

Appendix A: Wayland Demographic Profile

This demographic profile provides an overview of Wayland's population and household growth, as well as social characteristics of the town's population, including household type, age, income, and educational attainment level. This information is relevant for determining future trends in Wayland and how they may affect growth and the need for housing, transportation, jobs, and public facilities and services.

While the focus of the demographic profile is on Wayland, regional and statewide data are provided for comparative purposes. In some instances, information for adjacent communities is also included so that a sense of Wayland's role in the region is presented. Wayland is a member of the MetroWest sub-region of the Metropolitan Area Planning Council (MAPC). The MAPC area is comprised of 82 towns and 19 cities, including the City of Boston and its outlying communities. MetroWest's nine member communities include: Ashland, Framingham, Marlborough, Natick, Southborough, Sudbury, Wayland, Wellesley, and Weston.

Size and Growth

Table A-1 provides a comparison of historical and projected growth rates for Wayland and the MetroWest region. Unlike the region, which experienced a population increase between 1970 and 1990, the Town experienced a loss of population during this time. More recent data indicate that the Town is presently growing at a rate more consistent with the region's growth rate. The 2000 population in Wayland was 13,100, an increase of 1,226 people since 1990, a growth rate of 10%. The MetroWest region grew from 209,053 in 1990 to 226,813 in 2000. This increase of 17,760 residents represents a growth rate of 8.5 %.

In 1999, MAPC forecasted that Wayland's population would fluctuate slightly through 2020, gradually experiencing a decline. However, it should be noted that the actual increase in population Wayland experienced during the 1990s exceeded the growth projected for the Town by MAPC.¹ Similarly, the increase projected by MAPC for the MetroWest region during the 1990s was lower than the growth actually experienced by the region (223,183 projected versus 226,813 actual). Thus, these projections, while somewhat helpful in planning for the future, do not necessarily reflect the trends actually occurring within a geographical area.

¹ MAPC's projections, completed prior to the release of the 2000 Census, forecasted a 2000 population of 12,615 for Wayland. This was approximately 500 less than the 2000 Census figure of 13,100. So it should be noted that, while MAPC's projections did forecast a decline in the Town's population through the next few decades, they did not project the decline to be at the magnitude their projections seem to indicate when compared to the 2000 Census population.

Table A-1
Town of Wayland and MetroWest Region
Population Growth and Projections, 1970 - 2020

Year	Wayland Population	Growth Rate	MetroWest Population	Growth Rate
1970	13,461	-	192,739	-
1980	12,162	-9.7%	205,124	6.4%
1990	11,874	-2.4%	209,053	1.9%
2000	13,100	10.3%	226,813	8.5%
2010*	12,273	-6.3%	230,718	1.7%
2020*	12,449	-1.4%	238,932	3.6%

Sources: U.S. Census Bureau, Census 1970-2000; Projections - Metropolitan Area Planning Council (MAPC).

* MAPC completed these population projections prior to the release of the 2000 Census figures.

Table A-2 compares the growth rate between 1990 and 2000 of Wayland to the other eight member communities of the MetroWest sub-region. While Wayland's recent growth rate is higher than the sub-region's overall growth rate (see **Table A-1**), it is still considerably lower than many of its fast-growing neighboring communities. The MetroWest community that experienced the most significant growth between 1990 and 2000 is Southborough, which grew by nearly 33%. Ashland grew by roughly 22% while Sudbury increased by more than 17%. The slowest-growing MetroWest communities during the 1990s were Framingham and Natick, which grew by 3% and 5% respectively. The population of Wellesley remained essentially unchanged during this time. It should be noted that the growth experienced during the 1990s may not necessarily be indicative of long-term growth trends in MetroWest or in Wayland.

