

POPULATION 2007 - 2025

INTRODUCTION

Demographic factors are usually the primary variables shaping a community's physical characteristics. The rate of growth or decline in a community's population, as well as the social and economic characteristics of that population, largely determines the private housing, commercial and industrial spatial needs including the public infrastructure needs.

The age, density, income levels and distribution of a community's population, in combination with other community characteristics, are factors used in the development of a comprehensive planning program. Demographic characteristics are usually the most important variables shaping a community's physical characteristics. Subdividing undeveloped lands for new housing developments and providing adequate commercial and industrial sites to encourage new job opportunities are normal for communities experiencing population growth. Communities that are experiencing little growth or even population decline will generally have to be more conservative in extending public facilities to accommodate additional residents. In situations of this type, platted lots that are presently served with adequate utilities and streets should be utilized when additional residential lots are needed.

POPULATION FORECAST

The hereafter exhibit was prepared showing a 2007 population estimate and forecast by five year increments for the summer and winter periods. The winter forecast will be used in forecasting future infrastructure projects and facilities in this Comprehensive Planning Document. A winter population forecast of 10,770 persons by the year 2025 is a realistic projection.

EXHIBIT 3-1

POPULATION FORECAST FOR LA FERIA

| 2007 TO 2025 COMPREHENSIVE PLAN | | | | |
|---------------------------------|--|-------------------------------|----------------------------|---|
| YEAR | 1998 COMPREHENSIVE PLAN & CENSUS | WATER DEVELOPMENT BOARD | 1** DSI SUMMER FORECAST | 2** DSI WINTER FORECAST RECOMMENDED |
| 1990 | 4,360* | 4,360* | 4,360* | 4,360* |
| 2000 | 6,115* | 6,115* | 6,115* | 6,115* |
| 2007 | | -- | 7,610 | 8,500 |
| 2010 | 7,530 | 7,954 | 7,960 | 8,850 |
| 2015 | | | 8,510 | 9,400 |
| 2020 | 9,620 | 9,898 | 9,140 | 10,030 |
| 2025 | | | 9,880 | 10,770 |

Source: * 1990 & 2000 U. S. Census. (1** & 2**) Estimates and projection by Design Services, Inc. (DSI).

INITIATIVES CREATING COMMUNITY GROWTH

- Availability of community services.
- Political interest in community growth and the quality of growth.
- Available tracts of land suitable for development.
- Community's school system is highly rated.
- The community is served with one or more major highways.
- Local individuals or firms willing to develop land in the community.
- Community banks willing to finance local projects.
- Community located near to a large metropolitan area.
- Adoption of appropriated subdivision, building and zoning codes.
- Adequate development of community infrastructure facilities.
- Desirable household income.
- Available labor force for local businesses and industries.
- Sufficient commercial and industrial tax base.
- Leveraging local funds with grant funds in community projects.

AREA PHYSICAL FEATURES

Physical features are land use elements or structures that affect the way adjacent land is used. Such features are considered a natural occurrence to the land or man-made structures, which have a positive or adverse effect to community growth.

Natural Physical Features

Arroyo Colorado - The Arroyo Colorado, a natural physical feature, runs west to east on the south side of the city and serves as a large drainage way shown on page 5.

Climate and Soils - La Feria is in a relatively flat semitropical area of rich Rio Grande Valley soils and located between Harlingen and McAllen, approximately seven miles north of the Rio Grande River. Local soils are suitable for farming, ranching and construction of roads and buildings. The semitropical area usually receives a high annual rainfall which causing tremendous drainage problems.

Man Made Feature

Irrigation canals provide local farmers a means to water crops and orchards at appropriate times for plant growth and some assurance of a harvest. Liabilities that the canals create are urban growth and in extending utilities, but one of the most serious problems is the expense in building street crossing the canals, which are needed to provide adequate vehicle circulation. A major irrigation canal extending from a lake south of the city in a northern direction has few street crossings as shown on the next page by an aerial photograph.

Other man made features that have enhanced local and regional growth are highways and the railroad. These features are community assets providing access to the city, but U.S. Expressway 83 and Missouri Pacific Railroad also have created an access problem for adjoining land. Residential development on the north side of U.S. Expressway 83 has been restrained because the limited number of vehicle crossings has prevented the area from have a pattern well developed with vehicle circulation as shown on the following exhibit.

EXHIBIT 3-2
MAN MADE PHYSICAL FEATURES
LARGE IRRIGATION CANAL – U.S. EXPRESSWAY 83 – MISSOURI PACIFIC RAILROAD



Source: Design Service, Inc. and Aerial Map

Topographic Features

A topographic map is included at the end of Chapter 1 and an Extraterritorial Jurisdiction Map in this Chapter on page 3-5, shows most of the above-mentioned physical features. Land in the area is flat, creating a necessity to construct drainage facilities to drain storm water run-off away from the city. Local drainage problems increase when relative flat land is plagued with large irrigation canals with high canal banks that hinder the nature flow of storm water.

