

Chapter 3 – Community Profile

Population

The 2010 Census showed that Montmorency County experienced a population decrease from 2000 to 2010 of 5.3 percent of its population (550 people). The county population density is 17.4 persons per square mile. The county population has increased by 120 percent since 1960 (an increase of 5,341 people) with the population peaking in 2000.

Population by Municipality

Between 2000 and 2010, population loss and gain were experienced by municipalities in Montmorency County. The highest percentage losses were experienced by Avery Township (9.9 percent), Briley Township (8.3 percent), and Montmorency Township (7.1 percent). Vienna, Rust and Loud Townships and the Village of Hillman experienced slight population increases. CDPs (Census Designated Places) in the county show a significant gain in population in Lewiston (40.6 percent), while Canada Creek Ranch lost 24.9 percent of its population.

Municipality	2000 Population	2010 Population	Percent Change	Numeric Change
Montmorency County	10,315	9,765	-5.3%	-550
Albert Township	2,695	2,526	-6.3%	-169
Avery Township	717	646	-9.9%	-71
Briley Township	2,029	1,860	-8.3%	-169
Hillman Township	2,267	2,175	-4.1%	-92
Loud Township	284	293	3.2%	9
Montmorency Township	1,202	1,117	-7.1%	-85
Rust Township	549	561	2.2%	12
Vienna Township	572	587	2.6%	15
Village of Hillman*	685	701	2.3%	16
Atlanta CDP*	757	827	9.2%	70
Lewiston CDP*	990	1,392	40.6%	402
Canada Creek Ranch CDP*	405	304	-24.9%	-101

Source: U.S. Bureau of the Census
 Note: Red text indicates decline; green text indicates an increase
 Population counts appear as part of another municipality in the county.

Seasonal Population

In 2010, the Census reported that 48.8 percent of the housing units in the county were seasonal. Obtaining accurate numbers of seasonal residents and tourists is difficult. Because the decennial U.S. Census is conducted in April, the numbers only reflect those persons who live in the county on a year-round basis. A rough estimate of the number of county seasonal residents can be calculated by multiplying the number of county seasonal housing units (4,679) by the county's average number of persons per household (2.18), for a total of 10,200 persons. Seasonal residents, therefore, bring the total county residents to 19,965 compared to the actual 2010

Census figure of 9,765 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. It is impossible to obtain accurate count of the number of the tourists who annually visit the county

Age Distribution

2010 Census data shows that 61 percent of Montmorency County's population was 45 years old or older, a 67 percent increase since 2000 (see **Table 3.2 and Figure 3.1**). The shift towards an older population could be due to the existing residents getting older along with in migration of retirees. The age group 45-64 is the most populous age group in Montmorency County except the Village of Hillman and Canada Creek Ranch CDP where the 65+ age group is the most populous. Most municipalities are similarly represented in the age groups with the exception of the high population of 65+ in the CDP of Canada Creek Ranch.

Increase in the median age is also evidence of a relatively stable population that is getting older. The median age of residents in Montmorency County increased from 47 to 52.3 during the period 2000-2010, (see **Table 3.2**). At the same time the State's median age increase from 35.5 to 38.9 years. The difference in median age between the County and State increased from 1990 to 2010 as the County's population make-up "ages" at the faster rate. Canada Creek Ranch CDP has the highest median age (64.4) while Montmorency Township has the highest township-wide median age (57.4). Rust Township has the lowest median age in the county at 44.5.

In conclusion, shifts in the County's demographic make-up are changing the population structure. Long term trends in the increase in median age continue at a faster rate than the State of Michigan and US. The rate has increased with the down turn in the economy, as young families move to other areas for employment. An aging population needs access to social and medical services. The county's emergency response services will experience an increase in demands.

