



A1. POPULATION, HOUSING, & ECONOMIC ANALYSIS

As the County Seat and largest city in a mostly rural county, and the home of two liberal arts colleges and a large community college campus, the City of Adrian's growth and development patterns and demographics are likely to differ from those of surrounding communities. It is important to understand trends and influences in order to assess future planning needs and goals for the City. During the planning process, City decision-makers have the opportunity to decide if they wish to encourage current trends or try to cultivate change.

As noted in the Regional Setting chapter, both internal and external factors influence the City of Adrian'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 City may emerge on a larger scale.

POPULATION

The City of Adrian's population increased by 0.5 percent between 1990 and 2000. As shown in Table A1-1 on the following page, this growth rate is smaller than the previous two decades of minimal growth, in which the City experienced increases in population of 3.9 and 4.3 percent, respectively. Between 1990 and 2000, the majority of the communities near Adrian grew in population. The exceptions were Dover and Palmyra Townships, which both lost population in the last decade. In contrast, Madison Charter Township experienced the highest rate of growth, with a 53.2 percent increase in population. Part of Madison Charter Township's growth can be attributed to the opening of the Gus Harrison Correctional Facility in 1991, which houses over 2,000 inmates. Raisin and Adrian Charter Townships and the City of Tecumseh also had strong growth rates between 1990 and 2000.

**Table A1-1
Population Comparison
City of Adrian 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 Adrian	20,382	21,186	3.9%	22,097	4.3%	22,215	0.5%	9.0%
Adrian Charter Township	3,725	4,612	23.8%	4,336	-6.0%	5,749	32.6%	54.3%
Village of Blissfield	2,253	3,107	37.9%	3,172	2.1%	3,223	1.6%	43.1%
Dover Township	1,637	1,933	18.1%	1,811	-6.3%	1,787	-1.3%	9.2%
Madison Charter Twp	5,494	5,035	-8.4%	5,351	6.3%	8,200	53.2%	49.3%
Palmyra Township	2,424	2,476	2.1%	2,602	5.1%	2,366	-9.1%	-2.4%
Raisin Charter Township	4,322	5,499	27.2%	5,648	2.7%	6,507	15.2%	50.6%
Rome Township	1,330	1,681	26.4%	1,632	-2.9%	1,772	8.6%	33.2%
City of Tecumseh	7,120	7,320	2.8%	7,462	1.9%	8,574	14.9%	20.4%
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 Adrian’s share of Lenawee County’s population. As the County Seat, and the largest city in the County, Adrian makes up a significant portion of the County’s population. Since 1970, however the City’s share of the County’s population has declined slightly, from 25 percent in 1970 to 22.5 percent in 2000.

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

Year	City of Adrian Population	Lenawee County Population	Adrian Share of County Population
1970	20,382	81,609	25.0%
1980	21,186	89,948	23.6%
1990	22,097	91,476	24.2%
2000	22,215	98,890	22.5%

Population Projections

In order to properly plan for the City of Adrian’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 Adrian 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 Adrian. 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 Adrian will maintain the same percentage of the County’s projected 2010 and 2020 population as it contributed 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 Adrian, 2010 – 2020

	Lenawee County	Adrian’s Population as a Percent of County Total	City of Adrian
2000 Population	98,890	22.5%	22,215
2010 Projection (Linear Regression)	107,067	22.5%	24,052
2010 Projection (Cohort-Survival)	104,640	22.5%	23,507
2020 Projection (Linear Regression)	115,921	22.5%	26,041
2020 Projection (Cohort-Survival)	108,452	22.5%	24,363

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

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). However, the City of Adrian’s share of Lenawee County’s population has been decreasing since 1970, as has its population growth rate. These factors indicate that under the status quo – with no change in policies - the Constant Proportion method may tend to overestimate future population.

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.

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

2000 Population	22,215
1990 - 2000 Percent Change	0.5%
2010 Projection	22,326
1980 - 2000 Percent Change	4.9%
2020 Projection	23,304

¹ For purposes of predicting future population, linear regression equations fit a straight line to existing population growth data, which may or may not reflect steady, even growth from one decade to the next.

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.

This method uses population growth patterns during the previous 20 years to establish population growth predictions for the subsequent 20 years. This method generally predicts stasis in the population, with minimal fluctuations.

