

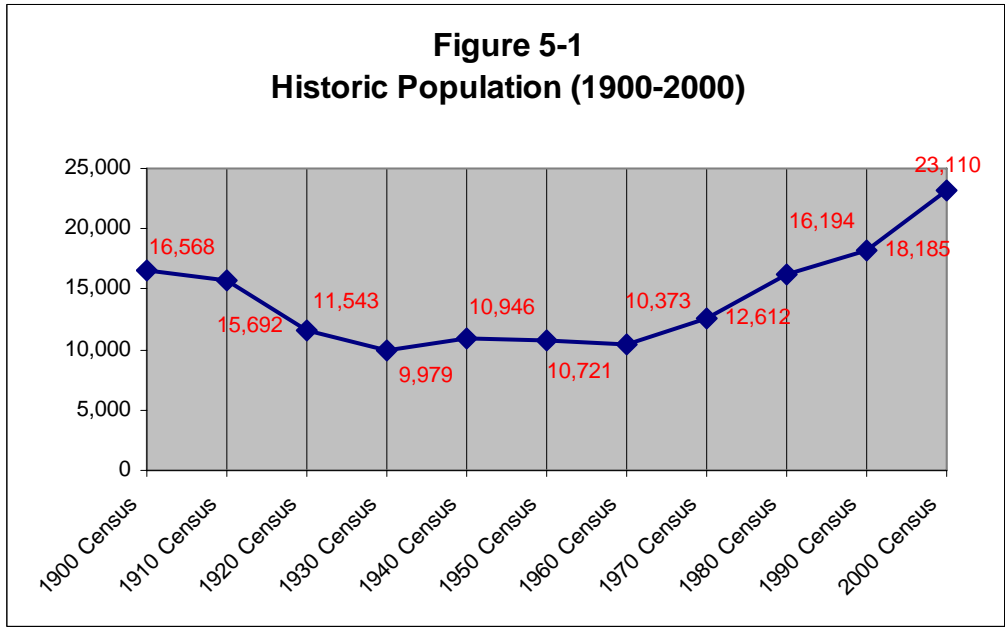
CHAPTER 5: DEMOGRAPHICS

SUMMARY

The demographic portion of this master plan provides background data to support the planning of future land uses. When planning for a community, it is important to know who will be affected by the plan and their characteristics. This portion of the master plan is essentially data presentation.

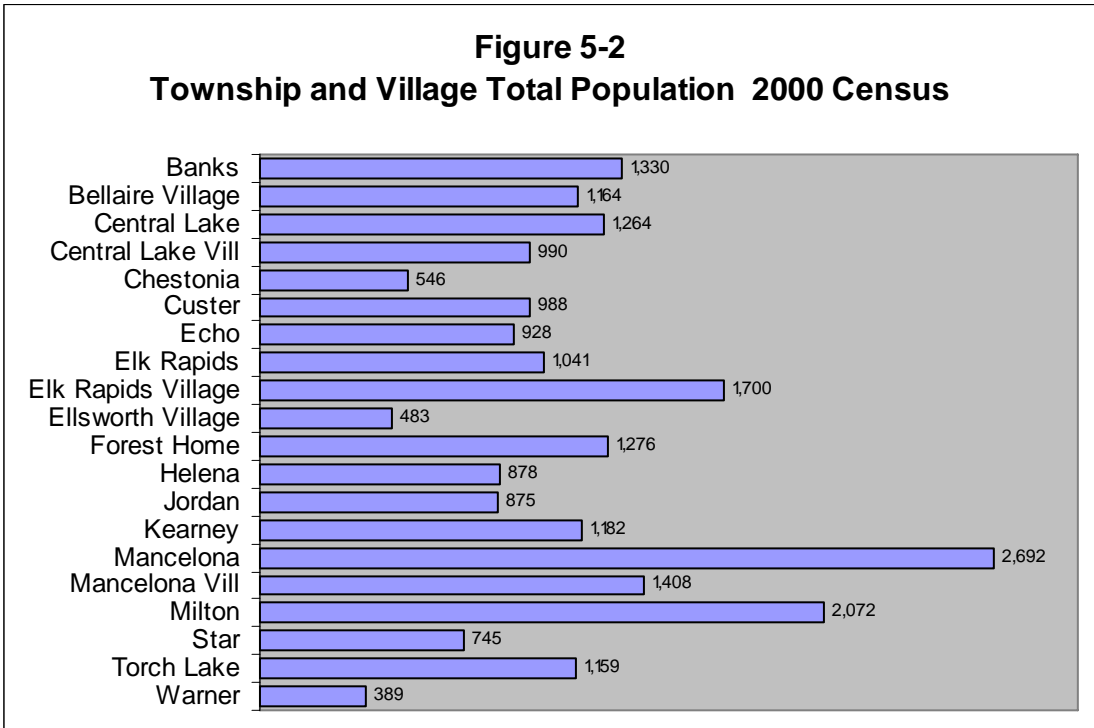
Antrim County has had a steady population, until a noticeable increase, beginning in 1970, when it had a growth rate of 28% (refer to Figure 5-1). The 2000 Census reported that a total of 23,110 persons resided in Antrim County. The U.S. Census projects Antrim County's population at 24,000 in 2004. The population change from 2000 to 2004 is depicted on Map 5-1.

