

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
DEMOGRAPHIC DATA
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Baldwin County is the largest county in geographic area (1,596 square miles) within the State of Alabama. The County lies between the two large Metropolitan Areas (MSAs) of Mobile MSA, Alabama to the west and Pensacola MSA, Florida.

Figure 1. Relative Location of Baldwin County

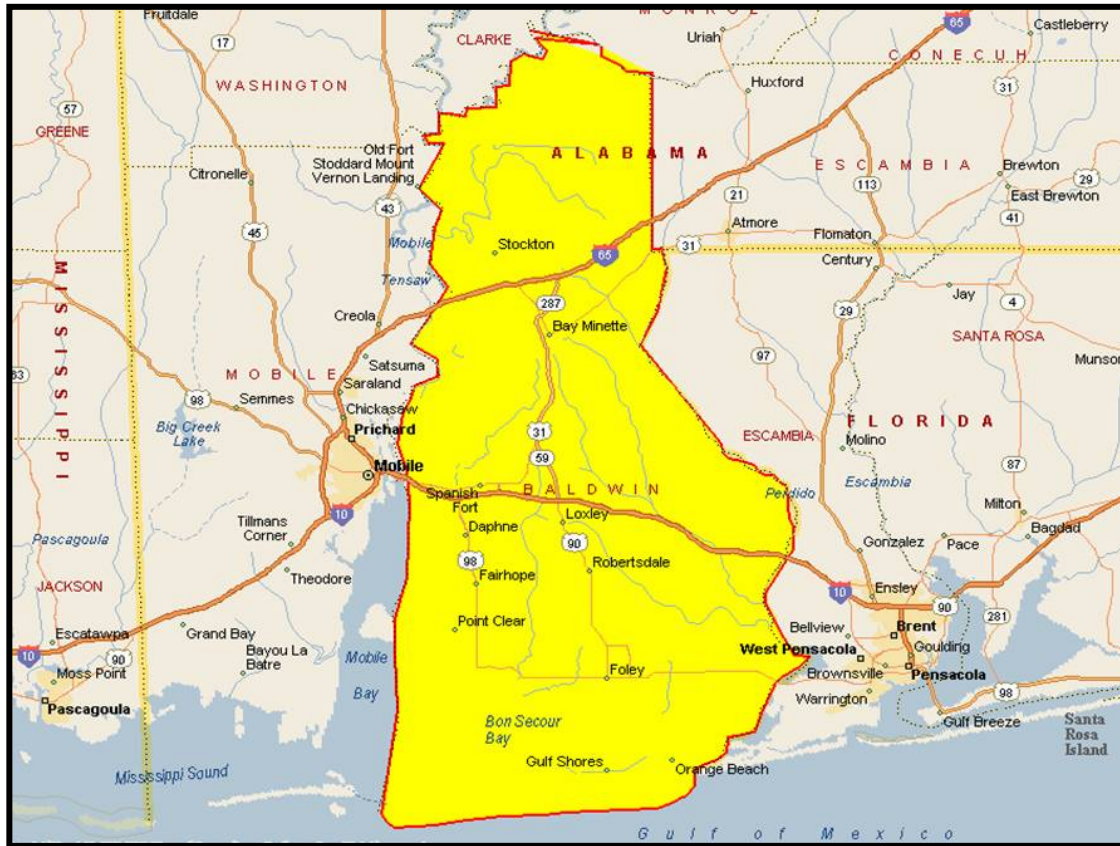


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Source: Baldwin County Planning & Zoning Department, 2006.

Baldwin County lies on the east shore of Mobile Bay and is home to most of the State's ocean/gulf coast resorts.

Figure 2. Baldwin County

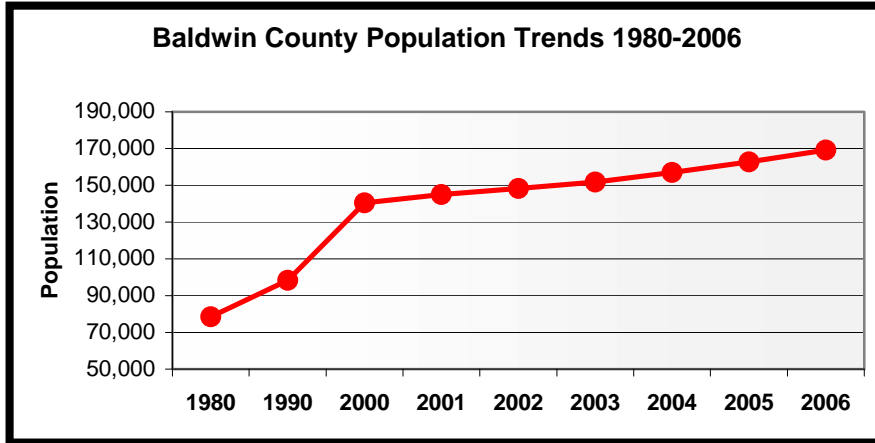


Source: Strategic Planning Group, Inc., 2007.

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The County has experienced a significant and constant growth since 1980 as shown below:

Figure 3. Baldwin County Population Trends, 1980-2006



Source: University of Alabama BEBR, 2007; Strategic Planning Group, Inc. 2007

As shown in Table 1, Baldwin County experienced the second largest population growth in Alabama since the 2000 Census, both in terms of absolute growth and percentage growth. The County is estimated to have gained 28,747 new residents since 2000, which represents a 20% growth.

