

Population and Socio-Economic Characteristics

Master Land Use Plan



HISTORIC POPULATION TRENDS

Population numbers for 1970-1994 for the City of Muskegon, its surrounding communities, and Muskegon County are provided in Table 2.1.

Table 2.1 indicates that the City of Muskegon, after experiencing about a 4,000 drop in population between 1970 and 1980, has remained stable since that time with an estimated population in 1994 of 40,639. The other cities surrounding Muskegon have generally remained stable or declined slightly in population between 1970 and 1994.

The reason the City of Muskegon has not increased in population, despite slow infill of new residential construction may be due to a number of factors including outmigration to the County's outlying areas, other communities and counties, a declining area economy, and a trend toward smaller per household population.

Outmigration trends may be influenced by the increase in the City's African American population and the generally greater economic mobility of the City's white

population over the past decade.

The average population per household has dropped from 2.80 in 1970 to 2.46 in 1990. In effect, the added population from new housing is being offset by lower population numbers within existing housing units. This trend is consistent with State and national trends. Average population per household for the United States has declined from 3.14 in 1970 to 2.63 in 1990. Likewise the State of Michigan has declined from 3.27 in 1970 to 2.66 in 1990.

The trend in household size during the next 20 to 30 years will be as big of an influence on future City population counts as continued infill of residential construction.

It is difficult to predict whether this long downward trend in household size will continue or whether it has bottomed out. This difficulty lies in the fact that people are responding to so many societal factors in making their decisions relative to family size. The general trend throughout the County toward an aging population will be a factor in keeping the average population per household low. Migration is likely to

Unit	1970	1980	1990	1994
City of Muskegon	44,631	40,823	40,283	40,639
City of North Muskegon	4,243	4,024	3,919	3,809
City of Muskegon Heights	17,304	14,611	13,176	14,017
City of Roosevelt Park	4,176	4,015	3,885	3,252
City of Norton Shores	22,271	22,025	21,755	22,061
Township of Muskegon	13,754	14,557	15,302	15,373
Muskegon County	157,426	157,589	158,983	163,436

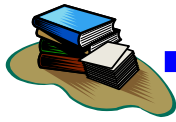
Source: 1990 U.S. Census
1994 Estimates provided by West Michigan Shoreline Regional Development Commission

Table 2.1 **Population Trends**
City of Muskegon and Surrounding Communities



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also have a continued impact on population size. Only 50 percent of the population over five years of age lived in the same residence in 1990 as it did in 1985. Ten percent of the population came from a different County in Michigan, and 6 percent were from another State. According to IRS records from 1979 and 1980, Ottawa County and the Southern United States are the top two places from which both population inflow and outflow from Muskegon County result.

2. Population Projections

Data provided by the West Michigan Shoreline Regional Development Commission (WMSRDC) projects a 4,365 person increase in the City's population over the next 30 year period. WMSRDC population projections indicate that the City will have a population of 45,004 by the year 2025, a figure slightly higher than the 1970 population of 44,631 persons. Population projections for the City, surrounding communities, and Muskegon County through the year 2025 are provided in Table 2.2. These projections anticipate an increase of 6,283 persons for the City and its surrounding communities, and an

increase of 16,653 persons for Muskegon County as a whole.

Current WMSRDC projections for the City of Muskegon are realistic given an analysis of past construction and demolition trends in the City, and anticipated changes in the average population per household in future years. The population in the City of Muskegon is predicted to range between 43,000 and 47,000 by the year 2025. The higher range will most likely be reached if the average population per household does not continue to decline.

A more accurate population projection is unavailable because it is difficult, if not impossible, to accurately predict 1) the number of homes or dwelling units that may be demolished as a result of age, fire, natural disaster, etc.; 2) the number of dwelling units that may be displaced by other types of development; 3) the number of new dwelling units that might result from future infill development, and; 4) changes in average household population.