The southern portion of the county has the highest population. It is expected that these areas will continue to have a majority of the population as it continues to grow. This is important when planning for infrastructure improvements and community building locations, especially for residents older than 65 and younger than 14. Both of these age groups are more dependent on community services.



COMMUNITY POPULATION: (This is where the people live...)

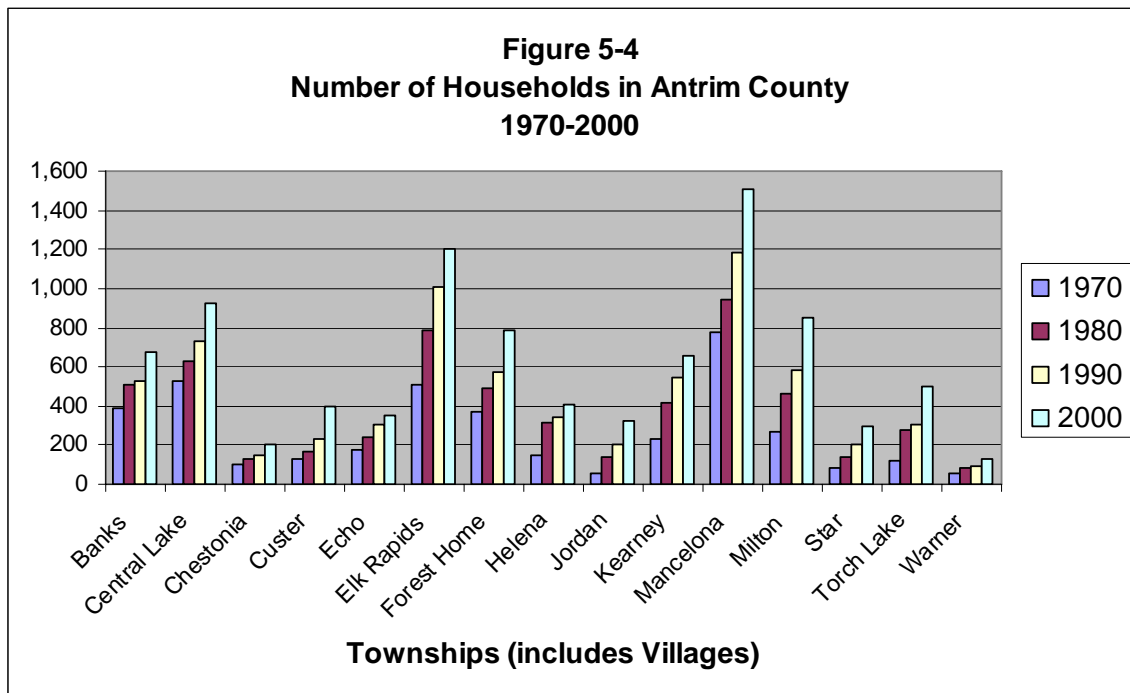
- Most of the county's population lives in the southern portion.
- Approximately 25% of the population (5,745 residents) lives in an incorporated village.
- The public owned land in Warner, Chestonia, and Jordan limits the amount of developable land, thereby minimizing the population growth.
- Although the Mackinaw State Forest incorporates much of Mancelona Township, it is equivalent in size to two townships and contains the highest population.
- This information is depicted on Map 5-2, Total Population and Percentage of Antrim Counties Population.



