



APPENDIX A: EMCOG 2016 FIVE-YEAR CEDS DEMOGRAPHIC AND ECONOMIC TRENDS ANALYSIS

Economic and community development are areas of planning that can be tied to all of the other elements in the EMCOG Comprehensive Economic Development Strategy (CEDS). In a fundamental planning context, economic and community development trends are tools that can be used to create jobs, increase wages and tax bases for communities, enhance work-force training opportunities and build resiliency. A summary of the data analysis findings is included in Chapter 2 of the 2016 EMCOG Comprehensive Economic Development Strategy (CEDS).

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DEMOGRAPHIC TRENDS

Past, present and future growth patterns are a driving force and indicator of the future health and sustainability of a region. They help to define existing problems along with available socioeconomic resources and represent the current and future demands for those available resources. The sustainability of a region is dependent on how well the region meets the future needs of its residents. Future needs depend on a myriad of things including changes in population and households (both numbers and the details of those numbers) combined with existing development patterns and policy choices.

As shown in Table A-1, the 2014 estimated population of EMCOG is 766,381, a reduction of 1.9 percent since the 2010 Census. In contrast, Michigan experienced a 0.3 percent increase in population during this time period while the U.S. experienced a larger increase of 3.3 percent.

Table A-1: Historic Population Change 2010 -2014

Jurisdiction	Census 2010	ACS 2014	Percent Change 2010-2014
EMCOG	780,869	766,381	-1.9%
Michigan	9,883,640	9,909,877	0.3%
National	308,745,538	318,857,056	3.3%

Source: American Factfinder. ACS. 2014 Population Estimates.

Some of the approximately 14,000 decrease in the Region’s population (See Table A-1) can be attributed to movement of residents out of the Region to other areas of the State or to other states. Table A-2 provides some information regarding the net impact of both the in migration and out migration in the Region as well as statewide. During 2012-13 EMCOG experienced a net loss of residents based on movement into and out of the State (-973). In addition the Region experienced a net loss of residents from both movement into and movement out of counties (-800). Both the Region’s and State’s portion of population loss due to movement in and out of the state are the same at 7.7% and 7.6% respectively.

Table A-2: Interstate and Intrastate Migration, 2012-2013

Jurisdiction	In Migration From Another State	Out Migration To Another State	Net State Exchange 2012-13	In Migration From another Michigan County	Out Migration From Another County in Michigan	Net County Exchange 2012-13
EMCOG	8,040	9,013	-973	22,603	23,403	-800
Michigan	130,354	143,074	-12,720	-	-	-

Source: IRS Migration Data Files:Tax Exemptions.

Table A-3 presents population estimates for the Region through the year 2040. These population estimates are based on a combination of average growth trends over the last four Decennial Censuses (1980, 1990, 2000 and 2010) and population estimates provided by the Michigan Department of Transportation.¹ Table A-3 shows that the population of the EMCOG region is forecast to decline from 780,900 in 2010 to 767,600 by 2040, a net loss of 13,300 people. This is a 1.7% decline over the next thirty years. These forecasts indicate a continuing decrease in population in the region through 2040 but with a slight recovery from the 2014 estimated population (see Table A-2). While the Region's population is forecast to continue to shrink the overall statewide population is projected to grow at a modest 0.1% per year over the 40 year period from 2010 to 2040.

Table A-3: Population Projections 2010-2040

	Census 2010 (1,000s)	MDOT 2020 (1,000s)	MDOT 2030 (1,000s)	MDOT 2040 (1,000s)	Change 2010-2040 (1,000s)	Percent Change 2010- 2040	Annual Growth Rate 2010-2040
EMCOG	780.9	764.7	768	767.6	-13.3	-1.7%	-0.06%
Michigan	9,883.6	9,920.5	10,046.1	10,171.0	287.4	2.9%	0.10%

Source: MDOT estimates, 2015.

Another element of population trends is the age of the population as it directly impacts availability of a workforce and the types of both public and private services needed to support the population. Table A-4 identifies the median age² for the Region from the 2010 Census and the estimate for 2014.

EMCOG is getting older. The knowledge and experience of an older population is a resource for the Region as well as a focus in community and economic development planning.

Table A-4 shows that the median age of the population in the Region increased from 39.7 in 2010 to 43.6 in 2014, a 9.8% increase in median age over a 5 year period. This median age is significantly higher than the 39.3 median age statewide and 37.4 nationwide.

Table A-4: Median Age 2010 - 2014

Jurisdiction	Census 2010	ACS 2014	Percent Change 2010-2014
EMCOG	39.7	43.6	9.8
Michigan	38.9	39.3	1.0
National	37.2	37.4	0.5

Source: American Factfinder, ACS 2014 estimates. Median age weighted by total population.

¹ The population numbers are shown in 1,000s for ease of reading the table.

