



A1 POPULATION, HOUSING, ECONOMIC ANALYSIS

It is important to understand demographic trends and influences in order to assess future planning needs and goals for White Lake Township. During the planning process, Township decision-makers have the opportunity to decide how they wish to encourage current desirable trends and try to cultivate change when needed.

As noted in the Regional Setting chapter, both internal and external factors influence White Lake Township's growth and development. 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 the surrounding region as a whole, as trends that are not yet evident in the Township may emerge on a larger scale. An awareness of these trends can enable the community to make the most of its assets while effectively addressing its challenges.

POPULATION

White Lake Township's population increased by 24.8 percent between 1990 and 2000. As shown in Table A1-1 on the following page, this significant increase comes after a decade of minimal growth between 1980 and 1990, in which the Township only grew by 3.4%. In contrast, the Township grew 70.8% be-

tween 1960 and 1970, and 52.8% between 1970 and 1980. Between 1960 and 2000, the population of White Lake Township more than tripled. Commerce, Independence, and Springfield Townships experienced similar growth rates over the past forty years. Milford Township and Wixom experienced the overall highest growth rates over that time period. Milford Township also had the highest growth rate in the decade between 1990 and 2000. On the other end of the scale, the Villages of Clarkston and Wolverine Lake and the City of Orchard Lake Village all lost population in the 1990's.

Table A1-2 shows White Lake Township's share of Oakland County's population and population growth. As the table demonstrates, White Lake Township has contributed more than its share of County growth in every decade but the 1980's, which was a particularly slow period of growth for the Township. The Township's share of the County population has increased slightly since 1960.

Table A1-1
Population Comparison
White Lake Township and Surrounding Communities, 1960 – 2000

Community	1960	1970	% Change, 1960-1970	1980	% Change, 1970-1980	1990	% Change, 1980-1990	2000	% Change, 1990-2000	% Change, 1960-2000
White Lake Township	8,381	14,311	70.80%	21,870	52.80%	22,608	3.40%	28,219	24.80%	236.70%
Village of Clarkston	769	1,034	34.50%	968	-6.40%	1,005	3.80%	962	-4.30%	25.10%
Commerce Township	9,608	14,556	51.50%	18,789	29.10%	22,228	18.30%	34,764	56.40%	261.80%
Highland Township	4,855	8,372	72.40%	16,958	102.60%	17,941	5.80%	19,169	6.80%	294.80%
Independence Township	10,121	16,327	61.30%	20,569	26.00%	23,717	15.30%	32,581	37.40%	221.90%
Milford Township	1,548	2,557	65.20%	5,146	101.30%	6,610	28.40%	15,271	131.00%	886.50%
Village of Milford	4,323	4,699	8.70%	5,041	7.30%	5,511	9.30%	6,272	13.80%	45.10%
Orchard Lake Village	N/A	N/A	N/A	1,798	N/A	2,286	27.10%	2,215	-3.10%	N/A
Rose Township	1,482	2,502	68.80%	4,465	78.50%	4,926	10.30%	6,210	26.10%	319.00%
Springfield Township	2,664	4,388	64.70%	8,295	89.00%	9,927	19.70%	13,338	34.40%	400.70%
Walled Lake	3,550	3,759	5.90%	4,748	26.30%	6,278	32.20%	6,713	6.90%	89.10%
Waterford Township	47,008	59,123	25.80%	64,250	8.70%	66,692	3.80%	73,150	9.70%	55.60%
West Bloomfield Township	14,994	28,563	90.50%	41,962	46.90%	54,516	29.90%	64,860	19.00%	332.60%
City of Wixom	1,531	2,010	31.30%	6,705	233.60%	8,550	27.50%	13,263	55.10%	766.30%
Village of Wolverine Lake	2,404	4,301	78.90%	4,968	15.50%	4,727	-4.90%	4,415	-6.60%	83.70%
Oakland County	690,259	907,871	31.50%	1,011,793	11.40%	1,083,592	7.10%	1,194,156	10.20%	73.00%

Source: United States Census Bureau, 1960—2000.