HOUSEHOLD POPULATION: (These are the areas that have grown...)

Figure 5-3 Number of Households				
	1970	1980	1990	2000
Banks	388	507	525	675
Central Lake	526	633	733	921
Chestonia	101	131	147	199
Custer	126	162	232	397
Echo	174	241	301	355
Elk Rapids	505	782	1,009	1,206
Forest Home	371	494	574	790
Helena	149	312	340	408
Jordan	54	141	206	323
Kearney	234	420	542	661
Mancelona	774	939	1,181	1,511
Milton	271	465	584	850
Star	82	140	204	295
Torch Lake	121	276	307	498
Warner	52	80	95	133

- A household consists of all the people who occupy a housing unit, including a family and non-family members (U.S. Census).
- In 2000, there were 9,222 households in the County.
- This was an increase from the 1970 population which had 3,928 households.
- Household data is used to determine population growth projections.
- According to the US Census, the average household size was 2.47 in 2000.
- This information is depicted on Map 5-3, Total Number of Households.



POPULATION PROJECTION: (This is how much we plan to grow...)

- To properly plan for the future development of Antrim County, it is important to estimate future population to help predict its impact on land use.
- The Michigan State Demographer is projecting Antrim County's population in 2010 to be 24,600 and in 2020 to be 27,700.
- Using past growth trends, the US Census estimated the 2005 population, available infrastructure, location of job centers, natural features, and the number of current and expected households, a realistic estimation is that the overall County population will grow 26% from the 2000 Census data.
- Townships and villages will have different growth rates depending on their current size, location, infrastructure, and amount of publicly owned land, Figure 5-5 shows their growth projection.

Figure 5-5 Population Projections				
Community	US Census 2000	Estimated 2006	Projected 2010	Projected 2020
Banks	1,330	1,407	1,440	1,584
Bellaire Village	1,164	1,145	1,164	1,187
Central Lake	1,264	1,312	1,471	1,618
Central Lake Village	990	986	1,008	1,029
Chestonia	546	622	641	769
Custer	988	1,078	1,187	1,270
Echo	928	997	1,021	1,174
Elk Rapids	1,041	1,063	1,086	1,172
Elk Rapids Village	1,700	1,707	1,773	1,835
Ellsworth Village	483	465	476	500
Forest Home	1,366	1,412	1,442	1,658
Helena	878	910	1,079	1,241
Jordan	875	979	1,040	1,300
Kearney	1,092	1,213	1,343	1,611
Mancelona	2,692	3,076	3,255	3,743
Mancelona Village	1,408	1,384	1,403	1,431
Milton	2,072	2,161	2,346	2,698
Star	745	879	984	1,181
Torch Lake	1,159	1,198	1,374	1,512
Warner	389	469	465	511
Total	23,110	24,463	25,998	29,025

POPULATION PROJECTION: (For the seasonal and year round residents....)

- Like much of Northern Michigan, Antrim County is a tourist destination, therefore it is important to consider seasonal residents in the population projection.
- US Census defines a seasonal home, “a housing unit held for occupancy only during limited portions of the year, such as, a beach cottage, ski cabin, or time-share condominium.
- In 2000, there were a total of 15,090 housing units in the county. Of these, 9,222 or 61% were occupied year round. Representing 34% of housing units, 5,152 were occupied only for seasonal, recreational, or occasional use. The remaining 5% of houses were classified as vacant.
- In 1990 there were 13,145 housing units (either owner or renter). 6,980 were occupied year round and 4,695 were occupied only for seasonal, recreational, or occasional use. In 1990 this was 36% of the housing units.
- From these facts, it is likely that the number of seasonal homes will continue to increase, but remain approximately 35% of the total number of homes for the planning period.
- Using the population projection described in Part 1, it can be assumed that the number of housing units will increase by 26%. Therefore, in 2020 there will be 3,923 more homes or a total of 19,013 housing units. Using 35% as a guide, it is expected that there will be 6,655 seasonal homes in 2020.
- Typically seasonal homes have a higher household size (4 to 6 people). Using the occupancy rate, the seasonal population would range from 26,620 to 39,930.
- Adding the seasonal population to the year round population (29,025) produces a population of 55,654 to 68,955 in the summer months (typically when the seasonal homes are occupied).
- In 2020, the year round population would inhabit the remaining 12,358 homes (19,013 total housing units minus 6,655 seasonal) for an average household size of 2.3.