² The mid-point or the age at which 50% of the population is younger and 50% is older

EMPLOYMENT, BUSINESS AND JOBS PERFORMANCE

The Regions' economic activity and sustainability is reflected to a large degree by the number and type of jobs available. Labor force data indicate the extent to which people are able to find jobs, the rate at which they are dropping out of the labor force, and the percent of people unable to find work. "Labor Force" consists of those employed and those without a job but actively looking for one (unemployed). Those who are without a job and not looking for one are not considered a part of the labor force. The self-employed are also not included in the labor force, employed and unemployed data compilations.

Table A-5 displays the 24 month unemployment rate for 2013-2014 the EMCOG Region, Michigan, and the U.S. EMCOG's 8.5 percent unemployment rate was slightly higher than the Michigan (8.1%) and U.S. (6.8%) averages. The average unemployment rates in the Region ranged from a high of 12.7 percent in Roscommon County and 12.0 percent in Arenac County to lows of 6.6 percent and 6.9 percent for Isabella and Midland counties respectively. The Isabella County rate is the only countywide rate in the Region that was below the national unemployment rate for the 2013–2014 timeframe.

Table A-5: 24-Month Labor Force and Unemployment 2013-2014

Jurisdiction	Total Labor Force	Total Employed	Total Unemployed	24 Month Average Unemployment Rate
National	155,656,000	145,117,000	10,539,000	6.8%
Michigan	4,739,000	4,354,000	385,000	8.1%
EMCOG Region	354,388	324,449	29,956	8.5%
Arenac	6,490	5,711	779	12%
Bay	53,307	49,050	4,258	8.0%
Clare	11,920	10,632	1,286	10.8%
Gladwin	10,059	9,004	1,056	10.5%
Gratiot	18,527	17,027	1,501	8.1%
Huron	16,525	15,260	1,266	7.8%
Iosco	10,387	9,213	1,089	10.5%
Isabella	70,509	32,942	2,313	6.6%
Midland	41,239	38,340	2,839	6.9%
Ogemaw	8,608	7,680	929	10.8%
Roscommon	8,059	7,039	1,020	12.7%
Saginaw	89,295	81,953	7,343	8.2%
Sanilac	19,600	17,742	1,858	9.5%
Tuscola	25,206	22,800	2,407	9.5%

Source: Compiled from Michigan Department of Labor Market Information-Data Explorer, 2014. Figures derived from average for 2014 and 2013.

The Region’s 2013-14 unemployment rate of 8.5 percent is slightly higher than a previously calculated rate for 2011-2012 of 8.3 percent. The unemployment rate is a mathematical calculation of dividing the current number of unemployed (per those people within the system who are looking for work) by the current labor force. As noted above, those who are without a job and are no longer in the system for receipt of unemployment and services are not included in the calculation of the unemployment rate. Also the self-employed are not counted (See Table A-7 regarding the reduction in the number of self-employed businesses from 2009 – 2013). From 2011-12 to 2013-14 the Region’s labor force has decreased by about 2,200 people and the number of unemployed has held steady. There can be several reasons for the decreased labor force ranging from an out migration of workers to other areas of Michigan and the country (See Table A-2) to no longer being tabulated in the official data as benefits end.

The next four tables (A-6 through A-9) focus on the types of business establishments in the Region and the number of jobs these businesses provide.

Table A-6 demonstrates the level of diversity of businesses through a compilation of the number of establishments by type of Establishment in the year 2013 for EMCOG. The greatest category of establishments was represented by Trade, Transportation, and Utilities which made up 26.8 percent of total establishments. Educational and Health Services made up the second largest component with 13.7 percent of the total. Manufacturing establishments only accounted for 5.6 percent of the total.

Table A-6: Business Establishments in EMCOG Region in 2013

Type of Establishment	Number of Establishments	Percent of Total
Natural Resource & Mining	100	0.6%
Construction	1,579	10.3%
Manufacturing	857	5.6%
Trade, Transportation & Utilities	4,095	26.8%
Information	289	1.9%
Financial Activities	1,431	9.4%
Professional & Business Services	1,149	7.5%
Educational & Health Services	2,094	13.7%
Leisure & Hospitality	1,792	11.7%
Public Adm. & Other Services	1,891	12.4%
Total	15,277	

Source: Compiled for EMCOG from County Business Patterns, 2013

Table A-7 provides some further information about the business establishments³ that are included in the background information in Table A-5. NOTE: The numbers in Table A-6 are greater than shown in the County Business Patterns in Table A-5 because a County Business Pattern company (or "enterprise") is comprised of all the establishments that operate under the ownership or control of a single organization (www.census.gov/econ/cbp/definitions).

The data in Table A-6 is broken down into the following business sectors:

Non-Commercial Sectors are educational institutions, post offices, government agencies, and other nonprofit organizations.

