

CITY OF NEW BALTIMORE  
POPULATION AND HOUSING ANALYSIS

## SECTION 3.0

### INTRODUCTION

The characteristics of a community's population and housing are 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 section considers several pertinent demographic items, each of which are important to more fully understand the characteristics of New Baltimore's total population. These individual items include the following:

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

The most current available population data for New Baltimore is employed in the examination of each topic listed above. Wherever 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 City 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 where relevant.

### POPULATION CHANGE

#### National Trends

To more fully appreciate and understand the City's population characteristics and trends, demographic data needs to be considered in relation to broader influences at the regional and national levels. These broader trends provide the backdrop or context within which the dynamics of population change occur locally.

At the National level, the United States population exceeded two hundred million for the first time in 1970. In the subsequent two decades, the United States experienced continued population growth to 226 million in 1980 and 248 million in 1990. In the year 2000, the population of the United States topped the 280 million mark at 281,421, 906 persons. This proved to be a significant population increase as compared to the previous decade.

Equally significant is the continuation of a 30-year trend that saw the Nation's population shift to the south and west. The 16 States comprising the southern portion of the country is the most populous portion of the Nation. This continued explosion of populations within the southern and western states can be attributed to the continued aging of the U.S. population and the migration of these older persons to warmer climates. This trend will most likely continue over the next several decades as the baby boom and echo boom generations continue to age.

The Midwest (including Michigan) remains the second largest region. However, its growth rate over the past ten years was the slowest in the Nation. One important consequence of this shift is a loss of political influence through Congressional redistricting.

## State Population Trends

During the 50-year period between 1930 and 1980, Michigan's population nearly doubled, from 4.8 million to 9.2 million. The State's greatest periods of population growth over these five decades occurred between 1940 and 1970. During this 30-year period, Michigan gained more than one million people for each ten-year census interval. Between 1970 and 1990, population growth slowed considerably with the growth of only 356,808 persons during the 1970's. By the year 2000, the U.S. Census data for Michigan indicated that the State had a population of 9,938,444, or a 643,147 person increase over 1990 levels. This increase in population far exceeds the population gain experienced between 1980 and 1990 or within the 1970's.

## Regional Trends

The population increases described for Michigan are likewise evident across the seven-county southeast Michigan region. Macomb, Oakland, St. Clair, Livingston, Monroe and Washtenaw County each reported population gains since 1990. In each case the increases were well above the levels noted ten years ago. Oakland, Livingston, Washtenaw and St. Clair County each recorded an increase exceeding ten percent. Both Macomb and Monroe County recorded increases in the nine (9) percent range. Wayne County was the only county of the seven that reported a loss of population over the past decade. Wayne County's loss was largely the result of the City of Detroit's continued decline (-76,704 persons). For the region as a whole, there was a population increase of five percent. Removing the City of Detroit from this total, the region's population increased by nine (9) percent.

Macomb County's growth of 70,749 persons, or nearly 10 percent, during the 1990's is similar to the growth rates experienced during the 1970's. In spite of this modest overall growth rate, the County experienced a significant shift in its population base from north to south. Each of the six communities lying south of 14 Mile Road lost population during the past ten years. Collectively, this loss totaled 31,192 persons. This decline was balanced by increases for those communities located proximate to the M-59 corridor in central Macomb County. The five communities which are most heavily influenced by this corridor (Chesterfield Township, Clinton Township, Macomb Township, Shelby Township and the City of Sterling Heights) gained more than 48,000 residents during the past decade.

TABLE 8  
POPULATION CHANGE BY COUNTY 1990-2000

| Community    | 1990             | 2000             | Percentage Change |
|--------------|------------------|------------------|-------------------|
| Livingston   | 115,645          | 156,951          | 35.7%             |
| Macomb       | 717,400          | 788,149          | 9.9%              |
| Monroe       | 133,600          | 145,945          | 9.2%              |
| Oakland      | 1,083,592        | 1,194,156        | 10.2%             |
| St. Clair    | 145,607          | 164,235          | 12.8%             |
| Washtenaw    | 282,934          | 322,895          | 14.1%             |
| Wayne        | 2,111,687        | 2,061,162        | -2.4%             |
| <b>Total</b> | <b>4,590,465</b> | <b>4,833,493</b> | <b>5.3%</b>       |

Source: U.S. Census (1990, 2000)

