

## **Chapter 3: COMMUNITY DEMOGRAPHICS**

### **Introduction**

It is important to know the demographic composition of Edwards Township when planning for its future. Assessed over time, trends emerge and changes become evident that will most likely effect future land uses and community services. In the following sections, information is reviewed regarding Edwards Township's population by age groups (including senior citizens), employment trends, housing trends, persons with disabilities, population trends and projections, race and ethnic groups, gender, measures of income, etc. In most discussions, 2000 and 2010 U.S. Census data were used directly or from the U.S. Census, Michigan Department of Technology, Management & Budget, and the East Central Michigan Council of Governments. If data were not available by township, then Ogemaw County census data were used for comparison purposes.

### **Age Groups**

Table 1 compares Edwards Township population from 2000 to 2010. Edwards Township's largest population segment during the period 2000 to 2010 was comprised of Mature Family (45-64 years) persons at 30.6%. Edwards Township's largest population segment in 2010 consisted Family Forming (21-44 years) at 33.7%. However, a relative loss of Family Forming aged persons (4.7 percentage point loss) was observed in 2010 as compared to 2000, and an increase in the Township's proportion of Mature Families (45-64 years) was observed (4.8 percentage points increase) during this period. This trend suggests the gradual aging of Edwards Township's population, and the continued loss of young families. Because Edwards Township has a relatively small total population, even a small spurt or influx by any age group could significantly alter the Township's age group composition.

<b>TABLE 1 EDWARDS TOWNSHIP 2000 &amp; 2010 Population Distribution</b>						
<b>Age Group</b>	2000		2010		Change	
	2000-2010					
	No.	Percent	No.	Percent	No.	Percent
Preschool (0-4 yrs)	68	4.9	71	5.0	3	4.2
School (5-20 yrs)	335	24.1	285	20.2	-50	-17.5
Family Forming (21-44 yrs)	415	29.9	360	25.2	-55	-15.3
Mature Family (45-64 yrs)	359	25.8	433	30.6	74	17.1
Seniors (65-74 yrs)	118	8.5	161	11.4	43	26.7
Elderly (75+ yrs)	95	6.8	103	7.3	-8	-7.8
<b>Total</b>	<b>1,390</b>	<b>100.0</b>	<b>1,413</b>	<b>100.0</b>	<b>7</b>	<b>0.5</b>
Source: 1990 and 2000 U.S. Census						

Table 2 compares Edwards Township’s population with that of Ogemaw County and the State of Michigan. Edwards Township has a lower percentage of preschool children than the State of Michigan. Edwards Township also has a lower percentage of Family Forming aged persons than the State of Michigan, and a significantly lower percentage than that of Ogemaw County. The percent of Mature Families and Retirement age persons in Edwards Township is significantly higher than the State of Michigan. These comparisons support the finding that an increasing trend in Townships residents’ age currently exists within Edwards Township, though this trend is significantly less than that observed within Ogemaw County as a whole during this period.

<b>TABLE 2 AGE GROUP COMPARISONS 2010</b>				
Age Groups	Edwards Twp.	Edwards Twp.	Ogemaw County	State of Michigan
Preschool (under 5 years)	71	5.5%	4.7%	6.0%
School Age (5-19 years)	285	20.2%	17.7%	20.8%
Family Forming (20-44 years)	360	25.5%	41.6%	31.5%
Mature Family (45-64 years)	433	30.6%	31.7%	27.9%
Retirement Age (65 years & older)	161	11.4%	22.0%	13.8%
<b>TOTALS</b>	<b>1,413</b>	<b>100%*</b>	<b>100%*</b>	<b>100%*</b>

Source: U.S. Census 2010.

\*Figures provided by U.S. Census do not equal exactly 100% due to figure rounding.

## Household Size

Table 3 below summarizes trends in the size of households from 1960 to 2010. Edwards Township's average number of persons per household declined steadily since 1990. This appears to be consistent with the decreasing average family size experienced by Ogemaw County and the State of Michigan. Never before in our nation's history have so many people lived in such small household groups within so many dwelling units.

<b>TABLE 3 HOUSEHOLD SIZE 1960-2010 (Persons Per Household)</b>						
Community	1960	1970	1980	1990	2000	2010
Edwards Township	N/A	N/A	N/A	2.82	2.60	2.52
Ogemaw County	N/A	N/A	N/A	2.56	2.41	2.31
State of Michigan	3.42	3.27	2.84	2.66	2.56	2.49

Source: U.S. Census 1960 - 2010.

N/A = Not available.

## Population Trends

Table 4 tracks population trends over the thirty-year period from 1980 to 2010, comparing Edwards Township with Ogemaw County, the East Central Region of Michigan (including 14 counties),<sup>1</sup> and the State of Michigan.

<b>TABLE 4 POPULATION TRENDS</b>					
<b>Community</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2000 to 2010 Percent Change</b>
Edwards Township	NA	1,210	1,390	1,413	1.7%
Ogemaw County	16,436	18,681	21,645	21,699	0.2%
East Central Michigan Region	769,929	753,748	796,910	780,869	-0.02%
State of Michigan	9,262,078	9,295,297	9,938,444	9,888,640	-0.6%

Source: U.S. Census 2010.

