

A1

POPULATION, HOUSING, & ECONOMIC ANALYSIS



Armed with knowledge of historical and current population, housing, and economic trends, the City can establish the most appropriate goals to guide its future development.

As noted in the Regional Setting chapter, both internal and external factors influence the City of Tecumseh's growth and development. It is important to be aware of differences and similarities between the City and other communities that may be influenced by the same factors.

This chapter includes analysis of data relating to trends in the community's population growth and characteristics, housing base, and economy. This information points out areas of growth and decline, the pace of residential construction, and general information about the community's residents. By looking at both local and regional data, the community may examine surrounding region as a whole, as trends that are not yet evident in the City may emerge on a larger scale.

POPULATION

The City of Tecumseh had a 14.9 percent increase in population between 1990 and 2000. As shown in Table A1-1 on the following page, this is a major increase from the previous two decades, in which the City experienced increases in population of 1.9 and 2.8 percent. It is also significantly higher than Lenawee County's 8.1 percent rate of growth between 1990 and 2000.

Between 1990 and 2000, the majority

of the communities near Tecumseh grew in population. The exceptions were the City of Adrian and the Village of Clinton, which both lost population in the last decade. In contrast, Adrian Township experienced the highest rate of growth, with a 32.6 percent increase in population. Franklin, Raisin, and Tecumseh Townships also had higher growth rates between 1990 and 2000 than did the City of Tecumseh.

Table A1-1
Population Comparison
City of Tecumseh and Surrounding Communities, 1970 – 2000

Community	1970 Population	1980 Population	% Change, 1970 - 1980	1990 Population	% Change, 1980 - 1990	2000 Population	% Change, 1990 - 2000	% Change, 1970 - 2000
City of Tecumseh	7,120	7,320	2.8%	7,462	1.9%	8,574	14.9%	20.4%
City of Adrian	20,382	21,186	3.9%	22,097	4.3%	21,574	-2.4%	5.8%
Adrian Township	3,725	4,612	23.8%	4,336	-6.0%	5,749	32.6%	54.3%
Clinton Township	2,540	3,413	34.4%	3,557	4.2%	3,624	1.9%	42.7%
Village of Clinton	-	2,342	-	2,475	5.7%	2,293	-7.4%	-
Franklin Township	1,768	2,463	39.3%	2,473	0.4%	2,939	18.8%	66.2%
Macon Township	1,316	1,430	8.7%	1,421	-0.6%	1,448	1.9%	10.0%
Raisin Township	4,322	5,499	27.2%	5,648	2.7%	6,507	15.2%	50.6%
Ridgeway Township	1,756	1,746	-0.6%	1,572	-10.0%	1,580	0.5%	-10.0%
Tecumseh Township	1,048	1,480	41.2%	1,539	4.0%	1,881	22.2%	79.5%
Lenawee County	81,609	89,948	10.2%	91,476	1.7%	98,890	8.1%	21.2%

Source: United States Census Bureau, 1970 – 2000

Table A1-2 shows the City of Tecumseh’s share of Lenawee County’s population and growth. Since 1970, the City’s share of the County’s population has remained steady, in the range of 8.1 to 8.7 percent. However, the City’s share of the County’s growth has been increasing, from 2.4 percent in 1980 to 9.3 percent in 1990 to 15 percent in 2000.

Table A1-2
City of Tecumseh’s Population Growth as a
Percent of Lenawee County’s, 1970 – 2000

Year	City of Tecumseh Population	Lenawee County Population	Tecumseh Share of County Population	Tecumseh Share of County Growth
1970	7,120	81,609	8.7%	-
1980	7,320	89,948	8.1%	2.4%
1990	7,462	91,476	8.2%	9.3%
2000	8,574	98,890	8.7%	15.0%