One additional way to predict the City of Adrian’s future population is to assume that the City’s share of Lenawee County’s population will continue to decrease over time, as it generally has for the past thirty years.

Table A1-5
Decreasing Proportion Population Projection
City of Adrian, 2010 – 2020

Year	Lenawee County Population	Adrian Share of County Population	City of Adrian Population
1970	81,609	25.0%	20,382
1980	89,948	23.6%	21,186
1990	91,476	24.2%	22,097
2000	98,890	22.5%	22,215
2010	107,067*	21.6%	23,126
2020	115,921*	20.4%	23,648

*County forecasts generated by linear regression from Table A1-3

The population levels predicted by the decreasing proportion method may be the most accurate unless there is a catalyst for change in the City. It is likely that housing construction will continue to boom in more rural townships over the next two decades, rather than in the City. However, the annexation of land, an increase in average household size, an increase in housing density in the City, development of vacant property with new housing, or an increase in birth rate could reverse the trend of declining population.

For planning purposes, a modest annual growth rate has been assumed consistent with the linear regression model and the constant proportion method. This method was chosen because it provides for some modest growth in population and reflects the fact that the City is looking to develop City-owned land with mixed uses, which will likely include some new residential growth. The forecast 2010 population is 23,341 and the 2020 population is 25,271. A 20-year growth population (2025) of 26,235 will serve as the basis for long-range planning purposes. This would result in 95 new housing units per year over 20 years, at an average of 2.45 persons per unit.

HOUSEHOLDS

As discussed above, the City of Adrian’s population increased by 0.5 percent between 1990 and 2000. During the same time period, however, the number of households in the community increased by 5.7 percent (see Table A1-6). It is not unusual to see a larger increase in households than in population. This is consistent with a nationwide trend of decreasing household size. In keeping with this trend, Adrian’s average household size has decreased since 1970, when the City had an average household size of 3.05 persons per household.

Household size decreased to 2.65 in 1980, 2.61 in 1990, and in 2000 it dropped again to 2.45 persons per household. From 1970 to 2000, average household size in the City of Adrian was smaller than Lenawee County's average household size (see Table A1-7).

**Table A1-6
Total Households
City of Adrian 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 Adrian	6,099	7,241	18.7%	7,479	3.3%	7,908*	5.7%	29.7%
Adrian Charter Township	1,006	1,435	42.6%	1,465	2.1%	2,147	46.6%	113.4%
Village of Blissfield	929	1,127	21.3%	1,230	9.1%	1,319	7.2%	42.0%
Dover Township	455	594	30.5%	602	1.3%	650	8.0%	42.9%
Madison Charter Twp	1,499	1,615	7.7%	1,624	0.6%	2,191	34.9%	46.2%
Palmyra Township	714	811	13.6%	771	-4.9%	793	2.9%	11.1%
Raisin Charter Township	1,201	1,668	38.9%	1,834	10.0%	2,265	23.5%	88.6%
Rome Township	382	513	34.3%	530	3.3%	617	16.4%	61.5%
City of Tecumseh	2,204	2,650	20.2%	2,903	9.5%	3,499	20.5%	58.8%
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

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

**Table A1-7
Persons per Household
City of Adrian 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 Adrian	3.05	2.65	-13.1%	2.61	-1.5%	2.45*	-6.1%	-19.7%
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

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

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. In the City of Adrian, one factor that may influence household size is the three colleges located in the City, which attract a young, single population with smaller household sizes. 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 A1-8, the number of housing units in the City of Adrian increased by 11.8 percent during the last decade. These figures indicate, again, that the City of Adrian is growing

more slowly than Lenawee County as a whole, which experienced an increase of 13.3 percent. Housing units in Madison Charter Township and Adrian Township each increased by more than 40 percent. Raisin Township and the City of Tecumseh each saw housing units grow by more than 20 percent. It is important to note that in the year 2000, 1,382 Adrian residents lived in non-institutionalized group quarters, such as college dorms and religious facilities.

