

# Appendix A DEMOGRAPHIC FEATURES

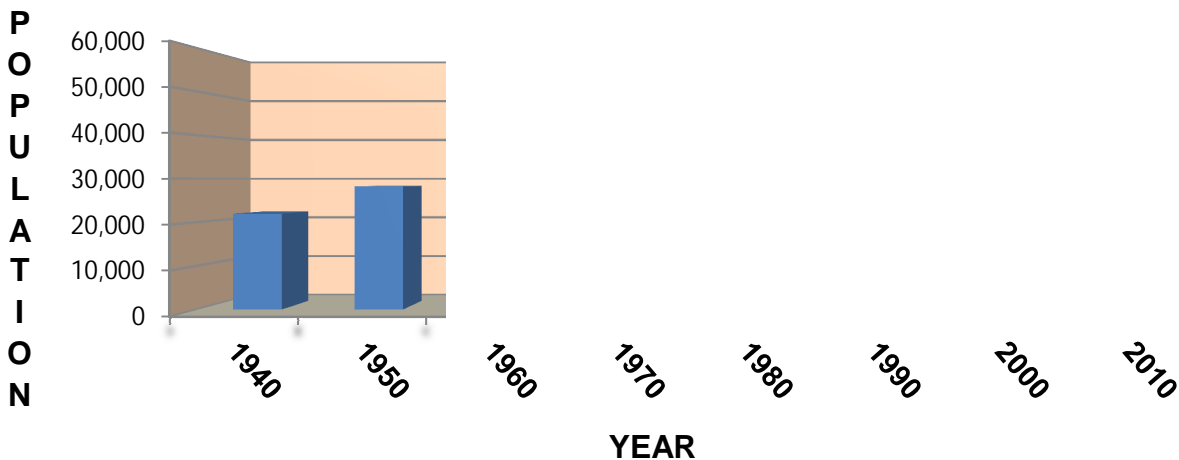
## Introduction

Understanding the demographic profile of an area can provide important insights into the development of planning policies and the delivery of public services. Examples of demographic features that can impact the effective provision of public services and facilities include locations of greatest population density, areas of elevated levels of young children and the elderly, low-income areas, decreased education levels, and single-parent families. This part of the Master Plan provides an overview of county-wide demographic features in addition to, in instances, of demographic characteristics of the county's local municipalities.

## Cass County Population Growth

The 2010 U.S. Census (Census) recorded a Cass County population of 52,293 persons, a 2.3% increase from its 2000 population of 51,104 persons. The county's population growth since 1940 reflects two distinct phases, comparatively strong growth between 1940 and 1980 and then a near leveling of or very limited growth since 1980 (see Figure A-1 and Table A-1). The years of 1940 to 1960 witnessed the county's strongest growth, 68.6%, before exhibiting a more modest growth rate of 14.3% between 1960 and 1980. Since 1980, the county has grown 5.6% and had a minimal drop in population (22 persons) between 1980 and 1990. Since 1940, the county's population has increased by 138.7%.

**FIGURE A-1**  
**Cass County Population Trend, 1940 - 2010**  
Source: U.S. Census Bureau



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**Table A-1  
County Population Growth**

