SEMCOG . . . Creating Success in Southeast Michigan

Southeast Michigan Council of Governments

Community Profiles

Charter Township Of Redford

15145 Beech Daly Rd
Redford, MI 48239-3201
http://www.redfordtwp.com/

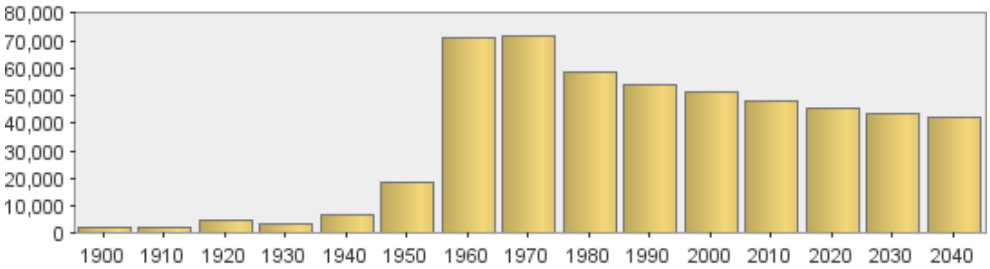
SEMCOG Member

Census 2010 Population: 48,362
Area: 11.3 square miles

People | Economy & Jobs | Housing | Transportation | Land Use | Reference Map

Interactive Census 2010 Maps: Population | Youth Population | Senior Population

Population Forecast



Source: U.S. Census Bureau and
SEMCOG 2040 Forecast produced in 2012.

- Move cursor over chart to view population numbers

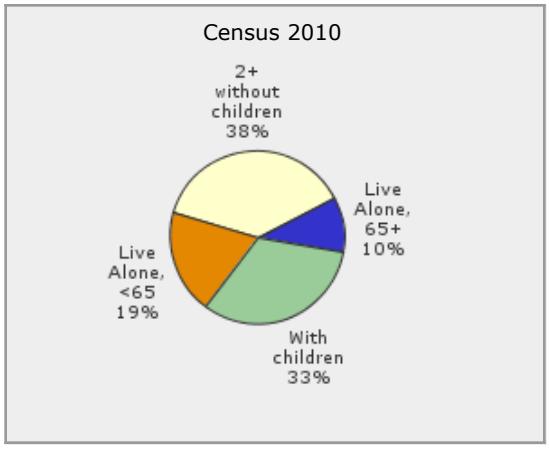
Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2013	SEMCOG 2040
Total Population	48,362	-3,260	-6.3%	47,375	42,583
Group Quarters Population	338	-4	-1.2%	338	294
Household Population	48,024	-3,256	-6.3%	47,037	42,289
Housing Units	20,739	134	0.7%	20,797	-
Households (Occupied Units)	19,148	-1,034	-5.1	18,834	18,647
Residential Vacancy Rate	7.7%	5.6%	-	9.4%	-
Average Household Size	2.51	-0.03	-	2.50	2.27

Components of Population Change	Annual Average 2000-2005	Annual Average 2006-2010
Natural Increase (Births - Deaths)	162	213
Births	689	815
Deaths	528	602
Net Migration (Movement In - Movement Out)	-898	-108
Population Change (Natural Increase + Net Migration)	-736	105

Source: Michigan Department of Community Health
Vital Statistics, U.S. Census Bureau, and SEMCOG.

