

## Chapter Three - Social and Economic Characteristics and Trends

Chapter three discusses the social and economic characteristics and trends of the Bear Lake Community. Due to the unique Village/Township jurisdictional relationship, Village social and economic statistics are compiled and presented separately *but also* within the statistics of the Township by the U.S. Census Bureau. Therefore, Village of Bear Lake census statistics are included in the Bear Lake Township census statistics. Consequently, statistics presented for the “Bear Lake Community” were calculated from the statistics totals of Pleasanton Township and Bear Lake Township.

### Population Trends

Based on data published by the U.S. Census Bureau, there were approximately 2,470 people living in the Bear Lake Community in 2005. This is a 57% increase over the population recorded in 1960 (1,570 people). However, this growth in population was neither steady over time nor evenly distributed. All three jurisdictions that make up the Bear Lake Community experienced population increases between 1960 and 1980, followed by declines between 1980 and 1990. Between 1990 and 2000, the population increased in both Bear Lake and Pleasanton Townships, while the Village of Bear Lake experienced another small decrease. During this same period, Pleasanton Township has gained a larger proportion of the community’s population while the Village of Bear Lake’s share has decreased. Table 3.1 presents the population trends from 1960 to 2005 in the Bear Lake Community.

**Table 3.1. Population Trends: 1960 – 2005**

	1960	1970	Percent Change 1960-70	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000	Percent Change 1990-00	Estimate 2005	Percent Change 2000-05	Total Percent Change 1960-2005
<i>Bear Lake Community</i>	1,570	1,930	23%	2,285	18%	1,992	-13%	2,404	21%	2,470	3%	57%
<i>Pleasanton Township</i>	469	486	4%	627	29%	573	-9%	817	43%	828	1%	77%
<i>Bear Lake Township</i>	1,101	1,444	31%	1,658	15%	1,419	-14%	1,587	12%	1,642	3%	49%
<i>Village of Bear Lake</i>	323	376	16%	388	3%	339	-13%	318	-6%	331	4%	2%
Blaine Township	360	358	-1%	449	25%	424	-6%	491	16%	559	14%	55%
Joyfield Township	373	399	7%	573	44%	626	9%	777	24%	914	18%	145%
Weldon Township	238	317	33%	378	19%	448	19%	530	18%	588	11%	147%
Springdale Township	195	199	2%	452	127%	498	10%	730	47%	793	9%	307%
Maple Grove Township	764	750	-2%	1,071	43%	1,123	5%	1,285	14%	1,287	0%	68%
Dickson Township	483	627	30%	777	24%	735	-5%	929	26%	989	6%	105%
Brown Township	507	390	-23%	631	62%	588	-7%	712	21%	730	3%	44%
Onkama Township	894	1,128	26%	1,444	28%	1,266	-12%	1,514	20%	1,521	0%	70%
Arcadia Township	610	592	-3%	641	8%	553	-14%	621	12%	633	2%	4%
Manistee County	19,042	20,094	6%	23,019	15%	21,265	-8%	24,527	15%	25,226	3%	32%

Source: U.S. Census Bureau; June 21 2006

Figures 3.1 and 3.2 illustrate the percent of total regional population growth between 1980 and 2000 for the entire northwest region of Michigan. Close examination of these figures reveals Manistee County, including the Bear Lake Community, has experienced an increase in the percentage of people who reside in the entire region.