Edwards Township’s slight population increase (1.7%) was significantly more than Ogemaw County’s very slight population increase (0.2%) during 2000-2010, and more than eight times that of the East Central Michigan planning region slight population loss (-0.02%) and nearly three times that of the State of Michigan overall population loss (-0.6%). These population trends suggest Ogemaw County’s relatively low population before 1980, increase in Ogemaw County settlement since 1980 perhaps due to it and Edwards Township’s subsequent “discovery” as desirable places to live, work and recreate.

Table 5 represents demographic trends from 2000 to 2010 within Ogemaw County as a whole. All townships within the county are grouped into small geographic subgroups. Note that populations within listed cities are included in township totals.

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<sup>1</sup> The fourteen counties in the East Central Planning Region include: Arenac, Bay, Clare, Gladwin, Gratiot, Huron, Iosco, Isabella, Midland, Ogemaw, Roscommon, Saginaw, Sanilac, and Tuscola.

**TABLE 5  
DEMOGRAPHICS BY COUNTY SUB-AREAS  
OGEMAW COUNTY 2000-2010**

County Sub-Area Communities	Population		2000–2010 Change		Proportion of Ogemaw County Total by Percentage	
	2000	2010	Number	Percent	2000	2010
<b>Eastern Ogemaw County</b>						
▪ Rose Twp	1,409	1,368	-40	-2.9%		
▪ Rose City (included in Rose Twp)	721	653	-68	-9.4%		
▪ Goodar Twp	493	398	-95	-19.3%		
▪ Logan Twp	581	551	-30	-5.2%		
▪ Mills Twp	4,005	4,291	286	7.1%		
▪ Cumming Twp	796	698	98	12.3%		
▪ Hill Twp	1,584	1,361	-223	-14.1%		
▪ Churchill Twp	1,603	1,713	110	6.9%		
▪ Richland Twp	670	648	22	-3.3%		
Subtotal	11,862	11,681	1,882	15.9%	52.8%	53.8%
<b>Western Ogemaw County</b>						
▪ Foster Twp	821	843	22	2.4%		
▪ City of West Branch	1,926	2,139	213	11.1%		
▪ Klacking Twp	617	614	-3	< -0.1%		
Subtotal	3,364	3,596	232	6.9%	15.5%	16.6%
<b>I-75 Corridor Townships</b>						
▪ Edwards Twp	1,390	1,413	23	1.7%		
▪ Horton Twp	997	927	-70	-7.1%		
▪ Ogemaw Twp	1,118	1,223	105	10.1%		
▪ West Branch Twp	2,628	2,593	-35	-1.2%		
Subtotal	6,133	6,156	23	0.4%	28.3%	28.3%
<b>TOTAL COUNTY</b>	21,645	21,699	54	0.2%	100%*	100%*

Source: U.S. Census 2000 and 2010.

Note: Village populations included in Township total population counts.

\*Figures provided by U.S. Census do not equal exactly 100% due to figure rounding.

Table 5 above shows that the western and eastern regions of Ogemaw County experienced slight rates of population growth between 2000 and 2010, while some of the most populated areas are located along the U.S. I-75 Highway corridor. Table 5 also indicates that the fastest growing areas during the period of 2000 to 2010 in Ogemaw County were within Cummings Township (12.3% increase), the City of West Branch (11.1% increase) and Ogemaw Township (10.1% increase). This substantial population growth experienced in these communities in the past decade is likely attributed to retirement, the migration to West Branch or “in-fill” of this urban area, and residential development along lakes, rivers, and streams. To the contrary the following communities evidenced significant population loss from 2000 to 2010: Goodar Township (-19.3%); Hill Township (-14.1%); and Rose City (-9.4%).

### Population Projections

Table 6 presents population projections for 2010 and 2020. Estimating future population numbers helps in planning for community services, recreation, and public facilities needs to adequately serve the additional Township residents while retaining the essential community character and natural resources.

Using a straight-line population projection method based on recent growth trends produced a mid-range population projection estimate for Edwards Township. The straight-line arithmetic method assumes the population will grow in a linear fashion, based on the past ten years.

<b>TABLE 6 POPULATION PROJECTIONS</b>						
<b>Entity</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>2010-2020 Change</b>		<b>2020 Projecti on</b>	<b>2030 Projectio n</b>
			<b>#</b>	<b>%</b>		
Edwards Township	1,390	1,413	23	1.7 %	1,436	1,459
Horton Township	997	927	-70	-7.0 %	857	787
Ogemaw Township	1,118	1,223	105	9.4 %	1,328	1,433
West Branch Township	2,628	2,593	-35	-1.3 %	2,558	2,523
Ogemaw County	21,645	21,699	54	0.3 %	21,753	21,806

Source: 2000 and 2010 U.S. Census

Using this population projection method (and recognizing its limitations), the population for Edwards Township could increase slightly to 1,436 by the year 2020 and 1,459 by the year 2030.

There are many factors that influence population growth, although most are not easily quantifiable. However, based on the fact that Edwards Township exists two miles south of the City of West Branch (the county population/employment center), possesses abundant rural character, and is near numerous high quality lakes, rivers, and streams, it is reasonable to project that Edwards Township will continue to grow steadily. Gladwin is 18 miles to the south-southwest from the southern edge of Edwards Township, and the Houghton/Higgins Lake area is approximately 25 miles to the northwest. These areas are also considered within commuting distance of Edwards Township.

