



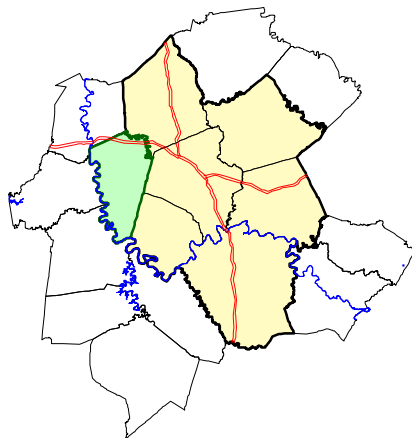
Population Characteristics: Past and Present

Woodford's Recent Population Growth Outpaces the State and Nation

Woodford County was formed in 1789 and is located between Lexington and Frankfort, Kentucky. The county is nestled in the heart of Bluegrass thoroughbred country, surrounded by Franklin, Scott, Fayette, Jessamine, Mercer and Anderson Counties. Woodford County is part of the seven-county Lexington-Fayette Metropolitan Statistical Area (MSA), which also includes Fayette, Bourbon, Clark, Madison, Jessamine and Scott Counties. It is also part of the seventeen-county Bluegrass Area Development District (BGADD). Physically, the county is the 107th largest of the state's 120 counties, containing 191 square miles of mostly rolling farmland and timber stands. Figure 1.2 shows Woodford County's location (green) in the Lexington MSA (yellow), and the Bluegrass ADD.

FIGURE 1.2

Woodford County, Lexington MSA, and the Bluegrass ADD



Woodford County is known for its horse farms and antique stores. Many notable public figures own horse farms in the County, and the area is home to many famous thoroughbreds. Versailles is the Woodford County seat, and was founded in 1792 by General Marquis Calmes. The area was once known as Falling Spring, but the town was renamed to honor General Lafayette, who was born in

Versailles France and fought for American independence. Versailles offers a wealth of historic southern homes and buildings listed on the National Register of Historic Places.

Midway is the second largest community in the County and was built by the Lexington and Ohio Railroad in 1831. The site was also known as Middleway. This city is home to Midway College, an independent liberal arts college for women chartered in 1847. Railroad Street, centered on the original L & O railroad tracks, features Victorian-style antique shops, gift boutiques and restaurants.

This following section provides a demographic profile of Woodford County, including Versailles, and Midway and compares Woodford with surrounding counties, the Lexington MSA, the Bluegrass Area Development District, the state, and the nation. The tables display data and trends regarding the following categories: (1) total population and growth (2) distribution of population by age and gender (3) population distribution by urban and rural area (4) components of population change, and (5) household characteristics. Population forecasts for Woodford County are provided in Chapter Five.

Population: Number of People

As of the 2000 Census, Woodford County had approximately 23,200 residents, making it the 47th most populated county in Kentucky. Woodford had been adding 300 to 400 residents per year for the past several decades. While this is not a large number of new residents in absolute terms, Woodford's growth rate of 16.3 percent from 1990 to 2000 is higher than that of the State of Kentucky (9.7%) and the United States (13.2%).

The cities of Versailles and Midway are the primary population centers of Woodford County. According to the 2000 Census, Versailles had a population of 7,511, which was nearly one-third of the county total. Midway, at 1,620 persons, made up seven percent of the county population. Both cities added population from 1990 to 2000: Versailles grew by slightly more than three percent, and Midway grew by nearly 22 percent. However the area outside the cities added more population, and **the urbanized portion of the county now accounts for only 39 percent of the total – down from 48 percent in 1970.**

Because Woodford County is part of the seven-county Lexington MSA, it is important to analyze Woodford's population growth trends and compare them to the other six counties in this economically integrated area, as well as the larger Bluegrass Area Development District.

TABLE 1.1

Population Growth in Versailles, Midway, and Woodford County: 1950–2000

Area	Population						Percent Change				
	1950	1960	1970	1980	1990	2000	'50-'60	'60-'70	'70-'80	'80-'90	'90-'00
Versailles	2,760	4,060	5,679	6,427	7,269	7,511	47.1	39.9	13.2	13.1	3.3
Midway	950	1,044	1,278	1,445	1,330*	1,620	9.9	22.4	13.1	-7.9	21.8
Woodford Co.	11,212	11,913	14,434	17,778	19,955	23,208	6.3	21.2	23.2	12.2	16.3

Source: US Bureau of the Census, *Census of Population*, 1950–2000;

