

**CHAPTER 2**  
**SOCIO-ECONOMIC CHARACTERISTICS**

**Population**

According to the U.S. Census Bureau, the population for Hayes Township in 2000 was 1893 persons (945 male – 948 female), averaging approximately 66.9 persons per square mile for the Township’s 28.3 square miles of land area. This population density can be compared to approximately 62.6 persons per square mile for Charlevoix County and 175.0 persons per square mile for the State of Michigan.

In discussing the population for Hayes Township, however, it is important to note that the figure presented by the 2000 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April 1st, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show 229 units or 22.2 percent of the total housing units as seasonal, recreational, or occasional use homes. With this in mind, it can be assumed that the Township’s resident population increases by at least 22 percent during the summer months. Based on the average household size in Hayes Township of 2.47, the expected seasonal increase would be 565 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Table 2.1 illustrates population statistics for permanent residents for Hayes and nearby Townships, as well as Charlevoix and Emmet Counties from 1970 through 2000. As can be seen, the Township has experienced significant population growth during the decades between 1970 and 1980 and then again between 1990 and 2000.

TABLE 2.1:  
**Population Changes 1970-2000**  
AREA TOWNSHIPS & COUNTIES

	1970	Percent Change 1970-1980	1980	Percent Change 1980-1990	1990	Percent Change 1990-2000	2000	Percent Change 1970-2000
Hayes Township	706	80.5	1,274	3.4	1,317	43.7	1,893	168.13
Bay Township	456	31.3	599	37.7	825	29.5	1,068	134.21
Resort Township	1,009	67.2	1,687	22.6	2,068	19.8	2,479	145.68
Charlevoix County	16,541	20.3	19,907	7.8	21,468	21.5	26,090	57.72
Emmet County	18,331	25.4	22,992	8.9	25,040	25.6	31,437	71.50

Source: Census of Population and Housing 2000; Summary Tape File 1 on CD-ROM (Michigan) / prepared by the Bureau of Census. Washington: The Bureau of Census, 2001.

## Age Distribution and Racial Make-up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Hayes Township in 2000 reflects a population which is slightly older than that of Charlevoix County, and the State of Michigan as a whole, as illustrated in Table 2.2. While, the young adults (18-24) are slightly underrepresented in the Township in comparison to the County and State, the proportion of adults in the wage earning years (25-65) is closer to the County and State norms, and nearly all age groups over age 45 are higher than the County and State levels. Table 2-2 provides the statistical comparison of the age distribution for the Township, the County and the State, based on the 2000 Census.

At the time of the 2000 Census, the median age for Hayes Township was 42.3 years, for Charlevoix County, 39.1 years, and for the State, 35.5 years. The Township median age is significantly older than both the State and County. It is important to remember these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons.

TABLE 2.2: Age Distribution – 1990 & 2000 HAYES TOWNSHIP, CHARLEVOIX COUNTY, STATE OF MICHIGAN								
Age	Hayes Twp.		Township %		County %		State %	
	1990	2000	1990	2000	1990	2000	1990	2000
Under 5	103	90	7.8	4.8	7.5	6.5	7.6	6.8
5-17	248	352	19.0	18.5	19.4	19.4	18.9	19.3
18-24	102	86	7.7	4.5	7.9	6.5	10.8	9.3
25-44	472	519	35.9	27.4	30.7	27.4	32.1	29.8
45-54	139	342	10.6	18.1	10.4	14.2	10.2	13.8
55-59	46	139	3.5	7.3	4.7	6.0	4.2	4.9
60-64	63	103	4.8	5.4	4.9	5.0	4.3	3.8
65 +	144	262	10.9	13.8	14.4	14.9	11.9	12.3
Total	1317	1893	100.2	99.8	99.9	99.9	100.0	100.0
Median age		42.3				39.1	32.6	35.5

Note: Due to rounding, percents may not equal 100  
Source: Census of Population and Housing 2000; prepared by the Bureau of Census. Washington: The Bureau of Census, 2001.

