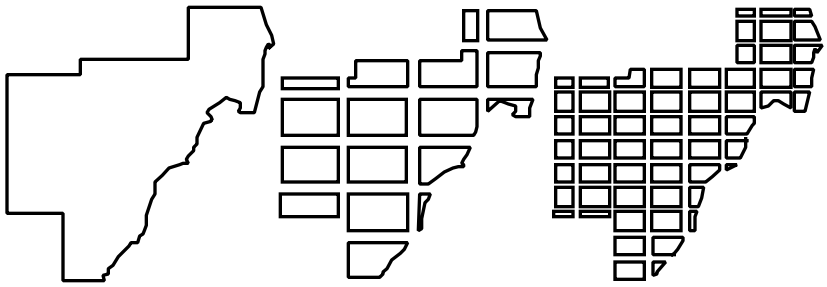
2020 Regional Development Forecast:

Summary Report



April 1996

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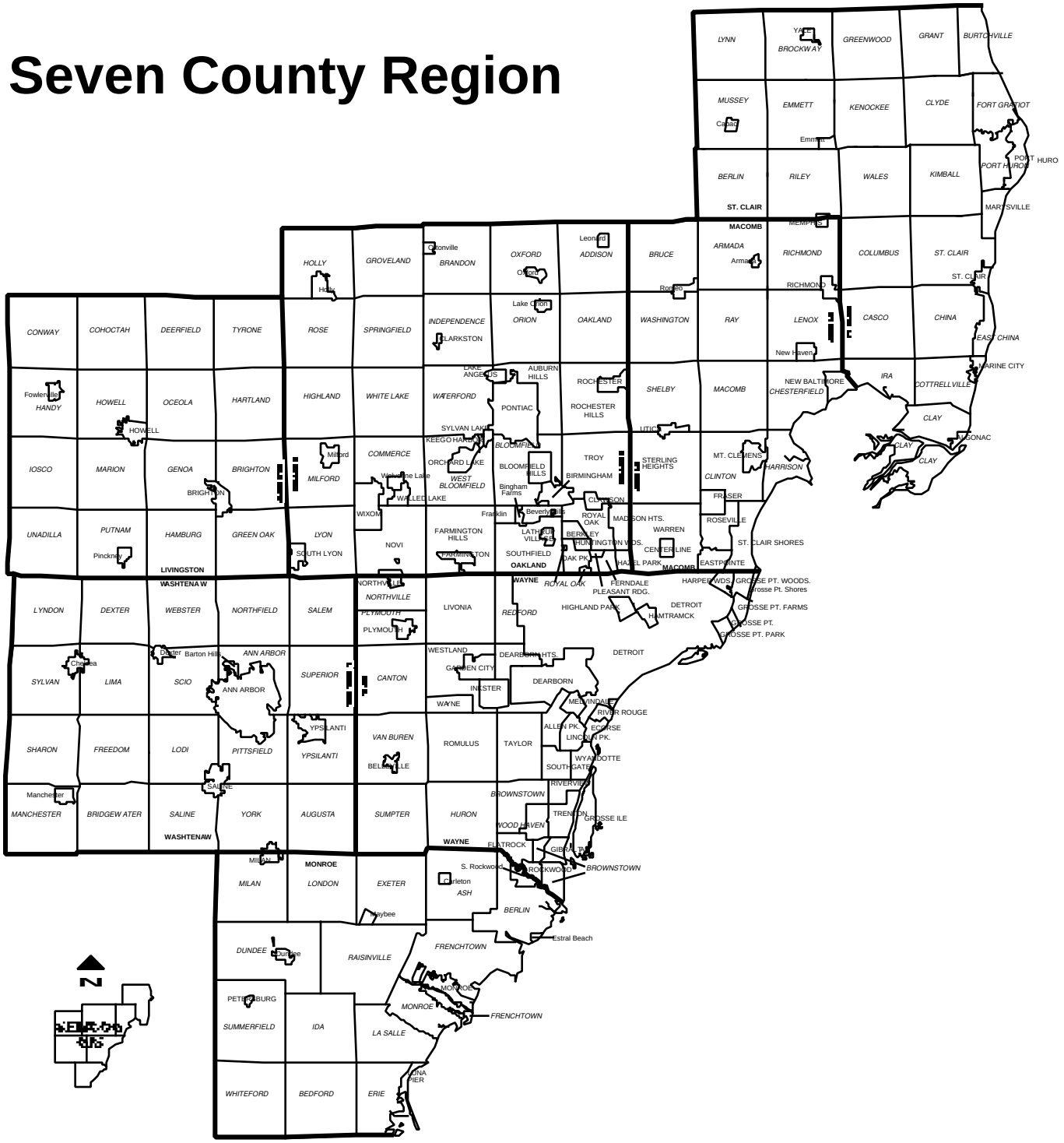
Southeast Michigan Council of Governments