Table A1-2
White Lake Township's Growth as a
Percentage of Oakland County's Growth, 1960 – 2000

Year	White Lake Township Population	Oakland County Population	White Lake Share of County Population	White Lake Share of County Growth
1960	8,381	690,259	1.20%	-
1970	14,311	907,871	1.60%	2.70%
1980	21,870	1,011,793	2.20%	7.30%
1990	22,608	1,083,592	2.10%	1.00%
2000	28,219	1,194,156	2.40%	5.10%

POPULATION PROJECTIONS

In order to properly plan for White Lake Township’s future, it is important to establish a reliable estimate of the Township’s population for the next twenty years. A good estimate of the future population will help White Lake 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, growth rate, and increasing proportion methods. The Southeast Michigan Council of Governments, or SEMCOG, also produces its own population forecasts at the township and county level. The constant proportion and increasing proportion methods use SEMCOG population projections for Oakland County to establish future population outcomes for White Lake Township.

The SEMCOG population projections for White Lake Township and adjacent communities are provided in Table A1-3 below.

Table A1-3
SEMCOG Population Forecasts
White Lake Township and Surrounding Communities, 2010 – 2020

Community	2000 Population	2010 SEMCOG Projection	% Change, 2000-2010	2020 SEMCOG Projection	% Change, 2000 - 2020
White Lake Township	28,219	33,260	17.90%	34,396	21.90%
Clarkston	962	944	-1.90%	927	-3.60%
Commerce Township*	30,349	33,818	11.40%	37,436	23.40%
Highland Township	19,169	20,032	4.50%	21,134	10.30%
Independence Township	32,581	37,305	14.50%	38,342	17.70%
Milford Township*	8,999	9,852	9.50%	10,699	18.90%
Village of Milford	6,272	6,381	1.70%	6,534	4.20%
Village of Orchard Lake	2,215	2,164	-0.023	2,196	-0.009
Rose Township	6,210	7,413	19.40%	8,516	37.10%
Springfield Township	13,338	15,526	16.40%	17,887	34.10%
Walled Lake	6,713	7,090	5.60%	7,162	6.70%
Waterford Township	73,150	72,595	-0.80%	72,602	-0.70%
West Bloomfield Township	64,860	65,367	0.80%	66,517	2.60%
Wixom	13,263	17,584	32.60%	21,367	61.10%
Village of Wolverine Lake	4,415	4,163	-5.70%	4,008	-9.20%
Oakland County	1,194,156	1,254,380	5.00%	1,299,528	8.80%

Table A1-4 shows a population projection for White Lake Township using the Constant Proportion method. The Constant Proportion method is most useful for communities that are growing at about the same rate as the county (and maintain a relatively constant proportion of the county’s population over time). Since White Lake Township has grown faster than the County as a whole, and its share of the County population, while still small, is increasing, this method may tend to underestimate future population.

Table A1-4
Constant Proportion Population Projection
White Lake Township, 2010 – 2020

	Oakland County SEMCOG Population Forecast	White Lake Township Population	White Lake's Population as a Percent of County Total
2000 Population	1,194,156	28,219	2.36%
2010 Projection	1254380	29,603	2.36%
2020 Projection	1,299,528	30,669	2.36%

Source: SEMCOG, United States Census Bureau, 2000

Shown in Table A1-5 below, the growth rate method assumes that the Township'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. Because of the Township's very low growth rate of 3.4% from 1980 –1990, this method probably produces an unrealistically low projection for the year 2020.

Table A1-5
Growth Rate Population Projection
White Lake Township, 2010 – 2020

2000 Population	1990-2000 Percent Change	2010 Projection	1980-2000 Percent Change	2020 Projection
28,219	24.8%	35,217	29.00%	36,403

The increasing proportion method assumes that the rural areas and small Townships on the fringe of growth centers will continue to 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 below in Table A1-6 assumes that White Lake Township will comprise 2.55% percent of the County population in 2010 and 3.00% percent in 2020. The results are as follows:

Table A1-6
Increasing Proportion Population Projection
White Lake Township, 2010 – 2020

Year	Oakland County Population	White Lake Percent	White Lake Population
2000	1,194,156	2.36%	28,219
2010	1,254,380	2.55%	31,987
2020	1,299,528	3.00%	38,986

The following table provides a summary of all the population projection methods described on previous pages.