Non-Resident Sectors are businesses that are located in the Region but whose headquarters are located in a different state. Note: Residents have more influence on job creation than establishments headquartered outside of the state.

Resident Sectors are either stand-alone businesses in the region or businesses with headquarters in either the Region or in the state of Michigan.

Table A-7 shows the Business Establishments by Sector for 2013 and 2009 for EMCOG and Michigan. Between 2009 and 2013, EMCOG experienced a decrease of 7.5 percent in total establishments compared to a smaller decrease of 5.5 percent for Michigan. The trend for Non-Commercial Establishments in the Region deviated the greatest when compared to the statewide data, decreasing by 0.3 percent compared to an increase of 20.3 percent statewide.⁴ Non-Resident establishments in the Region decreased by 15 percent, nearly double the statewide decrease of 8.5 percent. Resident establishments, which make up nearly 90% of business establishments in the Region, decreased by 7.7 percent since 2009, similar to the decrease for Michigan as a whole.

Table A-7: Business Establishments by Sector 2009 and 2013.

Jurisdiction	Total	Non-Commercial	Non-Resident	Resident
EMCOG 2013	49,361	3,713	1,412	44,236
EMCOG 2009	53,338	3,723	1,668	47,947
EMCOG Change 2009-2013	-7.5%	-0.3%	-15.3%	-7.7%
Michigan 2013	633,814	39,652	19,976	574,186
Michigan 2009	671,035	32,953	21,842	616,240
Michigan Change 2009-2013	-5.5%	20.3%	-8.5%	-6.8%

Source: Compiled from www.youreconomy.org 2013 data.

³ An establishment is defined as an economic unit that produces goods or services at a single physical location.

⁴ Non Commercial establishments are a very small component of both EMCOG and Michigan business establishments and jobs; a small numerical change could result in rather large percentage change.

Table A-8 provides a detailed analysis of the Resident sector data from Table A-7 (i.e., the businesses that are headquartered either within the region or the state). The Resident sector businesses are further broken down into the following business stages:

Self-employed (1 employee) consists of small-scale business activity that can be conducted in homes (i.e., cottage establishments) as well as sole proprietorships.

Stage 1 (2-9 employees) includes partnerships, lifestyle businesses and startups. Stage 1 companies are generally focused on defining a market, developing a product or service, obtaining capital and finding customers.

Stage 2 (10-99 employees) are typically at a phase where the company has a proven product, and survival is no longer a daily concern. Stage 2 companies generally begin to develop infrastructure and standardize operational systems. Company leaders delegate more responsibility to others in the establishment.

Stage 3 (100-499 employees) companies are typically at an expansion stage as a company broadens its geographic reach, adds new products and pursues new markets. Stage 3 companies introduce formal processes and procedures, and the founder is less involved in daily operations and more concerned with managing the business culture and change.

Stage 4 (500+ employees) companies are typically at the point of dominating their industry and are focused on maintaining and defending their marketing position. Key objectives at this stage are controlling expenses, productivity, globalization, and managing market niches.

These stages help to define the needs of businesses to support their growth, which can help the Region to better leverage resources. Regardless of their industry sector, companies in the same developmental stage experience similar challenges. Also, as companies move through these stages, not only do their internal needs change, but their external needs such as what services they need from the community, also change.

As the data in Table A-8 shows, 89 percent of the Region's Resident sector businesses were either self-employed or Stage 1 businesses in 2013. Stage 2 businesses also made up a notable portion of nearly 11 percent of the resident sector businesses throughout the Region.

Table A-8 also shows the changes by stage of resident sector businesses from 2009 to 2013 for the region and statewide. The Self-Employed sector decreased by a significant 26.2 percent in EMCOG and 25.7 percent statewide during this time frame. This decrease in the Self-Employed was in contrast to increases in all the other four Stages for both EMCOG and Michigan. For EMCOG, the greatest growth occurred in Stage 3 (26.5% increase) while for Michigan the greatest growth occurred in Stage 4 (9.2% increase).

Table A-8: Resident Sector Businesses by Stage 2009 and 2013

Jurisdiction	Self-Employed	Stage 1 2-9 Employees	Stage 2 10-99 Employees	Stage 3 100-499 Employees	Stage 4 500+ Employees
EMCOG 2013	13,915	25,472	4,537	282	30
EMCOG 2009	18,858	25,040	3,800	223	26
EMCOG Change 2009-2013	-26.2%	1.7%	19.4%	26.5%	15.4%
Michigan 2013	165,723	340,062	63,505	4,348	548
Michigan 2009	222,994	328,480	60,253	4,011	502
Michigan Change 2009-2013	-25.7%	3.5%	5.4%	8.4%	9.2%

Source: Compiled from youreconomy.org 2013.