3. Age Groups

A breakdown of age groups within City,

Unit	1994	2005	2015	2025
City of Muskegon	40,639	42,137	43,547	45,004
City of North Muskegon	3,949	4,082	4,218	3,809
City of Muskegon Heights	14,017	14,534	15,020	15,522
City of Roosevelt Park	3,252	3,372	3,485	3,601
City of Norton Shores	22,061	22,874	23,639	24,430
Township of Muskegon	15,373	15,940	16,473	17,024
Muskegon County	163,436	169,461	175,130	180,089

Source: 1990 U.S. Census

Note: The City's 1984 Master Land Use Plan projected the 1990 and 2000 populations at 38,532 and 36,726 persons, respectively.

Table 2.2

Population Projections
City of Muskegon and Surrounding Communities



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County and the State populations is provided in Table 2.3. Table 2.3 shows no significant differences between City, County and State populations except in the 65 to 74 and 85 and older age groups. The number of persons in these City age groups is slightly higher than that of the State's, though almost double that of the County's.

Persons within these age groups typically have needs for lower housing costs; efficient public transportation; easily accessible community medical and shopping facilities, assistance with home maintenance, and increased neighborhood security. Elderly renters often need rent subsidies, or subsidized housing. Homeowners frequently need access to home maintenance programs. The greater number of persons within these age groups may be a result of the City's ability to meet such needs, or due to the general aging of the City's long-term resident population.

Table 2.4 illustrates life phases 1970, 1980 and 1990. While there have been changes in all life phase groups between 1970 and 1990, significant reductions have occurred

in the elementary school, family forming and mature family phases. Table 2.5 shows the distribution of age on a census tract by census tract basis and supplements the data in Table 2.4.

4. Gender, Racial & Ethnic Composition

The City's population is composed of 19,942 males and 20,341 females. Approximately 70 percent the City's population is white, 27 percent is African-American, one percent American Indian, 0.03 percent Asian/Pacific Islander, and 1.67 listed as other. The City's African American population has increased over the past decade, and the white population has declined. Between 1990 and 2000, the City's white population is projected to decrease by 620 persons, or from approximately 70 percent to approximately 66 percent of the City's total population. The African-American population is expected to increase by 2,263 persons, or from approximately 27 to 31 percent of the total population.

Age Group	Number	Percent of City Population	Percent County Population	Percent State Population
Under 5	3,495	8.6	8.0	8.0
5 to 14	5,780	14.3	20.0	19.0
15 to 24	6,239	15.4	4.0	5.0
25 to 34	7,832	19.3	5.0	6.0
35 to 44	5,353	13.2	31.0	32.0
45 to 54	3,018	7.5	10.0	10.0
55 to 64	2,850	7.0	4.0	4.0
65+	5,923	14.7	18.0	16.0
Total	40,490	100	100	100

Source: 1990 U.S. Census Percentage figure have been rounded to next highest percentage point.

Table 2.3 Population by Age Group, 1990
City of Muskegon, Muskegon County, and State of Michigan



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Age Group	Life Phase	Number	Percent in	Percent in	Percent in
			1990	1980	1970
Under 5	Pre School	3,495	8.6	8.6	8.8
5 to 14	Elementary School	5,780	14.3	14.4	19.5
15 to 19	Secondary School	3,120	7.7	9.1	9.9
20 to 44	Family Forming	16,304	40.2	35.3	27.3
45 to 64	Mature Family	5,868	14.5	18.1	21.8
65 and over	Retirement	5,923	14.7	14.5	12.7
Total		40,490	100	100	100

Table 2.4 **Population by Life Phase Groups
City of Muskegon 1990**

The racial composition of Muskegon varies significantly from neighborhood to neighborhood. Minority households are concentrated in near-Downtown neighborhoods where high concentrations of low-income households are prevalent.

Muskegon Heights. While the racial composition for Muskegon County is quite similar to that of the State, the City's racial composition was about 13% lower in the white category and about 13% higher in the African American category.

As of the date of this plan, the majority of the City's African-American population lives in the East Muskegon, Angell, and McLaughlin census tracts. Between 1970 and 1980, more than 90 percent of Muskegon County's minority population lived in the Cities of Muskegon and

Although Hispanic persons constitute only 3.5% of the City of Muskegon's population, this group increased between 1980 and 1990 by 16%. This segment of the population is distributed throughout the community on a relatively even basis.

