Van Buren County Strategic Planning 2008

County Demographic & Statistical Overview

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Southwest Michigan Planning Commission
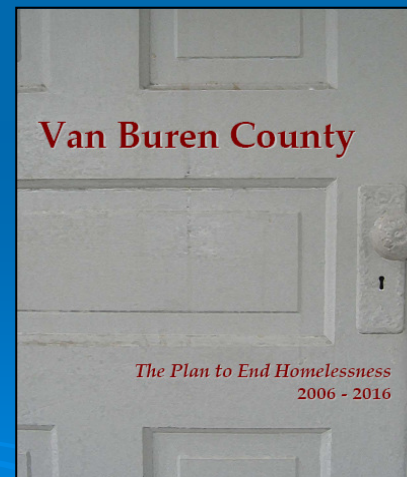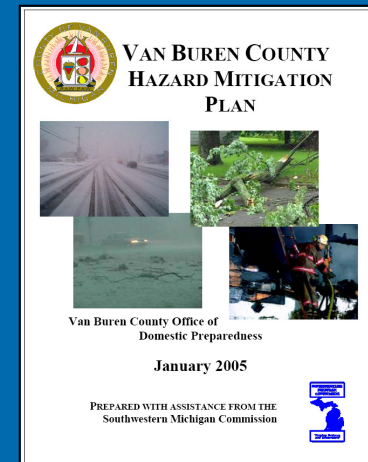
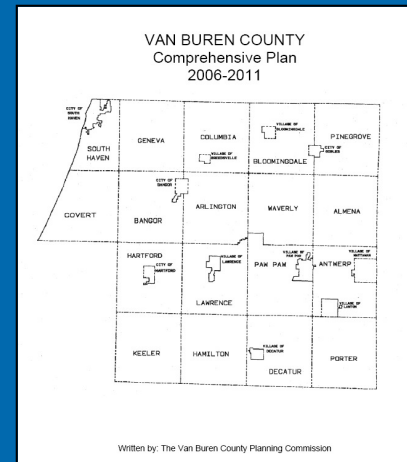185 E. Main Street, Suite 701

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Source Documents

- Van Buren County Comprehensive Plan 2006-2011
- Van Buren County Hazard Mitigation Plan
- Van Buren County 10-Year Plan to End Homelessness
- Van Buren Public Transportation Study
- SWMPC 2003 Extract
- SWMPC Website www.swmpc.org

Presentation Overview

- Population Data (Trends & Projections)
  - Age, Race, Gender, Disabilities, Education
- Household Data
  - Types, Housing Stock & Affordability
- Employment and Income Data
  - Location & Type, Wage, Unemployment #s
- Economic Data
  - Tax Values, Agricultural Statistics
- Environment
- Goals
  - VB Comp. Plan, Hazard Mitigation Plan, 10-Year Plan to End Homelessness, VB Public Transportation Plan

First The Basics

Van Buren County

Cities	4
Townships	18
Villages	7

Southwest Michigan Region

Berrien County
Cass County
Van Buren County

Total Population
Over the Last Three Decades

Census Decade	Van Buren	Southwest Michigan Region	State of Michigan
1970-1980	↑19%	↑9%	↑4%
1980-1990	↑5%	↓2%	0%
1990-2000	↑9%	↑3%	↑7%

Total Population
Settlement Preference Trends

➤ Since 1960 County population ↑ over 50%

➤ Large statistical difference between the growth of townships versus cities & villages

- From 1960-2000 township pop. increase averaged 86%

- During the same time the village average increase was 50%

- Cities average decrease -10%

An Aging Population Trends

Projections for the County from 2000-2025 estimate the following changes

- 0-15 yr cohort ↑ 3%
- 16-24 yr cohort ↓ 6%
- 25-34 yr cohort ↑ 9%
- 35-54 yr cohort ↓ 9%
- **55-64 yr cohort ↑ 49%**
- **65-74 yr cohort ↑ 92%**
- **75 and older ↑ 47%**

Source: Regional Econometric Model, Inc (REMI)

Race
Population Summary

Van Buren County's minority population according to the 2000 Census

- Percentage of total population identified as "minority" is 15.5%
- Percentage of the total population identified as African American is approximately 5%.
- Percentage of the total population identified as Hispanic is approximately 7%.