Source: 2010 U.S. Census

<b>JURISDICTION</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>CASS COUNTY</b>	21,910	28,185	36,932	43,312	49,499	49,477	51,104	52,293
<b>TOWNSHIPS</b>								
Calvin	899	996	1,172	1,347	1,643	1,813	2,041	2,037
Howard	1,451	2,952	4,622	5,497	6,524	6,378	6,309	6,207
Jefferson	838	987	1,255	1,718	1,963	2,097	2,401	2,541
LaGrange	2,296	2,488	3,321	3,583	3,526	3,421	3,340	3,500
Marcellus	1,599	1,621	1,814	2,006	2,463	2,553	2,712	2,539
Mason	594	590	853	1,519	2,132	2,450	2,514	2,945
Milton	619	1,179	1,541	1,727	2,235	2,284	2,646	3,878
Newburg	883	907	1,023	1,174	1,383	1,627	1,703	1,632
Ontwa	1,145	2,020	3,772	5,224	5,787	5,592	5,865	6,549
Penn	1,115	1,164	1,522	1,775	2,044	1,877	1,902	1,774
Pokagon	1,254	1,518	1,935	2,189	2,394	2,188	2,199	2,029
Porter	1,148	1,492	2,001	2,765	3,857	3,859	3,794	3,798
Silver Creek	1,177	1,773	2,108	2,886	3,361	3,213	3,491	3,218
Volinia	766	774	815	986	1,182	1,048	1,174	1,112
Wayne	1,119	1,272	1,970	2,333	2,699	2,668	2,861	2,654
<b>CITY/VILLAGES</b>								
Cassopolis	1,488	1,527	2,027	2,108	1,933	1,822	1,740	1,774
Dowagiac	5,007	6,542	7,208	6,583	6,307	6,409	6,147	5,879
Edwardsburg	NA	616	902	1,107	1,135	1,142	1,147	1,259
Marcellus	NA	1,014	1,073	1,139	1,134	1,193	1,162	1,198
Vandalia	NA	360	357	427	447	357	429	301

The growth of the county has not been evenly distributed (see Table A-2). While its population increased 138.7% since 1940, positive growth rates among local municipalities ranged from 17.4% to 472.0%, with the Village of Vandalia being the only community to witness a population decrease during this period (-16.4%). The fastest and slowest growing communities since 1940 are:

Fastest Growing 1940 -- 2010

Ontwa Township	(472.0%)
Howard Township	(327.8%)
Milton Township	(327.5%)
Mason Township	(323.2%)
Porter Township	(230.8%)

Slowest Growing 1940 -- 2010

Vandalia Village	(-16.4%)
City of Dowagiac	(17.4%)
Village of Marcellus	(18.1%)
Village of Cassopolis	(19.2%)
Volinia Township	(45.2%)

More recent growth periods reflect a somewhat different growth pattern. While the townships of Mason, Milton and Ontwa continued to be dominant growth areas between 1980 and 2010, their respective positions varied and the townships of Howard and Porter were replaced by Jefferson and Calvin.

Fastest Growing 1980 -- 2010

Milton Township	(73.5%)
Mason Township	(38.1%)
Jefferson Township	(29.4%)
Calvin Township	(24.0%)
Ontwa Township	(13.2%)

Fastest Growing 2000 -- 2010

Milton Township	(46.6%)
Mason Township	(17.1%)
Ontwa Township	(11.7%)
Edwardsburg	(9.8%)
Jefferson Township	(5.8%)

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The growth dynamics dramatically changed between 2000 and 2010 when the national economic downturn hit Michigan and Cass County. Only nine of the county's 20 local municipalities witnessed positive growth during this period. Still, Milton Township continued to reflect the strongest growth rate, 46.6%, while the county as a whole grew by only 2.3%. The second fastest growing community, Mason Township, witnessed a growth rate less than half that of Milton Township. The Village of Edwardsburg became the first city/village to be one of the top five growing communities (9.8%).

Since 1940, the fastest growing region of the county has been the townships along the Indiana state line. In more recent times, the heightened growth rates have extended north to include Edwardsburg and the townships of Calvin, Jefferson and Howard – communities all located in the county's southwest quarter. This is a reflection of, in part, the growth and development spurred by the greater South Bend and Elkhart areas.