The previous two tables (A-7 and A-8) focus on the number of business establishments by sector and by stage for the dominant resident sector. The following two tables focus on the jobs that these business sectors and stages provide.

Table A-9 shows the allocation of jobs by business sector (i.e., non-commercial, non-resident and resident) for 2009 and 2013 for EMCOG and Michigan. The data is consistent with the findings in the data in Table A-7: In 2013 the majority of jobs within the Region were in the resident sector (78.3%) and the least number of jobs (10.3%) were associated with businesses in the non-resident sector (i.e., headquartered out of state).

A comparison of 2009 and 2013 data in Table A-9 shows that total jobs increased by 5.1 percent and 3.8percent for EMCOG and Michigan, respectively. EMCOG experienced a 28.4 percent decrease in Non-Commercial jobs in a huge contrast to an increase of 29.4 percent in this sector statewide. Both EMCOG and Michigan experienced a similar decrease in Non-Resident jobs, 14.7 percent and 19.3 percent, respectively. In Resident jobs EMCOG region experienced a greater 16.7 percent increase in comparison to 5.4 percent statewide.

Table A-9: Jobs by Business Sector 2009 and 2013

Jurisdiction	Total Jobs	Jobs Non-Commercial	Jobs Non-Resident	Jobs Resident
EMCOG (2013)	367,800	42,350	37,613	287,819
EMCOG (2009)	349,831	59,136	44,101	246,594
EMCOG Change (2009-2013)	5.1%	-28.4%	-14.7%	16.7%
Michigan (2013)	5,532,478	553,877	601,168	4,377,433
Michigan (2009)	5,327,991	428,058	745,171	4,154,762
Michigan Change (2009-2013)	3.8%	29.4%	-19.3%	5.4%

Source: Compiled from www.youreconomy.org 2013

In Table A-10 the resident sector jobs are further broken down by business stage for 2009 and 2013 for EMCOG and Michigan (see the text for Table A-8 for an explanation of Business Stages). The majority of jobs from Resident businesses are at Stage 1 and Stage 2 companies (2-99 employees.)

Both EMCOG and Michigan experienced a significant decrease in the percent of Self-Employed Jobs between 2009 and 2013 (-26.2% and -15.9%, respectively) and both experienced growth in jobs in Stages 1 through 4. EMCOG experienced the greatest percentage increase in jobs at Stage 4 businesses (32.9%) while the greatest percentage increase of jobs statewide was in Stage 3 businesses (10.4%).

Table A-10: Resident Business Jobs by Stage 2009 and 2013

Jurisdiction	Self-Employed Jobs	Stage 1 Jobs 2-9 Employees	Stage 2 Jobs 10-99 Employees	Stage 3 Jobs 11-499 Employees	Stage 4 Jobs 500+ Employees
EMCOG (2013)	13,915	80,619	112,547	50,300	30,336
EMCOG (2009)	18,858	77,210	87,808	39,893	22,825
EMCOG Change (2009-2013)	-26.2%	4.4%	28.2%	26.1%	32.9%
Michigan (2013)	187,468	1,083,602	1,558,174	786,810	761,378
Michigan (2009)	222,994	1,011,307	1,502,284	712,949	705,228
Michigan Change (2009-2013)	-15.9%	7.1%	3.7%	10.4%	8.0%

Source: Compiled from www.youreconomy.org 2013.

The next two tables (A-11 and A-12) show the annual sales (2009 and 2013) by business type.

Table A-11 identifies sales by business sector (See page 7 for the description of Business Sector) for 2009 and 2013 for both EMCOG and statewide. In 2013 Resident Businesses made up 90% of all businesses (see Table A-7) and generated 85% of sales within the Region.

Table A-11 also shows the change in sales in the Business Sectors between 2009 and 2013 for EMCOG and Michigan. Total sales declined in both EMCOG and Michigan by 8.0 percent and 6.6 percent, respectively. EMCOG was stronger than Michigan in the Resident Sector sales with an increase of 4.7% compared to a decrease of 2.0% in this sector for Michigan. EMCOG experienced a greater decline in sales than the state as a whole for Total sales and within the Non-Commercial and Non-Resident sectors. The greatest decrease in sales occurred in Non-Commercial at -75.5 percent for EMCOG. Michigan experienced a lower 10.1 percent decrease in this sector. Sales decreased at a similar rate in the Non-Resident sector for both EMCOG (-34.2%) and Michigan (-30.3%).

Table A-11: Sales by Business Sector 2009 and 2013

Jurisdiction	Total Sales (1,000s)	Sales Non- Commercial (1,000s)	Sales Non-Resident (1,000s)	Sales Resident (1,000s)
EMCOG (2013)	34,126,798.4	635,730.6	4,507,822.5	28,983,250.8
EMCOG (2009)	37,113,736.1	2,596,605.7	6,846,775.5	27,670,309.9
EMCOG Change (2009-2013)	-8.0%	-75.5%	-34.2%	4.7%
Michigan (2013)	583,301,202.7	11,018,286.0	74,494,881.5	498,200,874.6
Michigan (2009)	624,615,593.0	9,999,059.5	106,861,470.6	508,399,338.5
Michigan Change (2009-2013)	-6.6%	-10.1%	-30.3%	-2.0%

Source: Compiled from www.youreconomy.org. 2013.