Given these trends and projections, it is likely that Edwards Township will continue to be an attractive rural area in which to settle through the year 2030. Although Edwards Township has no public sewer or water services, it does possess numerous available future home sites and an abundant number of residential lots two acres and larger. Its year-round attraction as a prime recreational area possessing hunting, fishing, golf courses, skiing, snowmobiling, boating, canoeing, and other recreational features, as well as full-time employment opportunities, add to its attractiveness for seasonal and permanent housing.

### **Racial and Ethnic Composition**

Table 7 shows Edwards Township's racial composition and national origin to be relatively similar to Ogemaw County with 99.7% of the population reported as white, 0.1% of the population as American Indian, <0.1% reported as black or African American, and 0.1% as Hispanic or Latino. Edwards Township possesses a racial composition of fewer of all racial and ethnic minorities than Ogemaw County as whole and the State of Michigan overall.

<b>TABLE 7 RACE AND NATIONAL ORIGIN 2010</b>				
Race/National Origin	Edwards Township Number	Edwards Township Percent	Ogemaw County Percent	State of Michigan Percent
White	1,396	99.7%	98.5%	88.3%
American Indian and Alaskan Native	2	0.1%	0.7%	0.6%
Black or African American	1	<0.1%	0.2%	14.5%
Asian/Pacific Islander	0	0%	0.4%	< 0.1%
Hispanic or Latino	2	0.1%	0.2%	1.5%
TOTAL (one race/national origin)	1,404	100.0%	100.0%	100.0%

Source: U.S. Census 2010.

### Population by Gender

Table 8 shows population by gender for Edwards Township, Ogemaw County, and the State of Michigan. Like the State of Michigan as a whole, in 2010 Edwards Township possessed a slightly higher ratio of females to males.

<b>TABLE 8 POPULATION BY GENDER 2010</b>			
	% Male	% Female	All Persons
Edwards Township	49.1%	50.9%	1,413
Ogemaw County	50.5%	49.5%	21,699
State of Michigan	49.0%	51.0%	9,883,640

Source: U.S. Census 2010.

### Seasonal Population

Table 9 shows the percentage of seasonal housing for Edwards Township and three additional Ogemaw County townships along the Rifle River, Ogemaw County as a



whole, and the State of Michigan. All three shoreline townships have high rates of seasonal, occasional, or recreational housing use. These homeowners have more than one home and reside in townships along the Rifle River temporarily to enjoy seasonal opportunities and/or visit recreationally at different times of the year. All four townships experience seasonal housing rates greatly in excess of the 5.8% State of Michigan average, and Cumming Township surpasses Ogemaw County’s overall seasonal housing at 34.8%. Of these Ogemaw County river bank communities, Cummings Township has the highest percentage of seasonal housing at 38.3%, followed by Mills Township at 34.7%, and Churchill Township at 29.0%.

<b>TABLE 9 PERCENT SEASONAL HOUSING YEARS 2000-2010</b>		
Governmental Jurisdiction	Year 2000	Year 2010
Edwards Township	24.6%	21.2%
Mills Township	44.6%	34.7%
Churchill Township	34.4%	29.0%
Cumming Township	40.3%	38.3%
Ogemaw County	37.8%	34.8%
State of Michigan	5.5%	5.8%

Source: U.S. Census 2010.

There are several variables to consider when discussing seasonal population. Much depends on how persons completing U.S. Census surveys interpret the words “occupied” and “vacant,” particularly when they reside in two or more different locations at different times of the year. The economic downturn and housing “bubble” experienced since 2008 has likely contributed significantly to the dramatic statewide increase in reported vacant housing units in from 5.5% in 2000 to 14.6% in 2010 as evidenced in Table 10 below. Edwards Township and Ogemaw County as whole experienced and opposite trend in the increased occupation of housing units during this period.

<b>TABLE 10 PERCENT VACANT HOUSES YEARS 2000-2010</b>		
<b>Governmental Jurisdiction</b>	<b>Year 2000</b>	<b>Year 2010</b>
Edwards Township	29.1%	27.0%
Mills Township	49.6%	45.4%
Churchill Township	38.4%	36.1%
Cumming Township	42.8%	45.4%
Ogemaw County	42.6%	42.2%
State of Michigan	5.5%	14.6%

Source: U.S. Census 2010.

It is assumed that the information provided by the U.S. Census above is useful, together with other data, for Township planning purposes. Edwards Township possesses no tourist-oriented overnight accommodations, but its proximity to the City of West Branch and its natural resource base will continue to attract seasonal/recreational visitors. It is a fair assumption that the numerous high quality lakes and streams in the region will continue to be a major attraction for the residents and visitors alike, and that the demand for seasonal dwellings will continue to increase.

### **Relocation to Ogemaw County**

According to the U.S. Census, 6.32 % of Ogemaw County tax filers (with an adjusted gross income average was \$29,053) migrated from different Michigan counties, other states or nations outside the United States between 2005 and 2006. The Michigan in-migration average during 2005-2006 was 5.24%, notably preceding the economic downturn beginning about 2008. According to these data, ten or fewer residents relocated to Ogemaw County from other nations during this period.

Leading Michigan counties from which tax filers migrated to Ogemaw County during the period 2005 to 2006 were Iosco County at 0.57% of the total (with adjusted gross income average of \$20,935); Genesee County at 0.49% (with adjusted gross income average of \$31,923); and Wayne County at 0.46% (with adjusted gross income average of \$43,432).