Corporate Limits

The availability to annex land into a city can be important to the future population growth of a community. Advantages of being in a city's corporate limits are listed hereafter:

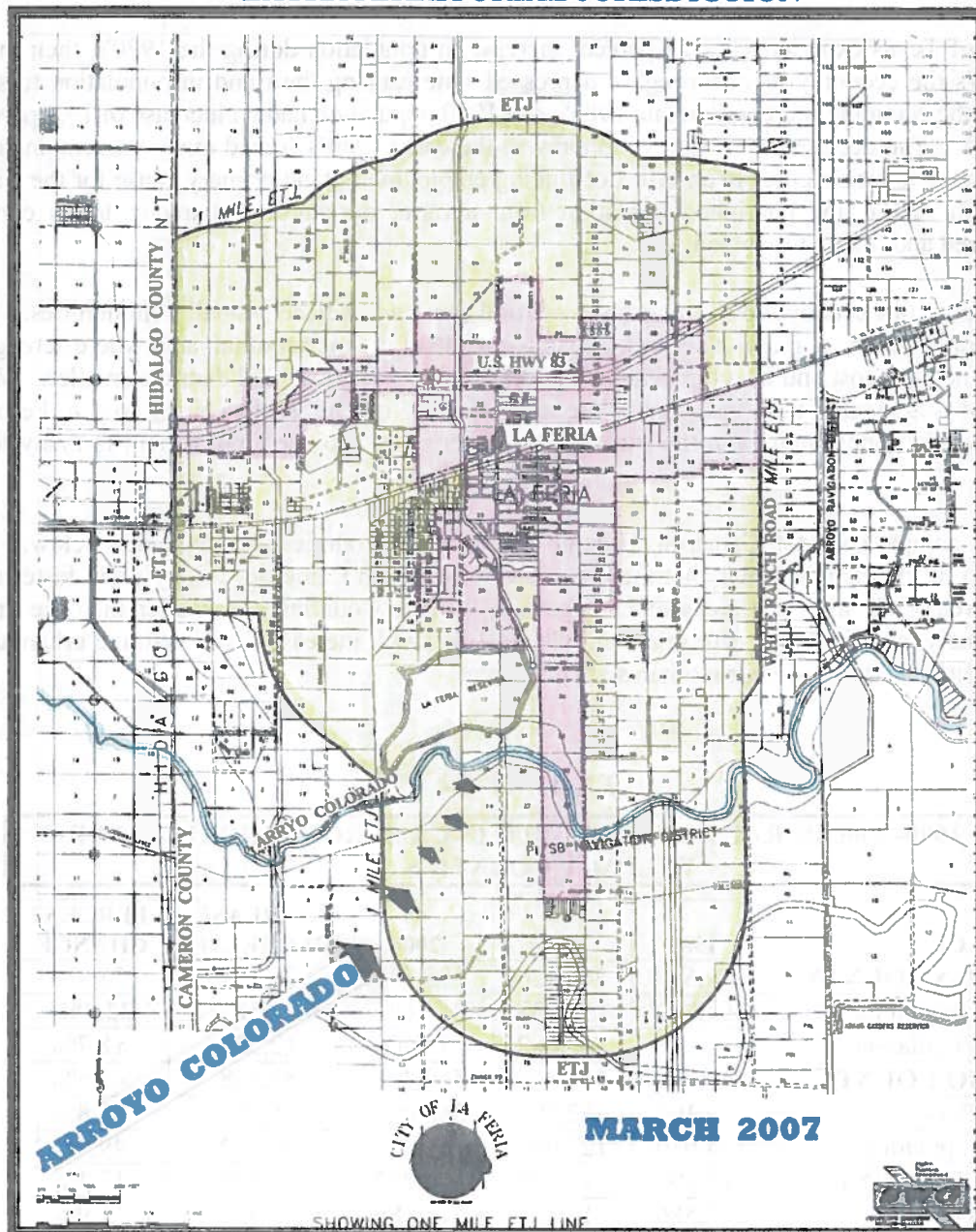
- Enables the community to establish rules and regulations to implement the type of services wanted.
- Allows a community to establish specific services such as fire, police, water, wastewater, traffic controls, etc.
- Allows a community to control land use.
- Allows a community to control building construction.
- Allows a community to establish subdivision controls.
- Allows a community to establish a tax program or prevent a tax program from being established.
- Allows a community to qualify for various grants from state and federal agencies.
- Allows a community to prevent another city from annexing the community.

