



POPULATION, HOUSING, & ECONOMIC ANALYSIS

INTRODUCTION

When planning for a community's future, the population is an important component for study. Trends – both historical and current – can be used to identify present deficiencies and to plan for the needs of the future population. A community's population statistics are important when considering future land use, roads, recreation needs, and other community facilities.

A community's population and Master Plan are interrelated. The Master Plan must be formulated to accommodate the expected population, while the future population will be governed by the present-day long-range goals and objectives that are stated in the Master Plan. Numerous forces work to determine the total population at any given time. The location of jobs, regional road networks, housing supply, and available land are just a few of the forces that can affect a community's population growth, both positively and negatively. The consequences of changes in population make its study an important ingredient in planning for Casco Township's future.

This chapter addresses three primary aspects of Casco Township's population: past historical trends, present population composition, and future population levels. By understanding the population trends of the past and the population levels of the present, inferences regarding future population levels can be made. An accurate estimate of future population is important so that the Planning Commission can anticipate the community's future needs.

Within the discussion of population statistics, characteristics of Casco Township households and residents' educational attainment levels are outlined. The chapter concludes with data on economic conditions in Casco Township.

POPULATION

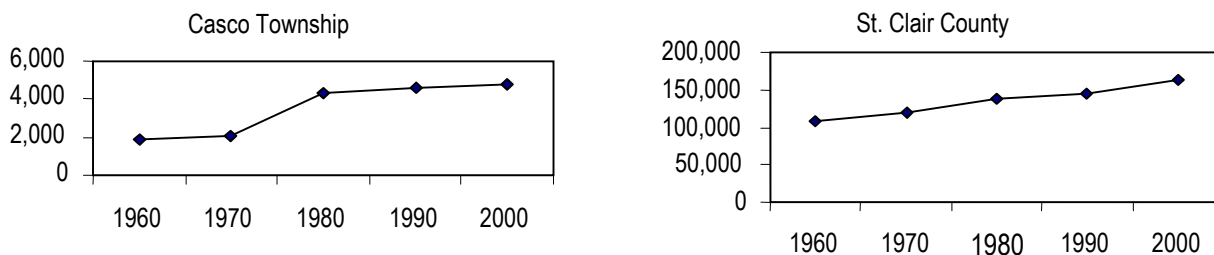
Table A2-1 shows a comparison of population figures from 1960 to 2000 for Casco Township and surrounding communities, as well as St. Clair County. Figure A2-1 graphically demonstrates that the populations of Casco Township and St. Clair County have been increasing since 1960. While population has been increasing at a steady rate in St. Clair County, the slope of the line graph for Casco Township illustrates that the population experienced a major jump between 1970 and 1980, increasing by about 110 percent during this decade. The large population increase during the 1970s reflected a national trend. The 1980 Census marked the first time in census records that a trend of Americans moving from urban to rural areas was identified. Through the 1980s and 1990s, Casco Township's population remained relatively constant, with the growth rate declining from 5.1 percent between 1980 and 1990 to 4.3 percent between 1990 and 2000.

Table A2-1
Population Comparison
Casco Township and Surrounding Communities, 1960 – 2000

	1960	1970	1980	1990	2000	% Change, 1980-1990	% Change, 1990-2000	% Change, 1960-2000
Casco Twp	1,863	2,065	4,331	4,552	4,748	5.1%	4.3%	154.9%
Chesterfield Twp	5,888	9,378	18,276	25,905	37,405	41.7%	44.4%	535.3%
China Twp	1,836	2,106	2,466	2,644	3,340	7.2%	26.3%	81.9%
Columbus Twp	1,516	1,937	3,097	3,241	4,615	4.6%	42.4%	204.4%
Cottrellville Twp	1,834	2,194	3,075	3,301	3,814	7.3%	15.5%	108.0%
Ira Twp	2,746	3,612	4,316	5,581	6,966	29.3%	24.8%	153.7%
Lenox Twp	2,356	2,869	3,028	3,069	5,362	1.4%	74.7%	127.6%
Richmond	2,667	3,234	3,536	4,141	4,896	17.1%	18.2%	83.6%
Richmond Twp	1,385	1,719	2,453	2,528	3,416	3.1%	35.1%	146.6%
St. Clair Twp	2,416	3,091	3,965	4,614	6,423	16.4%	39.2%	165.9%
St. Clair County	107,201	120,175	138,802	145,607	164,235	4.9%	12.8%	53.2%