In order to properly plan for the City of Tecumseh’s future, it is important to establish a reliable estimate of the City’s population for the next twenty years. A good estimate of the future population will help Tecumseh 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, including the constant proportion and growth rate methods. The constant proportion method uses population projections for Lenawee County to establish future population outcomes for the City of Tecumseh. In the Lenawee County Comprehensive Land Use Plan, which was adopted in 2002, the Region 2 Planning Commission used two methods to generate County population forecasts for 2010 and 2020. According to the linear regression technique¹, the County’s population will be 107,067 in 2010 and 115,921 in 2020. The cohort-survival method² predicts a population of 104,640 in 2010 and 108,452 in 2020. The constant proportion method, which assumes that the City of Tecumseh will maintain the same percentage of the County’s projected 2010 and 2020 population as it experienced in 2000, uses all four County population projections. Table A1-3 shows projections for the City using the constant proportion method and the Region 2 Planning Commission’s projections for the County population.

Table A1-3
**Constant Proportion Population Projection
City of Tecumseh, 2010 – 2020**

	City of Tecumseh	Lenawee County	Tecumseh's Population as a Percent of County Total
2000 Population	8,574	98,890	8.67%
2010 Projection (Linear Regression)	9,283	107,067	8.67%
2010 Projection (Cohort-Survival)	9,072	104,640	8.67%
2020 Projection (Linear Regression)	10,050	115,921	8.67%
2020 Projection (Cohort-Survival)	9,403	108,452	8.67%

Sources: Region 2 Planning Commission; United States Census Bureau, 2000

Between 1970 and 2000, the City of Tecumseh’s percentage of the County’s population fluctuated by only 0.6 percent, indicating that the constant proportion method may generate an accurate projection of future population in Tecumseh.

The growth rate method assumes that the City’s 2000 – 2010 growth rate will be the same as the growth rate 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 A1-4.

¹ Linear regression equations reflect the fact that population does not always grow in a straight line with the same incremental increase each year.

² Cohort survival looks at designated age groups and forecasts how the population of each age group will grow or decline throughout the study period.

Table A1-4
**Growth Rate Population Projection
City of Tecumseh, 2010 – 2020**

2000 Population	8,574
1990 - 2000 Percent Change	14.9%
2010 Projection	9,852
1980 - 2000 Percent Change	17.1%
2020 Projection	10,040

This method uses population growth patterns during the previous 20 years to establish population growth predictions for the subsequent 20 years. Because the City of Tecumseh's population growth rate from 1980 to 1990 differed so significantly from its population growth rate from 1990 to 2000, the growth rate method may not be the most accurate predictor of future growth.

In conclusion, the population levels predicted by the constant proportion method may be the most accurate. In 2010, the City of Tecumseh can expect a population ranging between 9,072 and 9,283 people, while the 2020 population will likely range between 9,403 and 10,050 people. For planning purposes, these population levels will be assumed to ensure that adequate levels of service are provided.

HOUSEHOLDS

As discussed above, the City of Tecumseh's population increased by 14.9 percent between 1990 and 2000. During the same time period, the number of households in the community increased by 20.5 percent (see Table A1-5). The number of households in the City increased at a rate that was higher than the rate of population increase. This is consistent with a nationwide trend of decreasing household size. In keeping with this trend, the City's average household size has decreased since 1970, when Tecumseh had an average household size of 3.21 persons per household. Household size decreased to 2.75 in 1980, 2.56 in 1990, and in 2000 it dropped again to 2.42 persons per household. From 1970 to 2000, average household size in the City of Tecumseh was smaller than Lenawee County's average household size (see Table A1-6).

