

7. SOCIOECONOMIC PROFILE

A. Population Profile

An important component in the master planning process is an understanding of the community's social and economic characteristics. This chapter explores current and historical population changes, age distribution, household make-up, housing characteristics, income, education, and employment statistics for Kimball Township. Where significant, Township data is compared to St. Clair County and/or the State of Michigan. The purpose of this chapter is to identify factors that could influence future land use decisions and to assist policy makers with these decisions.

HISTORIC POPULATION TRENDS

Table 7.1 details population trends for Kimball Township and surrounding communities from 1970 to 2010. It also includes County and State population trends. Kimball has shown a steady rate of growth over the past 40 years, gained over 3,000 new residents. Other nearby communities have seen similarly steady growth, except of the City of Port Huron, which has lost over 15% of its population since 1970.

Overall, St. Clair County has grown more quickly than the State of Michigan as a whole. Since 2000, however, both the County and the State have lost population. Although the City of Port Huron has been the only community on the list to lose population this century, most places have seen much slower rates of growth than in the past. However, Kimball has grown by 13.2% since 2000, a faster rate of growth than any of its neighbors.

Table 7.1: Population Trend, 1970-2010

	1970	1980	1990	2000	2010	Overall Change, 1970-2010
Kimball Twp	6,152	7,180	7,247	8,268	9,358	+52.1%
St. Clair Twp	3,091	3,965	4,614	6,423	6,817	+120.5%
Clyde Twp	2,980	4,632	5,052	5,523	5,579	+87.1%
Port Huron Twp	7,635	7,886	7,621	8,615	10,654	+39.5%
Wales Twp	1,970	2,368	2,294	2,986	3,248	+64.9%
City of Marysville	5,610	7,345	8,515	9,684	9,959	+77.5%
City of Port Huron	35,794	33,981	33,694	32,338	30,184	-15.7%
St. Clair County	120,174	138,802	145,607	164,235	163,040	+35.6%
State of Michigan	8,881,826	9,262,078	9,295,297	9,938,444	9,883,640	+11.2%

Source: US Census 2010

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POPULATION PROJECTIONS

The following projections predict of what the population of Kimball Township will look like in 2020 and 2030. These projections estimate future needs of the community and services that should be planned particularly in regards to housing, jobs, retail, public services, recreation, and park space in the community over the next 20 years.

Projections like this help crystalize the vision, allowing the community to see, numerically, what it will look like in 10-20 years.

Methodology

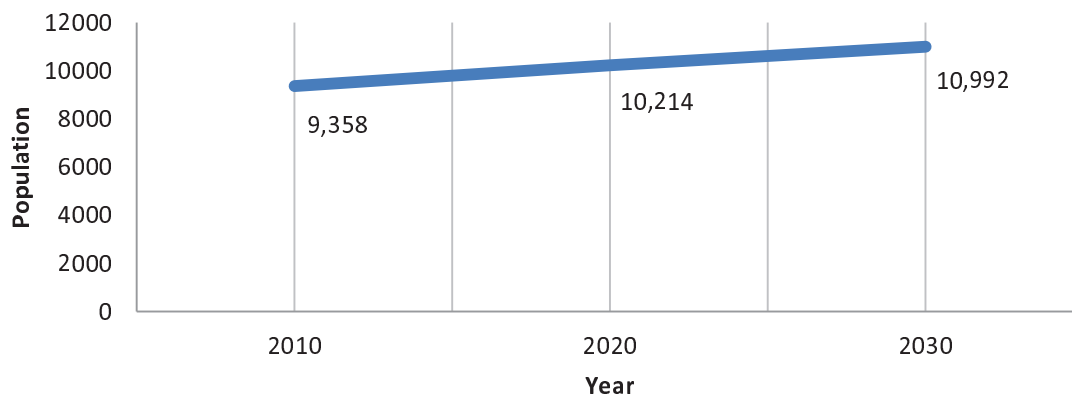
To prepare these projections, McKenna used 2010 US Census population data broken down into ten-year age groups. Each population cohort was moved ten years forward to project to 2020 – for instance 21-30 year olds became 31-40 year olds. Mortalities were factored out using reasonable rates for each age group. Finally, using the statewide birth rate and the estimated number of females of childbearing age, a new 0-10 age group was calculated. The process was then repeated to obtain the population and age cohorts for 2030.