Source: U.S. Census, 1960-2000

Figure A2-1
Population Growth
Casco Township and St. Clair County, 1960 – 2000



Relative to neighboring communities, Casco Township had the smallest percent change in population from 1990 to 2000. Accordingly, between 1990 and 2000, Casco Township increased in population at a slower rate than St. Clair County as a whole. Table A2-2 illustrates the Township's share of the County's population and growth. Since 1960, Casco Township's share of the County's population has remained small, in the range of 1.7 to 3.1 percent. The Township's share of the County's growth has fluctuated more, reaching a high point as a result of the growth spurt in the 1970s. Since 1980, the Township's share of the County's population growth has declined from 12.2 percent to 3.2 percent in 1990 and 1.1 percent in 2000.

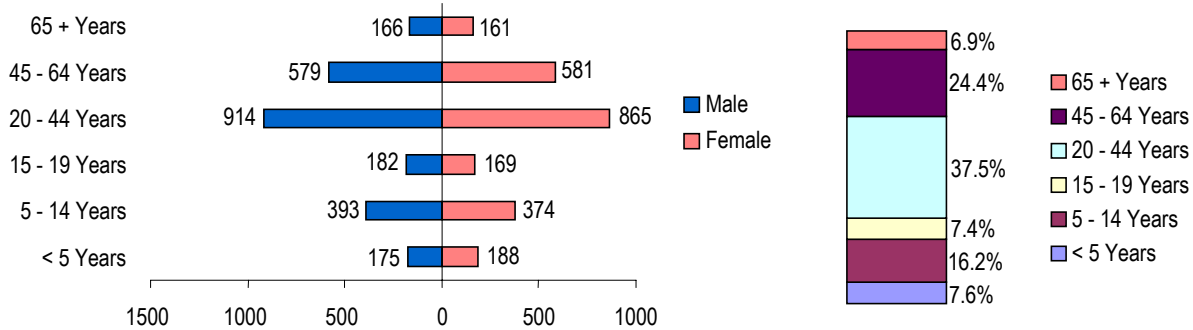
Table A2-2
**Casco Township's Growth
as a Percent of St. Clair County's, 1960 – 2000**

Year	Casco Township Population	St. Clair County Population	Casco Share of County Population	Casco Share of County Growth
1960	1,863	107,201	1.7%	-
1970	2,065	120,175	1.7%	1.6%
1980	4,331	138,802	3.1%	12.2%
1990	4,552	145,607	3.1%	3.2%
2000	4,748	164,235	2.9%	1.1%

Age Groups

Age groupings generally define several social categories. The pre-school group includes those under five years of age. Children from age 5 to 14 make up the elementary/middle school age group, while the high school sector includes individuals between 15 and 19 years. The bulk of the work force is found between ages 20 and 64, with the 20 to 44 year-old group representing family formation years. Individuals who are 45 to 64 years of age fit in the mature families category, and persons 65 and up are part of the retiring population. Figure A2-2 illustrates the percentage of Casco Township residents who fit in these categories.

Figure A2-2
Age / Sex Distribution
Casco Township, 2000



Source: U.S. Census 2000

Education

Table A2-3 shows the educational attainment levels for residents of Casco Township and St. Clair County. Compared to the County, a greater percentage of Township residents graduated from high school in both 1990 and 2000; however, the County had a higher percentage of persons who obtained a bachelor's degree or greater in both 1990 and 2000. Within Casco Township, the number of residents who did not graduate from high school declined from 23 percent in 1990 to 11 percent in 2000, while the number of residents with a bachelor's degree or greater rose from 8 percent to 12 percent.

Table A2-3
Highest Level of Educational Attainment, Adult Population
Casco Township and St. Clair County, 1990 – 2000

	Casco Township		St. Clair County	
	1990	2000	1990	2000
Did Not Graduate High School	600 (23%)	331 (11%)	22,992 (25%)	18,461 (17%)
Graduated High School	1,086 (41%)	1,294 (44%)	33,813 (37%)	40,018 (37%)
Some College - No Degree	621 (24%)	672 (23%)	18,340 (20%)	27,241 (25%)
Associate Degree	122 (5%)	276 (9%)	6,375 (7%)	8,339 (8%)
Bachelor's Degree or Greater	205 (8%)	346 (12%)	9,721 (11%)	13,524 (13%)

Source: SEMCOG Community Profiles

Population Estimates and Projections

In order to properly plan for Casco Township's future, it is important to establish an accurate estimate of its population for the next twenty years. A good estimate of the future population will help Casco Township in determining future infrastructure and municipal service needs.