**Table A1-5
Total Households
City of Tecumseh and Adjacent Communities, 1970-2000**

Community	1970 Households	1980 Households	% Change, 1970 - 1980	1990 Households	% Change, 1980 - 1990	2000 Households	% Change, 1990 - 2000	% Change, 1970 - 2000
City of Tecumseh	2,204	2,650	20.2%	2,903	9.5%	3,499	20.5%	58.8%
City of Adrian	6,099	7,241	18.7%	7,479	3.3%	7,908	5.7%	29.7%
Adrian Township	1,006	1,435	42.6%	1,465	2.1%	2,147	46.6%	113.4%
Clinton Township	800	1,204	50.5%	1,295	7.6%	1,395	7.7%	74.4%
Village of Clinton	-	862	-	929	7.8%	925	-0.4%	-
Franklin Township	523	811	55.1%	887	9.4%	1,071	20.7%	104.8%
Macon Township	321	422	31.5%	423	0.2%	502	18.7%	56.4%
Raisin Township	1,201	1,668	38.9%	1,834	10.0%	2,265	23.5%	88.6%
Ridgeway Township	505	533	5.5%	540	1.3%	576	6.7%	14.1%
Tecumseh Township	300	474	58.0%	530	11.8%	672	26.8%	124.0%
Lenawee County	24,239	30,044	23.9%	31,635	5.3%	35,930	13.6%	48.2%

Source: United States Census Bureau, 1970 - 2000

**Table A1-6
Persons per Household
City of Tecumseh and Lenawee County, 1970 - 2000**

	1970 Household Size	1980 Household Size	% Change, 1970 - 1980	1990 Household Size	% Change, 1980 - 1990	2000 Household Size	% Change, 1990 - 2000	% Change, 1970 - 2000
City of Tecumseh	3.21	2.75	-14.3%	2.56	-6.9%	2.42	-5.5%	-24.6%
Lenawee County	3.26	2.91	-10.7%	2.77	-4.8%	2.61	-5.8%	-19.9%

Source: United States Census Bureau, 1970 - 2000

Some factors that have led to a decrease in household size include people having fewer children, a large population of baby boomer “empty nesters”, longer life expectancies, more elderly people staying in their own homes, and people marrying later and living alone for longer periods. The decline in average household size may stabilize in the next decade or two, although the general aging trend of the U.S. population may continue to drive down the average.

HOUSING UNITS

As displayed in Table A1-7, the number of housing units in the City of Tecumseh increased by 21.7 percent during the last decade, which is consistent with the 20.5 percent increase in households reflected in Table A1-5. These figures indicate, again, that the City of Tecumseh is growing at a faster rate than Lenawee County as a whole. However, three other nearby communities are seeing even larger proportional increases in housing units. The number of housing units in Adrian Township increased by 47.8 percent between 1990 and 2000, while the

number of housing units in Raisin and Tecumseh Townships increased by 23.9 and 26.2 percent, respectively.

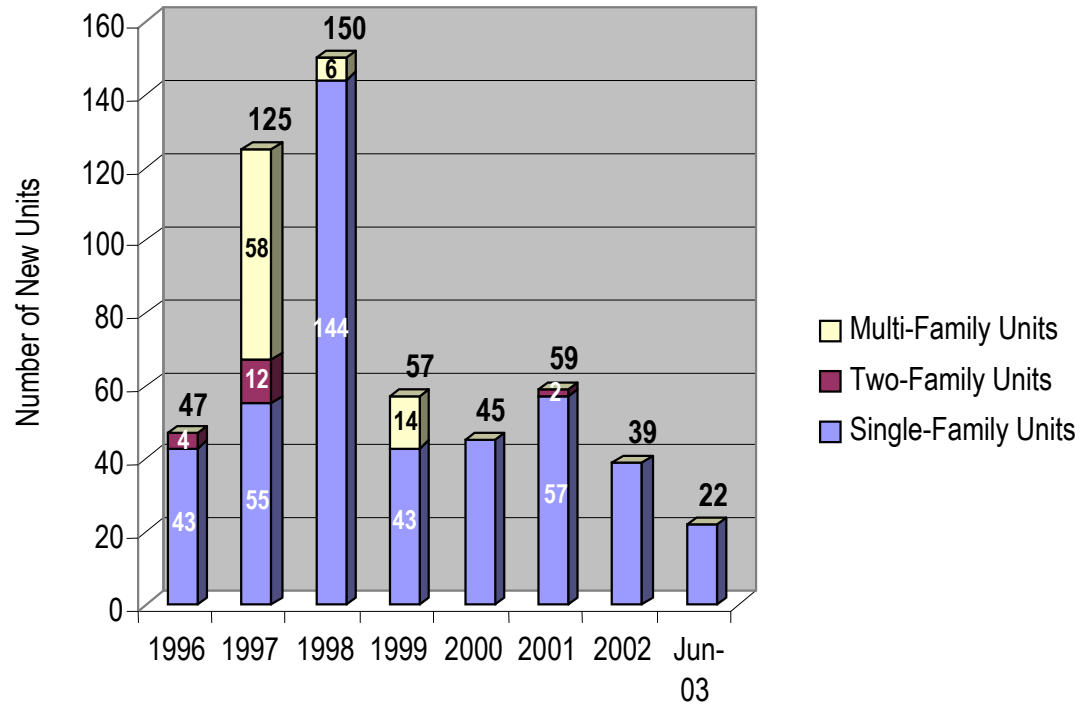
Table A1-7
Total Housing Units
City of Tecumseh and Adjacent Communities, 1990 – 2000