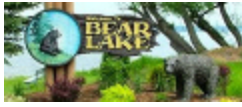
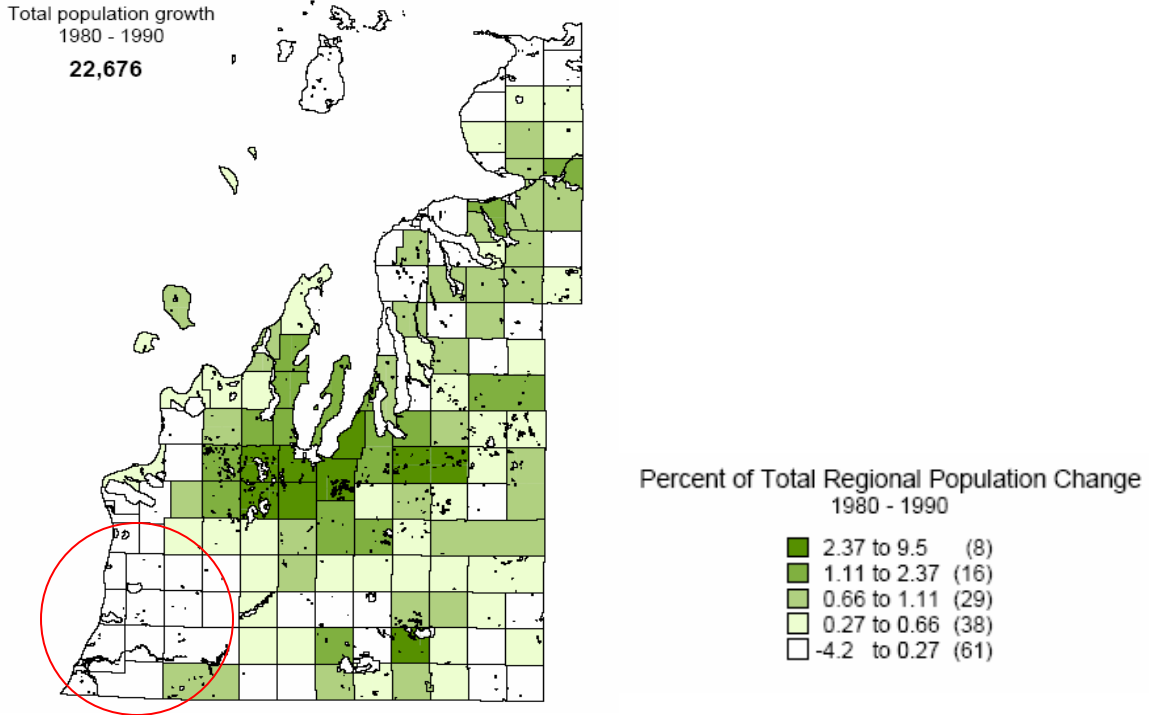
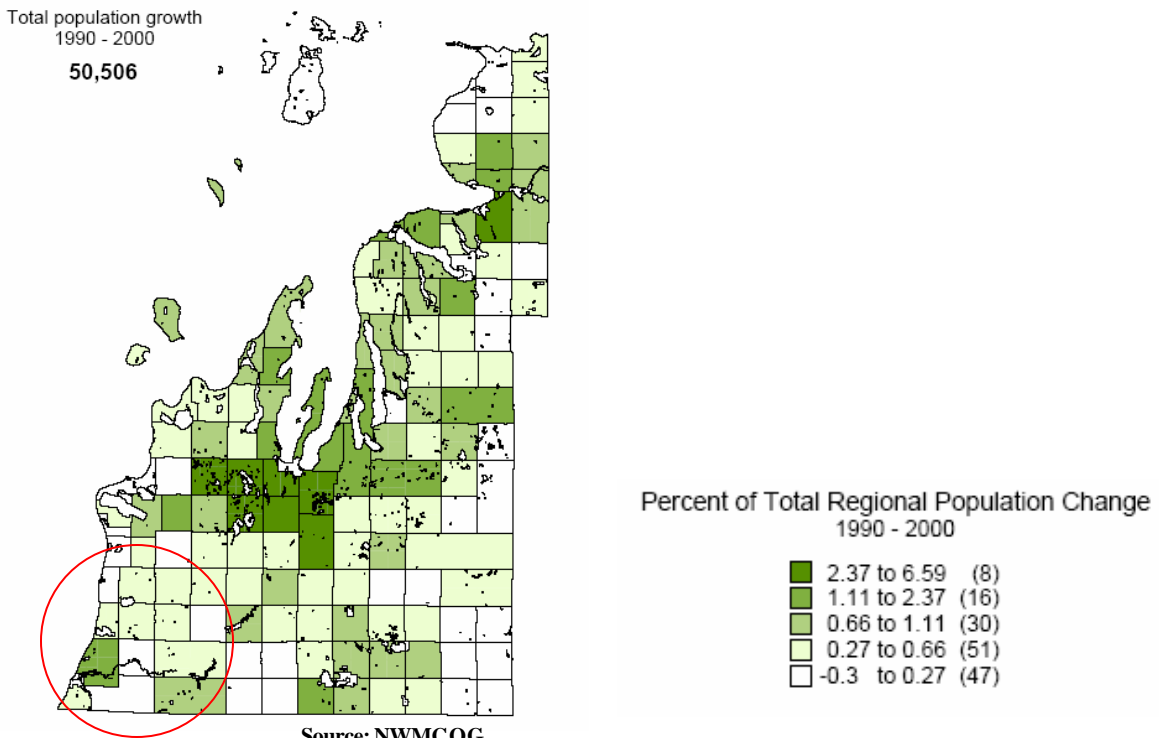


