Washington Township

POPULATION PROFILE

INTRODUCTION

The characteristics of a community's population are among the key ingredients that require consideration 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 demographic trends and characteristics.

The following review considers several items, each of which are important to more fully understand the characteristics of Washington Township's population. These individual topics include the following:

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

The most current available population data for Washington Township is employed in the examination of each topic listed above. Whenever possible, comparable data for Macomb County is also included. Information for this wider geographic area is provided for the purpose of understanding the relationship of the Township to the larger related geographical areas that it occupies in southeast Michigan. Conclusions and the potential planning policy implications of this data are also noted.

POPULATION CHANGE

At the national level, the U.S. population exceeded the two-hundred million mark for the first time in 1970. An increase to 226 million was recorded in 1980 and the total for 1990 was just under 249 million persons. The 2000 U.S. Census records our nation's population at 281 million. Michigan's share of the national population has been at or near four percent since 1930.

During the 70-year period between 1930 and 2000, Michigan's population increased from 4.8 million to over 9.9 million. The State's greatest periods of population growth over these seven decades occurred between 1940 and 1970. During this thirty-year period, Michigan gained more than one million people for each ten-year census interval. Between 1970 and 1990, however, population growth slowed considerably. After only a one percent increase between 1980 and 1990, the 2000 U.S. Census data gives the State of Michigan a population of 9,938,444. An increase of nearly seven percent.

Population change for Washington Township and its neighboring communities was examined over a 60-year period between 1940 and 2000 (see Table 12). During this period, the Township's population increased by 15,515 persons, from 1,607 in 1940 to 17,122 in 2000. Of the five communities that share a common boundary with Washington Township, only Shelby Township experienced a greater 60-year increase. Shelby grew by more than 62,000 persons during this period. Oakland Township, to the west, increased by 12,105 persons.

Community	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	2000
Bruce Township	785	996	1,538	2,213	3,823	4,193	6,395
Oakland Township	966	1,343	2,469	4,793	7,628	8,227	13,071
Ray Township	1,439	1,671	2,086	2,683	3,121	3,230	3,740
Village of Romeo	2,627	2,985	3,327	4,012	3,509	3,520	3,721
Shelby Township	2,946	5,930	17,114	29,467	38,939	48,655	65,159
Washington Township	1,607	2,087	3,124	5,651	8,637	11,386	17,122
Macomb County	107,638	184,961	405,804	625,309	694,600	717,400	788,149



TABLE 12 C O M P A R A T I V E POPULATION GROWTH 1940-2000

Source: U.S. Census (1940, 50, 60, 70, 80, 90, 00)

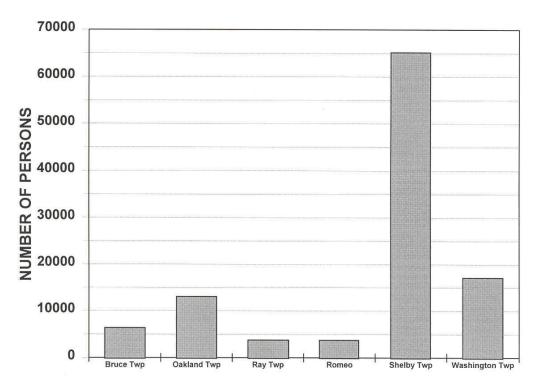


FIGURE 7
YEAR 2000 COMPARATIVE POPULATION

Washington Township has experienced a pattern of consistent population growth since 1940. This pattern has been most pronounced since 1960. Between 1960 and 1970, the Township increased by 3,427 persons. During the 70's and 80's, increases of 2,986 and 2,749 persons were reported. The largest population increase in the Township's history occurred in this past decade when an increase of 5,736 residents was reported (see Table 13 and Figure 8).