Community	1990 Total Housing Units	2000 Total Housing Units	% Change, 1990 - 2000
City of Tecumseh	2,999	3,651	21.7%
City of Adrian	7,842	8,498	8.4%
Adrian Township	1,505	2,224	47.8%
Clinton Township	1,343	1,448	7.8%
Village of Clinton	960	965	0.5%
Franklin Township	1,094	1,275	16.5%
Macon Township	444	516	16.2%
Raisin Township	1,894	2,347	23.9%
Ridgeway Township	563	591	5.0%
Tecumseh Township	546	689	26.2%
Lenawee County	35,104	39,769	13.3%

Source: United States Census Bureau, 1970 – 2000

According to the 2002 Lenawee County Comprehensive Land Use Plan, 691 residential building permits were issued in the City of Tecumseh between 1990 and 2000. Beginning in 1996, the U.S. Census has annual building permit data available for the City, as shown in Figure A1-1. On average, 75 new housing units were constructed each year between 1996 and 2002. In the seven-and-a-half year period spanning from January 1996 until June 2003, the number of permits issued peaked in 1998, then took a downturn. This downturn is most likely related to the weakening of the economy.

Figure A1-1
**Number of Housing Units for Which Building Permits Were Issued
 City of Tecumseh, 1996 – 2003**



Sources: City of Tecumseh Development Services Department; United States Census Bureau, 1996 – 2003

AGE

In addition to total population, housing units, and household size, it is also important to examine the overall age groupings of a community's population. The overall age grouping provides figures for the number of school-age children, the size of the workforce, and the size of the elderly population. This data can be used for school enrollment projections and planning for recreation facilities, special services for the elderly, and other governmental services. On the next page, Table A1-8 and Figure A1-2 illustrate the age distribution of City of Tecumseh residents in 2000.