**Table A-2**  
**County Population Growth Rates**

Source: 2010 U.S. Census

JURISDICTION	1940 - 1960	1960 - 1980	1980 - 2000	2000 - 2010	1940 - 2010
<b>CASS COUNTY</b>	68.6%	14.3%	3.2%	2.3%	138.7%
<b>TOWNSHIPS</b>					
Calvin	30.4%	40.2%	24.2%	-0.2%	126.6%
Howard	218.5%	41.2%	-3.3%	-1.6%	327.8%
Jefferson	49.8%	56.4%	22.3%	5.8%	203.2%
LaGrange	49.6%	6.2%	-5.3%	4.8%	54.4%
Marcellus	13.4%	35.8%	10.1%	-6.4%	58.8%
Mason	43.6%	150.0%	17.9%	17.1%	323.2%
Milton	148.9%	45.0%	18.4%	46.6%	327.5%
Newburg	15.9%	35.2%	23.1%	-4.2%	92.9%
Ontwa	229.4%	53.4%	1.3%	11.7%	472.0%
Penn	36.5%	34.3%	-6.9%	-6.7%	59.1%
Pokagon	54.3%	23.7%	-8.1%	-7.7%	61.8%
Porter	74.3%	92.8%	-1.6%	0.1%	230.8%
Silver Creek	79.1%	59.4%	3.9%	-7.8%	173.4%
Volinia	6.4%	45.0%	-0.7%	-5.3%	45.2%
Wayne	13.7%	37.0%	6.0%	-7.2%	137.2%
<b>CITY / VILLAGES</b>					
Cassopolis	36.2%	-4.6%	-10.0%	2.0%	19.2%
Dowagiac	44.0%	-12.5%	-2.5%	-4.4%	17.4%
Edwardsburg	46.4%	25.8%	1.1%	9.8%	104.4%
Marcellus	5.8%	5.7%	2.5%	3.1%	18.1%
Vandalia	-0.8%	25.2%	-4.0%	-29.8%	-16.4%

Perhaps the most striking difference among varying growth rates of the county's local municipalities is the growth of the townships as compared to Dowagiac and the county's four villages. The combined growth rates of the county's 15 townships (131.1%) from 1950 – 2010 was 4.5 times greater than that of the villages (28.9%) and during the same period, Dowagiac's population decreased by 10.1%.

### Cass County and Regional Population Growth

Cass County's population growth has been comparatively strong when examined on a regional level. Cass County and the six surrounding counties had an average growth rate from 1940 to 2010 of 107.1%, compared to Cass County's own growth rate of 138.7% for the same period. However, Cass County's comparatively strong growth during this period occurred between 1940 and 1980 when its 125.9% growth rate exceeded all of the six surrounding counties (typically by 25% or more).

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Conversely, Cass County's 3.2% growth rate during the following 20 years was the second slowest of the region, with Berrien County witnessing decline in population of -5.1%. Cass County's growth rate of 2.3% between 2000 and 2010 was just slightly higher than the average growth rate of 2.2% for the seven counties. During this period, three of the surrounding counties experienced no growth or population declines and Elkhart County (Indiana) witnessed the highest growth at 8.1%.

**Table A-3**  
**Regional Population Growth Rates**

Source: 2010 U.S. Census

JURISDICTION	1940 - 1980	1980 - 2000	2000 - 2010	1940 - 2010
Berrien Co.	92.9%	-5.1%	-3.5%	76.0%
Cass Co.	125.9%	3.2%	2.3%	138.7%
Elkhart Co. (IN)	89.1%	33.1%	8.1%	172.0%
Kalamazoo Co.	112.2%	12.3%	4.9%	150.1%
St. Joseph Co.	76.6%	11.3%	-1.8%	93.1%
St. Joseph Co. (IN)	49.3%	9.9%	5.1%	65.0%
Van Buren Co.	90.3%	14.1%	0.0%	117.2%
7-County Region	82.5%	11.1%	2.2%	107.1%
Michigan	76.2%	7.3%	-0.6%	88.0%

Cass County's growth since 1940 has outpaced the state's as a whole by 57.6%. Though Cass County's 2.3% growth between 2000 and 2010 was slight, Michigan witnessed a population decline of -0.6%, the only state to witness a drop in population during this period.

### Cass County Population Distribution

As a result of the varying growth rates among the county's local municipalities, the distribution of the county's population is very uneven (see Table A-4). 50% of the county's population in 2010 was contained within only 25% of the local municipalities –Dowagiac and the townships of Ontwa, Howard, Milton and Porter. All of these townships are located in the southwest corner of the county except for Porter's location at the southeast corner. Perhaps more significantly is their location along or close to Indiana where growth has been similarly strong.