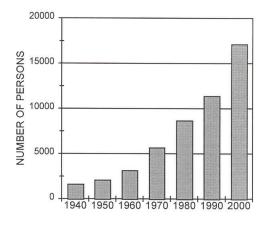
	<u> 1940-</u>	<u>50</u>	<u>1950-6</u>	0	<u>1960</u>	-70	<u>1970-8</u>	<u> 30</u>	<u>1980-9</u>	0	1990-2	000
Community	Number	<u>%</u>	Number	<u>%</u>	Number	<u>%</u>	Number	<u>%</u>	Number	<u>%</u>	Number	<u>%</u>
Bruce Township	211	27	543	54	675	44	1,610	73	370	10	2,202	53
Oakland Twp.	377	39	1,126	84	2,324	94	2,835	59	599	8	4,844	59
Ray Township	232	16	415	25	597	29	438	16	109	3	510	16
Village of Romeo	358	14	342	11	685	21	-503	-13	11	0	201	6
Shelby Twp.	2,984	101	11,184	189	12,353	72	9,472	32	9,716	25	16,504	34
Washington Twp.	480	30	1,037	50	2,527	81	2,986	53	2,749	32	5,736	50
Macomb County	77,323	71	220,843	119	120,505	29	69,291	11	22,811	3	70,749	10

TABLE 13
POPULATION CHANGE BY DECADE

Source: U.S. Census (1940, 50, 60, 70, 80, 90, 00)

In 1940, Washington Township contained 1.5 percent of Macomb County's population. This declined over the course of the next two decades to 1.1 percent in 1950 and 0.8 percent in 1960. This decline can be explained by the fact that in the two decades following World War II, Macomb County experienced significant population growth. Most of this growth was concentrated in the County's southern communities. As growth advanced in a northerly direction, those communities located proximate to M-53 began to participate more fully in Macomb County's growth. This is especially true for Shelby Township, as is evident from the population increases reflected in Table 12. The same is also true for Washington Township, albeit to a lesser extent. Since 1960, the Township's share of Macomb County's population has risen from 0.9 percent in 1970, to 1.2 percent in 1980, to 1.6 percent in 1990, and to 2.2 percent in 2000. Clearly the Township's position within the M-53 growth corridor will influence future population growth. Projections of future population will be examined elsewhere in this report.

FIGURE 8
POPULATION CHANGE BY
DECADE



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 various services for the elderly. A community's future land use requirements are also related to its age characteristics.

TABLE 14	
MEDIANAGE	

Geographic Area	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Washington Township	23.8	27.8	* 32.2	* 37.0
Macomb County	24.6	29.1	33.9	36.9
Michigan	26.3	28.8	32.6	35.5
United States	28.3	30.0	32.9	35.3

^{*} Includes the Village of Romeo portion of the Township

Source: U.S. Census (1970, 80, 90, 00)

Median Age

The steady aging of this Nation's population was among the more important trends dimensioned by the 1980 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. These declines were largely a response to the high birth rates that occurred during the baby boom years following World War II. The aging of the baby boom children, during the 1960's and 1970's partially explains the rise in median age revealed in the 1980 U.S. Census. Lower fertility rates and increasingly longer life spans have also contributed to the increase.

The aging trend is clearly reflected in the median age figures noted in Table 14. Each of the different geographic areas included below experienced an increase in median age levels between 1970 and 2000. The Nation's population reached a level of 30.0 years in 1980, according to the U.S. Census Bureau. Both Michigan and Macomb County reported median age levels approaching the National level in 1980. While Washington Township also reported an increase in median age from 23.8 years in 1970 to 27.8 years in 1980, it remained below the levels reported by its larger parent geographic areas. Data available from the 2000 Census reveals continued increases in median age. The Township's median age level rose to 37.0 years, which is level with Macomb County and only slightly higher than the State and National totals.