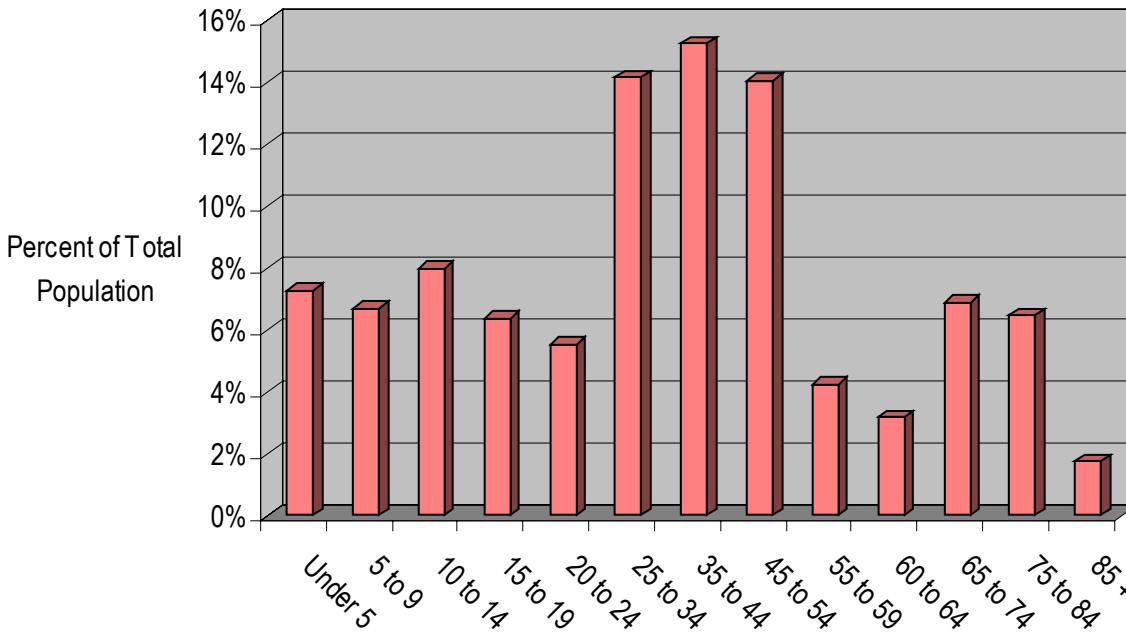
Another way to obtain information about age-related trends in a community is to look at residents' median age. In 1980, the median age in the City of Tecumseh was 30. By 1987, the median age had jumped by two years, and by 1992, the median age was 33.1. As of 2000, the median age in the City of Tecumseh was 36.3, just one-tenth of a year less than Lenawee County's median age. This nationwide trend of an aging population is fueled by a number of factors, including the increase in life expectancy, decline in fertility, and aging of the baby boom generation, who are now in their 40's and 50's.

Table A1-8
Age Distribution
City of Tecumseh, 2000

Age Group	Number of Residents	Percent of Total Population
Under 5	625	7.3%
5 to 9	574	6.7%
10 to 14	687	8.0%
15 to 19	548	6.4%
20 to 24	475	5.5%
25 to 34	1,216	14.2%
35 to 44	1,308	15.3%
45 to 54	1,206	14.1%
55 to 59	365	4.3%
60 to 64	274	3.2%
65 to 74	591	6.9%
75 to 84	555	6.5%
85 +	150	1.7%