* Local estimates of population of Midway indicate an error of approximately 40 people in the 1990 Census figures. These figures include the additional 40 people

Table 1.2 indicates that since 1990, Woodford’s population surpassed that of Bourbon County and is no longer the least populated of the Lexington MSA counties. However, Woodford still comprises less than five percent of the MSA population. During the last decade, 1990 to 2000, Woodford added population at precisely the same rate as the Bluegrass ADD (16.3%), slightly less than the Lexington MSA, (18.0%), but greater than the state (9.7%). Woodford ranked fourth out of the seven MSA counties in percentage population growth from 1990 to 2000. The county's annual rates of population growth have consistently been above those of the state and the Lexington MSA since 1970 (see Figure 1.3).

FIGURE 1.3

Annual Rates of Population Growth in Woodford County, Lexington MSA, and Kentucky: 1970-2000

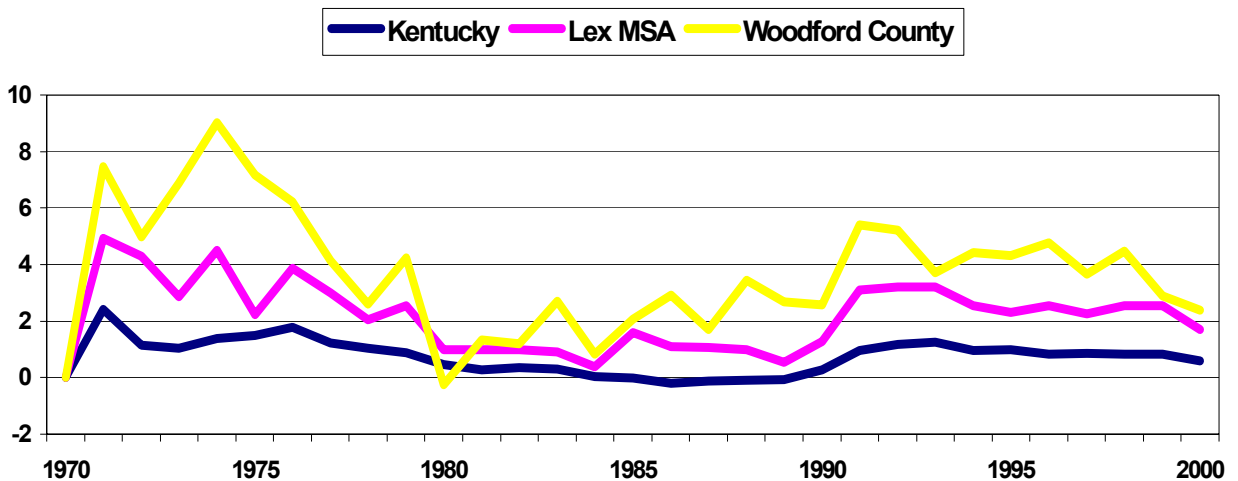


TABLE 1.2

Population Growth in Woodford County, Lexington MSA, Bluegrass ADD, and Kentucky: 1960–2000

Area	Population					Percent Change			
	1960	1970	1980	1990	2000	1960-70	1970-80	1980-90	1990-00
Woodford	11,913	14,434	17,778	19,955	23,208	21.2	23.2	12.2	16.3
Bourbon	18,178	18,476	19,405	19,236	19,360	1.6	5.0	-0.9	0.6
Clark	21,075	24,090	28,332	29,496	33,144	14.3	17.6	4.1	12.4
Fayette	131,906	174,323	204,165	225,366	260,512	32.2	17.1	10.4	15.6
Jessamine	13,615	17,430	26,146	30,508	39,041	28.0	50.0	16.7	28.0
Madison	33,482	42,730	53,352	57,508	70,872	27.6	24.9	7.8	23.2
Scott	15,376	17,948	21,813	23,867	33,061	16.7	21.5	9.4	38.5
MSA Total	245,545	309,431	370,991	405,936	479,198	26.0	19.9	9.4	18.0
Anderson	8,618	9,358	12,567	14,571	19,111	8.6	34.3	15.9	31.2
Boyle	21,257	21,090	25,066	25,641	27,697	-0.8	18.9	2.3	8.0
Estill	12,466	12,752	14,495	14,614	15,307	2.3	13.7	0.8	4.7
Franklin	29,421	34,481	41,830	43,781	47,687	17.2	21.3	4.7	8.9
Garrard	9,747	9,457	10,853	11,579	14,792	-3.0	14.8	6.7	27.7
Harrison	13,704	14,158	15,166	16,248	17,983	3.3	7.1	7.1	10.7
Lincoln	16,503	16,663	19,053	20,045	23,361	1.0	14.3	5.2	16.5
Mercer	14,596	15,960	19,011	19,148	20,817	9.3	19.1	0.7	8.7
Nicholas	6,677	6,508	7,157	6,725	6,813	-2.5	10.0	-6.0	1.3
Powell	6,674	7,704	11,101	11,686	13,237	15.4	44.1	5.3	13.3
ADD Total	385,208	457,562	547,290	589,974	686,003	18.8	19.6	7.8	16.3
Kentucky	3,038,156	3,218,706	3,660,777	3,685,296	4,041,769	5.9	13.7	0.7	9.7