Figure 3.1

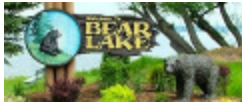


Source: NWMCOG

Figure 3.2



Source: NWMCOG

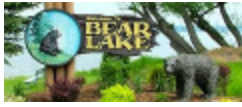


## Population Projections

If recent trends continue, the overall population for the Bear Lake Community can be expected to increase over the coming decade, at a modest rate. Although, there is no way to predict the total population growth with certainty, we can use standard projection methods to obtain some useful estimates. Table 3.2 presents the population projections from the Bear Lake Community for 2010, 2015 and 2020. Two sets of population projections (Arithmetic and Proportional) are based upon 2005 population estimates provided by the U.S. Census. The *Arithmetic Method* adds a calculated number of persons to each five year period and is based upon the absolute change in population from 1970 to 2000. The *Proportional Method* adds a percentage to each period which is based upon the 1970 through 2000 relative change in population. These two population projections predict population increases of 7% and 9% over a 15 year period. If these predictions are correct, the resident population of the Bear Lake Community would increase by 208 to 260 people by 2020.

**Table 3.2 Population Projections**

	1990	2000	Estimate 2005	2010	2015	2020
<b>Bear Lake Community</b>	1,992	2,402	2,470			
Arithmetic				2,549	2,627	2,706
Proportional				2,571	2,675	2,785
<b>Pleasanton Township</b>	573	817	828			
Arithmetic				883	938	994
Proportional				1,392	2,340	3,934
<b>Bear Lake Township</b>	1,419	1,587	1,642			
Arithmetic				1,666	1,690	1,714
Proportional				1,669	1,697	1,741
<b>Bear Lake Village</b>	339	318	331			
Arithmetic				321	312	302
Proportional				280	237	200
<b>Manistee County</b>	21,265	24,527	25,222			
Arithmetic				25,961	26,700	27,439
Proportional				30,786	37,578	45,868
<b>Office of the State Demographer</b>						
Manistee County	21,265		23,000	23,100	23,100	22,900
Bear Lake Community*	2,331		2,521	2,532	2,532	2,510
Bear Lake Township*	1,419		1,535	1,541	1,541	1,528
Pleasanton Township*	573		620	622	622	617
Village of Bear Lake*	339		367	368	368	365
Source: Northwest Michigan Council of Governments; Office of the State Demographer						
* Cohort-component method, based on 1990 (U.S. Census) county share percentages						



## Age Distribution

The age distribution of the Bear Lake Community’s population can be an important factor in identifying social, economic and public service needs. There are several identifiable stages that individuals go through during the span of a lifetime. In this analysis, eight life-stages are presented, including:

- Preschool (Less than five years of age)
- Elementary (5 to 14)
- Secondary (15 to 19)
- College (20 to 24)
- Young Family (25 to 34)
- Established Family (35 to 54)
- Mature Family (55 to 64)
- Retired (65+)

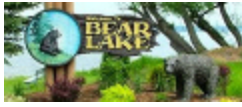
As detailed in Table 3.3, in 2000 the Bear Lake Community’s largest population group falls within the *Established Family* ages of 35 to 54 years old (668 person’s or 27% of the total population). This age group was the largest population group in 1990.

From 1990 to 2000, Bear Lake Township and the Village of Bear Lake experienced a decline in the number of individuals within the *Elementary* (5 to 14) age group. However, Pleasanton Township experienced a 51% (38 persons) increase in this age group. All three jurisdictions experienced an increase in the *Secondary* age group (15 to 19). The smallest numbers of people in any age group for Bear Lake and Pleasanton Townships are in the *College* age group (20 to 24). Like most of the nation, the number of residents in the *Retired* age group (65+) has increased in recent years and now comprises nearly 20% of the overall Bear Lake Community population.