Figure 3.1

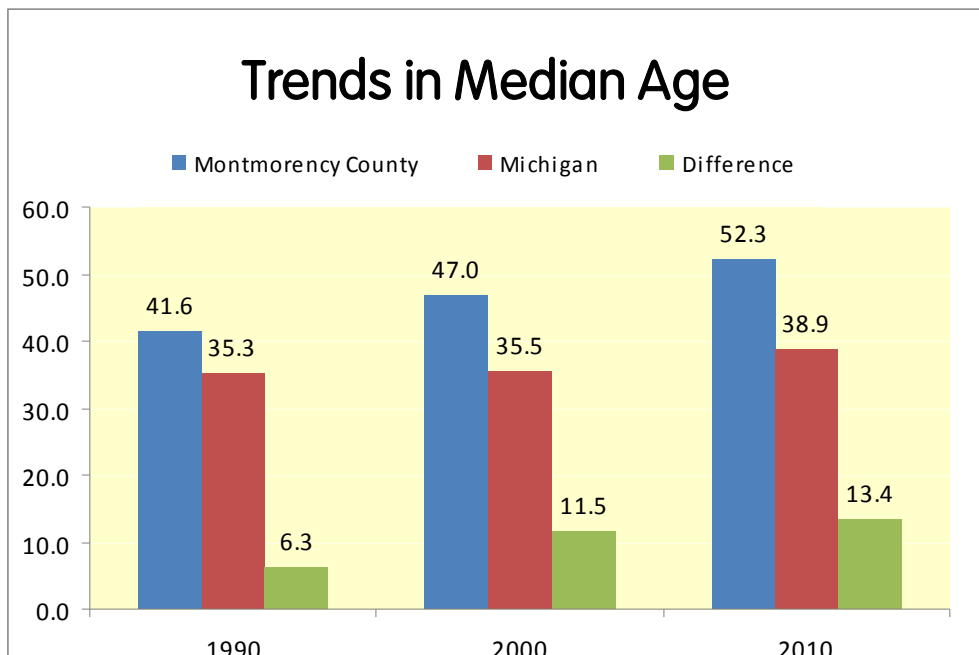


Table 3.2 Age Distribution By Municipality For Montmorency County - 2010													
Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Montmorency County	377	3.9	1430	14.6	353	3.6	1656	17.0	3312	33.9	2637	27.0	52.3
Albert Township	85	3.4	353	14.0	74	2.9	392	15.6	845	33.4	777	30.7	54.1
Avery Township	25	3.9	92	14.2	17	2.6	101	15.6	228	35.3	183	28.3	54.8
Briley Township	82	4.4	271	14.6	77	4.1	338	22.3	654	35.2	438	23.6	50.7
Hillman Township	96	4.4	345	15.8	90	4.1	394	18.1	722	33.2	528	24.3	50.0
Loud Township	8	2.7	27	9.3	11	3.8	38	13.0	117	39.9	92	31.4	55.8
Montmorency Township	28	2.5	131	11.7	39	3.5	153	13.7	398	35.6	368	33.0	57.4
Rust Township	28	5.0	110	19.7	23	4.1	122	21.7	159	28.3	119	21.2	44.5
Vienna Township	25	4.3	101	17.1	22	3.7	118	20.1	189	32.2	132	22.5	48.1
Village of Hillman*	32	4.6	98	14.0	26	3.7	122	17.4	204	29.1	219	31.2	51.4
Atlanta CDP*	35	4.2	141	17.1	49	5.9	170	20.5	261	31.6	171	20.7	47.1
Lewiston CDP*	53	3.8	198	14.3	44	3.2	220	15.8	447	32.1	430	30.9	53.5
Canada Creek Ranch CDP*	6	2.0	21	7.0	8	2.6	28	9.2	93	30.6	148	48.6	64.4
Michigan		6.0		20.8		6.8		24.7		27.9		13.8	38.9

*Figure shows the percentage each age grouping represents of the local unit's total population.
Source: U.S. Bureau of the Census