Seven County Region



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Acknowledgments

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Executive Summary

Introduction

SEMCOG's new 2020 Regional Development Forecast (RDF) has been revised following review by local communities of the draft numbers, and has been adopted by SEMCOG's Executive Committee and General Assembly. The RDF provides projections for the total region, for cities, villages and townships, as well as for small areas within municipalities. Starting with base year 1990 data, the forecast represents the projected numbers of people, households and jobs in five-year intervals through 2020. In addition, it includes households by income and by presence of children and jobs by type of industry.

The community review process included meetings in each of SEMCOG's seven counties and the City of Detroit. These were held in early December 1995. Review comments were used to revise the draft forecast. Following committee review, the completed 2020 Regional Development Forecast was adopted by the Executive Committee on February 23, 1996, and by the General Assembly on March 21, 1996.

Methods

The Regional Development Forecast takes three major steps to generate small area numbers. The first step uses an economic and demographic model to generate Regional Forecast Totals. These set the overall regional growth expectations for population, households and jobs at five-year intervals from 1990 through the year 2020. Next, the DRAM/EMPAL (Disaggregated Residential Allocation Model/Employment Allocation) model uses these Regional Forecast Totals to produce forecasts for 174 areas called "forecast districts." Finally, the district numbers are allocated to 1,442 small areas called "analysis zones." Zones, in turn, can be summed to equal cities, villages, townships and counties.

Methodology used in RDF takes advantage of established, well-tested computer models used in many large metropolitan areas across the United States. Small area data from the 1980 and 1990 censuses, the Michigan Employment Security Commission and other sources through early 1995 are used to represent economic and demographic trends. Data on existing land development, infrastructure and local plans indicate capacity for future growth. SEMCOG has had the input and review of a committee of local planners and economic and demographic experts during the RDF process.

The agency's most recent forecast was very accurate (within a few percentage points) at the county and region levels when compared to the subsequent census. Municipal and analysis zone forecasts have been reasonably accurate. The new 2020 RDF is expected to provide an even better view of future small area change.

Summary of Forecast Results

The adopted Regional Forecast Totals show strong growth in both population (up 13 percent regionwide) and jobs (up 18 percent) from 1990 through 2020. The basis of this growth is a diversifying economy led by growth in services, together with the region's traditional solid economic foundation in manufacturing (although a continued push for efficiency will shrink totals of manufacturing jobs). The region can look forward to a positive economic future.

The two most significant trends in the forecast are the aging of our region's population and the continued outward spread of households and jobs. The aging population will result in more households without children (up 37 percent regionwide, 1990 to 2020) and fewer households with children (down 5 percent). With the forecasted 22 percent growth in households, the region will need to build over 400,000 new housing units between 1990 and 2020.

Over the next 25 years, the region's growth will continue to spread out — for both job locations and residences. Job growth will be strong in western Wayne County, the Ann Arbor area, the western and northern Oakland County suburbs, in central Macomb County and in Livingston County. Detroit's historic employment losses will moderate with significant gains in some areas of the city. Growth in service jobs (up 39 percent regionwide) will lead the gains in high growth areas of Southeast Michigan.

