



City of Essexville
COMMUNITY MASTER PLAN
2007

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COMMUNITY MASTER PLAN
March 2007



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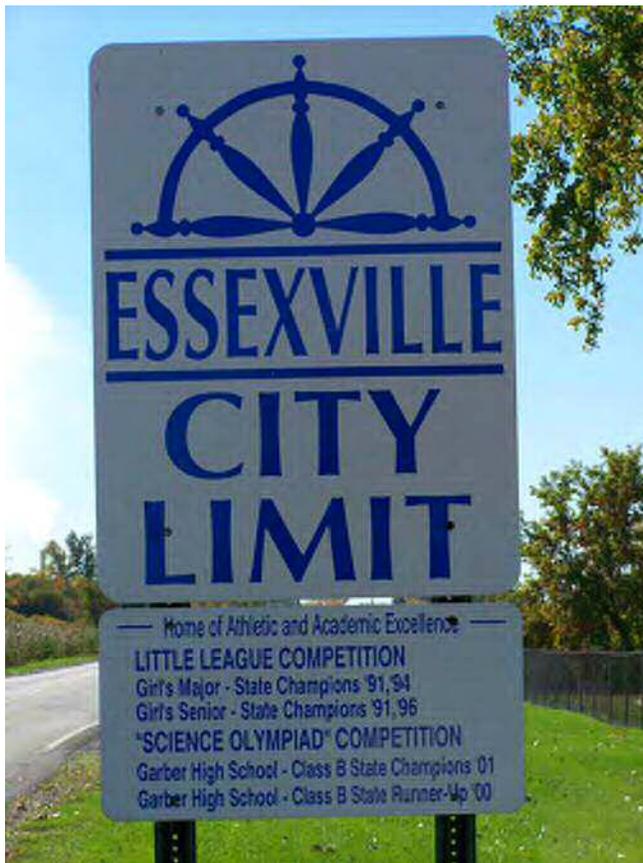
Chapter One Introduction

The purpose of this plan is to address development which will occur in Essexville in the next fifteen to twenty years, what the nature of that development should be, and in what manner the City can promote such development. This plan provides strategies that the City of Essexville can implement to improve the existing conditions in the community and promote desired development.

This document should serve as a development guidebook by which decisions effecting land use can be based. Although the elements and action proposals described in this plan have individual value when addressing various planning concerns, the combined significance of these individual plans must not be overlooked.

This plan will be of little value unless it is used effectively. The base information presented in this document is an important resource in terms of examining existing conditions in the City and in terms of making land use decisions. The action programs presented were developed through public input and are the goals of the Essexville Community for the next fifteen to twenty-five years. Now, this Plan must be used as envisioned and guide the future of Essexville.

The structure and ideology of this plan is to take existing conditions regarding population, community features, circulation, land use, and other factors combined with public input in order to develop a structure by which development and redevelopment in Essexville can and should occur.



Chapter Two Community Demographics

An overview of demographic trends within the City of Essexville and the surrounding region allows for an intelligent analysis of other important trends within the City such as economics, housing and land use. By comparing trends within the municipality to those same trends in the surrounding region, a base of information which ultimately effects facilities within the City can be determined.

Demographic information for the City of Essexville falls within one Census Tract and four Block Groups. The location of the Block Groups within the context of the community is illustrated on the map entitled "Block Groups".

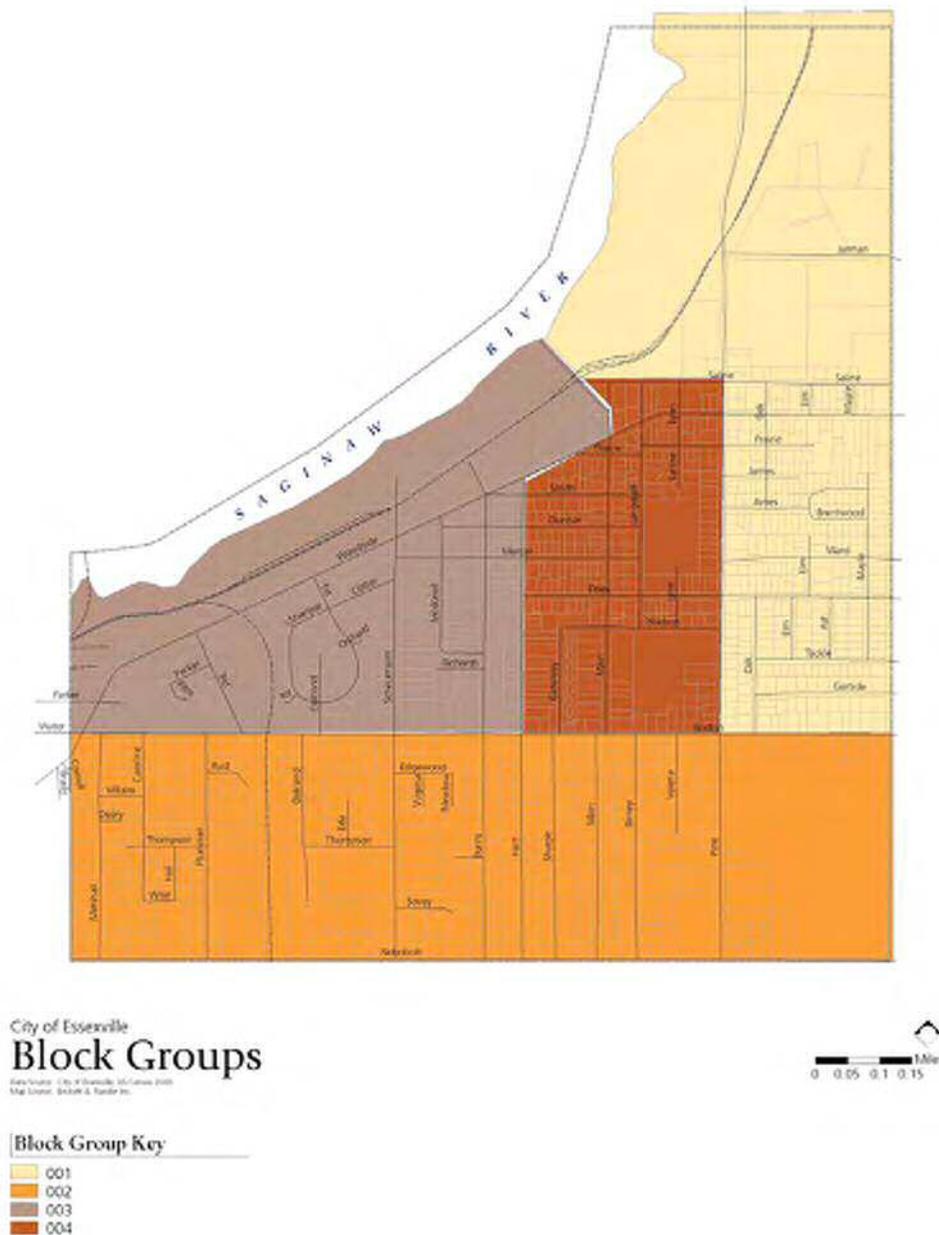


Table 1 below enumerates historic population trends for the City of Essexville, Hampton Township, the City of Bay City and Bay County. The data indicates that through the 1950's and up until the early 1960's, all municipalities were experiencing an increase in population. Between 1960 and 1970, the City of Bay City had a net loss of population while Essexville, Hampton Township and the County experienced a continuation of growth. In 1980, the City of Essexville declined 12.2% in population, similar in percentage to the City of Bay City. During this same time period, Hampton Township's population increased 51.6%. In 1990, all the municipalities noted in this analysis experienced a decline in population. In 2000, the only municipality experiencing a gain in population was Hampton Township.

Table 1
Historical Population Trends

	1950	1960	1970	1980	1990	2000
City of Essexville	---	4,590	4,990	4,378	4,088	3,766
% change			8.7%	-12.2%	-6.6%	-7.9%
City of Bay City	52,523	53,604	49,449	41,593	38,936	36,817
% change		2.0%	-7.7%	-15.8%	-6.3%	-5.4%
Hampton Township	3,857	5,387	6,868	10,418	9,520	9,902
% change		39.6%	27.4%	51.6%	-8.6%	4.0%
Bay County	88,461	107,042	117,339	119,881	111,723	110,157
% change		21.0%	9.6%	2.1%	-6.8%	-1.4%

SOURCE: US Census SF3

It is important to realize that the data presented here is based on 2000 census data, which at this point is seven years old. This information should be updated and reanalyzed with the upcoming 2010 census.

Determining population estimates with data available through the Census Bureau provides a fairly good picture of future trends. Projections are covered in Table 6, Population Projections, which will assist the City of Essexville in determining future needs for the community, and planning for them. Table 2 represents mid-decade population trends as follows:

Table 2
Mid-Decade Population Trends

	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	Census 2000 April 1999
City of Essexville	3,590	3,616	3,648	3,682	3,715	3,758	3,766
Change	-26	-32	-34	-33	-43	-8	-4.7%
City of Bay City	34,879	35,207	35,612	35,994	36,312	36,738	36,817
Change	-328	-405	-382	-318	-426	-79	-5.3%
Hampton Township	9,873	9,896	9,905	9,909	9,888	9,905	9,902
Change	-23	-9	-4	+21	-17	+3	-.03%
Bay County	109,029	109,139	109,386	109,692	109,700	110,131	110,157
Change	-110	-247	-306	-8	-431	-26	-1.1%

SOURCE: US Census Bureau American Fact Finder

This information, although estimated, is still a good indicator in determining population trends. Mid-decade estimates were obtained through the Census Bureau American Factfinder resource. The mid-decade population forecasts indicate that the City of Essexville, as well as the City of Bay City and Bay County have retained a generally stable population, with losses in the last five (5) years ranging between 1.1% in Bay County to 5.3% in the City of Bay City. The City of Essexville had a loss from the April 2000 US Census through July of 2005 of 4.7%. Hampton Township, which has traditionally had population increases, has lost .03% of their population within the last five (5) years.

No municipality within the mid-decade population forecast exhibited a significant decrease in population. As a result the population trends for the City of Essexville and the surrounding municipalities remain stable, even with minimal decreases.

Age of the Community

Age Group Distributions allow for analysis of issues such as determining services within a community, potential job bases, educational facility needs, and community facilities, as well as other issues. Examples include increased recreational facilities for younger populations or improved health care delivery systems for elderly populations.

The age distribution table is broken down by block group in order to show current age distributions within the City of Essexville.

Table 3
Age Distribution – 2000

Age Group	Group Type	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group Total	%
0-9	Pre-School/Elementary	92	153	97	81	423	11
10-17	Junior High/High School	103	243	99	88	533	14
18-29	Active Young Adults	81	172	80	89	422	11
30-39	Family Formation	108	180	109	82	479	13
40-49	Mature Family	135	295	118	105	653	17
50-59	Empty Nesters	95	207	106	77	485	13
60-69	Young Seniors	81	117	78	24	300	8
70-79	Sustaining Seniors	70	130	62	37	299	8
80+	Golden Ponds	28	77	44	23	172	5
TOTAL		793	1574	793	606	3766	100

Source: US Census 2000 STF3 Files

This analysis indicates that approximately 25% of the population is between 0 and 18 years of age or within the age bracket typically referred to as "school age", a drop of 5% from 1990 figures. Further, 21% of the population is 60 years or older and of this senior population, 5% are 80 years or older. Geographically, block group 4 has the lowest percentage of residents under 17 years old and block group 2 has the highest percentage of residents within the "seniors" categories.

It is interesting to note the comparisons from the 1990 data to the 2000 data in which all but block group 4 lost population. Block group 2 formerly had the greatest number of seniors and now has the greatest number of families.

Mobility and Self-Care Limitations

In the City of Essexville, 14.9% of the population between the ages of 16 and 64 are considered disabled and 38.5% of the population over the age of 65 are considered disabled. Note that these numbers reflect the non-institutionalized population. Mobility and self-care limitations are defined as physical impairments sufficient enough to reduce an individual's accessibility without mechanical or personal assistance. These statistics should be viewed in light of the type of facilities this special population requires, specifically accessible community facilities.

Table 4
Mobility and Self-Care Limitations

Disability Status	Both sexes	Male	Female
<i>Population 5 years and over</i>	3,568	1,681	1,887
With a disability	618	287	331
Percent with a disability	17.3	17.1	17.5
<i>Population 5-15 years</i>	590	300	290
With a disability	30	19	11
Percent with a disability	5.1	6.3	3.8
Sensory	4	0	4
Physical	0	0	0
Mental	26	19	7
Self-care	0	0	0
<i>Population 16-64 years</i>	2,362	1,143	1,219
With a disability	351	188	163
Percent with a disability	14.9	16.4	13.4
Sensory	28	21	7
Physical	123	66	57
Mental	59	42	17
Self-care	34	16	18
Going outside the home	81	35	46
Employment disability	244	132	112
<i>Population 65 years and over</i>	616	238	378
With a disability	237	80	157
Percent with a disability	38.5	33.6	41.5
Sensory	83	37	46
Physical	131	36	95
Mental	72	16	56
Self-care	61	11	50
Going outside the home	98	16	82

SOURCE: American Factfinder, 2000 Census

Income Characteristics

Income characteristics for a community show the purchasing and economic strength or weakness of a community and also the tax base a community can provide for municipal services. Data on income characteristics is presented on an income per household basis as opposed to an individual basis.

The median household income in 1999 for the City of Essexville was \$43,750. The census breaks down income levels by specific block group. This breakdown is discussed in more detail in the Neighborhood Assessment. The figures in that section allow us to look at the makeup of income groups within the City by block group classification. Low Income, "Low/Mod" areas, and distressed neighborhoods are also discussed in Chapter Five.

Table 5
Median Income and Housing Characteristics

	Median Household Income	Median Housing Value	Median Year Built
City of Essexville	\$43,750	\$88,400	1952
City of Bay City	\$30,425	\$65,700	1940
Hampton Township	\$34,579	\$112,100	1972
Bay County	\$38,646	\$84,900	1958
State of Michigan	\$46,039	\$149,300	1965

Source: US Census - SF 3

Table 5 entitled "Median Income and Housing Characteristics" reflects the median household income and median household value by jurisdiction. In addition, the table reflects the median year built for the housing stock by municipality. As noted, the City of Essexville has the highest median household income of the municipalities listed, however, Hampton Township has the highest median housing value. This is a result of new development occurring within the Township and the patterns of urban development outward from the City of Bay City.



Race Composition

In 1999 the City of Essexville race profile consisted of 96% white and 4% non-white residents. The race composition of the population was 3, 608 whites, 10 Black or African American, 34 Native Americans, and 114 other race(s).

Population Projections

The three factors that affect population figures are births, deaths and in-out migration. Local government is able to influence in-out migration through economic conditions, employment, community facilities and services, and local development policies.

Although population cannot be predicted with complete accuracy, population projections do provide local government with useful guidelines in determining future needs and development planning.

Table 6
Population Projections

	1990	2000	2010	2020	2030	Trend
City of Essexville	4,088	3,766	3,464	3,186	3,012	Decrease
City of Bay City	38,936	36,817	34,976	33,227	31,565	Decrease
Hampton Township	9,520	9,902	10,298	10,597	11,023	Increase
Bay County	111,723	110,157	109,055	107,964	106,884	Decrease

Source: East Central Michigan Planning & Development Regional Commission – Region 7

Population forecasts indicate that the City of Essexville will continue to decline slightly in population. This decline is not related to out-migration of population but is associated with a national trend of declining household size. Because Essexville is a built community with minimal vacant residential area for new development, the community will be impacted by the national lifestyle trend. In 1970, the number of persons per household in the City of Essexville was 3.31. In 1980 and 1990, this ration declined to 2.84 and 2.69 respectively. Between 1970 and 1990, there was a population decline of 18% measured against an insignificant increase in the number of households. In 2000, the household size remained constant at 2.70 persons per household.

Population projections prepared by the East Central Michigan Planning & Development Regional Commission (ECMP&DR) envision the City of Essexville, the City of Bay City and Bay County to decrease in population levels through the year 2030, while Hampton Township increases slightly.



Demographic Overview Summary

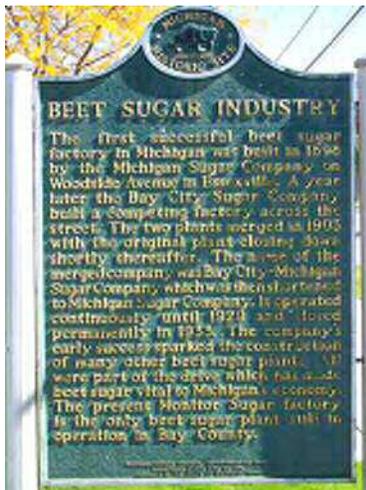
The local and regional demographic overviews provide a base with which planning decisions can be made regarding land use, capital facilities, economic development and housing.

- Historic population trends exhibit a declining population;
- Mid-decade population estimates indicate 1990 population levels for the City have remained stable with no significant increase or decrease;
- Approximately 42% of the population consists of "Family Formation" households;
- One-fifth of the community population is classified as Senior citizen (60+ years);
- The median household income for the City is higher than the surrounding communities. Median household income is 19% higher than the median household income for Bay County; and
- Population forecasts indicate some change in population. Between 1990 and the year 2030, the population is estimated to decline by 1,076 residents.
- Community population levels will continue to decrease through the year 2030, with the exception of Hampton Township, which only increases slightly.

Chapter Three Economic Assessment

The Local Economy

The City of Essexville was once an economic hub along the Saginaw River providing bulk materials for the lumber and food (sugar) industries. Over the years, the City has lost its economic prowess and is best described today as a bedroom community for the Saginaw-Bay City-Midland Metropolitan Statistical Area (MSA). Based on the 2000 Census, the City of Essexville residents comprised 0.9 percent (0.9%) of the MSA total resident employed population.



Geographically, the City is located in an economically active and diverse metropolitan area and one of the more highly industrialized portions of the Great Lakes basin. Its northern municipal limit is the Saginaw River, which is a navigable river, part of the St. Lawrence Seaway accessing Canadian and international markets. It also has easy vehicular access to I-75, US-10 and M-25 and air transportation services via MBS Airport (formerly Tri-City) in Tittabawassee Township and James Clement Airport on River Road (M-13).

Functionally, the City's economic base consists of the Woodside Avenue Business District and waterfront related bulk industries along the Saginaw River.

Employment Characteristics

The City of Essexville is a residential community whose residents commute to job opportunities within the Saginaw-Bay City-Midland Metropolitan Statistical Area (MSA). The 2000 Census enumerated 1,741 residents 16 and older who were employed in the City. Eighty-two percent (82.3%) of those residents were employed in private sector, eleven percent (11.4%) were employed by federal, state and local governments, and six percent (6.0%) were self-employed.

The unemployment rate for the City of Essexville was 4.2% in 1999, down from 7.5% in 1989. The unemployment rate in 1999 for Bay County was 3.9%. According to the Michigan Employment Securities Commission, unemployment rates have experienced an increase from the 1990 Census data. Unemployment rates for the Bay County market area including Essexville for the reporting period ending December 2006 was 6.8%.



**Regional Location
Essexville, Michigan**



Employment Type

Employment within different industries is important in the diversification of a local economy aiding in the economic stability of a community. Table 7 entitled "Employment by Industry" shows a breakdown of employment by industry, based on 2000 Census data. Approximately 63% of residents are employed in four industries: Retail Trade; Manufacturing, Educational and Health Services and Arts and Entertainment. The 2000 Census consolidated and created new categories for employment classifications. Manufacturing for durable and non-durable goods was consolidated into one classification, Communication was replaced with Information, and Arts and Entertainment replaced Entertainment and Recreation.

Table 7
Employment by Industry

Industry	City of Essexville	%	Bay City	%	Hampton Township	%
Agriculture, Forestry and Fisheries	0	0	85	0	36	1
Construction	108	6	1,020	6	150	3
Manufacturing	220	13	2,670	16	801	19
Wholesale Trade	68	4	610	4	166	4
Retail Trade	277	16	2,656	16	657	15
Transportation	82	5	783	5	121	3
Information	10	0	358	2	102	2
Finance, Insurance and Real Estate	108	6	862	5	326	8
Professional and related Services	122	7	894	5	211	5
Educational and Health Services	422	24	3,425	21	1,014	24
Arts and Entertainment	168	10	1,803	11	248	6
Other Services	72	4	834	5	206	5
Public Administration	84	5	481	3	221	5
Total	1,741	100	16,481	100	4,259	100

Source: US Census 2000: SF3



**Table 8
Employment by Occupation**

Occupation	City of Essexville	%	Bay City	%	Hampton Township	%
Management, professional	463	27	4,097	25	1,432	34
Service	312	18	3,102	19	680	16
Sales and Office	591	34	4,530	27	1,077	25
Farming, forestry, fishing	0	0	68	0	7	0
Construction, extraction	129	7	1,549	10	333	8
Production, transportation	246	14	3,090	19	730	17
Total	1,741	100	16,481	100	4,259	100

Source: US Census 2000: SF3

Data can also be broken down into employment by occupation, or what exactly the role of individuals within an industry is. Table 8 shows employment by occupation. The most interesting part of this data is in the high number of executive, administrative and professional employees within the City (1,366 persons; 79%) compared to Bay City and Hampton Township with 71% and 75%, respectively. These occupational categories are subtotaled by category.



Lifestyle Composition

The City of Essexville was profiled using the PRIZM system. One of 66 Prizm Cluster Codes is assigned to every address in the United States based on the sociological premise that “birds of a feather flock together” and that people with similar demographic traits tend to behave in the same way in the marketplace.

First, segments are places in one of four urbanicity categories. Urbanicity is determined by the population density of an area and it’s neighboring areas. A population density score ranging from one (low density) to 99 (high density) is assigned to each area.

<u>URBAN/CITY CATEGORY</u>	<u>DENSITY SCORES</u>	<u>DEFINITION</u>
Urban Areas (U)	85-99	Include both the downtowns of major cities and surrounding neighborhoods. Often extend beyond city limits and into surrounding jurisdictions
Second Cities (C)	40-85	Less densely populated. Surrounded by areas of moderate or low population density so that population density usually decreases on all sides. They can be independent cities or satellite cities in major metro areas.
Suburbs (S)	40-90	Dependant on urban areas or second cities. Population density rises as you approach the city and decreases as you move away from it.
Town and Rural Areas (T)	<40	Includes exurbs, towns, farming communities and a wide range of rural areas.

The City of Essexville has been assigned to both the Town and Rural Areas (T2 and T4, respectively) as well as Second Cities (C2) categories based on urbanicity and population density scoring.

Social Groups

Social Groups are the second layer of data to consider in defining groups (segments). Utilizing Claritas PRIZM marketing segments, in which U.S. consumers fall into 14 different groups and 66 different segments, the City of Essexville falls into the following three (3) social groups:

Group - C2 City Centers

There are five segments in the C2 social group consisting of a mix of Americans – old and young, homeowners and renters, families and singles – who’ve settled in the nation’s satellite cities. What they share is a middle-class status, some college educations and a lifestyle heavy on leisure and recreation. The members of City Centers tend to be big fans of home-centered activities: computer surfing, video renting, TV viewing and playing games and musical instruments. Outside their homes, they go to movies, museums and bowling alleys at high rates.

Group - T2 Country Comfort

The five segments within this social group are filled with predominantly white, middle-class homeowners. In their placid towns and scenic bedroom communities, these Americans tend to be married, between the ages of 25 and 54, with or without children. They enjoy comfortable upscale lifestyles, exhibiting high indices for barbecuing, bat hopping and playing golf as well as home-based activities such as gardening, woodworking and crafts. Reflecting their rural, family environment, they prefer trucks, SUV's and minivans to cars.

Group - T4 Rustic Living

There are six segments in the Rustic Living social group which represent the nation's most isolated towns and rural villages. As a group, these residents have relatively modest incomes, low education levels, aging homes and blue-collar occupations. Many of the residents, a mix of young singles and seniors, are unmarried and they've watched scores of their neighbors migrate to the city. In their remote communities, these consumers spend leisure time in such traditional small-town activities as fishing and hunting, attending social activities at the local church and veterans club, enjoying country music and car racing.

Lifestage Groups

Based on affluence, segments are further defined by Lifestage Groups. The City of Essexville demographically falls into the following Lifestage Groups, which are based on the age of each segment's residents and the presence of children, both powerful predictors of consumer behavior:

YOUNGER YEARS

Y3 – Striving Singles

Striving Singles make up the most downscale of the Younger Years class. Centered in exurban towns and satellite cities, these twentysomething singles typically have low incomes – often under \$25,000 a year – from service jobs or part-time work they take on while going to college. Housing for this group consists of a mix of cheap apartment complexes, dormitories and mobile homes. As consumers, the residents in these segments score high for outdoor sports, movies and music, fast food and inexpensive cars.