	1980		1990		Change	2000		Change
<u>Age</u>	Number	<u>%</u>	Number	<u>%</u>	<u>1980-90</u>	Number	<u>%</u>	<u>1990-00</u>
Under 5	546	6.3	856	7.5	+310	1,337	7.0	+48
5-17	2,542	29.4	2,300	20.2	-242	3,743	19.6	+1,443
18-20	475	5.5	494	4.3	+19	647	3.4	+153
21-24	467	5.4	662	5.8	+195	768	4.0	+106
25-44	2.642	30.6	3,873	34.1	+1,231	5,801	30.4	+1,928
45-54	988	11.4	1,608	14.4	+620	2,992	15.7	+1,384
55-59	311	3.6	498	4.4	+187	1,199	6.3	+701
60-64	224	2.6	369	3.2	+145	887	4.6	+518
65-74	298	3.5	438	3.8	+140	1,046	5.5	+608
75+	144	1.7	288	2.5	+144	660	3.5	+372
Totals	8,637	100.0	11,386	100.0	+2,749	19,080	100.0	+7,694

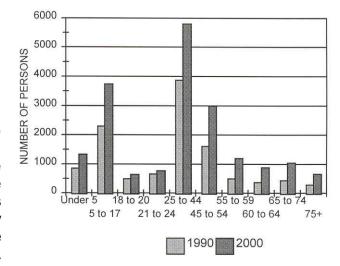
TABLE 15
POPULATION BYAGE

Source: U.S. Census (1980, 90, 00)

FIGURE 9 POPULATION CHANGE BY AGE

By reviewing the various age categories that make up the Township's population, it is possible to determine how various segments of the population have changed over time and which groups made the largest contributions to Washington Township's population increases over the past two decades.

The distribution of Washington's population into designated age categories for 1970, 1980, 1990, and 2000 is shown in Figure 9 and Table 15. With one exception, each of the age categories shown in Table 15 increased over the past two decades. The decline is observed in the age group between 5 and 17 and only exists in the decade between 1980 and 1990. This age group increased significantly in the most recent decade.



Persons between the ages of 25 and 44 account for the largest share of the Township's population gain in each of the past two decades. The number of persons in this age group grew by 1,231 persons between 1980 and 1990, and by 1,928 persons during the past decade. The increase between 1990 and 2000 accounted for 30.4 percent of the Township's total population gain. Such a pattern is indicative of the in-migration of families moving up in their housing preference.

TABLE 16
AGE BY LIFE CYCLE
CATEGORY

	W	ashington 1	Township	
<u>Category</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	2000
Pre-School (0-4)	10.3	6.3	7.5	7.0
School (5-17)	32.0	29.4	20.2	19.6
Family Formation (18-44)	35.7	41.5	44.2	37.8
Middle-Age (45-64)	17.4	17.6	21.8	26.6
Seniors (65+)	4.6	5.2	6.3	9.0
		Macomb C	ounty	
Category	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Pre-School (0-4)	10.3	6.7	6.8	6.5
School (5-17)	30.5	23.2	17.1	17.6
Family Formation (18-44)	36.9	41.6	43.2	39.5
Middle-Age (45-64)	17.5	20.8	20.6	22.8
Seniors (65+)	4.8	7.7	12.3	13.6

Source: U.S. Census (1970, 80, 90, 00)

Age by Life Cycle Category

A more meaningful picture of the Township population's 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: pre-school (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 in Table 16. Available information for 1970, 1980, 1990, and 2000 is shown. Similar data for Macomb County is also provided for comparison purposes. Each of the life cycle stages reflected in Table 16 has important meaning for planning.

The pre-school 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 1970, children under the age of five represented 10.3 percent of the Township's total population. This percentage declined over the following decade to a level of 6.3 percent in 1980, before increasing to 7.5 percent in 1990 and then falling again to 7.0 percent in 2000. The trend for Macomb County between 1970 and 1980 is similar. Since 1980, the County's percentage of children under the age of five has remained level. 1990 and 2000 data indicate that the number of school age children in both the Township and County has leveled off.

Collectively, the family formation and middle-age categories form 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. These two categories accounted for 53.1 percent of the Township's 1970 population, 59.1 percent in 1980, 66.0 percent in 1990, and 64.4 percent in 2000. On a County-wide basis, these percentages have been lower than the Township's in both the 1990 and 2000 U.S. Census.