There are a variety of mathematical methods that can be used to forecast population levels for a community. SEMCOG uses a complex computer modeling program to forecast population. In October 2001, SEMCOG released *2030 Regional Development Forecast*, its population forecasts for the seven county region. Table A2-4 reports their population estimates for Casco Township and nearby communities, as well as St. Clair County.

Table A2-4
SEMCOG Population Projections, 2010 – 2030
Casco Township and Surrounding Communities

	2000	2010	2020	2030	2000 - 2030 Percent Change
Casco Twp	4,748	4,781	5,027	5,177	9.0%
Chesterfield Twp	37,405	46,273	53,085	62,149	66.2%
China Twp	3,340	3,683	4,082	4,200	25.7%
Columbus Twp	4,615	5,323	6,339	7,024	52.2%
Cottrellville Twp	3,814	3,820	4,172	4,540	19.0%
Ira Twp	6,966	7,598	8,604	9,430	35.4%
Lenox Twp	5,362	6,463	7,552	8,554	59.5%
Richmond	4,896	5,743	6,780	7,682	56.9%
Richmond Twp	3,416	4,081	4,966	6,227	82.3%
St. Clair Twp	6,423	7,207	8,298	8,941	39.2%
St. Clair County	164,235	176,137	191,436	203,255	23.8%

Because all projections have a certain margin of error, it is useful to consider other population projection methodology. In addition to SEMCOG's computer modeling program, less complex techniques of predicting Casco Township's future population include the constant proportion, growth rate, and increasing proportion methods. The constant proportion method assumes that the Township will maintain the same percentage of the County's projected 2010, 2020, and 2030 population as it experienced in 2000. Casco Township accounted for 2.9 percent of St. Clair County's 2000 population. Table A2-5 shows projections for the Township using the constant proportion method and SEMCOG projections for the County population.

Table A2-5
Constant Proportion Population Projection
Casco Township, 2010 – 2030

	Casco Township	St. Clair County	Casco's Population as a Percent of County Total
2000 Population	4,748	164,235	2.9%
2010 Projection	5,092	176,137	2.9%
2020 Projection	5,534	191,436	2.9%
2030 Projection	5,876	203,255	2.9%

In the past thirty years, the Township's percentage of the County's population has fluctuated by only 1.4 percent, indicating that the constant proportion method may generate a fairly accurate projection of future population in Casco Township. However, the decline in the Township's share of County growth in the past 20 years, shown in Table A2-2, may indicate that the constant proportion method's projections are too high. Indeed, the constant proportion method predicts a larger population for Casco Township than does SEMCOG.

The growth rate method assumes that the 2000 – 2010 growth rate will be the same as between 1990 and 2000, and the 2000 – 2020 growth rate will be the same as between 1980 and 2000. This method of projection results in the predictions found in Table A2-6.

Table A2-6
Growth Rate Population Projection
Casco Township, 2010 – 2020

2000 Population	4,748
1990 - 2000 Percent Change	4.3%
2010 Projection	4,952
1980 - 2000 Percent Change	9.6%
2020 Projection	5,205

Barring a surge in population, such as that which Casco Township experienced from 1970 – 1980, the growth rate method is a good predictor of the Township's future growth. The method predicts modest growth between 2000 and 2020, which corresponds to population growth patterns during the previous 20 years.

The increasing proportion method assumes that rural areas on the fringe of growth centers – such as Casco Township, which is located southeast of the City of Richmond – will expand over the next two decades as the growth centers approach their build-out. This

method requires that the forecaster apply a growth rate to the community. The data found in Table A2-7 uses SEMCOG’s population forecasts for St. Clair County and assumes that Casco Township will comprise 3.3 percent of St. Clair County’s population in 2010, 3.7 percent in 2020, and 4.1 percent in 2030.

Table A2-7
**Increasing Proportion Population Projection
 Casco Township, 2010 – 2030**

	2010	2020	2030
St. Clair County	176,137	191,436	203,255
Increasing Percent	3.3%	3.7%	4.1%
Casco Township	5,813	7,083	8,333

The increasing proportion method’s prediction that Casco Township will begin to capture a larger share of the County’s population is questionable because the Township’s share of the County’s population has declined in recent decades and also because a large portion of St. Clair County consists of rural areas that may experience the same type of growth as Casco Township. This method’s forecasts may be exaggerated.