Sources: US Bureau of the Census, *Census of Population, 1960–2000*; and Kentucky Population Research, *Profile of General Demographic Characteristics: 1990, 2000, and Change 1990–2000*.

Population Composition: Age and Sex

Census data over the last four decades document the aging of the Woodford County population, as the baby boomer generation moved into their forties and fifties. This is, of course, a statewide and nationwide phenomenon. Table 1.3 shows that the median age of Woodford County’s population was 37 years in 2000, meaning that one-half the population was younger, and one-half was older than 37. This is slightly higher than the median age in Kentucky (36) and the United States (35). Over the past decade, Woodford’s median age rose at a faster rate (10.1%) than Kentucky (8.8%) or the nation (7.3%)

TABLE 1.3

Median Age in Woodford County, Kentucky, and the United States: 1970–2000

Area	Median Age				Percent Change		
	1970	1980	1990	2000	1970-80	1980-90	1990-00
Woodford Co.	27.2	29.9	33.7	37.1	9.9	12.7	10.1
Kentucky	27.5	29.1	33.0	35.9	5.8	13.4	8.8
United States	28.1	30.0	32.9	35.3	6.8	9.7	7.3

Source: US Bureau of the Census, *Census of Population*, 1970–2000.

The aging of the post-war baby boom population is evident in the Census data. In 1960 and 1970, the 5–19 year-old group was larger than the other groups. In 1980 and 1990, the 20–39 year-olds were the largest group. By 2000, 40–59 year-olds made up the largest group, over 7,000 persons. This age group grew at the fastest rate, nearly 46 percent, from 1990 to 2000.

TABLE 1.4

Population by Age Group in Woodford County: 1960–2000

Age Group	Population					Percent Change			
	1960	1970	1980	1990	2000	1960-70	1970-80	1980-90	1990-00
60 and Older	1,744	1,964	2,377	2,862	3,379	12.6	21.0	20.4	18.1
40–59	2,471	2,930	3,741	4,833	7,035	18.6	27.7	29.2	45.6
20–39	3,002	3,836	5,516	6,336	6,289	27.8	43.8	14.9	-0.7
5–19	3,367	4,408	4,553	4,487	5,055	30.9	3.3	-1.4	12.7
Younger than 5	1,329	1,296	1,591	1,437	1,450	-2.5	22.8	-9.7	0.9
Total	11,913	14,434	17,778	19,955	23,208	21.2	23.2	12.2	16.3

Source: US Bureau of the Census, *Census of Population*, 1960–2000.

Table 1.5 represents the same data as Table 1.4, but as a share of the total population. In 1960 and 1970, 5–19 year-olds made up the largest proportion of total population, approximately 30 percent. In 1980 and 1990, 20–39 year-olds

made up the largest proportion, 31 to 32 percent. By 2000, 40–59 year-olds made up the largest proportion, over 30 percent, up from 24 percent in 1990.

The population pyramids in Figure 1.4 portray the dramatic shift in Woodford's age composition over the 1960 - 2000 time period.

TABLE 1.5

Percentage of Total Population by Age in Woodford County: 1960–2000

Age Change Group	Percent of Total					Percent			
	1960	1970	1980	1990	2000	1960-70	1970-80	1980-90	1990-00
60 and Older	14.7	13.6	13.4	14.3	14.6	-1.1	-0.2	0.9	0.3
40–59	20.8	20.3	21.0	24.2	30.3	-0.5	0.7	3.2	6.1
20–39	25.3	26.6	31.0	31.8	27.1	1.3	4.4	0.8	-4.7
5–19	28.1	30.5	25.6	22.5	21.8	2.4	-4.9	-3.1	-0.7
Younger than 5	11.1	9.0	9.0	7.2	6.2	-2.1	0.0	-1.8	-1.0
Total	100.0	100.0	100.0	100.0	100.0	—	—	—	—

Source: US Bureau of the Census, *Census of Population*, 1960–2000.