Because Kimball Township is a popular destination for families looking for a bigger house in a community with lower taxes, the projection also includes an influx of people in their 30s and 40s (and their subsequent children).

Results

As shown in Figure 7.1, the Kimball Township population is expected to continue to increase gradually over the next twenty years.

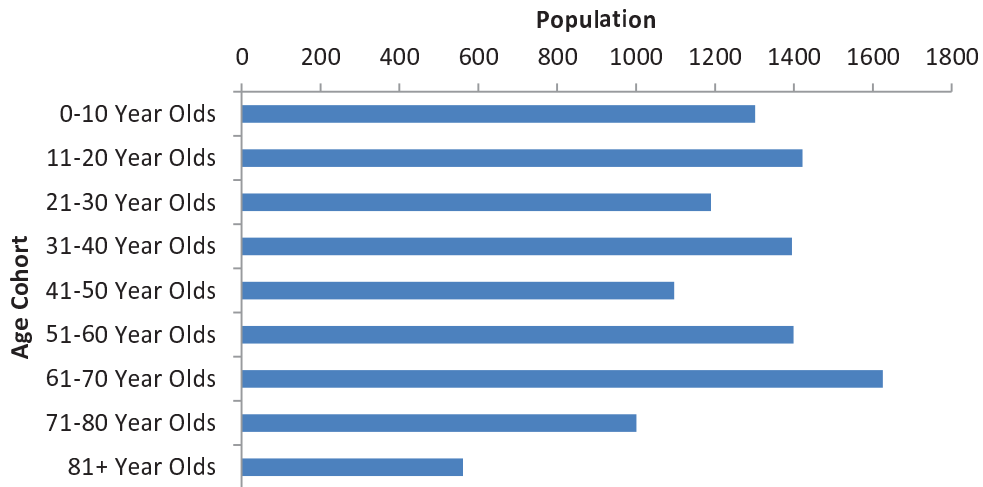
Figure 7.1: Kimball Township Population Projection



Source: US Census Bureau, McKenna Associates projection

As shown in Figure 7.2, Kimball Township’s age distribution is expected to include more people in their 50s and more schoolchildren and young families in the year 2020. High proportions of residents in these age groups generally indicate that the community is a desirable place to live and raise children.

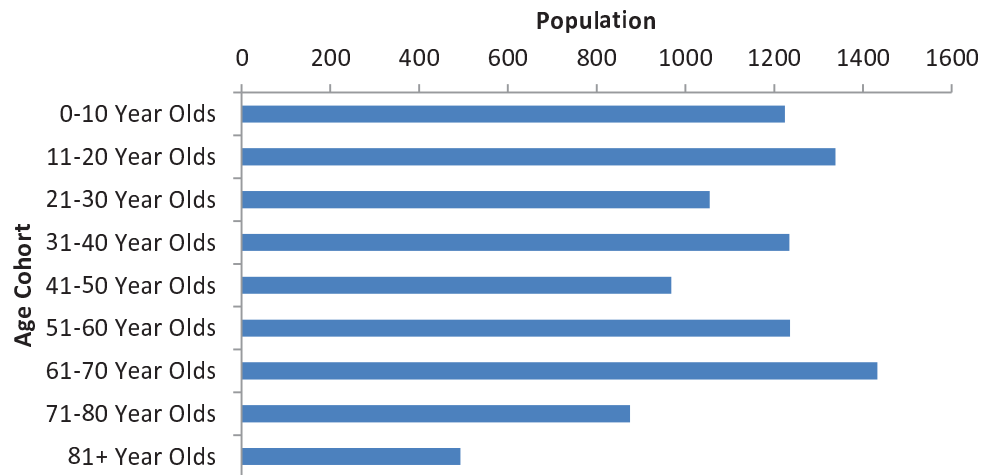
Figure 7.2: Kimball Township Age Distribution, 2020 Projection



Source: US Census Bureau, McKenna Associates projection

Figure 7.3 shows similar proportions in 2030, except for a large number of people just entering retirement that were not present in 2020. In the long term, the Township must plan for the needs of these older residents.