FAMILY LIFE

F3 – Mainstream Families

Mainstream Families refer to a collection of middle class and working-class child-filled households. The age range of adults is broad – 25 to 54 – and most families have at least one child under 18. Residents in this exurban group share similar consumption patterns, living in modestly priced homes – including mobile homes – and ranking high for owning three or more cars. As consumers, they maintain lifestyles befitting large families in the nation's small towns: lots of sports, electronic toys, groceries in bulk and televised media.

MATURE YEARS

M3 – Cautious Couples

Featuring an over-55-year-old mix of singles, couples and widows and widely scattered throughout the nation, Cautious Couples typically are working-class and white, with some college education and a high rate of home ownership. Given their blue-collar roots, they today pursue sedate lifestyles with high rates for reading, travel, eating out at family restaurants and pursuing home-based hobbies like coin collecting and gardening.

M4 – Sustaining Seniors

These older, economically challenged Americans are racially mixed and dispersed throughout the country, all scoring high for having residents over 65 years old and household incomes under \$25,000. Many are single or widowed, have modest educational achievement and live in older apartments or small homes. On their fixed incomes, they lead low-key home-centered lifestyles. They are big on watching TV, gardening, sewing and woodworking. Their social life often revolves around activities at veterans clubs and fraternal organizations.

Segments

Segment 41 is part of the C2 City Centers social group and in the Cautious Couples lifestage group. **Sunset City Blues**, personifies a portion of the population of Essexville. It is characterized by being scattered throughout the older neighborhoods of small cities and is a segment of lower-middle class singles and couples who have retired or are getting close to it. These “empty nesters” tend to own their homes but have modest educations and incomes. They maintain a low-key lifestyle filled with newspapers and television by day and family-style restaurants at night.

In 2005, this group consisted of approximately 1.7% of U.S. households with a median household income of \$37,088.

Segment 32 is part of the T2 Country Comfort social group and in the Mainstream Families lifestage group. **New Homesteaders** are young, middle class families seeking to escape suburban sprawl and find refuge in a collection of small, rustic townships filled with new ranches or Cape Cods. They have decent paying jobs in white collar and service industries, and are usually dual-income couples having comfortable, child-centered lifestyles. Driveways are filled with campers and powerboats and their family rooms with PlayStations and Game Boys.

In 2005, this group consisted of approximately 1.9% of U.S. households with a median household income of \$54,331.

Segment 48 is part of the T4 Rustic Living social group and in the Striving Singles lifestage group, and like the soap opera that inspired its nickname, the **Young and Rustic**, is composed of young, restless singles. Unlike the glitzy soap denizens, however, these folks tend to be lower income, high-school educated and living in tiny apartments in the nation’s exurban towns. With their service industry jobs and modest incomes, these folks still try to fashion fast-paced lifestyles centered on sports and dating.

In 2005, this group consisted of approximately 3.6% of U.S. households with a median household income of \$31,884.

Segment 56 is part of the T4 Rustic Living social group and in the Striving Singles lifestage group and consists of a population of middle-aged, blue-collar couples and families known as **Crossroads Villagers**. A classic rural lifestyle, residents are high-school educated with lower-middle incomes and modest housing, with one-quarter living in mobile homes. There is an air of self-reliance in this group as they put food on the table through fishing, gardening and hunting. In 2005, this group consisted of approximately 1.8% of U.S. households with a median household income of \$31,973.

Segment 55 is known as **Golden Ponds**, part of the T4 Rustic Living social group and Sustaining Seniors lifestyle group and is characterized by mostly a retirement lifestyle dominated by downscale singles and couples over 65 years of age. Found in small, bucolic towns around the country, these high-school educated seniors live in small apartments on less than \$25,000 a year. One in five residents reside in a nursing home. For elderly residents, daily life is often a succession of sedentary activities such as reading, watching TV, playing bingo and doing craft projects.

In 2005, this group consisted of approximately 1.75% of U.S. households with a median household income of \$29,642.



Demand for Goods and Services

The retail sales potential for the City of Essexville was calculated using the number of households by income group enumerated in the U.S. 2000 Census applied against consumer expenditures for each expenditure item quantified by the Consumer Expenditures Survey. The total demand for goods and services was assessed using the Sales Potential Model (version 3.0) developed by the Main Street Center of the National Trust for Historic Preservation.

Table 9
Demand for Goods and Services

Average Annual Expenditures	Demand by Household Income
Food	8,284,493
Food at Home	4,773,814
Cereals/Bakery Goods	745,935
Meats, Poultry, Fish and Eggs	1,203,824
Dairy Products	530,710
Fruits and Vegetables	789,076
Other Foods at Home	1,504,195
Dining Out	3,510,351
Apparel and Services	3,776,245
Men and Boys	914,712
Women and Girls	1,581,976
Children Under 2	155,802
Footwear	496,274
Other Apparel	626,695
Entertainment	3,312,902
Personal Care Products	822,427
Reading	347,029
Education	997,901
Tobacco Products	420,989
Total Average Annual Expenditures	\$65,259,076
Average Annual Expenditure per Household	\$29,846

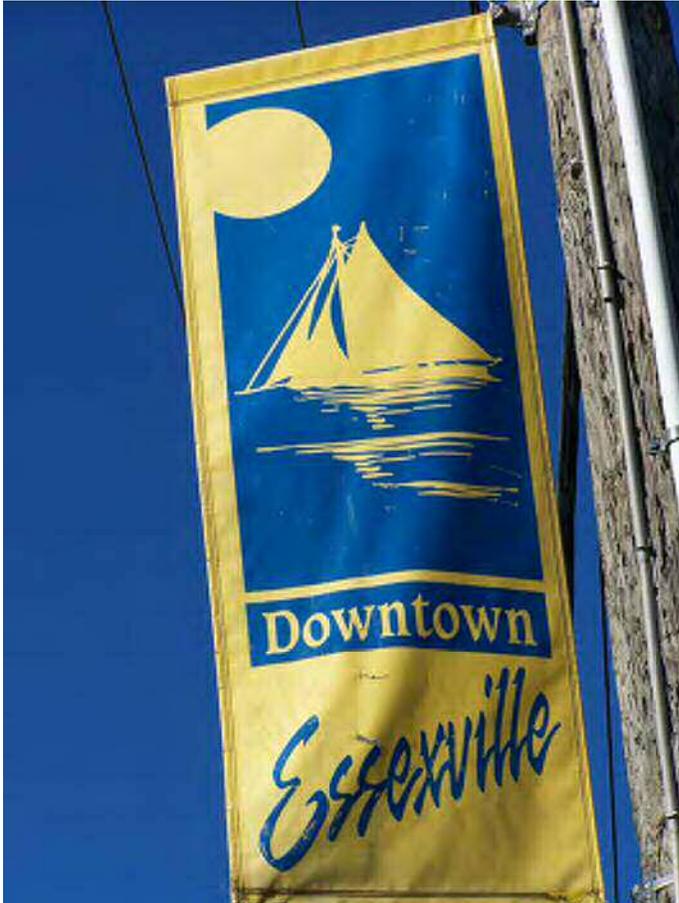
Source: National Main Street Center Retail Model

The obvious trend illustrated in the Sales Potential Model is the absence of businesses in the Woodside Avenue Business District, such as, apparel and services, and entertainment, which captures a portion of the consumer expenditures. Some of the consumer items such as apparel and services would be unlikely to compete with malls or other planned shopping areas. However, dining, entertainment and food product lines are often successful businesses in small community business districts. In fact, the Woodside Avenue Business District does not reflect the same quality evident in the residential neighborhoods.

Woodside Avenue Business District

The Woodside Avenue Business District extends along Woodside Avenue from Borton Avenue on the west to Pine Street on the east. The principal concentration of retail businesses are located between Scheurmann Street and Pine Street. There are three (3) nodes of activity along Woodside Avenue and these include the Borton, Main and Pine Street intersections. The business district has a collection of convenience and specialty businesses, including but not limited to: LaBrenz Pharmacy, Petite 4 Bakery, Silver Palace Bar, F Bay Sporting Wildlife Gallery, Be Cool, American Gourmet, and Curves. Due to the presence of industrial and water-related facilities along the north side of Woodside Avenue, the business district is fragmented and lacks cohesion.

Another apparent characteristic is that the business district does not reflect the same quality as the residential neighborhoods. It is as if the Woodside Avenue Business District is located in another community. Based on the lifestyle segments and consumer expenditures previously enumerated, the mixture and quality of businesses should be greater. As a result, it would appear that a significant portion of discretionary consumer expenditures is flowing out of the community.

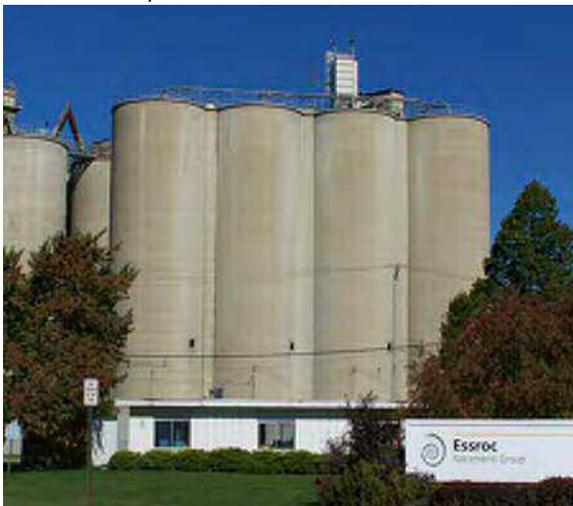


This trend has been a major concern of the Essexville Downtown Development Authority who has been enacting programs to reverse the outflow of consumer expenditures and improve the Woodside Avenue business district.

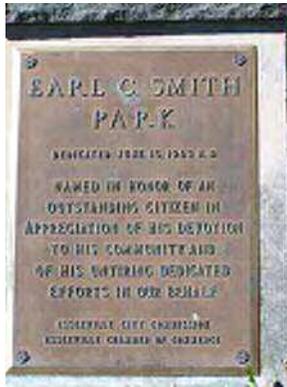
Saginaw River Waterfront

Today, the Saginaw River waterfront is utilized for bulk storage of petroleum products, cement, stone, agricultural products and institutional uses such as the wastewater treatment plant. Approximately 28 marine terminals are located along the Saginaw River from its mouth near Essexville to the City of Saginaw. The port ranks approximately fifth in value of commodities shipped through Michigan ports and handles roughly four (4) million tons annually. A port study conducted by the Bay City Area Transportation Study (BCATS) concluded that the future for the port would be cargo handling. Based on the 1995 National Transportation Atlas Databases published by the U.S. Department of Transportation, Bureau of Transportation Statistics, the following waterborne transportation operations utilize the Essexville waterfront:

- ESSROC (Italcemente) Corporation – Receipt of limestone and cement clinker by self-unloading vessel for plant processing. Plant trackage connects with Chesapeake and Ohio Railway. Open storage at rear of face for 225,000 tons of limestone and 30,000 tons of cement clinker. Cement plant in rear has storage capacity for 75,000 tons of cement.
- Carrollton Concrete Mix Corporation – Limestone by self-unloading vessel. Approximately 6 acres of storage on a non-conforming zoned parcel of property.
- Essexville Public Dock – Moorings for small craft. Adjacent to City park.
- Sand and Stone, Inc. – Receipt of limestone. Approximately 14 acres of unpaved, open storage area for limestone and 30,000 square feet of asphalt paved area at rear. Bay Asphalt Paving Company, a division of Sand and Stone, Inc. operates the plant.
- Wirt Agricultural Products Dock – also operating as Wirt Overseas Blending and Transfer Co. Shipment of beet pulp pellets and other agricultural products in foreign trade. Storage shed in rear. Storage in steel frame, metal covered above low concrete walls; with concrete floor, storage capacity for approximately 720,000 cubic feet or 11,000 tons of beet pulp pellets.
- Enterprise Oil & Gas Company – Receipt of petroleum products. Two 8" and one 8" becoming 6" pipelines extending from wharf to 2 steel storage tanks in rear and 4 steel storage tanks located at terminal approximately 1,300 feet upstream, total capacity 183,000 barrels.



There is one municipal park along the waterfront – Smith Park, and two public boat launches. One launch is at Smith Park and the other is located at the terminus of Main Street. A private marina in the vicinity of the U.S. Coast Guard Station is located off of Pine Street (Weadock Road).



Plans commissioned by the Essexville Downtown Development Authority (DDA) envision the introduction of water-related commercial opportunities along the waterfront. These will be discussed in more detail later in the report.

Economic Overview Summary

The City of Essexville economy is integrally tied to the regional economy of the Saginaw-Bay City-Midland Metropolitan Statistical Area. The physical size of the community will limit the intensity of industrial and commercial development and redevelopment. Further, the composition of the resident population and its lack of reliance on job opportunities within the City should spawn a rethinking of how the business district and the Saginaw River waterfront should be utilized.

- Unemployment rates are typically lower than the Bay County average due in part to the executive, managerial, and professional composition of the population.
- 79% of the resident employed population over 16 years old work in executive, professional and administrative occupations.
- Each of the four block groups are represented by a different lifestyle segment. Essexville is not a homogeneous community but an economically diverse community.
- The Woodside Avenue Business District does not reflect the same quality as the residential neighborhoods of the community.
- It appears that a significant portion of consumer expenditures are flowing outside the City.
- The Saginaw River waterfront, although utilized for bulk storage, could be restructured to provide greater economic benefit to the community.



Public Resources can be defined as facilities and services owned and operated by the City for the benefit of the residents. This section of the plan will iterate the existing condition of these public resources in order to incorporate their potential improvement or preservation into the Future Land Use Plan.

Governmental Context

In 1867, Ransom Essex platted the original 57 lot plat of the Village of Essex. The plat was developed to provide housing for workers expected to locate in the area as the result of lumber and sawmills located on the Saginaw River.

The Michigan legislature granted the Village of Essexville a municipal charter in 1883 thereby officially designating the corporate limits and jurisdiction of the community. The Village reorganized as a Home Rule City (HRC) in 1934 and 1958 when it became a City Manager-Commission form of government.

Today, the City of Essexville is managed by a City Manager in conjunction with the City Attorney, City Assessor, Treasurer, City Clerk, Director of Public Safety, Department of Public Works Superintendent, Building Inspector, Electrical Inspector, Plumbing Inspector, and Wastewater Treatment Plant Superintendent.

The City of Essexville Administrative Offices, City Council Chambers and Department of Public Safety are located at 1107 Woodside Avenue. The Public Safety Department provides police, fire and emergency medical services. To supplement fire protection provided by Public Safety Officers, the City utilizes the services of volunteer firemen and has a mutual aid agreement with the City of Bay City, Hampton Township and Bangor Township.



Water Distribution System

The City of Essexville acquires its municipal water supply from the City of Bay City and Hampton Township. In 2006, the average water demand was estimated at 249,315 gallons per day (gpd) or 148 gallons per minute (gpm).

In 1992, the City commissioned a Water System Reliability Study to review existing conditions of the system and identify deficiencies. The study concluded that during maximum day demand with concurrent fire usage rendered the system deficient. Because the principle water connection with Bay City was on the west side of the City, pressure dropped on the east side. The study recommended the construction of an elevated water tank on the east of town or a connection with Hampton Township. In 1996, the connection with Hampton Township was implemented. According to the City's 2006-2012 Capital Improvement Program the City has converted most water meters for outside reading and replaced almost 70% of the oldest water meters in the system. The City is also in discussions with other Bay County governmental units regarding water supply alternatives.

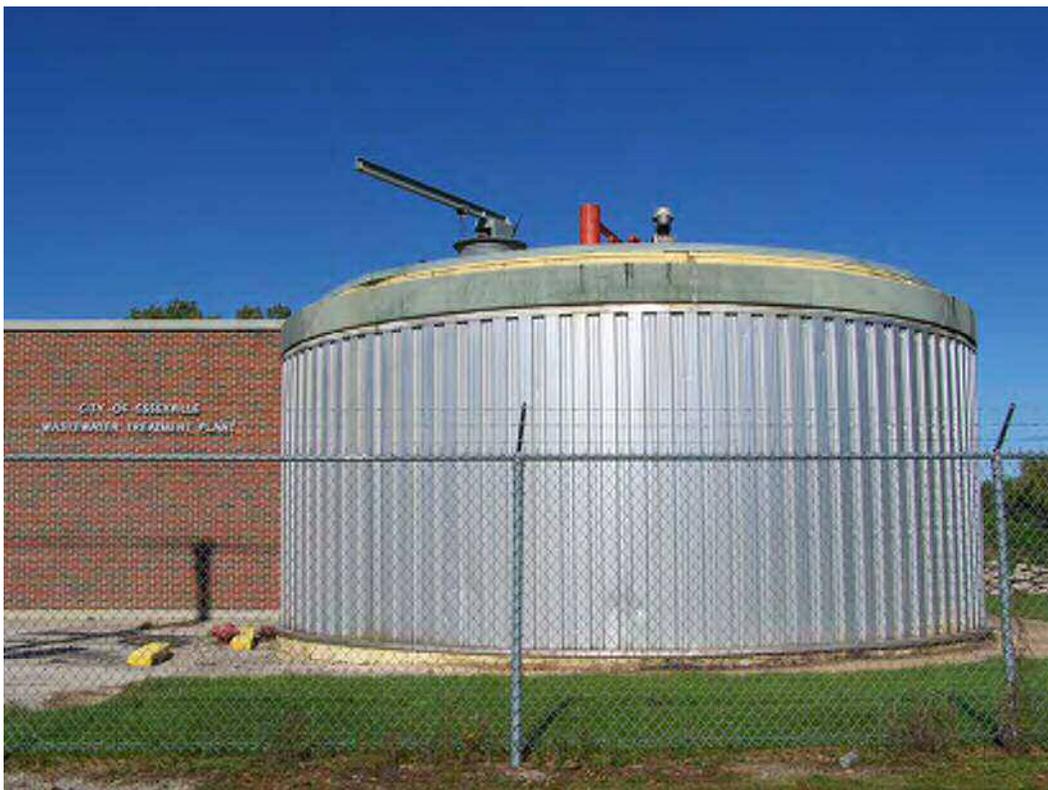


Wastewater Collection and Treatment

The wastewater collection and treatment system was originally constructed in 1948 and consisted of a storm water pump station. In 1956, the pumping station was upgraded to provide primary treatment with chlorination and sludge digestion. The treatment plant was again expanded in 1978 to provide secondary treatment, phosphorus removal and storm water retention.

The collection system consists of gravity sanitary sewers, gravity storm sewers, gravity combined sewers and three (3) sanitary lift stations with association force main piping. Approximately 473 acres of the City are served by combined sewers, 212 acres by separated sewers and 128 acres by storm sewers. In 2006, the City treated 309 million gallons of waste water. The disparity between potable water (91 million gallons) and waste water (309 million gallons) is due to the combined sewer system which treats both waste water and storm water.

The City is working with the Michigan Department of Environmental Quality (MDEQ) on their National Pollution Discharge Elimination System (NPDES) permit due to the combined system and the periodic need to discharge untreated water to the Saginaw River during heavy rain events. Because of this condition the City evaluating the possible construction of additional combined sewer retention capacity.



Streets and Sidewalks

The residents of Essexville have authorized a two mill tax levy for three years ending in 1999 to make needed improvements to the City's street network. This tax levy generated approximately \$103,000 annually. The millage first approved by the voters in 1986 and subsequently renewed has allowed the City to resurface and repair 75% of its local street system in areas where the sewer has been separated. A recent Charter revision does not make this type of program applicable.

In 1996, the City of Essexville, Essexville Downtown Development Authority, the Michigan Department of Transportation (MDOT) and the Bay City Area Transportation Study (BCATS) combined funds to reconstruct Woodside Avenue from Pine Street to Scheurmann. The total project cost was \$1,150,000 and included water main replacement and upgrading, sewer separation, sidewalk replacement and street reconstruction.

Since 1996 the City has been using local funds, proceeds from a \$5 million infrastructure bond approved by voters in 1999 and federal transportation funds administered by the Bay City Area Transportation Study ("BCATS") to construct over \$7 million in street, drainage and sidewalk improvements in the City. All of the City's high volume major street system (Pine, Woodside Avenue, Borton Avenue, and Scheurmann Street) have been rebuilt and improved since 1996.

In addition, the City received matching grant funds through the Surface Transportation Program (STP) to replace and upgrade traffic signals at the Pine/Woodside and Pine/Essex intersections, and additional BCATS funding to reconfigure the Woodside / Borton intersection.



Educational Facilities

The City of Essexville is located within the Essexville-Hampton School District. This public school district, known for its quality educational program, has been the principle determinant ensuring the stability and value of Essexville's residential neighborhoods. Several public school facilities are located in the City including Garber High School, Quintine Cramer Junior High School and Hughes Elementary. W.R. Bush Elementary located on Nebobish Avenue is just across the street from the south municipal limits.

In addition to public schools, the City is home to St. John's Elementary School and the Bay Arenac Community High School, both private parochial schools.



Recreational Facilities

The City of Essexville has eight municipal parks. These include:

- Smith Park located adjacent to City Hall on Burns Street;
- Smith Park Boat Launch, located just north of City Hall and Wastewater Treatment Plant on the waterfront;
- Main Street Boat Launch;
- Veterans Park on Woodside, Main and Prairie Streets;
- Youth Memorial Park at Pine and Borton Avenue;
- Woodside Right-of-Way Park, located east of Scheurmann;
- Woodside/Borton Plaza Park located on the northeast corner of the Woodside Avenue and Borton Street intersection; and
- Municipal Park located behind the City of Essexville City Hall Building.

In addition to these parks and facilities, community residents utilize the recreation facilities offered by the Essexville-Hampton School District. These facilities include tennis courts, volleyball courts, soccer fields, baseball fields, football fields and various playground equipment.



The City, in 2007, updated and adopted the Essexville Parks and Recreation Master Plan which included conversion of the Main Street Boat Launch to a fishing pier and overlook, and expansion of park facilities at Hughes Elementary School.



Recreation Facilities



0.2 0 0.2 0.4 Miles

A Public Facilities

- A. Smith Park
- B. Smith Park Boat Launch
- C. Main Street Boat Launch
- D. Youth Memorial Park
- E. Veterans Park
- F. Woodside Right-of-Way Park
- G. Public Plaza

A School Facilities

- A. Hughes Elementary School
Playground
- B. Cramer/Garber Schools
- C. Ed Harvey Field
- D. Garber Weight Room &
Fine Arts Building

A Private Facilities

- A. Saginaw Bay Yacht Club
- B. St. John's Elementary School
- C. St. Luke's Methodist Church

Natural Resources

The topography of the City of Essexville is relatively flat. Elevations generally rise from the mouth of the Saginaw River and the shore of the Saginaw Bay to the west and south.

Remaining forest cover is found along the east side of Pine Street, north of Woodside Avenue in an area zoned as Development District (D-1). Because most of the community is developed, tree cover is limited to terrace trees and individual yard landscaping.

The major natural feature in Essexville is the Saginaw River, which forms the northern municipal limit of the City. The Saginaw River, part of the Saginaw Bay watershed, is a navigable waterway for commercial and non-commercial boating. It connects the community to the City of Bay City and City of Saginaw as well as Lake Huron. Pockets along the Saginaw River north of the Essroc Plant which are not intensively developed provide habitat for various wildlife and waterfowl.

Cultural Resources

There are no known "historic" properties designated as such under the National Historic Preservation Act in the City. The age and quality of the housing stock in certain sections of the community should be evaluated for their eligibility as National Register of Historic Properties register.

Further, it is anticipated that sporadic sites containing Native American artifacts are located in the community. This is inferred from the historical accounts of Chippewa Indian settlements along the Saginaw River in or near Essexville.

Climate

Seasonal temperatures range from an average daily minimum of 16.6 degrees in February to an average daily minimum of 82.2 degrees in July. The average annual rainfall ranges from 3.01 inches in June to 1.29 inches in February. The heaviest 24 hour rainfall during the period of record was 6.81 inches recorded on August 8, 1913. The average seasonal snowfall for Bay County is 39.6 inches. Maximum and minimum amounts of 71.4 and 11.5 inches have been recorded. The prevailing winds are from the southwest.

Public Resources Summary

The City of Essexville provides a comprehensive package of municipal services to its residents including police and fire protective services, recreation, trash removal, water and wastewater distribution and collection facilities.

