



Demographics

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Population Analysis

The characteristics of a community's population are among the key ingredients considered in the long-range planning process. Historical and current population trends have several useful applications. They are especially relevant in identifying the need for various types of community facilities. Future land use and public utility demands are also related to population growth trends and demographic characteristics.

The following items are important to a fuller understanding of the characteristics of Lapeer Township's total population. These individual topics include:

- Population change over time.
- Age characteristics.
- Household characteristics.
- Population projections.

The most current available population data for Lapeer Township is employed in the examination of each of the topics. Wherever possible, comparable data for Lapeer County is also included. Information for the County is provided for the purpose of understanding the relationship of the Township to the larger geographical areas of which it is a part within southeast Michigan.

Population Change

Population change for Lapeer Township and its neighboring communities over the 60 year period from 1940 to 2000 is shown in the following tables. During this period, the Township's population increased by 4,210 persons, from 868 in 1940 to 5,078 in 2000. Of Lapeer Township's five neighboring communities, both Mayfield and Attica Township experienced a greater 60 year gain (6,457 and 4,678 persons respectively). Elba Township had the smallest increase of recording an increase of 1,232 persons over the same sixty (60) year period.

Lapeer Township experienced increased population for each ten-year period between 1940 and 2000. Each of these decades saw percentage increases in double digits with the exception of 1980-1990, where the Township only saw a population increase of approximately six (6) percent. These population increases reached a peak of 1,687 persons or sixty five and one half (65.5 percent) during the 1970s. The Township's increase of 559 persons between 1990 and 2000 reestablished the pattern of double digit percentage increases after the slow noted between 1980 and 1990.

Table 1 POPULATION CHANGE							
COMMUNITY	1940	1950	1960	1970	1980	1990	2000
Lapeer Township	868	1,313	1,875	2,574	4,261	4,519	5,078
City of Lapeer	5,365	6,143	6,160	6,314	6,198	7,759	9,072
Attica Township	--	--	1,880	2,695	3,642	3,873	4,678
Mayfield Township	1,202	1,275	2,125	3,645	7,098	7,133	7,659
Elba Township	4,230	5,140	5,410	5,651	4,604	4,536	5,462
Metamora Township	915	1,127	1,445	1,988	3,220	3,544	4,184
Lapeer County	32,116	35,794	41,926	52,317	70,038	74,768	87,904

Lapeer Township's share of the County's population rose steadily between 1940 and 1980. In 1940, for example, the Township's 868 residents comprised 2.7 percent of the County's population. By 1980 and 1990 this proportion stood at approximately six (6) percent. According to 2000 population data, Lapeer Township still accounts for approximately six (6) percent of the County's population, at 5.78 percent.

Age

Age characteristics are among the more important demographic variables. They are useful as an indicator of anticipated demand for various types of municipal services and programs, including parks, employment needs, job training, day-care, schools, and services to various other age groups, including the elderly. The Township's future land use needs are also related to its age configuration.

Median Age

The steady aging of this Nation's population is among the more important trends dimensioned by each Census. After reaching a high of 30.2 years in 1950, the median age for the Nation declined the following two decades to 29.5 years in 1960, and 28.3 years in 1970. The median age began increasing and has continued to increase. In 1980, the median age was reported as 30.0, and the 1990 Census indicated the median age had again risen to 32.9 years of age. The last Census shows a continued increase of the nation's median age to 35.3 years.

Table 2 MEDIAN AGE						
Geographic Area	1950	1960	1970	1980	1990	2000
Lapeer Township			23.1	27.3	33.5	37.7
Lapeer County	28.4	26.7	24.8	26.8	31.8	35.9
Michigan	31.5	28.3	26.3	28.8	32.6	35.5
United States	30.2	29.5	28.3	30	32.9	35.3

Much like the nation as a whole, Lapeer Township has seen a continual increase in the median age. In 1970 the median age was 23.1 years of age. The median age since has risen to 37.7 years of age, surpassing the median age for the nation by over two (2) years. Part of this increase can be attributed to the aging of the baby boomer population. However, more specifically to Lapeer Township, the median age may be more closely tied to the median housing prices. With higher median housing prices, the majority of persons who can afford to build or buy residences within the Township are those which are living in their second or third residence and are therefore older.

Population by Age

By reviewing the various age categories that comprise the Township's population, it is possible to determine how various segments of the population have changed over time and which groups have made the largest contributions to the Township's population increase over the past decade. The distribution of Lapeer's population into designated age categories is shown below.

Between 1990 and 2000, the Township's population increased by 559 persons. Six of the nine age categories experienced a population increase between 1990 and 2000.

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The three categories that lost population are primarily at the middle to bottom of the age spectrum within the younger age categories. The three categories which declined only declined by modest amounts. Between the three (3) categories, the total decline was only 108 persons. The less than five age group (0-5) declined by forty two (42) persons, the eighteen to twenty four (18-24) age group by twenty six (26) persons and the twenty five to forty four (25-44) age group by forty (40) persons.

