

# **ST. JOSEPH COUNTY**

## **MASTER PLAN WORKSHOP**



*OCTOBER 5, 2006*

# **SOCIO-ECONOMIC ANALYSIS**



# ST. JOSEPH COUNTY, MICHIGAN

## SOCIO-ECONOMIC PROFILE

### INTRODUCTION

At first glance, a casual observer of the socio-economic factors of St. Joseph County would tend towards the conclusion of not much happening. To leave it at that misses many of the interesting changes that will influence growth and development in St. Joseph County in the years ahead. The purpose of this socio-economic profile is to examine what the demographics currently are, what they are projected to be and what the implications of those trends are for the county in terms of future growth and development especially as it relates to land use.

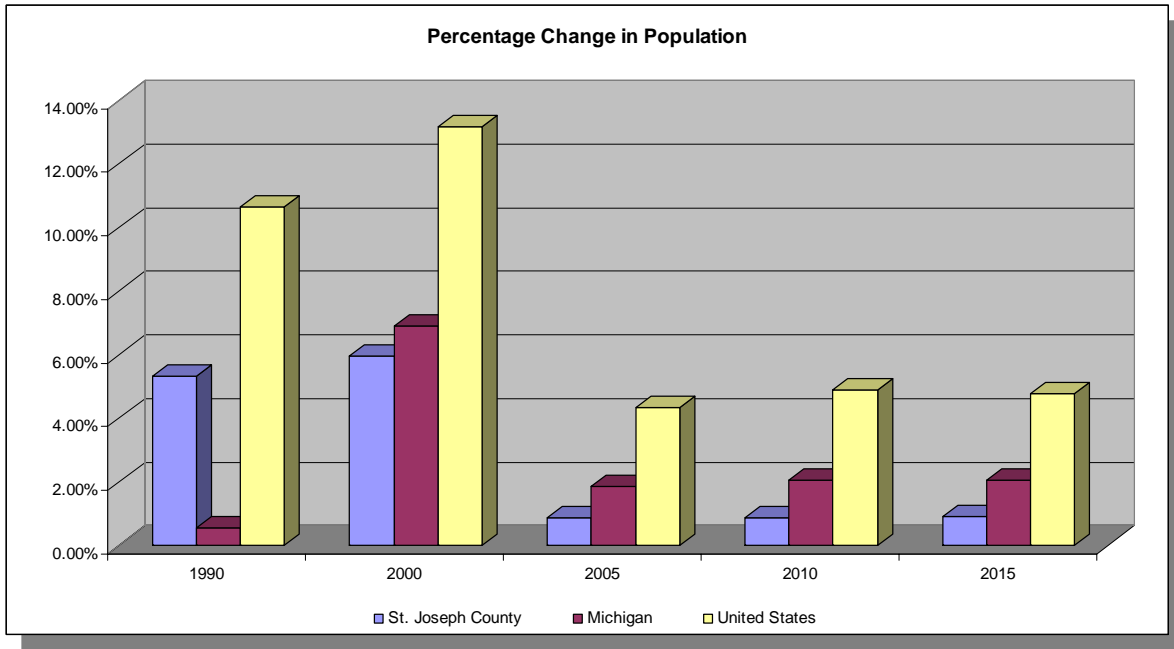
The profile provides information on the overall population, the county labor force and economics. The data were obtained from the U.S. Census Bureau, the Michigan State Data Center and Applied Geographic Solutions (AGS) a commercial provider of intra-census data.

### POPULATION

Since 1980, St. Joseph County has experienced slow, steady growth. Between 1980 and 1990 the county gained almost 3,000 people. Another 3,400 people added to the population during the 1990's. With the dawn of the new millennium population growth is expected to continue but at a slower rate than during the past two decades. The following table details the county, state and national populations in 1980, 1990 and 2000 as well as the 2005 estimates and five year projections to the year 2015.

Demographic Trends 1980-2015	St. Joseph Co.	Michigan, State of	United States
1980 Population	55,932	9,242,774	224,811,135
1990 Population	58,913	9,295,304	248,710,012
2000 Population	62,422	9,938,444	281,421,906
2005 Estimate	62,973	10,121,382	293,686,994
2010 Projection	63,514	10,328,365	308,074,238
2015 Projection	64,094	10,541,275	322,789,847

As shown in the following chart, St. Joseph County, while trailing the nation in terms of percentage population growth actually grew faster than the state of Michigan between 1980 and 1990. Since then, however, the county has grown at a slower rate than the state or nation.