Table 1. Top Growing Counties in Alabama, 2000-2006

Geographic Area	Population Estimates	Census	Number Change	Percent Change	
	July 1, 2006	April 1, 2000			
Alabama	4,599,030	4,447,100	151,930	3%	
Ranked by Number Change					
1	Shelby County	178,182	143,293	34,889	24%
2	Baldwin County	169,162	140,415	28,747	20%
3	Madison County	304,307	276,700	27,607	10%
4	Lee County	125,781	115,092	10,689	9%
5	St. Clair County	75,232	64,742	10,490	16%
6	Elmore County	75,688	65,874	9,814	15%
7	Houston County	95,660	88,787	6,873	8%
8	Limestone County	72,446	65,676	6,770	10%
9	Tuscaloosa County	171,159	164,875	6,284	4%
10	Autauga County	49,730	43,671	6,059	14%

Suggested Citation:

1, 2006 (CO-EST2006-01-01)

Release Date: March 20, 2007.

Source: U.S. Census Report, 2007.

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Baldwin County has 13 municipalities, of which only Bay Minette was estimated to have lost population since 2000. The unincorporated area accounts for approximately 50% of the County's total population. As of 2006, down slightly since 2000 when it was estimated to account for 53% of the County's resident population.

Table 2. Baldwin County City Growth, 2000-2006

Annual Estimates of the Population for Places of Alabama

	As of April 1, 2000:		Estimates for July 1:							Change 2000-2006	Annual
	Census 2000	Estimates Base 2000*	2000	2001	2002	2003	2004	2005	2006		
Baldwin County	140,415	140,415	141,423	145,013	148,184	151,714	156,902	162,749	169,162	27,739	4,623
Bay Minette city	7,820	7,853	7,858	7,824	7,832	7,840	7,822	7,807	7,697	-161	-27
Daphne city	16,581	16,614	16,686	16,896	17,234	17,636	18,141	18,595	18,996	2,310	385
Elberta town	552	552	554	558	563	568	576	584	586	32	5
Fairhope city	12,480	12,576	12,690	13,093	13,518	14,130	14,654	15,401	16,164	3,474	579
Foley city	7,590	8,410	8,534	8,994	9,439	9,829	10,579	11,437	12,712	4,178	696
Gulf Shores city	5,044	5,305	5,354	5,524	5,615	5,820	6,302	7,267	8,814	3,460	577
Loxley town	1,348	1,348	1,354	1,373	1,387	1,403	1,405	1,435	1,555	201	34
Orange Beach city	3,784	3,789	3,862	4,158	4,333	4,437	4,780	5,179	5,519	1,657	276
Robertsdale city	3,782	3,782	3,822	3,971	4,222	4,347	4,499	4,682	4,814	992	165
Silverhill town	616	616	621	636	654	677	686	696	693	72	12
Spanish Fort city	5,423	5,459	5,474	5,509	5,552	5,553	5,615	5,643	5,601	127	21
Summerdale town	655	655	656	657	661	668	671	674	695	39	7
Unincorporated											
Baldwin County	74,740	73,456	73,958	75,820	77,174	78,806	81,172	83,349	85,316	11,358	1,893

* The April 1, 2000 Population Estimates base reflects changes to the Census population that resulted from the County Question Resolution program and geographic program revisions.

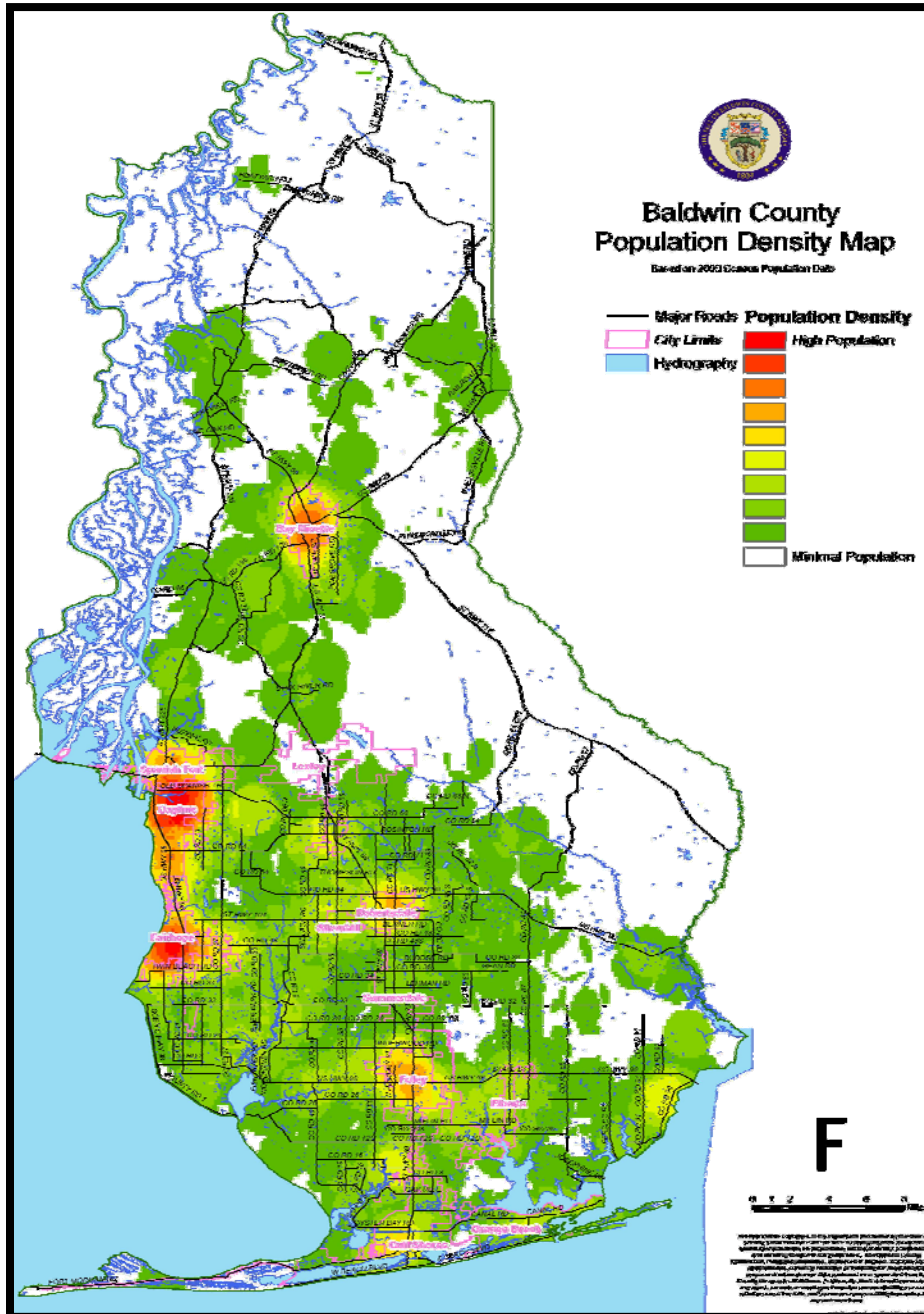
Source: U.S. Census Report, 2007.

