

# Chapter 7

## Socioeconomic Profile

### Population Profile - Introduction

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, the State of Michigan, and the nation. 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 2000. It also includes County and State population trends. **Exhibit 7-A** graphically displays these trends.

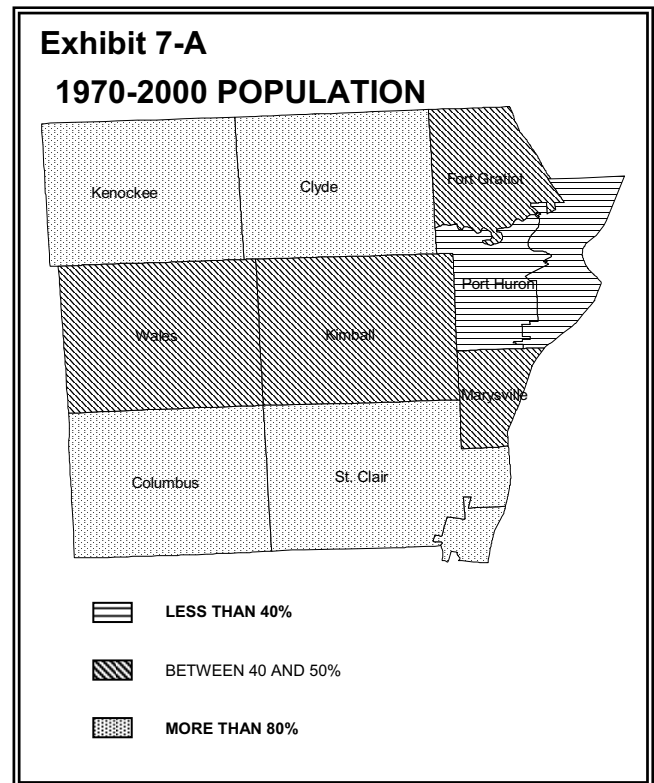
The breakdown reveals that communities within the subject area and the County, with the exception of St. Clair and Wales Townships, experienced the greatest growth during the 1970's, with the exception of the City of Port Huron, which suffered losses. St. Clair Township and Wales Township experienced the most growth during the 1990's.

Kimball Township gained 1,028 residents between 1970 and 1980, an increase of 16.7 percent. This growth continued at a nominal rate (less than one percent) the following decade reaching a total population count of 7,247 in 1990. The total change for the 20-year period amounted to an increase of 1,095 residents, or 17.8 percent. Between 1990 and 2000, Kimball Township continued its steady rate of growth, increasing by 1,381 residents, or 19.1 percent. This represents a 30-year increase in the Township of 2,476 residents, or 40.2 percent

This rate of growth was slightly higher than the County, which increased its population by 36.6 percent between 1970 and 2000. In addition, the Township exceeded the State's growth rate of 11.9 percent during the same timeframe.

Columbus Township, neighboring to the southeast, grew at the greatest rate of surrounding townships (138 percent, or 2,678 people) between 1970 and 2000. St. Clair Township, directly south, followed a similar population trend growing by 107 percent during the same time period.

The City of Marysville posted a 72.6 percent increase in its population count between 1970 and 2000 ending with 9,684 persons. Up the coast from Marysville lies the City of Port Huron, an international connection point to Sarnia, Ontario via the Blue Water Bridge. In 1970, the City held 35,794 residents. This number fell by 3,456 people, or 9.6 percent, over the next 30 years, which left the City with a population of 32,338 in 2000.