Extraterritorial Jurisdiction

The City of La Feria's extraterritorial jurisdiction extends one (1) mile beyond the city limits on the north and south side while the west side extends to the Hidalgo County line and the east side to White Ranch Road. Some advantages that a city has within its extraterritorial jurisdiction are listed hereafter:

- A city cannot annex land within the extraterritorial jurisdiction of another city without the permission of the city having jurisdiction of the land.
- A city has limited subdivision control of land being platted outside of a city, but within the extraterritorial jurisdiction.
- The future expansion of the City may be within the city's extraterritorial jurisdiction. Therefore, this area is important to the city's future growth.

EXHIBIT 3-3 EXTRATERRITORIAL JURISDICTION



Source: SWG and Design Services, Inc.

HISTORICAL POPULATION REVIEW

A review of an area's historical population numbers is important in making population forecast. The State of Texas has had a population increase of about 20 percent per decade since 1940. This high growth rate is associated with the transition of the state from an agricultural, rural state to an

industrialized, highly urbanized state. Texas currently ranks third in population behind number two, New York, and number one, California.

The State of Texas experienced a 27 percent increase in population during the 1970's, then in the early 1980's the economy went through a depressed state causing the trend in population to slow down. As the economy increased in late 1980's, the 1990 population had an increase of 19.4 percent for the state. The decline in the states economy in the early 1980's forced many citizens in small towns to move to larger cities in an effort of finding employment. One primary cause for the state's high growth rate is the continued transition from a rural, agricultural character to its current industrialized and highly urbanized one.

Metropolitan cities usually aid in the growth of rural areas and adjacent small communities. This trend generally occurs as individuals seek housing outside of the metropolitan area where acreage is available, the land cost and development are less expensive and the school districts smaller. While information suggesting that individuals are moving out of the larger cities to La Feria is inconclusive, job opportunities in the surrounding larger cities provide employment to many local citizens.

Population comparisons for Cameron, Hidalgo and Willacy Counties are illustrated below. The information in the exhibit shows that the urban area/or cities in Cameron County grew faster than the rural area while the rural areas of Hidalgo and Willacy Counties grew faster than the urban areas. Usually, population growth in a county's rural area will increase faster than the urban areas in metropolitan or standard metropolitan statistical areas.

EXHIBIT 3-4

1980- 1990- 2000 RURAL AREA GROWTH IN CAMERON, HIDALGO AND WILLACY COUNTIES

| PLACE | 1980 | 1990 | 2000 | INCREASE (DECREASE) | PERCENT CHANGE |
|-----------------------|---------|---------|---------|------------------------|-------------------|
| CAMERON COUNTY | 209,680 | 260,120 | 335,227 | 75,107 | 28.9% |
| Urban Population* | 164,062 | 193,038 | 255,621 | 62,583 | 32.4% |
| Rural Population | 45,618 | 67,082 | 79,606 | 12,524 | 18.7% |
| HIDALGO COUNTY | 283,229 | 383,545 | 569,463 | 185,918 | 48.5% |
| Urban Population | 159,199 | 262,499 | 388,035 | 125,536 | 47.8% |
| Rural Population | 124,030 | 121,046 | 181,428 | 60,382 | 49.9% |
| WILLACY COUNTY | 17,495 | 17,705 | 20,082 | 2,377 | 13.4% |
| Urban Population | 11,586 | 11,066 | 12,386 | 1,320 | 11.9% |
| Rural Population | 5,909 | 6,639 | 7,696 | 1,057 | 15.9% |

Source: U. S. Census, *All incorporated cities

Trends in La Feria's Population and the Surrounding Communities

All cities listed in the following table, with the exception of Harlingen, San Benito and Weslaco, are small rural or suburb communities in the Lower Rio Grande Valley Development Council. Nine of the thirteen cities in the following table exceeded a ten percent population increase between 1990

and 2000. Of the thirteen cities in the exhibit, La Feria's population had a higher percentage increase between 1990 and 2000.