Note: Magnolia Springs is not included – newly incorporated and 2000 data not available)

Figure 4, shows the relative population density within the County. As one would expect, the population density is the greatest within the County's urban areas. One note of caution regarding Figure 4, the density depicted in the figure is resident population. If seasonal population had been included, the highest densities would be along the Gulf of Mexico.

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Figure 4. Population Densities



Source: Baldwin County Planning and Zoning Department, 2007

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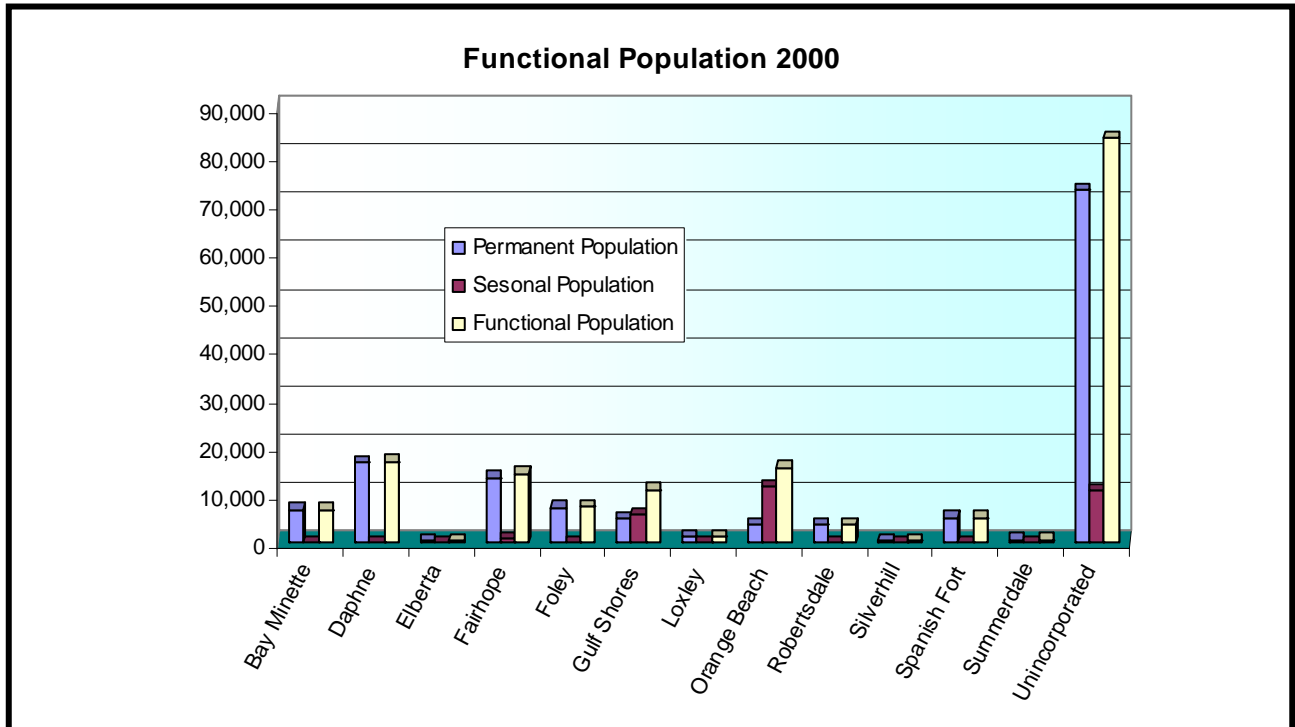
As shown in Table 3, the County has a significant seasonal population, which in 2000 was estimated to be 29,655 people or slightly over 20% of the County's resident population. The largest seasonal population occurs in the southern part of the County, with Orange Beach accounting for 11,694 seasonal residents.