Table A-2
Town of Wayland and Surrounding Communities
Population Growth, 1990 - 2000

Town	1990	2000	% Change
Southborough	6,628	8,781	32.5%
Ashland	12,066	14,674	21.6%
Sudbury	14,358	16,841	17.3%
Marlborough	31,813	36,255	14.0%
Weston	10,200	11,469	12.4%
Wayland	11,874	13,100	10.3%
Natick	30,510	32,170	5.4%
Framingham	64,989	66,910	3.0%
Wellesley	26,615	26,613	-0.01%

Source: U.S. Census Bureau, 1990 and 2000.

Households

As shown in **Table A-3**, household size in Wayland is projected to decline over the next 20 years. The number of households in Wayland increased from 4,210 in 1990 to 4,625 in 2000, a growth of 415 households or 9.9%. Unlike regional, state, and national trends, which are showing household growth rates that exceed population growth rates, Wayland's household growth rate during the 1990s was relatively consistent with its overall population growth rate of 10.3%. This indicates that the growth in the Town's total number of households in the 1990s was due to the Town's population growth, not to a decrease in the average household size.

The number of persons per household in Wayland in 2000 remained unchanged from 1990 (2.8 persons). This was higher than both the Middlesex County and state averages (both 2.5). Despite this statistic, household size is expected to decline in the Town, mirroring long-term state and national trends. See **Table A-3** for projections for household size for the Town and for the MetroWest region. These projections were extrapolated from MAPC population and household projections.

Table A-3
Town of Wayland and Metro West Sub-Region
Households, 1990 - 2020

Year	Wayland			MetroWest		
	Households	Change	Persons Per Household	Households	Change	Persons Per Household
1990	4,210	--	2.8	76,956	--	2.6
2000	4,625*	9.9%	2.8	83,806	8.9%	2.6
2010 (Projected)	4,579	-1.0%	2.6	88,438	5.5%	2.5
2020 (Projected)	4,817	5.2%	2.5	94,187	6.5%	2.4

Sources: U.S. Census Bureau, Census 1990 and 2000. Projections are from MAPC and were released prior to the 2000 Census.

* MAPC projected a 2000 household figure of 4,571 for Wayland, 54 less than the actual 2000 Census estimate. Since the number of households in Wayland as identified in the 2000 Census was higher than MAPC's forecasts for both 2000 and 2010, the numbers appear to project a decrease in the number of households in the Town, which does not accurately reflect what MAPC projected for Wayland.

In 1990, of the Town's 4,210 households, 3,424 households (81.3%) consisted of family households while 786 households (18.7%) were non-family households (see **Table A-4**). Family households are those in which the householder lives with one or more persons whom they are related to by birth, marriage, or adoption. Non-family households are households that consist of a single householder living alone or a householder that lives with non-relatives only. In 1990, the majority of family households, 3,020 households or 71.7% of total households, consisted of married-couple families. The remainder was divided between female-headed families (7.3%) and male-headed families (2.3%). The majority of non-family households (633 households) consisted of a single householder living alone, and of these, 294 households, or 7.0% of total households, consisted of a single householder 65 years or older living alone. Other non-family households comprised the remaining 3.6% of households within the community.

In 2000, the household composition in Wayland remained relatively consistent with the 1990 breakdown. The share of total households comprised of families was 80.5%, down by 0.8% since 1990. In 2000, non-family households comprised 19.5% of total households, up from 18.7% in 1990. The share of married couple family households decreased slightly from 71.7% in 1990 to 71.5% in 2000. Single elderly person (65 years and over) households grew from 7.0% to 7.6%. The share of male-headed families decreased from 2.3% in 1990 to 1.9% in 2000.

In comparing the number of households in Wayland in 1990 and 2000, several trends that will have an impact on future housing demand become apparent. First, by 2000, non-family households were growing at a faster rate than were family households (14.9% as compared to 8.7%). Second, of all the identified household types, households comprised of elderly householders 65 and over living alone experienced the largest increase, growing by 19.4%. Finally, the second largest increase was experienced by non-elderly householders living alone, which grew by 15.6%.