Age Group	Census Tract											
	1	2	3	4	5	6.01	6	7	8	9	10	21
Under 5	307	99	437	560	672	196	305	2	315	274	73	286
5 - 9	243	72	386	529	586	152	210	—	310	248	66	197
10 - 14	215	83	335	447	506	151	185	1	254	229	67	165
15 - 19	298	79	298	447	607	158	242	—	205	203	71	168
20 - 24	482	81	381	885	534	164	303	8	252	255	58	296
25 - 34	768	120	531	2,279	1,047	326	511	17	687	655	156	581
35 - 44	559	97	408	1,411	708	311	303	7	477	547	209	395
45 - 54	310	78	238	610	368	117	167	9	255	391	135	231
55 - 64	224	102	254	520	345	104	168	8	230	368	168	326
65 - 74	299	81	304	500	344	116	204	2	264	384	182	396
75 - 84	219	31	157	388	194	94	166	8	183	245	70	306
85+	69	16	66	197	65	35	47	—	75	53	20	121
Total	3,993	939	3,695	8,773	5,976	1,924	2,811	62	3,507	3,852	1,275	3,468

Source: 1990 U.S. Census & City of Muskegon 1995 Consolidated Housing & Community Development Plan

Table 2.5 **Age by Census Tract, City of Muskegon, 1989**



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Category	City of Muskegon		Muskegon County	State of Michigan
	Number	Percent	Percent	Percent
White	28,148	69.9	84.2	83.4
African American	10,916	27.1	13.6	13.9
American Indian, Eskimo or Aleut.	390	1.0	0.8	0.6
Asian or Pacific Islander	139	0.3	0.3	1.1
Other Race	690	1.7	1	0.9
Hispanic (any race)	1,416	3.5	2.3	2.2

Table 2.6

Racial Composition

Muskegon County, City of Muskegon, & State of Michigan

Table 2.6 indicates that the City's Hispanic population is similar to State and regional populations.

older age groups. The 16 to 64 age group has been assessed as to work disability, including disabilities which would prevent individuals from working. Disability information for the City of Muskegon, Muskegon County, and the State of Michigan is provided in Table 2.8.

Table 2.7 shows the breakdown of the City's populations by race and ethnicity on a neighborhood by neighborhood basis.

5. Disabled Population

Table 2.8 indicates that the City's labor force exhibits nearly twice the rate of work disabilities and disabilities that prevent working than is exhibited by the State's labor force. The City's labor force also

The disabled population is assessed by the Census Bureau as non-institutionalized persons either in the 16 to 64 or 65 and

	White		African American		Other		Hispanic ¹	
	#	%	#	%	#	%	#	%
All Tracts	28,148	69.9	10,916	27.1	1,219	3.0	1,416	3.5
Marquette	2,782	69.7	1,096	27.4	115	2.9	158	4.0
Jackson Hill	147	15.7	787	83.8	13	1.4	16	1.7
Angell	1,289	34.9	2,290	70.0	116	3.1	137	3.7
East Muskegon	5,649	64.4	2,821	32.2	303	3.5	331	3.8
McLaughlin	3,818	63.9	1,916	32.0	242	4.0	302	5.1
South Nelson	1,399	72.7	463	24.1	62	3.2	44	2.3
North Nelson	1,453	51.7	1,268	45.1	90	3.2	108	3.8
Downtown	59	95.2	2	3.2	1	1.6	0	0
Nims	3,280	93.5	106	3.0	121	3.4	140	4.0
Lakeside	3,716	97.6	38	1.0	53	1.4	73	1.9
Bluffton/Beachwood	1,255	98.4	8	0.6	12	1.0	3	0.2
Henry/Glenside/Rudiman	3,256	93.9	121	3.5	91	2.6	104	3.08

Source: City of Muskegon 1995 Consolidated Housing & Community Development Plan

¹The term Hispanic is used as an ethnic rather than a racial indicator. Persons of Hispanic origin can be of any racial group and are included in other racial groups within the general population.