Figure 7.3: Kimball Township Age Distribution, 2030 Projection



Source: US Census Bureau, McKenna Associates projection

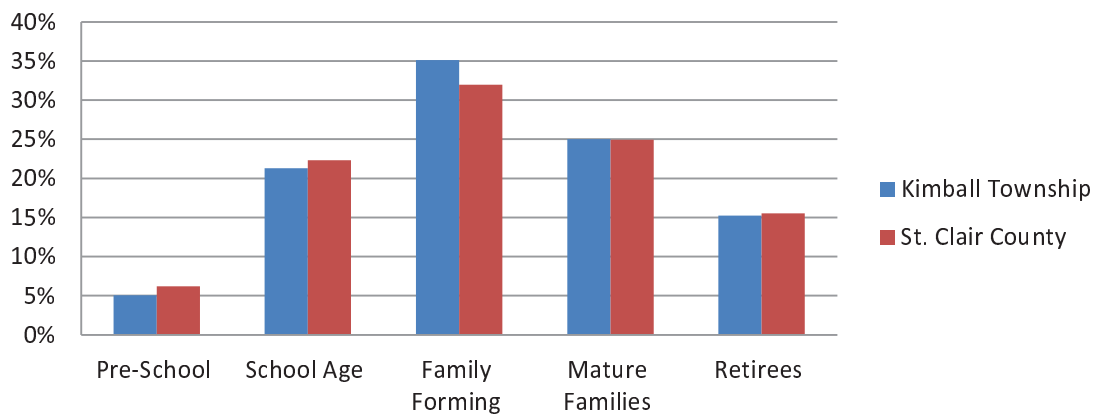
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AGE-LIFE CYCLE

Figure 7.4 divides the Township's population into life-cycle categories that generally correspond with stages of human development. Each stage carries common characteristics that can be generally applied when assessing future needs. For example, adjustments in programs and services (elderly/child care, schools, recreation, etc.) may be prompted by changes in the Township's population.

Kimball Township has a very high proportion of people in the "Family Forming" years (defined as ages 20-44), as well as a healthy number of school children. This indicates the community is considered a desirable place to raise children.

Figure 7.4: Stages of Life, Kimball Township and St. Clair County



Source: US Census 2010

RACIAL COMPOSITION

The racial make-up of Kimball Township's population is relatively homogeneous. In 2010, the Census classification of "white" made up 95.6 percent of the Township's population, down only slightly from 2000. 1.7% of the population self-classified as Black or African American, with 2.2% self-classifying as multi-racial. Other racial categories make up under 1% of the population, according to the Census. 1.9% of Census respondents self-identified as Hispanic, regardless of race.

HOUSEHOLD SIZE

A trend occurring nation-wide, and characteristic of today's population, is the declining size of households. A household includes all persons who occupy a housing unit. A housing unit is defined as a house, apartment, a mobile home, a group of rooms, or a single room that is occupied as a separate living quarters. Because of the the nation-wide decline in household size, it is not uncommon for communities to register a larger increase in the number of housing units than in the number of households. This trend has evolved to a large extent, due to the declining size of families. People are marrying at a later age than a generation ago, postponing having children, and having fewer children when they do start a family. Married couple families still comprise the largest group of households, but the number of single parent (male or female) headed households is increasing and expected to grow, contributing to the decline in average

household size. Finally, as the baby boom generation ages, they will swell the ranks of single-person, non-family households.

Table 7.2 compares the persons per household for Kimball Township and St. Clair County for 1990 and 2000. In 1990, the average household size in Kimball Township was 2.95, declining 11.1 percent, to 2.62 between the 1990 and 2010 Censuses. Still, the Township has a larger average household than the county at large.