Gender

Population Summary

The gender distribution across the total County population is almost exactly 50-50.

Individuals with Disabilities
Population Summary

Approximately 22% of County residents claim to have a disability (15,116 individuals age 5 or over).

- This percentage is roughly the same as found throughout the southwest Michigan region
- In the age 5-15 year cohort the vast majority are mental disabilities (about 7:1)
- In the age 16-64 year cohort the majority are physical disabilities

Education
Degree Attainment

- County population 18-34 enrolled in college or graduate school is 11%
- Percent not enrolled but with a bachelor's degree or higher is 8%
  - These numbers are lower than each of the other two counties in the southwest region.
  - And significantly lower than those Statewide.
- 79% of residents over 25 have received at least a high school diploma.

Education Trends

Comparing 2000 data to 1990 data, there has been an increase in the overall percentage of the population with a higher level of education

Education
Upper Level Facilities

➢ The institute of higher learning located in Van Buren County is a branch campus of Lake Michigan College in South Haven.

➢ The four year colleges and universities serving the County are:

- Western Michigan University
- Kalamazoo College in Kalamazoo County
- Andrews University in Berrien County

Migration
Regional Summary

The SOUTHWEST REGION has grappled with outmigration and particularly between 1980-1990.

➤ Migration is often measured against the natural population increase.

➤ During that decade, the REGION lost more through **migration** than it gained through **natural increase**

Migration
County Trends

➢ During the last three Census decades, VAN BUREN COUNTY has had only one period where there outmigration outpaced inmigration (1980-1990).

➢ During that same three decade Census period BERRIEN COUNTY had three successive periods where outmigration outpaced inmigration

- And even one period where outmigration outpaced the natural population increase (1980-1990).

Household Types
Married vs. Single Head of Household

- Married Couple households represented approximately:
    - 84% of total family households in 1980
    - 60% in 1990
    - and 57% in 2000

- A male head of household scenario represented approximately:
    - 3% of total family households in 1980
    - 5% in 1990
    - and 7% in 2000

Household Types
Married vs. Single Head of Household (cont.)

- A female head of household scenario represented approximately:
  - 13% of total family households in 1980
  - 15% in 1990
  - and 15% in 2000

- Non family households represented:
  - 26% of total households in Van Buren County in 1980
  - 25% in 1990
  - and 27% in 2000

Housing
Age of Housing Stock

➤ The median year for home construction was 1971

➤ The median year for rental units was 1966

➤ Conclusion: the current housing stock is quite old

Housing
Affordability

Median house value $94,200

- ➤ "Affordable Housing" price = $98,412 or less
  - $39,365 (County Median income) X 2.5 = $98,412

Median Monthly rent $451

- ➤ Work hours per week to afford a two-bedroom rental (@ minimum wage $5.15)=91 hours

- ➤ Estimated percent of renters unable to afford two bedroom rental = 46%

Employment
Location & Type

10 largest private employers are either in the Mattawan/Paw Paw area (east side of the County) OR in the South Haven/Covert area (west side of the County)

- Manufacturing sectors (durable & non-durable goods) were 26% of employment
- Retail trade 17%
- Educational Services 9%
- Health Services 8%
- Agriculture, Forestry, Fisheries 6%

Employment
Unemployment & Wage

- Unemployment rate 6.7% in 2006
  - 6.9% in Michigan for 2006
- Wages tend to be low as demonstrated by median household incomes and poverty levels cited in public schools.

Income
Median Household Income

➤ County median household income $39,365

➤ Median household income is highest in Antwerp Township (east side of County near Kalamazoo) at $57,014

➤ Lowest in Hartford Township (west side of County) at $20,076

Income
Low Income Communities

Determined by the percent of residents reporting an income of 80% or less of the County's median income.