The largest increase was seen in the forty five to fifty four (45-54) age group. This group saw an increase of approximately 295 persons now making up a total of approximately eighteen (18) percent of the total population as opposed to slightly over thirteen (13) percent in the 1990 Census. The remainder of the age groups saw only modest increases.

Table 3 POPULATION BY AGE

Age	1980		1990		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Under 5	358	8.4%	326	7.2%	284	5.6%
5-17	1203	28.2%	1036	22.9%	1093	21.5%
18-24	427	10.0%	399	8.8%	373	7.3%
25-44	1390	32.6%	1468	32.5%	1428	28.1%
45-54	394	9.2%	598	13.2%	893	17.6%
55-59	142	3.3%	189	4.2%	309	6.1%
60-64	124	2.9%	170	3.8%	212	4.2%
65-74	152	3.6%	212	4.7%	274	5.4%
75 and above	71	1.7%	121	2.7%	212	4.2%
Total	4261	100.0%	4519	100.0%	5078	100.0%

Age by Life Cycle Category

A more meaningful picture of Lapeer Township's population age distribution is possible when the individual age categories shown on the previous table are combined into a smaller number of groups, which more closely resemble identifiable stages of a normal human life cycle. Selected categories and the age intervals that they represent include: preschool (0-4), school (5-17), family formation (18-44), middle-age (45-64), and seniors (65+). The percent of the Township's population that falls into each of these categories is shown below.

The preschool and school-age categories, for example, offer useful indicators of future school enrollment trends and the adequacy of existing facilities to meet these needs. In 1980, children under the age of five (5) accounted for 8.4 percent of the Township's total population. By 1990, this declined to 7.2 percent. This number has continued to decline with the number of children under the age of five (5) only accounting for approximately five and one half percent, nearly a two percent drop. School-aged residents between the ages of 5 and 17 declined from 28.2 percent in 1980 to 22.9 percent in 1990 and again to 21.5 percent in 2000.

Collectively, the family formation and middle-age categories comprise the foundation of the community. They are the largest segment of property owners and taxpayers. They are also among the largest consumers of goods and services and, therefore, provide a catalyst for economic growth. However since 1990 major changes have occurred in these two main categories. These two categories comprised 58.1 percent of the Township's total population in 1980 and 62.5 percent in 1990 and has now risen to 63.3 percent as of 2000.

However, the family formation category has decreased approximately six (6) percent since 1980, from 32.6 percent of the population in 1980, to 32.5 percent in 1990, to 28.1 percent in 2000 respectively. Conversely, the percentage of middle aged residents has risen by over six (6) percent in the last ten (10) years from 15.4 percent of total residents in 1980, to 23.1 percent in 1990, to 27.9 percent in 2000.

The remaining category includes all residents over the age of 65. Improved medical care and longer life expectancy are responsible for the increasing number of seniors nationwide. Continued increases will generate demands for a variety of services targeted to this population category, including health care, transportation, housing and recreation, among others. The Township's proportion of seniors increased from 5.3 percent of the total population in 1980 to 7.4 percent in 1990 and has increased again to 9.6 percent in 2000.

Household Growth Trends

The U.S. Census Bureau has two categories that it uses to describe living arrangements: households and families. A household is one person or a group of persons occupying a housing unit. The number of households and occupied housing units are, therefore, identical. Families, on the other hand, consist of two or more persons, related to each other, living in a household.

Household characteristics, in general, and the rate of new household growth have become increasingly important indicators of demographic change within a community. Changes in the number of households and their composition are recognized as a more valid measure of community growth and vitality than absolute changes in the number of persons. Several reasons account for this view.

At the local level, households generate property tax revenues regardless of how many people are living within the household. Households also generate a demand for durable goods, including cars and appliances, as well as energy (electricity, gas and telephone services) which serve to stimulate local and regional economic growth. Local governmental services are impacted by household growth trends, especially the need for public utilities (water and sewage disposal), police and fire services, and solid waste disposal, among others. The number of households also influence traffic levels and the need for future transportation system improvements.

Table 4 Household Growth Trends

	1970	1980	Change 1970-80	Percentage Change	1990	Change 1980-90	Percentage Change	2000	Change 1990-00	Percentage Change
Lapeer Township	703	1,271	568	80.8%	1,451	180	14.2%	1,765	314	21.6%
Lapeer County	13,835	21,202	7,367	53.2%	24659	3,457	16.3%	30729	6070	24.6%

As of the 2000 Census, Lapeer Township had a total of 1,765 households. This is nearly a twenty two (22) percent increase over the total number of households reported in 1990. The percentage growth of households within the Township was slightly less than that of the County's growth. Between the same timeframe, the County saw in an increase of nearly twenty five (25) percent or approximately 6,000 households. Since 1980, the percentage increase of households has been less in the Township as compared to the overall County.