In conclusion, the population levels predicted by SEMCOG and by the growth rate method may be the most accurate projections. In 2010, Casco Township can expect a population ranging between 4,781 and 4,952 people, while the 2020 population will likely range between 5,027 and 5,205 people. For planning purposes, these population levels will be assumed to ensure that adequate levels of service are provided.

HOUSING

The average household size in Casco Township decreased from 3.1 persons per unit in 1990 to 2.9 persons per unit in 2000 (see Table A2-8). The number of households, however, increased in this same period. Similarly, while the number of housing units increased by 12.6 percent between 1990 and 2000, the population of Casco Township grew by only 4.3 percent, indicating that people are “spreading out.” The same pattern is true for St. Clair County and the country, as a whole. In general, Americans are delaying marriage, resulting in more single-person dwellings, and are having fewer children when married. The high incidence of divorce also contributes to a higher number of single-person households.

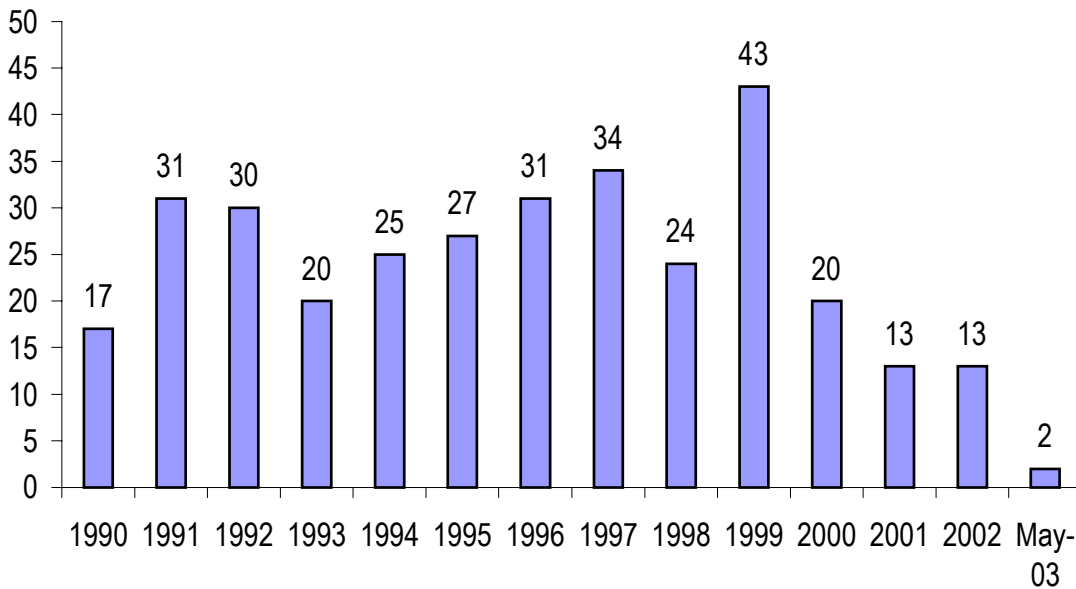
Table A2-8
Household Characteristics
Casco Township, 1990 – 2000

	1990	2000	1990 - 2000 Difference	1990 - 2000 Percent Change
Number of Housing Units	1,502	1,718	216	12.6%
Number of Households	1,455	1,635	180	11.0%
Persons per Household	3.1	2.9	-0.23	-7.9%

Source: SEMCOG Community Profiles

SEMCOG building permit information reports that an additional 48 housing units were built between January 2000 and May 2003, bringing the total number of housing units in Casco Township to 1,766. Since 2000, the pace of building activity in Casco Township has slowed, with fewer homes built in 2001 and 2002 than in any year of the 1990s. On average, 28 new homes were built each year between 1990 and 1999, while an average of 15 homes were built each year from 2000 to 2002.