Table 2.7

Population by Race & Census Tract



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Category	City of Muskegon	Muskegon County	State of Michigan
Persons 16 - 64 years of age	21,474	94,727	—
Having work disability (%)	16.0	12.0	9.0
Prevents from Working (%)	9.0	6.0	4.7
Mobility or self-care limitation (%):	17.0		10.9
a) mobility limitation (%)	15.0	11.0	8.9
b) self-care limitation (%)	4.0	3.0	3.3
Persons 65 years and older	5,368	19,719	1,108,461
Mobility or self-care limitation (%)	41.0	37.0	37.0
a) mobility limitation (%)	35.0	33.0	33.2
b) self-care limitation (%)	14.0	12.0	11.7

Table 2.8

Disability Status, City of Muskegon, 1990

exhibits higher numbers of people in mobility and self care limitation categories when compared to County and State figures.

6. Income

An illustration of Muskegon households by income range (as reported in 1989) is given in Table 2.9. This table also includes percentages of households in each income range for both the City, County, and the State for comparison purposes. This table identifies a concentration of households in

the medium to lower income levels.

Muskegon had about 16% more households in the three under \$15,000 income range categories than did the State. Likewise, the State had about 25% of households in the income ranges of \$50,000 or more compared to 7% for the City of Muskegon.

Median household income is a commonly used value to compare general income capacity among governmental units. Table 2.10 indicates that with the exception of

Income Range	Number of City Households	Percent of City Households	Percent of County Households	Percent of State Households
Less than \$5,000	1,334	9.1	6.0	6.0
\$5,000 to \$9,999	2,948	20.1	13.0	9.6
\$10,000 to \$14,999	1,741	11.8	10.0	8.6
\$15,000 to \$24,999	3,195	21.8	20.0	16.4
\$25,000 to \$34,999	2,355	16.0	17.0	15.3
\$35,000 to \$49,999	1,983	13.5	18.0	18.7
\$50,000 to \$74,999	929	6.3	11.0	16.3
\$75,000 to \$99,999	131	1.0	2.0	5.4
\$100,000 to \$149,999	36	0.2	1.0	2.5
\$150,000 or more	33	0.2	1.0	1.2

Table 2.9

Household Income, City of Muskegon, 1990



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Community	Median Income
City of Muskegon	\$18,748
City of North Muskegon	\$37,281
City of Muskegon Heights	\$13,778
City of Roosevelt Park	\$28,955
City of Norton Shores	\$33,646
Muskegon Township	\$25,058
Muskegon County	\$25,617
State of Michigan	\$31,020

Table 2.10 **Median Household Income
City of Muskegon 1989**

Muskegon Heights, the City of Muskegon has a lower median household income than its surrounding communities or that of Muskegon County or State.

The differences between incomes in the City and other County municipalities is largely due to a concentration of low-income households. Female-headed households with children are even more likely to be living in poverty. In the City of Muskegon, 74% of these households were living in poverty in 1989. With the exception of households headed by persons 75 years of age and older, the income of white households significantly exceeds that of African-American households. Table 2.11 illustrates differences in the City's white and African-American median household income within various head of

household age ranges.

Table 2.12 presents an illustration of City resident's use of certain types of financial resources and services compared to or indexed against national averages. An index of 100 means the use of the resource or service is identical to that of national averages. An index of less than 100 means the use is less than the national average. With limited exception, use of or access to certain types of financial resources and services such as bank accounts, certificates of deposit, investments and investment services, by residents 18 years of age and older is less than national averages.

7. Poverty Status

As would be expected with a low median

Age Range	White Households	African-American Households	Difference
Under 25	\$16,323	\$5,493	\$10,830
25 - 34	\$24,300	\$10,698	\$13,602
35 - 44	\$27,319	\$20,765	\$6,584
45 - 54	\$31,694	\$21,188	\$10,506
55 - 64	\$26,815	\$17,623	\$9,192
65 - 74	\$14,175	\$11,989	\$2,186
75+	\$10,767	\$11,125	\$3,852

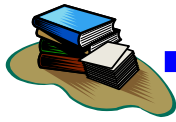
Source: Urban Decisions Systems

Table 2.11 **Household Income - White & African American Households**



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income, the City has a significant percentage of its population living below the poverty level. The 1990 Census Reports indicate in 1989 that of the 36,264 persons for whom poverty level status was determined, 9,615 people were determined as living below the poverty level. These

9,615 persons represent almost 24 percent of the City's population. Only 13 percent of the State's population is identified as being below the poverty level. Table 2.13 provides a breakdown of poverty status by age group.