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Household Size

Accompanying these increases in household growth was a decline in the size of the average household. At the State level, household size has declined steadily since 1960, when it stood at a level of 3.49 persons per household. As of the year 2000, the total number of persons per household had declined to 2.56.

	1960	1970	1980	1990	2000
Lapeer Township		3.66	3.34	3.11	2.85
Lapeer County	3.52	3.54	3.23	2.97	2.80
Michigan	3.49	3.27	2.84	2.63	2.56

Consistent with broader state trends, average household size has declined in Lapeer Township since 1970. In 1970, the size of the average household in the Township was 3.66 persons. By 2000, this declined to 2.85 persons. The average person per household number is similar to that of the overall County. The 2000 Census revealed that as a whole, the County had an average person per household total of 2.80. This was also down from 1970 where the County had an average of 3.54.

Household and Family Characteristics

In Lapeer Township, family households account for 82.6 percent of all households. This is slightly higher than the Lapeer County total of 77.7 percent. Married-couple families represent 72.8 percent of all households, compared to the Lapeer County total of 65.7 percent. Lapeer Township reports 111 female-headed households, or 6.3 percent of all Township households. This is lower than the County-wide figure of 8.1 percent.

Number of Units/Housing Type

Lapeer Township's inventory of housing units has increase by nearly 1,100 units since 1970. In 1970, the Township contained a total of 753 units. By 2000, this figure increased to 1,831 units. The Township's greatest period of housing growth occurred between 1970 and 1980, when the Township's housing supply increased by 565 units, for an increase of 75 percent. During the 1980's, the Township's total number of housing units increase by 192 units or nearly fifteen (15) percent. The 1990's saw slightly higher increases in the number of new housing units as compared to the 1980s. The Township realized an increase of 321 housing units or twenty two (22) percent from 1990 to 2000.

Single-family homes account for more than 93 percent of the Township's total housing supply, followed by multiple family housing (3.9 percent), and manufactured housing (2.8 percent). On a County-wide level, the proportion of single-family units in relation to the total housing supply stands at 80.9 percent, approximately twelve (12) percent less than that of the Township.

Year	Number of Housing Units
1970	753
1980	1,318
1990	1,510
2000	1,831

Unit Types	Number of Units	Percentage
Single Family	1,708	93.3%
Mobile Home	51	2.8%
Multiple Family	72	3.9%
Total	1,831	100%

Housing Tenure

Home ownership is generally a good indicator of community stability. Home purchases often represent the single largest investment that a family will make and, therefore usually signifies a long-term commitment to the community.

Approximately 91.0 percent of Lapeer Township's total housing units are owner-occupied, according to the 2000 Census. This is an increase of nearly four (4) percent of that reported for 1990. The Township's proportion of home ownership has risen steadily over the past three decades. For example, in 1970, 75.7 percent of the Township's occupied dwelling units were owned by the inhabitants, by 1980, this increased to 83.5 percent. For Lapeer County as a whole, nearly 85 percent of all housing units are owner-occupied. This is also an increase of approximately four (4) percent from the 1990 totals.

	Number of Housing Units	Percentage
Owner Occupied	1,607	91.0%
Renter Occupied	158	9.0%
Total Units	1,765	100%

Vacancy Rates

Vacancy rates are a significant indicator of conditions within a local housing market. They are particularly useful for evaluating the dynamics of the housing market. Vacancy rates between three and five percent are generally considered to offer evidence of a stable housing market. When vacancy rates drop below three percent, housing choice becomes restricted. High vacancy rates, on the other hand, are indicators of incipient housing problems.

Lapeer Township reported a total of only 66 vacant housing units in 2000, for a total vacancy rate of only 3.6 percent. This is consistent with the Township's 1990 rate of 3.9 percent and the 1980 rate of 3.5 percent. On a County-wide basis, 6.1 percent of all housing units are vacant. This is down slightly from the 6.8 percent reported in 1990. However, based on current economic conditions, these totals are likely much higher. The Township has a homeowner vacancy rate of 1.1 percent and a rental vacancy rate of 3.7 percent. Both figures are lower than the County totals of 1.4 and 5.3 percent.

Housing Value

The value of housing units is another useful measure of the quality of a community's housing supply. Lapeer Township's 2000 median owner-occupied housing value is \$140,300, which is higher than the County figure of \$134,600. Nearly thirty nine (39) percent of the houses within Lapeer Township were reported as having a value of \$100,000 to \$150,000. The Township has far fewer homes having a value of less than \$100,000 than the County. The County reports a total of 24.4 of its housing stock being below \$100,000, while the Township only reports a total of 18.9 percent.

	Lapeer Township		Lapeer County
Less than \$50,000	38	3.2%	2.7%
\$50,000 to \$99,999	185	15.7%	21.7%
\$100,000 to \$149,999	458	38.7%	36.9%
\$150,000 to \$199,999	260	22.0%	21.9%
\$200,000 to \$299,999	182	15.4%	13.7%
\$300,000 and Over	59	5.0%	3.2%
Total	1,182		