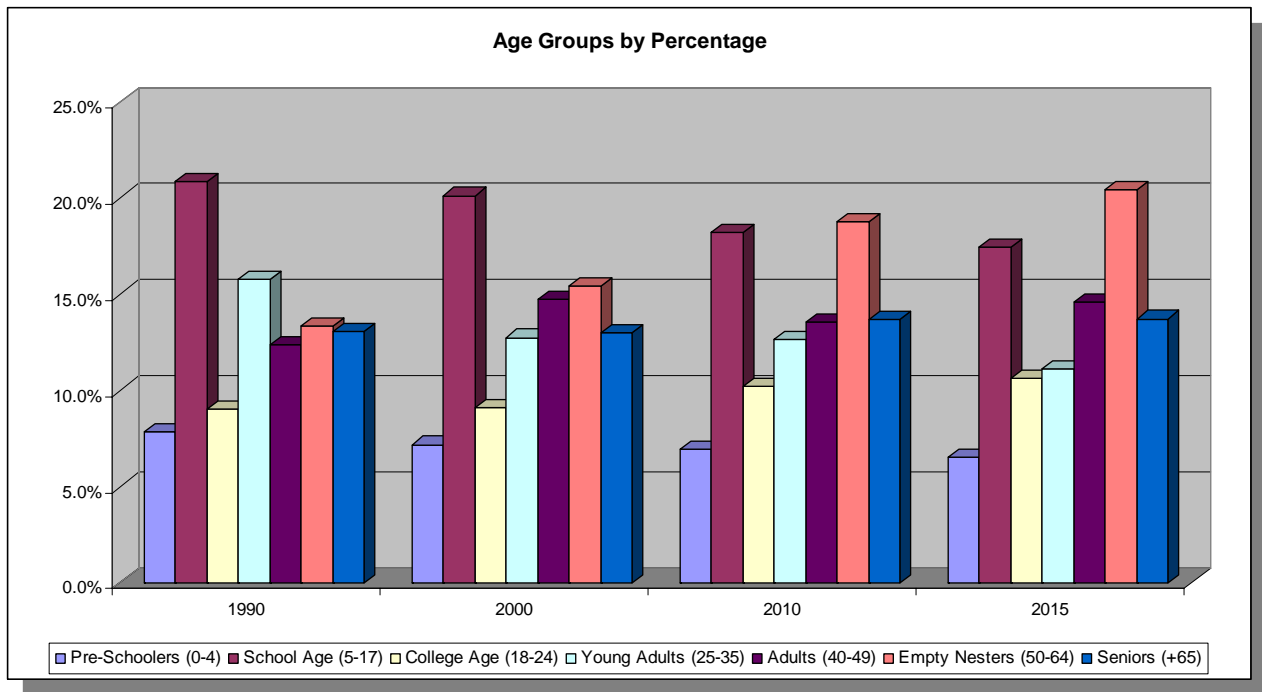


Of interest, however, are the changes in households. Since 1990 the number of households has grown from 21,579 to 24,106 in 2005. The percentage of households with children has

Household Trends	St. Joseph County				
	1990	2000	2005	2010	2015
<b>Total Households</b>	21,579	23,381	24,106	24,959	25,810
<b>Households with children</b>	8,549	8,754	9,534	9,786	10,120
Married Couple Family	6,345	5,942	6,675	6,862	7,096
Lone Parent Male	468	812	822	836	865
Lone Parent Female	1,604	1,811	1,845	1,880	1,944
Non-family Male Head	113	157	158	171	177
Non-family Female Head	19	32	34	37	38
<b>Households without children</b>	13,030	14,627	14,572	15,173	15,690
Married Couple Family	6,796	7,117	7,836	7,910	8,180
Lone Parent Male	271	303	308	314	325
Lone Parent Female	586	618	629	642	664
Lone Male Householder	2,243	2,243	2,506	2,727	2,820
Lone Female Householder	3,134	3,546	3,293	3,580	3,702

dropped slightly from 41.5% in 1990 to 39.5% in 2005. This follows the national trend towards smaller households and fewer households with children.