All of the above methods of projection rely upon estimates for larger jurisdictions that may or may not occur. One final method of estimating future population is to extrapolate the growth rate from 2000 to 2004, using the most recent building permit data, to predict the 2010 and 2020 populations. It is important for a community planning its future not to underestimate its potential for growth, although White Lake's future population growth will be limited by its unique natural features and large areas of park land. Using the method described above, the Master Plan will assume that White Lake Township's population will be 33,388 in 2010 and 38,402 in 2020.

Table A1-7
Population Forecast Summary
White Lake Township, 2010 – 2020

Projection Method	White Lake Township Population, 2010	White Lake Township Population, 2020
SEMCOG	33,260	34,396
Constant Proportion	29,603	30,669
Growth Rate	35,217	36,403
Increasing Proportion	31,987	38,986
Extrapolation	33,888	38,402

HOUSEHOLDS

As discussed above, White Lake Township's population increased by 24.8 percent between 1990 and 2000. During the same time period the number of households in the community increased by a similar 29.8 percent (see Table A1-8). According to the U.S. Bureau of the Census, a household includes all of the people who occupy a particular housing unit. In this case the rate of increase for population and households was very similar; however, it is not unusual to see an larger increase in households than in population. This is consistent with a nationwide trend of decreasing household size. In keeping with this trend, White Lake Township's average household size has decreased since 1980, when it was 3.1 persons per household. Household size decreased to 2.87 in 1990, and in 2000 it dropped again to 2.77 persons per household. From 1980 to 2000, average household size in White Lake Township was greater than Oakland County's average household size (see Table A1-9).

Table A1-8
Total Households
White Lake Township and Adjacent Communities, 1980-2000

Community	1980 Households	1990 Households	% Change, 1980 - 1990	2000 Households	% Change, 1990 - 2000	% Change, 1980 - 2000
White Lake Township	7,036	7,776	10.50%	10,092	29.80%	43.40%
Clarkston	392	431	9.90%	406	-5.80%	3.60%
Commerce Township	7,556	9,358	23.80%	12,379	32.30%	63.80%
Highland Township	5,265	5,933	12.70%	6,786	14.40%	28.90%
Independence Township	6,652	8,408	26.40%	11,765	39.90%	76.90%
Milford Township	3,260	4,181	28.30%	5,470	30.80%	67.80%
Village of Milford	1,712	1,999	16.80%	2,427	21.40%	41.80%
Village of Orchard Lake	511	696	36.20%	750	7.80%	46.80%
Rose Township	1,307	1,589	21.60%	2,144	34.90%	64.00%
Springfield Township	2,536	3,276	29.20%	4,619	41.00%	82.10%
Walled Lake	1,806	2,794	54.70%	3,158	13.00%	74.90%
Waterford Township	22,540	25,476	13.00%	29,387	15.40%	30.40%
West Bloomfield Township	12,877	19,226	49.30%	23,414	21.80%	81.80%
Wixom	3,052	4,114	34.80%	5,889	43.10%	93.00%
Village of Wolverine Lake	1,576	1,658	5.20%	1,671	0.80%	6.00%
Oakland County	355,187	410,488	15.60%	471,115	14.80%	32.60%

Source: United States Census Bureau, 1980 – 2000

Table A1-9
Persons per Household
White Lake Township and Oakland County, 1980 – 2000

	1980 PPH	1990 PPH	% Change, 1980 - 1990	2000 PPH	% Change, 1990 - 2000	% Change, 1980 - 2000
White Lake Township	3.1	2.87	-7.40%	2.77	-3.50%	-10.60%
Oakland County	2.82	2.61	-7.40%	2.51	-3.80%	-11.00%

Source: United States Census Bureau, 1980 – 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 of the U.S. population may continue to drive down the average.

HOUSING UNITS

As displayed in Table A1-10, the number of housing units in White Lake Township increased by 28.4 percent during the last decade, which is consistent with the 29.8 percent increase in households reflected in Table A1-8. The U.S. Bureau of the Census defines a housing unit as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.” These housing unit figures indicate, again, that White Lake Township is growing more quickly than Oakland County as a whole. Housing units in Independence Township increased by more than 40 percent, while Commerce Township, Wixom, and Springfield Township each saw an increase of over 30%.