### **Relocation away from Ogemaw County**

According to the U.S. Census, 6.57% of Ogemaw County tax filers (with adjusted gross income average of \$26,051) migrated to different Michigan counties or other nations outside the United States between 2005 and 2006. The Michigan out-migration average during 2005-2006 was 5.98%, again notably preceding the economic downturn beginning about 2008. According to these data, ten or fewer residents relocated from Ogemaw County to other nations during this period.

Lead counties that Ogemaw County tax filers moved from 2005 to 2006 where: Iosco County at 0.56% (with an average adjusted gross income of \$26,022); Oakland County at 0.40% (with an average adjusted gross income of \$27,031); and Arenac County at 0.37% (with an average adjusted gross income of \$12,733).

### **Employment by Occupation**

Table 11 shows the percentage of employment by occupation for Edwards Township residents during the period of 2000 to 2009. Edwards Township's leading occupation in 2009 was Management, Professional and Related occupations at 30.6%; followed by Sales and Office at 20.2%; Production, Transportation and Material Moving at 17.8%; Service Occupations at 14.5%; and Construction, Extraction and Maintenance at 14.0%. Farming, Fishing and Forestry accounted for 2.9% of employment by occupation within Edwards Township in 2009.

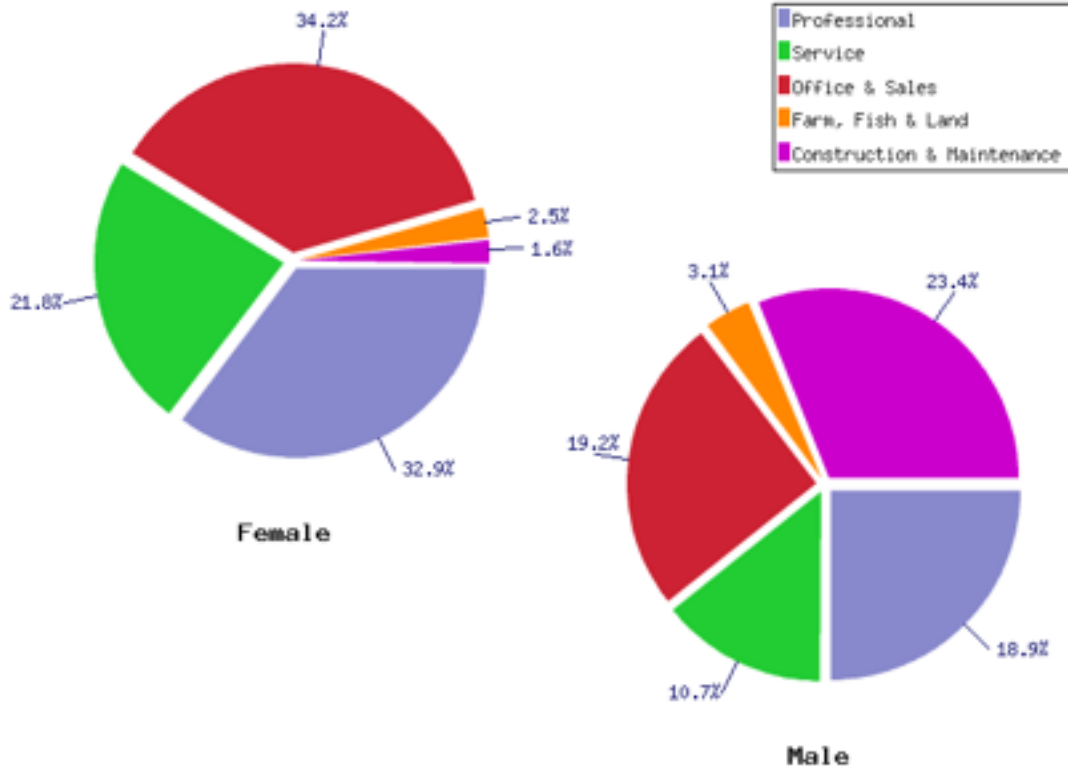
The fastest growing occupation for residents of Edwards Township between 2000 and 2009 was Management Professional and Related occupations, increasing 17.0% (23 additional employed in the Township). This growth occupation was followed by Production, Transportation & Material Moving up just 3.4%. Sales and Office decreased significantly at -25.9%; and Service Occupations down 10.7%. Farming, Fishing & Forestry and Construction, Extraction & Maintenance occupations remained relatively constant during this period.

**TABLE 11  
EDWARDS TOWNSHIP  
Estimated Employment by Occupation (Employed Civilian Population, 16 years and Older)**

Occupation	2000				2005-2009				Change			
	Edwards Township		Ogemaw County		Edwards Township		Ogemaw County		Edwards Township		Ogemaw County	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Management, Professional, and Related	135	25.3	1,971	24.0	158	30.6	--	--	23	17.0	--	--
Service	84	15.7	1,671	20.3	75	14.5	--	--	-9	-10.7	--	--
Sales and Office	139	26.0	1,941	23.6	104	20.2	--	--	-35	-25.9	--	--
Farming, Fishing & Forestry	15	2.8	130	1.6	15	2.9	--	--	0	0	--	--
Construction, Extraction & Maintenance	72	13.5	958	11.7	72	14.0	--	--	0	0	--	--
Production, Transportation & Material Moving	89	16.7	1,550	18.9	92	17.8	--	--	3	3.4	--	--
<b>Total</b>	<b>534</b>	<b>100</b>	<b>8,221</b>	<b>100</b>	<b>516</b>	<b>100</b>	<b>--</b>	<b>--</b>	<b>-18</b>	<b>--</b>	<b>--</b>	<b>--</b>