Table 2.12	Use of Financial Resources by Household	
	Percentages	Index
Bank Accounts/CD's		
Non-Interest Checking	32.9	89
Interest Checking	29.2	89
Savings	45.0	91
Short Term CD	7.5	86
Long Term CD	8.5	76
Non-Interest Check Last Year	4.7	103
Interest Check Last Year	3.1	93
Savings Account Last Year	5.2	103
ATM Card	33.9	85
Check Guarantee Card	3.9	91
Safe Deposit Box	7.3	95
Investments and Investment Services		
Own Investment Property	3.6	86
Keogh Account	1.4	94
Tax Sheltered Annuities	2.9	78
IRA	16.0	77
IRA - via Brokerage	6.5	84
IRA - Bank/Credit Union	10.1	92
Brokerage Firm Account	6.1	72
Use Full Service Brokerage	3.8	73
Use Discount Brokerage	0.9	50
Use Accountant	6.6	84
Use Lawyer	16.7	90
US Savings Bonds	10.0	75
Other Bonds	3.2	76
Mutual Funds	7.5	74
Stocks in Employer Company	3.2	78
Stocks in Other Company	5.7	75
Stock < 10K	4.5	75
Stock > 10K	3.4	74
3+ Transactions Last Year	2.2	73
Investment in Precious Metals	1.5	100



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Table 2.12 - Continued	Use of Financial Resources by Household	
	Percentages	Index
Christmas/Chanukah Club	3.7	90
Loans and Mortgages		
Automobile	18.9	94
Personal Loan - Education	8.1	96
Other Personal Loan	10.6	90
Home Improvement	6.2	107
First Mortgage	22.4	86
First Mortgage - Last Year	2.7	74
Home Equity	6.0	84
Line of Credit	10.4	90
Credit Cards		
Mastercard	22.3	82
Visa	30.1	82
American Express	7.2	73
Other Bank Card	2.8	85
Gold/Premium Cards	14.2	75
Gasoline	13.9	81
JC Penney	18.9	92
Montgomery Ward	8.1	88
Sears	19.4	86
Other Department Store	17.5	85
Air Travel Card	1.4	53
Auto Rental Card	0.9	55
AT&T Card	4.6	76
Any Credit Card	50.7	88
Other Services		
Money Order Last Year	30.9	114
Non-Postal Money Order	20.6	124
Postal Money Order	8.4	95

Source: Urban Decision Systems

Median family incomes for Muskegon County are considerably lower than both the median family incomes for the State and nation. The adjusted median family income for Muskegon County was \$30,151 in 1989, compared to a State median family income of \$36,652, and a national median of \$35,225. Muskegon County's poverty figures also exceed State and national figures by 2 percentage points.

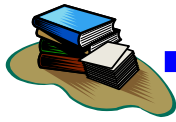
Table 2.14 presents an overview of neighborhood population trends between 1970 and 1990, and 1990 poverty level and median age statistics.

Table 2.15 presents an illustration of household income ranges for households on a census tract by census tract basis. Muskegon households by income range (as reported in 1989) is given in Table 2.9.



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Age Group	Number	Percent
5 and under	1,890	19.7
6 to 17	2,441	25.4
18 to 64	4,529	47.1
65 and over	755	7.8
Total	9,615	100.0

Source: U.S. Census Bureau, 1989

Table 2.13 Poverty Status by Age Group, City of Muskegon, 1989

8. Housing

The 1990 Census indicated that the City had 16,019 housing units. This figure represents a loss of 331 units, or 2 percent of the City's housing stock, since 1980. The majority of the City's housing stock is composed of detached single-family homes. However, the City does experience a lower percentage of single family detached housing as a percent of total housing than either Muskegon County or the State of Michigan. Conversely, Muskegon has higher percentages in every category of multiple family housing units.