**Table 7-1  
Historic Population Trends, 1980 to 2000**

Place	1970	1980	1990	Change, 1980 to 1990		2000	Change, 1990 to 2000		Change, 1970 to 2000	
				Number	Percent		Number	Percent	Number	Percent
Clyde Twp.	2,980	4,632	5,052	420	9.1	5,523	471	9.3	2,543	85.3
Columbus Twp.	1,937	3,097	3,235	138	4.5	4,615	1,380	42.7	2,678	138.2
Fort Gratiot Twp.	7,075	8,496	8,968	472	5.6	10,691	1,723	19.2	3,616	51.1
Kenockee Twp.	1,250	1,730	1,854	124	7.2	2,423	569	30.7	1,173	93.8
Kimball Twp.	6,152	7,180	7,247	67	0.9	8,628	1,381	19.1	2,476	40.2
Marysville City	5,610	7,345	8,515	1,170	15.9	9,684	1,169	13.7	4,074	72.6
Port Huron Twp.	7,635	7,886	7,621	-265	-3.4	8,615	994	13.0	980	12.8
Port Huron City	35,794	33,981	33,694	-287	-0.8	32,338	-1,356	-4.0	-3,456	-9.7
St. Clair Twp.	3,091	3,965	4,614	649	16.4	6,423	1,809	39.2	3,332	107.8
Wales Twp.	1,970	2,368	2,294	-74	-3.1	2,986	692	30.2	1,016	51.6
St. Clair County	120,175	138,802	145,607	6,805	4.9	164,235	18,629	12.8	44,060	36.7
State of Michigan	8,881,826	9,262,078	9,295,297	33,219	0.4	9,938,444	643,147	6.9	1,056,618	11.9

*Sources: 1970, 1980, 1990, 2000 US Census, General Population Characteristics*

## Population Projections

**Table 7-2** contains population projections for Kimball Township and St. Clair County from 2005 through 2020 in five-year intervals. County-wide population projections were collected from three sources: the Michigan Department of Transportation (MDOT), the Michigan Department of Management and Budget (MDMB), and Woods & Poole Economics, Inc. The MDOT projections are generated using an employment and transportation regional model. The MDMB projections are based upon the age-cohort survival method. Woods & Poole Economics, Inc., a private demographic and economic consulting firm, based their projections upon an employment and transportation model. All three projections were averaged together and were used to create the Kimball Township population projections in each five-year increment.

Two sets of local projections are generated: Arithmetic and Constant County Share.

The Arithmetic method adds 413 persons to each five-year period and is based upon the average 5-year incremental change in population between 1970 and 2000. The Constant County Share method applies the Township's average share of County population (5.14 percent, 1970-2000) to the average County estimates for each five-year period.

The average of these two methods yields a Township population of 13,111 in Year 2020. This figure will be used as the basis for the development of goals and objectives, as well as future land use recommendations.

Place	Population <sup>a</sup>				Projection			
	1970	1980	1990	2000	2005	2010	2015	2020
Kimball Twp.	6,152	7,180	7,247	8,628				
Arithmetic <sup>b</sup>					10,693	12,758	14,823	16,888
Constant county share <sup>c</sup>					8,522	8,798	9,075	9,333
Average					9,608	10,778	11,949	13,111
St. Clair County	119,280	138,802	145,607	164,235				
MDOT					165,173	170,045	174,734	178,425
DMB					168,400	174,900	181,300	187,400
W&P					163,820	168,530	173,630	178,860
Average					165,797	171,158	176,554	181,561

<sup>a</sup> Data from Table 1.  
<sup>b</sup> Each five year estimate increased by 413 persons (average five-year increment from 1970-2000).  
<sup>c</sup> Average Township share of county population (5.14%).  
Sources: Michigan Department of Transportation (MDOT), Economic and Demographic Outlook for the United States and Counties of Michigan to the Year 2020, September 30, 1994; Michigan Department of Management and Budget, (MDMB) Office of the State Demographer, Population Projections for Michigan to the Year 2020, County Projections, 1996; Woods & Poole Economics, Inc., 1998 State Profile, Michigan, Southeast Michigan Council of Governments (SEMCOG), Regional Datasets Forecast, 1997.

## Age-Life Cycle

**Table 7-3** 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 dependent population (generally those persons under 18 and over 65 years of age).

Age Group	1990		2000		Change 1990-2000	
	No.	Percent of Total	No.	Percent of Total	No.	Percent Change
Preschool (0-4 yrs)	576	7.9	587	6.8	11	1.9
School (5-19 yrs)	1,799	24.8	1,894	22.0	95	5.3
Family formation (20-44 yrs)	2,957	40.8	3,243	37.6	286	9.7
Empty nest (45-64 yrs)	1,297	17.9	2,015	23.4	718	55.4
Seniors (65-74 yrs)	442	6.1	509	5.9	67	15.2
Elderly (75+ yrs)	176	2.4	380	4.4	204	115.9
Total	7,247	100.0	8,628	100.0	1,381	19.1

Source: 1990 U.S. Census, STF 1A.  
U.S. Census, Table DP-1, Profile of General Demographic Characteristics: 2000.