Source: 2000 U.S. Census and 2005-2009 U.S. Census Estimates

Occupations in Edwards Township, Michigan

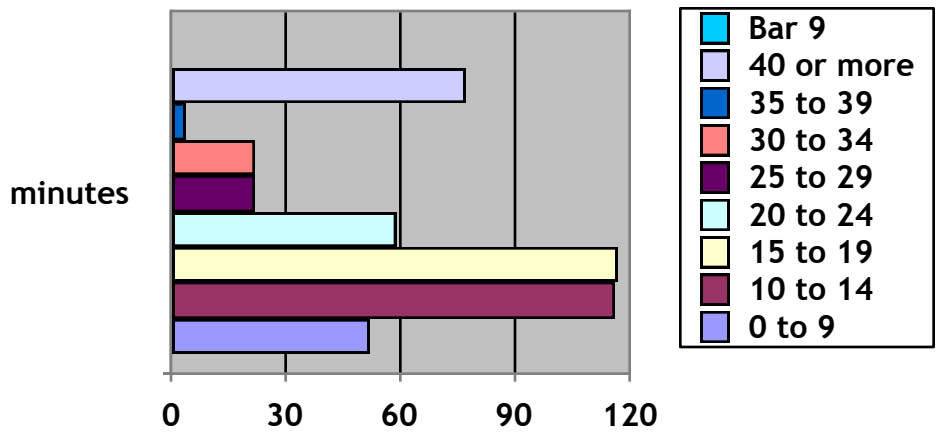


Social Security benefit recipients in Edwards Township were reported by the U.S. Census during 2009 as: retired at 635 residents (65%); disabled at 155 persons (15.8%); widowers at 70 (7.1%); spouses at 60 (6.1%); and children at 60 (6.1%). The total Social Security recipients in 2009 represent 69% percent of Edwards Township overall 2010 population.

**Travel Time to Work**

According to the U.S. Census, Edwards Township residents reported travel time to work in 2009 was:

## Commuters Minutes to Work: 2009



This chart suggests that a significant proportion of Edwards Township residents drive an hour of more (i.e., both ways) in daily travel to and from work.

### Income Measures

U.S. Census data in Table 12 below indicate a moderate increase in median family income (5.3%) and median household income (30%) in Edwards Township from 1999 to 2009. As summarized in Table 13 below, during the same period Edwards Township families living below the poverty line increased from 9.2% to 11.8%, or a 2.6 percentage point increase from 2000 to 2010. This trend of increased poverty compares to Ogemaw County at 12.1% and Michigan at 11.3% at the time of the 2010 census, mirroring the difficult economic climate within Edwards Township, Ogemaw County, the State of Michigan and nation during the latter part of the last decade. Notably, individual or “per capita” income in Ogemaw County dropped 30 percent during the past decade.

**TABLE 12  
EDWARDS TOWNSHIP  
Household Income**

<b>Household Income</b>	1999	2009	Change	
			1999-2009	
	No.	No.	No.	Percent
Less than \$10,000	64	17	-47	-73.4
\$10,000 to \$14,999	55	4	-51	-92.7
\$15,000 to \$24,999	91	41	-50	-54.9
\$25,000 to \$34,999	91	53	-38	-41.7
\$35,000 to \$49,999	90	69	-21	-23.3
\$50,000 to \$74,999	97	67	-30	-30.9
\$75,000 to \$99,999	40	39	-1	-2.5
\$100,000 to \$149,999	4	30	26	650
\$150,000 or more	4	15	11	275
Total Households	536	335	-279	-498
<b>Median Income</b>	<b>30,119</b>	<b>21,080</b>	<b>-9,039</b>	<b>-30.0</b>
<b>Family Income</b>	1999	2009	1999-2009	
	No.	No.	No.	Percent
Less than \$10,000	25	32	7	28
\$10,000 to \$14,999	26	37	11	42.3
\$15,000 to \$24,999	38	66	28	73.6
\$25,000 to \$34,999	77	72	-5	-6.5
\$35,000 to \$49,999	78	70	-8	-10.3
\$50,000 to \$74,999	89	108	19	21.3
\$75,000 to \$99,999	40	43	3	7.5
\$100,000 to \$149,999	4	35	31	775
\$150,000 or more	4	15	11	275
Total Families	381	476	95	24.9
<b>Median Income</b>	<b>41,042</b>	<b>43,229</b>	<b>2,187</b>	<b>5.3</b>

Source: U.S. Census 1999 and 2009

<b>TABLE 13 INCOME STATUS 2000-2010 EDWARDS TOWNSHIP</b>		
	2000	2010
Median Household Income	\$30,119	\$43,229
Median Family Income	\$41,042	\$43,229
Families Below Poverty Level	9.2%	11.8%