EXHIBIT 3-5

POPULATION COMPARISONS BETWEEN 1940 - 2000

| CITIES | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 1990 -00 % Change |
|-----------------|-----------|-----------|-----------|------------|------------|------------|------------|-------------------|
| LA FERIA (C) | 1,644 | 2,952 | 3,047 | 2,642 | 3,495 | 4,360 | 6,115 | 40.25 % |
| Combes (C) | N/A | N/A | 605 | 689 | 1,441 | 2,042 | 2,553 | 25.02 % |
| Donna (H) | 4,712 | 7,171 | 7,522 | 7,365 | 9,952 | 12,652 | 14,768 | 16.72 % |
| Edcouch (H) | 1,758 | 2,925 | 2,814 | 2,656 | 3,092 | 2,878 | 3,342 | 16.12 % |
| Elsa (H) | 1,006 | 3,179 | 3,847 | 4,400 | 5,061 | 5,242 | 5,549 | 5.86 % |
| Harlingen (C) | 13,306 | 23,229 | 41,207 | 33,503 | 43,543 | 48,735 | 57,564 | 18.12 % |
| La Villa (H) | N/A | N/A | 1,261 | 1,255 | 1,442 | 1,388 | 1,305 | -5.98 % |
| Mercedes (H) | 7,624 | 10,081 | 10,943 | 9,355 | 11,851 | 12,694 | 13,649 | 7.52 % |
| Palm Valley (C) | N/A | N/A | N/A | N/A | N/A | 1,199 | 1,298 | 8.26 % |
| Primera (C) | N/A | N/A | 1,066 | 902 | 1,380 | 2,030 | 2,723 | 34.14 % |
| San Benito (C) | 9,501 | 13,271 | 16,422 | 15,176 | 17,988 | 20,125 | 23,444 | 16.49 % |
| Santa Rosa (C) | 224 | 400 | 1,572 | 1,466 | 1,889 | 2,223 | 2,833 | 27.44 % |
| Weslaco (H) | 6,883 | 7,514 | 15,649 | 15,313 | 19,331 | 21,877 | 26,935 | 23.12 % |
| COUNTIES | | | | | | | | |
| Cameron | 83,202 | 125,170 | 151,098 | 140,368 | 209,680 | 260,120 | 335,227 | 28.87 % |
| Hidalgo | 106,059 | 160,446 | 180,904 | 181,535 | 283,229 | 383,545 | 569,463 | 48.47 % |
| Willacy | 13,230 | 20,920 | 20,084 | 15,570 | 17,495 | 17,705 | 20,082 | 13.43 % |
| REGION | | | | | | | | |
| | 202,491 | 306,536 | 352,086 | 337,473 | 510,404 | 661,370 | 924,772 | 39.83 % |
| TEXAS | | | | | | | | |
| | 6,414,824 | 7,711,194 | 9,579,677 | 11,198,655 | 14,229,191 | 16,986,510 | 20,851,820 | 22.76 % |

Source: U.S. Census of Population. * (C) represents Cameron Co. and (H) represents Hidalgo Co.

Basically, a city's population increases or decreases by natural forces (births and deaths) or by migration (in-migration or out-migration). Natural changes are determined by utilizing vital statistics records of the Department of Health Services. Only by increases or decreases in population from statistics of births and deaths can in or out-migration be determined; however, it can be assumed that the net gain of 1,755 persons for La Feria between 1990 and 2000 was by in-migration of people moving into the city or by annexation of developed areas. Two mobile home parks of about 140 occupied units on the east side of Rabb Road and mobile home and RV parks of approximately 520 occupied units on the north side of U.S. Expressway helped to increase the 2000 Census of Population by about 1,320 persons.

Population Groups by Age

Exhibit 3-6 illustrates a comparison of the U.S. Census of Population by age groups for 1980, 1990 and 2000. Two age groups, "Under 5" and "45 to 44" showed losses between 1990 and 2000, while all the other age groups increased in population, with the largest increase in the age group "25 to 44".

The median age of La Feria's population increased from 28.9 to 34.5 between 1990 and 2000. A large number of mobile homes and RV units included in the 2000 Census may have caused the increase in the city's median age. In reviewing the age groups of the 2000 Census of Population, it

was revealed that the two age groups, "5 to 20" and "21 to 44" contained over 54 percent of the population or over 27 percent for each group.

EXHIBIT 3-6

LA FERIA'S 1980, 1990 & 2000 POPULATION BY AGE GROUPS

| AGE | 1980 | 1990 | 2000 | PERCENT CHANGE | |
|-------------|----------------|---------|----------------|-------------------|---------|
| Under 5 | 338 | 336 | 490 | 45.83 % | |
| 5 to 17 | 959 | 1,206 | 1,379 | 14.34 % | |
| 18 to 20 | 179 | 184 | 293 | 59.24 % | |
| 21 to 24 | 154 | 199 | 292 | 46.73 % | |
| 25 to 44 | 717 | 1,154 | 1,372 | 18.89 % | |
| 45 to 54 | 358 | 265 | 637 | 140.38 % | |
| 55 to 59 | 139 | 183 | 225 | 22.95 % | |
| 60 to 64 | 144 | 217 | 273 | 25.81 % | |
| 65 to 74 | 303 | 359 | 695 | 93.59 % | |
| 75 to 84 | 175 | 198 | 361 | 82.32 % | |
| 85 and Over | 29 | 59 | 98 | 66.10 % | |
| TOTAL | 3,495 | 4,360 | 6,115 | 40.25 % | |
| AGE | Population & % | | Population & % | | |
| Under 5 | 338 | 9.67 % | 336 | 7.71 % | 45.83 % |
| 5 to 20 | 1,138 | 32.56 % | 1,390 | 31.88 % | 20.29 % |
| 21 to 44 | 871 | 24.92 % | 1,353 | 31.10 % | 22.99 % |
| 45 to 59 | 497 | 14.22 % | 448 | 10.28 % | 92.41 % |
| 60 and Over | 651 | 18.63 % | 833 | 19.11 % | 71.31 % |

Source: U. S. Census

The "18 to 44" age group represents the childbearing group and a majority of the community's work force. Individuals in this age group are the ones most likely to help the local economy through purchasing homes and goods. The "18 to 44" age group represented 30 percent of the community's population in 1980, 35.3 percent in 1990 and 32 percent in 2000.