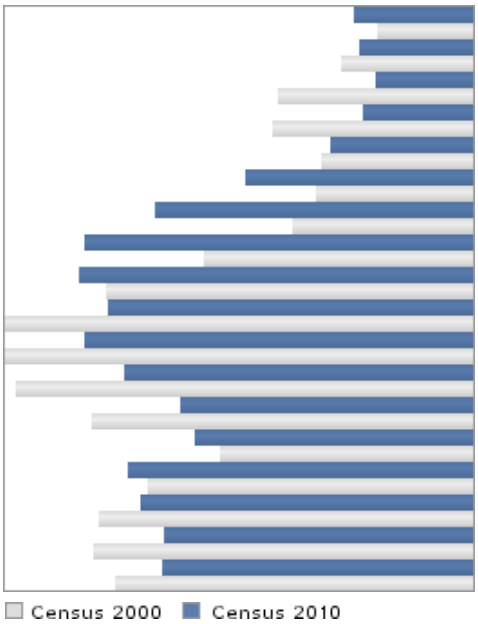
Demographics

Household Types



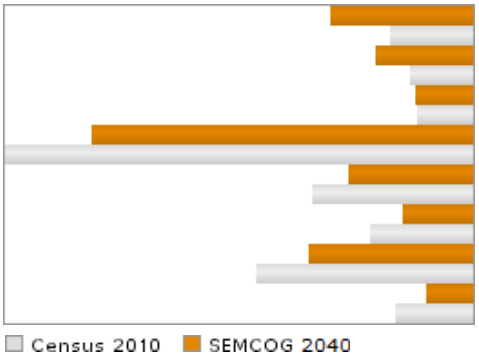
Household Types	Census 2000	Census 2010	Pct Change 2000-2010
With seniors 65+	5,536	4,502	-18.7%
Without seniors	14,646	14,646	0.0%
Two or more persons without children	7,695	7,266	-5.6%
Live alone, 65+	2,342	1,944	-17.0%
Live alone, under 65	3,172	3,665	15.5%
With children	6,973	6,273	-10.0%
Total Households	20,182	19,148	-5.1%

Population Change by Age, 2000-2010



Age Group	Census 2000	Census 2010	Change 2000-2010
85+	961	1,185	224
80-84	1,303	1,126	-177
75-79	1,941	965	-976
70-74	1,988	1,098	-890
65-69	1,505	1,425	-80
60-64	1,565	2,255	690
55-59	1,787	3,153	1,366
50-54	2,673	3,840	1,167
45-49	3,629	3,895	266
40-44	4,638	3,621	-1,017
35-39	4,631	3,840	-791
30-34	4,520	3,449	-1,071
25-29	3,766	2,895	-871
20-24	2,500	2,759	259
15-19	3,217	3,419	202
10-14	3,703	3,295	-408
5-9	3,754	3,066	-688
Under 5	3,541	3,076	-465
Total	51,622	48,362	-3,260
Median Age	35.9	38.0	2.1

Forecasted Population by Age, 2010-2040



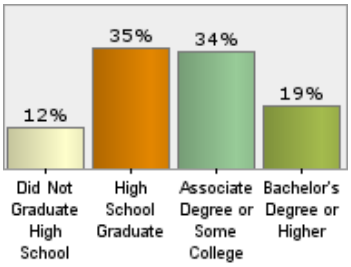
Age Group	Census 2010	SEMCOG 2040	Change 2010-2040
75+	3,276	5,592	2,316
65-74	2,523	3,819	1,296
60-64	2,255	2,298	43
35-59	18,349	14,899	-3,450
25-34	6,344	4,872	-1,472
18-24	4,040	2,798	-1,242
5-17	8,499	6,439	-2,060
Under 5	3,076	1,866	-1,210
	48,362	42,583	-5,779

Senior and Youth Population	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2040	Pct Change 2010-2040
65 and over	7,698	5,799	-24.7%	9,411	62.3%
Under 18	13,078	11,575	-11.5%	8,305	-28.3%
5 to 17	9,537	8,499	-10.9%	6,439	-24.2%
Under 5	3,541	3,076	-0.9%	1,866	-39.3%

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Race and Hispanic Origin	Census 2000		Census 2010		Percentage Point Chg 2000-2010
Non-Hispanic	50,578	98.0%	46,942	97.1%	-0.9%
White	44,731	86.7%	31,292	64.7%	-21.9%
Black	4,383	8.5%	13,891	28.7%	20.2%
Asian	385	0.7%	399	0.8%	0.1%
Multi-Racial	793	1.5%	1,093	2.3%	0.7%
Other	286	0.6%	267	0.6%	-0.0%
Hispanic	1,044	2.0%	1,420	2.9%	0.9%
Total Population	51,622	100.0%	48,362	100.0%	0.0%

Highest Level of Education*	5-Yr ACS 2010	Percentage Point Chg 2000-2010
Graduate / Professional Degree	4.6%	0.4%
Bachelor's Degree	14.2%	2.4%
Associate Degree	7.1%	0.8%
Some College, No Degree	26.8%	-0.6%
High School Graduate	35.2%	-1.0%
Did Not Graduate High School	12.0%	-1.9%