There has been a shift in the age cohorts as well. The following graph shows the percentage of each of seven age cohorts in 1990, 2000 and projected for 2010 and 2015. Not surprisingly the percentage of school age children is decreasing while the percentage of empty nesters is projected to increase significantly.



Age Groups	1990	2000	2010	2015
<b>Number</b>				
Pre-Schoolers (0-4)	4,621	4,484	4,395	4,285
School Age (5-17)	12,284	12,552	11,543	11,439
College Age (18-24)	5,301	5,680	6,489	6,950
Young Adults (25-35)	9,289	7,953	8,031	7,280
Adults (40-49)	7,295	9,203	8,593	9,578
Empty Nesters (50-64)	7,868	9,641	11,911	13,365
Seniors (+65)	7,694	8,097	8,703	8,992

<b>Percentage</b>				
Age Groups	1990	2000	2010	2015
Pre-Schoolers (0-4)	7.8%	7.2%	6.9%	6.5%
School Age (5-17)	20.9%	20.1%	18.2%	17.5%
College Age (18-24)	9.0%	9.1%	10.2%	10.6%
Young Adults (25-35)	15.8%	12.7%	12.6%	11.1%
Adults (40-49)	12.4%	14.7%	13.5%	14.6%
Empty Nesters (50-64)	13.4%	15.4%	18.8%	20.4%
Seniors (+65)	13.1%	13.0%	13.7%	13.7%

While the number and percentage of school age children in St. Joseph County is projected to decrease by 2015, it is interesting to note that the percentage of the population that are school age will actually be greater in St. Joseph County than in Michigan or the U.S.

<b>School Age Children</b>	<b>St. Joseph Co.</b>		<b>Michigan, State of</b>		<b>United States</b>	
		% of Total		% of Total		% of Total
2000	12,696	20.3%	1,923,762	19.4%	53,118,014	18.9%
2005	12,074	19.2%	1,863,891	18.4%	53,202,541	18.1%
2010	11,533	18.2%	1,781,904	17.3%	53,531,850	17.4%
2015	11,439	17.8%	1,714,661	16.3%	53,697,971	16.6%

The ethnic and racial composition of the population is expected to change very little between 2000 and 2015. The overwhelming percentage of the population is of one race (98.5%) and is predominately white. Of the 62,422 persons in St. Joseph County in 2000, 4% were of Hispanic

	<b>St. Joseph Co.</b>					
<b>Population by race</b>	<b>2000</b>		<b>2005</b>		<b>2015</b>	
	62,422	% base	62,973	% base	63,514	% base
One race	61,511	98.5%	62,047	98.5%	62,572	98.5%
White	58,356	93.5%	58,791	93.4%	59,205	93.2%
Black	1,611	2.6%	1,690	2.7%	1,778	2.8%
American Indian/Alaska Native	235	0.4%	238	0.4%	242	0.4%
Asian	360	0.6%	366	0.6%	373	0.6%
Hawaiian/Pacific Islander	9	0.0%	9	0.0%	9	0.0%
Some Other Race	940	1.5%	953	1.5%	965	1.5%
Two or More Races	911	1.5%	926	1.5%	942	1.5%
Hispanic or Latino origin	2,488	4.0%	3,006	4.8%	3,672	5.8%

or Latino origin. That segment of the population is expected to increase by 2015 to 5.8% of the population.

## LABOR FORCE

The labor force in St. Joseph County has grown since 1990 from 43,701 to 47,248 in 2000. The following table provides a breakdown of the labor force and the industries in which they are employed. While the number of persons in the labor force has grown the number of unemployed persons has declined reflecting a healthy local economy.

Bucking the national trend, both the number of persons employed in manufacturing has increased along with the percentage of the labor force. While the number of persons working in wholesale and retail trade has decreased the number of persons in the service sector of the economy has increased. Farming has seen a decrease in the number of persons while production continues to increase reflecting which reflects ever higher productivity from the agricultural sector.