The racial make-up of the Township is primarily white (1815 persons). Native Americans are the primary minority population (39 persons), and there are ten persons of Asian background reported, and one African American.

## Income

Income statistics for the 2000 Census reflect information from the 1999 calendar year, because the Census was taken in April of 2000. Income levels for Northern Michigan often fall behind those found in the State as a whole, however this is not true for Hayes or the surrounding Townships. Table 2.3 compares income statistics for Hayes, Bay and Resort Townships, Charlevoix and Emmet Counties and the State.

TABLE 2.3: <b>Income Statistics</b> AREA TOWNSHIPS, COUNTIES AND STATE OF MICHIGAN (in 1999 dollars)		
	Median Household Income	Per Capita Income
Hayes Township	\$ 50,478	\$ 25,512
Bay Township	\$ 48,462	\$ 25,594
Resort Township	\$ 52,772	\$ 25,080
Charlevoix County	\$ 39,788	\$ 20,130
Emmet County	\$ 40,222	\$ 21,070
State of Michigan	\$ 44,667	\$ 22,168
Source: 2000 Census DP-3		

TABLE 2.4: <b>Household Income Comparison</b> HAYES TOWNSHIP, CHARLEVOIX COUNTY AND STATE OF MICHIGAN (in 1999 dollars)			
Household Income	Hayes Township %	Charlevoix County %	State of Michigan %
Less than \$10,000	5.7	7.7	8.3
\$10,000 - \$14,999	4.0	5.9	5.8
\$15,000 - \$24,999	8.8	13.7	12.4
\$25,000 - \$34,999	12.1	15.2	12.4
\$35,000 - \$49,999	18.6	20.4	16.5
\$50,000 - \$74,999	27.4	20.5	20.6
\$75,000 - \$99,999	13.2	8.6	11.4
\$100,000 - \$149,999	6.7	5.2	8.6
\$150,000 - \$199,999	1.4	1.3	2.1
\$200,000 or greater	2.1	1.5	2.0
Note: Due to rounding, percents may not equal 100 Source: Census of Population and Housing 2000; prepared by the Bureau of Census. Washington: The Bureau of Census, 2001.			

## Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units is indicative of an increased seasonal population, as is the case of Hayes Township.

Statistics from the 2000 Census show a total of 1030 housing units for Hayes Township: 841 single-family units, two units in multi-family structures, and 183 mobile homes. Multi-family housing represents just 0.2 percent of the housing stock, while mobile homes are about 17.8 percent of the housing stock in Hayes Township.

When compared to the State as a whole, seasonal housing in the Hayes and surrounding Townships as well as Charlevoix and Emmet Counties is very significant, as shown in Table 2.5.

TABLE 2.5: Seasonal Housing Characteristics AREA TOWNSHIPS, COUNTIES AND STATE OF MICHIGAN -1990 & 2000						
	Total Units		Seasonal Units		% Seasonal	
	1990	2000	1990	2000	1999	2000
Hayes Township	702	1,030	182	229	25.9	22.2
Bay Township	679	787	321	337	47.3	42.8
Resort Township	986	1215	237	282	24.0	23.2
Charlevoix	13,119	15,370	3,873	4,391	29.5	28.6
Emmet County	14,731	18,554	4,382	5,039	28.7	27.2
State of Michigan	3,847,926	4,234,279	223,549	233,922	5.8	5.5

Source: U.S. Bureau of Census, 2000 Census

Table 2.6 illustrates the residential construction activity and indicates the age of the Hayes Township housing stock.

TABLE 2.6: <b>Age of Housing Stock</b> HAYES TOWNSHIP 1940-2006	
Period of Construction	Percent Homes
1999-2006	10.0
1995-1998	17.0
1990 - 1994	17.3
1980 - 1989	16.5
1970 - 1979	16.9
1960 - 1969	7.9
1940 - 1959	5.5
1939 or earlier	13.1
Source: Hayes Township Zoning Administrator and U.S. Bureau of Census.	