Source: United States Census Bureau, 2000

Figure A1-2
Age Distribution
City of Tecumseh, 2000

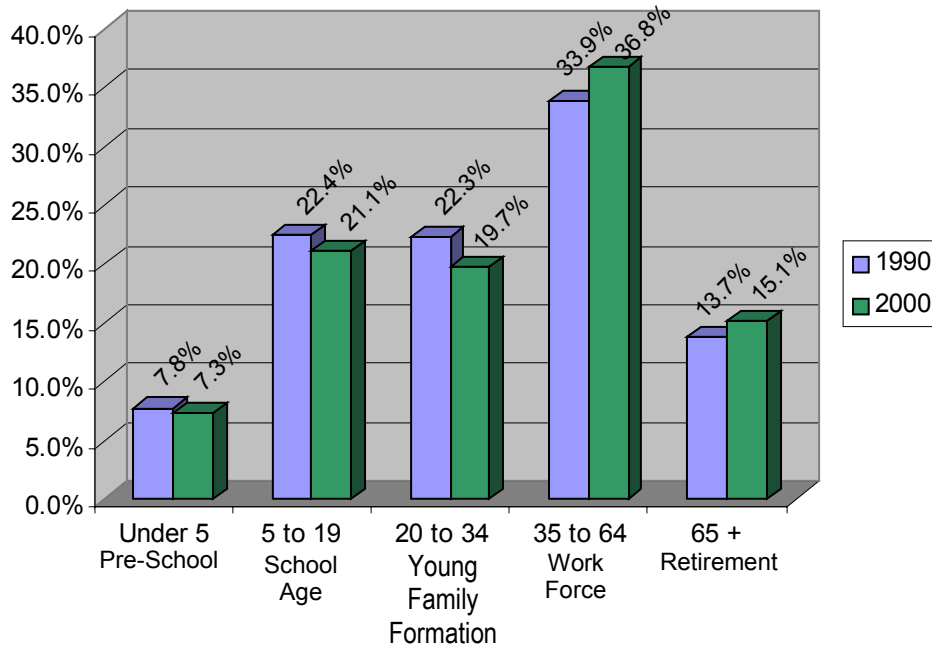


Source: United States Census Bureau, 2000

A third way to examine age distribution is to divide ages into categories based on common life stages. Figure A1-3 on the following page displays the Major Age Groups distribution of City of Tecumseh residents. The five Major Age Groups are Pre-School, School Age, Young Family

Formation, Work Force, and Retirement. As shown in Figures A1-2 and A1-3, these demographics indicate that it is important for the community to plan for the needs of people of all ages. It may be appropriate to place particular emphasis on programs and facilities for families, as 35 percent of City of Tecumseh residents are “parenting” age (20-44) and 28.4 percent are under 20. Since the population is generally getting older, more retirement and assisted living housing may be necessary in the future, as well as programs and facilities for seniors.

Figure A1-3
Major Age Groups
City of Tecumseh, 1990 and 2000



Source: United States Census Bureau, 2000

EMPLOYMENT

As shown in Table A1-9 on the next page, “management and professional” and “sales and office” occupations make up the majority of the total occupations of City of Tecumseh residents. The employment industry distribution in Tecumseh is generally consistent with the distribution of employment in Lenawee County, with a few exceptions. The City exceeds the County in percent of workers in management and professional occupations, while the County slightly exceeds the City in percent of workers in service occupations; construction, extraction, and maintenance occupations; and production, transportation, and material moving occupations.

According to the 2000 U.S. Census, the mean travel time to work for City of Tecumseh residents was 27.5 minutes, which was 2.5 minutes more than the mean travel time for Lenawee County residents as a whole. The Census also reports that as of 2000, City of Tecumseh residents’ commuting patterns were generally in line with commuting patterns of County residents. The majority of City of Tecumseh residents (86.5 percent) drove alone to

their place of work, with a slightly smaller percentage (83.3 percent) of Lenawee County residents doing so. In 2000, the other significant means of transportation to and from work for City residents was carpooling, which accounted for 6.7 percent of all trips. In the County as a whole, the carpool rate was higher – 10.1 percent. Using public transportation to travel to work is not an option for most City of Tecumseh residents; according to the 2000 Census, just 0.3 percent of residents used public transit.

Table A1-9
Employment by Occupation and Industry
City of Tecumseh, 2000

Occupation / Industry	City of Tecumseh	Percent of City Total	Lenawee County	Percent of County Total
Employed civilian population 16 years and over	4,123	--	46,895	--
OCCUPATION				
Management, professional, and related occupations	1,255	30.4%	11,871	25.3%
Service occupations	574	13.9%	6,960	14.8%
Sales and office occupations	1,018	24.7%	11,456	24.4%
Farming, fishing, and forestry occupations	5	0.1%	232	0.5%
Construction, extraction, and maintenance occupations	338	8.2%	4,745	10.1%
Production, transportation, and material moving occupations	933	22.6%	11,631	24.8%
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	5	0.1%	814	1.7%
Construction	220	5.3%	2,990	6.4%
Manufacturing	1,187	28.8%	13,440	28.7%
Wholesale trade	74	1.8%	1,016	2.2%
Retail trade	571	13.8%	5,694	12.1%
Transportation and warehousing, and utilities	104	2.5%	1,606	3.4%
Information	39	0.9%	790	1.7%
Finance, insurance, real estate, and rental and leasing	214	5.2%	2,134	4.6%
Professional, scientific, management, administrative, and waste management services	245	5.9%	2,211	4.7%
Educational, health and social services	896	21.7%	9,132	19.5%
Arts, entertainment, recreation, accommodation and food services	235	5.7%	3,180	6.8%
Other services (except public administration)	152	3.7%	2,176	4.6%
Public administration	181	4.4%	1,712	3.7%