**Table 3.3 Age Distribution: 1990 - 2000**

Stage of Life	Age Group	Bear Lake Community		Pleasanton Township		Bear Lake Township		Village of Bear Lake	
		1990	2000	1990	2000	1990	2000	1990	2000
Preschool	Under 5 Years	96	132	23	51	73	81	13	14
	Percent of Total	4.8%	5.5%	4.0%	6.2%	5.1%	5.1%	3.8%	4.4%
Elementary	5 to 14	297	251	74	112	223	139	69	48
	Percent of Total	14.9%	10.4%	12.9%	13.7%	15.7%	8.8%	20.4%	15.1%
Secondary	15 to 19	113	144	27	39	86	105	20	28
	Percent of Total	5.7%	6.0%	4.7%	4.8%	6.1%	6.6%	5.9%	8.8%
College	20 to 24	88	89	16	30	72	59	21	17
	Percent of Total	4.4%	3.7%	2.8%	3.7%	5.1%	3.7%	6.2%	5.3%
Young Family	25 to 34	282	258	70	93	212	165	56	35
	Percent of Total	14.2%	10.7%	12.2%	11.4%	14.9%	10.4%	16.5%	11.0%
Established Family	35 to 54	506	668	146	198	360	470	75	91
	Percent of Total	25.4%	27.8%	25.5%	24.2%	25.4%	29.6%	22.1%	28.6%
Mature family	55 to 64	232	295	82	99	150	196	38	22
	Percent of Total	11.6%	12.3%	14.3%	12.1%	10.6%	12.4%	11.2%	6.9%
Retired	65+	378	467	135	195	243	272	47	63
	Percent of Total	19.0%	19.4%	23.6%	23.9%	17.1%	17.1%	13.9%	19.8%
<b>Total</b>		1,992	2,404	573	817	1,419	1,587	339	318

Source: U.S. Census



## Racial Make-up

Citizens identified as “white” make up approximately 97 % of the Bear Lake Community. Approximately 3% of Bear Lake citizens are identified as “Hispanic/Latino”. Table 3.4 presents the racial make-up of the Bear Lake Community.

**Table 3.4 Racial Make-Up: 2000**

Race	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	809	99	1,529	96.3	298	98.4	2,338	97.2	23,095	94.2
Black or African American	0	0	6	0.4	0	0	6	0.2	399	1.6
American Indian and Alaska Native	1	0.1	13	0.8	6	1.9	14	0.5	319	1.3
Asian	0	0	11	0.7	8	2.5	11	0.4	79	0.3
Hispanic/Latino	16	2	59	3.7	15	4.7	75	3.1	639	2.6
Native Hawaiian and Other Pacific Islander	0	0	4	0.3	0	0	4	0.1	7	0
Some other Race	1	0.1	8	0.5	1	0.3	9	0.3	248	1
Two or More Races	6	0.7	16	1	5	1.6	22	0.9	380	1.5

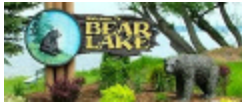
Source: U.S Census Bureau, 2000

## Households & Composition

Information about the number and types of households can be useful in characterizing the social and economic forces at work in a community. Table 3.5 presents this data for the Bear Lake Community as compiled from the 1990 and 2000 Census.

From 1990 to 2000, there were relatively large increases in the number of households in both Townships within the Bear Lake Community, but there was little change in the Village of Bear Lake. As shown, the number of “family households” increased from 1990 to 2000 in both townships. However, the percentage of people living in traditional “married-couple family” households decreased in each jurisdiction. At the same time, the number of “female head of household” and “non-family households” increased throughout the community. In general, the socioeconomic changes suggested by the data for the Bear Lake Community are consistent with reported national trends toward more single-parent and non-traditional families and more single-person households.