Table 3. Baldwin County's Functional Population, 2000

	Permanent Pop.	Seasonal Pop.	Actual 2000 (incorporated)	Functional Pop.
Baldwin County	138,340	29,655	140,415	167,995
Bay Minette	6,902	35	7,820	6,937
Daphne	16,604	185	16,581	16,789
Elberta	540	7	552	547
Fairhope	13,511	851	12,480	14,362
Foley	7,377	80	7,590	7,457
Gulf Shores	5,040	5,934	5,044	10,974
Loxley	1,309	7	1,348	1,316
Orange Beach	3,843	11,694	3,784	15,536
Robertsdale	3,899	24	3,782	3,923
Silverhill	617	3	616	620
Spanish Fort	5,210	23	5,423	5,233
Summerdale	655	18	655	673
Unincorporated	72,833	10,794	74,740	83,628

Source: U.S. Census Bureau 2000

Figure 5. Baldwin County's Functional Population, 2000

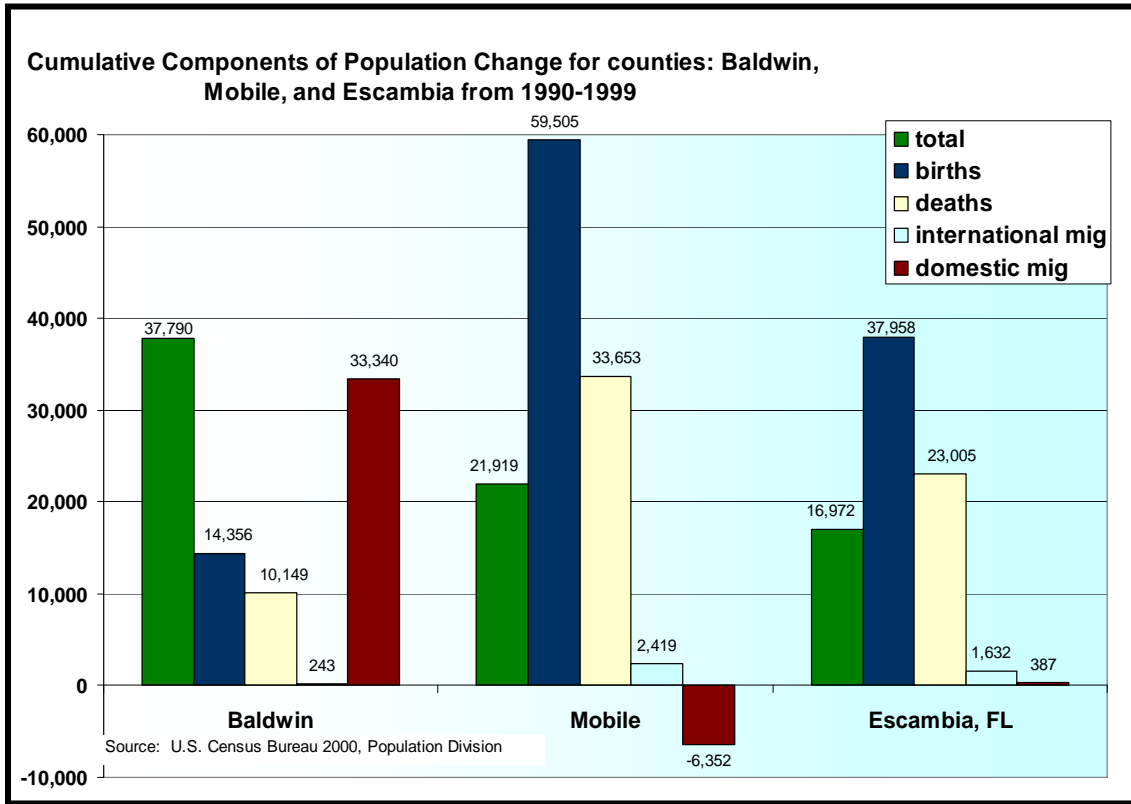


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Source: Baldwin County Planning and Zoning Department, 2007; Strategic Planning Group, Inc., 2007

Figure 6, shows the relative components of population change: births, deaths and migration. According to the 2000 Census, Baldwin County has experienced a higher net population growth than its immediate neighbors; largely due to the County's high migration.

Figure 6. Components of Population Change: Baldwin, Mobile and Escambia Counties, 2000



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Race

The County's ethnicity is predominately white (86%) with African-Americans accounting for almost 10% of the resident population, as of 2006.

Table 4. Ethnicity of Baldwin County, 2006

Baldwin County, Alabama			
	Number	Percent	Margin of Error
Total:	169,162		*****
White alone	146,276	86.47%	+/-676
Black or African American alone	16,213	9.58%	+/-782
American Indian and Alaska Native alone	651	0.38%	+/-365
Asian alone	778	0.46%	+/-173
Native Hawaiian and Other Pacific Islander alone	0	0.00%	+/-265
Some other race alone	3,035	1.79%	+/-865
Two or more races:	2,209	1.31%	+/-1,020
Two races including Some other race	292	0.17%	+/-291
Two races excluding Some other race, and three or more races	1,917	1.13%	+/-857