Table A-4
Town of Wayland
Household Composition, 1990 - 2000

Household Type	1990		2000		1990-2000 Change	
	Number	%	Number	%	Number	%
Family Households	3,424	81.3	3,722	80.5	298	8.7
Married Couple Families	3,020	71.7	3,305	71.5	285	9.4
Female Headed Families	309	7.3	329	7.1	20	6.5
Male Headed Families	95	2.3	88	1.9	-7	-7.4
Non-Family Households	786	18.7	903	19.5	117	14.9
Householder 65+ Living Alone	294	7.0	351	7.6	57	19.4
Other Householder Living Alone	339	8.1	392	8.5	53	15.6
Other Non-Family Households	153	3.6	160	3.5	7	4.6
Total Households	4,210	100.0	4,625	100.0	415	9.9

Age Characteristics

In recent years, the most substantial population growth in Wayland has been among the youngest and oldest age groups (see **Table A-5**). Between 1990 and 2000, the number of residents in the 5 to 19 age group increased by 30.7% while the number of residents in the 65+ age group increased by 34.3%. Other groups experienced a more moderate growth rate. The number of residents aged 45 to 64 increased by 17.5%, while the number of children under the age of five grew by 16.1%. The 20 to 24 year old age cohort fell substantially, decreasing by 58.1%.

The largest age cohort represented within the Town is the 45-64 year old group. This predominance of older residents is reflected in the Town's median age, which was 41.4 years in 2000 as compared to 36.4 for Middlesex County and 36.5 for the state. The 1990 median age for the Town was 39.4 as compared to 36.2 for Middlesex County and 33.5 for the state.

Table A-5
Town of Wayland
Age Distribution, 1990 - 2000

Age	1990		2000		1990-2000 Change	
	Persons	%	Persons	%	Persons	%
Under 5	807	6.8	937	7.2	130	16.1
5-19	2,307	19.4	3,015	23.0	708	30.7
20-24	587	4.9	246	1.9	(341)	(58.1)
25-44	3,547	29.9	3,234	24.7	(313)	(8.8)
45-64	3,235	27.2	3,800	29.0	565	17.5
65 & over	1,391	11.7	1,868	14.3	477	34.3
Total	11,874	100.0	13,100	100.0	1,226	10.3

Sources: U.S. Census Bureau, Census 1990 and 2000.

According to MAPC population forecasts, shown in **Table A-6**, the proportion of persons aged 65 and older in Wayland is projected to effectively double by 2020, growing from 14% of the Town's total population to 28%. The 25 to 44 year old age group is projected to continue its decline, constituting approximately 21% of the Town's population by 2020. The proportion of the population under age five is projected to decline considerably, comprising only 4.5% of the total population by 2020. The 45 to 64 year old age group is projected to decrease, comprising 24.5% of the total population by 2020 down from 29% in 2000.

Table A-6
Town of Wayland
Age Distribution and Projections, 2000-2020

Age	2000*		2020 Projections		2000-2020 Change	
	Persons	%	Persons	%	Persons	%
Under 5	937	7.2	559	4.5	(378)	(40.3)
5-19	3,015	23.0	1,967	15.8	(1,048)	(34.8)
20-24	246	1.9	792	6.4	546	222.0
25-44	3,234	24.7	2,596	20.9	(638)	(19.7)
45-64	3,800	29.0	3,048	24.5	(752)	(19.8)
65 & over	1,868	14.3	3,428	28.0	1,560	83.5
Total	13,100	100.0	12,449	100.0	(651)	(5.0)

Sources: U.S. Census Bureau, Census 2000 & MAPC projections.

* MAPC projected a 2000 total population figure of 12,615 for Wayland, about 500 less than the actual 2000 Census estimate. Since the 2000 population figure for Wayland was higher than MAPC's forecasts for both 2000 and 2010, the numbers appear to project a moderate decrease in the number of residents in the Town, which does not accurately reflect what MAPC projected for Wayland.