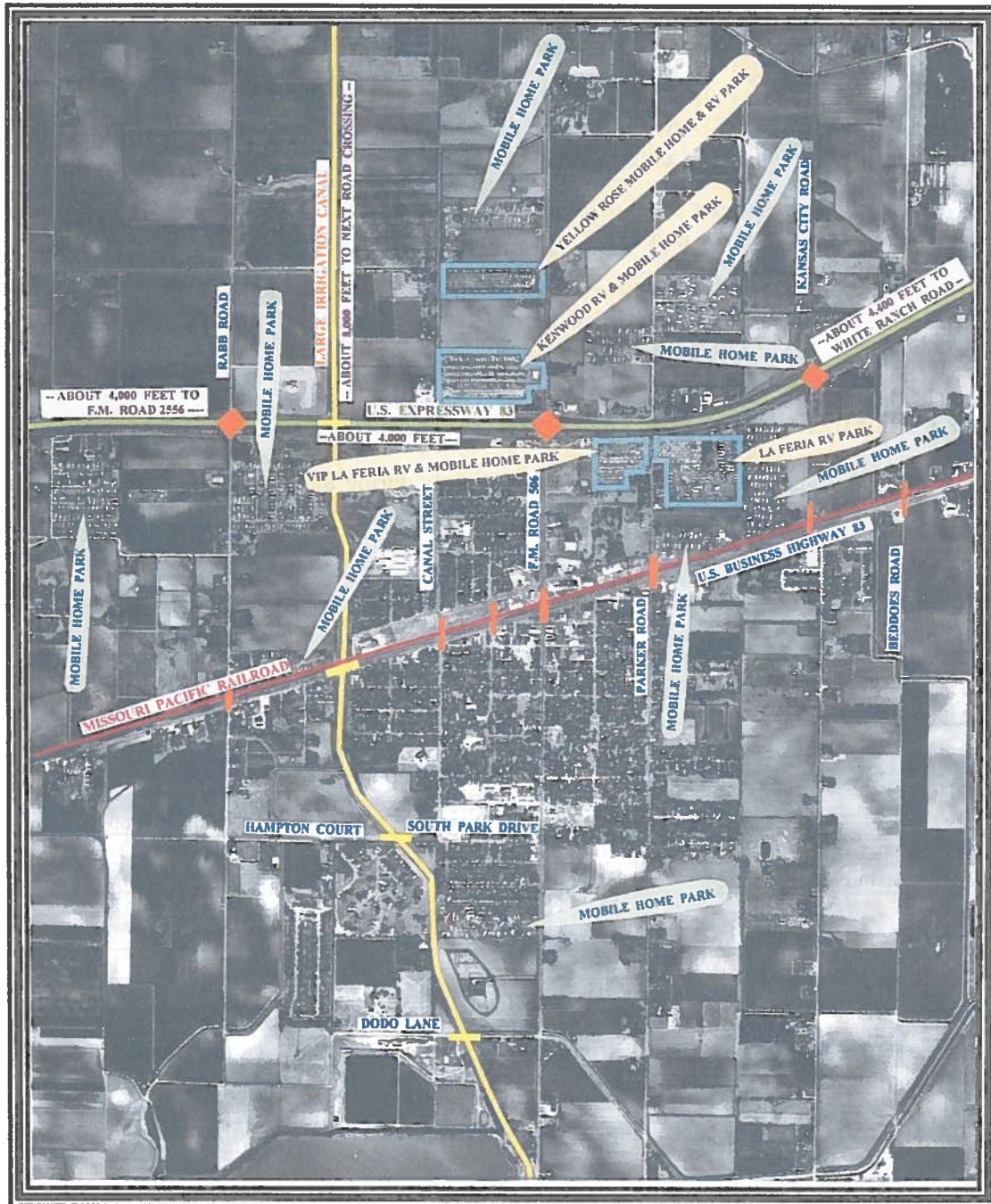
Transit Population

Recreation vehicle parks (RV Park) are big business in the Valley where the winter months are warm. The area attracts many retired families and non-family groups, generally referred to as "Snow Birds" that pull or drive their overnight campers to the area and hook up with water and sewer facilities at an RV Park site. Transit people start arriving in September and begin leaving in March with most people gone by the middle of May.