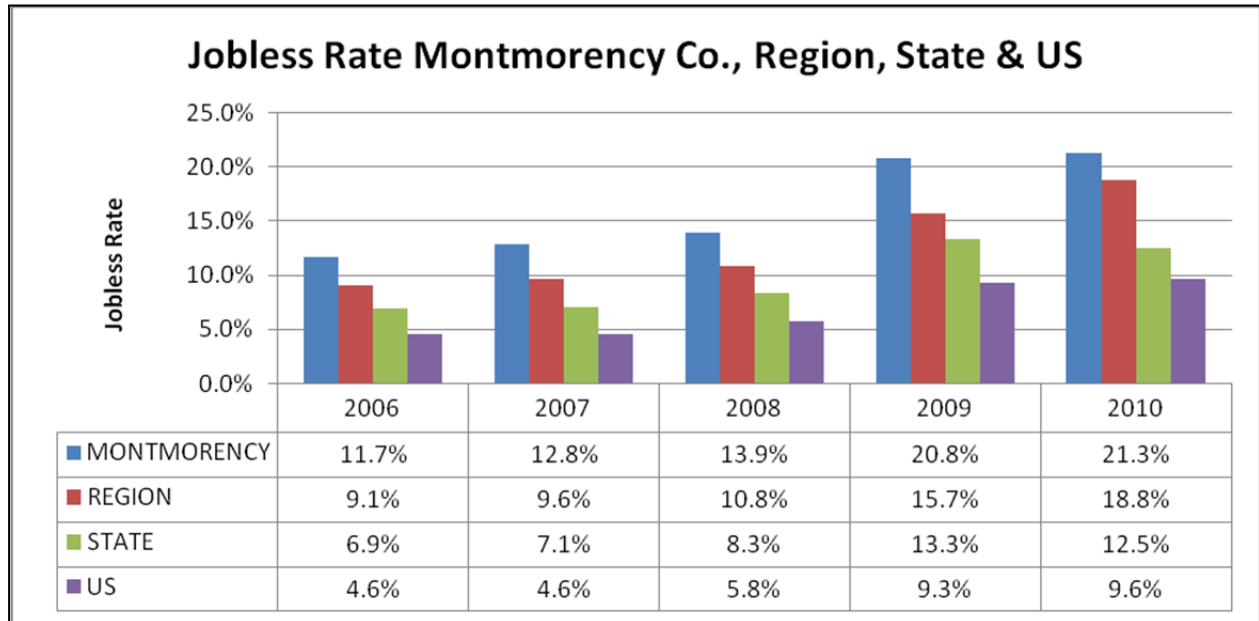
Disability Status

While data relating to disabled status is not currently available for Alcona County, the data shown on Table 3.3 gives an indication of the number of disabled people residing in Northeast Michigan. A person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, going outside the home disability or an employment disability. Over 38 percent of the population aged 21+ are classified as having a disability in Northeast Michigan.

Table 3.3 Disability Status in 8-county region* 2005-2007	
% of Population with a disability age 21-64	21.0%
% of Population with a disability age 64+	17.4%
% of Population with a disability who are employed (Ages 16-64)	33.1%
% of Households with members with a disability that lives alone	28.8%
Source: American Community Survey (PUMS: Public Use Microdata)	
*Region includes Alcona, Alpena, Cheboygan, Crawford, Montmorency, Oscoda, Otsego, and Presque Isle	

Selected Economic Indicators for Montmorency County, MI

In Montmorency County, 2010 Census data shows a loss in population levels over the last decade. The number of people in the labor force has also dropped from 4,086 in 2000 to 3,890 in 2010. The unemployment rate has increased from 8.1 percent in 2000 to 19.8 percent in 2010. The unemployment rate for the county has been consistently higher than region-wide, state and national rates. See Figure 3.2. In 2009, Montmorency County was 9th in the nation (of the 3144 counties) with the highest unemployment rate.



Income and Poverty

Place	2010
Alcona County	\$34,858
Alpena County	\$36,242
Cheboygan County	\$37,100
Crawford County	\$39,665
Montmorency County	\$34,447
Oscoda County	\$32,346
Otsego County	\$44,510
Presque Isle County	\$37,383
State of Michigan	\$45,413
United States	\$50,046

Source: U.S. Bureau of the Census – American Community Survey

A reliable measure of the economic health of families is median household income which is the midpoint of income for all households. While all eight counties of Northeast Michigan have generally exhibited a steady increase in median income over the past several decades, Northeast Michigan still lags behind the state as a whole. **Table 3.4** presents information on the median household income for counties in Northeast Michigan. According to the U.S. Census Bureau, Montmorency County has the second lowest median household income in the region. The 2010 median household income for Montmorency County was \$34,447 which was 76 percent of State’s median household income and 69 percent of the national median household income. In Northeast Michigan, the median household income of most counties is much lower than the State’s.