While the number of households increased, the size of the households generally decreased. From 1990 to 2000 persons per household decreased .08% in the Bear Lake Community. Additionally, Pleasanton Township decreased 5.3% persons per household and the Village of Bear Lake decreased 6.9% persons per household. In contrast, the persons per household increased 3.8% in Bear Lake Township. The decrease in household size between 1990 and 2000 is relatively small, but consistent with state and national trends. Table 3.6 presents the persons per household data for the Bear Lake Community.



**Table 3.5 Household Trends and Composition: 1990 - 2000**

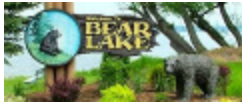
	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
<b>Total Number of Households</b>	253	344	546	639	131	132	799	983	8,580	9,860
<b>Family Households (families)</b>	183	249	424	457	93	85	607	706	6,064	6,715
Percent of Households	72.3%	72.4%	77.7%	71.5%	71.0%	64.4%	76.0%	71.8%	70.7%	68.1%
<b>Married-couple family</b>	159	206	384	392	83	68	543	598	5,088	5,428
Percent of all families	62.8%	59.9%	70.3%	61.2%	63.4%	51.5%	68.0%	60.8%	59.3%	55.1%
With children under 18 years	46	56	154	143	39	28	200	199	2,067	1,926
Percent of married Couple Families w/children under 18years	18.2%	16.3%	28.2%	22.4%	29.8%	21.2%	25.0%	20.2%	24.1%	19.5%
<b>Female Head of Household No Husband</b>	17	27	25	39	9	11	42	66	713	893
Percent of Households	6.7%	7.8%	4.6%	6.1%	6.9%	8.3%	5.3%	6.7%	8.3%	9.1%
With children under 18 years	13	17	19	23	6	8	32	40	478	548
Percent of Female headed Families w/children under 18years	5.1%	4.9%	3.5%	3.6%	4.6%	6.1%	4.0%	4.1%	5.6%	5.6%
<b>Non-family Households</b>	70	95	122	182	38	47	192	277	2,516	3,145
1 Person	61	80	109	159	33	43	170	239	2,251	2,695
65 Years and Older	36	45	66	81	17	25	102	126	1,199	1,300
Percent of Non-family Households	27.7%	27.7%	22.3%	28.5%	29.0%	35.6%	24.0%	28.2%	29.3%	31.9%
Source: US Census Bureau, 2000										

**Table 3.6 Persons Per Household 1990 - 2000**

	1990	2000	Percentage Change
Bear Lake Community Average	2.48	2.41	-0.08
Pleasanton Township	2.60	2.46	-5.30
Bear Lake Township	2.26	2.35	3.80
Village of Bear Lake	2.59	2.41	-6.90
Manistee County	2.45	2.37	-3.20
Source: U.S. Census, 2000			

### Population and Housing Density

Information about population and housing density can be useful in understanding how people live within and utilize the varying land uses of a community. Generally, due to existing infrastructure and historical community design patterns, higher population and housing densities are typically located in urban areas. In contrast, lower population and housing densities are typically located in rural areas. Changes in population and housing densities in both the rural and urban areas of a community often have an affect on how future capital improvement expenditures are spent, where community infrastructure is located and how land use patterns are shaped. Table 3.7 presents the population density per acre and housing density per acre for the Bear Lake Community. Table 3.7 indicates the population and housing density within the Village decreased from 1990 to 2000, while population and housing density remained stable or increased in the Townships. While the change in population and housing density in the Bear Lake Community is relatively small, it does suggest that more people and housing units are locating in the Township while fewer people and housing units are locating in the Village.



**Table 3.7 Population Housing Densities**

	Acres (Land Area)	Population 1990	Population 2000	Density Per Acre (Population)		Housing Units 1990	Housing Units 2000	Density Per Acre (Housing)	
				1990	2000			1990	2000
Bear Lake Community	43,512	1,992	2,404	0.04	0.05	1,445	1,539	0.03	0.03
Pleasanton Township	21,484	573	817	0.02	0.03	564	623	0.02	0.02
Bear Lake Township	22,028	1,419	1,587	0.06	0.07	881	916	0.03	0.04
Village of Bear Lake	198	339	318	1.7	0.62	168	161	0.84	0.81

Source: U.S. Census, 2000

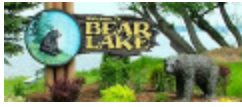
### Education and Employment

Two important factors that can determine the ability of an individual or a household to be financially productive and contribute to the economic viability of the community are the level of formal education and occupations of its citizens. Typically, a person’s income and occupation are linked to the amount and type of his or her formal education. Table 3.8 presents the educational attainment of people in the Bear Lake Community as recorded by the U.S. Census in 1990 and 2000. Overall, each jurisdiction in the Bear Lake Community has experienced an increase in the number of people with at least some college experience or higher.