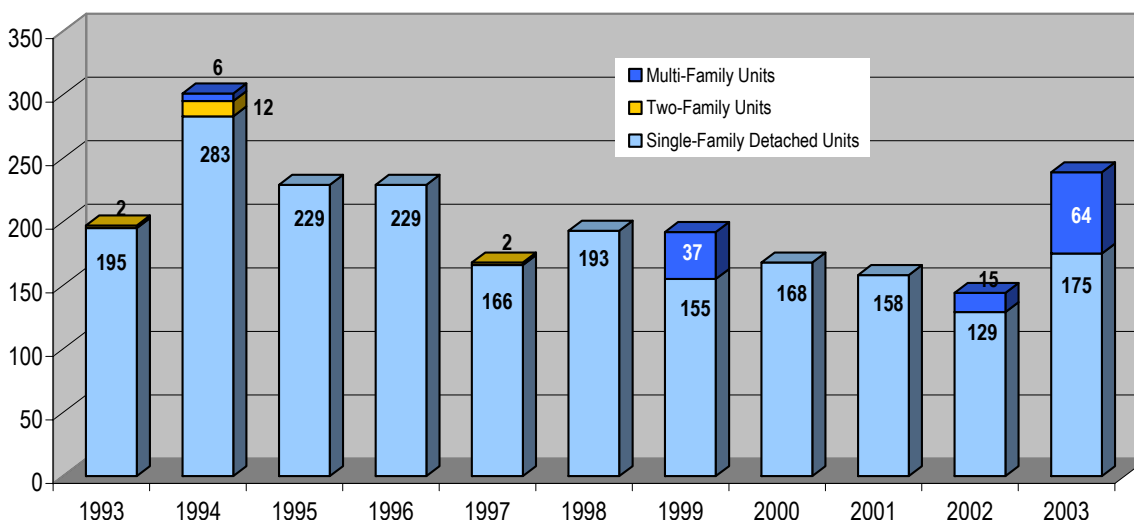
Table A1-10
Total Housing Units
White Lake Township and Adjacent Communities, 1980 – 2000

Community	1980 THU	1990 THU	% Change, 1980-1990	2000 TH U	% Change, 1990 - 2000
White Lake Township	7,569	8,267	9.20%	10,616	28.40%
Clarkston	411	448	9.00%	424	-5.40%
Commerce Township	7,917	9,847	24.40%	12,942	31.40%
Highland Township	5,668	6,271	10.60%	7,179	14.50%
Independence Township	6,889	8,746	27.00%	12,375	41.50%
Milford Township	3,406	4,406	29.40%	5,650	28.20%
Village of Milford	1,778	2,108	18.60%	2,491	18.20%
Village of Orchard Lake	554	760	37.20%	805	5.90%
Rose Township	1,510	1,770	17.20%	2,277	28.60%
Springfield Township	2,853	3,459	21.20%	4,794	38.60%
Walled Lake	1,906	2,884	51.30%	3,390	17.50%
Waterford Township	23,866	26,509	11.10%	30,404	14.70%
West Bloomfield Township	13,632	20,378	49.50%	24,410	19.80%
Wixom	3,571	4,475	25.30%	6,086	36.00%
Village of Wolverine Lake	1,616	1,712	5.90%	1,733	1.20%
Oakland County	373,250	432,684	15.90%	492,006	13.70%

Source: United States Census Bureau, 1980 – 2000

According to SEMCOG, 2,218 residential building permits were issued in the White Lake Township between 1993 and 2003, as shown in Figure A1-1. On average, 201 new housing units were constructed each year between 1993 and 2003. During the same ten-year period, 102 single family homes were demolished, for a net gain of 2,116 units.