The uneven distribution of the county's population growth is illustrated in the county's urban centers as well. The City of Dowagiac and the county's four villages of Cassopolis, Edwardsburg, Marcellus and Vandalia have not witnessed the growth that their counterpart townships have. While the township growth rates between 1940 and 2010 averaged 179.6%, Dowagiac witnessed a growth rate of 17.4% and the four villages had an average growth rate of 31.3%. Dowagiac and Cassopolis have witnessed declining populations since 1960 and 1970 respectively, and the population of Marcellus has fluctuated up and down since 1960. Though Vandalia's population grew to 447 in 1980, its 2010 population of 301 was less than its 1950 population of 360. Edwardsburg was the only one of the five communities that witnessed positive growth during each ten-year period since 1950 (though very minimal in the 1980s and 1990s).

As a result of the disparity of growth among the townships versus Dowagiac and the four villages, the proportional share of the urban population comprising the county has dropped markedly. Dowagiac and the four villages comprised 37.7% of the county's population in 1950 and only 19.9% in 2010. See Table A-4.

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**Table A-4  
Population Distribution**

Municipality	2010 Population	Proportion of County Population	Municipality	2010 Population	Proportion of County Population
Ontwa Twp.	6,549	12.5%	Marcellus Twp.	2,539	4.9%
Howard Twp.	6,207	11.9%	Calvin Twp.	2,037	3.9%
Dowagiac	5,879	11.2%	Pokagon Twp.	2,029	3.9%
Milton Twp.	3,878	7.4%	Cassopolis	1,774	3.4%
Porter Twp.	3,798	7.3%	Penn Twp.	1,774	3.4%
LaGrange Twp.	3,500	6.7%	Newburg Twp.	1,632	3.1%
Silver Crk. Twp.	3,218	6.2%	Edwardsburg	1,259	2.4%
Mason Twp.	2,945	5.6%	Marcellus	1,198	2.3%
Wayne Twp.	2,654	5.1%	Volinia Twp.	1,112	2.1%
Jefferson Twp.	2,541	4.9%	Vandalia	301	0.6%

Source: 2010 U.S. Census

**Population Projections**

Estimating future population growth can provide important insights into identifying land use and public services needs. Projecting the growth of a county’s population over a prescribed period of time is not an exact science. The many unpredictable factors that affect growth make population projections somewhat speculative. The collapse of the housing market and severe downturn in the economy beginning in 2007 are extreme examples of this condition. Because of the severity of the housing and financial market that surfaced in 2007, both in Michigan and nationally, projecting population growth at this particular time is uniquely challenging. By using several projection techniques, a range of growth estimates can be generated. These shed light on potential growth scenarios provided planning policies and land development regulations do not limit growth any more than in the past.

Table A-5 presents four growth scenarios based on past growth trends. The 1980 – 2000 trend projects the slowest rate of growth (1.6% every ten years), as experienced following the county’s strong growth during the previous 40 years. The 2000 – 2010 trend projects a somewhat higher rate (2.3%) of growth according to the county’s growth during the past decade. The 1960 – 2010 trend assumes county growth will occur at 4.0% every ten years, as it has (on average) since 1960. The 1960 – 1980 trend projects the county to grow at the same rate it did during the second half of the its strongest growth period (7.1%). This last projection is least likely to be realized in light of the economic challenges currently facing Cass County and the state.

**Table A-5  
Cass County Population Projections**

Projection Trend (10-Year Growth Rates)	2010 Population	Projection 2020	Projection 2030	Projection 2040
1980 -- 2000 Trend (1.6%)	52,293	53,129	53,979	54,843
2000 -- 2010 Trend (2.3%)	52,293	53,495	54,726	55,985
1960 -- 2010 Trend (4.0%)	52,293	54,385	56,560	58,823
1960 -- 1980 Trend (7.1%)	52,293	56,006	59,982	64,241

If local zoning programs do not undergo substantive changes regarding permitted development densities, it is reasonable to expect the vast majority of this growth will continue to be absorbed by the county’s rural and urbanizing townships.