Quick Summary:

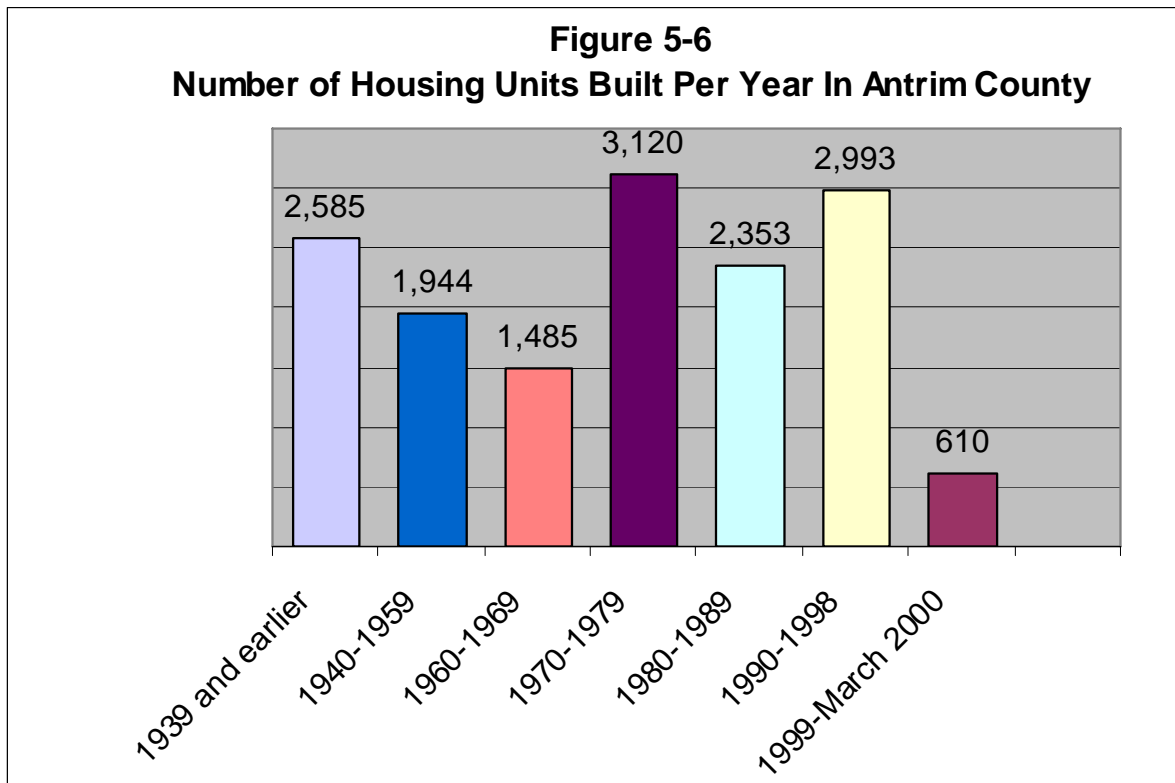
The 2020 projected population is 29,025 year round and it is projected to be 55,654 to 68,955 in the summer months.

It is projected that there will be 19,013 housing units in 2020 with 6,655 being seasonal.

HOUSING TYPES: (This is what we live in...)

According to the 2000 US Census, there were 15,090 housing units of various types in Antrim County.

- 12,297 (81.5%) were detached single family
- 302 (2%) were single family attached (duplex units)
- 182 (1.2%) contain 3 to 4 units
- 286 (1.9%) contain 5 to 9 units
- 176 (1.2%) contain 10 to 19 units
- 56 (0.4%) contain 20 or more units
- 1,655 (11%) are mobile homes
- 136 (0.9%) were classified as boat, RV, or other
- Map 5-4, shows relative housing densities in Antrim County.