Figure A1-1
Number of Housing Units for Which Building Permits Were Issued
White Lake Township, 1993– 2003



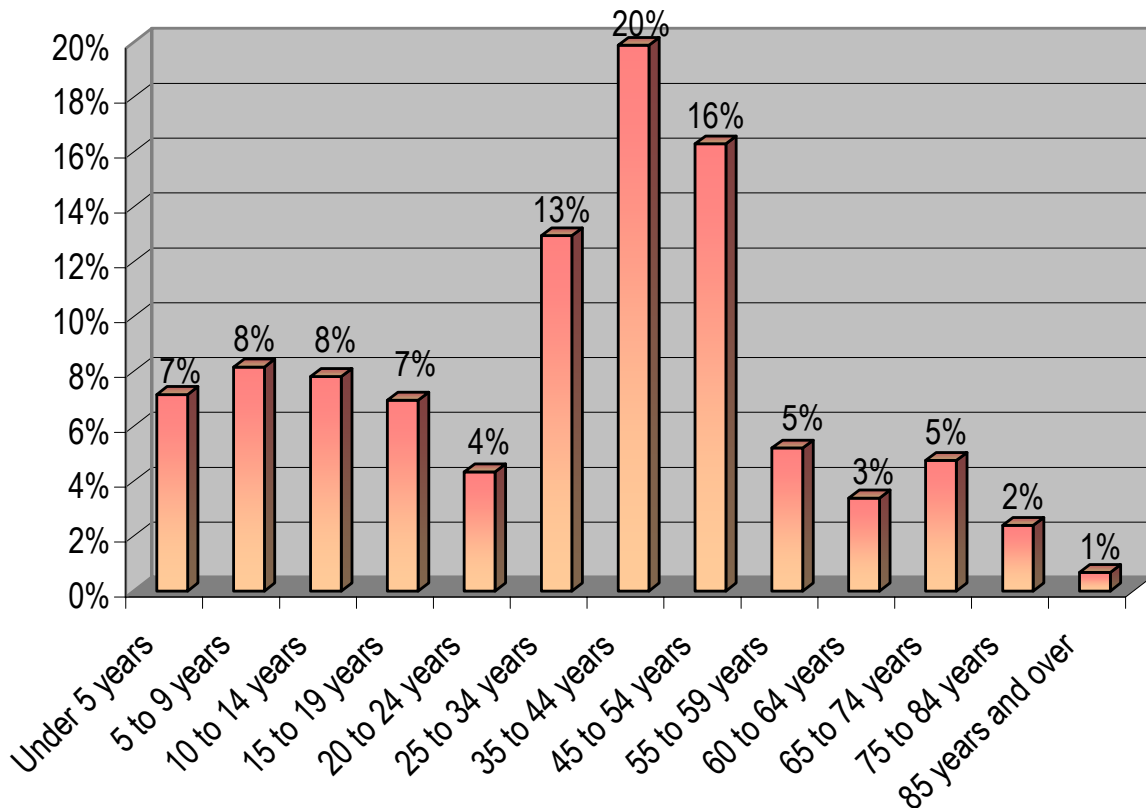
Source: SEMCOG

AGE

In addition to total population, housing units, and household size, it is 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. Figure A1-2 below illustrates the age distribution of White Lake Township residents in the year 2000.

Another way to obtain information about age-related trends in a community is to look at residents' median age. In 1970, the median age in the White Lake was 24.7; as of 2000, the median age had risen to 36.4. Similarly, the 2000 median age in Oakland County was 36.4, up from 30.3 in 1970. These numbers reflect a nationwide trend toward an aging population. This aging is fueled by a number of factors, including an increase in life expectancy, declines in fertility, and aging of the baby boom generation, who are now in their 40's and 50's.