TABLE 14  
MACOMB COUNTY  
POPULATION 1900-2000

| Decade | Population |
|--------|------------|
| 1900   | 33,244     |
| 1910   | 32,606     |
| 1920   | 38,103     |
| 1930   | 77,146     |
| 1940   | 107,638    |
| 1950   | 184,961    |
| 1960   | 405,804    |
| 1970   | 625,309    |
| 1980   | 694,600    |
| 1990   | 717,400    |
| 2000   | 788,149    |

Source: U.S. Census

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TABLE 10  
COUNTY GROWTH TRENDS

|               | 1960    |         |         | 1970    |         | 1980    |         | 1990    |         | 2000 |  |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------|--|
|               | Number  | Number  | +/-     | Number  | +/-     | Number  | +/-     | Number  | +/-     |      |  |
| 32 Mi - 38 Mi | 9,239   | 13,005  | 3,766   | 16,449  | 3,444   | 18,068  | 1,619   | 22,523  | 4,455   |      |  |
| 26 MI - 32 Mi | 11,537  | 14,933  | 3,396   | 18,233  | 3,300   | 21,717  | 3,484   | 31,253  | 9,536   |      |  |
| M-59 - 26 Mi  | 30,184  | 48,222  | 18,038  | 76,884  | 28,662  | 103,072 | 26,188  | 160,447 | 57,375  |      |  |
| 14 Mi - M-59  | 75,690  | 152,965 | 77,275  | 229,136 | 76,171  | 251,847 | 22,711  | 266,469 | 14,622  |      |  |
| 8 Mi - 14 Mi  | 279,154 | 396,184 | 117,030 | 353,898 | -42,286 | 322,696 | -31,202 | 307,457 | -15,239 |      |  |
| Totals        | 405,804 | 625,309 | 219,505 | 694,600 | 69,291  | 717,400 | 22,800  | 788,149 | 70,749  |      |  |

Source: U.S. Census

TABLE 11  
COMPARATIVE POPULATION  
GROWTH 1950-2000

| Community             | 1950    | 1960    | 1970    | 1980    | 1990    | 2000    |
|-----------------------|---------|---------|---------|---------|---------|---------|
| New Baltimore         | 2,043   | 3,159   | 4,132   | 5,439   | 5,798   | 7,405   |
| Chesterfield Township | 3,722   | 5,888   | 9,378   | 18,276  | 25,905  | 35,964  |
| Ira Township          | 1,675   | 2,746   | 3,612   | 4,316   | 5,587   | 6,966   |
| Lenox Township        | 1,993   | 2,356   | 2,869   | 3,028   | 3,069   | 5,421   |
| New Haven             | 1,082   | 1,198   | 1,855   | 1,871   | 2,331   | 3,071   |
| Macomb County         | 184,961 | 405,804 | 625,309 | 694,600 | 717,400 | 788,149 |

Source: U.S. Census

TABLE 12  
POPULATION CHANGE BY  
DECADE 1950-2000

| Community             | 1950-60 |     | 1960-70 |    | 1970-80 |    | 1980-90 |    | 1990-00 |    |
|-----------------------|---------|-----|---------|----|---------|----|---------|----|---------|----|
|                       | Number  | %   | Number  | %  | Number  | %  | Number  | %  | Number  | %  |
| New Baltimore         | 1,116   | 55  | 973     | 31 | 1,307   | 32 | 359     | 7  | 1,607   | 28 |
| Chesterfield Township | 2,166   | 58  | 3,490   | 59 | 8,898   | 95 | 7,629   | 42 | 10,059  | 39 |
| Ira Township          | 1,071   | 64  | 866     | 32 | 704     | 19 | 1,271   | 29 | 1,379   | 25 |
| Lenox Township        | 263     | 18  | 513     | 22 | 159     | 6  | 41      | 1  | 2,352   | 77 |
| New Haven             | 116     | 11  | 657     | 55 | 16      | 1  | 460     | 25 | 740     | 32 |
| Macomb County         | 220,843 | 119 | 120,505 | 29 | 69,291  | 11 | 22,800  | 3  | 70,749  | 10 |

Source: U.S. Census

Population change for New Baltimore and other neighboring communities for the 50-year period between 1950 and 2000 is shown in Table 11. During this period, the City's population increased by 3,755 persons, from 2,043 in 1950 to 5,798 in 1990. The rate of the City's population growth over this five-decade period is shown in Table 12. The City experienced fairly consistent population growth averaging more than 1,000 persons per decade between 1950 and 1980. During the 1980's, however, the population increase totaled only 359 persons. The 2000 Census indicated that the City experienced a 1,607 person increase.