The population in Kimball Township is aging, following a state and national trend. The Township's elderly population grew by almost 116 percent (204 people) between the 1990 and 2000 Census while school aged residents only increased by 5.3 percent (95 people). However, the school age population made up approximately 25 percent of the total Kimball population in 1990 but made up only 22 percent in 2000. The elderly, on the other hand, represented 2.5 percent of total residents in 1990 and 4.4 percent in 2000.

Those in the family formation life cycle made up 40.8 percent of the 1990 Township population, representing the largest age segment, which is also true for the 2000 Census. This population group expanded by 9.7 percent, or 286 people, between 1990 and 2000.

## Racial Composition

Data in **Table 7-4** shows that the racial make up of Kimball Township's population is relatively homogeneous. In 2000, the Census classification of white made up 96.8 percent of the Township's population. While this is down from the 1990 percent of total, the overall number of white persons is up by 18.6 percent. Racial diversity at the time of the 2000 census has shown relatively little change since the 1990 count. There has been a slight increase in minority populations and more specific gains in those classified as multi-racial. However, because of the changes in Census racial definitions, specific trending is difficult due to the inclusion of multi-racial categories not present in the 1990 Census counts.

## Persons with Disabilities

The following data documents the extent of the Township population that was considered disabled, either with a mobility or self-care limitation. The Census collects disability data for three major age groups: those between 5 and 20 years of age, 21 and 64 years of age, and those aged 65 and older. The first age group refers most commonly to youth, the second to the working age population, and the third to the senior and elderly population. Understanding the disability status of Kimball Township's population may assist decision-makers in providing for the special needs of disabled persons in the community.

In 2000, there was a total of 8,053 persons who were five years or older. Of this total population group, 1,408 people (17.5 percent) suffered from some type of disability. Within that disability total, it is important to understand the levels of disability within each of the three population groups. The population group containing people between the ages of 5 and 20 demonstrated a 9.3 percent disability total representing 193 disabled people. Of the working age population (16 to 64 years of age), 810 people were listed as disabled, however, 58 percent of those individuals were employed in 2000. The largest percentage of people classified as disabled were 65 years of age or older, totaling 405 people, or 45.1 percent of that age bracket.

## Households

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. Despite the nation-wide decline in household size, it is not uncommon for communities to register a net increase in the housing supply. This can occur even if the community is not experiencing a proportional population increase or, in some cases, recording a population loss. 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.

Place	1990	2000	No.	Percent
Kimball Township	2.95	2.74	-0.21	-7.1
St. Clair County	2.73	2.62	-0.11	-4.0

*Source: 1990 U.S. Census, STF 3A  
U.S. Census, Table DP-1, Profile of General Demographic Characteristics: 2000*

**Table 7-5** compares the persons per household for Kimball Township and St. Clair County for 1990 and 2000. In 1990, the persons per household size in Kimball Township was 2.95, declining 7.1 percent, to 2.74, between the 1990 and 2000 Census. This figure is slightly higher than the County 2000 household size of 2.62.

Race	1990		2000		Change 1990-2000	
	No.	Percent of Total	No.	Percent of Total	No.	Percent Change
White	7,044	97.2	8,352	96.8	1,308	18.6
Black	114	1.6	77	0.9	-37	-32.5
Amer.Indian, Eskimo, Aleut	60	0.8	34	0.4	-26	-43.3
Asian or Pacific Islander	7	0.1	15	0.2	8	114.3
Other Race	22	0.3	150	1.7	128	581.8
Total	7,247	100.0	8,628	100.0	1,381	19.1

*Source: 1990 U.S. Census, STF 3A  
U.S. Census, Table DP-1, Profile of General Demographic Characteristics: 2000.  
\*As race definitions were revised for the 2000 US Census, the racial categories in the table were agglomerated to compare population changes across time. Us Census 200 totals for Asian and Native Hawaiian and Other Pacifica Islander were combined. Additionally the Some Other Race and Two or More Races categories were combined to reflect the broader 1990 US Census definitions.*

## 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 figures are cumulative. For example, if a citizen has a bachelor's degree, that person would be counted in the Bachelor's Degree or Higher Category, as well as the Associates Degree or Higher and High School Graduate or Higher categories.