Table 7.2: Average Household Size

	1990	2000	2010	Overall Change, 1990-2010
Kimball Twp	2.95	2.74	2.62	-11.1%
St. Clair County	2.73	2.62	2.54	-6.9%

Source: US Census 2010

EDUCATIONAL ATTAINMENT

The level of educational attainment reached by residents reveals insights into the capabilities of the workforce, income levels, and the overall economic vitality of the community. The U.S. Census compiles data on educational attainment for people aged 25 years and older. It is important to note that the “High School Graduate” and “Attended College” categories are cumulative. For example, if a resident has a bachelor’s degree, that person would be counted in both the “High School Graduate” and “Attended College” categories, as well as being included in those who specifically attained a bachelor’s degree

Table 7.3 displays the educational attainment levels for those people 25 years and older living in Kimball Township, St. Clair County, and the State of Michigan as a whole. In comparison, the Township residents have slightly lower educational attainment levels than those living in the County.

According to the 2010 Census, 83.2 percent of Township residents 25 years old and over graduated from high school. Moreover, 8.1 percent went on to earn an associate’s degree, while 5.6 percent continued on to receive a bachelor’s degree and 4.3 percent finished with a graduate degree.

Table 7.3: Educational Attainment

	Kimball Twp	St. Clair County	State of Michigan
Less than High School	16.8%	12.0%	19.6%
High School Graduate	83.2%	88.0%	80.4%
Attended College	48.2%	51.4%	51.8%
Associate Degree	8.1%	9.4%	6.3%
Bachelor's Degree	5.6%	9.5%	15.5%
Advanced Degree	4.3%	6.0%	8.9%

Source: US Census 2010

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INCOME

An important determinant of a community's viability and ability to support future commercial, residential, and industrial growth is the income of its residents. Households are the basic consumer unit and supplier of labor to potential businesses. Median household income (that level of income at which half of all households earn more and half of all households earn less) is a broad measure of the relative economic health of a community. At the national level, the "great recession" and the impact of inflation have combined to negatively impact upon the spending power of the dollar households earn. In a very real sense, a dollar does not purchase as much as it once did.

The median household incomes of Kimball Township, St. Clair County, and the State of Michigan are illustrated in Table 7.4 for the years 1999 and 2011, in 2011 dollars. 1999 income was reported on the 2000 Census, while the 2011 numbers are from the Census' American Community Survey and are the most recent and accurate numbers available.

All three jurisdictions have seen incomes fall over the past decade, when adjusted to remove inflation. As the national and state economies rebound from the "great recession," incomes should begin to rise.

Table 7.4: Median Income 1999-2011, in 2011 Dollars

	Kimball Township	St. Clair County	State of Michigan
1999	\$63,510	\$61,798	\$59,563
2011	\$51,863	\$48,869	\$48,669

Source: US Census 2000, American Community Survey 2011

EMPLOYMENT BY INDUSTRY

Table 7.5 breaks down employment by industry in Kimball Township and St. Clair County, according to the Census' 2011 American Community Survey. Township residents are generally employed by various industries in the same proportions as their neighbors in the rest of the county. The top three employing industries for both Kimball Township and the County are Manufacturing, Education/Health Care, and Retail Trade.

Table 7.5: Employment by Industry

	Kimball Township		St. Clair County	
	Number	Percentage	Number	Percentage
Agriculture and Mining	60	1.4%	658	0.9%
Construction	368	8.8%	4,883	7.0%
Manufacturing	923	22.0%	14,337	20.6%
Transportation and Utilities	265	6.3%	3,598	5.2%
Information	57	1.4%	1,166	1.7%
Wholesale Trade	116	2.8%	1,190	1.7%
Retail Trade	457	10.9%	8,830	12.7%
Finance, Insurance, and Real Estate	80	1.9%	2,847	4.1%
Tourism and Entertainment	394	9.4%	6,319	9.1%
Education and Health Care	825	19.7%	15,818	22.7%
Professional Services	314	7.5%	4,298	6.2%
Other Services	187	4.5%	3,037	4.4%
Government	141	3.4%	2,685	3.9%

Source: American Community Survey 2011

B. Housing Profile

HOUSING UNITS

An analysis of the Township's housing stock by type, age, value, tenure, and other characteristics is essential in determining the kinds of new housing that should be built in the Township. To a large extent, it is the characteristics of the existing structures that will determine what can be built and marketed in the future.