In 2004 a special census was conducted by the U.S. Census. This Census revealed that the City had grown to 11,110 persons. This is an increase of 3,705 persons, the City's largest population increase to date. The dramatic increase can be attributed to the high number of residential developments that were approved but not yet constructed when the 2000 Census was taken.

## 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.

### 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, 1970's, 1980's and 1990's partially explains the rise in median age revealed in the 2000 U.S. Census. Lower fertility rates and increasingly longer life spans have also contributed to the increase.

The aging trend is reflected in the median age figures noted in Table 13. Each of the different geographic areas included below experienced an increase in median age levels between 1970 and the year 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. The 1990 Census reveals continued increases in median age. The data available from the 2000 Census again reveals continued increases in median age. New Baltimore's age characteristics followed National and State-wide trends, increasing from 24.3 years in 1970 to 36.2 years in 2000. However, the 2004 Census indicates a decline in the median age by almost two years in the City. This can be attributed to the significant number of new homes constructed in the City over the past four years, with these new homes being occupied by younger families.

TABLE 13  
MEDIAN AGE

| <b>Geographic Area</b> | <b>1970</b> | <b>1980</b> | <b>1990</b> | <b>2000</b> | <b>2004</b> |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| New Baltimore          | 24.3        | 28.5        | 33.2        | 36.2        | 34.3        |
| Macomb County          | 24.6        | 29.1        | 33.9        | 36.9        | N/A         |
| Michigan               | 26.3        | 28.8        | 32.6        | 35.5        | N/A         |
| United States          | 28.3        | 30.0        | 32.9        | 35.3        | N/A         |

Source: U.S. Census

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### Population by Age

By reviewing the various age categories that make up the City'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 New Baltimore's population increases over the past two decades. The distribution of New Baltimore's population into designated age categories for 1980, 1990, 2000 and 2004 is shown in Table 14.

Between 1980 and 1990, six of the ten age groups shown below experienced population increases. Residents between the ages of 25 and 54 increased by 533 persons. This gain, however, was offset by losses for the four age groups under 24. Collectively, these age categories lost 331 persons. The greatest loss was in school children between the ages of 5 and 17.

The pattern which emerged between 1990 and 2000 was close in comparison to that experienced during the 1980's. Only three of the ten age groups experienced a decrease in population. Residents between the ages of 25 and 54 increased by 1,022 persons and account for 49.1 percent of the City's population. The most notable change was that which occurred in the residents aged 17 and under which increased by 481 persons. The age groups of 18-20, 21-24 and 65-74 experienced declines totaling 150 persons. The greatest loss, of 95 persons, was in the 21 to 24 age group.

The 2004 Census shows that gains in every age group have occurred in the City. The largest gain was found in the 25-44 category, followed by the 5-17 category and the under 5 category. This reaffirms the impact new home construction has had on the City, as the primary age group purchasing the new homes available would be in the 25-44 age group. This group is most likely to have children, which accounts for the significant increase in residents under the age of eighteen.