New housing: (what has happened since 2000...)

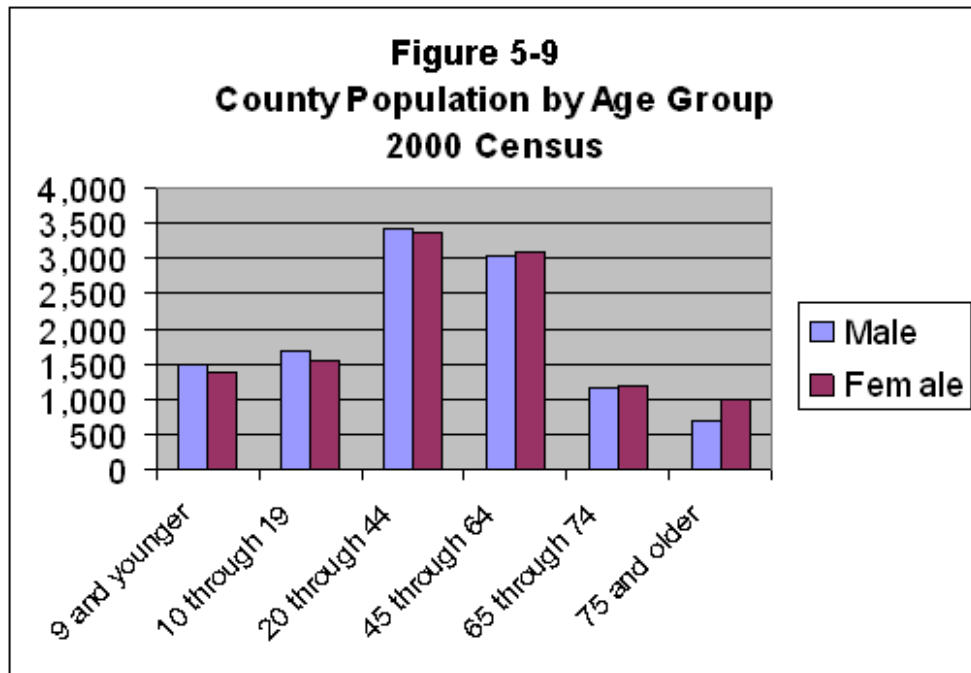
Antrim County has seen growth in every Township and Village since the 2000 census. Star Township has seen a 26% growth in housing units while population projections noted in figure 5-5 indicate that it has only grown 16.9%. The Village of Elk Rapids (9.1%) and the Village of Central Lake (9.6%) have seen the largest percentage of growth in the villages while the population projections indicated that the villages are not growing at that rate.

Figure 5-7							
Total number of New Residential Units (Stick Build, Modular, Duplex, Condo, Apartment, Townhouse, Villa, Living unit) Per Township							
	2001	2002	2003	2004	2005	2006	Total
Village of Bellaire	4	4	15	1	1	1	26
Village of Central Lake	14	21	5	0	0	7	47
Village of Elk Rapids	22	19	35	10	7	5	98
Village of Ellsworth	1	0	1	1	2	1	6
Village of Mancelona	10	3	3	1	3	3	23
Banks Township	12	9	14	6	6	8	55
Central Lake Township	17	13	23	8	7	9	77
Chestonia Township	10	6	3	4	5	0	28
Custer Township	43	34	28	11	19	15	150
Echo Township	8	15	15	7	9	7	61
Elk Rapids Township	13	10	8	6	5	7	49
Forest Home Township	20	21	17	12	11	11	92
Helena Township	15	12	11	3	10	11	62
Jordan Township	9	19	12	8	7	9	64
Kearney Township	23	24	53	18	27	16	161
Mancelona Township	68	86	73	33	39	43	342
Milton Township	34	33	38	12	28	32	177
Star Township	25	38	38	14	15	11	141
Torch Lake Township	20	20	17	8	19	9	93
Warner Township	4	11	3	2	6	3	29
Total	372	398	412	165	226	208	1781

DEMOGRAPHIC DATA: (This is how old we are...)