While the 1990-2000 ten-year period witnessed an increase in the number of school-aged children (5-19), this decade also witnessed a substantial decline in the number of residents of child-rearing age (25-44). If

the latter trend continues, as MAPC is projecting, the Town may have a future surplus of educational facilities and other educational resources. The Town may consider redistributing some of these resources to its growing elderly population. If the Town's elderly population (aged 65+) grows at the rate projected by MAPC, Wayland will be faced with having to address a myriad of elderly needs, including housing, recreation, and transportation. Additional housing facilities, providing both assisted living and independent living options, as well as senior recreational facilities, will likely be needed. The Town may need to provide additional means of transportation for elderly residents, such as bus shuttles or elderly van services.

Income Distribution

Tables A-7a and A-7b compares the Town's 1990 and 2000 household income distribution with that of Middlesex County and the state. In general, in 1990, the Town had a greater share of households earning \$100,000 or more and fewer households earning less than \$25,000 than either the county or the state. In 1990, approximately 33% of the Town's households had incomes of \$100,000 or more, as compared to 10% of Middlesex County households and less than 7% of Massachusetts households. Comparatively, only 11.4% of the Town's households earned incomes less than \$25,000. This figure was 26.1% for Middlesex County and 33.3% for the state. See **Table A-7a** for the breakdown.

The differences in income levels were more pronounced in 2000, with more than 50% of the Town's households earning \$100,000 or more as compared to 25% for Middlesex County and less than 18% for the state. Slightly less than 10% of Wayland households earned less than \$25,000 in 2000. This figure was approximately 19% for Middlesex County and 25% for the state. See **Table A-7b** for the detailed breakdown.

Given the income distribution in Wayland, it is unsurprising that the Town's median household income far exceeded both the county and the state medians. In 1990, the median household income in Wayland was \$72,057. This figure is about 64% higher than the 1990 median household income for Middlesex County, which was \$43,847, and 95% higher than the state median income of \$36,952. In 2000, the median household income in Wayland was \$101,036. This figure is about 66% higher than the 2000 median household income for Middlesex County, which was \$60,821, and 100% higher than the state median income of \$50,502.

Consistent with the income distribution in recent years, Wayland has had a substantially smaller percentage of residents living in poverty than either Middlesex County or the state. In 1990, it was estimated that, of the persons for whom poverty status² was determined, those below the poverty level numbered 201, or 1.7% of the Town's total population. This percentage was considerably lower than the comparable figure for Middlesex County (6.2%) or Massachusetts (8.9%). In 2000, those below the poverty level numbered 322, or 2.5% of the Town's total population. This percentage continued to be significantly lower than both the Middlesex County figure (6.5%) and state figure (9.3%). The

² Poverty status is determined for all persons except institutionalized persons, persons in military group quarters, persons in college dormitories and unrelated individuals under 15 years old.

percentage of residents living in poverty increased for all three of these geographic areas during the 1990-2000 time period.

Table A-7a
Town of Wayland
Income Distribution, 1990

Income	Wayland Households	Wayland %	Middlesex Co. %	Massachusetts %
Less than \$10,000	174	4.2	9.8	13.4
\$10,000 - \$24,999	300	7.2	16.3	19.9
\$25,000 - \$49,999	831	19.8	30.8	32.4
\$50,000 - \$99,999	1,505	35.9	33.0	27.6
\$100,000 or more	1,377	32.9	10.2	6.7

Source: U.S. Census Bureau, Census 1990.

Table A-7b
Town of Wayland
Income Distribution, 2000

Income	Wayland Households	Wayland %	Middlesex Co. %	Massachusetts %
Less than \$10,000	156	3.4	6.3	8.8
\$10,000 - \$24,999	277	6.0	12.5	15.8
\$25,000 - \$49,999	602	13.0	21.9	24.9
\$50,000 - \$99,999	1,249	27.0	34.3	32.9
\$100,000 or more	2,340	50.6	24.9	17.7

Source: U.S. Census Bureau, Census 2000.