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**Cass County Racial Profile**

The 2010 Census showed Cass County to have a comparatively homogeneous racial composition, with nearly 88.9% of its residents identifying themselves as being of one race – White. The vast majority of the balance of the county’s residents also described themselves as being of a single race, Black or African American, and comprised 5.4% of the population. This limited diversity is not uncommon in Michigan’s predominantly rural areas like Cass County. Two-thirds of the townships were comprised of 92% or more of white residents while, in contrast, three of the five urban centers (Dowagiac and the villages of Cassopolis and Vandalia) exhibited white populations under 74% and black populations ranging from 14.3% (Dowagiac) to 42.2% (Vandalia). LaGrange and Calvin Townships were unique among the county’s townships, with more than 17% of their populations being Black/African American. See Table A-6.

**Table A-6  
Race Profile**

Source: 2010 U.S. Census

JURISDICTION	2010 Population	Single Race				Native Hawaiian and other Pacific Islander (%)	All Other Races, Alone and in Combination (%)	Hispanic of any Race (%)
		White (%)	Black or African American (%)	American Indian And Alaska Native (%)	Asian (%)			
<b>MICHIGAN</b>	9,883,640	78.9	14.2	0.6	2.4	0.0	3.8	4.4
<b>CASS COUNTY</b>	52,293	88.9	5.4	1.0	0.6	0.0	4.1	3.0
<b>TOWNSHIPS</b>								
Calvin	2,037	73.7	18.7	0.6	0.6	0.0	6.3	1.4
Howard	6,207	92.2	3.8	0.5	0.6	0.0	3.3	2.5
Jefferson	2,541	91.7	4.7	0.3	1.1	0.0	2.3	1.1
LaGrange	3,500	72.5	17.5	2.6	1.6	0.0	5.8	3.5
Marcellus	2,539	96.4	1.2	0.5	0.3	0.0	1.6	1.9
Mason	2,945	95.6	0.3	0.1	0.8	0.0	3.1	2.3
Milton	3,878	94.8	1.8	0.2	0.8	0.0	2.8	1.9
Newburg	1,632	93.9	3.1	0.7	0.4	0.0	2.0	1.2
Ontwa	6,549	96.0	0.9	0.3	0.3	0.1	2.4	1.8
Penn	1,774	83.0	10.0	0.4	2.3	0.0	4.4	2.5
Pokagon	2,029	88.8	5.6	0.8	0.6	0.0	4.0	2.8
Porter	3,798	96.8	0.4	0.3	0.2	0.0	2.1	1.8
Silver Creek.	3,218	90.0	1.2	1.8	0.1	0.0	6.8	9.7
Volinia	1,112	95.8	2.0	0.0	0.7	0.0	1.6	1.8
Wayne	2,654	92.0	1.7	1.5	0.4	0.0	4.3	3.1
<b>CITY/VILLAGES</b>								
Cassopolis	1,774	60.0	29.3	1.1	2.4	0.1	7.1	4.5
Dowagiac	5,879	73.5	14.3	3.0	0.8	0.0	8.5	5.4
Edwardsburg	1,259	93.6	1.5	0.8	0.2	0.3	3.5	3.2
Marcellus	1,198	96.5	1.6	0.3	0.3	0.0	1.4	1.5
Vandalia	301	41.5	42.2	0.3	7.6	0.0	8.3	1.7

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Cass County's racial profile reflects less diversity as compared to Michigan as a whole. However, the presence of the Pokagon Band of Pottawatomi Indian Tribe in the county is very evident in the county's racial profile. Not only did the 1.0% American Indian/Alaska Native population in the county in 2010 approach twice that of Michigan as a whole (0.6%), eight of the county's local municipalities had American Indian/Alaska Native populations proportionally greater than the state. Dowagiac and the townships of LaGrange, Silver Creek and Wayne reflect the greatest proportions of the American Indian/Alaska Native population.