On the household side, the largest amount of growth will occur in the communities on the borders of the built-up, urbanized area of the region, with additional strong growth areas in the townships surrounding Ann Arbor, in central and eastern Livingston County, across northern Oakland and Macomb counties and into St. Clair County.

Population also changes as existing households change. Because of a continued decline in household size (down from 2.66 to 2.47 persons per household for the entire region), many older suburbs will continue to add households yet will lose some population.

Use of the RDF

SEMCOG's forecast provides a basis for its Regional Transportation Plan and other regional planning work. Local units of government can use these projections in their infrastructure and master planning. Businesses and other organizations need this type of detailed portrayal of the future to understand their clients' needs.

Introduction/Methods

Introduction

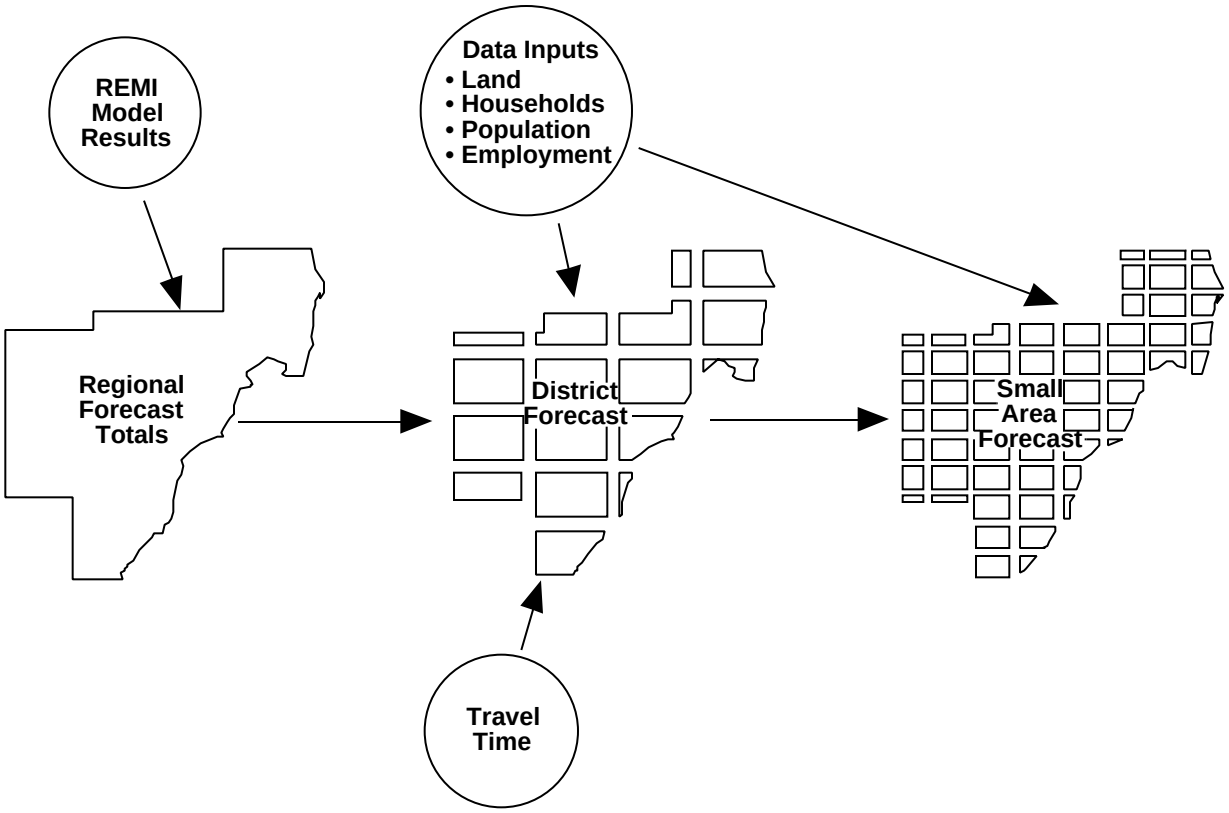
Over its 28-year history SEMCOG has produced an update of the Regional Development Forecast (RDF) approximately every five years. This 2020 RDF takes advantage of data from the 1990 census and more recent development and job data to extend SEMCOG's forecast to the year 2020. By providing small area detail, the forecast gives a 25-year view of the future of Southeast Michigan that satisfies these objectives:

- provides a base for SEMCOG's long range regional planning,
- links future changes in the region to past trends and to the most current data on locations of residential development and economic activity,
- provides SEMCOG's member local governments with an essential component of their comprehensive planning and
- satisfies planning requirements of the federal Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991.

Methods

In order to have an accurate view of the future for communities and for small areas within communities, a forecast requires that the larger context of growth and change be set for the entire metropolitan area. SEMCOG's 2020 Regional Development Forecast uses a three-step process to determine the future growth of the entire Southeast Michigan metropolitan area and then allocate that growth to sub-areas of the region, as shown in Figure 1.

Figure 1
Regional Development Forecast Process



The first step in the process is developing a set of Regional Forecast Totals. Appendix B contains the complete set of numbers on future population, households and jobs at five-year intervals to 2020 that were adopted by SEMCOG's General Assembly in February 1995. SEMCOG and the RDF Subcommittee of the DataCenter Advisory Council derived the regional totals from work done at the Institute of Labor and Industrial Relations of the University of Michigan using the REMI model (Regional Economic Models, Inc.). REMI is a computer model that considers local areas as economic units competing for labor, income and future population with other areas of the United States. SEMCOG evaluated and modified REMI results based on current data and other national forecasts of the region.

With the context for overall regional growth established, step two is examining household and economic interactions within the region. SEMCOG used the DRAM/EMPAL (Disaggregated Residential Allocation Model/Employment Allocation) model system to do this. DRAM/EMPAL is a well-tested method that is now being applied in many of the largest metropolitan areas across the country. It considers each of 174 forecast "districts" as a market area competing with the rest of Southeast Michigan for future people and jobs. Each district's characteristics are considered and recent job and household changes in the district are linked to all other districts by use of inter-district travel times. Data considered by the models are summarized below.

Summary of Data Inputs

DRAM/EMPAL
for 174 districts

Regional totals of jobs (8 types) and households (8 types), all forecast years

Jobs in base year
Jobs 5 years previous

Households in base year
Households 5 years previous

Population in base year

Land by vacant developable or type of use

Travel times to all other districts, all forecast years

Zonal Allocation Program
for 1,442 analysis zones

For each district: jobs (8 types) and households (8 types), all forecast years

Households (20 types) in base year
Households (20 types) 5 and 10 years previous
Household type-housing unit structure type in base year

Job-land use relationship in base year
Land holding capacity — from vacant developable land, local plans and densities

Population from Households
for 1,442 analysis zones

Regional totals of population, all forecast years

Households (20 types), all forecast years

Persons per household in base year

Within each of the 174 districts, new development can be accommodated where suitable land is available. Zonal allocation is the third step in the RDF process. The zonal allocation program (ZAP) distributes district forecasts to 1,442 analysis zones. ZAP uses land "supply" data and recent trends to accomplish this step. Population is then derived from households. Zone forecasts are summed to provide forecast numbers for each city, village, township and county in the region.

The review, revision and adoption process for RDF brought together SEMCOG staff, local planners, economists and demographic experts to review methods and draft results. Community review used a series of meetings, one in each county, to discuss and solicit suggested modification to the draft forecast. SEMCOG researched concerns raised in comments and modified the forecast as appropriate. Final approval by SEMCOG's General Assembly in March 1996 followed recommendation by the DataCenter Advisory Council and Executive Committee.

Providing an accurate view of future small area change in Southeast Michigan is the overall goal of the Regional Development Forecast. The data, methods and review process are all designed to produce this result. SEMCOG's most recent forecast (RDF, Version '89) was accurate at the regional and county levels to within a few percentage points when measured against the 1990 census. Small area accuracy was within reasonable limits. In 2020 RDF, improved small area data and newly applied computer models should produce even better results.