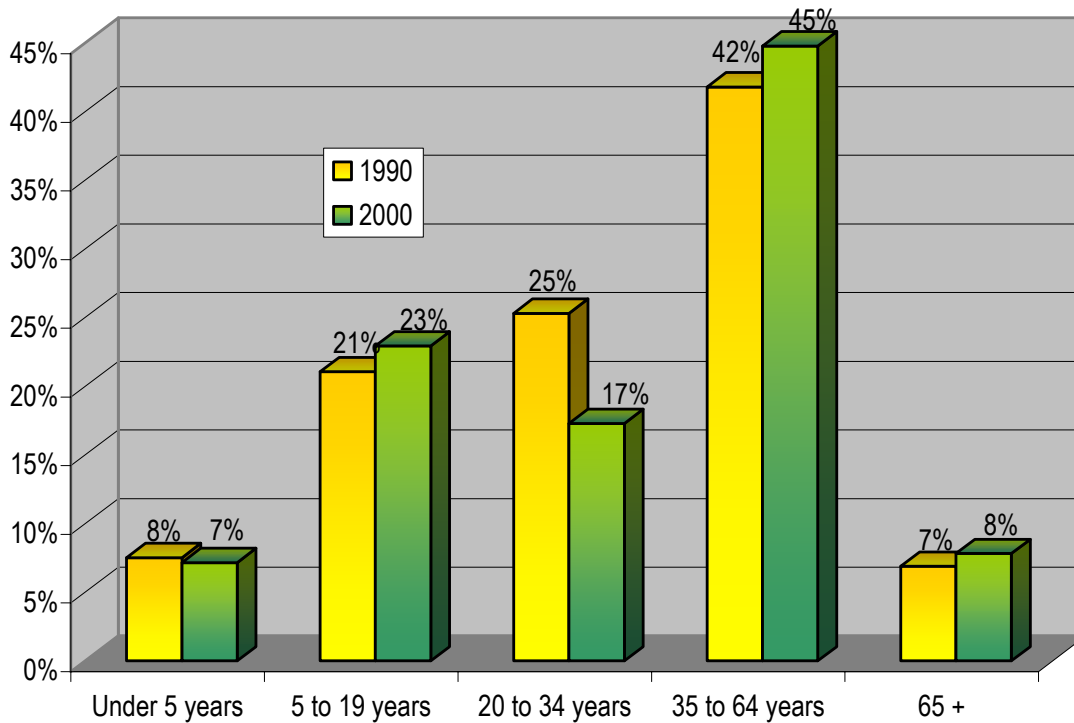
Figure A1-2
Age Distribution
White Lake Township, 2000



Source: United States Census Bureau, 2000.

A third way to examine age distribution is to aggregate ages into categories based on common life stages. Figure A1-3 below displays the Major Age Groups distribution of White Lake Township 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. 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. At the same time, new residents with young children are causing the school age category to experience modest growth.

Figure A1-3
Major Age Groups
White Lake Township, 1990 and 2000



Source: United States Census Bureau, 1990 & 2000.

EMPLOYMENT

As shown in Table A1-11 below, “management and professional” occupations make up almost one third of the jobs of employed residents over sixteen in White Lake Township. “Sales and office” occupations make up another 28.3 percent. In comparison with Oakland County, the County has a higher percentage of residents in management and professional occupations, while the Township exceeds the County in percent of workers in construction, extraction, and maintenance occupations; and production, transportation, and material moving occupations.

Table A1-11
Employment by Occupation and Industry
White Lake Township and Oakland County, 2000

Occupation / Industry	White Lake Township	Percent of Township Total	Oakland County	Percent of County Total
Employed civilian population 16 years and over	15,158	100.0%	614,377	100.0%
OCCUPATION				
Management, professional, and related occupations	4,883	32.2%	273,909	44.6%
Service occupations	1,887	12.4%	65,499	10.7%
Sales and office occupations	4,286	28.3%	164,531	26.8%
Farming, fishing, and forestry occupations	24	0.2%	664	0.1%
Construction, extraction, and maintenance occupations	1,823	12.0%	42,648	6.9%
Production, transportation, and material moving occupations	2,255	14.9%	67,126	10.9%
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	47	0.3%	919	0.1%
Construction	1,310	8.6%	32,622	5.3%
Manufacturing	3,292	21.7%	134,003	21.8%
Wholesale trade	564	3.7%	24,045	3.9%
Retail trade	2,173	14.3%	72,807	11.9%
Transportation and warehousing, and utilities	517	3.4%	16,460	2.7%
Information	294	1.9%	16,635	2.7%
Finance, insurance, real estate, and rental and leasing	990	6.5%	43,838	7.1%
Professional, scientific, management, administrative, and waste management services	1,781	11.7%	81,511	13.3%
Educational, health and social services	2,260	14.9%	112,790	18.4%
Arts, entertainment, recreation, accommodation and food services	878	5.8%	38,212	6.2%
Other services (except public administration)	676	4.5%	25,165	4.1%
Public administration	376	2.5%	15,370	2.5%

Source: United States Census Bureau, 2000.