## Cass County Age Profile

The median age of Cass County residents in 2010 was 42.6 years – that age at which half of the population was younger and the other half was older. Since 1980 when the county median age was 30.5 years, the median age has increased approximately four years every 10 years. There is considerable variation among the county's local municipalities contributing to the median age. In fact, median age among the county's 20 local municipalities ranged from 32.0 to 47.7 years. This wide range is associated with the contrast between the county's townships and their urban counterparts. While the median age among townships ranged from 38.9 years (LaGrange) to 47.7 years (Penn), the median age among Dowagiac and the four villages ranged from 32.0 years (Dowagiac) to 39.3 years (Vandalia). The median age of the youngest community, Dowagiac, was nearly 22% less than the youngest township and 49% less than the most mature township.

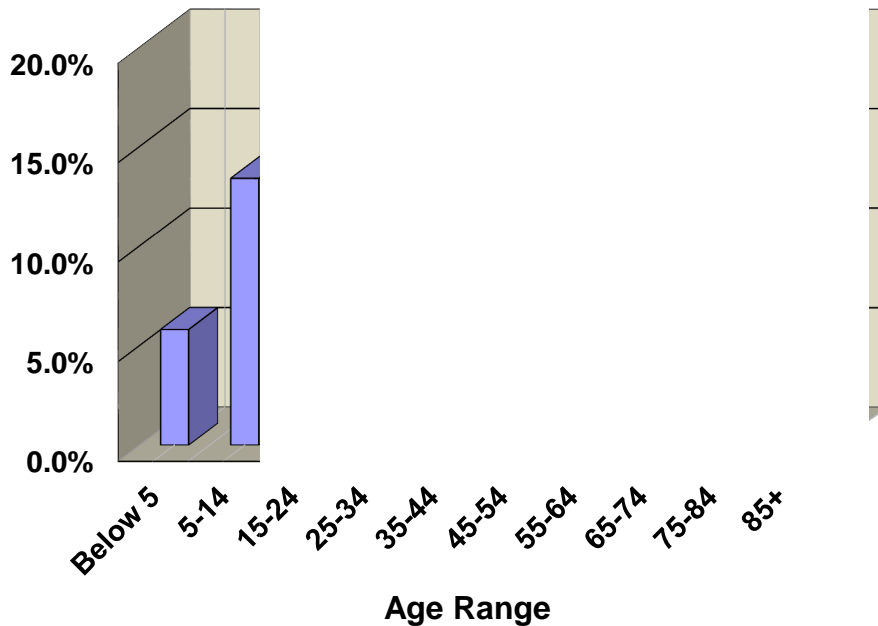
Based on median age in 2010, the youngest and most mature townships are:

Youngest: LaGrange, Marcellus, Mason, and Ontwa

Most Mature: Penn, Porter, Silver Creek, and Wayne

The county's median age of 42.6 years was 9.5% greater than that of Michigan (38.9 years). The county's elevated median age is due in part to the fact that the proportion of the county's population that was 65 years of age and older (16%) was nearly 16% greater than that of the state (13.8%).

**Figure A-2**  
**Cass County Age Profile**  
Source: 2010 U.S. Census



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**Table A-7  
Age Profile**

Source: 2010 U.S. Census

JURISDICTION	2010 Population	Median Age (years)	Age Under 18 (%)	Age 18 – 64 (%)	Age 65 and Over (%)
<b>MICHIGAN</b>	9,883,640	38.9 yrs.	23.7%	62.5%	13.8%
<b>CASS COUNTY</b>	52,293	42.6 yrs.	23.4%	60.6%	16.0%
<b>TOWNSHIPS</b>					
Calvin	2,037	44.3 yrs.	23.6%	60.9%	15.5%
Howard	6,207	44.9 yrs.	21.2%	61.6%	17.2%
Jefferson	2,541	44.6 yrs.	23.8%	60.3%	15.9%
LaGrange	3,500	38.9 yrs.	22.7%	62.4%	14.9%
Marcellus	2,539	39.4 yrs.	24.9%	59.4%	15.7%
Mason	2,945	40.1 yrs.	25.5%	61.5%	13.0%
Milton	3,878	43.9 yrs.	24.4%	61.7%	13.9%
Newburg	1,632	45.0 yrs.	20.8%	63.7%	15.5%
Ontwa	6,549	41.6 yrs.	25.3%	58.9%	15.8%
Penn	1,774	47.7 yrs.	20.4%	58.9%	20.7%
Pokagon	2,029	45.0 yrs.	21.2%	61.0%	17.8%
Porter	3,798	47.6 yrs.	19.2%	63.7%	17.1%
Silver Creek	3,218	46.6 yrs.	21.3%	56.5%	22.2%
Volinia	1,112	44.2 yrs.	24.3%	60.1%	15.6%
Wayne	2,654	45.5 yrs.	20.6%	63.2%	16.2%
<b>CITY/VILLAGES</b>					
Cassopolis	1,774	35.4 yrs.	25.5%	61.1%	13.4%
Dowagiac	5,879	32.0 yrs.	29.1%	58.3%	12.6%
Edwardsburg	1,259	36.1 yrs.	29.4%	57.4%	13.2%
Marcellus	1,198	34.9 yrs.	29.6%	57.3%	13.1%
Vandalia	301	39.3 yrs.	25.6%	57.5%	16.9%