TABLE 14  
POPULATION CHANGE BY AGE

| Age           | 1980         |              | 1990         |              | Change<br>1980-90 | 2000         |              | Change<br>1990-00 | 2004          |              | Change<br>2000-04 |
|---------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|-------------------|---------------|--------------|-------------------|
|               | Number       | %            | Number       | %            |                   | Number       | %            |                   | Number        | %            |                   |
| Under 5       | 417          | 7.7          | 402          | 6.9          | -15               | 540          | 7.3          | + 138             | 1,091         | 9.8          | + 551             |
| 5-17          | 1,190        | 21.9         | 1,001        | 17.3         | -189              | 1,344        | 18.2         | + 343             | 2,106         | 19.0         | + 762             |
| 18-20         | 317          | 5.8          | 266          | 4.6          | -51               | 225          | 3.0          | -41               | 321           | 2.9          | + 96              |
| 21-24         | 451          | 8.3          | 375          | 6.5          | -76               | 280          | 3.8          | -95               | 389           | 3.5          | + 109             |
| 25-44         | 1,585        | 29.2         | 1,975        | 34.1         | + 390             | 2,543        | 34.3         | + 568             | 3,898         | 35.0         | + 1,355           |
| 45-54         | 502          | 9.2          | 645          | 11.1         | + 143             | 1,099        | 14.8         | + 454             | 1,394         | 12.5         | + 295             |
| 55-59         | 247          | 4.5          | 250          | 4.3          | + 3               | 401          | 5.4          | + 151             | 568           | 5.1          | + 167             |
| 60-64         | 192          | 3.5          | 204          | 3.5          | + 12              | 254          | 3.4          | + 50              | 420           | 3.8          | + 166             |
| 65-74         | 351          | 6.5          | 388          | 6.7          | + 37              | 374          | 5.1          | -14               | 450           | 4.1          | + 76              |
| 75+           | 187          | 3.4          | 292          | 5.0          | + 105             | 345          | 4.7          | + 53              | 473           | 4.3          | + 128             |
| <b>Totals</b> | <b>5,439</b> | <b>100.0</b> | <b>5,798</b> | <b>100.0</b> | <b>+ 359</b>      | <b>7,405</b> | <b>100.0</b> | <b>+ 1,607</b>    | <b>11,110</b> | <b>100.0</b> | <b>+ 3,705</b>    |

Source: U.S. Census

## Age by Life Cycle Category

A more meaningful picture of the City 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), young adult (18-24), family formation (25-44), middle-age (45-64), and seniors (65+). The percent of the City's population that falls into each of these categories is shown in Table 15. Available information for 1980, 1990, 2000 and 2004 is shown. Similar data for Macomb County is also provided for comparison purposes where available. Each of the life cycle stages reflected in Table 15 has important meaning for planning.

| Category                 | 1980    |      | 1990    |      | 2000    |      | 2004              |      |
|--------------------------|---------|------|---------|------|---------|------|-------------------|------|
|                          | No.     | %    | No.     | %    | No.     | %    | No.               | %    |
| Pre-School (Under 5)     | 417     | 7.7  | 402     | 6.9  | 540     | 7.3  | 1,091             | 9.8  |
| School (5-17)            | 1,190   | 21.9 | 1,001   | 17.3 | 1,344   | 18.2 | 2,106             | 19.0 |
| Young Adult (18-24)      | 768     | 14.1 | 641     | 11.1 | 505     | 6.8  | 710               | 6.4  |
| Family Formation (25-44) | 1,585   | 29.2 | 1,975   | 34.1 | 2,543   | 34.3 | 3,898             | 35.1 |
| Middle-Age (45-64)       | 941     | 17.2 | 1,099   | 18.9 | 1,754   | 23.7 | 2,382             | 21.4 |
| Seniors (65+ )           | 538     | 9.9  | 680     | 11.7 | 719     | 9.7  | 923               | 8.3  |
| <b>Macomb County</b>     |         |      |         |      |         |      |                   |      |
| Category                 | 1980    |      | 1990    |      | 2000    |      | 2004              |      |
|                          | No.     | %    | No.     | %    | No.     | %    | No.               | %    |
| Pre-School (Under 5)     | 46,651  | 6.7  | 48,914  | 6.8  | 51,062  | 6.5  | No Info Available |      |
| School (5-17)            | 160,808 | 23.2 | 122,739 | 17.1 | 138,722 | 17.6 |                   |      |
| Young Adult (18-24)      | 90,589  | 13.0 | 73,631  | 10.3 | 62,725  | 7.9  |                   |      |
| Family Formation (25-44) | 198,415 | 28.6 | 236,119 | 32.9 | 248,217 | 31.5 |                   |      |
| Middle-Age (45-64)       | 144,642 | 20.8 | 147,540 | 20.6 | 179,772 | 22.8 |                   |      |
| Seniors (65+ )           | 53,495  | 7.7  | 88,457  | 12.3 | 107,651 | 13.7 |                   |      |

Source: U.S. Census

TABLE 15  
AGE BY LIFE CYCLE  
CATEGORY

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 1980, children under the age of five represented 7.7 percent of the City's total population. This percentage declined to a level of 6.9 percent in 1990. The percentage has increased in both the 2000 and 2004 Census, now at 9.8 percent. The trend for Macomb County however, indicates that the County's average percentage of children under the age of five has remained level.