According to the 2000 U.S. Census, the mean travel time to work for White Lake residents was 33.3 minutes, which was longer than the mean travel time for Oakland County residents as a whole (26.5 minutes). The Census also reports that, as of 2000, White Lake Township residents’ commuting patterns were quite similar to commuting patterns of County residents in general. The majority of White Lake Township residents (88.4 percent) drove alone to their place of work, while 88.2 percent of Oakland County residents did so. In 2000, the other significant means of transportation to and from work for White Lake residents was carpooling, which accounted for 7.5 percent of all trips. In the County as a whole, the carpool rate was slightly lower – 6.8 percent.

INCOME

Table A1-12 below shows the per capita income and median household incomes of White Lake Township and adjacent communities in 1989 and 1999. From 1989 to 1999, White Lake’s per capita income increased by 66.7 percent and its median household income increased by 54.9 percent. In 1999, the Township’s median household income was higher than that of Oakland County as a whole, while the per capita income was lower. This discrepancy may be explained by the Township’s slightly higher-than-average household size.

Table A1-12
Per Capita and Median Household Income
White Lake Township and Adjacent Communities, 1989 and 1999

Community	1989 Per Capita Income	1999 Per Capita Income	% Change, 1990-2000	1989 Median Household Income	1999 Median Household Income	% Change, 1990-2000
Oakland County	\$21,125	\$32,534	54.0%	43407	\$61,907	42.6%
Commerce Township	\$19,555	\$33,104	69.3%	49389	\$72,702	47.2%
Highland Township	\$15,716	\$25,484	62.2%	42157	\$62,805	49.0%
Independence Township	\$21,170	\$33,067	56.2%	53784	\$74,993	39.4%
Milford Township	\$20,188	\$29,913	48.2%	55763	\$67,672	21.4%
Orchard Lake Village	\$50,695	\$67,881	33.9%	106234	\$121,126	14.0%
Rose Township	\$15,758	\$24,983	58.5%	45616	\$66,401	45.6%
Springfield Township	\$17,505	\$28,247	61.4%	48630	\$71,977	48.0%
Clarkston	\$23,663	\$36,838	55.7%	43333	\$62,667	44.6%
Walled Lake	\$18,424	\$24,199	31.3%	35433	\$45,386	28.1%
Waterford Township	\$16,661	\$27,432	64.6%	38463	\$55,008	43.0%
West Bloomfield Township	\$31,845	\$44,885	40.9%	68654	\$91,661	33.5%
White Lake Township	\$16,750	\$27,916	66.7%	42549	\$65,894	54.9%
Village of Milford	\$14,814	\$26,159	76.6%	36323	\$59,688	64.3%
Wixom	\$19,643	\$27,543	40.2%	31755	\$44,320	39.6%
Village of Wolverine Lake	\$17,330	\$30,026	73.3%	42167	\$65,682	55.8%

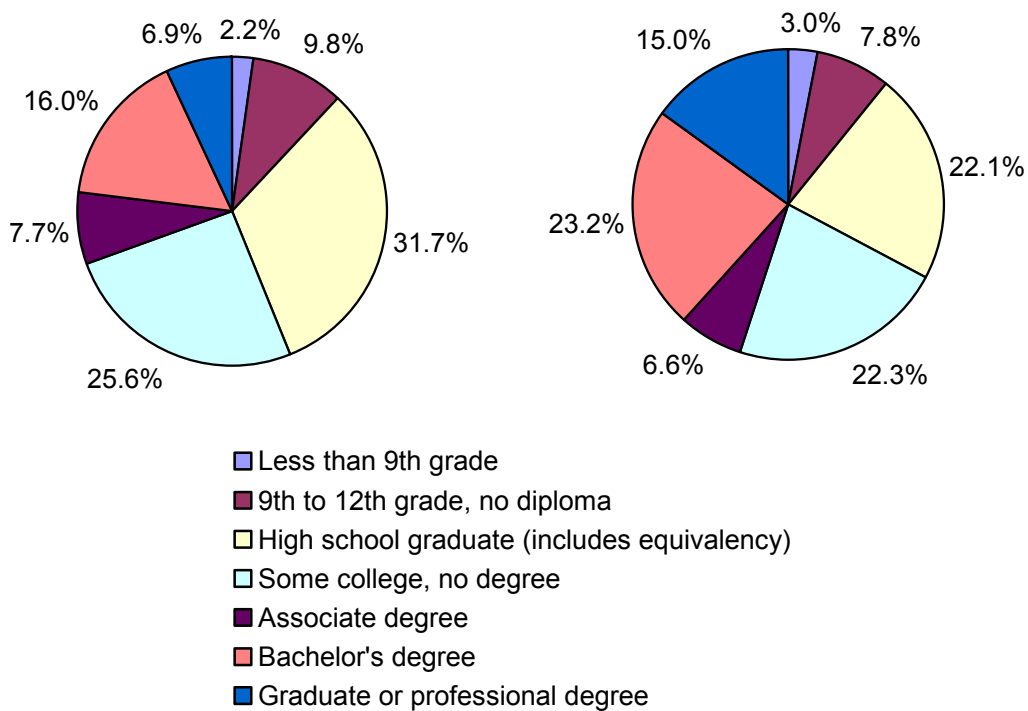
Source: United States Census Bureau, 1990 - 2000.