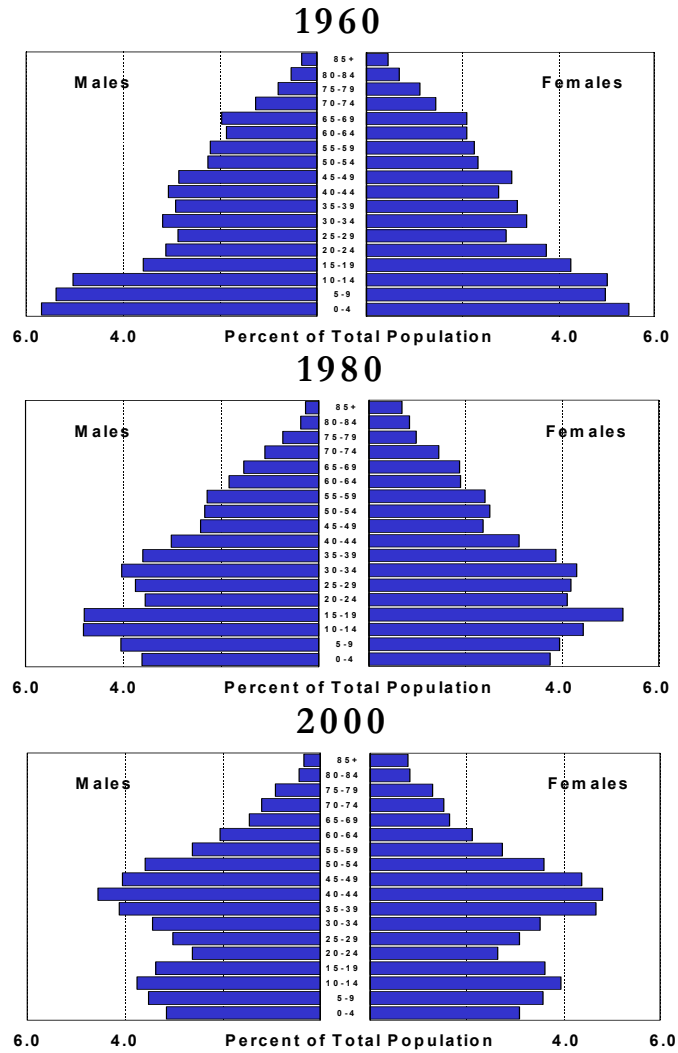
Distribution by Urban and Rural Area

Historically, Versailles and Midway have contained a substantial portion of the total population of Woodford County. Table 1.7 compares the number of persons living in the county's urban areas (Versailles and Midway¹) with the remaining county residents living outside these incorporated places in rural areas over the last half century. In 1950, only one in three Woodford residents lived in Versailles or Midway. However, by 1970, nearly half (48%) of the county population was urban, residing in the two incorporated places. Since 1970, the county urban areas continued to add population, but their share of the county total population has declined. The urban share of Woodford population fell by nearly nine percent during the 1990's. In 2000, urban residents comprised 39 percent of the county population.

¹The terms “urban” and “rural” used here are not consistent with Census Bureau definitions. According to the Bureau, urban includes all urbanized territory and places of 2,500 persons; rural includes places with less the 2,500 persons and open countryside.

Figure 1.4

Population by Age and Gender in Woodford County: 1960, 1980 and 2000



Source: Kentucky Population Research, 2002

TABLE 1.7

Population in Urban and Rural Areas of Woodford County: 1950–2000

Area	Population						Percent Change
	1950	1960	1970	1980	1990	2000	1990-00
Urban	3,710	5,104	6,957	7,872	8,599	9,131	6.2
Versailles	2,760	4,060	5,679	6,427	7,269	7,511	3.3
Midway	950	1,044	1,278	1,445	1,330*	1,620	21.8
Rural	7,502	6,809	7,477	9,906	11,356	14,077	24.0
Woodford Co. Total	11,212	11,913	14,434	17,778	19,955	23,208	16.3
Percent in Urban Areas	33.1	42.8	48.2	44.3	43.1	39.3	-8.8

Source: US Bureau of the Census, *Census of Population*, 1950–2000.

* Local estimates of population of Midway indicate an error of approximately 40 people in the 1990 Census figures. These figures include the additional 40 people.