In Table A-12 the 2009 and 2013 EMCOG region and Michigan Resident Business sector sales are broken down by Stage. Stage 2 businesses made up the greatest portion at 35 percent of all sales within the Region compared to 30 percent statewide (see total sales in Table A-11). The Self-Employed and Stage 1 businesses made up 21% of all 2013 sales in the Region. These numbers demonstrate the importance of the self-employed and smaller businesses (less than 10 employees) to our regional economy.

Table A-12 demonstrates how businesses have fared regarding their sales during the initial economic recovery period from 2009 through 2013. In comparing the 2013 to the 2009 sales both EMCOG and Michigan experienced sales decreases in the Self-Employed and Stage 1 Resident sectors. EMCOG's Stage 2 business sales experienced an increase of 12.4 percent in contrast to a decrease of 8.2 percent statewide. For Stage 3 businesses Michigan experienced a stronger 28.3 percent increase compared to EMCOG's 4.2 percent increase. Stage 4 businesses in the Region were significantly stronger than Michigan as a whole with a 22.9 percent increase.

Table A-12: Resident Sales by Stage 2009 and 2013

Jurisdiction	Self-Employed Sales (1,000s)	Stage 1 Sales (1,000s) 2-9 employees	Stage 2 Sales (1,000s) 10-99 employees	Stage 3 Sales (1,000s) 100-499 employees	Stage 4 Sales (1,000s) 500+ employees
EMCOG (2013)	1,020,452.3	6,222,397.3	11,859,772.5	5,706,193.5	4,174,825.6
EMCOG (2009)	1,352,333.2	6,893,406.6	10,550,013.8	5,476,659.6	3,397,897.7
EMCOG Change (2009-13)	-24.5%	-9.7%	12.4%	4.2%	22.9%
Michigan (2013)	13,578,496.2	85,972,385.1	172,421,713.2	118,543,264.5	106,307,757.4
Michigan (2009)	16,402,895.4	98,881,641.8	187,762,035.4	92,416,386.9	112,936,379.0
Michigan Change (2009-13)	-17.2%	-13.1%	-8.2%	28.3%	-5.9%

Source: Compiled from www.youreconomy.org 2013

Tables A-13 and A-14 present business establishment data for expansions and downsizing, and the movement of businesses in and out of EMCOG and Michigan during the period 2006–2009 and 2009-2013

Table A-13 presents the number of establishments that either expanded (i.e., increased jobs) or contracted (i.e., downsized/reduced the labor force) for two timeframes: 2006 - 2009 and 2009 - 2013 and calculates the net result of business expansions and contractions.

Within EMCOG there was an increase of 3,620 business establishments, the net result of business expansions and contractions from 2009 – 2013. This equates to a net gain of 56.5 percent compared to a lower net gain of 48 percent during 2006 - 2009. In other words, during 2009-2013 for every 1 establishment that expanded, 0.44 establishments contracted or downsized.

The 2009-2013 data covers 4 years compared to 3 years of activity during the 2006-2009 timeframe. Therefore the data in the right hand column (Average Annual Net Expansion Percentage) indicates that the net gains from expansions versus contractions was slower during the most recent 2009-2013 time frame than the 2006-2009 time period for EMCOG.

The average yearly net expansion percentage shows that both EMCOG and Michigan experienced similar expansion rates for both time periods. The table also shows that the average annual net expansion was slightly higher for both EMCOG and Michigan for 2006-2009 compared to the more recent expansion rate for 2009-2013.

Table A-13: Establishments Expanded or Contracted (downsized)

2006-2009 and 2009-2013

Jurisdiction	Expanded	Contracted (downsized)	Net Expanded	Net Percent Expanded	Average Annual Net Expansion Percentage
EMCOG (2009-2013)	6,408	2,788	3,620	56.5%	14.1%
EMCOG (2006-2009)	3,718	1,949	1,769	48.0%	16.0%
Michigan (2009-2013)	96,035	35,486	60,549	63.0%	15.8%
Michigan (2006-2009)	58,800	25,818	32,982	56.0%	18.7%

Source: Compiled from www.youreconomy.org 2013.

Table A-14 shows a different data set for business activity during the 2006 – 2009 and 2009-2013 timeframes: a comparison of the number of establishments that either moved in or out of the Region and the State of Michigan.