Figure A2-3
Single Family Residential Building Permits
Casco Township, January 1990 – May 2003



Source: SEMCOG Building Permits

ECONOMIC ANALYSIS

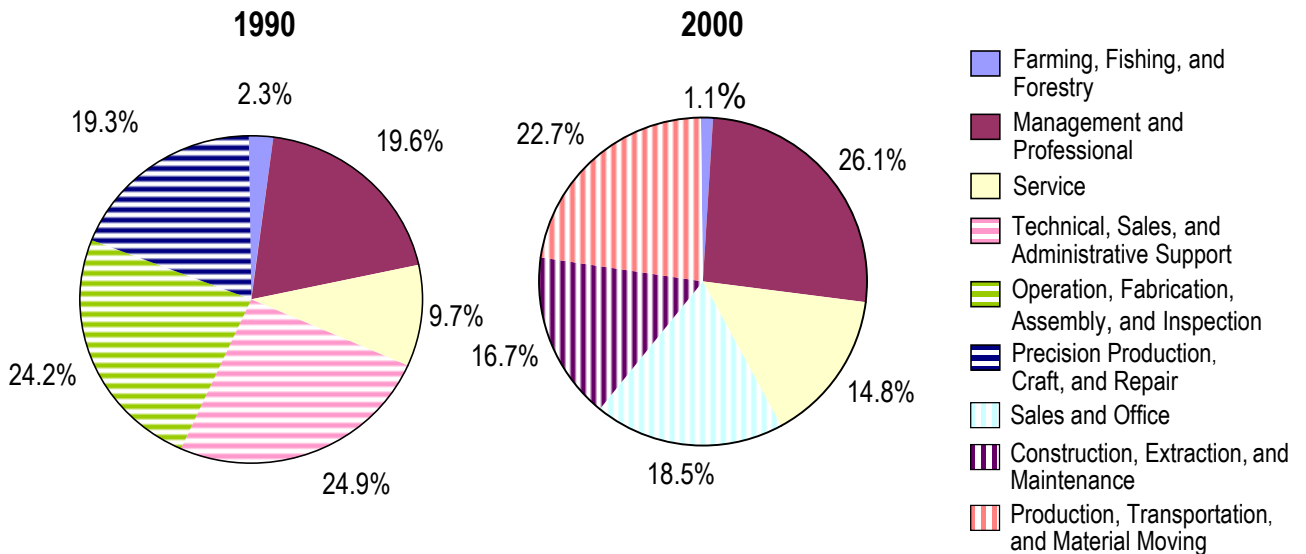
Employment

According to the U.S. Census, a total of 2,384 Casco Township residents were employed in 2000, while 2,125 residents were employed in 1990. Figure A2-4 illustrates changes in Casco residents' employment by occupation from 1990 to 2000. It is important to note that the Census Bureau changed three of the occupational categories between 1990 and 2000, although three categories remained the same.

In 2000, the largest percentage of Casco Township residents worked in management and professional occupations. The percentage of Casco Township residents employed in this sector rose from 19.6 percent in 1990 to 26.1 percent in 2000. A contemporaneous increase in residents' educational attainment levels, shown in Table A2-3, may have contributed to the rise in the proportion of residents employed in a managerial or professional capacity.

Although agriculture employs the smallest percentage of working citizens, Casco Township nevertheless has a strong rural character. Farming is an occupation that can have a profound effect on a community in terms of landscape and character, while engaging only a small number of people.

Figure A2-4
Casco Township Employment by Occupation



Source: U.S. Census 1990 - 2000

In 2000, more than half (55.4%) of employed Casco Township residents traveled over 30 minutes to their jobs, while 371 people (15.8%) traveled more than one hour to work. This suggests that the Township's quality of life is sufficiently high to justify fairly lengthy commutes for the majority of the working population.

Income

Casco Township's median household income is about 15 percent higher than St. Clair County's, while the Township's per capita income is approximately 3 percent higher than the County's average (see Table A2-9).

Table A2-9
Income Comparison
Casco Township and Surrounding Communities, 2000

	Median Household Income	Per Capita Income
Casco Twp	\$52,961	\$22,299
Chesterfield Twp	\$61,630	\$24,410
China Twp	\$62,194	\$22,674
Columbus Twp	\$61,062	\$21,767
Cottrellville Twp	\$47,396	\$24,510
Ira Twp	\$45,525	\$22,115
Lenox Twp	\$50,659	\$18,800
Richmond	\$43,378	\$21,384
Richmond Twp	\$69,449	\$24,937
St. Clair Twp	\$58,711	\$24,705
St. Clair County	\$46,313	\$21,582

Source: U.S. Census 2000