Since 1970, the rapid growth of the urban areas has slowed, and rural areas of the county have grown at a more rapid pace. From 1990 to 2000, rural areas grew by 24 percent, nearly four times faster than urban areas, which grew by 6.2 percent. In absolute numbers, the difference in growth for the last decade between urban (city) and rural areas was 532 (city/urban) to 2,721 (rural).

Although “rural” population growth appears to be outpacing “urban” or “city” population growth based on census calculations, it is likely that a substantial portion of the “rural” growth is occurring in close proximity to city boundaries. Therefore, it may not be truly accurate to represent this as “rural” growth since it represents an extension of the “urban/city” area. Another reason supporting this statement is that Versailles and Midway have had urban service area boundaries in place for more than two decades (urban service areas include the city’s corporate limits plus adjoining unincorporated areas determined to be appropriate for urban level development). The Background Report for Land Use also provides a review of recent subdivision and rezoning activity that supports the contention that a significant proportion of “rural” population growth has and is occurring within designated urban service areas.

(When final draft of this Background Report is prepared, additional information about the actual proportion of “rural” population growth occurring in urban service areas will be included. The information will be developed based on the location of building permits issued, subdivision plats approved, and rezoning applications approved. Average household size will be used to extrapolate population based on building permits issued.)

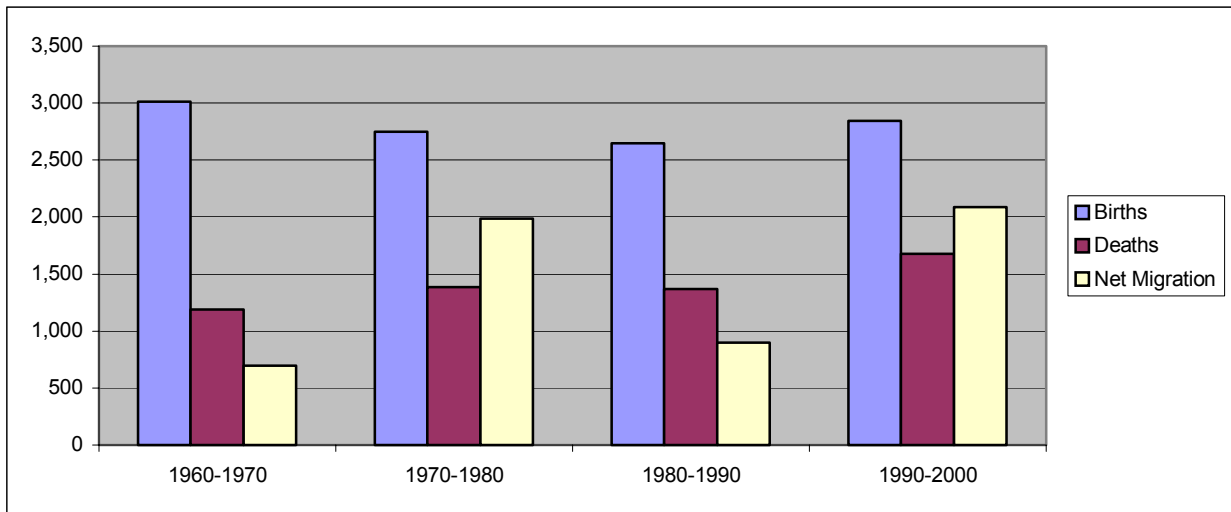
Components of Population Growth

Population growth has three demographic components--fertility, mortality, and migration. Over a given period, population size is increased by the number of live births and reduced by the number of deaths. The difference between the number of births and deaths represents the "natural increase" of the population. In addition, population size is affected by the relocation of persons. Net migration is the difference between the number of people moving in and those moving away.

As shown in Figure 1.5, Woodford County over the last four decades has had a moderate decline in fertility, a steady rise in mortality, and net in-migration although at fluctuating levels. During the 1960's, the national "baby boom" was waning and Woodford County recorded just over 3,000 live births. The number of births declined over the next two decades before posting an increase in the 1990's. Woodford's fertility in the nineties was just 6 percent below that of the sixties. In contrast mortality in the county has increased significantly. With the "graying" of the population, the number of deaths recorded to residents of the county increased by 41 percent from the 1960's to the 1990's. Consequently, Woodford's natural increase over the four decades fallen significantly--by 36 percent (see Table 1.8).