Table 7.6 depicts changes in the type of housing in Kimball Township from 2000 to 2010. Single-family housing structures remain the predominant dwelling type and saw an 18.2% increase during the decade.. The greatest surge in housing construction was among the multi-family units (2-5+ units), growing 60.4% percent. The number of 2-4 unit housing structures decreased, possibly due to the conversion of some of these units into either single family structures or further subdivision into 5 or more units, in addition to demolition.

Table 7.6: Change in Number of Housing Units, 2000-2010

Number of Units	2000		2010		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
One Unit	2,713	82.2%	3,208	85.9%	495	18.2%
2-4 Units	137	4.1%	57	1.5%	-80	-5.8%
5 or More Units	48	1.5%	77	2.3%	29	60.4%
Mobile Home or Other	404	12.2%	385	10.3%	-19	-4.7%
TOTAL	3,302	100%	3,736	100%	434	13.1%

Source: US Census 2010

TENURE

According to the U.S. Census Bureau, the national rate of home ownership has grown from 55.0% in 1950 to a high of 66.1% in 2000, then declined slightly to 65.0% in 2010. Kimball Township's home ownership rate for occupied housing units according to the 2010 census was 83.1% percent, exceeding the national rate by 18.1 percentage points.

The Township's overall vacancy rate, according to the Census, is 5.1%. This value, however, includes vacant property types not immediately available for occupancy, including such structures as seasonal property and migrant housing. As a general rule, a five percent vacancy rate is desirable. Such a vacancy rate permits residents moving into the area a choice of housing options immediately available for occupancy.

According to Table 7.7, St. Clair County has a home ownership rate of 69.4%, with 19.6% renter occupied. The vacancy rate is higher at the County level than at the Township level.

Table 7.7: Housing Tenure

	Kimball Township		St. Clair County	
	Number of Dwelling Units	Percentage of Total	Number of Dwelling Units	Percentage of Total
Owner	2,950	78.9%	49,897	69.4%
Renter	598	16.0%	14,088	19.6%
Vacant	188	5.1%	7,924	11.0%

Source: US Census 2010

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AGE OF STRUCTURES

Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities standard for today's life-style is diminished. When a community's housing stock approaches the 50-year mark, the need for housing rehabilitation, demolition, and new construction will begin to increase.

Data in Table 7.8 identifies the age of year-round residential structures for Kimball Township. As can be seen, almost half (49.1%) has been built since 1980. Although the 2000s had the largest number of housing units built of any decade, construction trailed off in the second half of the decade as the international housing crisis impacted the community. 561 housing units were built between 2000 and 2005, but only 196 have been built since 2005.

Table 7.8: Age of Housing Units in Kimball Township

Year Structure Built	Number of Units	Percent
2000 or later	757	20.2%
1990-99	723	19.4%
1980-89	362	9.7%
1970-79	384	10.3%
1960-69	256	6.9%
1950-59	390	10.4%
1940-49	386	10.3%
1939 or earlier	478	12.8%

Source: US Census 2010

HOUSING VALUES

A comparative measure of the housing stock is housing value. According to the 2010 Census, the median value of owner occupied housing units in Kimball Township is \$127,100, a slight increase over the median value in 2000, which was \$125,956 (in 2010 dollars). The median value in St. Clair County as a whole is \$141,800, down from \$155,409 in 2000 (as measured in 2010 dollars).

The median contract rent in Kimball Township is \$731, up from \$681 in 2000 (both measured in 2010 dollars). Countywide, the median contract rent is \$723, up from \$673 in 2000.