Both EMCOG and Michigan lost establishments due to greater numbers of establishments moving out than moving in. However, EMCOG experienced less of a net loss in establishments in both time periods than Michigan. By examining the average annual net percent change, it is evident that the loss was greater from 2006-09 for both EMCOG and Michigan. EMCOG’s loss for 2009-13 was only 2.6 percent annually versus a loss of 4.7 percent annually for 2006-09. As shown in Table A-14, Michigan experienced a much greater net loss of businesses than the Region.

To put the comparison of establishments moving in versus moving out of the Region from 2009-2013 into a different perspective, for every 1 establishment that move into the Region 1.1 establishments moved out of the region. The Region’s experience was better than for the State as a whole during the same time period. The State experienced 1 establishments moving in for every 1.3 that moved out.

Table A-14: Establishments Moving In and Out 2006-2009 and 2009-2013

Jurisdiction	Move In	Move Out	Net Move In	Net Percent Change	Average Annual Net Percent Change
EMCOG (2009-2013)	1,056	1,167	-111	-10.5%	-2.6%
EMCOG (2006-2009)	618	702	-84	-14.0%	-4.7%
Michigan (2009-2013)	2,974	3,921	-947	-31.8%	-8.0%
Michigan (2006-2009)	1,687	2,927	-1,240	-74.0%	-24.7%

Source: Compiled from www.youreconomy.org 2013

Table A-15 shows the number of jobs impacted by the expansion and contraction (downsizing) of business establishments⁵ from 2006 through 2009 (4 years) and 2009 through 2013 (5 years) plus the net result or overall gain/loss of jobs due to the combination of expansions and contractions. (see Table A-13 for the business expansion and contraction data).

The data in Table A-15 shows that EMCOG’s net percent change in jobs from expansions and contractions was much higher in 2006-09 (54% net gain) than it was for 2009-13 (6.6% net gain) for EMCOG, while the same numbers for the State were fairly consistent for the two time frames at 44 percent (2006-2009) and 49.9 percent (2009-2013). This seems counterintuitive given the economic recovery that began after 2009. It is possible that the economic recovery in EMCOG began somewhat later than it did for Michigan and U.S. as a whole.

⁵ Establishments: Non Commercial, Non Resident, Resident

To put the comparison of jobs created/lost due to business expansions and contractions in the Region from 2009-2013 into a different perspective, for every 1 job created 0.9 jobs were lost. The Region's experience was much worse than for the State as a whole during the same time period. The State experienced 1 job created for every 0.5 jobs lost.

Table A-15: Job Impact of Establishment Expansions and Contractions (Downsizing)

2006-09 and 2009-013

Jurisdiction	Expanded Jobs	Contraction (downsized) Jobs	Net Expanded Jobs	Net Percent Expanded Jobs
EMCOG (2009-2013)	19,583	18,282	1,301	6.6%
EMCOG (2006-2009)	22,383	10,196	12,187	54.0%
Michigan (2009-2013)	415,358	208,257	207,101	49.9%
Michigan (2006-2009)	437,688	246,613	191,075	44.0%

Source: Compiled from www.youreconomy.org. 2013

Table A-16 shows the impact that the number of establishments moving in or out of the Region (from Table A-14) had on jobs during 2006 – 2009 and 2009 – 2013. The EMCOG region experienced a net increase in jobs of 4.9 percent for 2009-13 as a result of businesses moving in to and out of the region. This is a positive turnaround compared to the net decrease of 9.0 percent for 2006-09. In other words, for every 1 job created due to a business moving in to the Region, 1 job was lost due to a business moving out (2009-2013).

Michigan's net increase in jobs of 36.5 percent during 2009-13 was significantly higher than in 2006-09 (0%). This indicates that the Jobs from Establishments Moving into the EMCOG region and Michigan were slowly returning by 2009-13.

Table A-16: Jobs Impacted by Establishments Moving In and Out

2006-2009 and 2009-2013

Jurisdiction	Move in Jobs	Move Out Jobs	Net Move in Jobs ⁶	Net Percent Move in Jobs
EMCOG (2009-13)	5,739	5,455	284	4.9%
EMCOG (2006-09)	2,806	3,063	-257	-9.0%
Michigan (2009-2013)	39,987	25,385	14,602	36.5%
Michigan (2006-2009)	26,734	26,727	7	0.0%

Source: Compiled from www.youreconomy.org. 2013.

⁶ Net Move In Jobs: the difference between jobs from business moving in and out of the region or state

Table A-17 shows employment forecasts for EMCOG and the State of Michigan for six sectors of the economy from 2010 to 2040:

- Manufacturing
- OBAS (Other Basic: Agriculture/Fish, Forest, Farm, Mining)
- Retail
- Wholesale
- Other (Utilities, Construction, Transport/Warehouse, Information, Finance, Real Estate, Government)
- Service (includes Education/Schools)

The forecasts are for the thirty-year period 2010 to 2040. The largest occupational growth sector continues to be the *Service* sector. Within EMCOG the *Other* and *Service* sectors are forecast to increase through 2040 while the *Manufacturing*, *OBAS*, *Retail* and *Wholesale* sectors are forecast to decline. The Region's *Manufacturing* sector decrease contrasts with the statewide forecast of a 4.5% increase.