FIGURE 1.5

Demographic Components of Population Growth in Woodford County: 1960-2000



Interestingly, during the most recent decade, 1990-2000, Woodford added nearly twice as many residents through net migration (2,089 persons) than

through natural increase (1,164 persons). Yet for the entire forty-year period, natural increase (5,630) and net migration (5,663) were comparable. Migration has become an increasingly important component to maintaining Woodford's population growth. The population change from year to year in the 1990's (see Table 1.9) indicates net migration was significantly above natural increase except 1993 and 1999.

TABLE 1.8

Components of Population Change for Woodford County: 1960–2000

	1960–70	1970–80	1980–90	1990–00
Natural Increase	1,825	1,386	1,280	1,164
Live births	3,013	2,749	2,647	2,843
Deaths	1,186	1,388	1,367	1,679
Net Migration	696	1,983	897	2,089
Population Growth	2,521	3,344	2,177	3,253

Source for Figure 1.4 and Table 1.8: Kentucky Population Research, Calculations 2002.

Migration is intimately tied with the economic health and quality of life of the area. Migration is often directly related to the employment opportunities of a city, county, or the surrounding counties. New employment opportunities in a county or in its neighboring counties will be reflected in a corresponding in-migration to the area. Similarly, natural and manmade amenities (scenery, attractive neighborhoods, low crime, recreational opportunities, art and culture) help communities attract new residents and retain existing ones.

TABLE 1.9

Annual Population Estimates and Components of Change, Woodford County: 1990–1999

Component of Change	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Population (July 1 estimate)	20,032	20,381	20,757	20,834	21,194	21,593	22,045	22,319	22,731	22,773
Natural Increase	—	114	150	118	99	133	106	123	106	134
Live Births	—	289	302	298	267	295	276	291	279	297
Deaths	—	175	152	180	168	162	170	168	173	163
Net Migration	—	235	226	-41	261	266	346	151	306	-92
Annual Population Growth	—	349	376	77	360	399	452	274	412	42

Source: Kentucky Population Research, calculations 2002.

The 2000 Census asked about residence in 1995 allowing us to take a closer look at recent migration patterns (see Table 1.10). Of Woodford residents aged 5 and above in 2000, 55 percent were living in the same house in 1995. Seventeen percent had moved within Woodford County and were living in a different house than five years earlier. Over 6,000 residents (28 percent) had migrated into the county during the 1995-2000 period. The origin of these newcomers breaks down like so - 1,700 from Fayette County, 660 from other counties in the Lexington MSA, 3,900 from Kentucky counties outside of Woodford, 1,800 from other states, and 300 from outside the U.S.

TABLE 1.10

Residence in 1995 for the Population Aged 5 Years and Over of Woodford County in 2000.

	Number	Percent
Total persons aged 5 and over	21,808	100.0
Living in same house	12,001	55.0
Living in different house	9,807	45.0
In Woodford County	3,750	17.2
Outside Woodford County	6,057	27.8
In Fayette County	1,726	7.9
In Other Lexington MSA County	660	3.0
In Other Kentucky County	3,914	17.9
In Other State	1,825	8.4
Outside the United States	318	1.5

Source: 2000 Census Data

Household Characteristics

Following national and statewide trends, the total number of households in Woodford County households has been increasing, while the average household size has been declining. This helps explain the fast growth in housing units relative to population growth. As people live longer, in better health and with more resources, many older persons choose to live alone. Divorce and other lifestyle changes have led to a thicker layer of single person and single parent households in the population, boosting the demand for housing units. Table 1.11 shows selected characteristics of households in Woodford County, Versailles, and Midway from 1980 to 2000, based on decennial Census data.

In 2000, there were 8,893 households in Woodford County. Thirty-five percent of these households (3,160) were located in Versailles, seven percent (623) were in

Midway, and the remaining 57 percent of households were located in the county outside Versailles and Midway.

Woodford’s average household size has been declining, from 2.93 persons per household in 1980, to 2.57 persons in 2000. In 2000, Woodford’s average household size was close to that of the nation (2.59 persons) and slightly higher than Kentucky (2.47 persons). Woodford’s average household size was slightly larger than Versailles and Midway, which were approximately 2.4 persons each in 2000.

In 2000, 19.7 percent of Woodford County’s households had individuals 65 years and older. This proportion fell from 20.9 percent in 1990. In Versailles and Midway, the proportion of households with individuals 65 and older was higher, 25.1 percent and 26.5 percent, respectively. In 2000, Woodford’s proportion of households with individuals 65 years and older was lower than Kentucky (22.8%) and the U.S. (23.4%).