In 1990, La Feria RV Park and VIP La Feria RV and Mobile Home Park, were located in La Feria with a capacity of 307 RV pads and 60 mobile home sites. A number of the mobile home units have permanent occupants. Two additional RV Parks, Kenwood RV & Mobile Home Park with 243 RV pads and 50 mobile home sites and Yellow Rose Mobile Home and RV Park with 32 RV pads and 56 mobile home sites were annexed to the city in the 1990's. A survey of city housing structures in

March 2007 identified 650 RV's of which 13 were vacant. A January 1996 aerial map of La Feria as shown below depicts the four large RV Parks.

EXHIBIT 3-7
JANUARY 1996 AERIAL MAP SHOWING RV
AND MOBILE HOME PARKS



Source: U.S. Geological Survey Aerial Map

Many other RV Parks are located outside of the city. Some of the parks have a number of manufactured homes or small living quarters in conjunction with recreational vehicle pads rented.

- The 1990 Census reported 1,578 units with 205 vacant for a census count of 1,366 occupied units and 3.19 persons per unit.
- A housing survey in 1991 recorded 1,527 units in the city of which 43 were recreational vehicles and 63 units vacant for 1,464 occupied units.
- A housing survey in 1998 reported 2,224 units in the city of which 77 units were vacant. Individuals occupied 1,514 traditional and mobile homes with an estimated 3.16 persons per unit. The 633 occupied RV units were estimated at 2 persons per unit.
- The 2000 Census reported 2,878 units with 902 vacant for a census count of 1,976 occupied units and 3.03 persons per unit.
- The City's housing survey in 2007 recorded 3,085 occupied units and 191 vacant units for a total of 3,276 units of which 650 were recreational vehicles

Minority Population

Population characteristics in La FERIA have changed slightly during the last decade as illustrated by the following exhibit. White (not Hispanic) persons increased by 74.8 percent and the Hispanic Category increased by 31.63 percent.

EXHIBIT 3-8

POPULATION CHARACTERISTICS

| RACE | 1980 | | 1990 | | 2000 | |
|-------------------------------|-------------------|--------------------------|-------------------|---------------------------|-------------------|---------------------------|
| | Number of Persons | Percentage of Population | Number of Persons | Percentages of Population | Number of Persons | Percentages of Population |
| White (Not Hispanic) | 738 | 21.12 % | 750 | 17.20 % | 1,311 | 21.44 % |
| Black (Not Hispanic) | 12 | 0.34 % | 5 | 0.11 % | 7 | 0.11 % |
| Hispanic | 2,741 | 78.42 % | 3,598 | 82.52 % | 4,736 | 77.45 % |
| Asian, Pacific Islander | 2 | 0.06 % | 5 | 0.11 % | 24 | 0.39 % |
| American Indian, Alaskan | 2 | 0.06 % | 1 | 0.02 % | 2 | 0.03 % |
| Other Race | 0 | 0.00 % | 1 | 0.02 % | 35 | 0.57 % |
| Total | 3,495 | 100 % | 4,360 | 100 % | 6,115 | 100 % |
| Hispanic Origin (of any race) | 2,741 | 78.43 % | 3,598 | 82.5 % | 4,736 | 77.45 % |
| Handicapped | 350 | 10.01 % | 440 | 10.09 % | 610 | 9.98 % |
| Female Heads of Household | 134 | 3.83 % | 256 | 5.87 % | 745 | 12.18 % |

Source: U.S. Census of Population

METHODOLOGY AND TECHNIQUES FOR POPULATION PROJECTIONS

Forecasting population is fundamental to any comprehensive planning effort. The number of persons living in a community is the factor that projects the amount of space needed for residential, commercial and other uses. Changes in birth rates, life expectancies, economic conditions, family structure, land use, and availability and quality of public services are factors affecting growth or population decline.

Accurate projections are particularly difficult for any city but more difficult for smaller cities. A population change of fifty persons in a small community will have the same effect on the local economy and government services as a change of a thousand persons in a large city. Furthermore, in a smaller town, the quality of the data on which projections are based is usually inferior to data for larger cities, thus the chances of error are much greater.

At the same time, accuracy of projections is even more important in a small city setting. Policy decisions based on projections will have a greater impact on a small city than a larger one simply because it will likely have an impact on a much higher percentage of the population. Population estimates and projections are therefore, important to effective community development, whether large or small city. For example, the number of people in a community will influence the amount of area necessary for schools, parks, public buildings and other facilities. The distribution of population will generally determine the adequacy of streets, public facilities and public safety facilities and resources.

Population Analysis

Trends in La Feria's population between 1940 and 1990, as illustrated by Exhibit 3-5, show the variation in population by decades. Only one decade, 1970, showed a decrease in population; all other decades showed increases in population.