<b>Employment and Industry</b>	<b>St. Joseph Co.</b>	
	<b>1990</b>	<b>2000</b>
<b>Population by labor force</b>	43,701	47,248
Civilian Employed	26,336	29,693
Civilian Unemployed	1,833	1,446
Percent Unemployed	4.2%	3.1%
In Armed Forces	65	21
Not in labor force	15,467	16,088
<b>Labor force by industry (2000)</b>	26,330	29,693
Agriculture and mining	1,016	743
Construction	1,049	1,517
Manufacturing	10,449	12,573
Transportation	695	669
Communication, Utilities and Information	482	441
Wholesale Trade	1,453	635
Retail Trade	3,711	3,028
Finance, Insurance and Real Estate	852	901
Professional Services	1,130	1086

<b>Employment and Industry</b>	<b>St. Joseph Co.</b>	
	<b>1990</b>	<b>2000</b>
Educational Services	1,633	2,120
Health Services	1,554	2,586
Public Administration	522	624
Other Services	1,784	2,770

Workers in the St. Joseph County labor force tend to commute less than other workers in the state of nation. More than one-quarter of all workers commute less than ten [10] minutes or work at home. This percentage did decrease between 1990 and 2000 indicating that workers are having to travel farther to take advantage of job opportunities.

<b>Travel Time to Work</b>	<b>St. Joseph Co.</b>		<b>Michigan</b>		<b>United States</b>	
<b>No. of Commuters</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
Under 10 minutes	6,905	7,808	675,158	811,454	18,257,938	22,499,085
10 to 29 minutes	12,558	14,773	2,224,921	2,409,931	59,417,242	64,714,560
30 to 59 minutes	4,451	5,906	915,042	1,150,252	27,244,620	33,571,127
60 to 89 minutes	623	738	113,335	175,035	4,980,707	6,592,643
90 minutes or more	272	489	53,449	93,560	1,763,889	3,504,427
<b>Average in minutes</b>	17.62	19.65	20.67	22.93	21.72	24.21

<b>Travel Time to Work</b>	<b>St. Joseph Co.</b>		<b>Michigan</b>		<b>United States</b>	
<b>No. of Commuters</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
<b>Percentage</b>						
Under 10 minutes	27.83%	26.28%	16.96%	17.49%	16.35%	17.19%
10 to 29 minutes	50.62%	49.72%	55.88%	51.94%	53.21%	49.45%
30 to 59 minutes	17.94%	19.88%	22.98%	24.79%	24.40%	25.65%
60 to 89 minutes	2.51%	2.48%	2.85%	3.77%	4.46%	5.04%
90 minutes or more	1.10%	1.65%	1.34%	2.02%	1.58%	2.68%

While the size of the overall labor force is growing the number of workers employed within St. Joseph County is not rising as fast. Consider the information contained in the 1998 and 2004 County Business Patterns data provided by the U.S. Census Bureau and shown in the following table. During the period from 1990 to 2000 the total labor force grew by 3,547 workers or 354 per year. During the six [6] year period the number of employees working in St. Joseph County businesses increased by only 45 or 7.5 per year.

The number of business establishments also grew during that period from 821 in 1998 to 855 in 2004. The number of employees per establishment fell from an average of 10.7 to 10.3 in 2004. This is indicative of the nation-wide trend towards a greater number of businesses that are smaller and employing fewer people per establishment. One of the biggest declines was in manufacturing which saw a loss of 400 jobs in the six [6] year period. This supports the trend seen in analyzing the travel time to work with employees having to travel more for jobs that are outside of St. Joseph County.

<b>County Business Patterns</b>	<b>Employees</b>	
	<b>1998</b>	<b>2004</b>
Total	8,765	8,810
Forestry, fishing, hunting, and agriculture support	0-19	0-19
Mining	0-19	0-19
Utilities	100-249	20-99
Construction	356	488
Manufacturing	3,853	3,453
Wholesale trade	362	389
Retail trade	500-999	976
Transportation & warehousing	202	56
Information	20-99	20-99
Finance & insurance	234	232
Real estate & rental & leasing	60	55
Professional, scientific & technical services	199	185
Management of companies & enterprises	0-19	13
Admin, support, waste mgt, remediation services	239	302
Educational services	20-99	0-19
Health care and social assistance	677	1,092
Arts, entertainment & recreation	142	103
Accommodation & food services	837	822
Other services (except public administration)	374	486
Unclassified establishments	0-19	8
	<b>Establishments</b>	
	<b>1998</b>	<b>2004</b>
Total	821	855
Forestry, fishing, hunting, and agriculture support	2	2
Mining	4	3
Utilities	3	4
Construction	89	128
Manufacturing	87	91
Wholesale trade	52	56