* Population age 25 and over

Source Data

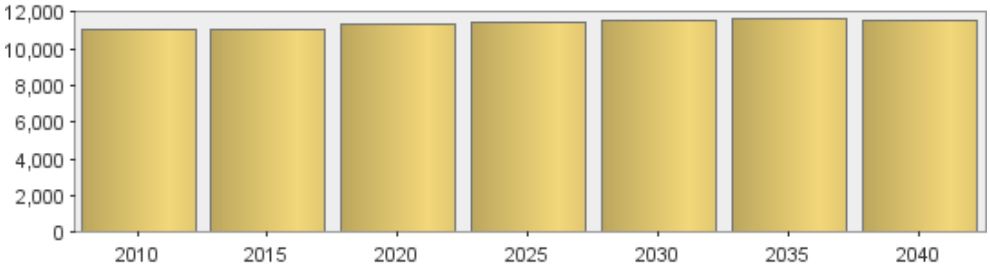
SEMCOG - Detailed Data

Michigan Department of Community Health - Vital Statistics

U.S. Census Bureau - American FactFinder

People | Economy & Jobs | Housing | Transportation | Land Use | Reference Map

Job Forecast



If any five-year interval employment numbers from 2010-2040 are not shown, the numbers were blocked for confidentiality reasons.

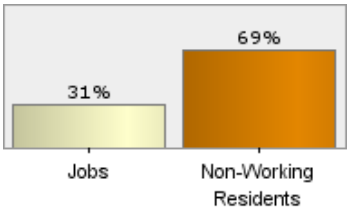
Source: SEMCOG 2040 Forecast produced in 2012.

- Move cursor over chart to view employment numbers

Forecasted Jobs by Industry	SEMCOG 2010	SEMCOG 2040	Change 2010-2040
Natural Resources, Mining, & Construction	858	916	58
Manufacturing	1,194	924	-270
Wholesale Trade, Transportation, Warehousing, & Utilities	1,166	1,174	8
Retail Trade	1,111	898	-213
Knowledge-based Services	1,509	1,338	-171
Services to Households & Firms	1,423	1,589	166
Private Education & Healthcare	1,533	2,243	710
Leisure & Hospitality	893	1,035	142
Government	1,366	1,409	43
Total	11,053	11,526	473

Further notes and definitions are available for the 2040 Forecast. Learn more

Daytime Population	SEMCOG and ACS 2010
Jobs	11,053
Non-Working Residents	24,131
Age 15 and under	8,957
Not in labor force	11,862
Unemployed	3,312
Daytime Population	35,184



Note: The number of residents attending school outside Redford Twp is not available. Likewise, the number of students commuting into Redford Twp to attend school is also not known.

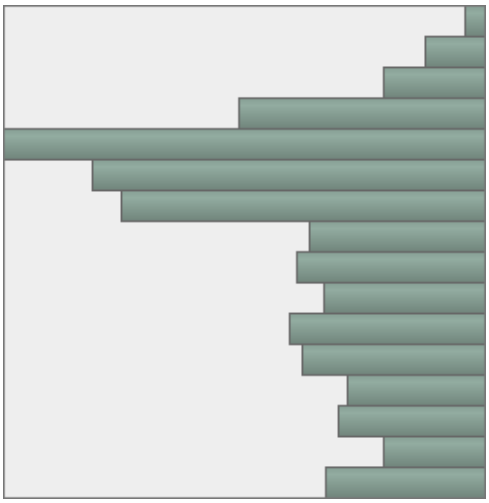
Where Workers Commute From *		5-Yr ACS 2010 Workers	Percent
1	Detroit	2,575	20.7%
2	Redford Township	2,145	17.3%
3	Livonia	915	7.4%
4	Westland	525	4.2%
5	Farmington Hills	520	4.2%
6	Dearborn	360	2.9%
7	Canton Township	310	2.5%
8	Dearborn Heights	305	2.5%
9	Garden,	290	2.3%
10	Northville Township	205	1.6%
-	Elsewhere	4,282	34.4%
* Workers, age 16 and over, employed in Redford Twp		12,432	100.0%