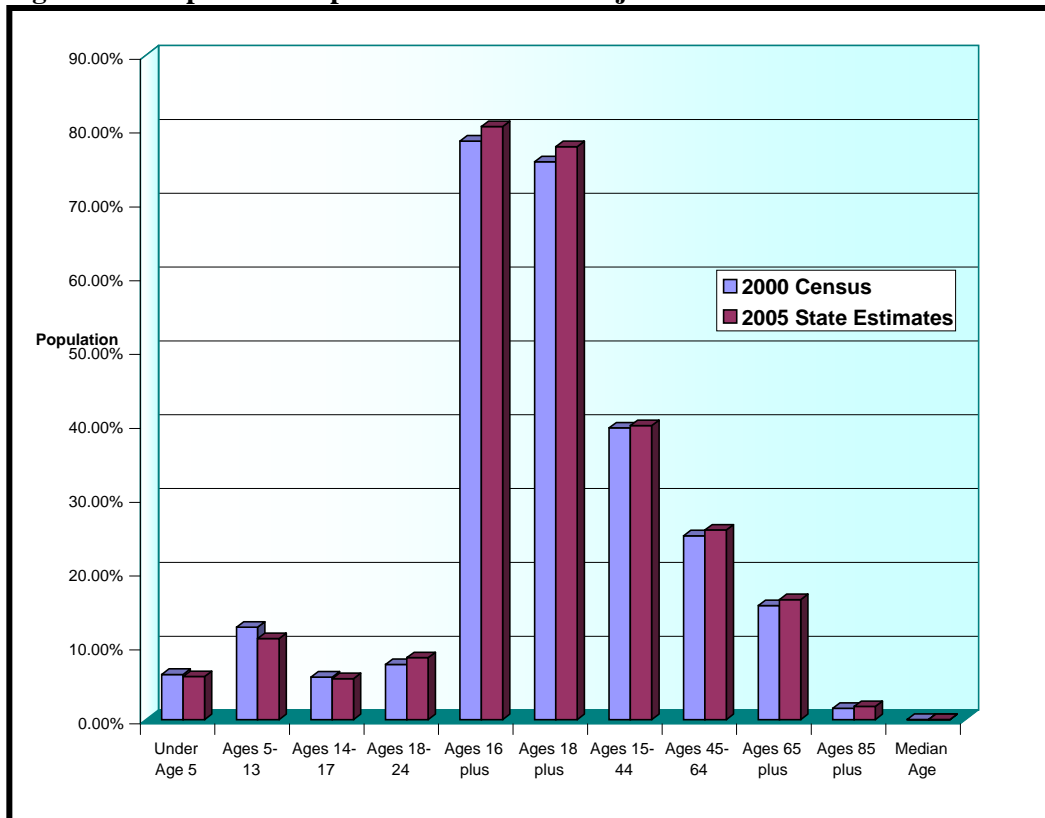
Source: U.S. Census Bureau, 2006 American Community Survey

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Age Cohorts

Figure 7 shows the estimated changes in the County's age cohorts from 2000 to 2005. The State estimates a more aging population largely due to an increase in older households migrating into the County.

Figure 7. Comparative Population Estimates/Projections

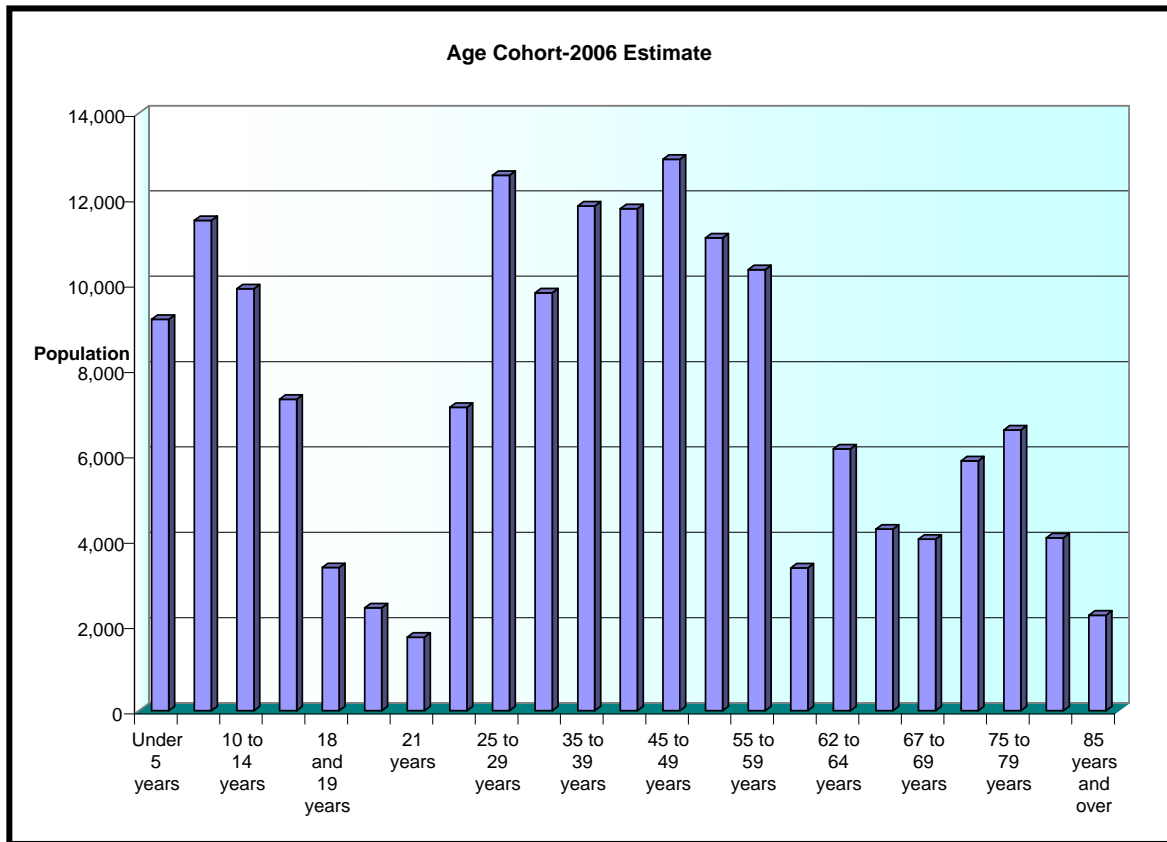


Source: Baldwin County Planning and Zoning Department, 2006; Strategic Planning Group, Inc. 2007