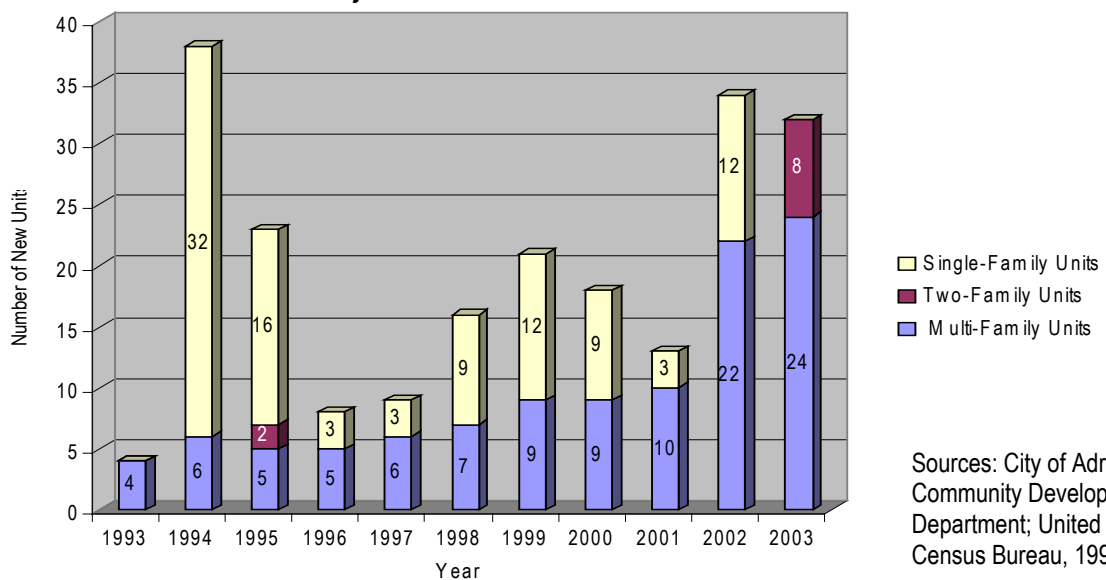
Table A1-8
Total Housing Units
City of Adrian and Adjacent Communities, 1990 – 2000

Community	1990 Total Housing Units	2000 Total Housing Units	% Change, 1990 - 2000
City of Adrian	7,842	8,766	11.8%
Adrian Charter Township	1,505	2,224	47.8%
Village of Blissfield	1,260	1,388	10.2%
Dover Township	639	686	7.4%
Madison Charter Township	1,681	2,399	42.7%
Palmyra Township	806	848	5.2%
Raisin Charter Township	1,894	2,347	23.9%
Rome Township	548	643	17.3%
City of Tecumseh	2,999	3,651	21.7%
Lenawee County	35,104	39,769	13.3%

Source: United States Census Bureau, 1990 – 2000

According to the United States Census and the City of Adrian Community Development Department, 216 residential building permits were issued in the City of Adrian between 1990 and 2000, as shown in Figure A1-1. On average, 20 new housing units were constructed each year between 1993 and 2003.

Figure A1-1
Number of Housing Units for Which Building Permits Were Issued
City of Adrian, 1993– 2003



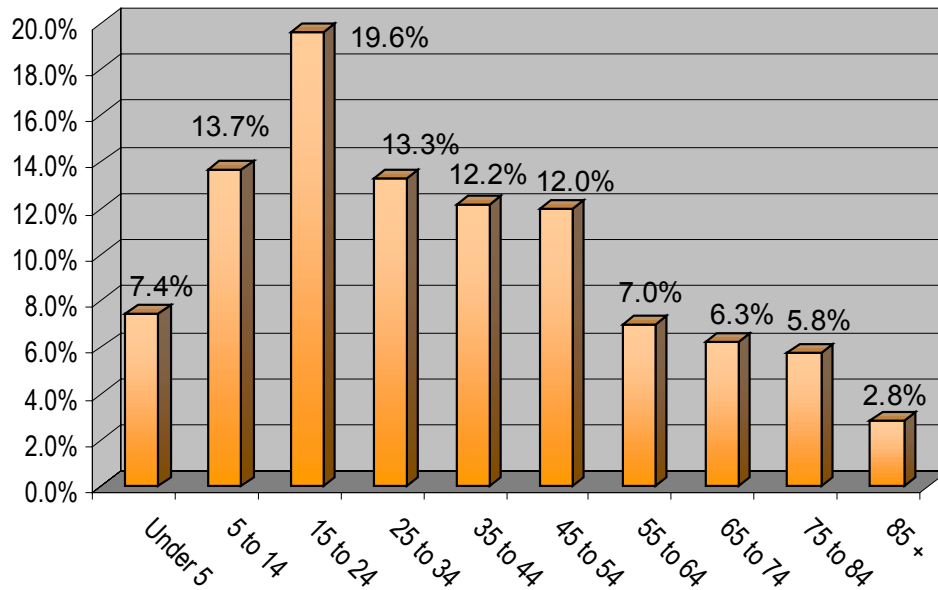
Sources: City of Adrian Community Development Department; United States Census Bureau, 1993 – 2002

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. Figure A1-2 illustrates the age distribution of City of Adrian residents in 2000. The influence of the three colleges in the City is evident in the large percentage of 15 to 24-year-olds. The baby-boom generation is reflected in the 45 to 54-year-old category.