Resident Population

Where Residents Work *		5-Yr ACS 2010 Workers	Percent
1	Detroit	3,545	15.2%
2	Livonia	3,335	14.3%
3	Redford Township	2,145	9.2%
4	Southfield	1,555	6.7%
5	Farmington Hills	1,360	5.8%
6	Dearborn	1,160	5.0%
7	Novi	780	3.3%
8	Romulus	555	2.4%
9	Westland	475	2.0%
10	Plymouth Township	470	2.0%
-	Elsewhere	7,964	34.1%
* Workers, age 16 and over, residing in Redford Twp		23,344	100.0%

Income	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
Median Household Income (in 2010 dollars)	$ 52,229	$ -12,588	-19.4%
Per Capita Income (in 2010 dollars)	$ 24,154	$ -4,985	-17.1%

Household Income



Annual Household Income	5-Yr ACS 2010
$200,000 or more	123
$150,000 to $199,999	369
$125,000 to $149,999	618
$100,000 to $124,999	1,491
$75,000 to $99,999	2,903
$60,000 to $74,999	2,370
$50,000 to $59,999	2,204
$45,000 to $49,999	1,062
$40,000 to $44,999	1,138
$35,000 to $39,999	975
$30,000 to $34,999	1,185
$25,000 to $29,999	1,105
$20,000 to $24,999	839
$15,000 to $19,999	888
$10,000 to $14,999	619
Less than $10,000	967
Total	18,856

Poverty	Census 2000		5-Yr ACS 2010		Percentage Point Chg 2000-2010
Persons in Poverty	2,616	5.1%	3,813	7.9%	2.8%
Households in Poverty	1,030	5.1%	1,434	7.6%	2.5%

Source Data

SEMCOG - Detailed Data

U.S. Census Bureau - American FactFinder

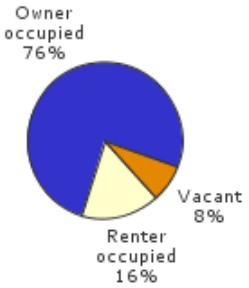
U.S. Census Bureau - MCD/County Worker Flow Data

People | Economy & Jobs | Housing | Transportation | Land Use | Reference Map

Housing Type	Census 2000	5-Yr ACS 2010	Change 2000-2010	New Units Permitted 2010-2014
Single Family Detached	19,207	19,054	-153	94
Duplex	101	113	12	0
Townhouse / Attached Condo	207	195	-12	24
Multi-Unit Apartment	881	1,048	167	0
Mobile Home / Manufactured Housing	209	286	77	0
Other	0	0	0	-
Total	20,605	20,696	91	118
Units Demolished				- 18
Net (Total Permitted Units - Units Demolished)				100

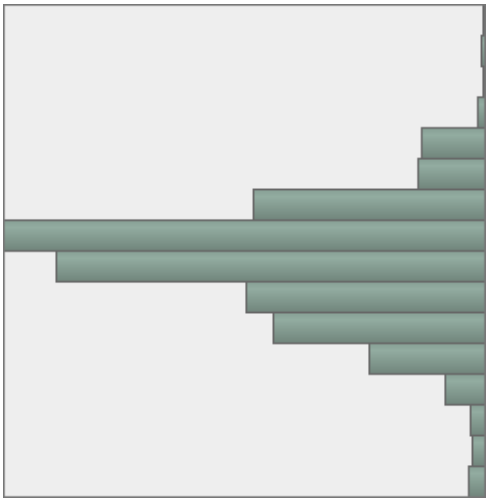
Housing Tenure	Census 2000	Census 2010	Change 2000-2010
Owner occupied	18,183	15,753	-2,430
Renter occupied	1,999	3,395	1,396
Vacant	423	1,591	1,168
Seasonal/migrant	44	19	-25
Other vacant units	379	1,572	1,193
Total Housing Units	20,605	20,739	134

Housing Tenure in 2010



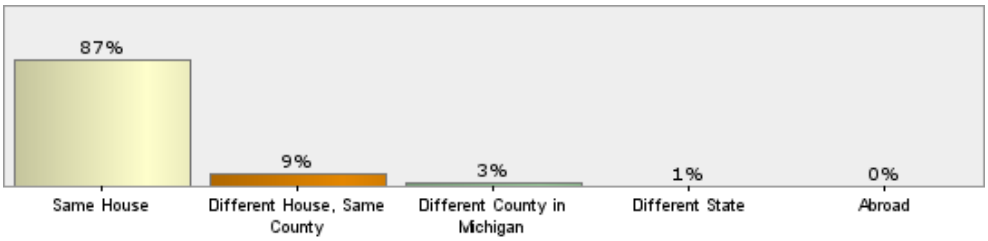
Housing Value (in 2010 dollars)	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
Median housing value	$ 118,500	$ -18,986	-13.8%
Median gross rent	$ 917	$ 40	4.5%