A windshield survey of La Feria, conducted in March 2007, revealed that there were 3,276 dwelling units in the city of which 191 were classified as vacant. It is difficult to identify every vacant unit, in some cases the utility meters are still in place and the unit appeared occupied. Generally, only a very small number of units were identified as occupied when in fact it was vacant.

Estimating the 2007 population was calculated by using a factor of 2.95 persons for each traditional and mobile home occupied unit and a factor of 2 persons per occupied RV unit as determined from a study of the hereafter 1980, 1990 and 2000 census data.

- The 1980 U.S. Census of Population reported 3.26 persons per occupied dwelling unit.
- The 1990 U.S. Census of Population reported 3.19 persons per occupied dwelling unit.
- The 2000 U.S. Census of Population reported 3.03 persons per occupied dwelling unit.

National and state trends are moving towards smaller families. This trend is reflected in the city's population projections.

EXHIBIT 3-9**LA FERIA'S 1980 – 1990 - 2000 CENSUS OF POPULATION
AND 2007 POPULATION ESTIMATE**

| Year | Population | Total Units | Vacant Units | Occupied Units | Population by Occupied Unit |
|---------|------------|-------------|--------------|----------------|-----------------------------|
| 1980 | 3,495 | 1,184 | 111 | 1,073 | 3.26 |
| 1990 | 4,360 | 1,578 | 205 | 1,366 | 3.19 |
| 2000 | 6,115 | 2,878 | 902 | 1,976 | 3.03 |
| 2007* | 7,222 | 2,626 | 178 | 2,448 | 2.95 |
| 2007** | 1,274 | 650 | 13 | 637 | 2.00 |
| 2007*** | 8,500 | 3,276 | 191 | 3,085 | 2.95 & 2.00 |

Source: 1980, 1990 and 2000 U.S. Census and Design Services, Inc.

2007* - traditional and mobile homes

2007** - RV units

2007*** City's total population estimate was adjusted to 8,500.

Population Forecast

Population forecasts are used in the planning and decision-making processes and constitute important input in developing recommendations for extensions and improvements to the utility systems, community facilities, park and recreational facilities and street development.

The desire for a small town lifestyle is still very strong for many people, especially in the South and Southwest. A slower pace in the lifestyle of individuals, a perceived higher level of safety and security, and a general feeling of having greater control over one's circumstances are among the considerations that provide individual attractions to small towns. As long as employment opportunities continue for local commuters to work outside of the city and county or employment opportunities increase in La Feria, the city's population should continue to increase each decade.

Population projections on the following exhibit shows forecast from the City's 1998 Comprehensive Plan, the Texas Water Development Board and two forecast by Design Service, Inc., (one for the summer months and one for the winter months).

The "Design Services, Inc. (DSI) Forecast" is based on the city's winter months Snow Bird industry, which greatly increases the local population during those months. The summer months' population forecast is based on an annual growth rate of 1.4 percent for standard and manufactured homes. In forecasting the winter population, the non-permanent RV spaces (443) located at the four RV Parks are calculated at two persons per space. If the city annexes a large number of residents, the forecast would need to be altered accordingly.

It is recommended that the population forecast of 10,770 persons for the winter months be used by the city in designing infrastructure projects.

EXHIBIT 3-10**POPULATION FORECAST FOR LA FERIA**

| 2007 TO 2025 COMPREHENSIVE PLAN | | | | |
|---------------------------------|--|-------------------------------|----------------------------|---|
| YEAR | 1998 COMPREHENSIVE PLAN & CENSUS | WATER DEVELOPMENT BOARD | 1** DSI SUMMER FORECAST | 2** DSI WINTER FORECAST RECOMMENDED |
| 1990 | 4,360* | 4,360* | 4,360* | 4,360* |
| 2000 | 6,115* | 6,115* | 6,115* | 6,115* |
| 2007 | | -- | 7,610 | 8,500 |
| 2010 | 7,530 | 7,954 | 7,960 | 8,850 |
| 2015 | | | 8,510 | 9,400 |
| 2020 | 9,620 | 9,898 | 9,140 | 10,030 |
| 2025 | | | 9,880 | 10,770 |

Source: * 1990 & 2000 U. S. Census. (1** & 2**) Estimates and projection by Design Services, Inc. (DSI).

Local Actions to Achieve the City's Desirable Growth Rate

Forecast indicated in the above exhibit depends on the city initiating the hereafter growth policies.

- Be aggressive in promoting new industrial and business establishments.
- Continue to provide funding sources to aid local citizens in business opportunities.
- Continue to improve the city's water and wastewater infrastructure.
- Annex areas that can be served with water, wastewater, fire and police protection by the city.