The remaining category includes all residents over the age of 65. Improved medical care and longer life expectancy are partially responsible for the increasing number of seniors nation-wide. Continued increases in the senior citizen population will generate demands for a variety of services targeted to this population category, including health care, transportation, housing and recreation, among others. In 1970, 4.6 percent of the Township's population was over the age of 65. This increased to 5.2 percent in 1980, 6.3 percent in 1990, and 9.0 percent in 2000. Macomb County's percentage of senior citizen residents has risen steadily since 1970. In 2000, 13.6 percent of the County's population was over the age of 65.

HOUSEHOLDS

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.



FIGURE 10 AGE BY LIFE CYCLE - 1980

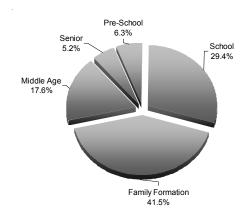


FIGURE 11

AGE BY LIFE CYCLE - 1990

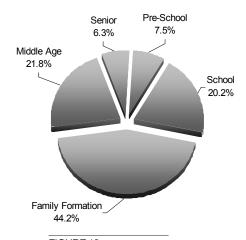
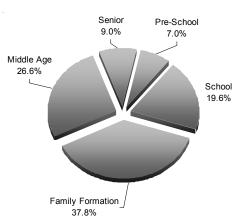


FIGURE 12 AGE BY LIFE CYCLE - 2000



Even though Michigan's population grew by only 4.3 percent between 1970 and 1980, approximately one half million new households were created during this period, for an increase of 20 percent. The difference in household formation and population growth between 1990 and 2000 is more reflective of current population growth trends. The State population increased by 643,000 people over the last decade. Based on the average Michigan household size of 2.56, one would expect approximately 251,000 new households. The actual number of new households formed between 1990 and 2000 totaled 251,327. This is nearly identical to what one would expect with the population growth that the State has experienced.

Washington Township experienced significant increases in the total number of households and the rate of household growth over the past two decades. For example, between 1980 and 1990, the number of new households occupied in the Township increased by 1,271, or 49.7 percent. More than 2,300 new households were formed since 1990, representing an increase of 60.2 percent. In each of the past two decades, the rate of new household formation in Washington Township exceeded that of Macomb County as a whole by significant margins. Between 1980 and 1990, the rate of new household formation in Washington Township more than tripled the pace experienced by Macomb County. Since 1990, the Township has experienced household growth rates at over four times the County's rate.

TABLE 17 HOUSEHOLD GROWTH TRENDS

	<u>1980</u>	<u>1990</u>	Change 1980-90	% <u>Change</u>	2000	Change <u>1990-00</u>	% <u>Change</u>
Washington Township	2,557	3,828	1,271	49.7	6,132	2,304	60.2
Macomb County	229,805	264,991	35,186	15.3	309,203	44,212	14.3

Source: U.S. Census (1980, 90, 00)

Household Size

Accompanying these increases in household growth was a decline in the size of the average household. At the National level, household size has declined steadily since 1950, when it stood at a level of 3.37 persons per household. By 1990, it had declined to 2.63 persons per household. U.S. Census data for the year 2000 indicates that the number of people per household in Michigan has slightly declined over the last decade to 2.56.

Consistent with broader national and regional trends, average household size in Washington Township declined over the past three decades. In 1980, the size of the average household was 3.27 persons. This declined to 2.96 persons in 1990, and again to 2.78 persons in 2000. Similar declines are observed for Macomb County and Michigan. In spite of these declines, the size of the average household in Washington Township remains above State and County averages.

Population P roll in least

Several factors are responsible for this decline which include birth rate patterns, the distribution of the population on the age spectrum, and life style changes. The first of these factors is referred to as the baby-boom echo. America experienced a well-documented population growth period following the Second World War, commonly known as the baby-boom. Children born during this period have reached the child-bearing years and are starting their own families, creating an echo of the earlier baby-boom. This baby-boom echo is not producing the same number of persons that occurred earlier due to significant declines in the birthrate. Women today are having fewer children than their mothers did. Fewer children mean smaller families and reduced household sizes.

Population distribution patterns also impact household size declines. The aging of the baby-boom generation has begun to increase the proportion of those persons that are no longer considered to be likely candidates for parenthood.