Housing Value



Housing Value	5-Yr ACS 2010
$1,000,000 or more	17
$500,000 to $999,999	33
$300,000 to $499,999	24
$250,000 to $299,999	69
$200,000 to $249,999	541
$175,000 to $199,999	582
$150,000 to $174,999	1,967
$125,000 to $149,999	4,080
$100,000 to $124,999	3,642
$80,000 to $99,999	2,040
$60,000 to $79,999	1,809
$40,000 to $59,999	988
$30,000 to $39,999	343
$20,000 to $29,999	130
$10,000 to $19,999	121
Less than $10,000	139
Owner-Occupied Units	16,525

Residence One Year Ago *



* This table represents persons, age 1 and over, living in Redford Twp from 2008-2012. The table does not represent persons who moved out of Redford Twp from 2008-2012.

Source Data

SEMCOG - Detailed Data

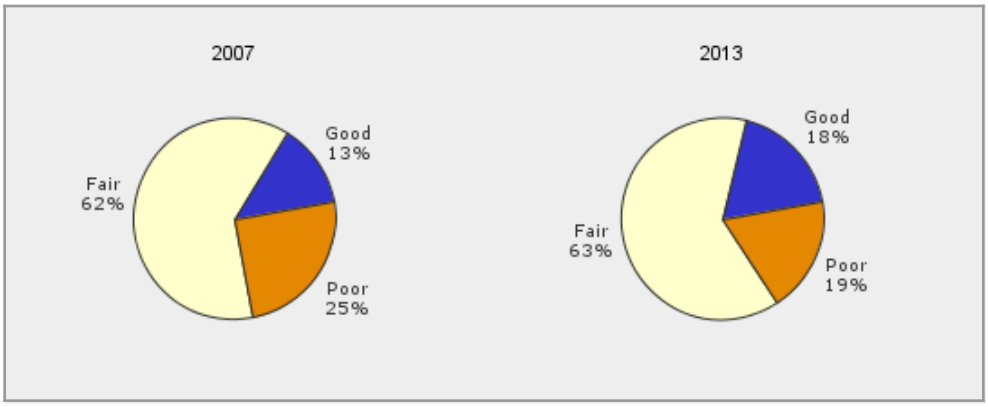
U.S. Census Bureau - American FactFinder

Roads & Bridges

Roads

Miles of public road (including boundary roads): 222

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Bridge Status	2008		2009		2010		Percentage Point Chg 2008-2010
Open	23	100.0%	23	100.0%	50	100.0%	0.0%
Open with restrictions	0	-	0	-	0	-	0.0%
Closed*	0	-	0	-	0	-	0.0%
Total bridges	23	100.0%	23	100.0%	50	100.0%	0.0%

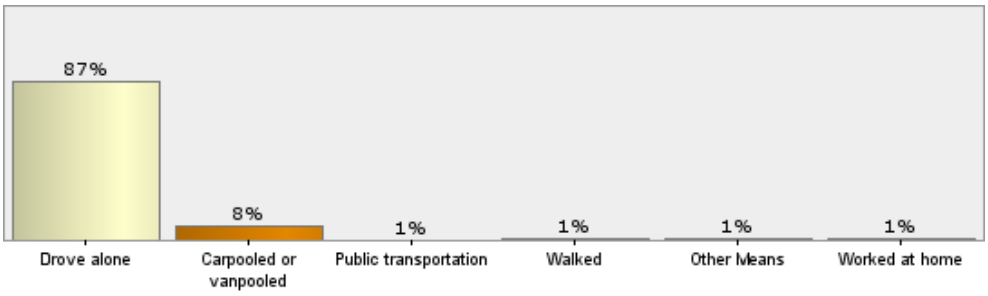
* Bridges may be closed because of new construction or failed condition.