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Figure 8, on the following page, shows the estimated age cohort distribution for 2006. It is interesting to note, the lower numbers of 18-25 year olds; due in part to leaving the area to either attend college or find jobs. Likewise, the figure also shows the relatively high number of residents over 60 years of age.

Figure 8. Age Cohort Distribution, 2006



Source: Baldwin County Planning and Zoning Department, 2007; Strategic Planning Group, Inc. 2007

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Current and Projected Population Estimates

Trying to estimate population growth in fast growing areas is extremely difficult. The Department of Census estimates the population of the United States every ten years; which is the basis for most planning efforts. In turn, the Census also attempts to estimate yearly (current year) estimates for use in Federal Grants allocations. Most states also attempt to estimate population projections annually.

The State of Alabama prepares population projections for planning purposes. The State projects that the County will number 248,436 permanent residents by 2025.

Table 5. Baldwin County Population Projections

Year	Number
2000	140,415
2005	162,314
2010	184,375
2015	206,251
2020	227,727
2025	248,436

Source: University of Alabama BEBR, 2007

Baldwin County retained TischlerBise to prepare an impact fee study for the County¹. As part of that study, detailed population and housing projections were prepared for 2020. Because these projections are part of the County's proposed impact fee process; SPG felt that those population projections should be used as a basis for the long range land use plan. To project the population out to 2025; SPG used the 2006-2020 growth rate and extended that rate out to 2025 as shown in Table 6 and Figure 9.

Table 6. Population Projections, 2007-2025

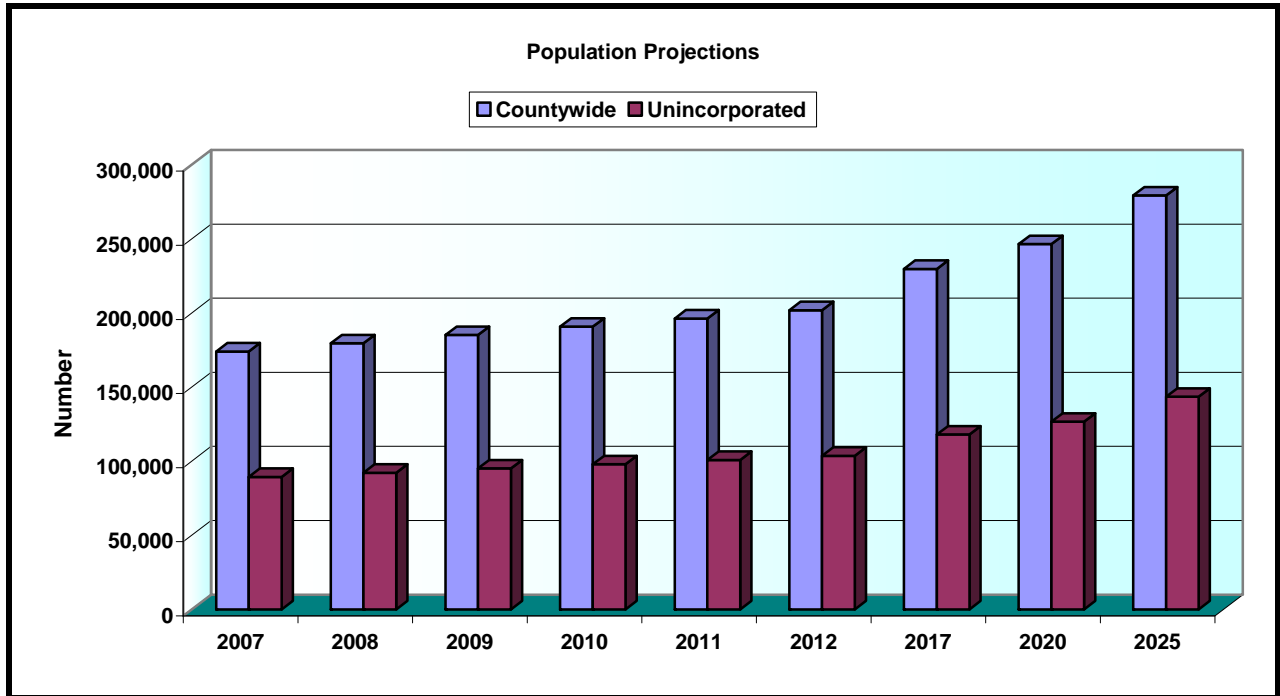
Projection Year	2007	2008	2009	2010	2011	2012	2017	2020	2025
Countywide Total	174,031	179,609	185,187	190,765	196,343	201,922	229,812	246,546	279,315
Unincorporated Total	89,385	92,252	95,120	97,988	100,856	103,724	118,064	126,668	143,519