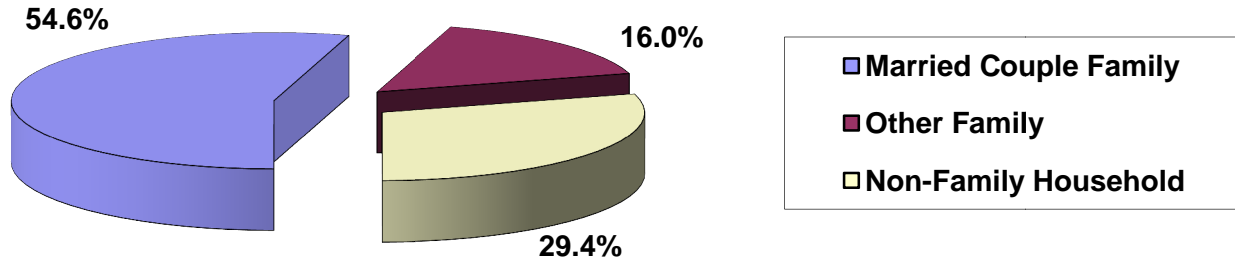
**Cass County Households**

The 2010 Census recorded 20,604 households and 14,543 families in Cass County. These numbers represent an increase of 4.7% households since the 2000 Census and an increase of 1.7% families. The county’s average household size of 2.5 persons in 2010 was slightly lower than that of the state (2.6), and slightly lower than its average household size in 2000 (2.6). Similarly, the county’s average family size of 3.0 persons in 2010 was slightly lower than that of the state (3.1) and equal to the county’s average family size in 2000.

Of all the households in Cass County in 2010, 54.6% included a married-couple (see Figure A-3 and Table A-8). This percentage is nearly 14% greater than that of the state (48.0%). Of the 16.0% of families not consisting of a married couple, two-thirds were headed by a female householder. 29.4% of all households were comprised of non-family households, 13.5% less than that of the state (34.0%). 10.0% of all households were comprised of a householder of age 65 years or greater and living alone. See Figure A-3 and Table A-8. Compared to the state as a whole, Cass County has noticeably less households with persons under 18 years of age, and more households with persons over 65 years of age. This condition contributes to the county’s comparatively high median age.



**Figure A-3**  
**Cass County Household Type**  
 Source: 2010 U.S. Census



**Table A-8**  
**Household Profile**

	CASS COUNTY	STATE OF MICHIGAN
<b>HOUSEHOLD TYPE</b>		
Married-couple family	54.6%	48.0%
Other family:	16.0%	18.0%
(Male householder)	5.3%	4.8%
(Female householder)	10.7%	13.2%
Non-family household	29.4%	34.0%
<b>AGE CHARACTERISTICS</b>		
Households with person(s) under 18	30.5%	35.6%
Households with person(s) over 65	29.1%	22.8%
Householder is 65 or older, living alone	10.0%	9.4%
<b>PERSONS Per HOUSEHOLD</b>	2.5 persons	2.6 persons
<b>PERSONS Per FAMILY</b>	3.0 persons	3.1 persons

Source: 2010 U.S. Census