### Household Size

Census data from 2000 shows Hayes Township has a household size of 2.47 persons per household, decreased from 2.77 in 1990. The current household size for Hayes Township is quite similar to that of Charlevoix County (2.48) and the State of Michigan (2.41). These figures are a significant change from prior decades. Over the past few decades, many communities across the state have experienced a shrinking average household size. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of numerical increase in population.

### Ownership

In Hayes Township, 92.8 percent of the permanently occupied housing units are owner-occupied, compared with 81.1 percent at the County level and 73.8 percent at the State level. The renter-occupied housing in Hayes Township accounts for 7.2 percent of the total housing units (median rent \$514), compared with State level of 26.2 percent and median rent of \$540.

### Housing Value

Another comparative measure for housing is value, as shown in Table 2.7. The median value of owner-occupied year-round housing units is \$122,800 for Hayes Township, nearly double 1990's \$64,000. Charlevoix County's median value in 2000 is \$112,700 as compared to the value of \$53,600 in 1990, while Michigan's 2000 median value owner-occupied housing unit is \$115,600 (\$60,600 in 1990). This information, while collected by the Census Bureau is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore this information should be used with caution. Additionally, some people intentionally underestimated the value of their homes due to concerns that accurate reporting might raise their taxes.

TABLE 2.7: Value of Specified Owner-Occupied Housing Units HAYES TOWNSHIP - 2000	
Housing Values	Percent of Units
Less than \$50,000	18
\$50,000 - 99,000	99
\$100,000 - 149,000	116
\$150,000 - 199,000	56
\$200,000 - 299,000	21
\$300,000 - 499,000	9
500,000-999,999	14
1,000,000 or more	16
Median value	122,800
Source: U.S. Bureau of Census, 2000 Census	

**Property Value**

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. The total SEV for Hayes Township has significantly increased (over 88%) during the last five years, since 2001; see Table 2.8 and 2.9. As of 2006, the largest value non-residential class of properties making up the Township's SEV is commercial land, which accounts for less than four percent of the Township's total SEV.

The 2006 distribution and percentages of SEV values for Hayes Township and Charlevoix County are presented in Table 2.9.

TABLE 2.8:  
**State Equalized Valuation by Property Class**  
HAYES TOWNSHIP

Class	2001 SEV	2003 SEV	2005 SEV
Agriculture	3,745,400	5,098,100	5,543,000
Commercial	6,212,500	7,773,700	10,937,800
Industrial	5,059,829	5,431,400	5,366,200
Residential	149,719,900	205,693,800	248,718,700
Timber Cutover	1,193,800	2,028,900	2,131,000
Developmental	0	0	0
Total Real Property	165,931,429	226,025,900	272,696,700
Personal Property	6,473,054	6,791,800	6,753,000
Total SEV	172,404,483	232,817,700	279,449,700

Source: Charlevoix County Equalization Department.

TABLE 2.9:  
**Distribution of the SEV**  
HAYES TOWNSHIP AND CHARLEVOIX COUNTY - 2006

Real Property:	Hayes Township		Charlevoix County	
	Amount	Percent	Amount	Percent
Agricultural	4,999,400	1.5%	71,947,800	2.4%
Commercial	11,598,300	3.6%	188,180,336	6.3%
Industrial	6,239,100	1.9%	45,928,200	1.5%
Residential	296,241,000	91.1%	2,549,125,316	85.6%
Timber Cutover	0	0%	9,317,650	0.3%
Developmental	0	0%	0	0%
Total Real Property	319,077,800	98.1%	2,864,499,302	96.2%
Personal Property	6,035,400	1.9%	111,624,400	3.8%
Total SEV	325,113,200	100%	2,976,123,702	100%

Source: Charlevoix County Equalization Department