**Table 7-6** displays the educational attainment levels for those people 25 years and older living in Kimball Township and St. Clair County. In comparison, the Township residents have slightly lower educational attainment levels than those living in the County.

In 2000, 78.4 percent of Township residents 25 years old and over graduated from high school. Moreover, 14.4 percent went on to earn an associate's degree while 7.2 percent continued on to receive a bachelor's degree and 3.2 percent finished with a graduate degree.

Level	Kimball Township		St. Clair County	
	No.	Percent	No.	Percent
Not a High School Grad	1,235	21.6	18,461	17.2
High School Graduate or Higher	4,473	78.4	89,122	82.8
Assoc. Degree or Higher	820	14.4	21,863	20.3
Bachelor's Degree or Higher	412	7.2	13,524	12.6
Graduate Degree or Higher	184	3.2	4,962	4.6
Total	5,708	100.0	107,583	100.0

*Source: 2000 U.S. Census, STF 3A*

## 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, recessions and 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.

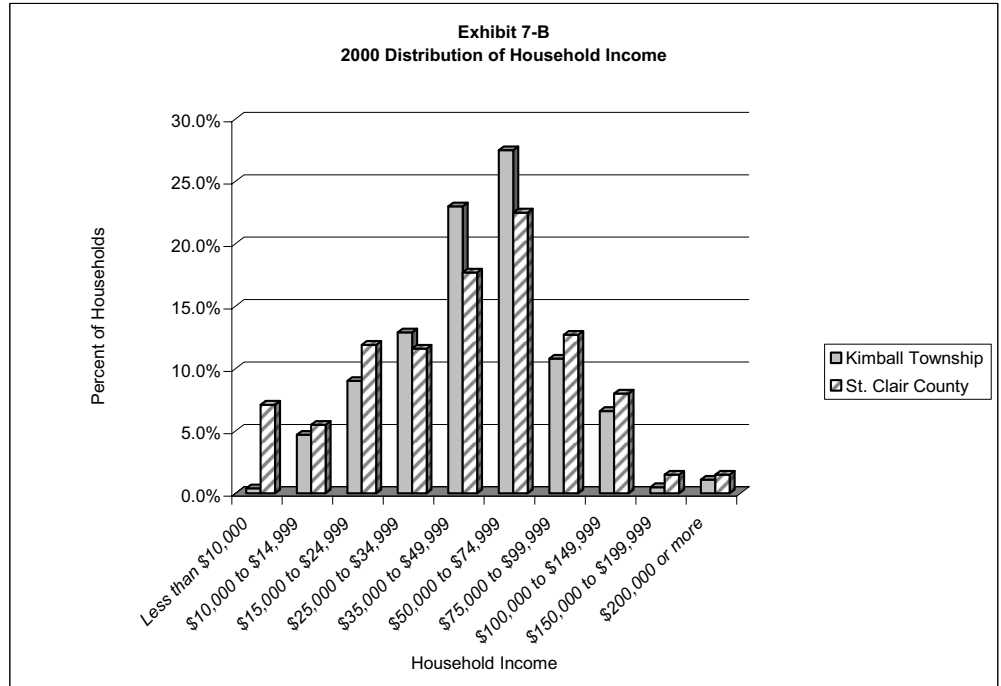
Three measures of income (median household, median family, and per capita) are illustrated in **Table 7-7** for the Township, County, and State comparing census data from the last two decades. Income statistics for the 2000 Census reflect information from the 1999 calendar year, and statistics for the 1990 Census are 1989 information. According to data displayed in **Table 7-7**, St. Clair County ranked the highest in two of the three income measures followed by the State and the Township, respectively.