- The City has instituted a six year Capital Improvements Program to fiscally plan for municipal infrastructure projects. The estimated total for forecasted improvements between 2006 and 2012 is \$14,014,000.
- The water distribution system has been evaluated to identify deficiencies. Several of these deficiencies have been corrected with the upgrading of the water main on Woodside Avenue and the connection to the Hampton Township water system has been completed.
- The Essexville-Hampton Public School District forms the foundation for the community. Its success and focus on quality education has enhanced the attractiveness of Essexville's distinctive neighborhoods.
- Local recreation facilities and programs are highly reliant on the Essexville-Hampton Public School facilities.
- The predominant natural resource is the Saginaw River.
- There are no federal designated "historic" resources in the community. However, the age and quality of the housing stock could qualify some areas for designation, which is an honorary designation and gives designated properties a higher degree of environmental review when federal funding programs are used.

Chapter Five

Neighborhood Assessment

The residential neighborhood is the fundamental building block of a community. Historically, community planning has used the neighborhood unit as a guideline to measure the availability of community services such as police, fire, parks, religious institutions, and schools. Neighborhoods also generally define the social and economic context of the households and residents living within the area.

The Neighborhood Planning Unit (NPU) is used in many planning studies to develop recommendations for community facilities influenced, in part, by an acceptable walking distance of $\frac{1}{4}$ to $\frac{1}{2}$ mile for school age children. In this plan, the definition of neighborhood has been refined to mirror the U.S. Bureau of the Census data collection unit known as the “Block Group”.

Essexville Block Groups

The City of Essexville is incorporated into one (1) Census Tract (2851) and four (4) Block Groups. A Census Tract is a statistical collection area defined by the U.S. Bureau of the Census to include approximately 2,500 – 3,500 residents. The boundaries of the Census Tract usually follow physical features such as rivers, creeks, lakes and major roads. The Block Group is a sub-area of the Census Tract and includes approximately 350 – 1,500 residents. In Essexville, the entire City is the Census Tract bounded by the municipal limits comprised of 3,766 residents and 1,530 housing units. It is also further divided into four (4) Block Groups ranging in population from 542 residents in Block Group 4 to 1,537 residents in Block Group 2. The map at the left illustrates the geographic location of the 4 Block Groups.

Composition of Essexville Housing

The City of Essexville based on the 2000 Census had 3,766 residents residing in 1,487 households. The average number of persons per household for the entire City of Essexville is 2.50.

As reflected in the table entitled “Composition of Essexville Households and Neighborhoods”, the number of housing units – physical structures that provide habitat – is enumerated at 1,530. Of the total number of units, 1,350 units or 88% were identified as owner occupied units. 137 units or 9% were classified as renter occupied units, and 43 units or 3% were listed as vacant. A vacancy rate of 4% is acceptable and allows for movement within the market.

A general pattern of housing composition (tenure) shows that Essexville is dominated by Owner Occupied housing and Renter Occupied housing is not concentrated in any one area of the community. Between the 1990 and 2000, the Census data indicates that the number of renter housing units in the City declined.

Table 10
Composition of Households and Neighborhoods

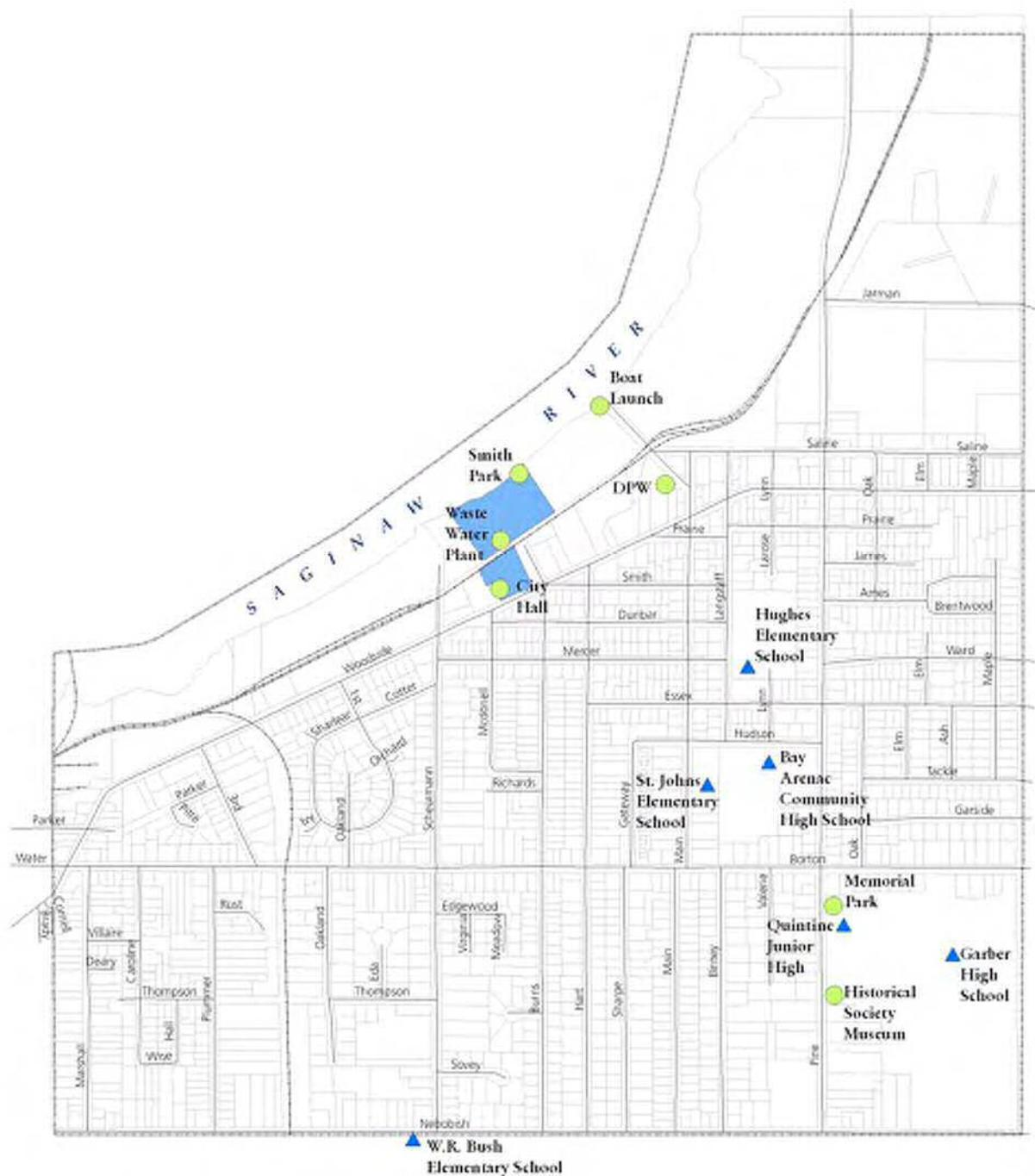
	BLOCK GROUPS				City Total
	1	2	3	4	
Persons	784	1,537	903	542	3,766
Households	294	632	345	216	1,487
Persons per Household	2.7	2.4	2.6	2.5	2.5
Housing Units	319	620	375	216	1,530
Percent Owner	93%	91%	81%	85%	88%
Per Capita Income	\$ 19,034	\$ 36,493	\$ 18,765	\$ 17,152	\$ 25,750
Median Household Income	\$ 41,875	\$ 48,333	\$ 45,109	\$ 40,000	\$ 43,796
Average Household Income	\$ 50,660	\$ 85,559	\$ 50,235	\$ 43,106	\$ 64,296
Median Housing Value	\$ 82,623	\$ 99,098	\$ 81,741	\$ 89,697	\$ 88,354
Neighborhood Type	Owner	Owner	Owner	Owner	Owner
Neighborhood Income Type	Moderate	Middle +	Moderate	Moderate	
Low/Mod Neighborhood	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Housing Pre-1939	70	91	112	123	396
% Housing Pre-1939	24%	16%	37%	67%	29%
Neighborhood Strategy	Conservation	Conservation	Rehabilitation	Rehabilitation	
Top 3 Sources of Income (1=Highest)					
Wage or Salary	1	1	1	1	1
Self-Employment	3	2			2
Social Security	2		2	2	
Interest		3	3		3
Retirement				3	

Neighborhood Assessment Strategy

To ensure the continuation of quality neighborhoods in the City of Essexville, an assessment of each neighborhood (Block Group) was conducted using the following Census information:

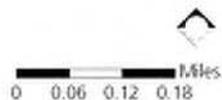
- Housing Tenure – if the housing unit occupied by an owner occupant or renter occupant;
- Median Income – the mid-point of income for all households within the Block Group adjusted to HUD criteria based on the median household income for Bay County;
- Age of Housing Stock – the percentage of housing units built prior to 1939.

From this information, neighborhood tenure type, low and moderate-income neighborhoods, and suggested neighborhood housing strategies were obtained. Information compiled for this assessment was taken from the 2000 Census of Population and Housing: Summary Tape File 3A (STF3A File).



City of Essexville
Community Facilities

Data Source: City of Essexville
 Map Source: Beckett & Raeder Inc.



Community Facilities Key

- Community Facilities
- ▲ Schools
- Governmental

Neighborhood Type

The classification of neighborhood type relates to the percentage of home ownership for housing units within the Block Group. The percentage of home ownership within the context of a neighborhood unit is often used as a broad indicator for neighborhood housing quality. Historically, housing studies have linked reduced property values, blight and negligent property maintenance with renter neighborhoods. Therefore, it is important to identify these areas and determine any indices of housing decline. There are three types of neighborhoods used in the Neighborhood Assessment and they include owner, renter and transitional neighborhoods and are based on the following criteria:

- Owner Neighborhood – Greater than 55% of the housing units are classified as owner units
- Renter Neighborhood – Less than 45% of the housing units are classified as owner units
- Transitional Neighborhood – Between 55% and 45% of the housing units are classified as owner units

Transitional neighborhoods are simply those neighborhoods where the housing ownership is reverting to rental ownership or vice versa; the neighborhood is in a state of change. The trend from renter to owner housing is termed “gentrification”.



Table 11
Summary of Neighborhood Types

Neighborhood Type	Number of Neighborhoods	Percent	Number of Units	Percent
Owner	4	100	1,530	100
Transitional	0	0	0	0
Renter	0	0	0	0

Based on this assessment, the City of Essexville consists of all Owner Neighborhoods. Block Groups 1 and 2 have the highest percentage composition of owner housing enumerated at 93% and 91%, respectively. Block Group 1 consisting of housing units east of Pine and north of Borton has an owner housing percentage of 93%. The lowest percentage of owner occupied housing is found in Block Group 3 at 81%.

The high degree of owner-occupied housing is a condition that the community should strive to protect and enhance. The long-term integrity of the neighborhoods will assist with the revitalization of the Woodside Avenue Business District and more importantly ensure the financial integrity of the municipality.

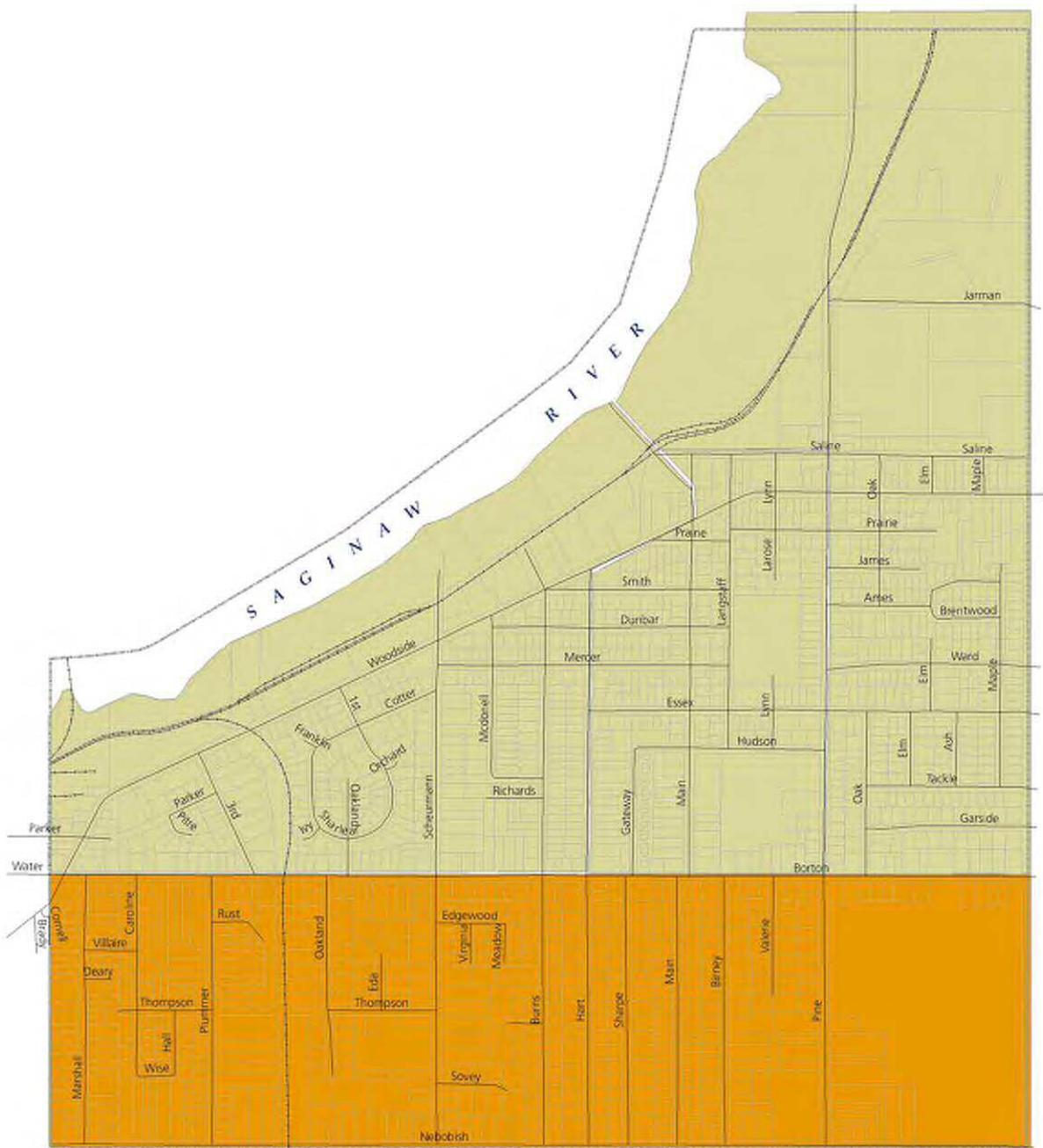
Neighborhood Income

The median household income for the City of Essexville in 1999 dollars was \$41,875. This statistic is important because it is often used by the State and Federal government to determine thresholds for various financial programs and scoring for other program funding applications. Block Group 2 is the only Block Group in Essexville to exceed the City median household income. Median family income in 1999 dollars was \$48,333. In addition to using the median income as a gauge for State and Federal funding, the U.S. Department of Housing and Urban Development (HUD) utilizes a percentage of the median income to indicate levels of need. Income groups identified as Very Low, Low and Moderate are grouped together under the definition of Low & Moderate Income; referred to as Low/Mod.

Table 12
Summary of Income Group Classifications

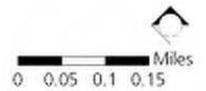
Income Group	Percent of Median Income	Income
Very Low Income	Less than 50%	Less than \$18,950
Low Income	50-80%	\$18,951 to \$30,550
Moderate Income	80-120%	\$30,551 to \$46,400
Middle + Income	Greater than 120%	Greater than \$46,400

The table entitled "Composition of Households and Neighborhoods" identifies median and per capita income levels, neighborhood income type and low/mod designation. Based on the criteria reviewed, seventy-five percent (75%) of the four (4) neighborhoods can be classified low and moderate income neighborhoods. The map entitled "Low and Moderate Income Neighborhoods" illustrates the geographic location of these areas in relation to the community. Based on the 1996 Michigan State Housing Development Authority Distressed Areas Report, the City of Essexville is not listed as an eligible distressed community. In Bay County, only the municipality of Bay City is listed as an eligible distressed area, qualifying them for selective funding programs and preferential ratings on funding applications.



City of Essexville
Income Distribution by Block Group

Data Source: City of Essexville, US Census 2000
 Map Source: Beckitt & Raeder Inc.



Income Key

- Very Low Income (less than 40%)
- Low Income (40% to 79%)
- Moderate Income (80% to 120%)
- Middle Income + (121% or greater)

Age of the Housing Stock

The age and location of the local housing stock parallels the historical development of the City along Main Street and the easterly end of Woodside Avenue. The U.S. Census begins its classification of the age of housing by grouping housing constructed prior to 1940 as “pre-1939”. Based on the 2000 U.S. Census, the City had 396 housing units or twenty-nine percent (29%) of its housing stock classified as “pre-1939”. The median age of the housing stock for the City of Bay City and Hampton Township are 1939 and 1971, respectively.

Table 13
Distribution of Housing by Year Built

Year Built	Number of Units	Percent
1939 or earlier	423	28%
1940-1949	226	15%
1950-1959	426	29%
1960-1969	223	15%
1970-1979	105	7%
1980-1989	29	2%
1990-1999	55	4%

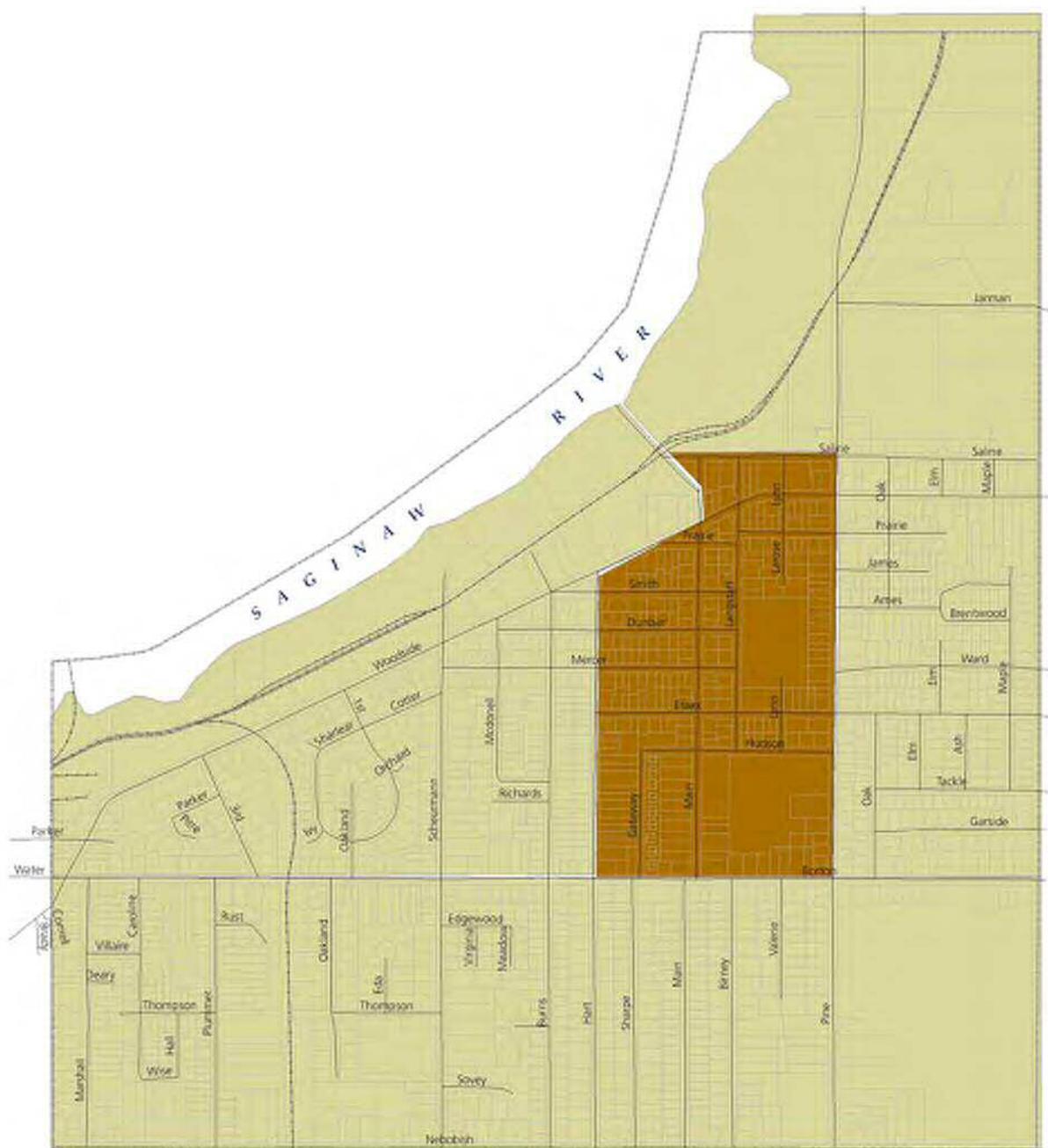
2000 Census of Population and Housing: Summary Tape File 3A

The profile of the housing stock by tenure (owner or renter) suggests that owner occupants reside in older homes and renters live in more recently constructed housing. For example, thirty-three percent (33%) of renter housing units were built after 1970 compared to ten percent (10%) for owner occupied housing built in the same time period.

Table 14
Profile of Housing by Year Built by Tenure

Year Built	Owner Units	Percent	Renter Units	Percent
1939 or earlier	396	29%	27	20%
1940-1949	208	15%	18	13%
1950-1959	396	29%	30	22%
1960-1969	206	15%	17	12%
1970-1979	69	5%	36	26%
1980-1989	20	1%	9	7%
1990-1999	55	4%	0	0%

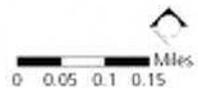
2000 Census of Population and Housing: Summary Tape File 3A (CD90-3A27)



City of Essexville

Median Age of Housing Stock

Data Source: City of Essexville, US Census 2000
Map Source: Borden & Borden, Inc.



Median Housing Age Key

- Pre 1940 (none)
- 1940 - 1949
- 1950 - 1959
- 1960 + (none)

Using the information previously delineated, each neighborhood (Block Group) was assessed to determine a broad based Neighborhood Strategy for inclusion in the Master Plan as a “Conservation”, “Preservation” or “Rehabilitation” neighborhood. The Neighborhood Assessment Strategy utilizes the following criteria to recommend a development strategy for a particular neighborhood:

- Neighborhood Type – is the neighborhood Owner, Transitional or Renter based on the criteria outlined.
- Neighborhood Income Type – is the neighborhood Very Low, Low, Moderate or Middle + Income based on 1999 dollars applied against HUD criteria.
- Age of Housing – what is the general age of the housing stock compared against the “pre-1939” percentage.

The chart on the adjacent page outlines in detail the process used to define the appropriate Neighborhood Strategy. The end result is that each Neighborhood Type is broken down into three possible Neighborhood Strategies.