Finally, the increasing number of single-person households has contributed to this trend. Improved medical care has resulted in an increasing number of persons over the age of 65, many of whom are widows or widowers creating single-person households. Young persons have also shown a tendency to marry later and delay having children until later in their lives. Another consequence of this delay is a corresponding decision to have fewer children. Increases in the divorce rate has also increased the number of new households and contributed to the decline in their overall size.

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Washington Township	3.75	3.27	2.96	2.78
Macomb County	3.63	3.00	2.68	2.52
Michigan	3.27	2.84	2.63	2.56

TABLE 18 HOUSEHOLD SIZE

Source: U.S. Census (1970, 80, 90, 00)

Household and Family Characteristics

Since 1970, there have been many changes in the American family's composition. The data available for the most recent decade, 1990-2000, shows the continued decline in the "traditional" family. This is so even though the number of married couples grew nationally by 5.4 percent.

In the United States, the traditional family dropped from 26 percent to 23.5 percent of all households. Families headed by unmarried women comprised 7.2 percent of the overall family percentage, and persons living alone or with unrelated people now make up almost one third of all households. Families currently make up 68.1 percent of all households, but are smaller and less traditional than ever before.

In Washington Township, family households account for 77 percent of all households. This is higher than the Macomb County total of 68.2 percent. Married-couple families represent 66.5 percent of all households, compared to the Macomb County total of 54.3 percent. Washington Township reports 536 female-headed households, or 7.7 percent of all Township households. This is lower than the County-wide figure of 10.1 percent.

PROJECTIONS

Projections provide a basis for anticipating future land use and various community service demands. As noted in the previous discussion, the factor that will have the greatest influence on these demands is the anticipated number of new households. While there is no precise way of absolutely predicting the future, past trends offer a useful method of anticipating expected changes in the number of households and the number of residents.

Several different techniques are customarily used to project anticipated household levels for a community. These include the constant proportion, growth rate, and arithmetic method. Each technique is based on certain assumptions regarding previous trends being carried forward into the future. These methods and their results for Washington Township are summarized as follows:

Constant Proportion

The constant proportion method assumes that the number of households in Washington Township will maintain the same ratio to Macomb County's total households in the years 2010 and 2020 as they did in 2000. Applying this assumption yields the following projected household levels: 2010 - 6,998; 2020 - 7,998.

Growth Rate

The growth rate method is an alternative technique which assumes that the Township's household growth rate between 2000 and 2010 will be similar to that which occurred between 1990 and 2000. This method further assumes that Washington Township's 2000-2020 household growth rate will be identical to what occurred between 1980 and 2000. Based on these assumptions, the anticipated number of households for the year 2010 is 9,823, and 14,704 for 2020.

Arithmetic Method

The arithmetic method is similar to the growth rate method, except that actual numbers rather than percentages are used. This method projects future household levels of 8,436 and 9,707 in the years 2010 and 2020, respectively.

Southeast Michigan Council of Governments (SEMCOG) Small Area Forecasts

Every five years, SEMCOG prepares a series of Small Area Forecasts for each of 233 local units of government in the southeast Michigan region. The forecasts include the anticipated number of persons, households and jobs within each community for each five-year interval between 2005 and 2030. The most recent series of projections were adopted by SEMCOG's General Assembly in 2001. The SEMCOG forecasts, including the projected number of households and persons per household, are included in Table 19. These forecasts anticipate continued growth in the number of residents and households, as well as continued declines in the size of the average household.

Future population projections depend, in large part, on the rate of household growth and the size of the average household. Forecasts prepared by SEMCOG anticipate continued declines in the size of Washington Township's average household from 2.96 persons per household in 1990 to 2.48 by the year 2020. Applying these figures as constants to the previously projected number of households yields anticipated population levels in the years 2010 and 2020. These are summarized in Table 20.