Table A-17: Employment Forecasts 2010-2040 for Selected Sectors of the Economy

EMCOG and Michigan

	2010 Employment	2020 Employment	2030 Employment	2040 Employment	Change 2010-2040	Percent Change 2010-2040
Manufacturing						
EMCOG	33,222	32,320	30,009	28,956	-4,266	-12.8%
Michigan	499,105	576,546	541,086	521,443	22,338	4.5%
OBAS						
EMCOG	15,963	14,698	13,443	13,137	-2,877	-17.7%
Michigan	97,002	90,203	83,082	81,873	-15,129	-15.6%
Retail						
EMCOG	44,768	41,641	40,241	39,814	-4,954	-11.1%
Michigan	538,201	533,256	522,071	516,948	-21,253	-3.9%
Wholesale						
EMCOG	8,607	8,169	7,890	7,638	-969	-11.3%
Michigan	165,941	177,938	175,734	168,987	2,466	1.5%
Other						
EMCOG	109,826	114,316	116,846	119,908	10,082	9.2%
Michigan	1,536,595	1,624,349	1,667,094	1,698,407	161,812	10.5%
Service						
EMCOG	141,039	158,728	168,283	181,560	40,521	28.7%
Michigan	2,206,310	2,541,918	2,705,210	2,893,204	686,894	31.1%

Source: MDOT Projections.

INCOME AND EDUCATION

Per capita personal income (PCPI) is widely used as an indicator of the economic well-being of residents in an area. Changes in PCPI provide a statistical measurement of an areas wealth and sustainability compared to regional or national benchmarks. PCPI is measured by totaling all income sources, wages and salaries, asset income and transfer payments and dividing that total by the total population.

Table A-18 presents the 2014 national, state and EMCOG county level PCPI. Each county within the Region is compared to the National average PCPI of \$45,452. EMCOG's overall PCPI of \$34,495 was 75.9% of the National Average, less than the overall PCPI statewide of 88.5% of the National Average. Within the Region, Midland County was the only county with a PCPI at the National Average (100.02%). Gladwin County (62.1%), Ogemaw County (64.6%), and Iosco County (66.4%) were less than two-thirds of the national average.

Table A-18: Per Capita Personal Income (PCPI) and Percent of National Average

Jurisdiction	2014 PCPI	Percent of National Average PCPI
EMCOG ⁷	34,495	75.9%
Arenac	32,384	71.1%
Bay	35,293	77.6%
Clare	3,647	67.4%
Gladwin	28,229	62.1%
Gratiot	33,277	73.2%
Huron	41,923	92.2%
Iosco	30,713	66.4%
Isabella	31,125	68.5%
Midland	46,228	100.02%
Ogemaw	29,360	64.6%
Roscommon	31,976	70.4%
Saginaw	33,383	73.4%
Sanilac	34,154	75.1%
Tuscola	30,923	68.0%
Michigan	40,225	88.5%
National	45,452	

Source: Compiled from StatsAmerica. 2014.

⁷ Derived by taking a weighted Average of Total Population for each county times the median income.

Financial stability is another strong indicator of the economic health and sustainability of the population of an area. There are several measurements of the financial stability or instability of the Region including the amount of households that are at the poverty or ALICE (Asset Limited Income Constrained Employed) income threshold⁸ The ALICE threshold budget, although above the poverty level, is a bare-minimum “just surviving” budget. It does not allow for any savings, leaving a household vulnerable to any unexpected expense, such as a costly car repair, natural or environmental disaster or health issue.

Table A-19 shows the level of poverty and “just surviving” households within the EMCOG Region as compared to the State (ALICE data is not available on a nationwide basis).

As shown below, one out of every 2.4 households within the Region are living in poverty or “just surviving”. This is very similar to the statewide numbers of one out of every 2.5 households.

Table A-19: Percent of Households (HH) at Poverty and ALICE Threshold

Jurisdiction	2012 Percent of Households in Poverty	Percent below Alice Threshold	Total Percentage (Poverty + ALICE)	Ratio of Households in Poverty	Ratio of Households in Poverty and ALICE Threshold
EMCOG	17%	25%	42%	1 out of every 6 HH	1 out of every 2.4 HH
Michigan	16%	24%	40%	1 out of every 6.3 HH	1 out of every 2.5 HH

Source: American Factfinder ACS data, 2009-2013 and www.UnitedWayALICE.org/Michigan

Another indicator of the economic viability of an area is the educational attainment of the population living there. Table A-20 presents a comparison of the Region’s educational attainment for 2011 and 2013 by identifying the percent of the population age 25 and older that does not have a high school diploma and the percent of the same population that has a diploma and higher education (high school diploma or higher).