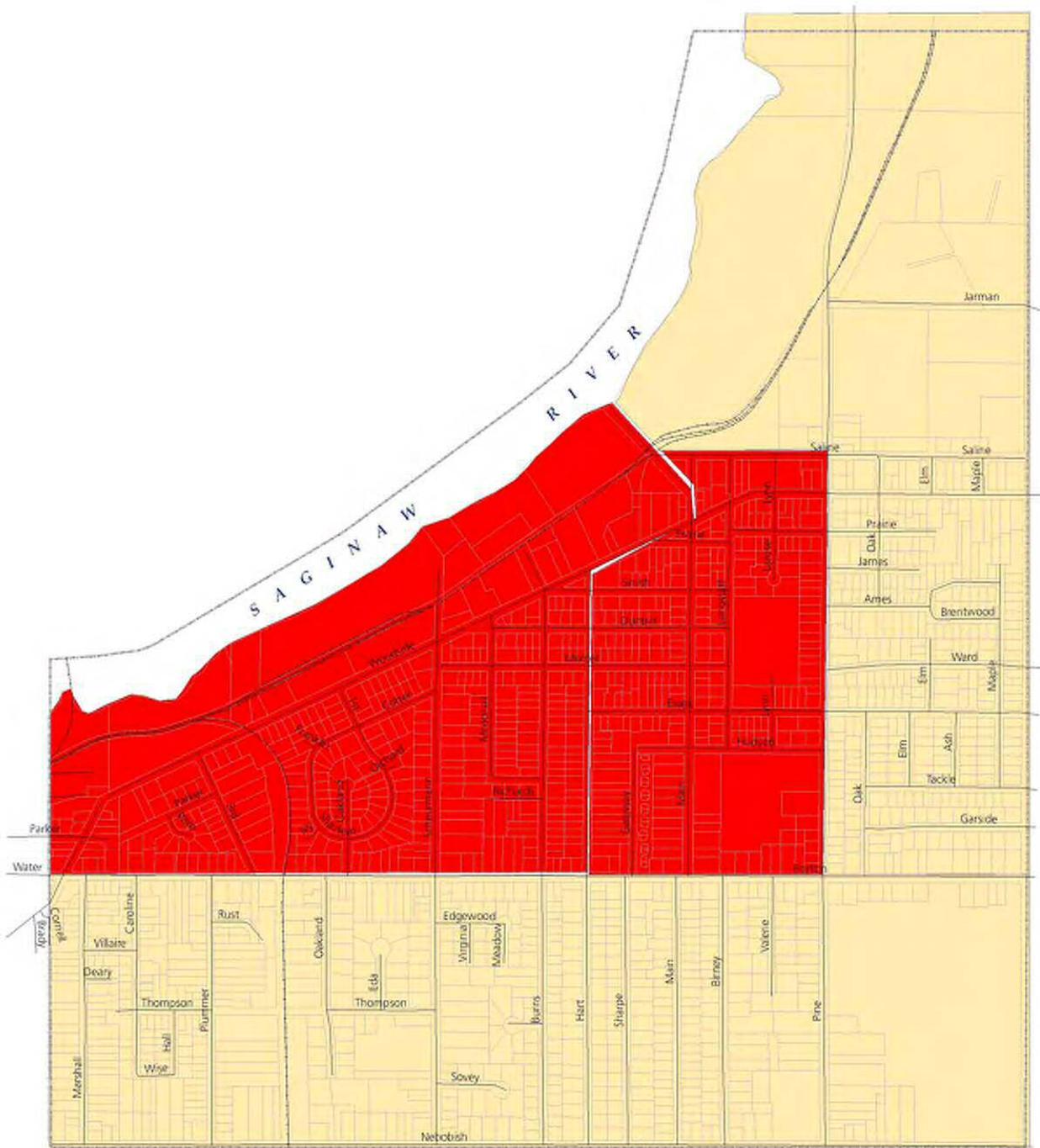
Table 15
Summary of Neighborhood Assessment Strategy Model

Neighborhood Type	Neighborhoods	Neighborhood Strategy		
		Conservation	Preservation	Rehabilitation
Owner	4	2	0	2
Transitional	0	0	0	0
Renter	0	0	0	0
Total	4	2	0	2

Neighborhood Assessment Strategy Model based on 1990 U.S. Census Data

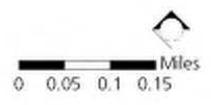
Based on the results of the assessment, the development strategy fifty percent (50%) of the neighborhoods are designated as “Conservation” and “Rehabilitation.” The map entitled “Neighborhood Strategy” illustrates the location of these neighborhood strategies within the context of the community.

Certain actions are appropriate for each neighborhood strategy classification.



City of Essexville
Neighborhood Strategy

Data Source: City of Essexville
 Map Source: Deekoff & Raeder Inc.



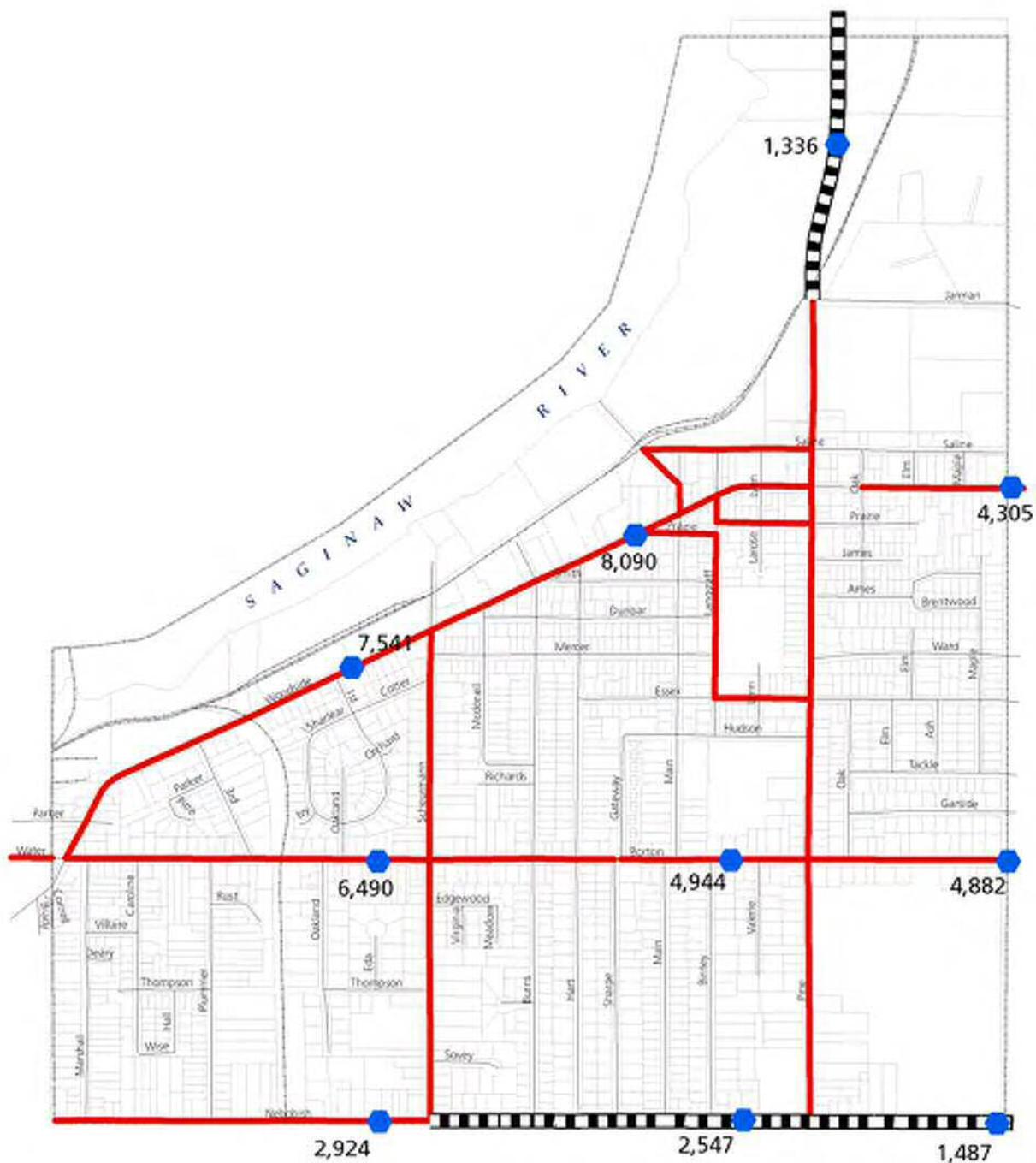
- Strategy Key**
- Conservation
 - Rehabilitation

Conservation Neighborhoods – maintenance of existing conditions with a bi-annual review of exterior property and structures using BOCA National Property Maintenance Code or like code to ensure quality and stability. Infrastructure improvements should be monitored not to detract from residential integrity of these areas.

Preservation Neighborhoods – designation of appropriate areas as historic districts to encourage the sensitive rehabilitation of structures in conformity with the Secretary of the Interior Guidelines for Rehabilitation. Rental property designated on the National Register of Historic Places should be encouraged to utilize historic investment tax credits (ITC's) to offset cost of renovation. And, technical information should be made available to interested property owners on renovation techniques. Although there are no neighborhoods falling into this category approximately thirty percent (30%) of the housing units in the City were built prior to 1939 making them potentially eligible for designation on the National Register of Historic Places.

Rehabilitation Neighborhoods – maintenance of existing conditions with an annual review of exterior property and structures using the Uniform Building Code and its companion codes. In addition, the use of federal/state sponsored owner and landlord rehabilitation loan and grant programs should be reviewed for utilization in these neighborhoods.





City of Essexville
Road Classification

Data Source: City of Essexville
 Map Source: Bentley & Raede Inc.



Road Classification Key

- Major Street (Essexville)
- Minor Street
- Major Street (County)
- ADT: Average Daily Traffic Volumes

Chapter Six Community Assessment

Overview of Section

This section of the planning study is meant to develop a set of criteria by which the Essexville community can be assessed. From this assessment comes the set of planning issues in the City which will require attention over the next 10 to 20 years.

The assessment is based on information such as demographics, housing, traffic and circulation concerns, and existing land uses within the City. Demographics and housing have been discussed in previous sections of this document. Traffic, circulation and existing land uses and patterns, and zoning will be discussed briefly in this section and will ultimately create an overall Community Assessment.

This section of the document is the basis for the conceptual process from which the Master Plan is derived. The Community Assessment organizes the community from specific characteristics into general categories and then examines the manner in which these parts interact. An understanding of this interaction allows for the development of the Community Master Plan.

Traffic and Circulation Assessment

The Traffic and Circulation Assessment is necessary as a starting place in determining the ways in which the separate pieces of the City interact. It is also necessary as proposed road extensions in the City have the potential to effect the nature of new and existing development within the City.

The map entitled "Road Classifications" shows the existing road types in the City. The dashed lines on the map indicate those streets which are classified as "Major Streets" under Act 51. Major streets handle larger amounts of traffic, including truck traffic, and serve as collectors for minor arterial streets. All of the Major Streets with the exception of Nebobish east of Scheurmann and Pine Street north of the railroad (Weadock Road) are under the jurisdiction of the City of Essexville. The two (2) street segments excepted are under the jurisdiction of Bay County. All major roads connect with the adjacent municipalities of Bay City and Hampton Township as noted on the adjacent graphic.



The Road Classification Map also denotes, at select locations, the Peak Hour Average Daily Traffic (ADT) Count taken by Bay County. Where available, the month and year are indicated under the number. Based on the traffic count information, Woodside Avenue handles the highest amount of traffic. Although traffic counts were not available for Pine Street, discussions with the County Road Commission indicate that this arterial is a major truck route due to its connection with

Center Avenue (M-25) south of the City in Hampton Township. Center Avenue (M-25) is a regional trunkline connecting I-75/US 10 to the west and serving as a principle connector for communities in the "Thumb" of Michigan.

The map below identifies the areas in the City which are important in terms of evaluating circulation and flow within the City. The dashed purple lines identify major roads used by commercial trucks and vehicles, and the dashed gray lines are major roads used primarily by non-commercial vehicular traffic. The dashed circles are the primary traffic generators within the City. The light tan color shade denotes areas that are job/work/education centers which create trips during “peak hours”, but also create trips on a regular basis by those who are using these facilities. Traffic generators in Essexville include the public and private schools located along Pine Street and the industrial and water-related uses along the Saginaw River. Of interest is that the community’s industrial and waterborne uses are located on the north side of the community requiring truck traffic to move through several residential areas and educational facilities.



Another traffic/pedestrian influence in the City is the railroad network which parallels the Saginaw River with a conjunction extending south just east of Third Street. As a result, the City has four major grade crossings – one each at Woodside Avenue, Borton Avenue, Nebobish Avenue, and Pine. And, two minor crossings between Schuurmann extended and Main Street.

The shaded circles on the “Circulation Assessment” map show the critical and relevant intersections at which stress-points in the circulation system occur. These areas are crossroads to significant facilities within the City and are also the location of commercial developments, educational facilities and gateways to industrial areas. This plan will take into account the nature of this area and the way in which it effects patterns and circulation within the community.

Traffic and Employment

As previously mentioned, Essexville’s industrial and bulk handling facilities are located in the north portion of the City, adjacent to the Saginaw River. The location of these facilities dictate that passenger and commercial (trucks, semi’s, etc.) vehicles must travel through the community to reach these destinations. As referenced in Table 22, “Community Employment Opportunity Characteristics”, the Essexville Job Market consists of 1,330 jobs, eighty percent (80%) of which are filled by non-Essexville residents. As a result, 1,068 workers are traveling into the City for work.

Table 16
Community Employment Opportunity Characteristics

Occupation	Essexville Residents	%	Essexville Job Market	%
Executive, administrative or managerial	185	10	81	6
Professional Specialty	371	21	238	18
Administrative support	262	16	172	13
Technicians or support occupation	47	3	44	3
Subtotal	865	50	535	40
Sales	283	16	152	11
Protective Services	9	1	36	3
Service, except protective or household	215	12	246	18
Subtotal	507	29	434	32
Precision production, craft, repair	153	9	138	10
Machine operators, assemblers, inspectors	137	7	111	8
Transportation, material movers	33	2	50	4
Handlers, equipment cleaners, laborers	35	2	22	2
Subtotal	358	20	321	24
Farming, forestry, fishing	26	1	12	1
Private household	0	0	10	1
Armed Forces	8	0	18	2
Subtotal	34	1	40	4
TOTAL	1,756	100	1,330	200

Source: US Census (CD90-3A-27) STF3A, 1990 Census Transportation Planning Package (BTS-CD-02-05)

Similarly, the resident workforce contains 1,756 individuals and only 262 work within the City. This results in the daily out-migration of 1,494 workers from Essexville to other communities. Collectively, those leaving and coming into the City for work account for 2,562 trips.

As referenced in Table 23, "Journey To Work by Place of Residence", nineteen percent (19%) and eighteen percent (18%) of the Essexville employment base are Essexville and Bay City residents, respectively.

Table 17
Journey To Work Place by Place of Residence

Residence of Essexville Workforce	Workers	Driving	Bicycling	Walking
Bay City	246	246	0	0
Bridgeport	9	9	0	0
East Tawas	5	5	0	0
Essexville	262	231	6	25
Frankenmuth	2	2	0	0
Midland	23	23	0	0
Saginaw	30	30	0	0
Vassar	2	2	0	0
Remainder of Michigan	751	751	0	0
Total	1,330	1,299	6	25

Source: US Census (CD90-3A-27) STF3A, 1990 Census Transportation Planning Package (BTS-CD-02-05)

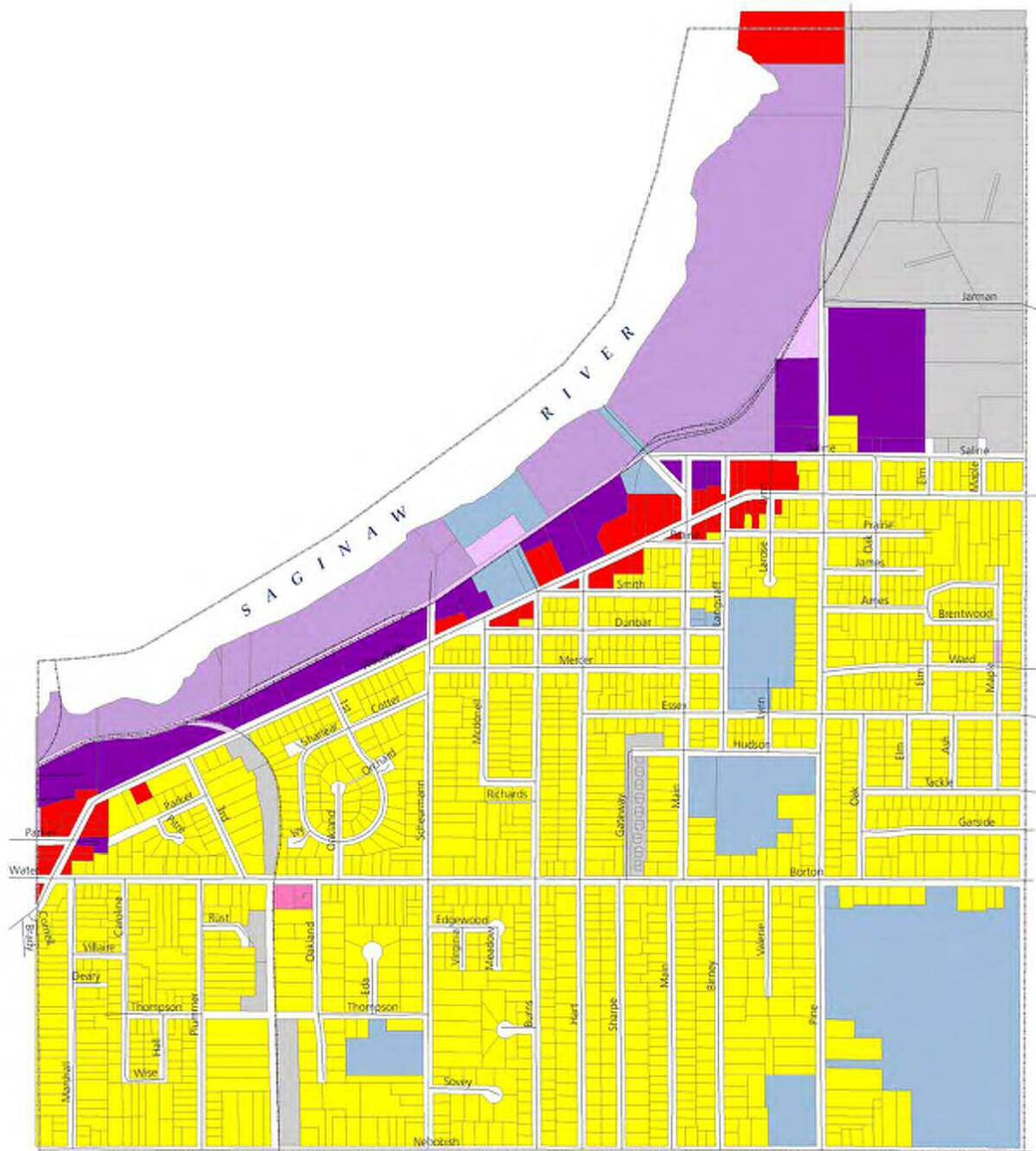
Existing Land Use

The Traffic and Circulation Assessment sets down groundwork for the interaction between key points in the community. An analysis of Existing Land Use allows determinations to be made regarding land use changes over time as well as the future nature of undeveloped land.

The map entitled “Existing Land Use” breaks up the City into general land use categories. The picture that is revealed is basically a simple organization of land uses.

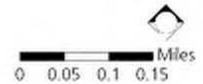
Most of the City south of Woodside Avenue is utilized for single-family residential development. The exception to this statement would include the Woodside Avenue Business District extending along both sides of Woodside Avenue from Scheurmann to Pine Street; the Woodside/Borton Commercial Area; the substation on the northeast corner of Third and Borton; the medical office on the northeast corner of Oakland Drive and Borton; and the various educational and institutional facilities.

Property to the north of Woodside Avenue consists of Industrial – Marine, Industrial, Institutional (City Hall and Smith Park) and Vacant/Undeveloped. The large Vacant/Undeveloped area in the northeast corner of the City includes the former City landfill site and residual property between Weadock Road and the railroad serving the Consumers Power facility. The following table shows the amount of land in each of the seven (7) general land use categories that exist within Essexville:



City of Essexville
Existing Land Use

Data Source: City of Essexville
 Map Source: Beckert & Raeder Inc.



- Land Use Key**
- Residential
 - Commercial
 - Professional Office
 - Institutional
 - Industrial
 - Industrial Marine
 - Vacant/Undeveloped

Table 18
Existing Land Use Acreage

Land Use Type	Acres	Percent of Total
Single Family Residential	496	55%
Commercial	24	3%
Professional Office	1	-
Institutional/Government	81	9%
Industrial	40	4%
Industrial – Marine	88	10%
Vacant/Undeveloped	90	10%
River within City Limits	78	9%
TOTAL	898	100%

Source: Field Verification

The most predominant land use in Essexville is Single Family Residential making up fifty-five percent (55%) of the land within the City. Only three percent (3%) of the total land area of Essexville, or approximately 25 acres, is devoted to commercial and office uses. This is an extremely small percentage of the total land area in Essexville and indicates a lack of land available for new commercial development.

Please note that the calculations on the chart above are approximations due to potential changes in land use, but are still an excellent indicator of overall land use patterns in Essexville.

Existing Zoning

Zoning is one of the most fundamental of tools in planning. The current zoning map within the City of Essexville shows the nature that development can currently take. This is illustrated on the accompanying “Existing Zoning” map.

The zoning ordinance in Essexville consists of seven (7) official zoning districts (see chart). The Essexville zoning ordinance integrates some unique designation regarding land use, specifically the Development District (D1) category.

Land zoned Development (D1) is basically land that has been set aside with no particular zoning designation. This designation is used until an appropriate development is filed for and approved by the City. At that time, the zoning designation will be changed to reflect the use.

The following table shows the amount of land in each of the seven (7) zoning districts in Essexville:

Table 19
Existing Zoning Acreage

ZONING DISTRICT		ACRES	PERCENT OF TOTAL
R1	Residential	552	61%
O	Office	7	1%
RO	Restricted Office	Included above	-
B1	Business	24	3%
M1	Manufacturing – Limited	34	4%
M2	Manufacturing – Intensive	48	5%
D1	Development	154	17%
P	Parking	1	-
River within City Limits		78	9%
	TOTAL	898	100%

There is no designation for institutional uses, such as schools. These uses are located primarily in residential districts. The largest institutional uses including Quintine Cramer Junior High School and Garber High School are included in this category.

Chapter Seven

Goals and Objectives

Basic Goals and Objectives are set by a community in order to define boundaries of development and in order to set a course that future development of a community might take. The Goals and Objectives set forth here by the City of Essexville are based on the wants and needs of the Planning Commission and citizens of the City of Essexville.

These Goals and Objectives are the basis by which the actual Community Master Plan for the City of Essexville is based upon, as well as the Implementation Strategies for that Plan. The following set of Goals and Objectives should also serve as a guide for local decision makers when reviewing future land use proposals.

Residential Development

GOAL

Promote the continuation and development of residential land areas, which address housing needs in all housing types in order to maintain and retain cohesive residential neighborhoods.

OBJECTIVES

1. Identify land that is available for residential development within the City.
2. Create municipal design guidelines, which address buffers between residential development, both existing and proposed, and other land uses, especially along the north side of Woodside Avenue.
4. Encourage the development of housing types accessible to all income ranges, especially multi-family residential development, in appropriate locations.
5. Maintain the single-family character and quality of the community.
6. Promote the development of housing units in the upper stories of downtown commercial buildings or as distinct developments within or adjacent to the downtown.
7. Promote mixed-use development within the Woodside Avenue Business District. To encourage this form of land use modifications to Planned Unit Development provisions of the zoning ordinance to reduce the minimize the project acreage size requirement with be needed.

Commercial Development

GOAL

Provide Commercial facilities, which meet consumer demand in the City of Essexville that are consistent in character to the historic nature of the City of Essexville and optimize the utilization of the Saginaw River waterfront in order to increase the non-residential tax base of the community.

OBJECTIVES

1. Identify redevelopment sites along Woodside Avenue.
2. Improve the Downtown business district through both economic development means as well as physical rehabilitation (street improvements, façade improvements, etc.) consistent with the Essexville Downtown Development Plan.
3. Coordinate efforts with the Downtown Development Authority on the revitalization of the Woodside Avenue corridor.
4. Devise methods by which the City can enhance its retail and tourism base and capitalize on the Saginaw River.
5. Continue the Woodside Avenue streetscape program with the installation of pedestrian lights.
6. Develop an identifiable downtown business district by consolidating the business district on Woodside Avenue between Burn and Pine Streets.
7. Review outdoor storage (including RV parking) provisions in the zoning ordinance and if necessary make modifications to the code, which provides adequate screening from public rights-of-way.

Industrial Development

GOAL

Develop stable growth of Industrial/Manufacturing sector employment opportunities within the City of Essexville.

OBJECTIVES

1. Maintain an industrial waterfront along the Saginaw River.
2. Develop an Industrial/Business Park for the area north of Saline Street and east of Pine Street.
3. Update zoning to include a distinct zoning classification for waterfront industrial and establish within that zoning district appropriate controls and setbacks for bulk commodity related businesses.

4. Continuation of industrial diversification within the City as a means to stabilize employment opportunities and increase the non-residential tax base.
5. Evaluate the need to maintain the D-1 (Development) Zoning District.

Community Facilities

GOAL

Upgrade Community Facilities in terms of two (2) specifically different areas (recreation and infrastructure) as well as in general terms to promote the health and safety of the citizens of Essexville by providing them with modern facilities and adequate public services.