- The total population in 2000 was 23,110 and it was equally divided between male and female. The median age was 41.
- Map 5-5, shows the portion of the population that is over 65 years of age. This is important in deciding where community services should be located.
- Map 5-6, shows where school age children live. Map 5-7 depicts the different school districts in Antrim County and enrollment. Future school locations should be located in areas that have a high population in this age group.
- 136 grandparents are raising their grandchildren

Figure 5-8 2000 Population: Age and Sex			
Age	Male	Female	Total
9 and younger	1,493	1,390	2,883
10 through 19	1,702	1,541	3,243
20 through 44	3,440	3,372	6,812
45 through 64	3,043	3,096	6,139
65 through 74	1,167	1,186	2,353
75 and older	700	980	1,680
Total	11,545	11,565	23,110



DEMOGRAPHIC DATA: (This is how we described ourselves...)

- Of the 23,110 residents of Antrim County in 2000:
 - 22,419 are white
 - 247 are Native American
 - 45 are black
 - 57 are Asian/Hawaiian/Pacific Islander
 - 70 are of some other race
 - 272 are 2 or more racesOf these residents 284 have Hispanic or Latino Heritage

- Of the 18,479 residents of Antrim County who are 15 years and older:
 - 1,786 people are divorced
 - 11,836 people are married
 - 1,315 people are widowed

- Of the 16,025 residents of Antrim County who are 25 years and older:
 - 536 have an education less than 9th grade.
 - 1,931 have a 12th grade education, but no diploma.
 - 5,946 have a high school degree or equivalent.
 - 3,558 have some college education, but no degree
 - 952 have an associate's degree
 - 2,015 have a bachelors degree
 - 1,087 have a graduate or higher degree.

- 84.61% of the population over 25 has a high school diploma compared to the State of Michigan where 83.4% of the population over 25 has a high school diploma

- 19.4% of the population over 25 has a bachelor's degree or higher, compared to State of Michigan where 21.8% of the population over 25 has a bachelor's degree or higher

HOUSEHOLD INCOME: (This is our workforce...)

- The total number of people in the civilian labor force in Antrim County is 10,705. Map 5-8 indicates where they live.
- According to the US Census, 5,671 residents (58.2%) who live in Antrim County, work in Antrim County.
- The average commute time is 23 minutes.
- For a more detailed description, refer to Chapter 6, Economic Development.

Figure 5-10 Number of Workers in Antrim County		
Occupation	Number of Workers	Percent of Job Force
Management, professional, and related	2,495	24.9
Sales and Office	2,260	22.6
Production, Transportation, and Material Moving	2,166	21.6
Service Oriented	1,727	17.2
Construction, Extraction, and Maintenance	1,283	12.8
Farming, Fishing, and Forestry	87	0.9

Figure 5-11 Antrim County Household Income		
Household Income	Number	Percent
Less than 10,000	687	7.4
10,000 to 14,999	616	6.7
15,000 to 24,999	1,442	15.6
25,000 to 34,000	1,399	15.1
35,000 to 49,999	1,897	20.5
50,000 to 74,999	1,857	20.1
75,000 to 99,999	727	7.9
100,000 to 149,999	389	4.2
150,000 to 199,999	116	1.3
200,000 or more	124	1.3

- Median Household Income \$ 38,107
- Median Male Income (year round) \$32,248
- Median Female Income (year round) \$21,699

NORTHWEST LOWER MICHIGAN: (This is how we compare ...)

- Northwest Lower Michigan gained 50,504 residents this past decade and grew an average of 22%.
- All of the counties gained in population, which is consistent with the statewide trend of people moving into this area from other parts of the State.
- Out of the 10 Counties, Antrim is in the middle with respect to population size.

**Figure 5-12
Population Comparison by
County**

County	1990	2000
Antrim	18,185	23,110
Benzie	12,200	15,998
Charlevoix	21,468	26,090
Emmet	25,040	31,437
Grand Traverse	64,273	77,654
Kalkaska	13,497	16,571
Leelanau	16,527	21,119
Manistee	21,265	24,525
Missaukee	12,147	14,478
Wexford	26,360	30,484
Total	230,962	281,466