**Table 3.8 Educational Attainment: 1990 - 2000**

	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	42	20	62	31	5	1	104	52	1,464	867
Percent Total	10.10%	3.20%	6.60%	2.90%	2.30%	5.00%	7.65%	2.74%	10.00%	5.00%
9th to 12th grade no diploma	53	74	134	180	33	38	187	292	2,440	2,342
Percent Total	12.80%	12.00%	14.20%	10.20%	15.40%	17.40%	13.75%	15.38%	16.70%	13.50%
High school graduate	165	290	449	427	95	88	614	805	6,112	6,827
Percent Total	39.80%	46.80%	47.50%	40.30%	44.40%	40.20%	45.15%	42.41%	41.80%	39.50%
Some college, no degree	70	134	141	252	29	49	211	435	2,227	2,618
Percent Total	16.90%	21.60%	14.90%	23.80%	13.60%	22.40%	15.51%	22.92%	15.20%	20.90%
Associates degree	33	35	59	81	17	9	92	125	844	1,195
Percent Total	8.00%	5.70%	6.20%	7.60%	7.90%	4.10%	6.76%	6.59%	5.80%	6.90%
Bachelor's degree	28	46	57	92	23	20	85	158	1,036	1,642
Percent Total	6.70%	7.40%	6.00%	8.70%	10.70%	9.10%	6.25%	8.32%	7.10%	9.50%
Graduate of professional degree	24	20	43	69	12	14	67	103	496	807
Percent Total	5.80%	3.20%	4.60%	6.50%	5.60%	6.40%	4.93%	5.43%	3.40%	4.70%
Percent high school graduate or higher	77.10%	84.80%	79.30%	86.90%	82.20%	82.20%	91.54%	81.88%	73.30%	81.40%
Percent bachelor's degree or higher	12.50%	10.70%	10.60%	15.20%	16.40%	15.50%	13.75%	13.75%	10.50%	14.20%
Total Population over 25 Years	415	619	945	1,060	214	219	1,360	1,898	14,619	17,298

Source: US Census Bureau, 2000



Occupational characteristics are closely associated with educational levels. In theory, the higher a person’s formal education, the more likely he or she is to be employed in an executive, managerial or professional occupation. Table 3.9 presents the employment status and occupational character of the Bear Lake Community from 1990 to 2000. Both Bear Lake Township and the Village of Bear Lake experienced a decline in the unemployment rate for the population over 16, whereas Pleasanton Township experienced an increase in the unemployment rate. Additionally, from 1990 to 2000 the number of people commuting to work and the actual time of the commute has increased.

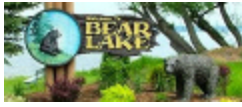
**Table 3.9 Employment Status, Commuting Time : 1990 - 2000**

Employment Status	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Population over 16 years	446	671	1,100	1,180	260	255	1,546	1,851	16,763	19,713
Civilian Labor Force	204	354	647	718	169	148	851	1,072	9,233	11,043
Employed	188	231	603	672	154	136	791	903	7,967	10,321
Unemployed	16	33	44	46	15	12	60	79	1,266	722
Unemployment Rate for Population over 16 years	3.6%	4.9%	4.0%	3.9%	5.8%	4.7%	3.9%	4.3%	7.6%	3.7%
Number of People Commuting to Work	179	314	581	656	152	134	760	970	7,746	10,080
Mean Travel Time (minutes)	23.0	25.7	17.8	20.3	15.5	16.8	18.7	20.9	15.8	20.9
Source: US Census Bureau, 2000										

Census figures indicate that Management, Professional and Related, Service, and Sales and Office occupations were the top three occupations in the Bear Lake Community in 2000, shown in Table 3.10. Bear Lake Township has the highest percentage of workers (24.4%) in the management, professional and related occupation. The Village of Bear Lake has the highest percentage (23.5%) of workers in the service occupation and Pleasanton Township has the highest percentage (23.7%) of workers in the sales and office occupation. Farming, Fishing and Forestry had the lowest number and percentage of occupations in each of the three jurisdictions.