Although a 2 percent decline in available housing stock may not appear to be

significant, the overall decline of housing units exceeds the City's decline in population of 1.3 percent over the same period. This is significant when compared to trends between 1970 and 1980 when the City's available housing stock increased by 3% from 15,925 units to 16,350 units, while population declined by over 10%.

The City has a high percentage of multiple family units in buildings having between 2 and 4 units. Many of these multiple-family units were originally constructed as single-family homes and have subsequently been divided into multifamily rental units. The City's 1995 Consolidated Housing and Community Development Plan indicates that much of the City's rental housing stock

Census Tract	Neighborhood	1970	1980	1990	% Below Poverty Level	Median Age
1	Marquette	1,892	4,408	3,993	21.3	30.4
2	Frobel	—	1,181	939	55.4	30.2
3	Angell	4,947	4,095	3,695	48.1	26.8
4	East Musk. N&S	7,273	6,244	8,773	18.5	31.4
5	N&S McLaughlin	6,926	6,305	5,976	38.2	25.7
6.01	South Nelson	2,160	1,940	1,924	38.4	28.7
6.02	North Nelson	3,595	3,035	2,811	48.9	28.1
7	Downtown	328	26	62	34.5	41
8	E&W Nims	4,229	3,667	3,507	16.6	31
9	Lakeside	4,879	4,079	3,852	8.4	35.9
10	Beachwood & Bluffton	1,627	1,488	1,275	9.5	41.1
21	Henry/Ruddiman/Glenside	4,168	3,602	3,468	8.5	35.9

Source: U.S. Census Bureau

Table 2.14 Population, Poverty Level & Median Age Comparisons by Census Tract



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Income Range	1	2	3	4	5	6.01	6.02	7	8	9	10	21
<\$5,000	92	68	248	144	266	86	192	13	89	46	18	72
5,000-9,999	377	98	430	280	550	110	359	—	235	212	48	249
10,000-14,999	270	31	186	275	231	108	177	—	120	138	55	150
15,000-24,999	511	61	294	473	305	135	238	—	321	351	135	371
25,000-34,999	199	40	106	420	375	126	117	15	324	256	57	320
35,999-49,999	165	17	63	353	323	34	50	11	203	386	140	238
50,000-74,999	96	7	30	140	77	52	52	—	109	178	62	126
75,000-99,999	—	—	8	32	10	6	—	—	18	27	13	17
100,000+	—	—	—	—	8	6	—	—	20	16	14	5

Source: U.S. Census Bureau

Table 2.15

**Household Income by Census Tract
City of Muskegon 1989**

is comprised of these converted units, few of which were originally constructed for multifamily or rental use.

The City has a substantially lower percentage of mobile homes than either the County or the State. A breakdown of housing units by type is illustrated in Table 3.16. Figures for Muskegon County and the State are given for comparison purposes.

In 1990 there were a total of 1,249 vacant housing units. Of those, 56 were classified as vacant due to seasonal, recreational, or occasional use. The homeowner vacancy rate for the City in 1990 was 1.7 percent, and the rental vacancy rate 7.8 percent.

These are not considered significant percentages.

Age of Housing Stock

Table 2.17 presents an illustration of the age of the City's housing stock. New construction of housing units between 1980 and 1990 represents almost 25% of new construction figures during the 1970s. Most of the new units built during the 1980s were multifamily rental units. Much of the City's owner-occupied housing stock is older than the rental housing stock. Almost 47 percent of the City's owner-occupied housing is over 50 year old, compared to approximately 27 percent of

Housing Unit Type	Units	Percentages City of Muskegon	Percentages Muskegon County	Percentages State of Michigan
1 unit detached	10,164	63.4	75.6	69.5
1 unit attached	238	1.5	1.2	3.4
2-4 units	2,784	17.4	7.2	7.0
5-9 units	716	4.5	2.3	3.9
10+ units	1,917	12.0	6.0	8.7
Mobile Homes	200	1.2	7.7	7.5
Total	16,019	100	100	100