According to the 2000 Census, the unemployment level for White Lake Township was 2.3 percent, which is almost exactly the same as the reported unemployment rate for Oakland County as a whole (2.5 percent). The Census also reported that 1.9 percent of White Lake families were living below the poverty line. This is a lower percentage than that of Oakland County as a whole, which itself had a very low 3.8 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 Township and the County since the 2000 Census.

EDUCATION

Figure A1-4 shows the educational attainment levels for White Lake Township and Oakland County. As illustrated, White Lake Township residents generally have a slightly lower level of educational attainment than the County as a whole. While the percentages of people who did not graduate from high school are relatively equivalent (10.8 percent for Oakland County and 12.0 percent for White Lake), Oakland County has a higher percentage of people with bachelor's and graduate degrees than the Township. For example, 15.0 percent of Oakland County residents have a graduate or professional degree while only 6.9 percent of White Lake Township residents do. In addition 31.7 percent of White Lake Township residents but only 22.1 percent of Oakland County residents have a high school diploma as their highest educational attainment.

Figure A1-4
**Educational Attainment, Population 25 Years and Older
 White Lake Township and Oakland County, 2000**



Source: United States Census Bureau, 2000.

RACE / ETHNICITY

Table A1-13 shows racial composition in White Lake Township and Oakland County for the years 1990 and 2000. The percentage of white population in both the City and the County declined slightly, although both still have relatively small minority populations. The percentage of Asian and Pacific Islanders and persons of Hispanic origin increased slightly for both the Township and the County. However, on the whole, neither Oakland County nor White Lake Township 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, 1.3 percent of Township residents and 1.9 percent of County residents described themselves as belonging to more than one racial group. Nationally, these percentages are expected to increase in the future.

Table A1-13
Race and Ethnicity
White Lake Township and Oakland County, 1990 and 2000

Race	White Lake Township				Oakland County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	22,162	98.0%	27,247	96.6%	970,674	89.6%	998,194	83.6%
Black	156	0.7%	219	0.8%	77,488	7.2%	120,720	10.1%
American Indian and Alaska Native	132	0.6%	137	0.5%	3,948	0.4%	3,270	0.3%
Asian or Pacific Islander	97	0.4%	173	0.6%	25,103	2.3%	49,697	4.2%
Other race	61	0.3%	83	0.3%	6,379	0.6%	10,064	0.8%
Two or more races	-		360	1.3%	-		22,211	1.9%
Ethnicity								
Hispanic origin	294	1.3%	510	1.8%	19,630	1.8%	28,999	2.4%

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, 1.8 percent of White Lake Township residents and 2.4 percent of Oakland County residents identified themselves as Hispanic/Latino.

CONCLUSION

As identified in this chapter, major trends in White Lake Township include the following: the population is increasing, although such rapid increases may be coming to an end; the population is aging slightly, just as the nation as a whole ages; the amount of residential building activity has been steady over the last ten years; and average household size is declining, just as it is across the country. Armed with knowledge of these trends, the Township can establish the most appropriate goals to guide its future development.

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