Hartford Twsp 51%	Decatur Twsp 55%	Bloomingdale Village 53%
Bangor Twsp 52%	Covert Twsp 57%	Lawrence Village 59%
Geneva Twsp 52%	Hartford City 58%	Decatur Village 61%
Columbia Twsp 53%	Bangor City 61%	Breedsville Village 62%
Arlington Twsp 55%	Gobles City 69%	Mattawan Village 69%

Low Income Communities

In Berrien and Cass Counties there are five communities in the low and moderate income bracket

Benton Charter Twsp 61%	Galien Village 51%
Benton Harbor City 46%	Cassopolis Village 54%
Dowagiac City 56%	Vandalia Village 55%

Economy
Another Measure of Economic Disadvantage

In six of Van Buren County's eleven public school districts over half of the students are identified as "economically disadvantaged"

- Covert Public Schools has the highest percentage of economically disadvantaged students at 89%
- Mattawan Consolidated Schools has the lowest at 13%

Economy
Real Property Equalized Tax Values

- Residential $1,320,350,553
- Agriculture $182,886,221
- Industrial $174,745,725
- Commercial $140,800,639

Economy
Agriculture Income

- $68 Million from crops
- $17 Million from livestock
- $85 Million in total farm gate receipts
- 50% of primary County industry is from agriculture & food processing
- 34% of all County employment is derived from agriculture

Economy
Agricultural Rankings

Michigan Rank of Van Buren Agricultural Commodities:

- 1st in production of blueberries
- 2nd in number of acres of fruit and fruit farms
- 3rd in asparagus production
- 4th in vegetable production
- 6th in number of hogs
- 10th in number of farms

Economy
Unique Assets

Agriculture
- Festivals
- U-Picks
- Wineries
- Fall Color Attraction

Water
- Lake Michigan
- Paw Paw River
- Area Lakes

Economy
Unique Assets (cont.)

Healthcare

➤ Connections to two prominent regional healthcare providers

Antiques and Specialty Stores

Economy
Unique Assets (cont.)

Ethnic Specialty & Regionally Recognized Foods & Restaurants

➢ While limited, are present

Cultural/Historical Connections

➢ Local historical sites

➢ Museums

➢ Transportation Routes

Recreation

➢ Water sports

➢ Camping

➢ Raceways

➢ Festivals

Environment

Many environmentally sensitive areas

➢ Lakes, rivers, streams, wetlands, steep slopes, floodplains

Unique lands

➢ Prime farmland, muck land, soils suitable for horticulture (unique in their support of important agriculture & food processing)
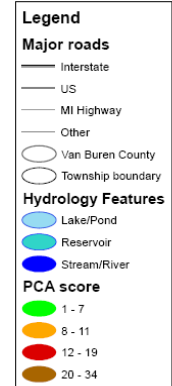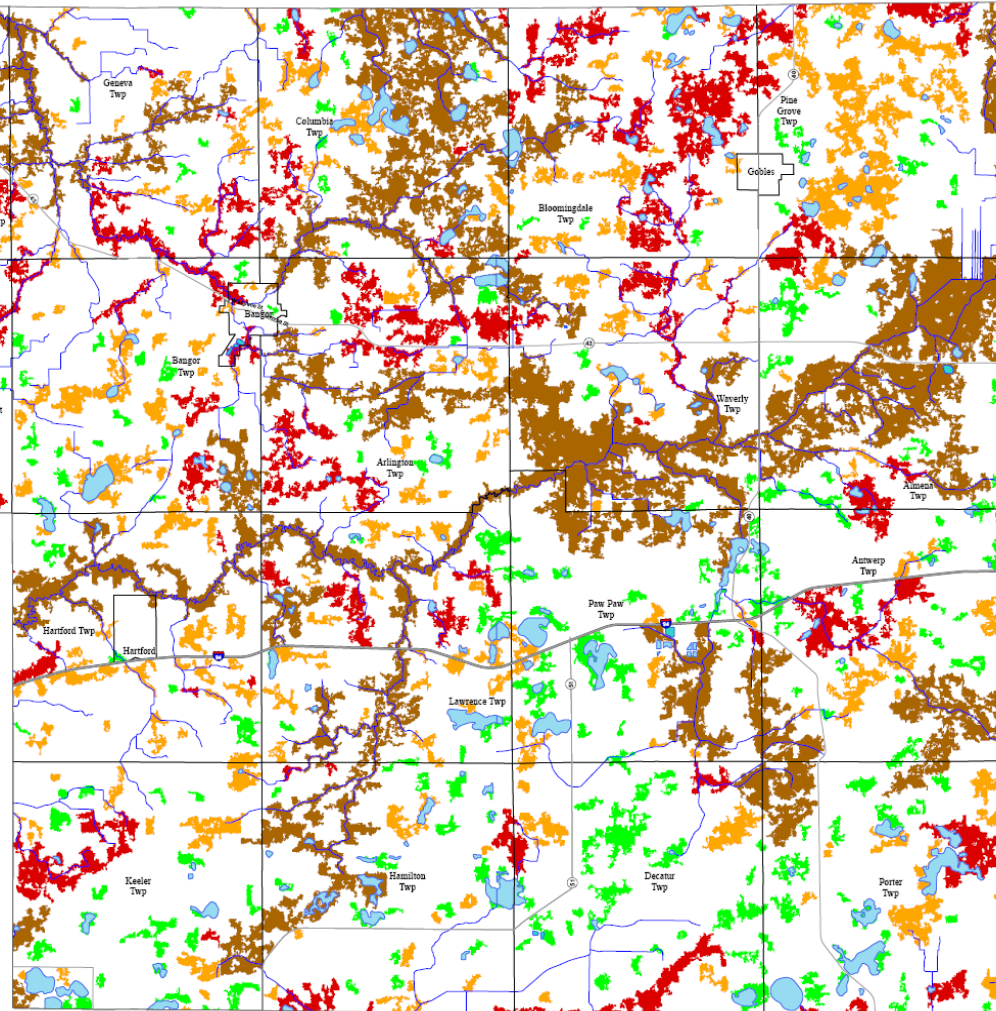
High Value Natural Features