OBJECTIVES

1. Update the City of Essexville Recreation Master Plan when it expires in 2012.
2. Provide recreation opportunities in those areas where the City is recreation-deficient and plan for needed development.
3. Improve the walkway area along the Saginaw River in Smith Park and redevelop the Main Street boat launch as a fishing pier and observation area.
3. Continue in upgrading and improvement of existing water system.
4. Continue in upgrading and improvement of existing sewer system.
5. Continue in keeping adequate facilities in terms of fire and police facilities as well as educational facilities.
6. Continue the City's successful Capital Improvements Program.
7. Develop and implement a Geographic Information System (GIS) integrated with a Capital Improvements Program (CIP).

The Community Master Plan is developed from a foundation of information, which includes an assessment of existing conditions, application of theoretical planning principles, and active community input from the Planning Commission, City Administration, Elected Officials and residents. Collectively, this information shapes a vision for the future status of Essexville. That vision is referred to as the “Community Master Plan”.

The City of Essexville, which is a premiere residential community in Bay County, will be confronted with several trends in the future. First, population forecasts for the region indicate that the resident population will decline slowly over the next 23 years resulting in one thousand less residents. This decline will probably not reflect a decline in housing units because the number of people per household has been declining over the past several decades as households become older and more singles own property. Because the residential sector contributes over 85% of the taxable revenues to the City, the City cannot afford degradation in the quality of the housing stock. Currently, approximately 88% of the housing in Essexville is owner-occupied which is an indicator of neighborhood stability. As a result the City must maintain the trend of high household ownership. Lastly, as Hampton Township grows the lure of lower tax rates may influence homeowner-buying decision-making to buy outside of Essexville. To offset the disparity in tax rates the City must position itself to offer quality and cost-effective services and promote itself as a safe, quaint, walkable, and vibrant community.

Embodied in the Community Master Plan is an underlying public policy on how land will be developed and in what arrangement. The map on the adjacent page entitled “Public Policy Implications” identifies the underlying components of the Community Master Plan.

- First, the City of Essexville will continue to maintain its quality residential neighborhoods. This public policy is essential in the short term (1-10 years) because residential property comprises over 85% of the tax base of the community. A decline in the quality of neighborhoods would have serious financial implications for the City. Therefore, property south of Woodside Avenue should remain residential. Further, as Hampton Township continues to develop the City must position itself as a “Community of Choice” offering potential families a higher level of community assets in order to offset the tax millage differential between city and township. Some of these assets include the City’s walkability, a more vibrant downtown business district, parks, public safety, and efficient and cost-effective municipal services.
- Second, Pine Street and Woodside Avenue will remain the principle business corridors into the community. This designation means that passenger and commercial traffic will continue to use Woodside Avenue and Pine Street as primary traffic corridors and the amount of traffic will likely increase as land uses north of Woodside Avenue are more intensely developed.
- Third, the Woodside Avenue Business District is designated the “Focal Core” of the community. The district extends along Woodside Avenue from Burns Street to Pine Street, and the Essexville Downtown Development Authority has also recognized this as the boundaries for the principle business district. It is suggested that aggressive revitalization and expansion of this retail center take place. This plan recognizes that

community access to the Saginaw River would be very desirous in this area but is not essential to maintain a high quality of living in the City.

- Fourth, the Essexville waterfront serving waterborne commerce will continue. Although waterborne commerce consumes large frontages and acreage along the Saginaw River, their existence and enhancement ensure present and future job opportunities and tax base for the community. Inherent in this policy is the acknowledgement that some of the properties may be reorganized to open river access to other development opportunities.
- Fifth, the City is strategically situated on the Saginaw River and in easy access of regional trunklines to solicit new business and commerce enterprises. The City's ownership of a former municipal landfill can provide the catalyst for a planned business park north of Woodside Avenue and east of Pine Street. Establishment of this facility will involve resolution of environmentally distressed property and packaging of adjacent private property.
- Lastly, the Community Master Plan incorporates the recommendation of the 2007-2012 Recreation Plan and its focus to develop a pedestrian access to the Saginaw River along the Main Street right-of-way, improvements to Smith Park, and improvements to Hughes Elementary School.

Community Master Plan

The Community Master Plan can be segmented into several distinct sections each with its own bundle of recommendations and long-term strategies. These sections would include the various land use groups, the circulation system, resource sensitive and environmentally distressed properties.

Residential

The plan recommends that the area south of Woodside Avenue remain as residential. Based on population forecasts through the year 2030, it is envisioned that Essexville will remain a stable single-family community. Owner-occupied housing comprises 88% of the City's housing stock, which is an good indicator of neighborhood stability. Further, the stability is due to a large degree on the reputation of the Essexville-Hampton School District and the presence of various schools (elementary, junior high and high school) in the City proper. Their presence makes Essexville a desirable family community where children can walk to school facilities and extracurricular activities.

Associated with desirable neighborhoods is the constant need to maintain housing values through the consistent application of housing codes and ordinances. Therefore, a strong neighborhood conservation strategy of periodic exterior housing and property conditions is recommended.

To supplement the neighborhood conservation strategy, the City should review the advantages of undertaking an inventory of the historically significant structures in the community. As the housing stock ages (median year built 1952), the number of "eligible" structures will increase. As noted in the 2000 U.S. Census, 26% of the housing stock was built prior to 1939 or is greater than 50 years old. Designation of property within a National Register of Historic Places district can lead to the

formation of local historic districts. These districts offer the community and additional level of review pertaining to the type of exterior improvements proposed for qualifying buildings. A recent study undertaken by the Michigan Department of History, Arts, and Libraries noted that properties within local historic districts appreciated in value at a rate higher than overall community in which they were located.

To complement the neighborhood conservation strategy, the City should encourage residential infill development. Several examples of this type of development are evident and ongoing in the City. Since the 1996 Community Master Plan the Thompson property has been developed for housing.

In addition to neighborhood conservation and in-fill development, certain residential properties in the community, especially those to the north of Borton Avenue and west of Pine Street, are within a targeted rehabilitation area. This residential area contains several institutional properties and is adjacent to the Woodside Avenue Business District, which may influence the slight decline in housing quality. Obvious impacts between competing land uses include the absence of screening for parking lots; ineffective land use buffers; increase in neighborhood traffic; residual and diffuse lighting from unshielded or misdirected light fixtures; noise and debris.

Commercial

There are two (2) business districts designated in the Community Master Plan: the Woodside Avenue Business District and the Borton/Woodside Business Area. Both districts are designated as commercial but both have different characters and land uses.

The Woodside Avenue Business District is the primary business area for the City of Essexville. It extends along the south side of Woodside Avenue from McDonnell Street to Pine Street and the north side of Woodside Avenue from Burns Street to Pine Street. As discussed in the Economic Assessment of this report, the Woodside Avenue Business District contains a number of community businesses such as a pharmacy, bakery, and grocery store. However, based on the demand of goods and services of the resident population, there is minimal evidence of strong patronage as noted the Downtown Development Authority's (DDA) business survey conducted several years ago. Since the adoption of the 1996 Community Master Plan the City has established a Mixed Use District in the zoning ordinance, which promotes a variety of retail uses with residential elements. In addition, the DDA has acquired property on either side of Lynn Street between Woodside Avenue and Saline Street. Currently, the DDA has been working with a developer to create a mixed use project for housing, retail and office use.

The unfortunate situation with the Woodside Avenue Business District is that economic disconnection from the resident population and physical disconnection from the Saginaw River. This condition is in the forefront with the DDA and efforts needed to bring more patronages into the business district.

The Community Master Plan recommends the expansion of the business district into several areas once utilized for light industrial uses. This specific area occurs on the north side of Woodside Avenue between Main and Burns Streets. This recommendation is supported by the Essexville Downtown Development Authority's development plan for the business district. This plan is founded on the premise that in order to anchor the retail district on Woodside Avenue there needs to be a greater massing of retail and office uses in this location.

Recent improvements to Woodside Avenue from the Borton intersection and Pine Street have resulted in a new street, sidewalk and utilities. In addition, the acute intersection of Dunbar/McDonnell and Woodside Avenue was closed and changed into a park area., and the intersection at Woodside and Borton was completed rebuilt to help accommodate truck traffic which frequents bulk commodity businesses along the Saginaw River. Overall, the Woodside Avenue project has improved the image of the business area adding defined parking areas and enhancing pedestrian access. Future phases should include the addition of pedestrian scale lights to further define the pedestrian ambience of the district and establish a new image.

The Borton/Woodside Avenue Business Area is presently a collection of commercial, office, loght industrial and residential uses. City projects, including improvements to the park, reconfiguration of the intersection, and installation of community signage has dramatically changed the image of this gateway to the City.

Issues germane to both business districts are site design requirement addressing on-site screening, signage, on-site parking lot lighting, land use, and landscape buffers between conflicting land uses. The existing ordinance addresses several of these issues. However, the site design requirements defined are minimal and, in some instance, ineffective to adequately protect adjacent property.

Professional Office

The Community Master Plan allows for the development of professional offices with the context of designated commercial areas, specifically the Woodside Avenue Business District and the Borton/Woodside Avenue Business Area. Exceptions are the Essexville Medical Office Building on the corner of Borton Avenue and Oakland Drive, and the substation and dance studio on the corner of Borton and Third Streets.

In addition to being located in professional office districts, professional offices are also allowed in areas designated as "Mixed Use."

Institutional

The context of Essexville as a quaint, family-oriented community is based to a large degree on the presence of schools (public and private) within the community. The location of the "institutional" land uses are illustrated on the map entitled "Community Master Plan". These land uses extend along the Pine Street corridor and the Essexville-Hampton Public School System accounts for the majority of the land area.

Based on the year 2030 population for the City of Essexville and Hampton Township the population is forecasted to increase by 1,000 residents over a 30-year period. The increased growth is forecasted to occur in the Township with the City seeing a decline of approximately a 1,000 residents. This increase is not sizeable enough to warrant the development of new school facilities. Therefore, the symbiotic relationship between City and school system should remain intact for some time.

Another institutional land use is the park system. The City of Essexville has insufficient recreation and open space for the size of the population. The community does rely on the presence of public school facilities for the provision of recreation facilities and programs, and the 2007 Recreation Plan

recommends park improvement to Hughes Elementary School property within the City. Further, the 2007 Recreation Plan recommends that the City, Hampton Township, and the Essexville-Hampton Public Schools investigate the possible establishment of a Joint Recreation Authority, which would manage all park and recreation facilities and where the City and Township would levy a common separate millage for parks and recreation as the funding source.

The last institutional use is local government. Currently, the City of Essexville has three (3) facilities: City Hall/Public Safety, Wastewater Treatment and the Department of Public Works (DPW). The City Hall/Public Safety building and the Wastewater Treatment Facility are located on Woodside Avenue and Burns. The DPW facility is located off of Main Street but is scheduled to be relocated to a property recently purchased on Pine north of Saline Street.

Industrial/Waterborne Commerce

The Community Master Plan regulates industrially related uses to two zones in the City. The first is along the waterfront on the north side of Woodside Avenue. The second location is a planned business and commerce park on the east side of Pine/Weadock Road in the extreme northeast quadrant of the City.

The plan recognizes the importance of waterborne traffic and uses along the Saginaw River and encourages their continuance despite the impacts associated with semi-truck traffic on Woodside Avenue and Pine Street, and the dust control problems created by truck hauling. A departure from the 1982 Comprehensive Plan is the delegation of all industrial and waterborne commerce uses into one (1) classification known as "Waterfront Commerce". This classification combines the former M-1 (Industrial – Limited) and M-2 (Industrial – extensive) into one class of land use.

Although this area is envisioned to remain industrial in character efforts to regulate fugitive dust and accelerated deterioration of streets should be addressed with property owners. The potential levy of a district millage to reimburse the City for these impacts should be considered. With the exception of Essroc, a majority of the properties pay less in city taxes than some residential properties in the community. Typically, non-residential properties are viewed as tax-generators versus tax-consumers but in this instance the bulk commodity business produce a disproportionately lower share of taxes per acre than other properties while at the same creating increased maintenance expenditures. Also, new zoning regulations should focus on yard and intensity requirements, and performance standards for bulk commodity operations as a way of mitigating unfavorable impacts.

Development of a planned business and commerce park on property owned by the City, Consumers Power and several other land holders will dictate the continuation of truck traffic on Pine Street and Woodside Avenue. This park should target smaller, light industrial, research and warehousing uses as occupants. The size of the facilities are envisioned to be between 15,000 and 60,000 square feet with on-site parking and loading facilities. Several of the lots would have rail access.

The Waterborne Industrial / Commercial district encourages water related industrial uses such as bulk commodity storage, limited processing, warehousing, and transshipment operations. However, this district would not warrant industrial operations typically referred to as "heavy" industrial such as manufacturing and assembly, foundries, and other uses which often have odor, noise, and dust impacts.

Mixed Use

Several areas that were formerly classified as business have been changed to “Mixed Use” to serve as a transition land use separating residential land uses from more intensive commercial/industrial uses. Mixed use development can accommodate a variety of uses including residential, retail, and office on the same site. The City’s “Mixed Use” ordinance allows this with review and approval of the Planning Commission.

Uses occurring within this land use group would include commercial, professional office, and in some instances, residential. The development of these land uses would be regulated by site development standards outlined in the zoning ordinance. The appropriate and consistent application of site development standards will enable land uses within these small geographic zones the opportunity to continue as conforming uses.

Circulation System

The Essexville Circulation System maintains Pine Street and Woodside Avenue as the primary business corridors. Borton and Nebobish are major streets but should only handle traffic using institutional facilities and serving as feeders to the primary business corridor.

There are three (3) critical vehicular gateways in the community. These are located along Woodside Avenue at the Pine, Scheurmann and Borton intersections. The Woodside Avenue/Pine intersection is a critical intersection because it handles the majority of truck traffic using the waterfront and the respective bulk handling facilities. It also is the easterly entrance to the Woodside Avenue Business District. The Woodside Avenue/Scheurmann intersection is the westerly entrance to the Woodside Avenue Business District and serves as an additional node for truck traffic using the bulk facilities along the Saginaw River. The Woodside Avenue/Borton intersection comprises the Borton/Woodside Avenue Business Area.

In a family-oriented community like Essexville, pedestrian traffic is an important component of the circulation system. Borton Avenue is an important pedestrian spine because the educational facilities are located at the nexus of Borton and Woodside. School-age children are walking north and south to Borton and then along Borton to the schools. For this reason, the intersection at Borton and Pine is designated as a pedestrian crossing intersection and certain improvements to the intersection such as lighting, pedestrian bump-outs and signage should be reviewed. The same concern is addressed for the Woodside and Main intersection at such time that the retail district is expanded.

Summary of Community Master Plan

Residential

- Area south of Woodside Avenue to remain residential;
- Neighborhood Conservation strategy focusing on periodic exterior building and property conditions;
- Undertake an inventory of historically significant structures;
- Continuation of residential in-fill;
- Focus loan and grant programs to the Rehabilitation Strategy area north of Borton and east of Pine Street;

- Mitigate influences of competing land uses requiring parking lot screening, landscape buffers, shielded lights; and,

Commercial

- Two (2) business zones - Woodside Avenue Business District and the Borton/Woodside Avenue Business Area;
- The Woodside Avenue Business District is the primary business district;
- The Woodside Avenue Business District is economically disconnected from the community and physically disconnected from the Saginaw River;
- Expansion of the business district into former light industrial areas is recommended;
- Integration of Essexville's Downtown Development Authority development plan is recommended
- Allow "Mixed Uses" into the Borton/Woodside Avenue Business Area; and,
- Implement the Downtown Development Authority's strategic plan promoting more intense retail / business uses along Woodside Avenue between Burns and Pine.

Professional Office

- Relegated to the Woodside Avenue Business District and the Borton/Woodside Avenue Business Area;
- No further expansion along Borton Avenue or Third Street.

Institutional

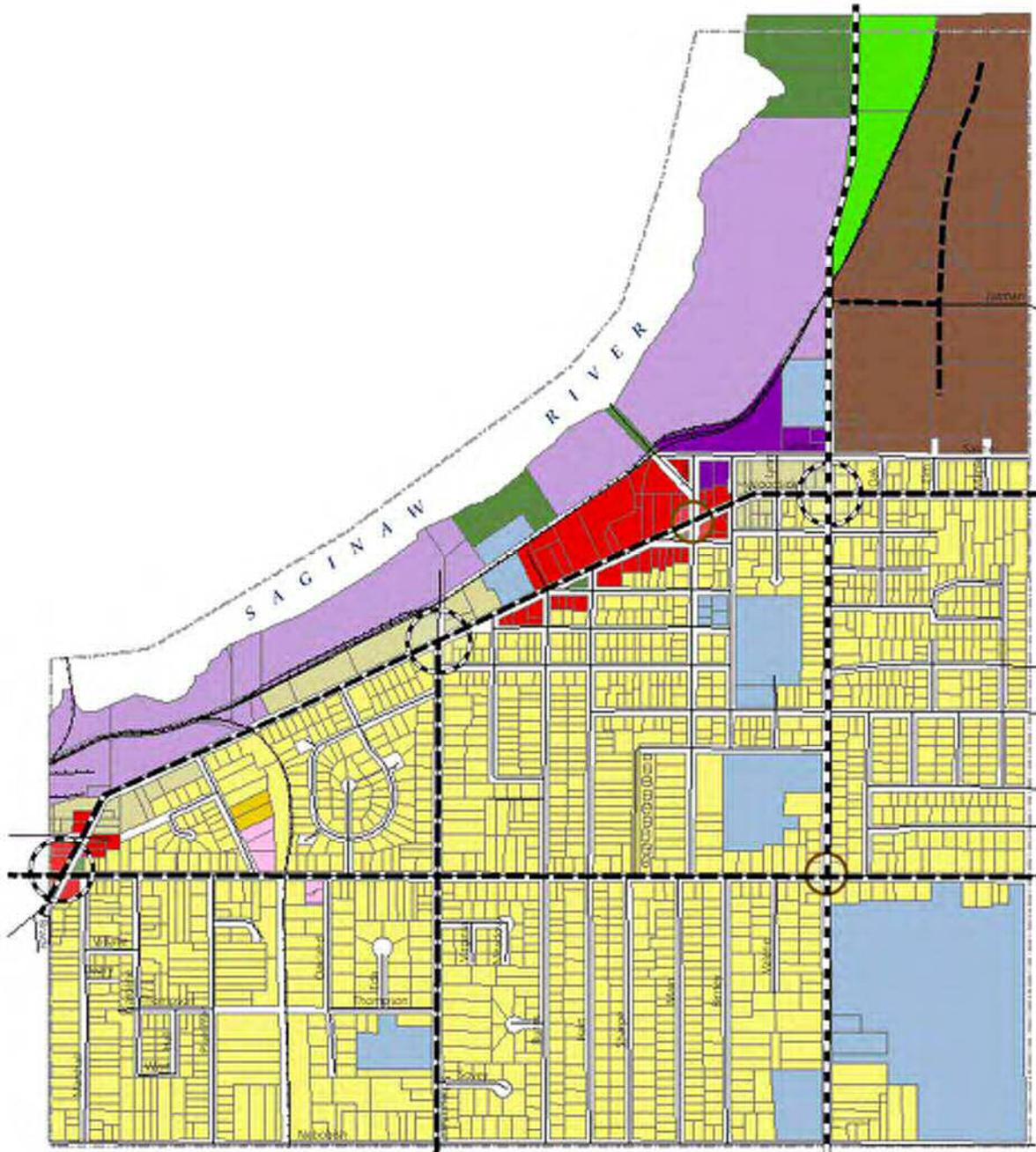
- No major expansion of public schools envisioned based on population forecasts; and
- Focus efforts at joint City/School parks and recreation projects.
- Investigate the formation of a Joint Recreation Authority with Hampton Township and the Essexville-Hampton Public Schools.

Industrial/Waterborne Commerce

- Reinforces the waterborne commerce along the Saginaw River by classifying many of the river frontage properties as "Waterfront Commerce."
- Encourages continuance of waterborne commerce activity;
- Recommends the development of a Planned Business and Commerce Park;
- Consolidates the former M-1 (Industrial-Limited) and M-2 (Industrial-Extensive) into one (1) land use known as Waterfront Commerce;
- Include in the zoning ordinance specific land development regulations for bulk commodity businesses.
- Pine Street and Woodside Avenue noted as Primary Business corridors.

Mixed Use

- Transition land use between Waterfront Industrial and Residential; and
- Promotes a combination of retail, professional office and residential subject to site development standards outlined in the zoning ordinance.



City of Essexville Future Land Use

Data Source: City of Essexville
Map Source: Benfield & Bender Inc.



Future Land Use Key

- | | |
|---------------------------|-------------------------------|
| Single Family Residential | Primary Vehicular Gateways |
| Two Family Residential | Critical Pedestrian Crossings |
| Institutional | Community Circulation |
| Industrial | Primary Business Corridor |
| Business | |
| Professional Office | |
| Waterfront Commerce | |
| Business/Commerce Park | |

Chapter Nine

Plan Implementation Strategies

Implementation of this Community Master Plan is a continuous process involving the entire community, both public and private sectors alike. The completion of this plan does not mean the completion of planning in the City of Essexville. This Plan should be referred to as a guidebook for development decisions within the City of Essexville. Realization of the goals, objectives and recommendations presented in this plan can only be achieved over an extended period of time and by the participation of all interested parties in the City and surrounding region.

General Implementation Strategies

Implementation of the Plan can be achieved by the following general measures:

- 1. By assuring that the community as a whole understands, supports and approves the Plan.**
- 2. Development is regulated through up-to-date zoning controls, subdivision controls, building and housing codes and proper code enforcement.**
- 3. A program of capital improvements is developed along with adequate public services by using available public financing techniques in order to encourage desired land development or redevelopment.**
- 4. Insuring that all city plans (Master Plan, Capital Improvements Plan, Downtown Development Plan, etc.) work together in order that development occurs in a consistent manner.**

Zoning Regulations

Zoning is the single most important legal device for regulating land development and for implementing the Master Plan. As stated earlier in this document, the Zoning Ordinance for the City of Essexville, Ordinance 209, was adopted in 1983 and some of the provisions do not accurately reflect the nature of development today or in the future. Any new Zoning Ordinance or update for the City of Essexville should include provisions consistent with this Master Plan. Examples of this include up-to-date industrial development regulations for bulk commodity businesses, outdoor storage of goods and vehicles, screening and landscaping and other important factors.

There are a variety of zoning approaches and techniques, which may be implemented in order to assure a positive quality of life in Essexville. These techniques require a critical role to be played by City officials and staff in enforcing the provisions of the local Zoning Ordinance. Belief in a revised Zoning Ordinance to provide quality development is essential for that development or redevelopment to actually occur.

Some land uses are of such a nature that permission to locate them in a given zoning district should not be granted outright, but should only be approved after assurances that the land use will meet certain specified conditions. These types of uses are referred to as special exceptions, conditional or special approval uses. The City should continue to allow for these special approval land uses and allow for a flexible zoning process which permits uses only after proper site plan review and a public hearing in order to insure compatibility of the proposed use to surrounding existing uses. Conditions for development are stated in the Zoning Ordinance, however, additional measures can be attached to proposed developments in the case of a special approval in order to insure compatibility and viability of a land use.

A stable, knowledgeable Planning Commission is critical to the success of the zoning process. It is the Commission's responsibility to formulate and draft long-term zoning policies and approve them, therefore giving themselves the legal basis for making land use decisions for the City in the future and insuring the continuing implementation of this Master Plan.

Capital Improvements Program

Capital Improvements refer to larger scale projects of a fixed nature, the implementation of which results in new or expanded public facilities or services. As discussed earlier, the City of Essexville has undertaken a variety of capital improvements projects, such as the reconstruction of Woodside Avenue and replacement of water, sanitary and storm systems.

Few communities, including Essexville, are fortunate enough to have available at any given time, sufficient revenues to satisfy all demands for existing capital improvements needs. It is therefore necessary to determine the priority of projects and a program schedule for the completion of those projects. This Capital Improvements Program should be accomplished in conjunction with this long-range plan.

A Capital Improvements Program should determine priority of projects on the basis of community need, be developed within the City's financial ability to take on the project and be developed within the City's financial plan. Also, the program must be flexible enough to be maintained through annual review processes and annual budgeting processes.

Governmental Programs/Funding Assistance

Many sources of governmental assistance are available to municipalities. It is important that the City of Essexville remain informed about these programs and have the information necessary as to whether or not it is worthwhile to participate in these programs.

