chart 6 displays the age of housing in Plano. The city was incorporated in 1873 and did not have many homes until suburban development began during the 1960s. Plano's residential development really took off during the 1970s and 1980s when 43% of all housing units were constructed. As stated above, the 1990s saw the largest addition to the Plano's housing stock with 38.4% of all homes in the city were built during the decade. The first decade of the 2000s has seen home construction slow down to rates comparable to the 1970s at 14%.

As we approach 2010, Plano is in fairly good shape with over half of housing less than 20 years old. However, the other half is beginning to show signs of aging as the oldest units are nearing 35 to 40 years since construction. The big key for the future in Plano will be property maintenance. As more people age in place, they will be challenged with maintaining the structural integrity of their housing unit and exterior landscaping as their physical acuity and financial resources decrease. Another challenge may come if people in the 2020s and 2030s desire to live in Plano and want a home with current amenities meeting their needs.

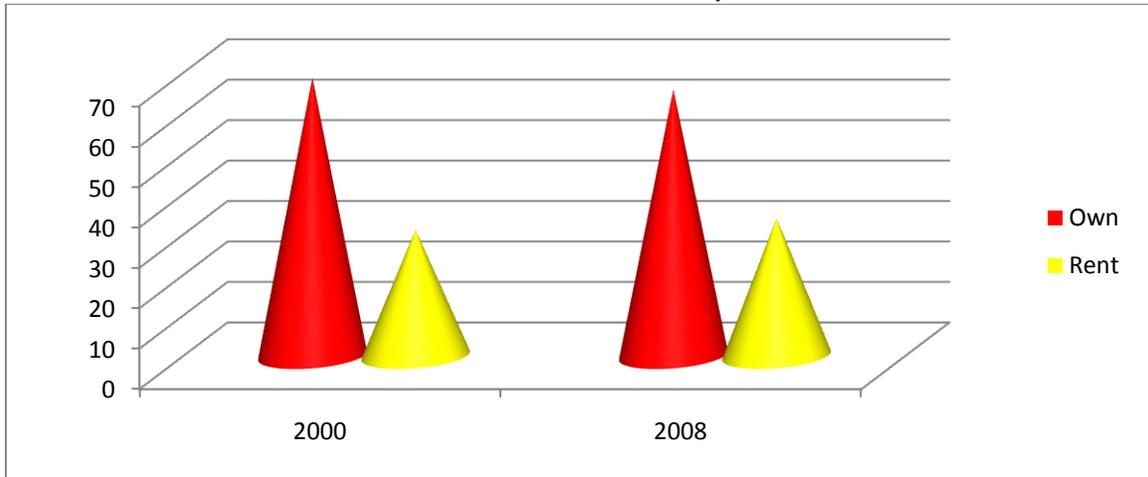
**Chart 6 - Age of Housing Units
2008 ACS, in percent**



Source: U.S. Census Bureau

Housing Tenure

**Chart 7 – Household Tenure
2000 Census and 2008 ACS, in percent**

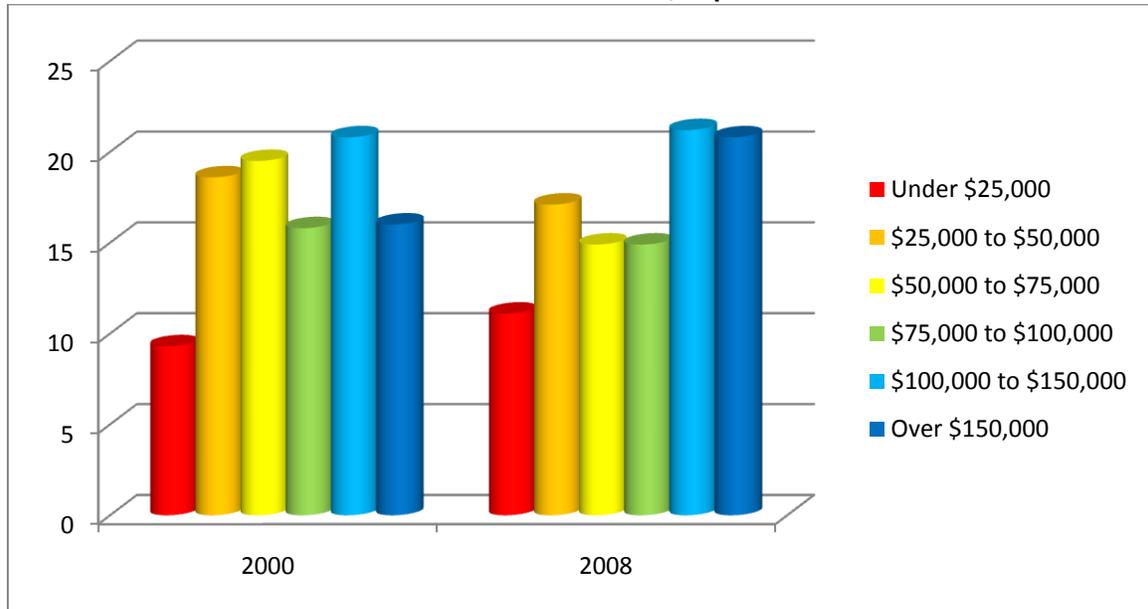


Source: U. S. Census Bureau

Household tenure in Plano has decreased slightly since the 2000 Census. A total of 65.9% of all households were owner occupied in Plano as compared with 68.8% in 2000. The 2008 owner occupied rate for the city is slightly below the national rate at 66.6%. The decline may be in part due to several factors such as increase in mortgage foreclosures over the past two years along with the construction of rental housing units of all types during the 2000s.

