

CHAPTER 2 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This chapter presents information on the size and characteristics of the people of Glen Arbor Township and on a few characteristics of the local economy. Little economic data is available for rural communities below the County level.

Population

Total Population

The population of Glen Arbor Township grew by 71 persons to 859 between 2000 and 2010, or 9%. Not a large increase in numbers, it is only one half the 144 person increase from 1990 to 2000. Females represent 51% of the population.

Table 2-1 Glen Arbor Population, 1990-2010

	1990	2000	2010	% Change 0-2000-2010
Glen Arbor Township	644	788	859	9%
Leelanau County	16,527	21,119	21,708	3%

Source: U.S. Bureau of Census

Age of Population

Twenty-nine percent of the population of Glen Arbor Township was above the age of 65 in 2000, while forty percent were over 65 in 2010. Only 16.8% were under the age of 18 in 2000 and only 14.8% in 2010. The median age is substantially older (60.9 years) than that of Leelanau County (50.3 years) in general and even more so than the state of Michigan (39 years). See Table 2-2. The median age has grown 11.2 years since 1990. This reflects Glen Arbor Township's popularity as a retirement area.

Table 2-2 Median Age in Glen Arbor Township, 1990-2010

	1990	2000	2010
Glen Arbor Township	49.7	53.1	60.9
Leelanau County	36.5	42.6	50.3
Michigan	32.6	35.5	39

Source: U.S. Census Bureau

Households

The total housing units in 2000 was 1,617 and in 2010 it was 1,630, an increase

of only 13 (some question the accuracy of the 2010 census). Housing units occupied year around increased by 74, (23.3%) to 377 in Glen Arbor Township between 1990 and 2000. Between 2000 and 2010 occupied units increased by 31 (8%) to 408. See Table 2-3. About 91 percent of the households were owner-occupied in 2010. There were only 36 renter occupied units in 2010 when the Census was taken, with 75 rental units vacant and available for rent.

Table 2-3 Households in Glen Arbor Township, 1990-2010

	1990	2000	2010	% Change 2000-2010
Glen Arbor Township	303	377	408	8%
Leelanau County	6,274	8,436	9,255	10%

Source: U.S. Census Bureau

Glen Arbor had 1,102 seasonally occupied housing units in 2010. This is about three times more seasonal homes than year around homes. However, seasonal homes had a very small increase between 1990 and 2010 compared to year around homes. The U.S. Census reports only 44 new seasonal homes in Glen Arbor Township between 1990 and 2010, a 4% increase. Most likely, seasonal homes have been converted to year around use or torn down and replaced with a home for year around occupants. See Table 2-4. Leelanau County experienced a growth in seasonal homes during the period 1990-2010, with Census figures showing a county-wide increase of 12%..

Table 2-4 Seasonal Housing in Glen Arbor Township, 1990-2010

	1990	2000	2010	% Change 1990-2010
Glen Arbor Township	1,058	1,068	1,102	4%
Leelanau County	4,172	4,111	4,681	12%

Source: U.S. Census Bureau

With the possible exception of the Homestead, the tourist economy in Glen Arbor Township is likely similar to that in Leelanau County in general, in that there are likely more people staying in second homes during popular seasons than in overnight lodging.

With the upcoming retirement of the "baby boomers" generation looming on the horizon, it is reasonable to assume that more seasonal homes in the Township will be occupied on a year round basis.

The size of families in Glen Arbor Township follows the Leelanau County and Michigan trend of becoming smaller. The average size of a household in Glen Arbor Township declined 7% from 1990 to 2010, from 2.13 to 1.98 persons. In Leelanau County population per household declined by 12%, but from a larger average size of 2.62 to 2.31 persons, while the Michigan average household size declined 7% to 2.45 persons. See Table 2-6. The general trend toward smaller family size is due to many factors, including divorce, widowed older persons and young people waiting longer to get married. Glen Arbor Township's smaller family size reflects an older population, many of whom are empty nesters, and/or single person households.

Table 2-6 Average Household Size in Glen Arbor Township, 1990-2010

	1990	2000	2100	% Change 1990-2000
Glen Arbor Township	2.13	2.09	1.98	-7%
Leelanau County	2.62	2.48	2.31	-12%
Michigan	2.66	2.56	2.45	-7%

Source: U.S. Census Bureau

Education

Year-around Glen Arbor residents are a well educated group, with 48% with college degrees and very few over 25 years of age without a high school diploma. See Table 2-7.

Table 2-7 Educational Attainment of Glen Arbor Township Residents, 2010

Percent of population 25 years or older						
Grade or less	9 th to 12 th grade no diploma	High School (incl. equiv.)	1 or more years college no degree	Associate Degree	Bachelor's Degree	Master's Degree
0.5%	4%	14.2%	26.9%	6.5%	28.8%	19.3%

Source: U.S. Census Bureau

Economic Characteristics

Income, Poverty and Employment

Year-around Glen Arbor households had a median income of \$64,583 in 2010. This compares with \$47,062 for Leelanau County and \$44,667 for the State of Michigan. Only 5 families were receiving food stamps in 2010. Reflecting the age of the population, 226 persons received Social Security income in Glen Arbor Township in 2010, but no one received supplemental Social Security income.

The estimated labor force of Glen Arbor Township (residents only) was 270 persons in 2010. The estimated yearly average employment was 242 persons, with only 28 estimated to be unemployed, on average, or 10.4%.

Table 2-8 Glen Arbor Employment and Unemployment, 2010

Labor Force	270
Employment	242
Unemployment	28
Unemployment Rate	10.4%

Source: Michigan Department of Labor & Economic Growth, Employment Service Agency, 2003

Note: Residents only.

Assessed Value

Glen Arbor Township's assessed value is primarily based on residential development. In 2011, at a state equalized value (SEV) of \$574,011,351 residential land accounted for 94.7% of SEV of real property. Commercial SEV was \$30,575,500 or only 5.3%. Over the past 21 years, agricultural SEV and timber cut-over SEV disappeared entirely. There is very slight industrial assessed value in Glen Arbor Township. See Table 2-9. What is most significant is the fact that 95% of the tax base of the Township is residential, thus Township services are supported almost entirely by taxes on seasonal and year around residences. If for some reason the value of residential property in the Township were to fall significantly, there would be a dramatic reduction in the amount of tax revenues available to support Township services and school millages.

Table 2-9 Glen Arbor Township SEV, 1990-2011

Category	1990	1995	2003	2011	Percent of Total Real Property 2011
Agriculture	\$95,000	\$300,000	\$337,500	0	0%
Commercial	\$5,699,700	\$7,704,500	\$19,566,454	\$30,575,500	5.3%
Industrial	\$0	\$0	\$0	\$66,500	0.0%
Residential	\$75,810,650	\$145,367,010	\$403,979,350	\$543,369,351	94.7%
Timber Cut-over	\$314,200	\$0	\$0	0	0%
Total	\$81,919,550	\$153,371,510	\$423,883,304	\$574,011,351	100%

Source: Michigan Department of Treasury, State Tax Commission, and Glen Arbor Township.