Source: TishlerBise 2007; Strategic Planning Group, Inc. 2007

¹ Impact Fee Study, TischlerBise, 2007

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Figure 9. Population Projections, 2007-2025

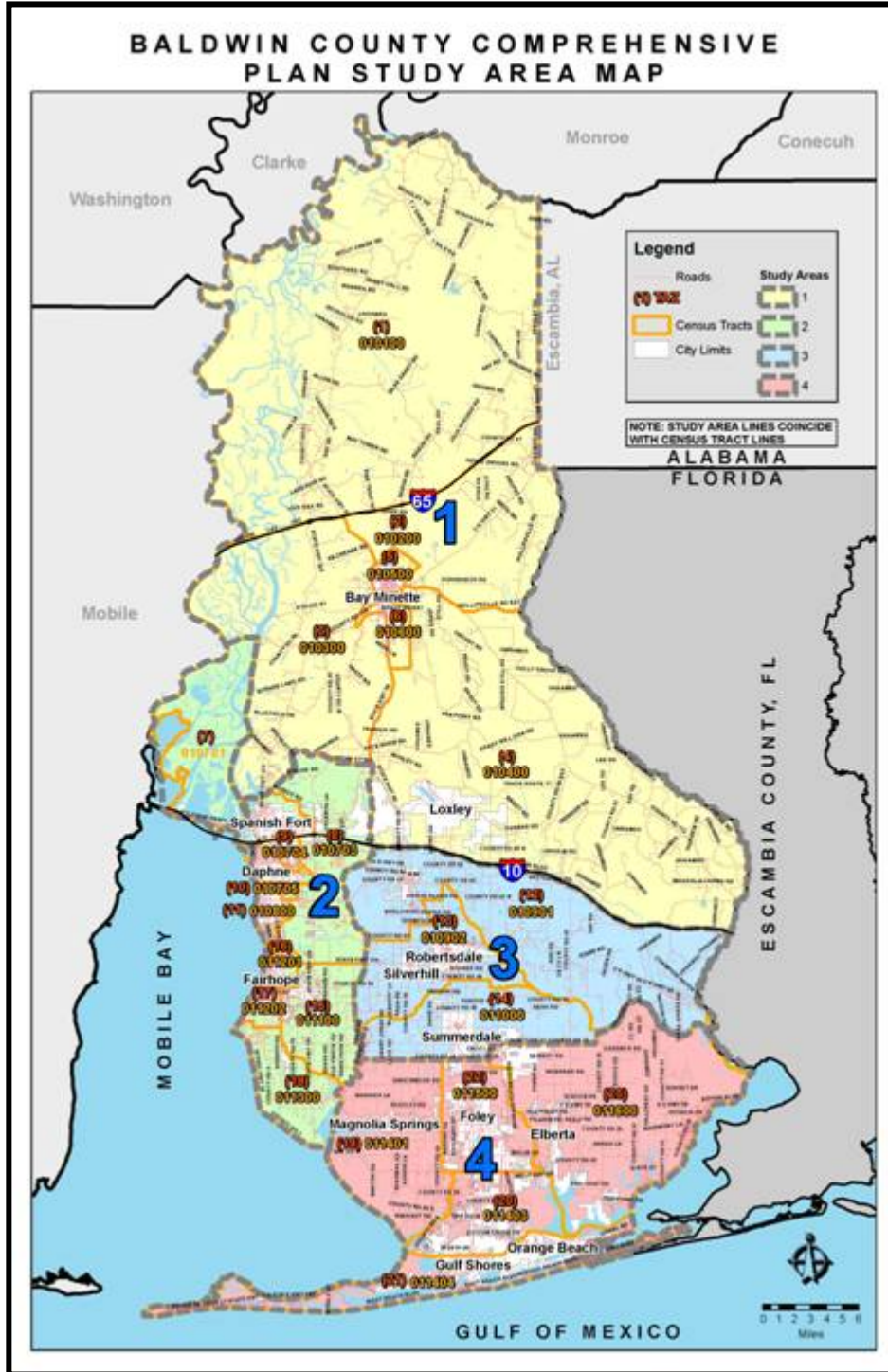


Source: Strategic Planning Group, 2007.

Utilizing the data TischlerBise/SPG projections, SPG then developed the population projection by the planning areas shown below.

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Figure 10. Baldwin County Planning Areas