ECONOMICS

**Chart 8 – Household Income Distribution
2000 Census and 2008 ACS, in percent**



Source: U.S. Census Bureau

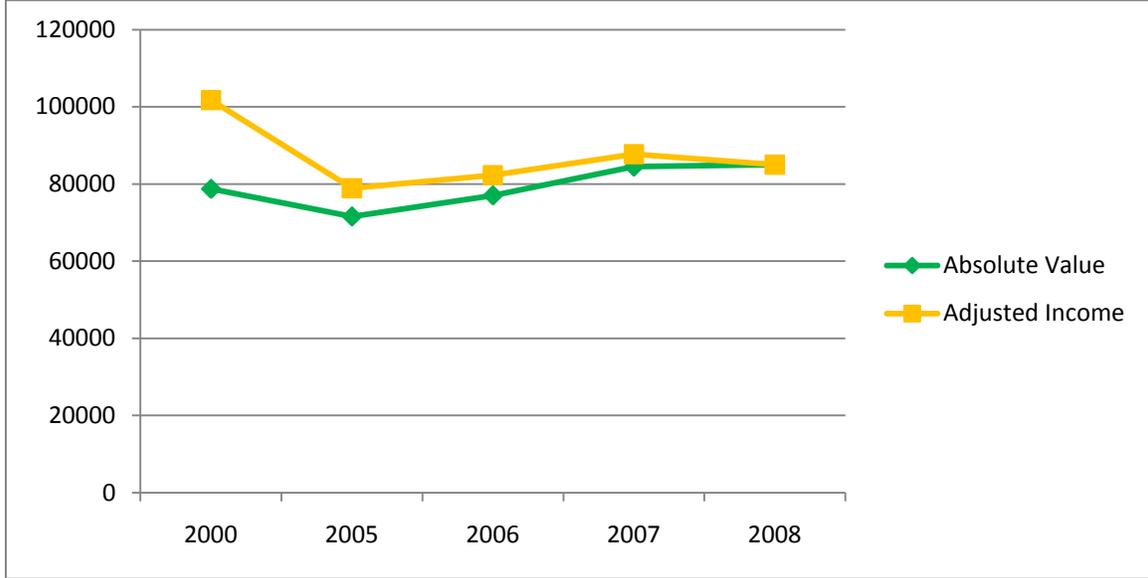
Household Income Distribution

Plano's household incomes are experiencing a shift. The percentage of households in the lower and upper income ranges is increasing while the percentages of households in the middle ranges are decreasing. The number of households with incomes under \$25,000 increased by 39.2% from 2000 to 2008 and households with incomes over \$150,000 grew by 53.2%. The number of middle income households from \$50,000 to \$100,000 decreased slightly by 0.9%. The strong growth in the highest income range was apparent as 42% of all Plano households had incomes exceeding \$100,000 in 2008.

Median Household Income

The median household income is the midpoint of the distribution. Half of all households are either above or below the median figure. Chart 9 shows Plano's households have been going through a difficult transition during the first decade of the 2000s. The year 2000 was the peak of the information technology boom cycle with the median household income standing at \$78,722 (\$101,735 adjusted for inflation denoted as AI). The two following years was a time of contraction of jobs in the industry. By 2005, some people found employment opportunities with lower wages, thus the dip in the median household income at \$71,560 (\$78,889 AI). The economy went through a short lived growth cycle with incomes peaking once again in 2007 at \$84,492 (\$87,736 AI). Beginning in 2008, the economy began to slow once again, however, in July 2008, median household incomes were holding steady with the 2007 figure at \$85,003.

**Chart 9 – Median Household Income
2000 to 2008, Absolute Value vs. Adjusted Income**



Source: U.S. Census Bureau

NOTE:

Absolute Value – median household income figures not adjusted for inflation

Adjusted Income – median household income figures adjusted for inflation denoted as AI

Poverty

The number of people in poverty in Plano has nearly doubled since the 2000 Census. There were 9,500 people living in poverty during that time. This number increased by 83% to 17,373 people in Plano in 2008. Despite the increase, the percentage of the total population living in poverty is quite low in Plano. In 2000, the percentage was 4.3% and by 2008, the number had grown to 6.7%. This percentage is still well below the United States (13.2%) and Texas (15.8%).