Examples of such programs include the Community Development Block Grant program, Public Works and Facilities Assistance, Section 202 Housing Programs, as well as several specific programs such as the Economic Development Corporation Act, Shopping Area Redevelopment Act, as well as Special Assessments and different types of bonding techniques can also be used to generate capital and to facilitate programming. These resources should be reviewed and their ability to assist in the implementation of this Master Plan should be assessed.

Currently, the City of Essexville has created a Downtown Development Authority pursuant to Act 197 of 1975. To assist the DDA in its efforts to revitalize the Woodside Avenue Business District, the City adopted a development plan and tax increment financing plan. This tool allows the DDA to capture the increase in State Equalized Valuation (Taxable Value) over the base year (the year the plan was adopted). These revenues have allowed the DDA to commence long-ranging planning for the district and financially participate in several projects.

A similar piece of legislation, the Brownfield Redevelopment Authority Act provides local government with a tool to mitigate environmentally distressed properties, referred to as “Brownfields” through the creation of a Brownfield Redevelopment Authority. The City has made this program available to current and prospective property owners.

A detailed list of other programs is listed as follows:

**Table 20
Funding Programs**

Funding Source	Program Name	Program Description	Notes
Federal	Community Development Block Grant (CDBG) Program	Program replaces categorical grants. Eligible projects include property acquisition, installation or repair of public facilities, building rehab and preservation, and planning activities.	Projects must meet national objectives of benefiting low/mod income persons, aid in prevention of slums or blight and meet development needs having a particular urgency.
Federal	Economic Development Administration; Public Works and Development Facilities Assistance	Funding for public works and development facilities that contribute to job retention or creation.	Committed private investment required. EDA participation will range from 50-80% of project cost.
Federal	Surface Transportation Efficiency Act (SAFTEA)	Federal programs for enhancements to transportation systems.	Available through MDOT. Grant cycle typically in April. Minimum 20% local match.
Federal	Farmers Home Administration Grants/Loans	Loans and grants for infrastructure programs in rural communities.	Grants infrequent and rare. Loans work like bonds.
State	Industrial Development Corporation Act (Act 327, 1931)	IDC's may be established in order to purchase sites and construct buildings in order to stimulate local industrial activity.	
State	Rehabilitation of Blighted Areas Act (Act 344, 1945)	Localities are permitted to develop plans and sell bonds for funding of rehabilitation projects to eliminate blighted areas.	Recently amended to include “potentially blighted” areas.
State	Shopping Area Redevelopment Act (Act 120, 1961)	Permits renewal of principal shopping areas of a community with revenue bonds and special assessments.	Activities restricted to improving streets, walkways, parking lots and urban malls.
State	Economic Development Corporation Act (Act 338, 1974)	Nonprofit EDC is created by community and may acquire land, construct buildings, and acquire equipment which it sells or leases to private industry.	Financing obtained through the sale of bonds or from loans or grants from the local community.
State	Michigan Urban Land Assembly Act (Act 177, 1981)	Provides for a state loan fund to assist communities with high unemployment and demonstrating a shortage of industrial property in the acquisition of real property for economic development	
State	The Michigan Economic Development Authority Act (Act 70, 1982)	MEDA can make loans, financed by bonds, directly to municipalities or a DDA or EDC which can be used for street improvements, rec facilities and related costs.	Community must provide 50% of project costs, remainder loaned through MEDA.

State	The Local Development Financing Act (Act 281, 1986)	Can finance public facility improvements using tax increment financing, from revenues captured from increased value of any eligible property. Properties can include mfg. type facilities.	Industrial park development can use captured revenue from the park for public facilities or for other property within the park.
Local	Special Assessments	Fees levied by a community within a district for the financing of a local improvement that is primarily of benefit to the landowners who pay the assessment.	
Local	General Obligation Bonds	Negotiable bonds issued by the community and payable from the levy of ad valorem taxes on all taxable property within the community. Backed by full faith and credit of issuing jurisdiction.	Typically used to fund infrastructure improvements such as street lighting, parking facilities, recreation and land acquisition.
Local	Revenue Bonds	Negotiable bonds issued by a community and payable only from the net revenues of the project being financed.	In small towns, most often used to finance utility improvements.

Short Term Actions Needed to Implement Master Plan

To begin the timely implementation of the Essexville Community Master Plan, the following actions should be executed:

1. Public Hearing on Adoption of the Plan
 - Prior to the public hearing the City shall distribute to the County and the surrounding municipalities a copy of the master plan for review and comment. The timeframe for this process is mandated in the state statute and can take up to 90 days.
 - Pursuant to Section 8 of the Municipal Planning Act, Act 285 of 1931, as amended, the Essexville Planning Commission shall conduct a public hearing after proper notification.
 - Adoption of the Plan by Resolution with affirmative vote of at least members of the Planning Commission
 - Certified copy of the Resolution signed by the Planning Commission Chairperson and Secretary to the City Council and County Register of Deeds

2. Reorganize and revise the City Zoning Ordinance to include:
 - Restructuring the ordinance content
 - Incorporation of site development standards (screening, landscaping, lighting, buffers, etc.)
 - Amendments to zoning classifications consistent with Master Plan recommendations establishing a new waterfront industrial district and amending performance and site regulations.

3. Redevelopment of Woodside Avenue Business District
 - Discussion with involved property owners regarding public-private partnership
 - Continue implementation of the DDA Development Plan and Waterfront Redevelopment program.

Page 1. Essexville Community

1. Please answer the following statements.

	Agree	Somewhat Agree	Somewhat Disagree	Disagree	Number of Respondents
<i>Essexville has a well-established sense of community and community values?</i>	58% (10)	17% (3)	11% (2)	11% (2)	17
<i>Essexville's neighborhoods are well-maintained and people have pride in their property?</i>	76% (13)	11% (2)	11% (2)	0% (0)	17
<i>Essexville should maintain a balance between new development and the preservation of existing community character?</i>	76% (13)	17% (3)	5% (1)	0% (0)	17
<i>Essexville needs to retain the existing U.S. Post Office within the downtown?</i>	82% (14)	5% (1)	5% (1)	5% (1)	17
	Number of Respondents				17
	Number or respondents who skipped this question				0

2. Please list areas in the Essexville community you find visually displeasing.

Details

Number of Respondents 11

Number or respondents who skipped this question 6

Page 2. Essexville Housing and Neighborhoods

3. Please answer the following statements.

	Agree	Somewhat Agree	Somewhat Disagree	Disagree	Number of Respondents
<i>Essexville neighborhoods are friendly and welcoming.</i>	64% (11)	29% (5)	0% (0)	5% (1)	17
<i>Homes and neighborhoods in Essexville need to be maintained to preserve the character of these community assets.</i>	100% (17)	0% (0)	0% (0)	0% (0)	17
<i>Essexville housing appearance standards need to be enforced and maintained throughout the community.</i>	88% (15)	5% (1)	5% (1)	0% (0)	17
<i>Essexville needs to expand the diversity of housing opportunities for seniors.</i>	23% (4)	58% (10)	17% (3)	0% (0)	17
<i>Essexville needs to expand the diversity of housing opportunities for young families.</i>	41% (7)	41% (7)	11% (2)	5% (1)	17
	Number of Respondents				17
	Number or respondents who skipped this question				0

Page 3. Essexville Transportation

4. Please answer the following statements.

	Agree	Somewhat Agree	Somewhat Disagree	Disagree	Number of Respondents
<i>Essexville needs to enhance the pedestrian safety and walkability throughout the community.</i>	47% (8)	41% (7)	5% (1)	5% (1)	17
<i>Essexville needs to provide safe efficient pedestrian connections between neighborhoods, downtown, and public facilities.</i>	58% (10)	35% (6)	5% (1)	0% (0)	17

<i>Essexville has ample opportunities for utilizing public transportation.</i>	47% (8)	35% (6)	5% (1)	11% (2)	17
<i>Truck traffic and truck routes in Essexville are properly managed.</i>	17% (3)	47% (8)	5% (1)	29% (5)	17
				Number of Respondents	17
				Number or respondents who skipped this question	0

5. How long does it take you to drive to work in minutes? (One-way)

		% of Respondents	Number of Respondents
<i>Less than 10 Minutes</i>		47.06%	8
<i>10 - 30 Minutes</i>		35.29%	6
<i>30 - 50 Minutes</i>		17.65%	3
<i>More Than 50 Minutes</i>		0.00%	0
		Number of respondents	17
		Number or respondents who skipped this question	0

Page 4. Essexville Downtown and Waterfront

6. Please answer the following statements.

	Agree	Somewhat Agree	Somewhat Disagree	Disagree	Number of Respondents
<i>Downtown Essexville is a primary community asset.</i>	35% (6)	35% (6)	5% (1)	23% (4)	17
<i>Essexville needs to attract new retail, shopping, and entertainment.</i>	88% (15)	11% (2)	0% (0)	0% (0)	17
<i>Abandoned or vacant buildings should be renovated for a mix of residential and retail uses in the downtown business district.</i>	76% (13)	17% (3)	5% (1)	0% (0)	17
<i>I frequent downtown Essexville at least once a week.</i>	70% (12)	17% (3)	5% (1)	5% (1)	17
<i>Essexville's waterfront is primarily industrial in character. I would support conversion of some property to public parks, marina, or retail/restaurant.</i>	82% (14)	17% (3)	0% (0)	0% (0)	17
<i>Essexville's waterfront is primarily industrial in character. I think the City should support the continuation of waterfront industrial along the Saginaw River.</i>	5% (1)	17% (3)	23% (4)	52% (9)	17
				Number of Respondents	17
				Number or respondents who skipped this question	0

Page 5. Essexville Parks and Recreation

7. Please answer the following statements.

	Agree	Somewhat Agree	Somewhat Disagree	Disagree	Number of Respondents
<i>Essexville needs more bike/walking trails throughout the City and local parks.</i>	53% (7)	30% (4)	7% (1)	7% (1)	13
<i>More recreational facilities need to be developed for adults and seniors.</i>	30% (4)	69% (9)	0% (0)	0% (0)	13
<i>Essexville parks are well maintained.</i>	46% (6)	38% (5)	15% (2)	0% (0)	13
<i>Essexville, Hampton Township, and the Essexville-Hampton Schools should work together to jointly use park facilities.</i>	76% (10)	23% (3)	0% (0)	0% (0)	13
				Number of Respondents	13

Number of respondents who skipped this question 4

8. I and/or a member of my household frequent the following park facilities. Check all that apply.

% of Respondents Number of Respondents

Smith Park Playground / Pinnic Area	40.91%	9
Smith Park Boat Launch	4.55%	1
Main Street Boat Launch	0.00%	0
Veteran's Memorial Park (Woodside Avenue)	13.64%	3
Youth Memorial Park	0.00%	0
Pocket Parks Along Woodside Avenue	13.64%	3

Details

Other (Specify)	13.64%	3
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Number of respondents 13

Number of respondents who skipped this question 4

9. Which parks or recreation areas do you frequent, if any.

% of Respondents Number of Respondents

Bay City Parks	32.00%	8
Bay County Parks	12.00%	3
Hampton Township Parks	0.00%	0
Rail-Trail	48.00%	12
Essexville-Hampton Public School Recreation Facilities	8.00%	2

Number of respondents 13

Number of respondents who skipped this question 4

10. If you use a Bay County park, City of Bay City park, and/or an Essexville-Hampton Public School facility please tell us the name of the facility.

Details

Park 1: 13

Details

Park 2: 13

Details

Park 3: 13

Details

Park 4: 13

Details

Park 5: 13

Number of respondents who skipped this question 4

11. How many years have you lived in Essexville?

% of Respondents Number of Respondents

5 or Less Years	23.08%	3
6 - 10 Years	7.69%	1

10 - 20 Years		7.69%	1
Over 20 Years		61.54%	8

Number of respondents 13

Number or respondents who skipped this question 4

12. How many persons reside in your household?

	None	1	2	3	4	5	Number of Respondents
<i>Adults</i>	0% (0)	0% (0)	92% (12)	0% (0)	7% (1)	0% (0)	13
<i>Pre-School</i>	92% (12)	7% (1)	0% (0)	0% (0)	0% (0)	0% (0)	13
<i>Elementary School Age</i>	84% (11)	7% (1)	7% (1)	0% (0)	0% (0)	0% (0)	13
<i>Middle School Age</i>	69% (9)	23% (3)	0% (0)	7% (1)	0% (0)	0% (0)	13
<i>High School Age</i>	84% (11)	15% (2)	0% (0)	0% (0)	0% (0)	0% (0)	13
<i>College Age</i>	61% (8)	30% (4)	7% (1)	0% (0)	0% (0)	0% (0)	13
<i>Senior Citizens (Over 65 Years)</i>	76% (10)	23% (3)	0% (0)	0% (0)	0% (0)	0% (0)	13

Number of Respondents 13

Number or respondents who skipped this question 4

Capital Improvements Program

The City Charter requires that the City Manager prepare and submit to the City Council a capital improvement program ("CIP") that includes cost estimates, method of financing and estimate of annual operating and maintenance costs. Concurrent with the development and adoption of its annual operating budget, the City Council adopts a six-year CIP encompassing the present and five subsequent fiscal years. The CIP sets forth a schedule of proposed capital improvements and purchases ranging from computer hardware to major street and utility infrastructure improvements and repairs. Identified within the CIP are estimated costs and sources of funding for the construction and maintenance of the improvements. Estimates of annual operating and maintenance costs of the purchases and improvements are included in the annual operating budget.

The Essexville Planning Commission participates in the development of the CIP as set forth in Act 285, public acts of 1931. Accordingly, the CIP and adoption process satisfies requirements of law.

Overview – Proposed expenditures in the CIP spanning fiscal years 2006/2007 through 2011/2012 are \$14,014,100. The CIP is broken down in seven primary categories of purchases and improvements; Buildings and Grounds, Parks and Public Facilities, Motor Vehicles & Equipment, Water Distribution, Wastewater Collection and Treatment, Streets and Drainage and Economic Development.

Buildings and Grounds – Total proposed expenditures for this category are \$1,214,000. Proposed expenditures include the replacement and purchase of computer hardware, furniture and fixtures, renovations at City Hall and the construction of a new public works maintenance facility.

The new public works facility, estimated to cost \$950,000 when constructed, is the most costly element in this section of the CIP. Presently, the Department of Public Works ("DPW") operates from an old garage facility purchased by the City over forty years ago. The present facility is inadequate to house and maintain the equipment and operating supplies used by the department.

The Downtown Development Authority ("DDA") is considering financing the new facility and leasing it back to the City until the debt incurred by the DDA for the new facility is repaid. A portion of the financing may come from proceeds from the sale of the present DPW property.

Capital equipment purchases in this category proposed for fiscal year 2006/2007 total \$55,000 and include the replacement of the present emergency warning siren located at City Hall, miscellaneous furniture, fixtures, equipment and computer hardware and software.

Parks and Public Facilities – Total proposed expenditures for this category are \$3,135,000. Proposed expenditures include improvements to existing waterfront park facilities and construction of new park facilities in cooperation with the Essexville/Hampton School District as set forth in the City's Parks and Recreation Master Plan ("the PRMP")¹.

The City of Essexville has very few public park facilities with the most significant park and recreation resources in the city being adjacent to the Saginaw River. Approximately \$2.2 million of the proposed expenditures are for the acquisition, development, and improvement of riverfront park facilities.

While this section of the CIP reflects proposed capital expenditures beyond fiscal year 2006/2007 the present PRMP is scheduled for revision in 2007². There are no parks and public facilities capital expenditures approved for fiscal year 2006/2007.

Motor Vehicles & Equipment – Total proposed expenditures for this category are \$375,100. Proposed expenditures include the purchase of new and replacement vehicles and equipment used by the various operating departments of the City. The primary source of funding for these capital expenditures is rental fees charged to the various operating departments for the use of vehicles and equipment that the Motor Vehicle and Equipment Fund purchases and owns.

The most costly equipment scheduled for replacement over the next six years is a replacement dump truck (\$70,000) and street sweeper (\$100,000). Equipment replacement schedules are determined based on the use of the equipment and the cumulative ownership, operating and maintenance costs of a particular vehicle or piece of equipment.

Motor vehicle and equipment replacements approved for fiscal year 2006/2007 total \$32,000 and include replacement police patrol vehicle and sundry equipment.

Water Distribution System – Total proposed expenditures for this category are \$565,000. Proposed expenditures include the repair of and improvements to the City's water distribution system and the purchase of replacement meters and hydrants. The primary source of funding for major improvements to the water distribution system the past several years has been a voted infrastructure bond³. The water system rates fund meter and hydrant replacement.

Over the past eight years the Department of Public Works has converted all but a few of the residential properties in the City to outside readers for the water meters, and replaced almost 70% of the oldest water meters in the system⁴.

The City is presently engaged in discussions with other governmental units in Bay County regarding water supply alternatives that could require the City to undertake significant capital expenditures in the future.

Water distribution system capital expenditures approved for fiscal year 2005/2006 total \$12,500 for routine meter and hydrant replacement.

¹ Every five years the Planning Commission prepares and the City Council adopts the PRMP, which is similar to the CIP except that it specifically addresses community parks and recreation needs and deficiencies. The Michigan Department of Natural Resources ("the MDNR") must approve the PRMP for the City to be eligible to receive grant funds administered by the MDNR.

² The PRMP presently covers fiscal years 2002/2003 through 2006/2007 and expires in February 2007.

³ City residents approved a \$5,000,000 infrastructure bond in 1999 to pay for improvements to the City's water, sewer, and drainage infrastructure.

⁴ The City, in 1997, adopted a policy of replacing residential water meters on a ten-year cycle to maintain the accuracy and efficiency of the meters. The Department of Public Works checks and calibrates commercial/industrial meters on a two-year cycle.

Wastewater Collection and Treatment – Total proposed expenditures for this category are \$3,250,000. Proposed expenditures include the repair of and improvements to the City's sanitary sewer collection and treatment systems. The primary source of funding for major improvements to the wastewater treatment and collection systems the past seven years has been the voted infrastructure bond and a low interest government loan⁵. Rates and retained earnings fund other system improvements.

A major portion of this section of the CIP relates to the City working with the Michigan Department of Environmental Quality ("MDEQ") to address requirements in its National Pollutant Discharge Elimination System ("NPDES") permit, specifically combined sewer overflows ("CSO"). Presently two-thirds of the City's wastewater collection system accepts both sanitary sewer and storm water that can result in overflows from the treatment plant to the Saginaw River during heavy rain conditions.

Because of the CSO requirements the most significant and costly project included in this category is the possible construction of additional combined sewer retention capacity and bio-solids handling improvements at the treatment plant estimated to cost \$2.15 million⁶. The City has spent over \$5 million in the past seven years to complete sewer system and treatment plant improvements.

Wastewater collection and treatment capital expenditures approved for fiscal year 2005/2006 total \$65,000 for improvements to the parking area at the wastewater treatment plant and other collection system repairs.

Streets and Drainage – Total proposed expenditures for this category are \$1,550,000. Proposed expenditures include improvements to the City's street and storm water systems. The primary source for funding major improvements to the street and drainage systems in the past five years has been the voter approved infrastructure bond and federal grants⁷. The City has spent over \$5 million on street and drainage improvements since 1998.

Streets and drainage capital expenditures approved for fiscal year 2006/2007 total \$400,000 for the reconstruction of Woodside Avenue from Pine Street to the east city limits. The City has a commitment of \$300,000 in federal highway funds to assist with the project.

Economic Development – Total proposed expenditures for this category are \$3,925,000. Proposed expenditures include the development and redevelopment of properties within the City's Downtown Development Authority ("DDA") District. The primary sources of funding for these projects are the Downtown Development Fund, grants and loans, and private investment.

⁵ A portion of the 1999 voter approved infrastructure bond funded the repair and replacement of sections of the sewer collection system deemed in poor to critical condition. The City completed a \$1.9 million upgrade to the wastewater treatment plant in 1997 funded with a low interest (2.25%) loan from the State Revolving Fund. The City is repaying the loan over 20 years.

⁶ If the MDEQ requires the CSO improvements, the improvements would include removing the existing drying beds and replacing them with a mechanical dewatering system in addition to the installation of an additional 1,000,000 gallons of CSO detention/retention capacity and additional storm water pumping capacity. If the additional pumping capacity is not required the capital cost for the improvements at the plant would be reduced by approximately \$1,000,000.

⁷ Since 1998, the City has received about \$4,500,000 in Federal Highway Administration funds used for street and drainage improvements on Woodside Avenue, Pine Street, Borton Avenue, and Scheurmann Street.

The largest proposed expenditures are for the creation and development of a Business/Commerce Park (\$1,000,000) and the creation and development of a "Consolidated Waterfront Industrial Center"⁸ (\$2,000,000) and the redevelopment of various properties owned by the DDA along Woodside Avenue, which is the City's primary business corridor.

Over the past eight years, the DDA has purchased six vacant or distressed properties along Woodside Avenue for the purpose of redevelopment. The DDA has, with the assistance of MDEQ grants, demolished and cleaned up those properties to prepare them for redevelopment.

The DDA and the City Council have committed to participating with the Bay County Board of Commissioners, the City of Bay City and several other units of government in Bay County in the formation of a public/private economic development corporation. The mission of the new organization is to bring additional economic development opportunities to Bay County, and retain and strengthen existing business and industry within the County.

Economic development capital expenditures approved for fiscal year 2006/2007 total \$250,000 primarily for the construction of public infrastructure and parking facilities⁹ to support a proposed mixed-use development¹⁰ on the DDA property on Woodside Avenue.

⁸ The DDA has proposed the relocation of some of the present industries located on the Saginaw River to a single location north of the Essroc Cement Plant.

⁹ The DDA received a \$200,000 grant from the Michigan Economic Development Corporation to assist in this project.

¹⁰ The DDA is presently working with a developer to construct an approximate 25,000 square foot commercial/retail development on this property.

Overview of Capital Improvements Plan - All Categories

Estimated Capital Cost By Fiscal Year

Category	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	Totals
Buildings and Grounds	\$ 55,000	\$ 28,500	\$ 14,000	\$ 50,000	\$ 1,047,000	\$ 19,500	\$ 1,214,000
Parks and Public Facilities	\$ -	\$ -	\$ 675,000	\$ 2,460,000	\$ -	\$ -	\$ 3,135,000
Motor Vehicles & Equipment	\$ 32,000	\$ 96,000	\$ 35,300	\$ 50,000	\$ 126,800	\$ 35,000	\$ 375,100
Water Distribution	\$ 12,500	\$ 12,500	\$ 10,000	\$ 110,000	\$ 310,000	\$ 110,000	\$ 565,000
Wastewater Treatment and Collection	\$ 65,000	\$ 35,000	\$ 250,000	\$ 2,400,000	\$ 250,000	\$ 250,000	\$ 3,250,000
Streets and Drainage	\$ 400,000	\$ -	\$ 250,000	\$ 250,000	\$ 450,000	\$ 200,000	\$ 1,550,000
Economic Development	\$ 250,000	\$ 125,000	\$ 1,025,000	\$ 1,025,000	\$ 1,250,000	\$ 250,000	\$ 3,925,000
Total	\$ 814,500	\$ 297,000	\$ 2,259,300	\$ 6,345,000	\$ 3,433,800	\$ 864,500	\$ 14,014,100

Anticipated Funding Source

Capital Funding	Maintenance Funding
Disposal of Surplus Equipment	
General Fund	General Fund
Water Fund	Sewer Fund
Sewer Fund	Water Fund
Major Street Fund	Major Street Fund
Street Improvements Fund	Local Street Fund
Bond Issue Proceeds	Street Improvements Fund
Sale of Old DPW Property	Downtown Development Fund
Grant Proceeds	
Bay County 911	
BCATS Allocation	
Downtown Development Fund	

¹ Total cost for the six-year Capital Improvement Program ("the CIP") will be reduced by \$1,100,000 to \$12,914,100 if additional stormwater retention capacity is not required at wastewater treatment plant. See note 3 in "Wastewater Collection and Treatment" section of the CIP.