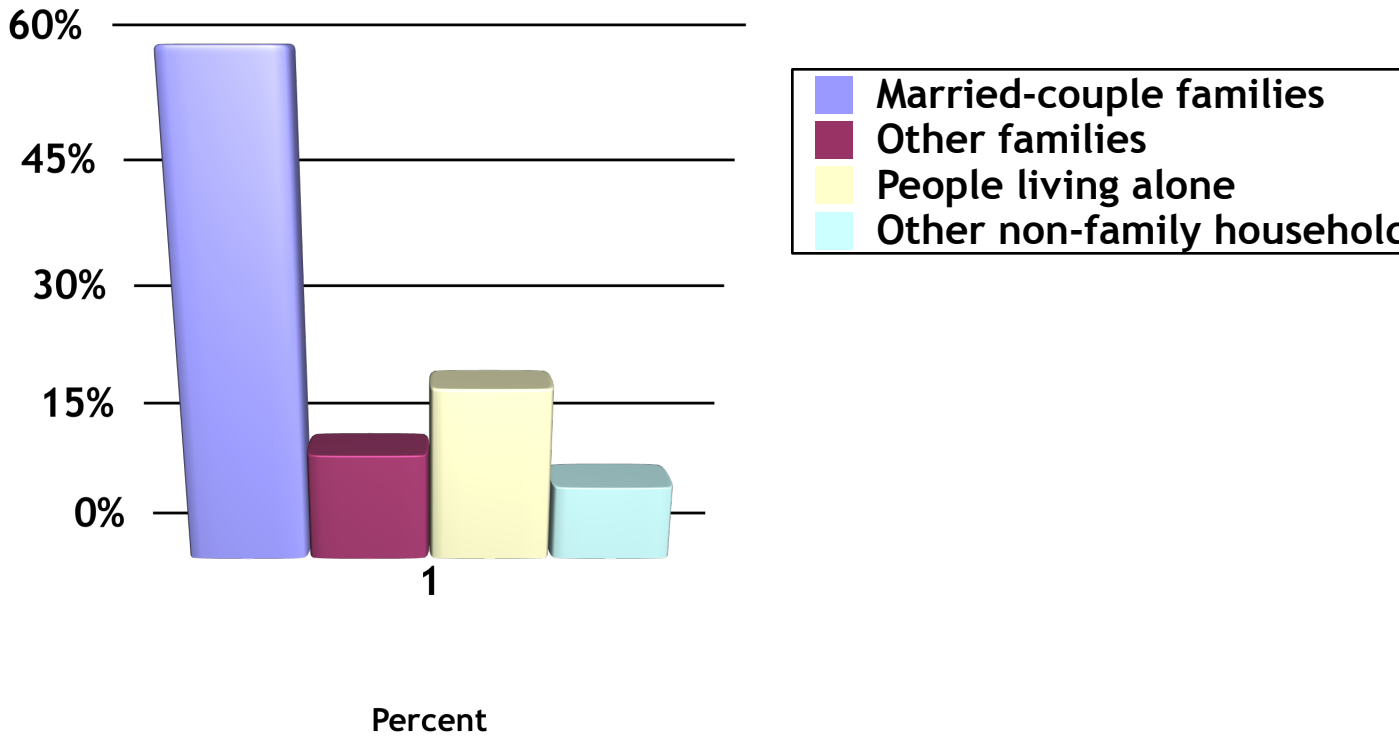
Source: U.S. Census 2000 and 2010.

### **Household Types**

From 2005 to 2009 there were an estimated 480 households in Edwards Township. The average household size was 2.5 people per household. Families made up 70 percent of the Households in the Township, including both married-couple families (58 percent) and other families (i.e., 13 percent). Non-family households made up an estimated 30 percent of all households in Edwards Township during this period. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the other householder(s).



**Types of Households, Edwards Township  
2005-2009**



**Public Schools**

Edwards Township exists entirely within the West Branch/Rose City Area School District.<sup>2</sup> The West Branch/Rose City Area School District has experienced a slight decrease in the total number of students enrolled in Kindergarten through 12<sup>th</sup> grades during the period of academic school years 1992/93 to 2002/03, as summarized in Table 14 below.

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<sup>2</sup> Michigan School Districts and Intermediate School Districts, National Center for Education Statistics, March 2001.

<b>TABLE 14</b> <b>WEST BRANCH/ROSE CITY AREA PUBLIC SCHOOLS ENROLLMENT</b> <b>2002/03 to 2009/10 School Years</b>				
	2002/03	2009/10	Number Change 2002/03 – 2009/10	Percent Change 2002/03- 2009/10
K through 6 <sup>th</sup> Grades	1,271	1,146	-125	-9.8%
7 <sup>th</sup> and 8 <sup>th</sup> Grades	420	368	-52	-12.4%
9 <sup>th</sup> through 12 <sup>th</sup> Grades	938	800	-138	-14.7%
Total Enrollment	2,629	2,314	-315	-12.0%

Sources: Michigan Department of Education data base, and West Branch/Rose City Area School District.

Specifically, West Branch/Rose City Area Schools have experienced a 12.0% decrease in overall enrollment from school-years 2002/03 through 2009/10. Notably, the proportion of elementary students within the school district has decreased by nearly 10% over this decade, while older students within grades 7 and 8 decreased more than 12% and grades 9 through 12 decreased by exactly 12%. These data suggest a continuing, general trend in the overall decrease in average population age within the school district, increased enrollment in private schools and home schooling, and/or a decline in the number of children within child bearing age families and other groups within the population.