Educational Attainment

Table A-8 compares the educational attainment of Wayland residents to Middlesex County and Massachusetts residents in both 1990 and 2000.

In 2000, the share of Wayland residents that identified high school or some college as their final educational level decreased from 36% to 28%. While the percentage of residents with bachelor degrees remained essentially unchanged (29% as compared to 30%), the percentage of residents with post-graduate degrees grew by nearly 8%, from 30% in 1990 to nearly 38% in 2000.

While these trends were also experienced at the county and state levels, they were significantly less pronounced. In Middlesex County, the number of residents identifying high school or some college as their final educational attainment level dropped from 49% in 1990 to 45% in 2000; statewide this number decreased from 53% in 1990 to 52% in 2000. The percentage of residents identifying four years of college as their final educational attainment level grew in Middlesex County from 20% in 1990 to nearly

24% in 2000; in the state, the share increased from 17% in 1990 to almost 20%. The share of Middlesex County residents completing more than four years of college increased from 15% in 1990 to 20% in 2000; for state residents overall this percentage increased from just under 11% in 1990 to almost 14% in 2000.

Table A-8
Town of Wayland
Educational Attainment, 1990 - 2000

Location	% Completed High School/Some College Only		% Completed 4 Years College Only		% Completed >4 Years College	
	1990	2000	1990	2000	1990	2000
Wayland	35.6	28.2	29.1	30.4	30.0	37.9
Middlesex County	48.9	44.9	20.0	23.5	15.4	20.1
Massachusetts	52.8	51.6	16.6	19.5	10.6	13.7

Source: U.S. Census Bureau, Census 1990 and 2000.

Resident and Labor Force Commuting Patterns

The Journey-to-Work data shown in **Table A-9** is based on the 2000 U.S. Census. In 2000, 24.0% of people working in Wayland also resided in the Town. Many of the people working in Wayland commuted from nearby communities such as Framingham (8.9%), Boston (6.2%), Natick (4.9%), Marlborough (3.8%), Sudbury (3.7%), Waltham (2.5%), and Newton (2.0%). In addition, 42.4% of Wayland's employees come from other Massachusetts communities while a small number (1.2%) commuted in from other New England states, including New Hampshire, Rhode Island, and Connecticut. Another 0.4% identified their primary residence as other states, including New York.

A large proportion of the Town's resident labor force worked in Boston (19.1%) in 2000 while another 17.0% worked in Wayland. Many individuals worked in nearby communities, including Framingham (7.3%), Waltham (7.0%), Cambridge (4.8%), Natick (4.2%), Newton (3.1%), and Sudbury (2.8%). Another 32.0% of the resident labor force commuted to other Massachusetts communities. Of the 2.7% of the Town's population that did not work in Massachusetts, 1.3% worked in other New England states, including New Hampshire and Rhode Island, while 1.3% identified their place of work as being in other states, including Ohio, New York, New Jersey, Minnesota, Maryland, and Illinois. In addition, 0.1% of Wayland residents worked abroad.

Table A-9
Town of Wayland
Resident and Employee Commuter Patterns, 2000

Place of Residence of Wayland Employees	# of Persons	%	Workplace of Wayland Residents	# of Persons	%
Wayland	1,089	24.0	Boston	1,220	19.1
Framingham	403	8.9	Wayland	1,089	17.0
Boston	281	6.2	Framingham	465	7.3
Natick	224	4.9	Waltham	450	7.0
Marlborough	171	3.8	Cambridge	309	4.8
Sudbury	170	3.7	Natick	267	4.2
Waltham	115	2.5	Newton	198	3.1
Newton	91	2.0	Sudbury	178	2.8
Other MA communities	1,925	42.4	Other MA communities	2,048	32.0
Other New England	55	1.2	Other New England	83	1.3
Other States	19	0.4	Other States	83	1.3
Abroad	0	0.0	Abroad	8	0.1
Total	4,543	100.0	Total	6,398	100.0

Source: U.S. Census Bureau, Census, 2000.