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 Adrian was 27.9 and as of 2000, the median age had only risen to 31.6. In contrast, the 2000 median age in Lenawee County was 36.4. The presence of Siena Heights University, Adrian College, and Jackson Community College (JCC & Vo-Tech) undoubtedly keeps the City's median age lower than that of surrounding communities, which generally reflect a nationwide trend toward an aging population. This aging 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.

Figure A1-2
Age Distribution
City of Adrian, 2000*



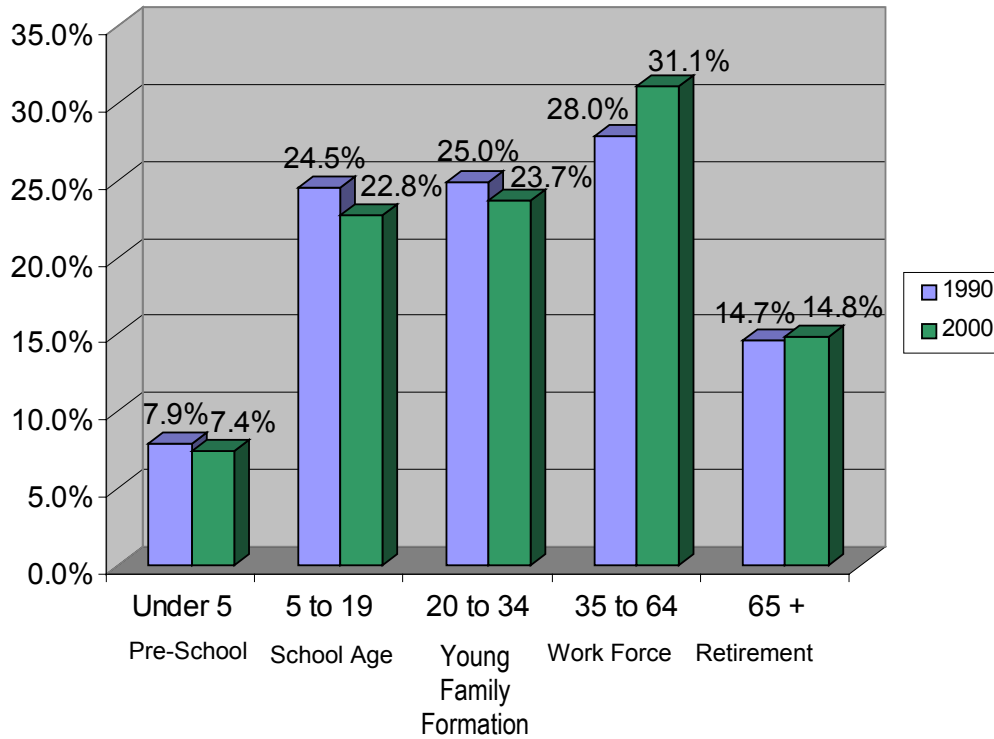
Source: United States Census Bureau, 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

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 Adrian 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.

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



Source: United States Census Bureau, 1990 & 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

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 Adrian residents. The employment industry distribution in Adrian is generally consistent with the distribution of employment in Lenawee County, with a few exceptions. As is often the case with cities, the City of Adrian exceeds the County in percent of workers in management and professional, service, and sales occupations, while the County slightly exceeds the City in percent of workers in 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 Adrian residents was 18.3 minutes, which was significantly less than the mean travel time for Lenawee County residents as a whole (25 minutes). The Census also reports that, as of 2000, Adrian residents’

commuting patterns were generally in line with commuting patterns of County residents. The majority of City of Adrian residents (77.2 percent) drove alone to their place of work, while a higher percentage (83.3 percent) of Lenawee County residents did so. In 2000, the other significant means of transportation to and from work for City residents was carpooling, which accounted for 14.1 percent of all trips. In the County as a whole, the carpool rate was lower – 10.1 percent. Unlike in most other Lenawee County communities, a significant minority of Adrian residents (5.4 percent) walked to work.