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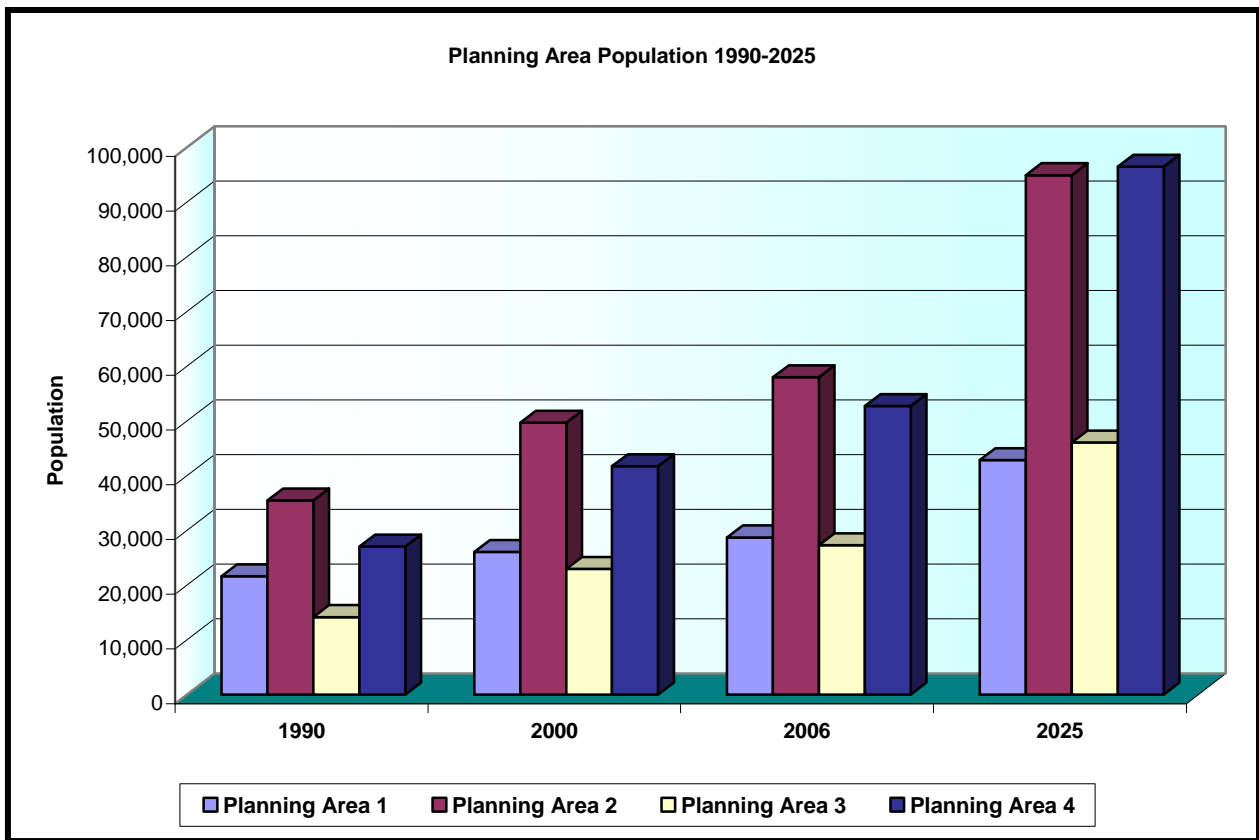
Source: Genesis Group, Inc. 2007

Table 7. Population Projections, 1990-2025

Planning Areas	1990	2000	2006	2025
1	21,625	26,038	28,717	42,838
2	35,466	49,684	57,981	94,914
3	14,161	22,949	27,303	46,056
4	27,028	41,744	52,724	96,477
Total	98,280	140,415	166,725	280,284

Source: Strategic Planning Group, Inc. 2007

Figure 11. Planning Area Population 1990-2025



Source: Strategic Planning Group, Inc. 2007

As a final step, SPG then delineated the unincorporated population for each of the Planning Areas. It should be noted that the unincorporated estimates shown below correspond to each city's municipal boundaries as of 2006 and do not take into account police or fire service areas.

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The State of Alabama estimated that as of 2006, the unincorporated areas of Planning Area 1 accounted for 68% of the Planning Area's population. Using this same percentage figure, SPG estimated that in 2025, Planning Area 1 would have a population of 29,036 representing a growth of 9,571 residents since 2006.

Table 8. Unincorporated Population, Planning Area 1

Planning Area 1					
	2006	68%	2025	Unincorp.	Change
Population	28,717	19,465	42,838	29,036	9,571

Source: Strategic Planning Group, Inc. 2007

The State of Alabama estimated that as of 2006, the unincorporated areas of Planning Area 2 accounted for 30% of the Planning Area's population. Using this same percentage figure, SPG estimated that in 2025, Planning Area 2 would have a population of 28,189 representing a growth of 10,969 residents since 2006.

Table 9. Unincorporated Population, Planning Area 2

Planning Area 2					
	2006	30%	2020	Unincorp.	Change
Population	57,981	17,220	94,914	28,189	10,969

Source: Strategic Planning Group, Inc. 2007

The State of Alabama estimated that as of 2006, the unincorporated areas of Planning Area 3 accounted for 77% of the Planning Area's population. Using this same percentage figure, SPG estimated that in 2025, Planning Area 3 would have a population of 35,594 representing a growth of 14,493 residents since 2006.

Table 10. Unincorporated Population, Planning Area 3

Planning Area 3					
	2006	77%	2025	Unincorp.	Change
Population	27,303	21,101	46,056	35,594	14,493

Source: Strategic Planning Group, Inc. 2007

The State of Alabama estimated that as of 2006, the unincorporated areas of Planning Area 4 accounted for 85% of the Planning Area's population. Using this same percentage figure, SPG estimated that in 2025, Planning Area 1 would have a population of 81,636 representing a growth of 37,022 residents since 2006.

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Table 11. Unincorporated Population, Planning Area 4

Planning Area 4					
	2006	85%	2025	Unincorp.	Change
Population	52,724	44,614	96,477	81,636	37,022

Source: Strategic Planning Group, Inc. 2007

Alabama County Population 65 and Over in 2000 and Projections 2005-2025

County	2000	2005	2010	2015	2020	2025	Change 2000-2025	
							Number	Percent
Alabama	579,907	609,135	660,343	757,211	871,646	999,769	419,862	72.40%
Autauga	4,451	5,348	6,493	7,905	9,594	11,983	7,532	169.22%
Baldwin	21,703	26,031	31,887	39,712	49,231	60,687	38,984	179.62%

Source: Univ. of AL BEBR estimates, 2005 rep