### **Federal School Lunch Program**

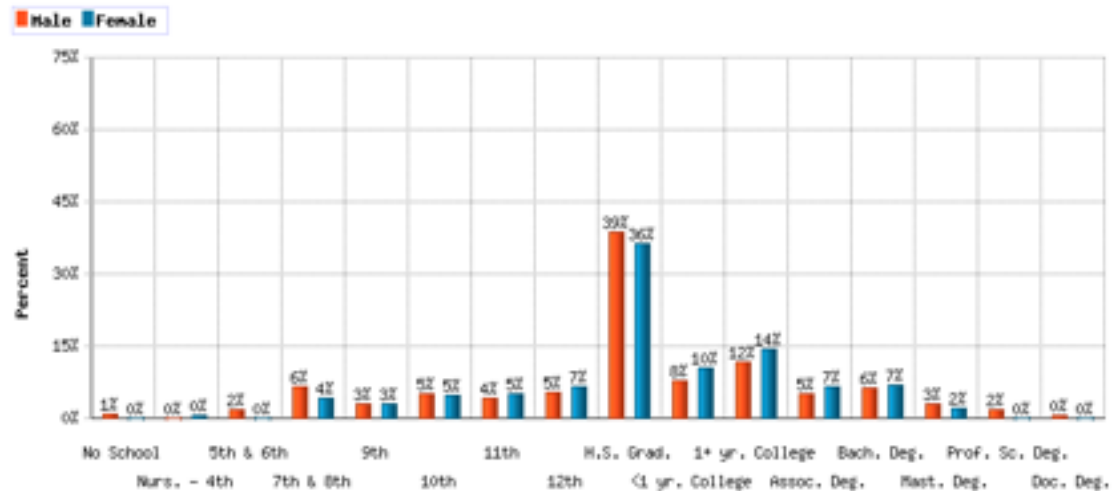
Students from families with incomes below 185 percent of the poverty level are eligible for free or reduced prices in the federal School Lunch Program. Students from families reporting income between 130 and 185 percent of the federal poverty line are eligible for reduced priced meals, while children from families with incomes below 130 percent of poverty are eligible for a fully subsidized or “free” school lunch meal. See Table 15 below.

<b>TABLE 15</b> <b>STUDENTS ELIGIBLE FOR FREE OR REDUCED LUNCH PROGRAM</b> <b>WEST BRANCH/ROSE CITY AREA PUBLIC SCHOOLS</b> <b>2009/10 School Year</b>			
	Ogemaw	Michigan	Percent Change 2002/03- 2009/10
K through 12 <sup>th</sup> Grades	57.4%	46.5%	-9.8%

Sources: Michigan Department of Education, Food and Nutrition Services, Office of Nutrition, www.michigan.gov/cepi.

### Education Level of Population 25 Years Old and Over in Edwards Township, Michigan: 2009

Education Level in Edwards Township, Michigan



Source: citymelt.com

## Housing Measures

### Owner-Occupied Housing Units

Table 16 below summarizes trends in owner and renter occupied housing units in Edwards Township from 2000 to 2010. Table 17 indicates that the housing stock in Edwards Township was 85.3% owner-occupied from 2000 to 2010, ahead of both Ogemaw County at 81.5% and an overall owner occupation rate of 72.1% statewide. These data suggest a stability of homeowner occupation of housing units in Edwards Township, i.e. houses are less likely to be rented to a third party than in Ogemaw County or Michigan overall.

**TABLE 16  
EDWARDS TOWNSHIP  
Owner Occupied/Renter Occupied  
Housing Units 2010**

	Percent Owner Occupied	Percent Renter Occupied
Edwards Township	85.3	14.7
Ogemaw County	81.3	18.7
State of Michigan	72.1	27.9

Source: U.S. Census 2010.

**Total Housing Units/Units in Structures**

Table 17 below summarizes trends in housing stock within Edwards Township from 2000 to 2009. Table 17 indicates that the housing stock in Edwards Township decreased 9.4% from 2000 to 2009, while its overall population increased 1.7% over the same period. The average number of persons per housing unit during this period in Edwards Township was 2.52 persons/household, suggesting that new and existing housing stock in the Township may be not be adequately keeping pace with its population growth (i.e. 23 new residents while losing 71 existing homes or accommodations for 179 persons). Important to consider is the housing affordability needs of future Township residents in comparison with the list prices of new housing and/or costs for constructing additions to existing homes.

**TABLE 17**  
**EDWARDS TOWNSHIP**  
**Total Housing Units/Units in Structure**

Housing Units	2000				Estimated 2005-2009				Change			
	Edwards Township		Ogemaw County		Edwards Township		Ogemaw County		Edwards Township		Ogemaw County	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1-unit, detached	660	87.4	12,625	82.0	609	89.0	13,818	85.0	-51	-7.7	+1,193	+9.4
1-unit, attached	0	0	137	0.9	0	0	101	0.6	0	0	-36	-2.6
2 to 4 units	0	0	166	1.1	10	1.5	212	1.3	10	100	+46	+27.7
5 to 9 units	0	0	58	0.4	0	0	72	0.4	0	0	+14	+24.1
10 or more units	0	0	207	1.3	0	0	245	1.5	0	0	+38	18.4
Mobile Homes	93	12.3	1,915	12.4	65	9.5	1,808	11.1	-28	9	-107	-5.6
Boat, RV, van, etc.	2	0.3	296	1.9	0	0	0	0.0	-2	--	-296	-100
Totals	755	100	15,404	100	684	100	16,256	100	-71	-9.4	+852	+5.5

Source: 2000 U.S. Census and 2005-2009 Estimates, U.S. Census  
 "--" = Not available.