Source: U.S. Census Bureau

Table 2.16

Housing Unit Types City of Muskegon 1990



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Year	Number of Housing Units
1989 - March 1990	53
1985 - 1988	153
1980 - 1984	327
1970 - 1979	1,954
1960 - 1969	1,821
1950 - 1959	2,689
1940 - 1949	3,119
1939 or earlier	5,903
Total Housing Units	16,019

Table 2.17 **Year Housing Units Were Built
City of Muskegon 1990**

the rental units. Many of the City's older rental units are in structures originally built as single family homes that have been converted to rental use.

Unlike many other urban communities, Muskegon has not experienced periodic redevelopment of its urban core. Much of the City's inner-City housing stock is intact excepting that which has been lost to fire, demolition, and commercial or industrial development. In certain locations, new housing has been established in inner City

neighborhoods to replace old or demolished housing stock.

The age of Muskegon's housing stock will continue to present the issues of housing rehabilitation and demolition. Seventy three percent of Muskegon's housing units are over 35 years of age, and 37% are over 55 years of age.

9. Employment Statistics

In 1990 the City of Muskegon had 15,786

Occupation Category	Number of Persons
Executive, administrative, and managerial occupations	1,182
Professional specialty occupations	1,387
Technicians and related support occupations	422
Sales occupations	1,504
Administrative support occupations, including clerical	2,011
Private household occupations	68
Protective service occupations	274
Service occupations, except protective and household	2,368
Farming, forestry, and fishing occupations	78
Precision production, craft, and repair occupations	1,543
Machine operations, assemblers, and inspections	2,047
Transportation, and material moving occupations	435
Handlers, equipment cleaners, helpers, and laborers	651
Total employed, persons 16 years and over	13,970

Table 2.18 **Employment by Occupation
City of Muskegon 1990**



Population and Socio-Economic Characteristics

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people in the labor force. The unemployment rate at that time was 11.3 percent, so approximately 1800 of the 15,786 were not employed. Table 2.18 indicates the occupation of employed persons age 16 and over. The three occupation categories having the highest employment numbers are: Service; Machine Operators, Assemblers, and Inspectors; and Administrative Support.

Employment by industry for employed persons age 16 and over is listed in Table 2.19. This information indicates high employment levels in the industry categories of: Retail Trade, Manufacturing of Durable Goods, and Health Services.

10. General Conclusions

Movement of the population to outlying

areas in Muskegon County and other communities has been the primary contributing factor to the decline in the City's population. Much of this movement can be attributed to a decline in area economic opportunities. Population trends of the City's white and African American population groups suggest that the overall decline in population may be attributable to a loss of the white population to other areas. Although an increase in the City's population is expected to occur over the next 20 years, outmigration trends among the white population are likely to continue for the foreseeable future. (Source: Urban Decisions Systems).

As is the case in many older central cities, Muskegon has first-hand experience with the broad ranging impacts of a cyclical economy. Although 1990 Census data

Industry Category	Number of Persons
Agriculture, forestry, and fisheries	107
Mining	5
Construction	513
Manufacturing, nondurable goods	993
Manufacturing, durable goods	2,886
Transportation	351
Communications and other public utilities	374
Wholesale Trade	605
Retail trade	3,145
Finance, insurance, and real estate	422
Business and repair services	406
Personal services	469
Entertainment and recreation services	306
Health Services	1,191
Educational Services	978
Other professional and related services	616
Public Administration	603
Total Employed Persons 16 years and over	13,970

Table 2.19 **Employment by Industry
City of Muskegon 1990**



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reflects a decrease in lower income households over the past decade is a result of a decrease in the City's population, not an increase in household income. This decline in income, while impacting all City households to some degree, has had a more dramatic impact on low-income individuals and families.

Population, income, and housing data suggest that the City will see increasing numbers of persons in lower income brackets. The City will also likely experience increasing needs for (and witness increases in) additional rental housing to serve a lower income population.