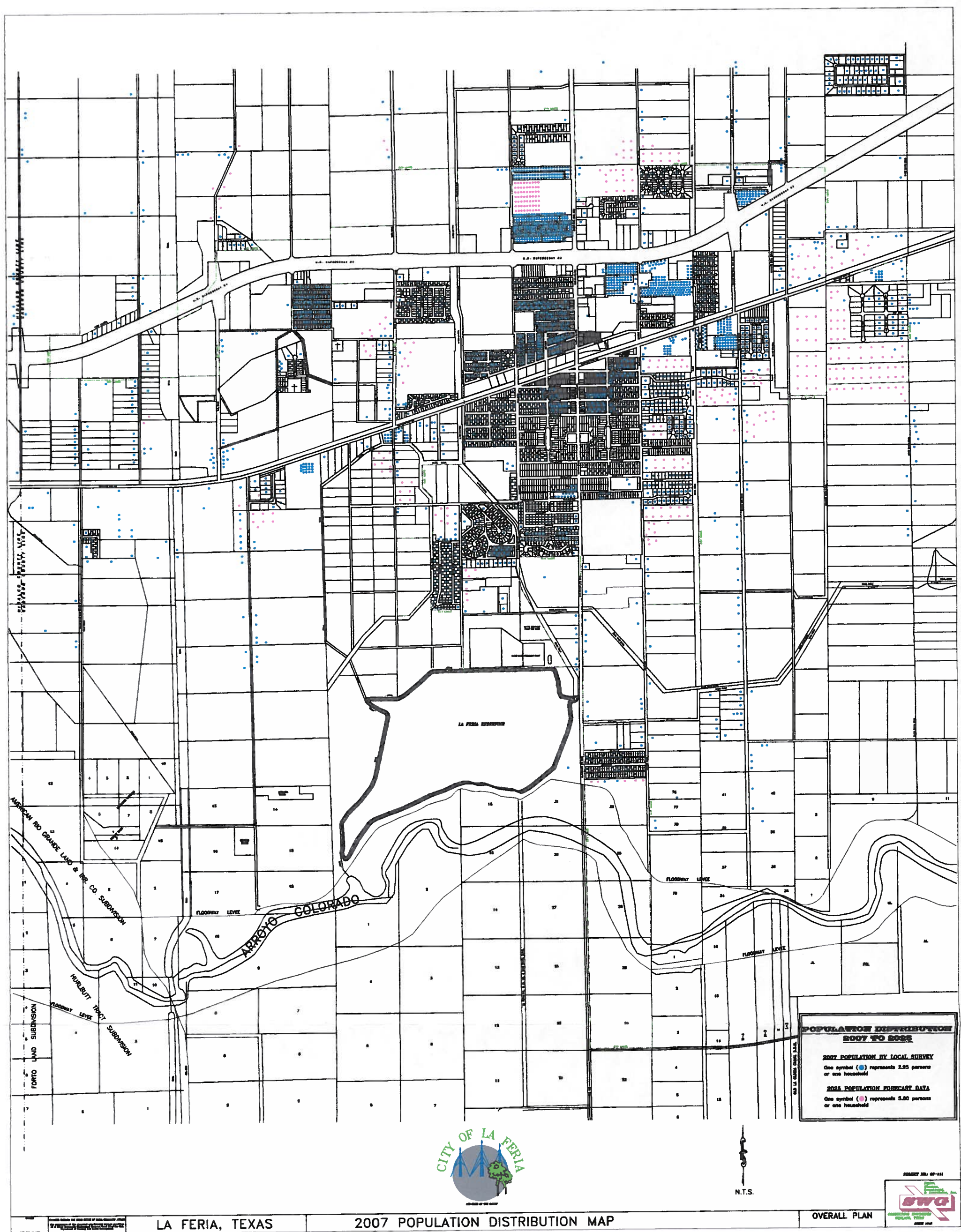
Periodic review and evaluation of the above assumptions are required to reach and maintain the value and integrity of the plan.

Population Distribution

The distribution of the 2007 population of 8,500 persons and the forecasted population of 10,770, by the year 2025, are shown on the "Population Distribution Map". Future residential growth, as shown on Exhibit 3-11, are probable locations. The primary factors evaluated in identifying these locations are:

- Topography.
- 2007 Land Use Map.
- Existing and probable street system.
- Access to commercial and service areas.

- Proximity to job centers.
- Aesthetic attractions.
- Available residential lots.
- The direction of city growth was determined by comparing the housing locations in the 1998 Comprehensive Plan and aerial photographs
- Additional graphics on residential development are included in the Housing Chapter.



**POPULATION DISTRIBUTION
2007 TO 2022**

2007 POPULATION BY LOCAL SURVEY
One symbol (●) represents 2.55 persons
or one household

2022 POPULATION FORECAST DATA
One symbol (●) represents 5.80 persons
or one household