Place	Median Household Income		Median Family Income		Per Capita Income	
	1989*	1999	1989*	1999	1989*	1999
Kimball Township	40,556	47,627	44,464	52,558	16,094	19,253
St. Clair County	41,946	46,343	48,760	54,450	18,118	21,582
State of Michigan	42,394	44,667	50,092	53,457	19,344	22,168

*\*Adjusted for inflation to 1999 dollars  
Source: 1990 and 2000 U.S. Census Data, SF 3*

The distribution of households by income levels is presented in **Exhibit 7-B**. Households are considered the standard "consumption" unit for long-range planning. A household represents all the persons who occupy a housing unit. A household may also include one person living alone. The household differs from a family which is defined as a householder and one or more persons who are related to the householder and living in the same household.

In comparison to the County, Kimball Township generally follows a similar household income distribution. The middle income bracket (\$50,000 to \$74,999) held the highest percentage of households which is just above where the median lies. Less than two percent of households earned more than \$200,000 at the Township and County level. At the other end of the spectrum, 0.4 percent of Township households fell below a household income of \$10,000, which was significantly less than the County (7.1 percent).



## Employment by Occupation and Industry

Employment by Occupation and Employment by Industry are two related, yet individually significant indicators of community welfare. Employment by Occupation describes the trades and professions in which Township residents are employed, such as a manager or salesperson. Employment by Industry quantifies in what field that manager or sales person may be employed. For instance, two sales persons may be present in the “Sales and Office Occupations” category of the Employment by Occupation table, but may be employed in two different fields. That is, a sales person in the manufacturing industry and a sales person in the real estate trade would be categorized within those different classifications in the Employment by Industry table.

**Table 7-8** depicts the 2000 employment by occupation for employed residents of Kimball Township and St. Clair County who are 16 years of age and older. Production, Transportation, and Material Moving Occupations ranked the highest of all categories. The second largest group is those employed in the Management, Professional, and Related Occupations. In general, the Township’s occupational trends follow those of St. Clair County except within the Sales Occupations where the County is dominant.

Occupation	Kimball Township		St. Clair County		Difference	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	849	20.1	18,708	24.0	17,859	3.9
Service occupations	684	16.2	11,419	14.6	10,735	-1.6
Sales and office occupations	834	19.7	18,215	23.4	17,381	3.7
Farming, fishing, and forestry occupations	20	0.5	237	0.3	217	-0.2
Construction, extraction, and maintenance occupations	508	12.0	10,050	12.9	9,542	0.9
Production, transportation, and material moving occupations	1,331	31.5	19,337	24.8	18,006	-6.7
TOTAL	4,226	100.0	77,966	100.0	-	-

Source: 2000 U.S. Census

**Table 7-9** comparatively breaks down employment by industry in Kimball Township and St. Clair County. As with the occupational information, the Township’s employment by industry closely follows that of St. Clair County. The top three employing industries for both Kimball Township and the County were Manufacturing, Educational, Health, and Social Services, and Retail Trade.

**Table 7-9**  
**2000 Comparative Employment by Industry**  
**Kimball Township and St. Clair County**

Occupation	Kimball Township		St. Clair County		Difference	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	50	1.2	699	0.9	649	-0.3
Construction	316	7.5	6,517	8.4	6,201	0.9
Manufacturing	1,384	32.7	21,820	28.0	20,436	-4.7
Wholesale trade	148	3.5	1,792	2.3	16,44	-1.2
Retail trade	484	11.5	9,497	12.2	90,13	0.7
Transportation and warehousing, and utilities	265	6.3	4,260	5.5	3,995	-0.8
Information	77	1.8	1,436	1.8	1,359	0.0
Finance, insurance, real estate, and rental and leasing	159	3.8	2,982	3.8	2,823	0.0
Professional, scientific, management, administrative, and waste management services	147	3.5	4,061	5.2	3,914	1.7
Educational, health and social services	684	16.2	13,516	17.3	12,832	1.1
Arts, entertainment, recreation, accommodation and food services	210	5.0	5,300	6.8	5,090	1.8
Other services (except public administration)	188	4.4	3,428	4.4	3,240	0.0
Public administration	114	2.7	2,658	3.4	2,544	0.7
<b>TOTAL</b>	<b>4,226</b>	<b>100.0</b>	<b>77,966</b>	<b>100.0</b>	<b>-</b>	<b>-</b>

*Source: 2000 U.S. Census*

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 which 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.