	Establishments	
	1998	2004
Retail trade	139	123
Transportation & warehousing	26	24
Information	10	11
Finance & insurance	34	33
Real estate & rental & leasing	28	26
Professional, scientific & technical services	63	53
Management of companies & enterprises	3	3
Admin, support, waste mgt, remediation services	28	36
Educational services	2	1
Health care and social assistance	57	63
Arts, entertainment & recreation	14	19
Accommodation & food services	72	69
Other services (except public administration)	101	105
Unclassified establishments	1	5

## ECONOMY

Since 1980, income has risen on an average or median household basis as well as on a per capita basis. However, the St. Joseph County income continues to trail both the state and national averages. Michigan tends to outpace the nation due to a greater percentage of higher paying manufacturing and professional jobs. While St. Joseph County has seen growth in those segments of the labor force, overall, a higher reliance on other segments results in lower incomes. The advantage, however, is a more stable economy that, while still impacted by Michigan's automotive industry will be less impacted as that industry undergoes a major period of realignment.

Demographic Trends	St. Joseph Co.	Michigan, State of	United States
<b>Average Household Income</b>			
1980	\$18,271	\$22,097	\$20,382
1990	\$36,818	\$44,042	\$44,739
2005	\$51,505	\$61,592	\$60,586
2010	\$52,445	\$62,862	\$62,113
2015	\$53,385	\$64,132	\$63,640

<b>Median Household Income</b>			
1980	\$16,202	\$19,284	\$17,025
1990	\$27,557	\$31,060	\$30,099
2005	\$43,418	\$48,326	\$45,684
2010	\$48,646	\$54,046	\$51,252
2015	\$53,874	\$59,766	\$56,820
<b>Per Capita Income</b>			
1980	\$6,447	\$7,630	\$7,243
1990	\$13,486	\$16,201	\$16,540
2005	\$19,292	\$23,461	\$22,708
2010	\$20,076	\$24,745	\$23,837
2015	\$20,979	\$26,188	\$25,040

Since 1980, the SEV of St. Joseph County increased significantly both in actual dollars and constant dollars as shown in the following table. This increase reflects increased investment in the county couple with a rise in real estate values. When comparing the SEV with the number of households a similar increase is found in the tax base per household.

	1980	1990	2000
SEV (actual dollars)	\$441,839,189	\$704,931,642	\$1,565,264,136
SEV (2000 dollars)	\$920,498,310	\$927,541,634	\$1,565,264,136
Households	19,735	21,579	23,381
\$/Household	\$46,643	\$42,984	\$66,946

## LAND USE IMPLICATIONS

The implications of these changes in the socio-economic characteristics of St. Joseph County include:

1. One of the most significant land use implications is driven by the change in the number of households. As that number continues to grow, additional land will need to be converted to residential uses. With 1,700 new households being formed in the next ten [10] years about 1,700 acres of land will need to be converted annually to residential uses based on an average of one [1] acre per household.
2. The “empty nester” segment of the population will increase substantially in the future. Typically, this segment of the population begins to move out of the homes where they

raised their families. This illustrates the possible need for alternative housing opportunities; smaller units that require less maintenance.

3. As some of the “empty nesters” begin to move into senior status, the need for other alternative housing types such as retirement homes, assisted living units and nursing homes will grow. While the increase in the number of persons employed in health care and social assistance shows that this is beginning to occur the full impact will not be realized until after 2015.
4. Unless there is a major shift in the area economy the number of school age children is likely to decrease slightly in the coming years while the number of college age students remains fairly constant. There should be no pressure to increase school capacity.
5. Manufacturing employment is expected to continue to decrease. This will lessen the demand for industrial and manufacturing sites and buildings.
6. Other job growth, such as those in the retail, education and health services will likely be accommodated within the current planned commercial land use areas.
7. St. Joseph County will remain an export source of workers with the majority of future jobs continuing to be located in the surrounding employment areas of Kalamazoo and Elkhart.
8. The assessed valuation of St. Joseph County appears to be growing when examined on a per household basis. The importance of this is that the assessed value/household ratio needs to grow at a rate greater than the increasing cost of providing governmental services in order to have government revenue for capital improvement projects.
9. Agriculture, which has historically been the largest category of land use in the county, will remain so in the future. There will be pressure to convert agricultural land to other uses, primarily residential, as the population and number of households increase.







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