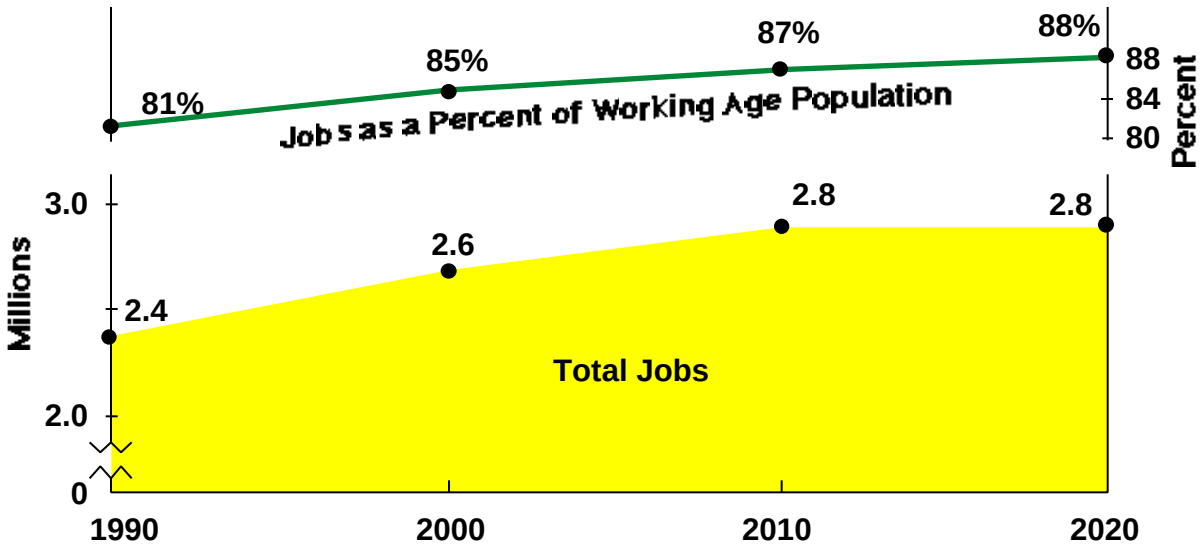
Regional Forecast Results

Future Jobs

Southeast Michigan's economic future is solid, as shown in the Regional Forecast Totals (see Appendix B). The REMI economic model that was the source of these totals indicates strong, broad-based economic growth over the next several decades. Job gains will be 18 percent, with a total of 2.9 million jobs by 2020. Because of the aging population, however, as described below, from 2010 to 2020 there will be little change in total numbers of jobs.