	1990 <u>Census</u>	2000 <u>Census</u>	2010 SEMCOG	2020 <u>SEMCOG</u>	2030 <u>SEMCOG</u>
Population	11,386	17,122	21,965	27,200	33,402
Households	3,828	6,132	8,415	10,960	14,049
Persons per Household	2.96	2.78	2.60	2.48	2.37

TABLE 19
SEMCOG POPULATION
AND HOUSEHOLD
FORECASTS

Source: U.S. Census (1990, 00) and SEMCOG

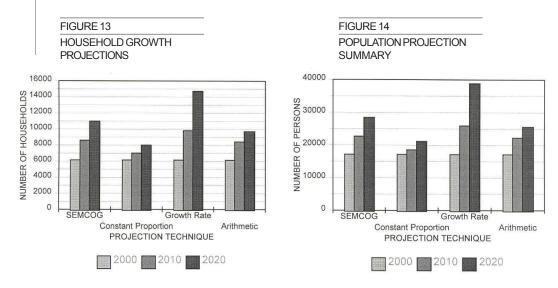
All four projection techniques anticipate continued household and population growth for Washington Township through the second decade of the next century. The range of growth expected is summarized in Table 20 and Figures 13 and 14. These increases are consistent with the Township's proximity to one of Macomb County's principal growth corridors, namely M-53. Based on the amount of development either underway or approved, it is likely that the Township will either achieve or surpass SEMCOG's projections. The extent to which these projections will be realized, however, depends to a large extent on market absorption rates.

For projection purposes, the Master Plan expects the Township to reach a level of 8,415 households and 21,965 persons by the year 2010, and 10,960 households and 27,200 persons by the year 2020. The land use proposals of the Master Plan and the capacity of the utility systems will determine the number of new households and corresponding population levels beyond the projection period.

		2000		2010		2020
	Pop	НН	Pop	НН	Pop	НН
SEMCOG	17,122	6,132	21,965	8,415	27,200	10,960
Constant Proportion	17,122	6,132	18,475	6,998	21,145	7,998
Growth Rate	17,122	6,132	25,933	9,823	38,819	14,704
Arithmetic	17,122	6,132	22,271	8,436	25,626	9,707

TABLE 20
POPULATION AND
HOUSEHOLD
PROJECTION SUMMARY

Source: SEMCOG and CP&M



HOUSING CHARACTERISTICS

Number of Units/Housing Type

Over the past 20 years, Washington Township's housing supply increased by 3,657 units. More than 1,340 new units were added between 1980 and 1990. This increased to 2,317 units during the past decade. These gains yield percentage increases of 51.0 percent and 58.4 percent during each of the previous decades. Since 1990, the supply of housing at the County level increased by 14.3 percent. Single-family homes account for 64 percent of the Township's total housing supply, followed by multiple-family units at 22 percent, and mobile homes or other at 14 percent.

TABLE 21 HOUSING CHANGE

<u>Year</u>	<u>Number</u>	<u>Change</u>	<u>Percentage</u>
1980	2,629	1,060	67.6
1990	3,969	1,340	51.0
2000	6,443	2,474	62.3

Source: U.S. Census (1980, 90, 00)

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 community. Approximately 85.2 percent of Washington Township's total housing units are owner-occupied according to the 2000 Census. For Macomb County as a whole, 78.9 percent of all housing units are owner-occupied. Washington Township has consistently reported a high percentage of home ownership since 1970.

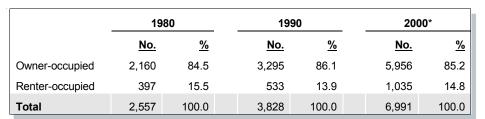




TABLE 22 HOUSING TENURE

Source: U.S. Census (1980, 90, 00)

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 be the 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.

Washington Township reported a total of 311 vacant housing units in 2000. This is an increase from the 1990 total of 141 units. A significant difference exists relative to homeowner and rental vacancy rates. The Township has a homeowner vacancy rate of 2.2 percent and a rental vacancy rate of 4.1 percent. The County vacancy rates equaled 1.2 and 4.7 for homeowners and renters, respectively.

^{*} Includes the Village of Romeo portion of the Township