**Table 3.10 Occupation By Industry: 2000**

Occupation By Industry, 2000	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	Number	%	Number	%	Number	%	Number	%	Number	%
Management, Professional, and Related	59	18.4%	164	24.4%	28	20.6%	223	22.5%	2,429	23.5%
Service	54	16.8%	159	23.7%	32	23.5%	213	21.5%	2,289	22.2%
Sales and Office	76	23.7%	143	21.3%	27	19.9%	219	22.1%	2,284	22.1%
Farming, Fishing, and Forestry	5	1.6%	9	1.3%	0	0.0%	14	1.4%	113	1.1%
Constructions, extraction and maintenance	46	14.3%	89	13.2%	13	9.6%	135	13.6%	1,271	12.3%
Employed civilian population 16 years & older	321		672		136		993		10,321	



### Income by Household

Income is a key barometer of the economic condition of a community. Often, income determines the amount of money available for retail expenditures, housing purchases and local investments. These expenditures and investments directly and indirectly determine the amount of money available for public facilities and services, primarily through the local property tax base.

Table 3.11 presents the median household and family income of the Bear Lake Community from 1990 to 2000. Overall, the Village of Bear Lake’s median household income was lower than the household income in both of the Townships. This marks a change from 1990, when the three jurisdictions were similar. Overall, the median family income also increased over the ten-year period.

From 1990 to 2000, there was a decrease in the percentage of families and individuals below the poverty level in both Bear Lake Township and the Village. In comparison, Pleasanton Township experienced an increase in the percentage of families and individuals under the poverty level.

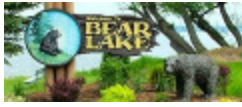
**Table 3.11 Median Household and Family Income: 1990 - 2000**

	Pleasanton Township			Bear Lake Township			Village of Bear Lake			Bear Lake Community			Manistee County		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Median household income	20,227	33,977	68.0%	22,554	37,898	68.0%	20,938	31,389	49.9%	21,240	34,421	62.1%	19,997	34,208	71.1%
Median family income (1999)	27,250	36,406	33.6%	27,083	41,875	54.6%	25,625	35,139	37.1%	26,653	37,807	41.8%	25,115	41,664	65.9%
Per capita income (1999)	11,266	15,450	37.1%	10,189	18,186	78.5%	8,569	15,170	77.0%	10,008	16,269	62.6%	10,118	17,204	70.0%
Percent of families below poverty level	8.7%	10.8%	2.1%	12.0%	6.1%	-5.9%	9.4%	9.2%	-0.2%	10%	9%	-13.3%	14.3%	6.9%	-7.4%
Percent of individuals under poverty level	11.1%	12.4%	1.3%	16.7%	8.2%	-8.5%	13.1%	12.7%	-0.4%	14%	11%	-18.6%	17.6%	10.3%	-7.3%

Source: US Census Bureau, 2000

### Change in Housing

Table 3.12 depicts the change in housing recorded by the Census for the Bear Lake Community from 1990 to 2000. In 1990 the Bear Lake Community included 1,445 housing units. By 2000, the total number of housing units increased approximately 6.5% to 1,539 units. Each of the Townships experienced an increase in the number of housing units. Both Townships also experienced an increase in the number of owner occupied housing units, while the village lost just one unit. The number of renter occupied housing units increased within the Village of Bear Lake and Pleasanton Township. The number of vacant housing units decreased in each jurisdiction, while the number of vacant housing units for seasonal, recreational or occasional use stayed about the same.