TABLE 1.11

Household Characteristics in Woodford County, Versailles, and Midway: 1980–2000

Area and Characteristic	Percent Change				
	1980	1990	2000	1980–'90	1990–'00
Woodford County					
Total Number of Households	5,947	7,223	8,893	21.5	23.1
Average Household Size	2.93	2.80	2.57	-4.4	-8.2
Percent of Persons Age 65 and Older	6.5	20.9	19.7	221.5	-5.7
Versailles					
Total Number of Households	2,299	2,834	3,160	23.3	11.5
Average Household Size	2.74	2.53	2.37	-7.7	-6.3
Percent of Persons Age 65 and Older	11.7	24.9	25.1	112.8	0.8
Midway					
Total Number of Households	477	451	623	-5.5	38.1
Average Household Size	2.71	2.51	2.38	-7.4	-5.2
Percent of Persons Age 65 and Older	—	24.3	26.5	—	9.1

Source: US Bureau of the Census, *Census of Population*, 1960–2000.

Table 1.12 shows the average household size in Woodford and surrounding counties from 1980 to 2000, based on decennial Census data. The other counties in the region—Anderson, Fayette, Franklin, Jessamine, Mercer, and Scott—are

chosen because, along with Woodford, they comprise the Woodford County Labor Market Area (LMA), as defined by the Kentucky Cabinet for Economic Development.

The data indicate that average household size declined in all seven counties in the labor market area and in the state from 1980 to 1990, and from 1990 to 2000. In 2000, Woodford ranked in the middle of the seven counties in average household size, 2.57 persons. This was slightly higher than the State of Kentucky, 2.47 persons. From 1990 to 2000, Woodford experienced a 5.2 percent rate of decline in average household size, approximately the same rate as the state (5.0%).

TABLE 1.12

Average Household Size in Woodford County Labor Market Area and Kentucky: 1980–2000

County	1980	1990	2000	Percent Change 1990–2000
Woodford	2.93	2.71	2.57	-5.2
Anderson	2.83	2.66	2.59	-2.6
Fayette	2.56	2.38	2.29	-3.8
Franklin	2.58	2.44	2.30	-5.7
Jessamine	2.95	2.77	2.69	-2.9
Mercer	2.77	2.56	2.45	-4.3
Scott	2.86	2.69	2.61	-3.0
Kentucky	2.82	2.60	2.47	-5.0

Source: US Bureau of the Census, Census of Population, 1970–2000.

Summary

During the most recent decade, Woodford’s population grew by approximately 16 percent, a rate higher than the state and the nation. The median age of Woodford County’s population was 37 in 2000, slightly higher than the median age in Kentucky (36) and the United States (35). In 2000, nearly half the population were in their forties and fifties. This age group grew at the fastest rate, nearly 46 percent, from 1990 to 2000. There were a somewhat higher proportion of females than males in the 40 and older age groups. Approximately 60 percent of Woodford’s population lived in rural areas of the county.

Migration has become the most important demographic component of population growth in Woodford County. While fertility has been fairly stable, mortality has risen steadily. Consequently, the county's natural increase has fallen significantly over the last half century. Net migration in the 1990s (2,089) was nearly twice natural increase (1,164). In 2000, 28 percent of Woodford residents had migrated into the county since 1995.

In 2000, there were 8,893 households in Woodford County. Thirty-five percent of these households (3,160) were located in Versailles and seven percent (623) were in Midway. Following national and statewide trends in recent decades, Woodford's average household size has been declining. In 2000, Woodford's average household size of 2.57 persons was close to that of the nation (2.59 persons) and slightly higher than Kentucky (2.47 persons).

In 2000, 19.7 percent of Woodford County's households had individuals 65 years and older, lower than Kentucky (22.8%) and the U.S. (23.4%).

From 2000 to 2010, Woodford County's total population is expected to grow by 13.9 percent, from 23,208 to 26,427. This rate is slightly less than that of Woodford's population growth rate from 1990 to 2000, 16.3 percent. By comparison, the state's population grew by 9.7 percent from 1990 to 2000, and is expected to grow by 9.9 percent from 2000 to 2010.