Many follow river systems w/large complexes of wetlands (vital for water quality)

Environment
Challenges

"Sustainability"

➢ Provide for economic vitality, easy access to community services, protect precious and productive natural resources, insure clean water & high quality of life

Hazard mitigation

➢ Reduce the likelihood of disaster by not building in sensitive areas and implementing preventative measures

Goals
County Comprehensive Plan

Encourage "Smart Growth" land use decisions by local units of government

➢ Range of housing options

➢ Walkable neighborhoods

➢ Collaboration between community & stakeholders

➢ Foster strong sense of place

➢ Predictable, fair, cost effective development decisions

Goals
County Comprehensive Plan

Smart Growth (continued)

➢ Preserve open space, farmland, natural beauty, critical areas

➢ Provide a variety of transportation choices

➢ Encourage development within existing communities

➢ Compact building design

Goals
County Comprehensive Plan

Education

➢ Pursue continuing education for land use decision makers

➢ Workshops via MSUE, MTA, MAP, MML, MAC

Goals
Hazard Mitigation

➢ Increase awareness of hazards & of existing and potential mitigation activities

➢ Minimize loss of life & protect health/safety during hazard events

➢ Reduce the risk and effects of hazards on public & private property

➢ Explore funding options for priority mitigation activities

Goals

10 Year Plan to End Homelessness

➢ Adequate supply of safe & affordable housing

➢ Optimize coordinated human service delivery systems

➢ Respond to diverse & changing population

➢ Improve education & skills capacity of workforce

➢ Improve collection and assessment of data

Goals
Public Transportation Study

➢ Develop a coordinated, centralized, countywide transportation system w/regional connections

➢ Increase stakeholder satisfaction.

➢ Improve leadership at all levels

➢ Increase operational efficiency & productivity

➢ Create awareness in the community of VBPT services, costs, funding sources, & need for public transit

➢ Ensure fiscal stability

➢ Provide safer service

Goals

Encourage:

➤ Stable, Reliable, secure growth that offers a high quality of life

Attract:

➤ Talented, creative people & businesses

➤ Knowledge businesses & workers

Create places that offer:

➤ Physical, cultural, natural amenities

Bold partnerships with:

➤ Business, government, non-profits

Thank You and Good Luck
Van Buren County!

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