Within the Region the numbers have been going in a positive direction since the 2000 Census. The portion of population without a high school diploma has decreased while the educational attainment at all levels has increased. This is a strong indicator of positive workforce development for the Region.

The data in Table A-20 show that the educational attainment with the region is lower than the state as a whole. In 2013 EMCOG had a slightly higher percentage of population without a high school diploma (12.3%) compared to Michigan (11.1%). Also the percentage of population with a Bachelor’s Degree or Higher was lower at 19.1% for EMCOG compared to the statewide percent of 25.9%. In 2013 68.6% of EMCOG’s and 64.0% of Michigan’s population over the age of 25 had at least a High School Diploma, but

⁸ Asset Limited Income Constrained Employed, a Michigan study of financial hardship. The full report is at www.UnitedWayALICE.org/Michigan and an EMCOG summary is at http://www.emcog.org/economic_data.asp

had not completed a four year degree (Bachelor’s). A comparison of educational levels for both EMCOG and Michigan between 2011 and 2013 show that there was a small increase in educational attainment within this short time period.

Table A-20: Educational Attainment of Age 25 and Over, 2011 and 2013 Estimates

Area	2011	2013	2011	2013	2011	2013
	Percent Without High School Diploma	Percent Without High School Diploma	Percent With High School Diploma But No 4 Year Degree	Percent With High School Diploma But No 4 Year Degree	Percent with 4 Year Degree or Higher	Percent with 4 year Degree or Higher
EMCOG	13.1%	12.3%	86.9%	87.7%	17.7%	19.1%
Michigan	11.6%	11.1%	88.4%	88.9%	25.3%	25.9%

Source: American Factfinder ACS data, 2011-2013

PROPERTY TAX BASE AND HOUSING

The economic health of a community is, in many ways, tied to the health of its tax base and property values. Without a strong and stable tax base essential services become hard to deliver and quality of life amenities, that keep residents and businesses and can attract new ones, become threatened. Without a sustainable tax base, bonds and tax initiatives for everything from public safety, education, local roads to transit to water and sewer, can also be at risk.

Table A-21 presents a comparison of taxable values for the EMCOG Region and Michigan for the years 2000, 2011 and 2014. During the 15-year period 2000–2014 the Region’s taxable value increased by 45%. However during the last 4 years (2011-2014) of the 15 year period the taxable value growth slowed considerably to less than 4% of the overall 50% increase making it more difficult to fully fund needed services and maintain infrastructure.

Table A-21: Property Tax Valuation 2000-2014: EMOG.

2000 Taxable Valuation (million’s)	2011 Taxable Valuation (million’s)	2014 Taxable Valuation (million’s)	Percent Change 2000-2014	Percent Change 2011-2014
17,393.6	24,285.3	25,232.0	45.1%	3.9%

Source: Michigan Department of Treasury, 2014.

Another indicator of the economic health of an area is the status of the growth of the housing stock and the housing vacancy rates.

Table A-22 shows the 2011 and 2013 housing units and the rate of growth in housing units during this 3 year period. For the first time since the 2000 Census (and probably before) the number of housing units has decreased for both the Region and the State of Michigan. This could be tied to the aggressive abandoned housing demolition programs throughout the region and state as well as other factors.

Table A-22 Housing Units 2011-2013

Jurisdiction	2011 Total Housing Units	2013 Total Housing Units	Percent Change 2011-2013
EMCOG	396,223	394,903	-0.33%
Michigan	4,532,215	4,525,266	-0.15%

Source: From U.S. Census Stats America, 2013

While the Region experienced modest losses in housing units during the 2011-2013 timeframe, the vacancy rate data in Table A-23 provides further information: the number of vacant and seasonal⁹ housing units in 2013 and the percent those vacant units are of the total housing for the same time period. EMCOG has a higher percentage of vacant housing units (21.9%) versus 15.3% vacant for Michigan. However, EMCOG had a much higher percentage of housing units that were used for seasonal/recreational use, 14.4 percent versus 6.3 percent statewide which is reflective of the strong seasonal visitors/tourism aspects of the Region's economy.

Table A-23: Vacant Housing Units 2013

Jurisdiction	Total Housing Units	Vacant Housing Units	Percent Vacant Housing Units	Seasonal or Recreational Housing	Percent of Total Housing that is Seasonal or Recreational
EMCOG	394,903	86,336	21.9%	56,840	14.4%
Michigan	4,525,266	692,800	15.3%	284,378	6.3%

Source: From U.S. Census Stats America, 2013.

⁹ The Census considers seasonal or recreational housing as a residence that is not considered the primary residence of the individual(s).