## Housing Units

Data in **Table 7-10** depict changes in the type of housing from 1990 to 2000. Single-family housing structures remain the predominant dwelling type. The greatest surge in housing construction was among the multi-family units (2-5+ units), growing 87.7 percent during the last decade. A 1.5 percent decrease occurred among mobile home, trailer, and other unit types.

**Table 7-10**  
**Type of Housing Structures**  
**Kimball Township, St. Clair County Michigan**

Unit Type	1990		2000		Change 1990-2000	
	No.	Percent	No.	Percent	No.	Percent
1-unit	2,014	79.4	2,713	82.2	699	34.7
2-4 units	73	2.9	137	4.1	64	87.7
5 or more units	41	1.6	48	1.5	7	17.1
Mobile home, trailer, other*	410	16.2	404	12.2	-6	-1.5
<b>Total</b>	<b>2,538</b>	<b>100.0</b>	<b>3,302</b>	<b>100.0</b>	<b>764</b>	<b>30.1</b>

*\*2000 totals include boat, RV, van, etc.*  
*Source: 1990 and 2000 U.S. Census, SF 3*

## Tenure

According to the U.S. Census Bureau, the national rate of home ownership has grown from 55.0 percent in 1950 to 66.1 percent in 2000. Kimball Township's home ownership rate for occupied housing units in 2000 was 94.5 percent, exceeding the national rate by 28.4 percentage points. Housing occupancy characteristics are illustrated in **Table 7-11**.

**Table 7-11**  
**2000 Housing Occupancy Characteristics**

Category	Kimball Township			St. Clair County		
	Number	Percent		Number	Percent	
		Total Units	Occupied/Vacant Units		Total Units	Occupied/Vacant Units
Occupied Housing	3,120	94.5	100.0	62,072	92.5	100.0
Owner-Occupied	2,745	83.1	88.0	49,419	73.6	79.6
Renter-Occupied	375	11.4	12.0	12,653	18.9	20.4
Vacant Units	182	5.5	100.0	5,035	7.5	100.0
For Rent	22	0.7	12.1	941	1.4	18.7
For Sale	69	2.1	37.9	860	1.3	17.1
Rented, Sold, Not Occupied	24	0.7	13.2	379	0.6	7.5
For Seasonal, Recreational or Occasional Use	8	0.2	4.4	1,921	2.9	38.2
For Migrant Workers	1	<0.1	0.5	1	<0.1	<0.1
Other Vacant	58	1.8	31.9	933	1.4	18.5
<b>Total Housing Units</b>	<b>3,302</b>	<b>100.0</b>		<b>67,107</b>	<b>100.0</b>	

*Data compiled by Wade-Trim.*  
*Source: 2000 U.S. Census*  
*\*Other vacant includes boats, railcars, vans, campers*

The Township's overall vacancy rate was 5.5 percent. This value, however, includes vacant property types not immediately available for occupancy, including such structures as seasonal property and migrant housing. About three percent of vacant housing units were for rent or sale, those types of properties immediately available for occupancy. As a general rule, a five percent vacancy rate of these housing types is desirable. Such a vacancy rate permits residents moving into the area a choice of housing options immediately available for occupancy. This low percentage indicates a very restrictive housing market in Kimball Township.

According to **Table 7-11**, St. Clair County had a home ownership rate of 73.6 percent, with the remainder as renter occupied. The vacancy rate was slightly higher at the County level, with a greater percentage being offered for rent. Moreover, 38.2 percent of the vacant housing stock (1,921 units) were used for seasonal, recreational, or occasional use.

## 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 7-12** identifies the age of year-round residential structures for Kimball Township. As can be seen, the majority of the units (60.1 percent) in the Township were built in the decades prior to 1980. Of those homes, approximately 48.4 percent were built prior to 1970. When taking into consideration the average life span of a dwelling unit, about 39.7 percent of the single-family homes in the Township may be decreasing in utility by the end of the decade in 2010. These homes will require regular maintenance to remain structurally sound.