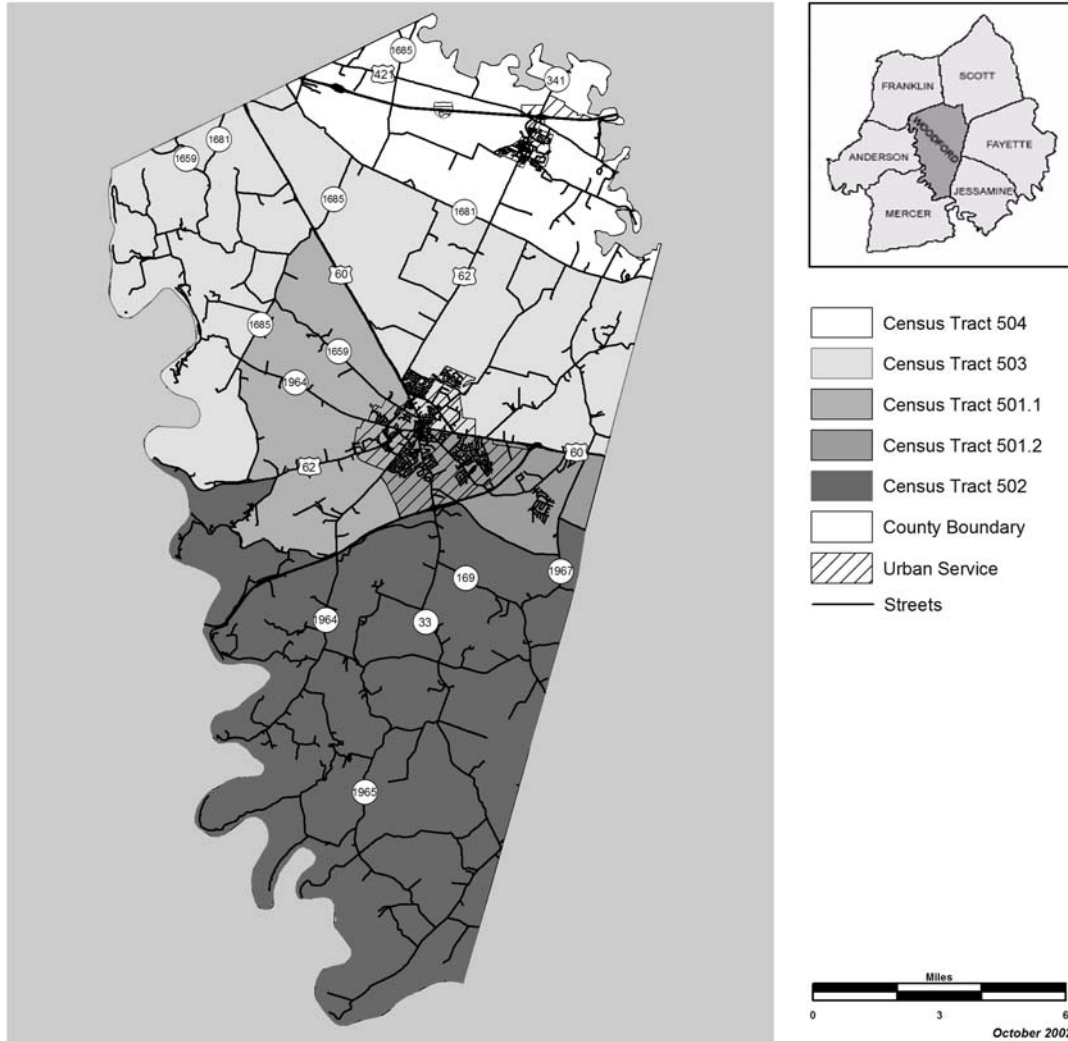
Forecasts of population growth from 2000 to 2030 in Woodford County, generated by the University of Louisville's Kentucky Population Research, are discussed in detail in Chapter 5 of this report.

The following chapter deals with important issues related to Woodford's labor force characteristics, commuting patterns, income of residents and earnings of workers, and the major industries in the county.

Figure 1.5

Census Tracts

PEOPLE, JOBS AND HOUSING



2003 COMPREHENSIVE PLAN UPDATE
VERSAILLES MIDWAY WOODFORD COUNTY

CONTEXT
The University of Louisville
Paul Coomes, PhD, University of Louisville
Michael Price, Kentucky State Data Center
Bluegrass Tomorrow, Inc.

Figure 1-6

Location of Population Growth in Woodford County: 1990-2000

A Woodford County graphic will be inserted here in the final draft to illustrate the approximate location of population growth for the 1990-2000 period. This will be accomplished by depicting population growth in 100-200 person “blocks” shown in proximity to actual location.

PEOPLE JOBS AND HOUSING IN WOODFORD COUNTY