Source: United States Census Bureau, 2000

INCOME

Table A1-10 on the next page shows the per capita income and median household incomes of the City of Tecumseh and adjacent communities in 1989 and 1999. From 1989 to 1999, the City of Tecumseh's per capita income increased by 54.2 percent and its median household

income increased by 37.4 percent. In 1999, the City's per capita income was higher than that of five surrounding communities and lower than that of four others. In terms of median household income in 1999, the City outranked one of the surrounding communities, but had a lower median household income than did eight other nearby communities. Relative to the entire County, however, the City of Tecumseh's median household income was higher.

Table A1-10
**Per Capita and Median Household Income
 City of Tecumseh and Adjacent Communities, 2000**

Community	1989 Median Household Income	1999 Median Household Income	% Change, 1989-1999	1989 Per Capita Income	1999 Per Capita Income	% Change, 1989-1999
City of Tecumseh	\$33,545	\$46,106	37.4%	\$14,781	\$22,797	54.2%
City of Adrian	\$24,788	\$34,203	38.0%	\$11,006	\$16,528	50.2%
Adrian Township	\$40,351	\$60,640	50.3%	\$17,254	\$24,881	44.2%
Clinton Township	\$34,601	\$51,661	49.3%	\$13,901	\$21,554	55.1%
Village of Clinton	\$31,569	\$47,961	51.9%	\$13,565	\$20,513	51.2%
Franklin Township	\$40,109	\$56,296	40.4%	\$16,035	\$24,300	51.5%
Macon Township	\$41,937	\$61,818	47.4%	\$13,415	\$24,059	79.3%
Raisin Township	\$37,554	\$57,088	52.0%	\$12,790	\$21,703	69.7%
Ridgeway Township	\$33,514	\$50,642	51.1%	\$12,411	\$19,111	54.0%
Tecumseh Township	\$49,750	\$69,276	39.2%	\$17,959	\$28,398	58.1%
Lenawee County	\$31,012	\$45,739	47.5%	\$12,654	\$20,186	59.5%

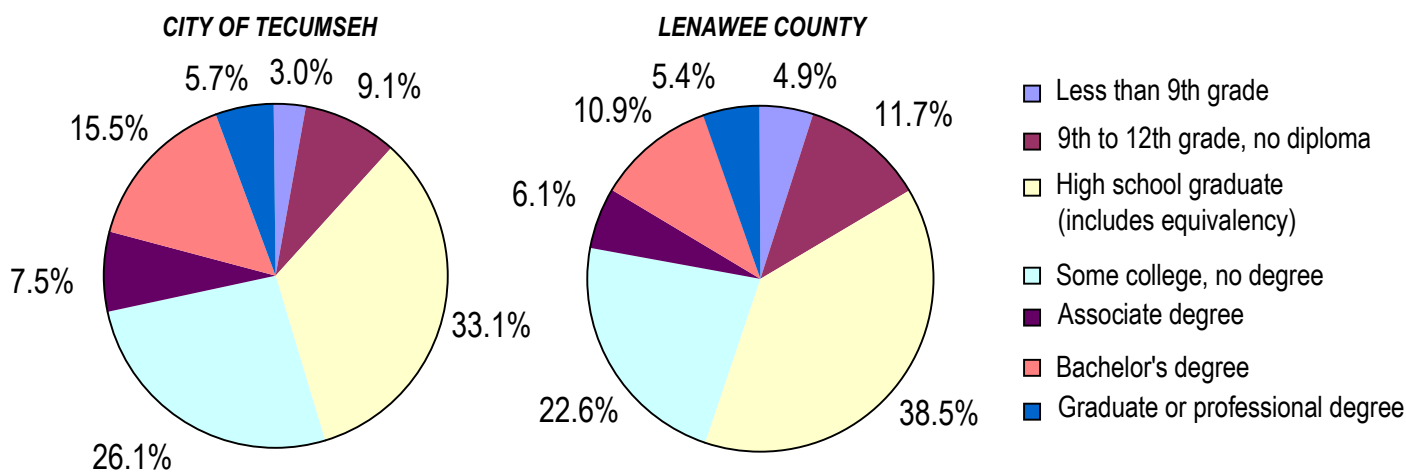
Source: United States Census Bureau, 1990 – 2000