Year Built	Number	Percent
1999 to March 2000	234	7.1
1995 to 1998	451	13.7
1990 to 1994	268	8.1
1980 to 1989	357	10.8
1970 to 1979	386	11.7
1960 to 1969	286	8.7
1940 to 1959	908	27.5
1939 or earlier	403	12.2
<b>TOTAL</b>	<b>3,302</b>	<b>100.0</b>

*Source: 2000 U.S. Census –SF3*

## Recent Residential Construction Activity

In 2003, fueled by an average low interest rate of 5.82 percent and strengthened confidence in the economy, the Southeast Michigan region experienced an eight percent increase in new residential construction, permitting 23,413 housing units in 2003. Single-family housing grew five percent, with 15,346 permits authorized, and two-family housing counted 212 new units. Townhouse/attached condominium construction had 5,360 units authorized and multi-family units recorded 2,495 new permits.

Wayne County led the region with 5,741 new residential permits issued, a 20 percent increase from 2002. Oakland County followed closely with 5,712 permits authorized, a six percent increase. Macomb County was third with 5,269 new units authorized.

The region also had 1,383 new manufactured housing sites in parks, bringing the total number of new housing units authorized to 24,796. By structure type, single -family construction accounted for 62 percent of the total, townhouse/attached condominiums for 22 percent, multi-family units for ten percent, manufactured housing in parks for six percent, and two-family permits for less than one percent. <sup>1</sup>

Area	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
Single Family	34	31	23	50	71	71	96	65	95	194	104	89	75	92	77	1,167
Two Family	0	0	0	0	0	0	4	2	0	4	4	0	0	2	4	20
Attach Condo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi Family	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
Gross Total Units	34	31	23	66	71	71	100	67	95	198	108	89	75	94	81	1,203
Demolished Units	15	10	8	6	0	0	6	3	0	8	6	3	9	11	6	91
<b>NET TOTAL UNITS</b>	<b>19</b>	<b>21</b>	<b>15</b>	<b>60</b>	<b>71</b>	<b>71</b>	<b>94</b>	<b>64</b>	<b>95</b>	<b>190</b>	<b>102</b>	<b>86</b>	<b>66</b>	<b>83</b>	<b>75</b>	<b>1,112</b>

*Source: Building Permits 1990 through 2004 from SEMCOG*

<sup>1</sup> Southeast Michigan Council of Governments: Residential Construction in Southeast Michigan, 2003, April 1, 2004.



**Table 7-13** illustrates recent residential construction trends in Kimball Township. Between 1990 and 2004, there were 1,203 housing units constructed in the Township with the vast majority being detached single-family dwellings. During this same time period, 91 units were demolished. This leaves a net total of 1,112 new units being added to the Township housing stock.

## Housing Values

A comparative measure of the housing stock is housing value. Data in **Table 7-14** shows the 2000 distribution of housing values for both owner-occupied and rental units at the Township and County level. In 2000, the median value of owner occupied housing units in Kimball Township was \$100,500. This figure is \$24,700 less than the median value of homes in St. Clair County.

In 2000, the median contract rent in Kimball Township was \$543, approximately 1.1 percent greater than the County median contract rent of \$537.

Financial Characteristics	Kimball Township		St. Clair County	
	No.	Percent	No.	Percent
Owner-occupied units <sup>a</sup>	1,934	100.0	36,652	100.0
Less than \$50,000	54	2.8	1,502	4.1
\$50,000 to \$99,999	908	46.9	10,750	29.3
\$100,000 to \$149,999	602	31.1	11,916	32.5
\$150,000 to \$199,999	208	10.8	6,681	18.2
\$200,000 or more	162	8.4	5,803	15.8
Median	\$100,500		\$125,200	
Renter-occupied units	364	100.0	12,337	100.0
Less than \$200 <sup>b</sup>	24	6.6	1,369	11.1
\$200 to \$299	7	1.9	602	4.9
\$300 to \$499	120	33.0	3,458	28.0
\$500 to \$749	166	45.6	5,280	42.8
\$750 to \$999	47	12.9	1,368	11.1
\$1,000 or more	0	0.0	260	2.1
Median contract rent	\$543		\$537	
<sup>a</sup> Specified housing units include only one-family houses on less than 10 acres without a commercial establishment or medical office on the property.				
<sup>b</sup> Includes no cash rent				
Source: 2000 U.S. Census				