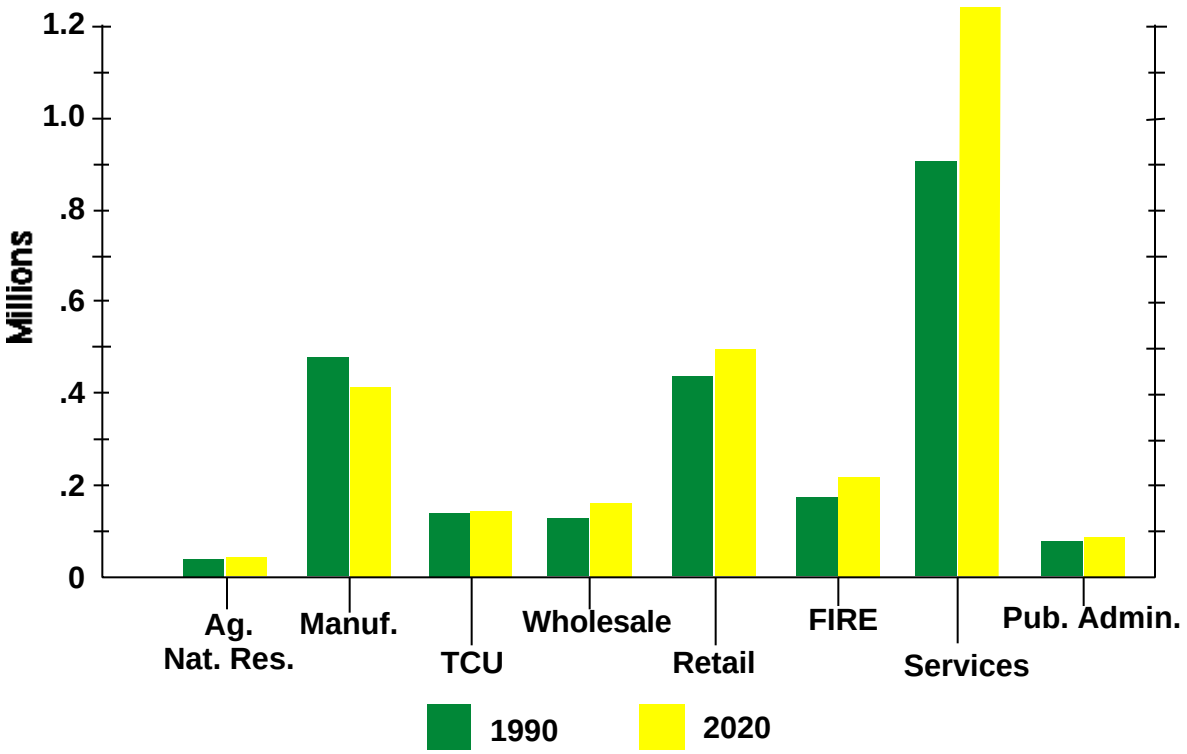
Figure 2 shows forecast job growth and also shows jobs as a percentage of working age adults.

Figure 2
Employment Change
1990 - 2020



The region's economy will continue to diversify as employment in service industries grows. Figure 3 shows the eight industrial classes forecast by SEMCOG along with changes in jobs from 1990 to 2020.

Figure 3
Change in Jobs by Industrial Class
1990 - 2020



While the region's manufacturing job totals will shrink by 15 percent over the 30-year forecast, this represents a continuing process of cost cutting and efficiency in goods production. The region's share of U.S. motor vehicle production has remained around 20 percent for the past several decades. Manufacturing jobs were 24 percent of all jobs in Southeast Michigan in 1990 as compared to 17 percent in the U.S. overall.

The biggest gains, 39 percent, are in services, which include a wide range of activities, from jobs in beauty shops and other personal services to business services and health care workers. Retail (which includes restaurant jobs) and financial services are other major segments of the economy that will show gains.

Change in Jobs by County
1990 - 2020

	1990	1995	2000	2005	2010	2015	2020	Change Number	Change Percent
Livingston	39,300	46,700	55,100	63,300	69,400	70,900	71,900	32,600	83.0%
Macomb	333,700	361,400	386,200	403,700	410,600	409,700	407,700	74,000	22.2%
Monroe	50,400	55,600	60,700	64,600	66,500	66,800	67,200	16,800	33.3%
Oakland	681,000	745,300	806,100	856,200	883,400	885,300	887,800	206,800	30.4%
St. Clair	55,700	60,600	64,700	69,400	72,500	73,500	74,400	18,700	33.6%
Washtenaw	213,900	228,300	242,800	252,800	258,200	259,000	260,200	46,300	21.6%
Wayne	976,200	979,200	999,700	1,015,000	1,016,200	1,010,200	1,004,500	28,300	2.9%
Detroit	412,500	383,700	368,900	357,300	348,200	341,700	337,400	-75,100	-18.2%
Balance Wayne	563,700	595,500	630,800	657,700	668,000	668,500	667,100	103,400	18.3%
Region	2,350,200	2,477,000	2,615,200	2,725,000	2,776,700	2,775,200	2,773,700	423,500	18.0%

Note: Due to rounding, individual values may not equal totals.