**Table 3.12 Housing Growth: 1990 - 2000**

	Pleasanton Township			Bear Lake Township			Village of Bear Lake			Bear Lake Community			Manistee County		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
<b>Total housing units</b>	564	623	10.5%	881	916	4.0%	168	161	-4.2%	1,445	1,539	6.5%	13,330	14,272	7.1%
Occupied housing units	253	344	36.0%	546	639	17.0%	131	132	0.8%	799	983	23.0%	8,580	9,860	14.9%
Owner-occupied	225	313	39.1%	467	560	19.9%	105	104	-1.0%	692	873	26.2%	6,707	8,012	19.5%
Renter-occupied	28	31	10.7%	79	79	0.0%	26	28	7.7%	107	110	2.8%	1,873	1,848	-1.3%
Vacant housing units	311	279	-10.3%	335	277	-17.3%	37	29	-21.6%	646	556	-13.9%	4,750	4,412	-7.1%
For seasonal, recreational or occasional use	255	251	-1.6%	202	203	0.5%	17	18	5.9%	457	454	-0.7%	3,196	3,488	9.1%

Source: US Census Bureau, 2000

### Age of Housing Stock

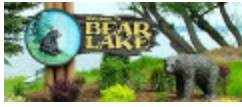
The Village of Bear Lake’s housing stock is generally older than the housing stock in either of the Townships. Approximately 43% of the housing units in the Village were built before 1940 and 24.7% were constructed between 1940 and 1960. Bear Lake Township also has a relatively high percentage of housing units constructed before 1940 with 268 or nearly 30% of the total housing units. In comparison, less than 17% of the units in Pleasanton Township were built prior to 1940.

Units constructed before 1960 or in some cases before 1970, were built before building codes were instituted. While quality craftsmanship was the norm when these older units were constructed, most homes have not been updated would not likely pass today’s code standards. Of the total units built after 1970, 20% were constructed in the Village, 40% in Bear Lake Township and nearly 50% in Pleasanton Township. Table 3.13 depicts the housing stock for the Bear Lake Community from 1990 to 2000.

**Table 3.13 Age of Housing Stock**

	Pleasanton Township		Bear Lake Township		Village of Bear Lake		Bear Lake Community		Manistee County	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
1939 or Earlier	104	16.3%	268	29.6%	68	43.0%	372	24.1%	4,135	29.0%
1940 - 1959	132	20.6%	156	17.2%	39	24.7%	288	18.6%	2,398	16.8%
1960 - 1969	83	13.0%	122	13.5%	18	11.4%	205	13.3%	1,652	11.6%
1970 - 1979	84	13.1%	119	13.1%	13	8.2%	203	13.1%	2,289	16.0%
1980 - 1989	78	12.2%	81	8.9%	8	5.1%	159	10.3%	1,452	10.2%
1990 - 2000	159	24.8%	160	17.7%	12	7.6%	319	20.6%	2,346	16.4%
<b>Total</b>	<b>640</b>		<b>906</b>		<b>158</b>		<b>1,546</b>		<b>14,272</b>	

Source: US Census Bureau, 2000



## Housing Value

Table 3.14 and 3.15 illustrate the median housing value and monthly rental rates for the Bear lake Community from 1990 to 2000. The Village of Bear Lake experienced a 74% increase in the median home value. Bear Lake Township also experienced nearly a 70% increase in the median home value. Pleasanton Township experienced a smaller increase in housing value, but still increased by nearly 40%. However, Pleasanton Township also had more housing units built between 1990 and 2000 than the other two jurisdictions. Each of the three jurisdictions experienced a 12% to 13% increase in the median monthly rental rates. The percentage increase is slightly lower than the overall increase for Manistee County. However, the median rent in the Bear Lake Community is higher than that for Manistee County as a whole.

**Table 3.14 Median Owner-Occupied Housing Value : 1990 - 2000**

	1990	2000	Percent Change
Pleasanton Township	\$75,381	\$105,700	40.2%
Bear Lake Township	\$54,300	\$91,800	69.1%
Village of Bear Lake	\$40,884	\$71,300	74.4%
Bear Lake Community	\$56,855	\$89,600	57.6%
Manistee County	\$51,361	\$77,400	50.7%
Source: U.S. Census, 2000			

**Table 3.15 Median Monthly Rental Rates: 1990 - 2000**

	1990	2000	Percent Change
Pleasanton Township	\$423	\$475	12.3%
Bear Lake Township	\$417	\$471	12.9%
Village of Bear Lake	\$423	\$475	12.3%
Bear Lake Community	\$421	\$474	12.5%
Manistee County	\$367	\$424	15.5%
Source: U.S. Census, 2000			