## Year Structure Built

Table 18 below summarizes trends in the age of housing stock within Edwards Township from 2000 to 2005-2009. Table 18 indicates that the largest proportion of housing stock in Edwards Township was constructed either between 1970 to 1989. Also a significant loss of homes built between 1990 and 1999 was reported, suggesting housing unit demolition and/or mobile home removal during this period. Consequently, some consideration should be paid to the adequacy of the older housing stock to meet current and future Township housing needs of residents. Also important to consider is the affordability or retrofitting and upgrading older housing stock to meet the future needs of current and future Edwards Township residents.

Total Housing Units	TABLE 18 EDWARDS TOWNSHIP Year Structure Built					
	Edwards Township 2000		Edwards Township 2005-2009 Estimate		Change 2000- 2005/09	
	No.	%	No.	%	No.	%
2005-2009	--	--	8	1.2	8	100
2000-2004	--	--	17	2.5	17	100
1990-1999	143	7.8	89	13.0	-54	-37.8
1980-1989	142	18.8	154	22.5	12	--
1970-1979	185	24.5	196	28.7	11	--
1960-1969	81	10.7	68	9.9	-13	-16
1940-1959	106	14.0	98	14.3	-8	-7.5
1939 or earlier	98	13.0	54	7.9	-44	-44.9
Total	755	100	684	100	-71	-9.4

<b>Year Built</b>	<b>TABLE 19 EDWARDS TOWNSHIP Median Value By Year Structure Built</b>
2005-2009	\$187,500
2000-2004	\$625,000
1990-1999	\$156,00
1980-1989	\$136,100
1970-1979	\$88,200
1960-1969	\$78,800
1940-1959	\$78,300
1939 or earlier	\$125,00
<b>Average</b>	<b>\$83,300</b>

Source: 2009 Estimate, U.S. Census values adjusted for 2009 dollars

### **Housing Market Value**

Table 20 below summarizes trends in housing market value within Edwards Township from 2000 to 2009. Table 21 indicates the value of most homes during the 1990s in Edwards Township was within the \$50,000 to \$99,000 range, followed by the \$100,000 to \$199,000 price range. These data suggest that existing housing stock may be keeping pace with affordable housing needs of Township residents. Important to consider is the availability of affordable housing within Edwards Township.

Total Housing Units	TABLE 20 EDWARDS TOWNSHIP Housing Market Value					
	Edwards Township 2000		Edwards Township 2009		Change 2000-2009	
	No.	%	No.	%	No.	%
Less than \$50,000	50	18.9	30	7.4	-20	-40.0
\$50,000 to \$99,999	141	53.4	154	37.7	13	9.2
\$100,000 to \$149,000	49	18.6	87	21.3	38	77.5
\$150,000 to \$199,000	14	5.3	87	21.3	73	521.4
\$200,000 to \$299,000	8	3.0	34	8.3	26	325
\$300,000 to \$449,000	2	0.8	3	0.7	1	50
\$500,000 to \$999,000	0	0.0	13	3.2	13	100
\$1,000,000 or more	0	0.0	0	0.0	0	0
<b>Median (dollars)</b>	<b>86,000</b>	<b>100</b>	<b>138,391</b>	<b>100</b>	--	--

Source: 1990 and 2000 U.S. Census  
N/A = Not available.



## Summary of Findings

This section of the Master Plan provides a description of the community by analyzing and summarizing the demographic composition of Edwards Township. The fastest growing age groups in Edwards Township between 2000 and 2010 are the Seniors (aged 65-74 years) followed by Mature Family (aged 45 to 64 years). Household size in Edwards Township continued to decrease at 2.52 person/household in 2010 (2.60 in 2000), while the overall Township population (examined from 2000 until 2010) continued to slightly increase (at 0.5% during the 2000s). Townships within the eastern portion of Ogemaw County generally experienced the highest rate of growth from 2000 to 2010, while I-75 corridor communities – including Edwards Township – experienced very slight growth. The population of Edwards Township is expected to increase by a total of 108 people, representing a 0.5% increase from the 2010 population by 2030.

The racial composition of Edwards Township is predominantly white. Edwards Township has an important proportion of households indicated as seasonal at 21.2%, but not as many of its neighboring townships with Cummings Township at 38.3%, Mills Township at 34.7%, and Churchill Township at 29.%. With the onset and continuation of the retirement of the baby boomer segment of the population, Edwards Township will likely see an increased conversion of seasonal to permanent housing and new full-time residences in future year.

Employment by occupation in Edwards Township was led by Management, Professional and Related Occupations in 2010, while Farm, Forestry and Fishing declined 25.9% in the Township during this period. The fastest growing occupation within Edwards Township residents in 2010 was Management, Professional & Related, followed by Production, Transportation & Material Moving.

Household income in Edwards Township dropped 30.0% and family income was up 5.3% between 2000 and 2010. Families living below poverty in Edwards Township rose from 9.2% to 16.8% during this period. Housing stock within Edwards Township has kept pace with Township population and is mostly less than 40 years old.