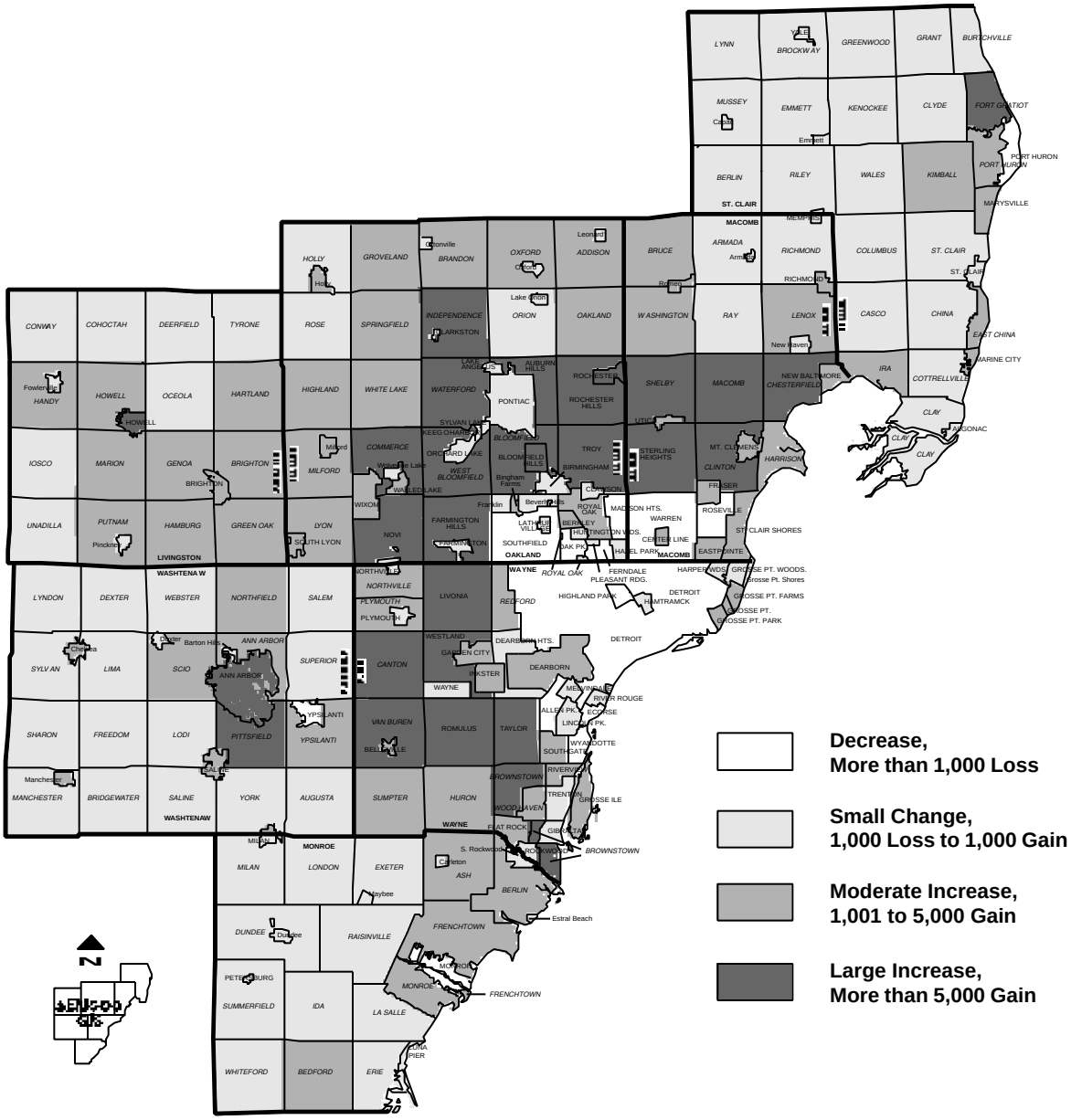
Within Southeast Michigan, job locations will continue the historic pattern of outward growth. The two tables show forecast jobs by county and the top 10 growth communities in the region. Oakland, Out-Wayne, Macomb and Washtenaw counties each will gain substantial numbers of jobs. The largest percentage gains, however, are in Livingston County. Ranked by community, the biggest gainers are the Oakland County suburbs Auburn Hills, Troy and Rochester Hills, plus Ann Arbor and Livonia.