Generally speaking, individuals who have steady, year-round employment will tend to have higher overall incomes than those who are laid-off for part of the year. As more retirees move into the region and the local economy becomes more reliant on service and tourism job sectors, this trend of widening gaps between regional and state median household incomes is expected to continue. Lower incomes create challenges for balanced economic growth. As expenses for gas, food and housing continue to increase, families will be forced to move to areas that offer higher incomes. This could create an imbalance in the labor force necessary for positive economic growth.

Table 3.5 Income & Benefits per Household	
	2006-2010
Less than \$10,000	9.3%
\$10,000 - \$14,999	8.9%
\$15,000 - \$24,999	15.8%
\$25,000 - \$34,999	16.7%
\$35,000 - \$49,999	19.6%
\$50,000 - \$74,999	17.2%
\$75,000 - \$99,999	8.1%
\$100,000 +	4.3%
Source: U.S. Bureau of the Census - American Community Survey	

The American Community Survey estimates that median household income in Montmorency County from 2006-2010 was \$34,447 (**Table 3.4**). **Table 3.5** shows that 34 percent of households in Montmorency County have a total income (plus benefits) of less than \$25,000. Over half of the households have an income of less than \$35,000.

Poverty rates continue to be a problem in Montmorency County and the Northeast Michigan region in general. Over 12 percent of all families are estimated to be in poverty. When children are present, this percentage increases to 22 percent, **Table 3.6**. Again, this number increases dramatically (39.3 percent) when a female head of household is present and goes even higher to nearly 70 percent when children under the age of 18 are in the household.

Figure 3.3: Median Household Income for Northeast Michigan

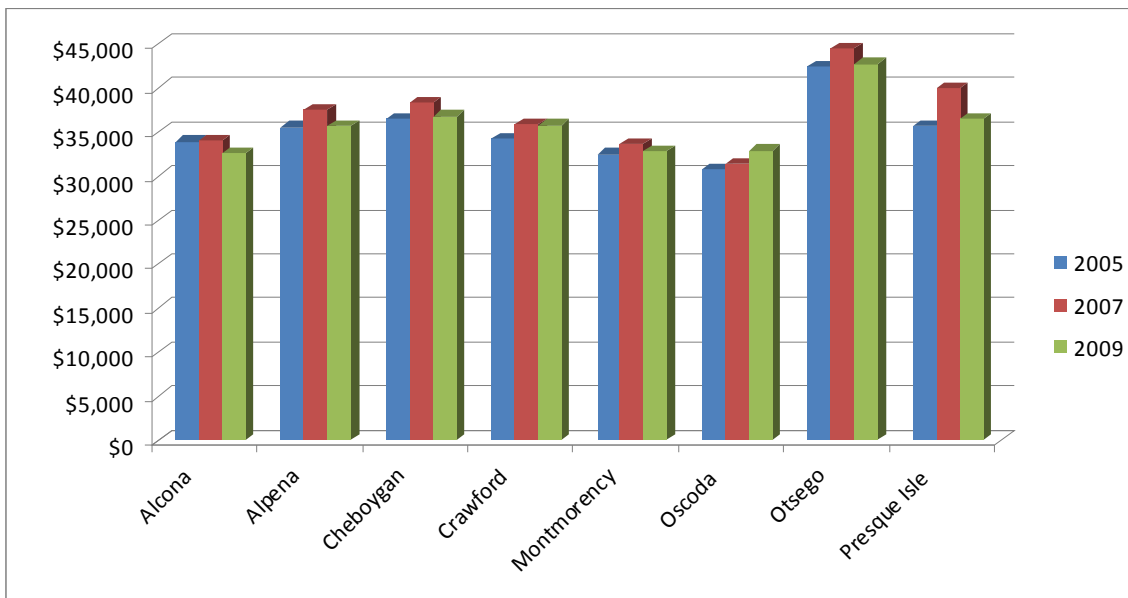


Table 3.6 Poverty Rates 2006-2010	
Category	Percent
Families	12.4
All families w/related children under 18	22.0
Married couple families	8.4
Married couple families w/related children under 18	8.3
Female householder, no husband present	39.3
Female householder, no husband present w/ related children under 18	66.9
Householder 65+ years	7.6
Source: U.S. Bureau of the Census – American Community Survey	