According to the 2000 Census, the unemployment level for the City of Tecumseh was 3.2 percent, which is one-tenth of a percent higher than the reported unemployment rate for Lenawee County as a whole. The Census also reported that 3.5 percent of Tecumseh families were living below the poverty line. This is a lower percentage than that of Lenawee County as a whole, which had a 4.4 percent family poverty rate. It is important to note that recent trends in the national and state economies may have increased the unemployment rates in both the City and the County since the 2000 Census.

EDUCATION

Figure A1-4 shows the educational attainment levels for the City of Tecumseh and Lenawee County. As illustrated, Tecumseh residents generally have a higher level of educational attainment than the County as a whole. For example, 88 percent of City adults have a high school degree or higher, while 83.4 percent of the County's adult population falls into this category. Similarly, the percent of City residents with a bachelor's degree or higher is 21.2 percent, as compared to 16.3 percent of County residents.

Figure A1-4
Educational Attainment, Population 25 Years and Older
City of Tecumseh and Lenawee County, 2000



Source: United States Census Bureau, 2000

RACE

Table A1-11 shows racial composition in the City of Tecumseh and Lenawee County for the years 1990 and 2000. The white population in both the City and the County declined slightly, although both still have relatively small minority populations. On the whole, neither Lenawee County nor the City of Tecumseh experienced any significant change in racial composition between 1990 and 2000.

One aspect of the reporting of racial groups that changed with the 2000 Census was that for the first time, respondents to Census questionnaires could describe themselves as being members of more than one racial group. Therefore, some people who were forced to choose one racial category in the 1990 Census were able to more accurately reflect their backgrounds in the 2000 Census. Based on new reporting options, 1.1% of City residents and 1.5% of County residents described themselves as belonging to more than one racial group.

Table A1-11
Race and Ethnicity
City of Tecumseh and Lenawee County, 1990 – 2000

Race	City of Tecumseh		Lenawee County	
	1990	2000	1990	2000
White	96.9%	95.8%	94.4%	92.5%
Black	0.1%	0.2%	1.6%	2.1%
American Indian and Alaska Native	0.4%	0.6%	0.3%	0.4%
Asian or Pacific Islander	0.9%	0.7%	0.5%	0.5%
Other race	1.6%	1.5%	3.2%	3.0%
Two or more races	--	1.1%	--	1.5%
Hispanic origin	4.2%	4.4%	6.0%	7.0%

Source: United States Census Bureau, 1990 – 2000

A common mistake made in reporting racial data is to add respondents of Hispanic/Latino origin to the other racial categories to calculate the total. Hispanic/Latino is an ethnic/cultural category, not a racial one. People of Hispanic/Latino origin may be of any race, or of more than one race. In 2000, 4.4 percent of City of Tecumseh residents and 7 percent of Lenawee County residents identified themselves as Hispanic/Latino.

CONCLUSION

Historical and current population, housing, and economic trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. An awareness of these trends can enable a community to make the most of its assets while effectively addressing its challenges.

As identified in this chapter, major trends in the City of Tecumseh include the following: the population is growing, having increased by 14.9 percent between 1990 and 2000; the population is aging, with median age having climbed from 33.1 in 1992 to 36.3 in 2000; the amount of residential building activity is increasing, with the total number of housing units having increased by 21.7 percent from 1990 to 2000; and average household size is declining, having decreased from 2.56 to 2.42 persons per household between 1990 and 2000. Additionally, as of 2000, the City of Tecumseh's population had a higher median income, per capita income, and level of education than did Lenawee County residents as a whole; however, the City's unemployment rate was slightly higher than that of the County.

Armed with a knowledge of these trends, the City can establish the most appropriate goals to guide its future development.

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