Buildings and Grounds

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
City Hall						
Computer Hardware/Software	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 15,000	\$ 10,000
Replace Sundry Office Furniture/Equipment	2,000	5,000		5,000		5,000
Public Safety						
Replace Sundry Furniture/Equipment	1,500	4,000	1,000	3,000		
Computer Hardware/Software	1,500	2,500	2,500	32,500	2,500	
Community Emergency Alert System Upgrade	25,000					
Facilities Renovation	14,000	5,000	1,000		75,000	
Public Works						
Replace Sundry Furniture/Equipment	1,000	2,000	2,000	2,000	2,000	2,000
New Maintenance/Operations Facility					950,000	
Computer Hardware/Software	5,000	5,000	2,500	2,500	2,500	2,500
Total By Year	\$ 55,000	\$ 28,500	\$ 14,000	\$ 50,000	\$ 1,047,000	\$ 19,500
				Grand Total Six Year Program	\$ 1,214,000	

Anticipated Funding Source

Capital Funding	Maintenance Funding
General Fund	
Motor Vehicle Fund	
Water Fund	
Sewer Fund	
Grant Proceeds	
Sale of Old DPW Property	
	General Fund
	Motor Vehicle Fund

Parks and Public Facilities²

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Smith Park Improvements			\$ 300,000			
Waterfront Park/Marina Improvements				\$ 2,200,000		
Development of Hughes School Park			350,000			
General Park Improvements			25,000	85,000		
In-line Skating Facility				175,000		
Total By Year	\$ -	\$ -	\$ 675,000	\$ 2,460,000	\$ -	\$ -

Grand Total Six Year Program \$ 3,135,000²

Anticipated Funding Source

Capital Funding

General Fund
 Essexville-Hampton Schools
 Downtown Development Authority Fund
 TEA21 Grant
 Coastal Zone Grants
 Recreation Grants

Maintenance Funding

General Fund
 Essexville-Hampton Schools

² Developed based on Michigan Department of Natural Resources approved Parks & Recreation Master Plan for the City of Essexville, adopted 2002.

Motor Vehicles and Equipment

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Replace Street Sweeper					\$ 100,000	
Replace 1988 Dump Truck		\$ 70,000				
Replace 1995 Pickup Truck				\$ 30,000		
Replace 1994 Backhoe	22,000					
Replace 1998 Patrol Car			\$ 24,300			
Replace 2000 Patrol Car						
Replace 2003 Patrol Car						
Replace Brush Chipper					\$ 26,800	
Replace Riding Lawnmower						
Purchase Sundry Equipment & Tools	5,000	5,000	5,000	15,000		
Purchase Computer Hardware/Software				5,000		
Replace Sundry Equipment (Public Safety)	5,000	6,000	6,000			
Purchase Accessory Equipment (Dump Trucks)		15,000				
Upgrade Radio System for Public Safety (800 MHz)						35,000
Total By Year	\$ 32,000	\$ 96,000	\$ 35,300	\$ 50,000	\$ 126,800	\$ 35,000
				Grand Total Six Year Program		\$ 375,100

Anticipated Funding Source

Capital Funding	Maintenance Funding
Motor Vehicle Fund	Motor Vehicle Fund
General Fund	General Fund
Disposal of Surplus Equipment	
Bay County 911	

Water Distribution System

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Distribution System Hydraulic Improvements				\$ 100,000	\$ 200,000	
Distribution System Replacement and Upgrade				10,000	100,000	\$ 100,000
Meter Replacement	10,000	\$ 10,000	\$ 10,000	10,000	10,000	10,000
Hydrant Replacement	2,500	2,500				
Total By Year	\$ 12,500	\$ 12,500	\$ 10,000	\$ 110,000	\$ 310,000	\$ 110,000
				Grand Total Six Year Program		\$ 565,000

Anticipated Funding Source

Capital Funding

Water Fund
Bond Issue Proceeds

Maintenance Funding

Water Fund

Wastewater Collection and Treatment

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Treatment Plant						
Pump and Fixture Replacement		\$ 35,000				
Buildings and Grounds Improvements	\$ 35,000					
Landscape/Screening						
Increase Plant Retention Capacity				\$2,150,000 ³		
Collection System						
Collection System Replacement			150,000	\$ 150,000	\$ 150,000	\$ 150,000
Collection System Repair	30,000		100,000	100,000	100,000	100,000
Total By Year	\$ 65,000	\$ 35,000	\$ 250,000	\$2,400,000	\$ 250,000	\$ 250,000
				Grand Total Six Year Program	\$	3,250,000

Anticipated Funding Source

Capital Funding
Sewer Fund
Loan or Bond Issue Proceeds
Grants

Maintenance Funding
Sewer Fund

³ If additional stormwater retention and pumping capacity is required by the Michigan Department of Environmental Quality, the existing drying beds will be removed and replaced with a mechanical dewatering system in addition to the installation of additional stormwater pumps and a 1,000,000 gallon retention basin. If the additional stormwater retention capacity is not required the capital cost for this project will be reduced to \$1,100,000 to reflect only the installation of the mechanical dewatering system and additional stormwater pumping capacity. The total six-year projected capital projects for treatment and collection projects will be reduced to \$2,150,000.

Streets and Drainage

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Woodside Avenue - Pine to East City Limit:	\$ 400,000					
Street Rehabilitation			\$ 150,000	150,000	\$ 150,000	\$ 150,000
Sidewalk Repair and Replacement			100,000	100,000	50,000	50,000
Landscape Improvements - Pine Street					250,000	
Total By Year	\$ 400,000	\$ -	\$ 250,000	\$ 250,000	\$ 450,000	\$ 200,000
Grand Total Six Year Program						\$ 1,550,000

Anticipated Funding Source

Capital Funding

Street Improvements Func
 Major Street Fund
 DDA Fund
 Transportation Grants (MDOT)
 BCATS Federal Surface Transportation Program Grant
 Bond Issue Proceeds
 General Fund

Maintenance Funding

Major Street Fund
 Local Street Fund
 Street Improvements Func

Economic Development

Estimated Capital Cost By Fiscal Year

Project	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Site Plan Development - Industrial Park		\$ 50,000				
Environmental Testing - Brownfield Sites	\$ 30,000					
Demolition and Cleanup Development Sites			\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 250,000
Business Commerce Park Infrastructure Development			\$ 1,000,000			
Site/Infrastructure Improvements - Downtown Projects	\$ 200,000					
Develop Permanent Downtown Farm Market Site		\$ 50,000				
Overhead Utility Relocation	\$ 20,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 250,000	\$ 250,000
Signage/lighting/landscape Improvements						
Total By Year	\$ 250,000	\$ 125,000	\$ 1,025,000	\$ 1,025,000	\$ 1,250,000	\$ 250,000
				Grand Total Six Year Program		\$ 3,925,000

Anticipated Funding Source

Capital Funding	Maintenance Funding
General Fund	General Fund
Downtown Development Fund	Downtown Development Fund
Grants and Loans	

⁴ Phase I of relocation/site development for Consolidated Waterfront Industrial Center.

⁵ Phase II of relocation/site development for Consolidated Waterfront Industrial Center.

BRI
Profile Report
2000 Census SF3

Snapshot: Persons	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Population	3,766	% base	784	% base	1,537	% base
Population/square mile	3,114.3		2,325.9		3,345.2	
Male	1,788	47%	379	48%	777	51%
Female	1,978	53%	405	52%	760	49%
Average Age	39.5		35.6		42.4	
White	3,608	96%	784	100%	1,458	95%
Black or African American	10	0%	0	0%	0	0%
American Indian & Alaska Native	34	1%	0	0%	34	2%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	61	2%	0	0%	45	3%
Hispanic or Latino (any race)	111	3%	16	2%	45	3%
Persons living in households	3,759	100%	784	100%	1,530	100%
Persons in group quarters	7	0%	0	0%	7	0%
Persons 15 years or older by Marital Status	3,053	% base	602	% base	1,290	% base
Not presently married	1,252	41%	259	43%	511	40%
Now married	1,801	59%	343	57%	779	60%
Persons 3 years or older by school attendance	3,611	% base	736	% base	1,525	% base
In preprimary, elementary or high school	777	22%	189	26%	341	22%
In college (undergraduate, graduate or professional school)	181	5%	35	5%	57	4%
Not enrolled in school	2,653	73%	512	70%	1,127	74%
Public school	864	24%	185	25%	353	23%
Private school	94	3%	39	5%	45	3%
Persons 25 years and over by educational attainment	2,544	% base	475	% base	1,105	% base
Less than complete high school	264	10%	54	11%	138	12%
High school graduate (includes equivalency)	931	37%	184	39%	369	33%
Some college or college degree	1,349	53%	237	50%	598	54%
Population 16 yrs and over By Employment Status	2,987	% base	586	% base	1,283	% base
In Armed Forces	9	0%	5	1%	0	0%
Employed	1,741	58%	354	60%	735	57%
Unemployed	128	4%	15	3%	41	3%
Civilian participation rate	62.8%		63.5%		60.5%	
Male civilian participation rate	69.9%		75.2%		64.4%	
Female civilian participation rate	56.6%		53.1%		56.8%	
Unemployment rate	6.8%		4.1%		5.3%	
Male unemployment rate	10.3%		7.3%		7.7%	
Female unemployment rate	3.2%		0.0%		2.7%	

BRI
Profile Report
2000 Census SF3

Snapshot: Persons	26017 2851.00 3		26017 2851.00 4	
Total Population	903	% base	542	% base
Population/square mile	3,424.2		3,636.7	
Male	399	44%	233	43%
Female	504	56%	309	57%
Average Age	37.5		40.1	
White	834	92%	532	98%
Black or African American	0	0%	10	2%
American Indian & Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%
Other race	16	2%	0	0%
Hispanic or Latino (any race)	31	3%	19	4%
Persons living in households	903	100%	542	100%
Persons in group quarters	0	0%	0	0%
Persons 15 years or older by Marital Status	704	% base	457	% base
Not presently married	260	37%	222	49%
Now married	444	63%	235	51%
Persons 3 years or older by school attendance	820	% base	530	% base
In preprimary, elementary or high school	131	16%	116	22%
In college (undergraduate, graduate or professional school)	59	7%	30	6%
Not enrolled in school	630	77%	384	72%
Public school	185	23%	141	27%
Private school	5	1%	5	1%
Persons 25 years and over by educational attainment	618	% base	346	% base
Less than complete high school	48	8%	24	7%
High school graduate (includes equivalency)	249	40%	129	37%
Some college or college degree	321	52%	193	56%
Population 16 yrs and over By Employment Status	695	% base	423	% base
In Armed Forces	0	0%	4	1%
Employed	423	61%	229	54%
Unemployed	44	6%	28	7%
Civilian participation rate	67.2%		61.3%	
Male civilian participation rate	72.2%		77.1%	
Female civilian participation rate	63.1%		50.6%	
Unemployment rate	9.4%		10.9%	
Male unemployment rate	11.1%		21.4%	
Female unemployment rate	7.9%		0.0%	

BRI
Profile Report
2000 Census SF3

Snapshot: Households	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Households	1,487	% base	294	% base	632	% base
Family households	1,101	74%	229	78%	464	73%
Married-couple households	912	61%	174	59%	394	62%
With own children under 18 yrs	405	27%	114	39%	158	25%
Other households	189	13%	55	19%	70	11%
Nonfamily households	386	26%	65	22%	168	27%
Householder living alone	351	24%	59	20%	157	25%
Persons per household	2.5		2.7		2.4	
Average Income						
Household	\$ 64,296		\$ 50,660		\$ 85,559	
Family	\$ 75,686		\$ 56,507		\$ 106,918	
Non-family	\$ 28,523		\$ 30,154		\$ 24,464	
Percent of persons below the poverty level	4.4%		2.4%		6.3%	
Total Housing Units	1,530	% base	319	% base	620	% base
Vacant	43	3%	2	1%	15	2%
Occupied	1,487	97%	317	99%	605	98%
Owner occupied	1,350	88%	296	93%	567	91%
Renter occupied	137	9%	21	7%	38	6%
Single detached unit	1,444	94%	304	95%	601	97%
Multiple unit	86	6%	15	5%	19	3%
Mobile home, trailer or other	0	0%	0	0%	0	0%
Average rooms per unit	6.1		5.8		6.4	
Percent of Housing Units:						
With no bedroom	0.0%		0.0%		0.0%	
With 3 or more bedrooms	75.8%		68.3%		78.9%	
With kitchen facilities	99.6%		100.0%		100.0%	
With plumbing facilities	99.6%		100.0%		100.0%	
Owner occupied units	1,350	% base	296	% base	567	% base
Average owned home value	\$ 101,629		\$ 87,132		\$ 123,224	
With a mortgage	796	59%	163	55%	324	57%
Median value of owned homes	\$ 88,354		\$ 82,632		\$ 99,098	
Percentage of owners paying more than 30% of income on home costs	17.4%		13.2%		14.5%	
Renter occupied units	137		21		38	
Average monthly gross rent	\$ 563		\$ 676		\$ 558	
Percentage of renters paying more than 30% of income on rent	46.7%		100.0%		47.4%	

BRI
Profile Report
2000 Census SF3

Snapshot: Households	26017 2851.00 3		26017 2851.00 4	
Total Households	345	% base	216	% base
Family households	268	78%	140	65%
Married-couple households	224	65%	120	56%
With own children under 18 yrs	78	23%	55	25%
Other households	44	13%	20	9%
Nonfamily households	77	22%	76	35%
Householder living alone	59	17%	76	35%
Persons per household	2.6		2.5	
Average Income				
Household	\$ 50,235		\$ 43,106	
Family	\$ 49,776		\$ 53,143	
Non-family	\$ 42,857		\$ 21,579	
Percent of persons below the poverty level	4.5%		1.7%	
Total Housing Units	375	% base	216	% base
Vacant	18	5%	8	4%
Occupied	357	95%	208	96%
Owner occupied	304	81%	183	85%
Renter occupied	53	14%	25	12%
Single detached unit	346	92%	193	89%
Multiple unit	29	8%	23	11%
Mobile home, trailer or other	0	0%	0	0%
Average rooms per unit	6.0		6.0	
Percent of Housing Units:				
With no bedroom	0.0%		0.0%	
With 3 or more bedrooms	78.7%		72.7%	
With kitchen facilities	98.4%		100.0%	
With plumbing facilities	98.4%		100.0%	
Owner occupied units	304	% base	183	% base
Average owned home value	\$ 81,741		\$ 89,697	
With a mortgage	206	68%	103	56%
Median value of owned homes	\$ 86,944		\$ 85,111	
Percentage of owners paying more than 30% of income on home costs	22.2%		25.8%	
Renter occupied units	53		25	
Average monthly gross rent	\$ 631		\$ 384	
Percentage of renters paying more than 30% of income on rent	9.4%		80.0%	

BRI
Profile Report
2000 Census SF3

Summary: Population	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Population	3,766	% base	784	% base	1,537	% base
Population/square mile	3,114.3		2,325.9		3,345.2	
Land area (square miles)	1		0		0	
Urban	3,766	100%	784	100%	1,537	100%
Rural	0	0%	0	0%	0	0%
Farm	0	0%	0	0%	0	0%
Nonfarm	0	0%	0	0%	0	0%
Population by Household Type	3,766	% base	784	% base	1,537	% base
In family households	3,320	88%	711	91%	1,345	88%
In nonfamily households	439	12%	73	9%	185	12%
In group quarters	7	0%	0	0%	7	0%
Population by Sex	3,766	% base	784	% base	1,537	% base
Male	1,788	47%	379	48%	777	51%
Female	1,978	53%	405	52%	760	49%
Population by Age	3,766	% base	784	% base	1,537	% base
Under 5 years	189	5%	60	8%	12	1%
5 to 9 years	201	5%	34	4%	99	6%
10 to 14 years	323	9%	88	11%	136	9%
15 to 19 years	324	9%	67	9%	142	9%
20 to 24 years	185	5%	60	8%	43	3%
25 to 34 years	374	10%	63	8%	137	9%
35 to 44 years	562	15%	132	17%	228	15%
45 to 54 years	637	17%	150	19%	256	17%
55 to 59 years	227	6%	17	2%	144	9%
60 to 64 years	128	3%	18	2%	55	4%
65 to 74 years	317	8%	43	5%	153	10%
75 to 84 years	222	6%	47	6%	92	6%
85 years and over	77	2%	5	1%	40	3%
Median Age	40.8		36.6		44.0	
Average Age	39.5		35.6		42.4	
Dominant Age Group	45 to 54 years		45 to 54 years		45 to 54 years	
Population by Race	3,766	% base	784	% base	1,537	% base
One Race	3,713	99%	784	100%	1,537	100%
White	3,608	96%	784	100%	1,458	95%
Black or African American	10	0%	0	0%	0	0%
American Indian & Alaska Native	34	1%	0	0%	34	2%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	61	2%	0	0%	45	3%
Two or more races	53	1%	0	0%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Population	26017 2851.00 3		26017 2851.00 4	
Total Population	903	% base	542	% base
Population/square mile	3,424.2		3,636.7	
Land area (square miles)	0		0	
Urban	903	100%	542	100%
Rural	0	0%	0	0%
Farm	0	0%	0	0%
Nonfarm	0	0%	0	0%
Population by Household Type	903	% base	542	% base
In family households	798	88%	466	86%
In nonfamily households	105	12%	76	14%
In group quarters	0	0%	0	0%
Population by Sex	903	% base	542	% base
Male	399	44%	233	43%
Female	504	56%	309	57%
Population by Age	903	% base	542	% base
Under 5 years	105	12%	12	2%
5 to 9 years	50	6%	18	3%
10 to 14 years	44	5%	55	10%
15 to 19 years	37	4%	78	14%
20 to 24 years	49	5%	33	6%
25 to 34 years	136	15%	38	7%
35 to 44 years	123	14%	79	15%
45 to 54 years	126	14%	105	19%
55 to 59 years	55	6%	11	2%
60 to 64 years	43	5%	12	2%
65 to 74 years	88	10%	33	6%
75 to 84 years	42	5%	41	8%
85 years and over	5	1%	27	5%
Median Age	37.6		40.9	
Average Age	37.5		40.1	
Dominant Age Group	25 to 34 years		45 to 54 years	
Population by Race	903	% base	542	% base
One Race	850	94%	542	100%
White	834	92%	532	98%
Black or African American	0	0%	10	2%
American Indian & Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%
Other race	16	2%	0	0%
Two or more races	53	6%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Population	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Hispanic or Latino Origin by Race	111	% base	16	% base	45	% base
One Race	96	86%	16	100%	45	100%
White	35	32%	16	100%	0	0%
Black or African American	0	0%	0	0%	0	0%
American Indian & Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	61	55%	0	0%	45	100%
Two or more races	15	14%	0	0%	0	0%
Population 15 yrs and over by Marital Status	3,053	% base	602	% base	1,290	% base
Never married	675	22%	153	25%	252	20%
Now married	1,801	59%	343	57%	779	60%
Married, spouse absent	35	1%	14	2%	14	1%
Widowed	302	10%	57	9%	149	12%
Divorced	275	9%	49	8%	110	9%
Population 3 yrs and over by School Enrollment	3,611	% base	736	% base	1,525	% base
Enrolled in School	958	27%	224	30%	398	26%
In preprimary school	92	3%	12	2%	45	3%
In elementary or high school	685	19%	177	24%	296	19%
In college (undergraduate, graduate or professional school)	181	5%	35	5%	57	4%
Not enrolled in school	2,653	73%	512	70%	1,127	74%
Public school	864	24%	185	25%	353	23%
Private school	94	3%	39	5%	45	3%
Population 25 yrs and over by Educational Attainment	2,544	% base	475	% base	1,105	% base
Less than 9th grade	63	2%	14	3%	31	3%
9th to 12th grade, no diploma	201	8%	40	8%	107	10%
High school graduate (includes equivalency)	931	37%	184	39%	369	33%
Some college, no degree	622	24%	130	27%	249	23%
College degree	727	29%	107	23%	349	32%
Population 16 yrs and over by Employment Status	2,987	% base	586	% base	1,283	% base
In Armed Forces	9	0%	5	1%	0	0%
Employed	1,741	58%	354	60%	735	57%
Unemployed	128	4%	15	3%	41	3%
Civilian participation rate	62.8%		63.5%		60.5%	
Male civilian participation rate	69.9%		75.2%		64.4%	
Female civilian participation rate	56.6%		53.1%		56.8%	
Unemployment rate	6.8%		4.1%		5.3%	
Male unemployment rate	10.3%		7.3%		7.7%	
Female unemployment rate	3.2%		0.0%		2.7%	

BRI
Profile Report
2000 Census SF3

Summary: Population	26017 2851.00 3		26017 2851.00 4	
Hispanic or Latino Origin by Race	31	% base	19	% base
One Race	16	52%	19	100%
White	0	0%	19	100%
Black or African American	0	0%	0	0%
American Indian & Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%
Other race	16	52%	0	0%
Two or more races	15	48%	0	0%
Population 15 yrs and over by Marital Status	704	% base	457	% base
Never married	133	19%	137	30%
Now married	444	63%	235	51%
Married, spouse absent	7	1%	0	0%
Widowed	37	5%	59	13%
Divorced	90	13%	26	6%
Population 3 yrs and over by School Enrollment	820	% base	530	% base
Enrolled in School	190	23%	146	28%
In preprimary school	35	4%	0	0%
In elementary or high school	96	12%	116	22%
In college (undergraduate, graduate or professional school)	59	7%	30	6%
Not enrolled in school	630	77%	384	72%
Public school	185	23%	141	27%
Private school	5	1%	5	1%
Population 25 yrs and over by Educational Attainment	618	% base	346	% base
Less than 9th grade	0	0%	18	5%
9th to 12th grade, no diploma	48	8%	6	2%
High school graduate (includes equivalency)	249	40%	129	37%
Some college, no degree	130	21%	113	33%
College degree	191	31%	80	23%
Population 16 yrs and over by Employment Status	695	% base	423	% base
In Armed Forces	0	0%	4	1%
Employed	423	61%	229	54%
Unemployed	44	6%	28	7%
Civilian participation rate	67.2%		61.3%	
Male civilian participation rate	72.2%		77.1%	
Female civilian participation rate	63.1%		50.6%	
Unemployment rate	9.4%		10.9%	
Male unemployment rate	11.1%		21.4%	
Female unemployment rate	7.9%		0.0%	

BRI
Profile Report
2000 Census SF3

Summary: Race, Citizenship, Language	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Population	3,766		784		1,537	
Population by Race	3,766	% base	784	% base	1,537	% base
One Race	3,713	99%	784	100%	1,537	100%
White	3,608	96%	784	100%	1,458	95%
Black or African American	10	0%	0	0%	0	0%
American Indian & Alaska Native	34	1%	0	0%	34	2%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	61	2%	0	0%	45	3%
Two or more races	53	1%	0	0%	0	0%
Hispanic or Latino Origin (any race)	111	3%	16	2%	45	3%
Population by Citizenship	3,766	% base	784	% base	1,537	% base
Native	3,745	99%	784	100%	1,527	99%
Foreign born	21	1%	0	0%	10	1%
Naturalized citizen	16	0%	0	0%	10	1%
Population By Year of Entry to the U.S.	21	% base	0	% base	10	% base
1990 to 2000	0	0%	0		0	0%
1980 to 1989	0	0%	0		0	0%
1970 to 1979	0	0%	0		0	0%
Before 1970	21	100%	0		10	100%
Population 5 years or older by Ability to Speak English	3,577	% base	724	% base	1,525	% base
Only English	3,474	97%	701	97%	1,481	97%
English "very well"	95	3%	15	2%	44	3%
English "well"	0	0%	0	0%	0	0%
English "not well"	8	0%	8	1%	0	0%
No English or "not at all"	0	0%	0	0%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Race, Citizenship, Language	26017 2851.00 3		26017 2851.00 4	
Total Population	903		542	
Population by Race	903	% base	542	% base
One Race	850	94%	542	100%
White	834	92%	532	98%
Black or African American	0	0%	10	2%
American Indian & Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%
Other race	16	2%	0	0%
Two or more races	53	6%	0	0%
Hispanic or Latino Origin (any race)	31	3%	19	4%
Population by Citizenship	903	% base	542	% base
Native	892	99%	542	100%
Foreign born	11	1%	0	0%
Naturalized citizen	6	1%	0	0%
Population By Year of Entry to the U.S.	11	% base	0	% base
1990 to 2000	0	0%	0	
1980 to 1989	0	0%	0	
1970 to 1979	0	0%	0	
Before 1970	11	100%	0	
Population 5 years or older by Ability to Speak English	798	% base	530	% base
Only English	766	96%	526	99%
English "very well"	32	4%	4	1%
English "well"	0	0%	0	0%
English "not well"	0	0%	0	0%
No English or "not at all"	0	0%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Households and Families	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Households	1,487		294		632	
Households by Type	1,487	% base	294	% base	632	% base
Family households	1,101	74%	229	78%	464	73%
Married-couple households	912	61%	174	59%	394	62%
With own children under 18 yrs	405	27%	114	39%	158	25%
No own children under 18 yrs	507	34%	60	20%	236	37%
Other households	189	13%	55	19%	70	11%
Other, male householder	41	3%	18	6%	19	3%
Own children under 18 yrs	28	2%	14	5%	14	2%
No own children under 18 yrs	13	1%	4	1%	5	1%
Other, female householder	148	10%	37	13%	51	8%
Own children under 18 yrs	92	6%	6	2%	46	7%
No own children under 18 yrs	56	4%	31	11%	5	1%
Nonfamily households	386	26%	65	22%	168	27%
Householder living alone	351	24%	59	20%	157	25%
Households by Race of Householder	1,487	% base	294	% base	632	% base
One race	1,471	99%	294	100%	632	100%
White	1,434	96%	294	100%	611	97%
Black or African American	0	0%	0	0%	0	0%
American Indian & Alaska Native	8	1%	0	0%	8	1%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	29	2%	0	0%	13	2%
Two or more races	16	1%	0	0%	0	0%
Hispanic or Latino (any race)	54	4%	16	5%	13	2%
Persons in Households	3,759	% base	784	% base	1,530	% base
In family households	3,320	88%	711	91%	1,345	88%
In nonfamily households	439	12%	73	9%	185	12%
Persons per household	2.5		2.7		2.4	
Persons per family household	3.0		3.1		2.9	
Persons per nonfamily household	1.1		1.1		1.1	
Total Families	1,101		229		464	