Housing Stock

Housing characteristics from the 2010 US Census are presented in **Table 3.10**. The Census found 9,597 housing units with 4,416 units occupied and 5,181 units vacant. Albert Township has the most housing units at 2,684 units. Montmorency County has a high percentage of seasonal housing units (48.8 percent) with Montmorency Township having over 63 percent of housing units considered seasonal. The CDP of Canada Creek Ranch has an extremely high percentage of seasonal housing units at 72.2 percent. Communities with, lakes, rivers and considerable private forestlands tend to have higher numbers of seasonal housing units. Communities with high numbers of seasonal housing present unique challenges when mitigating hazards. Given their geographic location, structures are more vulnerable to wildfires and flooding hazards.

Information found in **Table 3.11** a shows the year that housing units were built in Montmorency County. Generally speaking, the older a housing unit is the more it is likely to be in need of rehabilitation. As a rule of thumb, any housing unit that is older than 50 years may be in need of at least some, if not a great deal of renovation. 29 percent of the housing units in Montmorency County were built prior to 1960 with 11 percent having been built prior to 1940. However, 22 percent of the housing units were built after 1990.

Table 3.10 Housing Counts and Occupancy Status in Montmorency County						
Area Name	2010					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
Montmorency County	9,597	4,416	5,181	54.0	4,679	48.8
Albert Township	2,684	1,218	1,466	54.6	1,347	50.2
Avery Township	662	298	364	55.0	327	49.4
Briley Township	1,571	833	738	47.0	634	40.4
Hillman Township	1,714	919	795	46.4	661	38.6
Loud Township	405	150	255	63.0	235	58.0
Montmorency Township	1,507	526	981	65.1	951	63.1
Rust Township	476	223	253	53.2	229	48.1
Vienna Township	578	249	329	56.9	295	51.0
Village of Hillman*	363	300	63	17.4	13	3.6
Atlanta CDP*	576	360	216	37.5	150	26.0
Lewiston CDP*	1,570	689	881	56.1	802	51.1
Canada Creek Ranch CDP*	575	156	419	72.9	415	72.2
* Percent of total housing Source: US Census Bureau						

Table 3.11 Year Structure Built - Montmorency County	
Year Structure Built	
2000 or later	6.2%
1990-1999	15.8%
1980-1989	15.4%
1960-1979	33.4%
1940-1959	17.6%
1939 or earlier	11.6%
Source: American Community Survey 2010	

Agriculture

According to the Michigan Department of Agriculture 2009 Survey, there were 140 farms with 21,801 acres of farmland in Montmorency County. The 2009 survey found annual value of agricultural production was \$6,008,000 with \$2,774,000 in livestock sales, \$1,867,000 in dairy production, and \$1,367,000 in crop sales. Montmorency County ranks 6th in the state for sunflower production.

Montmorency County	
Agricultural Lands	Amount
Total number of farms:	140
Total farmland:	21,801 acres (6.2% of total area)
Forage/pasture/non-crop farmland:	5,845 acres (26.8% of farmland)
Number of farms using organic production:	1 (1 certified organic farm)
Cropland in transition to organic:	not available
Area of greenhouse/nursery operations	not available
Local Distribution	Amount
Value of direct-to-consumer farm product sales:	\$79,000
Local food production index:	23
Agricultural Revenues	Amount
Total market value of agriculture production	\$4,414,000
Total crop sales	\$1,367,000
Total livestock sales	\$2,774,000
Michigan Department of Agriculture – July 2009	

Montmorency County		
Locally Important Products	Size	MI Top 20 Ranking
Sunflower	346 acres	#6
Key Products	Production	Revenues
Corn, soy, and wheat	3,792 acres (17.4% of cropland)	\$649,000
Vegetables	not available	not available
Fruit and tree nuts	13 acres (0.01% of cropland)	\$49,000
Dairy farms	12 farms (0.4% of all in MI)	\$1,867,000
All animal operations	118 operations (4,459 animals)	
Michigan Department of Agriculture – July 2009		