The percentage of school-age children has steadily increased since 1990, while the percentage of young adults has continued to fall. School-age children hit a low of 17.3 percent in 1990 and has now risen to 19.0 percent in 2004. This is still far less than the 1970 mark of 28.0 percent. The make up of young adults went from 14.1 percent in 1980 to 6.4 percent in 2004. This mirrors the decline observed for Macomb County as a whole.

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Collectively, the family formation and middle-age categories comprise 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 60.5 percent of the City's 1980 population, 64.1 percent in 1990, 58 percent in 2000, and 56.7 percent in the year 2004. These percentages are generally consistent with County-wide proportions.

FIGURE 1  
AGE BY LIFE CYCLE - 1980

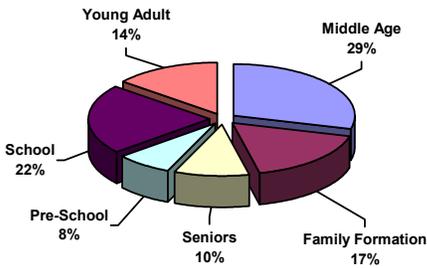
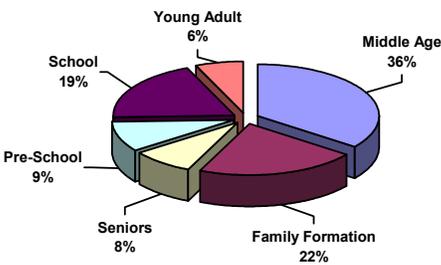


FIGURE 2  
AGE BY LIFE CYCLE - 2004



The remaining category includes all residents over the age of 65. Improved medical care and longer life expectancy are responsible for the increasing number of seniors nation-wide. Continued increases will generate demands for a variety of services targeted to this population category, including health care, transportation, housing and recreation, among others. In 1980, 9.9 percent of the City's population was over the age of 65. This increased to 11.7 percent in 1990 before decreasing to 9.7 percent in 2000 and 8.3 percent in 2004. Macomb County's percentage of senior citizen residents has risen steadily since 1980. In the year 2000, 13.7 percent of the County's population were 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.

Table 16 shows that New Baltimore experienced significant increases in the number of households over the past 14 years. Between 1990 and 2000, for example, a total of 681 new households were formed in the City, an increase of 30.1 percent. This percentage increase was well above the County rate of 16.7. Over the past four years between 2000 and 2004, 1,191 new households were added to the City, which represented an increase of 40.5 percent. In comparison with population increases during the 1990's and during the past four years, the population increased by 1,607 persons (27.7%) and 3,705 persons (50.0%) respectively.

TABLE 16  
HOUSEHOLD GROWTH TRENDS

|               | <b>1990</b> | <b>2000</b> | <b>Change 1990-00</b> | <b>% Change</b> | <b>2004</b> | <b>Change 2000-04</b> | <b>% Change</b> |
|---------------|-------------|-------------|-----------------------|-----------------|-------------|-----------------------|-----------------|
| New Baltimore | 2,261       | 2,942       | 681                   | 30.1            | 4,133       | 1,191                 | 40.5            |
| Macomb County | 264,991     | 309,203     | 44,212                | 16.7            | n/a         | n/a                   | n/a             |

Source: U.S. Census

## Household Size

Accompanying the increase 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 the year 2000, it had declined to 2.59 persons per household.

Consistent with broader National and regional trends, average household size in New Baltimore declined over the past three decades, but has since risen. In 1970, the size of the average household was 3.32 persons. The average declined to 2.73 persons in 1980, 2.53 persons in 1990 and 2.48 persons by the year 2000. Similar declines are observed for Macomb County and Michigan as a whole. Since 2000, new construction and the introduction of new families to the City has reversed the declining household trend. In 2004 the average household size for the City was 2.67 persons.

TABLE 17  
HOUSEHOLD SIZE

|               | <b>1970</b> | <b>1980</b> | <b>1990</b> | <b>2000</b> | <b>2004</b> |
|---------------|-------------|-------------|-------------|-------------|-------------|
| New Baltimore | 3.32        | 2.73        | 2.53        | 2.48        | 2.67        |
| Macomb County | 3.63        | 3.00        | 2.68        | 2.52        | n/a         |
| Michigan      | 3.27        | 2.84        | 2.63        | 2.56        | n/a         |

Source: U.S. Census

Several factors are responsible for the general declines noted above for the country, 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 reached child-bearing years and started 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 in earlier years. 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.