Deficient Bridges	2008		2009		2010		Percentage Point Chg 2008-2010
	14	60.9%	13	56.5%	33	66.0%	5.1%

Note: A bridge is considered deficient if it is *structurally deficient* (in poor shape and unable to carry the load for which it was designed) or *functionally obsolete* (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Travel

Transportation to Work, 2010 *



* Resident workers age 16 and over

Transportation to Work	Census 2000		5-Yr ACS 2010		Percentage Point Chg 2000-2010
Drove Alone	21,820	88.4%	20,414	87.3%	-1.0%
Carpooled or Vanpooled	2,082	8.4%	1,932	8.3%	-0.2%
Public Transportation	138	0.6%	194	0.8%	0.3%
Walked	275	1.1%	274	1.2%	0.1%
Other Means	92	0.4%	233	1.0%	0.6%
Worked at Home	288	1.2%	332	1.4%	0.3%
Resident workers age 16 and over	24,695	100.0%	23,379	100.0%	0.0%

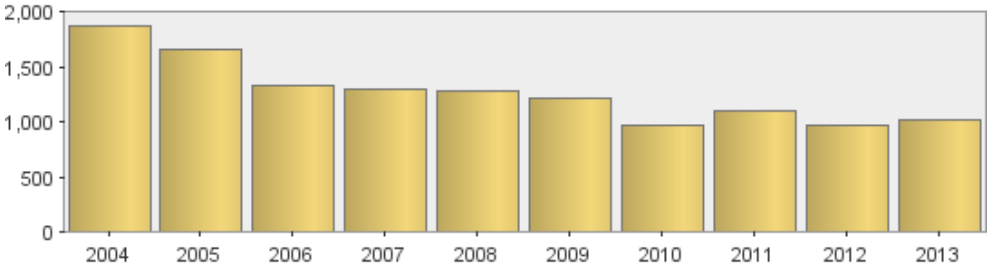
Mean Travel Time To Work	Census 2000	5-Yr ACS 2010	Change 2000-2010
For residents age 16 and over who worked outside the home	24.4 minutes	23.3 minutes	-1.1 minutes

Transit

Public Transportation:
Suburban Mobility Authority for Regional Transportation (SMART)

Safety

Crashes, 2004-2013



Source: Michigan Department of State Police, Criminal Justice Information Center, and SEMCOG.

- Move cursor over chart to view crash counts

Crash Severity	2009	2010	2011	2012	2013	Percent of Crashes 2009-2013
Fatal	5	4	3	5	2	0.4%
Incapacitating Injury	27	18	18	14	10	1.6%
Other Injury	209	130	171	122	158	14.9%
Property Damage Only	974	823	910	841	860	83.1%
Total Crashes	1,215	975	1,102	982	1,030	100.0%

Crashes by Involvement	2009	2010	2011	2012	2013	Percent of Crashes 2009-2013
Red-light Running	55	38	50	33	48	4.2%
Lane Departure	190	109	120	100	136	12.3%
Alcohol	47	30	25	32	36	3.2%
Drugs	9	5	3	2	3	0.4%
Deer	2	1	0	1	1	0.1%
Train	0	0	0	0	0	0.0%
Commercial Truck/Bus	48	37	54	57	56	4.8%
School Bus	5	3	4	7	4	0.4%
Emergency Vehicle	11	10	12	7	19	1.1%
Motorcycle	14	6	12	3	14	0.9%
Intersection	416	352	356	321	327	33.4%
Work Zone	27	31	67	103	83	5.9%
Pedestrian	11	10	20	8	14	1.2%
Bicyclist	14	11	10	9	6	0.9%
Older Driver (65 and older)	152	121	145	121	136	12.7%
Young Driver (16 to 24)	152	121	145	121	136	12.7%

Crash Type	2009	2010	2011	2012	2013	Percent of Crashes 2009-2013
Head-on	28	9	16	15	16	1.6%
Angle or Head-on/Left-turn	293	219	201	181	212	20.9%
Rear-end	373	302	421	378	328	34.0%
Sideswipe	215	208	215	227	240	20.8%
Single Vehicle	192	147	147	113	146	14.0%
Other or Unknown	114	90	102	68	88	8.7%
Total Crashes	1,215	975	1,102	982	1,030	100.0%