BRI
Profile Report
2000 Census SF3

Summary: Households and Families	26017 2851.00 3		26017 2851.00 4	
Total Households	345		216	
Households by Type	345	% base	216	% base
Family households	268	78%	140	65%
Married-couple households	224	65%	120	56%
With own children under 18 yrs	78	23%	55	25%
No own children under 18 yrs	146	42%	65	30%
Other households	44	13%	20	9%
Other, male householder	4	1%	0	0%
Own children under 18 yrs	0	0%	0	0%
No own children under 18 yrs	4	1%	0	0%
Other, female householder	40	12%	20	9%
Own children under 18 yrs	27	8%	13	6%
No own children under 18 yrs	13	4%	7	3%
Nonfamily households	77	22%	76	35%
Householder living alone	59	17%	76	35%
Households by Race of Householder	345	% base	216	% base
One race	329	95%	216	100%
White	313	91%	216	100%
Black or African American	0	0%	0	0%
American Indian & Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%
Other race	16	5%	0	0%
Two or more races	16	5%	0	0%
Hispanic or Latino (any race)	16	5%	9	4%
Persons in Households	903	% base	542	% base
In family households	798	88%	466	86%
In nonfamily households	105	12%	76	14%
Persons per household	2.6		2.5	
Persons per family household	3.0		3.3	
Persons per nonfamily household	1.4		1.0	
Total Families	268		140	

BRI
Profile Report
2000 Census SF3

Summary: Labor	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Population 16 years and over by Employment Status	2,987	% base	586	% base	1,283	% base
Civilian	1,869	63%	369	63%	776	60%
Employed	1,741	58%	354	60%	735	57%
White	1,663	56%	354	60%	699	54%
Black or African American	0	0%	0	0%	0	0%
American Indian and Alaska Native	16	1%	0	0%	16	1%
Asian	0	0%	0	0%	0	0%
Native Hawaiian and Pacific Islander	0	0%	0	0%	0	0%
Other Race	36	1%	0	0%	20	2%
Hispanic or Latino (any race)	59	2%	8	1%	20	2%
Unemployed	128	4%	15	3%	41	3%
White	128	4%	15	3%	41	3%
Black or African American	0	0%	0	0%	0	0%
American Indian and Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	0	0%	0	0%
Native Hawaiian and Pacific Islander	0	0%	0	0%	0	0%
Other Race	0	0%	0	0%	0	0%
Hispanic or Latino (any race)	10	0%	0	0%	0	0%
Unemployment rate	6.8%		4.1%		5.3%	
Population 16 years and over by Employment Status and Sex	2,987	% base	586	% base	1,283	% base
Male	1,390	47%	279	48%	624	49%
In Armed Forces	9	0%	5	1%	0	0%
Civilian labor force	965	32%	206	35%	402	31%
Civilian participation rate	69.9%		75.2%		64.4%	
Employed	866	29%	191	33%	371	29%
Unemployed	99	3%	15	3%	31	2%
Unemployment rate	10.3%		7.3%		7.7%	
Female	1,597	53%	307	52%	659	51%
In Armed Forces	0	0%	0	0%	0	0%
Civilian labor force	904	30%	163	28%	374	29%
Civilian participation rate	56.6%		53.1%		56.8%	
Employed	875	29%	163	28%	364	28%
Unemployed	29	1%	0	0%	10	1%
Unemployment rate	3.2%		0.0%		2.7%	

BRI
Profile Report
2000 Census SF3

Summary: Labor	26017 2851.00 3		26017 2851.00 4	
Population 16 years and over by Employment Status	695	% base	423	% base
Civilian	467	67%	257	61%
Employed	423	61%	229	54%
White	381	55%	229	54%
Black or African American	0	0%	0	0%
American Indian and Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian and Pacific Islander	0	0%	0	0%
Other Race	16	2%	0	0%
Hispanic or Latino (any race)	31	4%	0	0%
Unemployed	44	6%	28	7%
White	44	6%	28	7%
Black or African American	0	0%	0	0%
American Indian and Alaska Native	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian and Pacific Islander	0	0%	0	0%
Other Race	0	0%	0	0%
Hispanic or Latino (any race)	0	0%	10	2%
Unemployment rate	9.4%		10.9%	
Population 16 years and over by Employment Status and Sex	695	% base	423	% base
Male	313	45%	174	41%
In Armed Forces	0	0%	4	1%
Civilian labor force	226	33%	131	31%
Civilian participation rate	72.2%		77.1%	
Employed	201	29%	103	24%
Unemployed	25	4%	28	7%
Unemployment rate	11.1%		21.4%	
Female	382	55%	249	59%
In Armed Forces	0	0%	0	0%
Civilian labor force	241	35%	126	30%
Civilian participation rate	63.1%		50.6%	
Employed	222	32%	126	30%
Unemployed	19	3%	0	0%
Unemployment rate	7.9%		0.0%	

BRI
Profile Report
2000 Census SF3

Summary: Labor	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Civilian noninstitutionalized persons 16 years or older by Disability Status	2,978	% base	581	% base	1,283	% base
Sensory disability (blindness, deafness, vision or hearing)	111	4%	26	4%	46	4%
Physical disability	254	9%	45	8%	111	9%
Mental disability	131	4%	28	5%	52	4%
Self-care disability	95	3%	13	2%	51	4%
Go-outside-home disability	179	6%	23	4%	60	5%
Employment disability	244	8%	28	5%	103	8%
Persons 16 to 64 years with a disability	351	12%	51	9%	138	11%
Employed	158	5%	15	3%	79	6%
Unemployed	193	6%	36	6%	59	5%
Unemployment rate	55.0%		70.6%		42.8%	
Workers 16 years or older by Transportation to Work	1,736	% base	354	% base	730	% base
Car, truck, or van	1,664	96%	340	96%	707	97%
Drove alone	1,542	89%	316	89%	654	90%
Carpooled	122	7%	24	7%	53	7%
Public transportation	17	1%	9	3%	8	1%
Motorcycle	0	0%	0	0%	0	0%
Bicycle, walked, other means	31	2%	5	1%	10	1%
Worked at home	24	1%	0	0%	5	1%
Workers 16 years or older by Time Leaving for Work	1,736	% base	354	% base	730	% base
12:00 a.m. to 5:59 a.m.	131	8%	36	10%	29	4%
6:00 a.m. to 6:59 a.m.	241	14%	50	14%	76	10%
7:00 a.m. to 7:59 a.m.	594	34%	127	36%	281	38%
8:00 a.m. to 8:59 a.m.	277	16%	43	12%	133	18%
9:00 a.m. to 3:59 a.m.	297	17%	41	12%	141	19%
4:00 p.m. to 11:59 p.m.	172	10%	57	16%	65	9%
Worked at home	24	1%	0	0%	5	1%

BRI
Profile Report
2000 Census SF3

Summary: Labor	26017 2851.00 3		26017 2851.00 4	
Civilian noninstitutionalized persons 16 years or older by Disability Status	695	% base	419	% base
Sensory disability (blindness, deafness, vision or hearing)	13	2%	26	6%
Physical disability	59	8%	39	9%
Mental disability	15	2%	36	9%
Self-care disability	15	2%	16	4%
Go-outside-home disability	29	4%	67	16%
Employment disability	57	8%	56	13%
Persons 16 to 64 years with a disability	91	13%	71	17%
Employed	36	5%	28	7%
Unemployed	55	8%	43	10%
Unemployment rate	60.4%		60.6%	
Workers 16 years or older by Transportation to Work	419	% base	233	% base
Car, truck, or van	399	95%	218	94%
Drove alone	377	90%	195	84%
Carpooled	22	5%	23	10%
Public transportation	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle, walked, other means	7	2%	9	4%
Worked at home	13	3%	6	3%
Workers 16 years or older by Time Leaving for Work	419	% base	233	% base
12:00 a.m. to 5:59 a.m.	28	7%	38	16%
6:00 a.m. to 6:59 a.m.	82	20%	33	14%
7:00 a.m. to 7:59 a.m.	148	35%	38	16%
8:00 a.m. to 8:59 a.m.	51	12%	50	21%
9:00 a.m. to 3:59 a.m.	71	17%	44	19%
4:00 p.m. to 11:59 p.m.	26	6%	24	10%
Worked at home	13	3%	6	3%

BRI
Profile Report
2000 Census SF3

Summary: 1999 Income	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Households by 1999 Income Level	1,487	% base	294	% base	632	% base
Less than \$20,000	260	17%	49	17%	86	14%
\$20,000 to \$34,999	318	21%	59	20%	159	25%
\$35,000 to \$49,999	238	16%	70	24%	73	12%
\$50,000 to \$74,999	322	22%	39	13%	122	19%
\$75,000 to \$99,999	180	12%	56	19%	80	13%
\$100,000 to \$149,999	114	8%	17	6%	70	11%
\$150,000 or more	55	4%	4	1%	42	7%
Average household income	\$ 64,296		\$ 50,660		\$ 85,559	
Median household income	\$ 43,796		\$ 41,875		\$ 48,333	
Median Household Income by Race of Householder						
White	\$ 45,660		\$ 41,875		\$ 53,148	
Black or African American	\$ No Value		\$ No Value		\$ No Value	
American Indian and Alaska Native	\$ 22,500		\$ No Value		\$ 22,500	
Asian	\$ No Value		\$ No Value		\$ No Value	
Native Hawaiian and Other Pacific Islander	\$ No Value		\$ No Value		\$ No Value	
Other Race	\$ 40,469		\$ No Value		\$ 32,500	
Hispanic or Latino (any race)	\$ 30,769		\$ 17,500		\$ 32,500	
Aggregate Household Income by Source (in thousands of \$)	\$ 95,607	% base	\$ 14,894	% base	\$ 54,073	% base
Wage or salary income	\$ 64,628	68%	\$ 11,735	79%	\$ 32,603	60%
Self-employment income	\$ 8,966	9%	\$ 774	5%	\$ 7,781	14%
Interest, dividends, or net rental income	\$ 8,843	9%	\$ 591	4%	\$ 6,830	13%
Social Security income	\$ 6,331	7%	\$ 963	6%	\$ 2,815	5%
Supplemental Security Income	\$ 528	1%	\$ 25	0%	\$ 241	0%
Public assistance income	\$ 106	0%	\$ 2	0%	\$ 0	0%
Retirement income	\$ 4,924	5%	\$ 615	4%	\$ 3,137	6%
Other income	\$ 1,281	1%	\$ 189	1%	\$ 666	1%
Per Capita Income by Race						
White	\$ 25,750		\$ 19,034		\$ 36,493	
Black or African American	\$ 6,000		\$ Zero Div.		\$ Zero Div.	
American Indian and Alaska Native	\$ 6,412		\$ Zero Div.		\$ 6,412	
Asian	\$ Zero Div.		\$ Zero Div.		\$ Zero Div.	
Native Hawaiian and Other Pacific Islander	\$ Zero Div.		\$ Zero Div.		\$ Zero Div.	
Other race	\$ 9,639		\$ Zero Div.		\$ 9,867	
Hispanic or Latino (any race)	\$ 10,279		\$ 16,000		\$ 9,867	
Average family income	\$ 75,686		\$ 56,507		\$ 106,918	
Average non-family household income	\$ 28,523		\$ 30,154		\$ 24,464	

BRI
Profile Report
2000 Census SF3

Summary: 1999 Income	26017 2851.00 3		26017 2851.00 4	
Households by 1999 Income Level	345	% base	216	% base
Less than \$20,000	54	16%	71	33%
\$20,000 to \$34,999	74	21%	26	12%
\$35,000 to \$49,999	67	19%	28	13%
\$50,000 to \$74,999	105	30%	56	26%
\$75,000 to \$99,999	13	4%	31	14%
\$100,000 to \$149,999	23	7%	4	2%
\$150,000 or more	9	3%	0	0%
Average household income	\$ 50,235		\$ 43,106	
Median household income	\$ 45,109		\$ 40,000	
Median Household Income by Race of Householder				
White	\$ 48,587		\$ 40,000	
Black or African American	\$ No Value		\$ No Value	
American Indian and Alaska Native	\$ No Value		\$ No Value	
Asian	\$ No Value		\$ No Value	
Native Hawaiian and Other Pacific Islander	\$ No Value		\$ No Value	
Other Race	\$ 42,500		\$ No Value	
Hispanic or Latino (any race)	\$ 42,500		\$ 27,500	
Aggregate Household Income by Source (in thousands of \$)	\$ 17,331	% base	\$ 9,311	% base
Wage or salary income	\$ 13,241	76%	\$ 7,048	76%
Self-employment income	\$ 269	2%	\$ 142	2%
Interest, dividends, or net rental income	\$ 1,030	6%	\$ 393	4%
Social Security income	\$ 1,679	10%	\$ 874	9%
Supplemental Security Income	\$ 74	0%	\$ 189	2%
Public assistance income	\$ 7	0%	\$ 98	1%
Retirement income	\$ 761	4%	\$ 412	4%
Other income	\$ 270	2%	\$ 155	2%
Per Capita Income by Race				
White	\$ 18,765		\$ 17,152	
Black or African American	\$ Zero Div.		\$ 6,000	
American Indian and Alaska Native	\$ Zero Div.		\$ Zero Div.	
Asian	\$ Zero Div.		\$ Zero Div.	
Native Hawaiian and Other Pacific Islander	\$ Zero Div.		\$ Zero Div.	
Other race	\$ 9,000		\$ Zero Div.	
Hispanic or Latino (any race)	\$ 11,097		\$ 5,105	
Average family income	\$ 49,776		\$ 53,143	
Average non-family household income	\$ 42,857		\$ 21,579	

BRI
 Profile Report
 2000 Census SF3

Summary: Poverty	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Percent of group below the poverty level						
Total persons	4%		2%		6%	
By Age						
Under 5 years	0%		0%		0%	
5 years	0%		0%		0%	
6 to 11 years	7%		0%		12%	
12 to 17 years	13%		0%		13%	
18 to 64 years	58%		47%		57%	
65 to 74 years	7%		0%		7%	
75 years and over	14%		53%		10%	
By Race						
White	4%		2%		6%	
Black or African American	0%		Zero Div.%		Zero Div.%	
American Indian and Alaska Native	0%		Zero Div.%		0%	
Asian	Zero Div.%		Zero Div.%		Zero Div.%	
Native Hawaiian and Other Pacific Islander	Zero Div.%		Zero Div.%		Zero Div.%	
Other Race	11%		Zero Div.%		16%	
Hispanic or Latino (any race)	6%		0%		16%	
Total Population for whom poverty status is determined	3,766	% base	784	% base	1,537	% base
Under 6 years	0	0%	0	0%	0	0%
6 to 17 years	34	1%	0	0%	25	2%
18 to 64 years	96	3%	9	1%	55	4%
65 years and over	36	1%	10	1%	17	1%
Median Age of persons below the poverty level	42.0		76.3		38.1	
Total Families	1,101	% base	229	% base	464	% base
Below the poverty level:						
Married-couple family:	30	3%	10	4%	15	3%
With related children under 18 years	15	1%	0	0%	15	3%
Other family:	0	0%	0	0%	0	0%
With related children under 18 years	0	0%	0	0%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Poverty	26017 2851.00 3		26017 2851.00 4	
Percent of group below the poverty level				
Total persons	5%		2%	
By Age				
Under 5 years	0%		0%	
5 years	0%		0%	
6 to 11 years	0%		0%	
12 to 17 years	22%		0%	
18 to 64 years	66%		56%	
65 to 74 years	12%		0%	
75 years and over	0%		44%	
By Race				
White	5%		2%	
Black or African American	Zero Div.%		0%	
American Indian and Alaska Native	Zero Div.%		Zero Div.%	
Asian	Zero Div.%		Zero Div.%	
Native Hawaiian and Other Pacific Islander	Zero Div.%		Zero Div.%	
Other Race	0%		Zero Div.%	
Hispanic or Latino (any race)	0%		0%	
Total Population for whom poverty status is determined	903	% base	542	% base
Under 6 years	0	0%	0	0%
6 to 17 years	9	1%	0	0%
18 to 64 years	27	3%	5	1%
65 years and over	5	1%	4	1%
Median Age of persons below the poverty level	38.0		60.3	
Total Families	268	% base	140	% base
Below the poverty level:				
Married-couple family:	5	2%	0	0%
With related children under 18 years	0	0%	0	0%
Other family:	0	0%	0	0%
With related children under 18 years	0	0%	0	0%

BRI
Profile Report
2000 Census SF3

Summary: Housing	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Total Housing units	1,530	% base	319	% base	620	% base
Urban	1,530	100%	319	100%	620	100%
Rural	0	0%	0	0%	0	0%
Farm	0	0%	0	0%	0	0%
Vacant	43	3%	2	1%	15	2%
Occupied	1,487	97%	317	99%	605	98%
Owner occupied	1,350	88%	296	93%	567	91%
Renter occupied	137	9%	21	7%	38	6%
Housing Units by Structure Type	1,530	% base	319	% base	620	% base
Single detached unit	1,444	94%	304	95%	601	97%
Single attached unit including row	33	2%	9	3%	19	3%
2 to 4 units	48	3%	6	2%	0	0%
5 to 19 units	0	0%	0	0%	0	0%
20 units or more	5	0%	0	0%	0	0%
Mobile home	0	0%	0	0%	0	0%
Boat, RV, van, etc.	0	0%	0	0%	0	0%
Percent of Race Owning Unit						
White	91.4%		93.4%		94.4%	
Black or African American	Zero Div.%		Zero Div.%		Zero Div.%	
American Indian and Alaska Native	0.0%		Zero Div.%		0.0%	
Asian	Zero Div.%		Zero Div.%		Zero Div.%	
Native Hawaiian and Other Pacific Islander	Zero Div.%		Zero Div.%		Zero Div.%	
Other race	100.0%		Zero Div.%		100.0%	
Hispanic or Latino (any race)	100.0%		100.0%		100.0%	
Percent of Age Owning Unit						
15 to 24 years	0.0%		0.0%		Zero Div.%	
25 to 34 years	77.2%		78.0%		82.2%	
35 to 44 years	97.6%		100.0%		93.8%	
45 to 54 years	90.3%		100.0%		94.0%	
55 to 64 years	93.6%		76.0%		100.0%	
65 years and over	94.9%		100.0%		93.5%	
Percent of Age Renting Unit						
15 to 24 years	100.0%		100.0%		Zero Div.%	
25 to 34 years	22.8%		22.0%		17.8%	
35 to 44 years	2.4%		0.0%		6.2%	
45 to 54 years	9.7%		0.0%		6.0%	
55 to 64 years	6.4%		24.0%		0.0%	
65 years and over	5.1%		0.0%		6.5%	
Dominant Owner Group	45 to 54 years		45 to 54 years		45 to 54 years	
Dominant Renter Group	45 to 54 years		25 to 34 years		45 to 54 years	

BRI
Profile Report
2000 Census SF3

Summary: Housing	26017 2851.00 3		26017 2851.00 4	
Total Housing units	375	% base	216	% base
Urban	375	100%	216	100%
Rural	0	0%	0	0%
Farm	0	0%	0	0%
Vacant	18	5%	8	4%
Occupied	357	95%	208	96%
Owner occupied	304	81%	183	85%
Renter occupied	53	14%	25	12%
Housing Units by Structure Type	375	% base	216	% base
Single detached unit	346	92%	193	89%
Single attached unit including row	5	1%	0	0%
2 to 4 units	24	6%	18	8%
5 to 19 units	0	0%	0	0%
20 units or more	0	0%	5	2%
Mobile home	0	0%	0	0%
Boat, RV, van, etc.	0	0%	0	0%
Percent of Race Owning Unit				
White	86.4%		88.0%	
Black or African American	Zero Div.%		Zero Div.%	
American Indian and Alaska Native	Zero Div.%		Zero Div.%	
Asian	Zero Div.%		Zero Div.%	
Native Hawaiian and Other Pacific Islander	Zero Div.%		Zero Div.%	
Other race	100.0%		Zero Div.%	
Hispanic or Latino (any race)	100.0%		100.0%	
Percent of Age Owning Unit				
15 to 24 years	0.0%		0.0%	
25 to 34 years	70.0%		100.0%	
35 to 44 years	100.0%		100.0%	
45 to 54 years	68.6%		93.6%	
55 to 64 years	100.0%		50.0%	
65 years and over	100.0%		87.3%	
Percent of Age Renting Unit				
15 to 24 years	100.0%		100.0%	
25 to 34 years	30.0%		0.0%	
35 to 44 years	0.0%		0.0%	
45 to 54 years	31.4%		6.4%	
55 to 64 years	0.0%		50.0%	
65 years and over	0.0%		12.7%	
Dominant Owner Group	65 to 74 years		45 to 54 years	
Dominant Renter Group	45 to 54 years		15 to 24 years	

BRI
Profile Report
2000 Census SF3

Summary: Housing facilities, values and rents	Essexville city, MI		26017 2851.00 1		26017 2851.00 2	
Average rooms per unit	6.1		5.8		6.4	
Percentage of units:						
With no bedroom	0.0%		0.0%		0.0%	
With 3 or more bedrooms	75.8%		68.3%		78.9%	
Lacking complete kitchen facilities	0.4%		0.0%		0.0%	
Lacking complete plumbing facilities	0.4%		0.0%		0.0%	
Percentage of occupied units:						
With telephones	100%		100%		100%	
Home owners	100%		100%		100%	
Renters	100%		100%		100%	
With vehicle available	94%		100%		91%	
Average number of vehicles available						
For home owners	1.7		1.8		1.7	
For renters	1.6		1.3		1.2	
Average value of specified owned homes	\$	101,630	\$	87,132	\$	123,226
With a mortgage	\$	105,739	\$	92,963	\$	133,481
Not mortgaged	\$	95,548	\$	79,985	\$	109,547
Median value of owned homes	\$	88,354	\$	82,632	\$	99,098
Percentage of owners paying more than 30% of income on home costs	17.4%		13.2%		14.5%	
Average monthly gross rent:						
For those paying cash rent	\$	563	\$	676	\$	558
With meals included in rent	\$	Zero Div.	\$	Zero Div.	\$	Zero Div.
Percentage of renters paying more than 30% of income on rent	46.7%		100.0%		47.4%	

BRI
Profile Report
2000 Census SF3

Summary: Housing facilities, values and rents	26017 2851.00 3		26017 2851.00 4	
Average rooms per unit	6.0		6.0	
Percentage of units:				
With no bedroom	0.0%		0.0%	
With 3 or more bedrooms	78.7%		72.7%	
Lacking complete kitchen facilities	1.6%		0.0%	
Lacking complete plumbing facilities	1.6%		0.0%	
Percentage of occupied units:				
With telephones	100%		100%	
Home owners	100%		100%	
Renters	100%		100%	
With vehicle available	100%		88%	
Average number of vehicles available				
For home owners	1.9		1.7	
For renters	2.2		1.2	
Average value of specified owned homes	\$	81,744	\$	89,702
With a mortgage	\$	84,345	\$	81,485
Not mortgaged	\$	75,575	\$	100,973
Median value of owned homes	\$	86,944	\$	85,111
Percentage of owners paying more than 30% of income on home costs	22.2%		25.8%	
Average monthly gross rent:				
For those paying cash rent	\$	631	\$	384
With meals included in rent	\$	Zero Div.	\$	Zero Div.
Percentage of renters paying more than 30% of income on rent	9.4%		80.0%	