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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.

### **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 two-parent family. Despite this decline, the number of married couples grew nationally by 7.5 percent and the number of births was higher in 1990 than any time since 1962.

In the United States, the number of households comprised of the two-parent family dropped from 55 percent to 52 percent. Families headed by unmarried men and women grew 25 percent, and persons living alone or with unrelated people grew more than twice as fast as families. Families make up 68 percent of all households, but are smaller and less traditional than ever before.

In New Baltimore, family households accounted for 72 percent of all households in the year 2004. This is slightly higher than the Macomb County total of 68.2 percent from the year 2000. Married-couple families represent 61.4 percent of all households, compared to the Macomb County total of 54.3 percent. New Baltimore reports 275 female-headed households, or 6.7 percent of all City households. This is lower than the year 2000 County-wide figure of 10.1 percent.

### **HOUSING CHARACTERISTICS**

#### **Number of Units/Housing Type**

Over the 34 year period between 1970 and 2004, New Baltimore's housing supply increased by 3,216 units. The greatest period of growth occurred between 2000 and 2004, when 1,503 new dwelling units were added to the City's inventory. In 2000, Single-family homes accounted for 62.4 percent of the City's total housing supply, followed by multiple-family (34.4 percent) and manufactured housing units (1.3 percent). The City's proportion of single-family units to the total housing inventory was less than the County-wide figure of 68.7 percent. However, it is likely that the percentage of single-family units has increased significantly in the last four years, although this information was not part of the 2004 Census survey.

#### **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 the community.

Approximately 78.9 percent of New Baltimore's total housing units are owner-occupied according to the City's 2004 Census. In 2000, for Macomb County as a whole, 78.9 percent of all housing units are owner-occupied. The City traditionally had a lower rate of home ownership than Macomb County due to its location on the waterfront. With the conversion of waterfront cottages to year round housing, the City is now even with the County average.

TABLE 18  
HOUSING TENURE

|                 | 1980         |              | 1990         |              | 2000         |              | 2004         |              |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                 | No.          | %            | No.          | %            | No.          | %            | No.          | %            |
| Owner-Occupied  | 1,207        | 60.6         | 2,104        | 71.5         | 1,433        | 63.4         | 3,263        | 78.9         |
| Renter-Occupied | 785          | 39.4         | 838          | 28.5         | 828          | 36.6         | 870          | 21.1         |
| <b>Total</b>    | <b>1,992</b> | <b>100.0</b> | <b>2,942</b> | <b>100.0</b> | <b>2,261</b> | <b>100.0</b> | <b>2,942</b> | <b>100.0</b> |

Source: U.S. Census

## 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.

New Baltimore reported a total of 312 vacant housing units in 2004. This is an increase over the 2000 census which totaled 276 units and the 1990 census which totaled 198 units. A significant difference exists relative to homeowner and rental vacancy rates. The City had a homeowner vacancy rate of 2.2 percent and a rental vacancy rate of 11.9 percent in the year 2004. Vacancy rates for homeowners have decreased over the 2000 levels of 4.5 percent, and have increased from 2000 levels of 7.7 percent for renters.

## Housing Value

The value of housing units is another useful measure of the quality of a community's housing supply. New Baltimore's 2000 median owner-occupied housing value was \$165,800, which is slightly higher than the County value of \$139,200. The City's housing stock appears to be fairly evenly dispersed between the \$100,000 and \$300,000 price ranges. This price range accounts for approximately 82.2% of the total housing stock. Median contract rent in New Baltimore is \$544, or slightly lower than the County figure of \$603.