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

Occupation / Industry	City of Adrian	Percent of City Total	Lenawee County	Percent of County Total
Employed civilian population 16 years and over	9,802		46,895	
Occupation				
Management, professional, and related occupations	2,324	23.7%	11,871	25.3%
Service occupations	1,830	18.7%	6,960	14.8%
Sales and office occupations	2,697	27.5%	11,456	24.4%
Farming, fishing, and forestry occupations	32	0.3%	232	0.5%
Construction, extraction, and maintenance occupations	737	7.5%	4,745	10.1%
Production, transportation, and material moving occupations	2,182	22.3%	11,631	24.8%
Industry				
Agriculture, forestry, fishing and hunting, and mining	64	0.7%	814	1.7%
Construction	455	4.6%	2,990	6.4%
Manufacturing	2,476	25.3%	13,440	28.7%
Wholesale trade	181	1.8%	1,016	2.2%
Retail trade	1,253	12.8%	5,694	12.1%
Transportation and warehousing, and utilities	229	2.3%	1,606	3.4%
Information	215	2.2%	790	1.7%
Finance, insurance, real estate, and rental and leasing	529	5.4%	2,134	4.6%
Professional, scientific, management, administrative, and waste management services	531	5.4%	2,211	4.7%
Educational, health and social services	2,078	21.2%	9,132	19.5%
Arts, entertainment, recreation, accommodation and food services	922	9.4%	3,180	6.8%
Other services (except public administration)	513	5.2%	2,176	4.6%
Public administration	356	3.6%	1,712	3.7%

Source: United States Census Bureau, 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

According to the 2000 Census, the unemployment level for the City of Adrian was 4.1 percent, which is one percentage point higher than the reported unemployment rate for Lenawee County as a whole (3.1 percent). 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.

INCOME

Table A1-10 below shows the per capita income and median household income of the City of Adrian and adjacent communities in 1989 and 1999. From 1989 to 1999, the City of Adrian's

per capita income increased by 50.2 percent, and its median household income increased by 38.0 percent. In 1999, the City’s per capita and median household incomes were lower than all the surrounding communities. Again, the three colleges in the City most likely contribute to these lower numbers, since college students often have very low incomes and live in small households.

According to the 2000 Census, 9.8 percent of Adrian families were living below the poverty line. This is a higher percentage than that of Lenawee County as a whole, which had a 4.4 percent family poverty rate.

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

Community	1989 Per Capita Income	1999 Per Capita Income	% Change, 1990-2000	1989 Median Household Income	1999 Median Household Income	% Change, 1990-2000
City of Adrian	\$11,006	\$16,528	50.2%	\$24,788	\$34,203	38.0%
Adrian Charter Township	\$17,254	\$24,881	44.2%	\$40,351	\$60,640	50.3%
Village of Blissfield	\$12,719	\$19,255	51.4%	\$25,646	\$39,438	53.8%
Dover Township	\$12,102	\$18,299	51.2%	\$30,265	\$45,329	49.8%
Madison Charter Township	\$12,327	\$17,749	44.0%	\$33,507	\$47,114	40.6%
Palmyra Township	\$11,527	\$18,843	63.5%	\$33,538	\$49,598	47.9%
Raisin Charter Township	\$12,790	\$21,703	69.7%	\$37,554	\$57,088	52.0%
Rome Township	\$12,378	\$20,715	67.4%	\$31,591	\$54,145	71.4%
City of Tecumseh	\$14,781	\$22,797	54.2%	\$33,545	\$46,106	37.4%
Lenawee County	\$12,654	\$20,186	59.5%	\$31,012	\$45,739	47.5%

Source: United States Census Bureau, 1990 – 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

DISABILITY

Table A1-11 below shows the disability status by general age group of City of Adrian residents. Many of those in the community with disabilities are senior citizens. This table shows that there is considerable need for services for disabled residents, especially the elderly.