High-Frequency Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2009-2013
1	71	300	Plymouth Rd @ Beech Daly Rd	20.4
2	102	400	Inkster Rd @ Plymouth Rd	18.4
3	122	458	N US 24 CD @ Schoolcraft Rd	17.2
4	147	533	Inkster Rd @ 5 Mile Rd	16.0
5	147	533	Inkster Rd @ Schoolcraft Rd	16.0
6	167	591	N US 24 CD @ Schoolcraft Rd	15.0
7	198	686	Beech Daly Rd @ Schoolcraft Rd	14.0
8	230	775	6 Mile Rd @ Inkster Rd	13.2
9	230	775	5 Mile Rd @ Beech Daly Rd	13.2
10	230	775	Beech Daly Rd @ Schoolcraft Rd	13.2

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

High-Frequency Crash Segments

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2009-2013
1	55	242	Beech Daly Rd	Plymouth Rd - Schoolcraft Rd	36.2
2	110	450	Inkster Rd	Plymouth Rd - Schoolcraft Rd	28.2
3	160	693	6 Mile Rd	Beech Daly Rd - Telegraph Rd	22.8
3	160	693	Beech Daly Rd	Schoolcraft Rd - 5 Mile Rd	22.8
5	190	804	Inkster Rd	5 Mile Rd - 6 Mile Rd	21.2
6	203	842	Beech Daly Rd	5 Mile Rd - 6 Mile Rd	20.6
7	206	857	Plymouth Rd	Inkster Rd - Beech Daly Rd	20.4
8	240	992	Telegraph Rd	N US 24 CD - Telegraph/5 Mile Turnaround	19.0
9	298	1,168	Inkster Rd	7 Mile Rd - Grand River Ave	17.4
10	321	1,222	Fenkell St	Telegraph Rd - Lahser Rd	17.0

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

Source Data

SEMCOG - Detailed Data

U.S. Census Bureau - American FactFinder

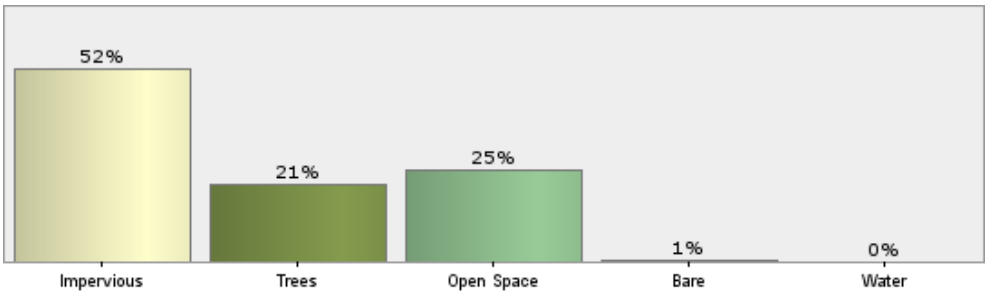
People | Economy & Jobs | Housing | Transportation | Land Use | Reference Map

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	0	0.0%
Single-family residential	3,431	47.7%
Multiple-family residential	22	0.3%
Commercial	412	5.7%
Industrial	426	5.9%
Governmental/Institutional	528	7.3%
Park, recreation, and open space	432	6.0%
Airport	0	0.0%
Transportation, Communication, and Utility	1,943	27.0%
Water	5	0.1%
Total Acres	7,198	100.0%

Note: SEMCOG's 2008 Land Use data set represents land use only and not land cover. Due to this difference, change analysis using this data set and previous SEMCOG land use/land cover data sets in not possible. Noticeable differences in map appearance and classification acreage totals are the result of this land use data originating from digital parcel files assigned land use codes based on their assessed property class and the lack of any land cover data.

Land Cover

SEMCOG Land Cover in 2010



Type		Acres	Percent
Impervious	(buildings, roads, driveways, parking lots)	3,778	52.5%
Trees	(woody vegetation, trees)	1,541	21.4%
Open Space	(agricultural fields, grasslands, turfgrass)	1,816	25.2%
Bare	(soil, aggregate piles, unplanted fields)	43	0.6%
Water	(rivers, lakes, drains, ponds)	20	0.3%
Total Acres		7,198	100.0%

Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery.

Source Data

SEMCOG - Detailed Data

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