TABLE 19  
HOUSING VALUE  
DISTRIBUTION - 2000

|                                       | New Baltimore |              | Macomb County |
|---------------------------------------|---------------|--------------|---------------|
|                                       | Number        | Percent      | Percent       |
| Less than \$ 50,000                   | 10            | 0.5          | 1.9           |
| \$ 50,000 to \$ 99,999                | 217           | 11.4         | 19.9          |
| \$100,000 to \$149,999                | 557           | 29.2         | 36.6          |
| \$150,000 to \$199,999                | 480           | 25.1         | 23.4          |
| \$200,000 to \$299,999                | 533           | 27.9         | 13.7          |
| \$300,000 to \$499,999                | 94            | 4.9          | 3.8           |
| \$500,000 and more                    | 19            | 1.0          | 0.6           |
| <b>Specified Owner-Occupied Units</b> | <b>1910</b>   | <b>100.0</b> | <b>100.0</b>  |

Source: U.S. Census

## SECTION 3.0

### PROJECTIONS

Projections provide a basis for anticipating future land use requirements and community service requirements. Among the principal factors influencing future population levels are household growth rates and the size of the average household. Growth will also be influenced, to a large degree, on the City's relationship to the larger southeast Michigan region and broader trends that are occurring at the regional and State levels.

The Southeast Michigan Council of Governments (SEMCOG) forecasts an approximate increase of twelve (12) percent in the region's population between 2000 and 2030. Clearly, the regional gain of twelve percent will not be uniform across the 223 communities that comprise southeast Michigan. Some communities will continue to lose population, while others experience growth well above the regional average. This growth can be attributed to a continued shifting of the population from older urban and suburban areas to outlying suburban and rural areas.

SEMCOG anticipates that the region will experience an approximate 22 percent increase in the total number of households and a continued decline in household size. Most of the region's expected household growth will take place on the periphery of the region's urbanized area. In Macomb County, twelve communities have projected household growth rates exceeding 50 percent. Of these twelve, five have growth rates over 100 percent. These include Bruce Township, Macomb Township, New Baltimore, Richmond Township, and Washington Township. With the exception of Shelby Township and the City of New Baltimore, all of the communities having household growth rates over fifty percent are north of 26 Mile Road.

The City of New Baltimore will, likewise, be influenced by anticipated growth in the neighboring community of Chesterfield Township. SEMCOG projects a 101 percent increase in the number of households in New Baltimore between 2000 and 2030. The City's population gain during this 30-year period, if realized would bring the City's total population to a level of 14,901 persons by the year 2030. The size of the average household is expected to stabilize at 2.50 persons per household by 2030.

The Southeast Michigan Council of Governments (SEMCOG) forecasts an approximate increase of twelve (12) percent in the region's population between 2000 and 2030. Clearly, the regional gain of twelve percent will not be uniform across the 223 communities that comprise southeast Michigan. Some communities will continue to lose population, while others experience growth well above the regional average. This growth can be attributed to a continued shifting of the population from older urban and suburban areas to outlying suburban and rural areas.

**TABLE 20**  
**SEMCOG POPULATION AND**  
**HOUSEHOLD FORECASTS -**  
**CITY OF NEW BALTIMORE**

|                       | <b>1980<br/>Census</b> | <b>1990<br/>Census</b> | <b>2000<br/>Census</b> | <b>2004<br/>Census</b> | <b>SEMCOG<br/>2010</b> | <b>SEMCOG<br/>2020</b> | <b>SEMCOG<br/>2030</b> |
|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Population            | 5,439                  | 5,798                  | 7,405                  | 11,110                 | 11,488                 | 13,889                 | 14,901                 |
| Households            | 1,992                  | 2,261                  | 2,942                  | 4,133                  | 4,650                  | 5,541                  | 5,922                  |
| Persons per Household | 2.73                   | 2.53                   | 2.48                   | 2.67                   | 2.45                   | 2.49                   | 2.50                   |

Source: U.S. Census

SEMCOG anticipates that the region will experience an approximate 22 percent increase in the total number of households and a decline in household size. Most of the region's expected household growth will take place on the periphery of the region's urbanized area. In Macomb County, twelve communities have projected household growth rates exceeding 50 percent. Of these twelve, five have growth rates over 100 percent. These include Bruce Township, Macomb Township, New Baltimore, Richmond Township, and Washington Township. With the exception of Shelby Township and the City of New Baltimore, all of the communities having household growth rates over fifty percent are north of 26 Mile Road.

The City of New Baltimore will, likewise, be influenced by anticipated growth in the neighboring community of Chesterfield Township. SEMCOG projects a 34 percent increase in the number of households in New Baltimore between 2004 and 2030. The City's population gain during this 30-year period, if realized would bring the City's total population to a level of 14,901 persons by the year 2030. The size of the average household is expected to stabilize at 2.50 persons per household by 2030.

## SECTION 3.0

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