**Table A1-11
Disability Status of Residents
City of Adrian, 2000***

Age Group	Percent With Disability
5 to 15 years	11.9%
16 to 64 years	18.8%
65 years and older	54.8%
Total, 5 years and older	22.8%

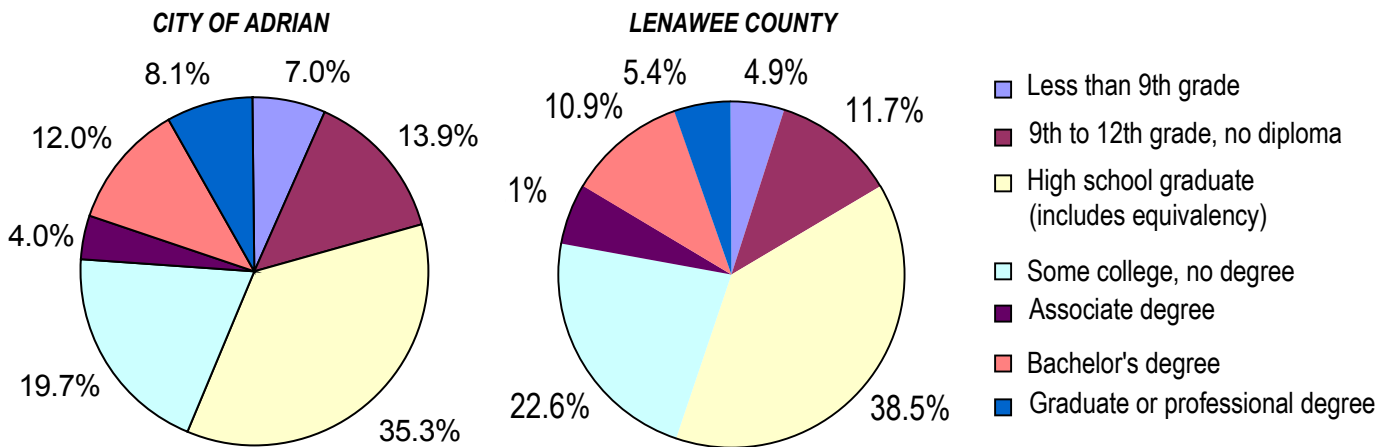
Source: United States Census Bureau, 1990 – 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

EDUCATION

Figure A1-4 shows the educational attainment levels for the City of Adrian and Lenawee County. As illustrated, Adrian residents generally have a slightly higher level of educational attainment than the County as a whole, although the City also has a higher percentage of people who have less than a high school education. For example, 20.1 percent of City adults have a bachelor's degree or higher, while 16.3 percent of the County's adult population falls into this category. On the other hand, the percent of City adults who have not graduated from high school is 20.9 percent, as compared to only 16.6 percent of County residents.

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



Source: United States Census Bureau, 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

RACE

Table A1-12 shows racial composition in the City of Adrian 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 Adrian experienced any significant change in racial composition between 1990 and 2000.

It is important to note that the reporting of racial groups changed with the 2000 Census; 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 race in the 2000 Census. Based on new reporting options, 2.8% of City residents and 1.5% of County residents described themselves as belonging to more than one racial group.

Table A1-12
Race and Ethnicity
City of Adrian and Lenawee County, 1990 – 2000*

Race	City of Adrian		Lenawee County	
	1990	2000	1990	2000
White	86.8%	84.5%	94.4%	92.5%
Black	3.3%	3.5%	1.6%	2.1%
American Indian and Alaska Native	0.4%	0.6%	0.3%	0.4%
Asian or Pacific Islander	0.8%	0.8%	0.5%	0.5%
Other race	8.7%	7.7%	3.2%	3.0%
Two or more races		2.8%		1.5%
Ethnicity				
Hispanic origin	13.4%	17.0%	6.0%	7.0%

Source: United States Census Bureau, 1990 – 2000

*Due to an error in Census reporting, this figure does not take into consideration one Census block of the City.

A potential mistake 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, 17 percent of City of Adrian residents and 7 percent of Lenawee County residents identified themselves as Hispanic/Latino. This group was the only one that reported much growth in the City, gaining 4.4 percent in the last ten years.

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 Adrian include the following: the population is relatively stable, having increased by 0.5 percent between 1990 and 2000; the population is aging, although not as quickly as other communities in the area; the amount of residential building activity is relatively small; 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 Adrian’s population had a lower median income and per capita income, but a higher level of education than did Lenawee County residents as a whole. The City’s unemployment rate was 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.