Top 10 Job Growth Communities

	Employment		Change	
	1990	2020	Number	Percent
Auburn Hills	22,200	62,000	39,800	179.3%
Ann Arbor	113,300	134,700	21,400	18.9%
Troy	104,500	125,000	20,500	19.6%
Rochester Hills	18,700	36,700	18,000	96.3%
Livonia	93,100	110,200	17,100	18.4%
Canton Twp	14,200	30,600	16,400	115.5%
Waterford Twp	23,100	39,300	16,200	70.1%
Sterling Heights	55,800	70,800	15,000	26.9%
Novi	22,200	36,700	14,500	65.3%
Clinton Twp	25,700	40,200	14,500	56.4%

Figure 4 shows that areas of strongest job growth are generally in the northern and western suburbs. Moderate job gains are forecast for many of the more rural townships just beyond these areas. Job losses are most pronounced in the traditional centers of manufacturing employment, such as Detroit, Pontiac and Warren. Detroit's historically large losses are expected to continue moderating, as redevelopment accelerates during the forecast period.

Figure 4
Change in Employment
1990 - 2020



Future Households

Several factors combine to produce the substantial growth in households, 22 percent, indicated by 2020 RDF. Strong economic growth will keep population growing in the region. As shown in Figure 5, households with children will actually decline by five percent from 1990 to 2020, while households without children will increase over 36 percent. These childless households will include many single adults, both young and elderly, but also many more "empty nesters" as baby boomers (people born between 1946 and 1965) age beyond the child raising years.

Figure 5
Household Change
1980 - 2020

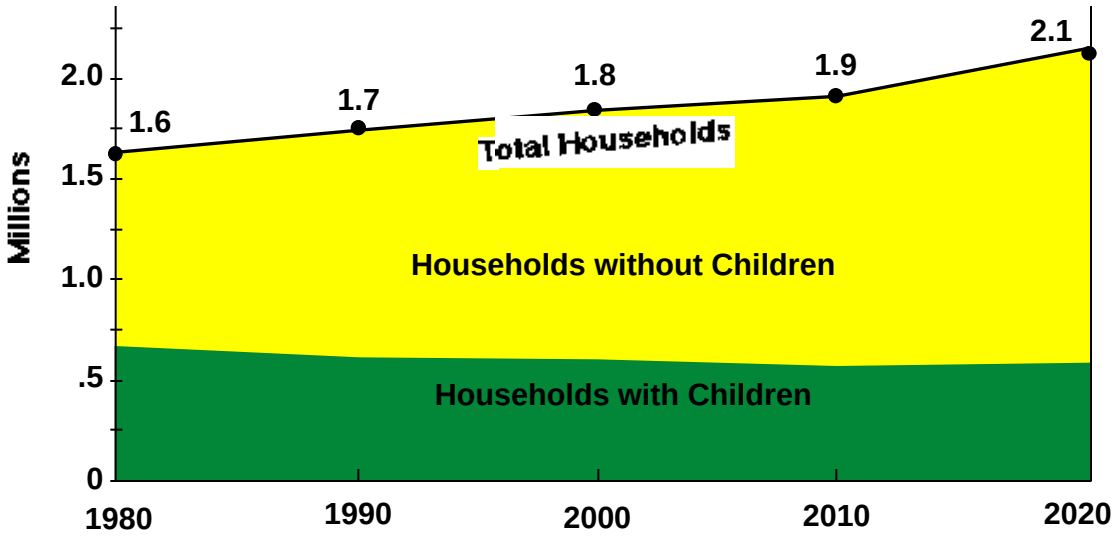
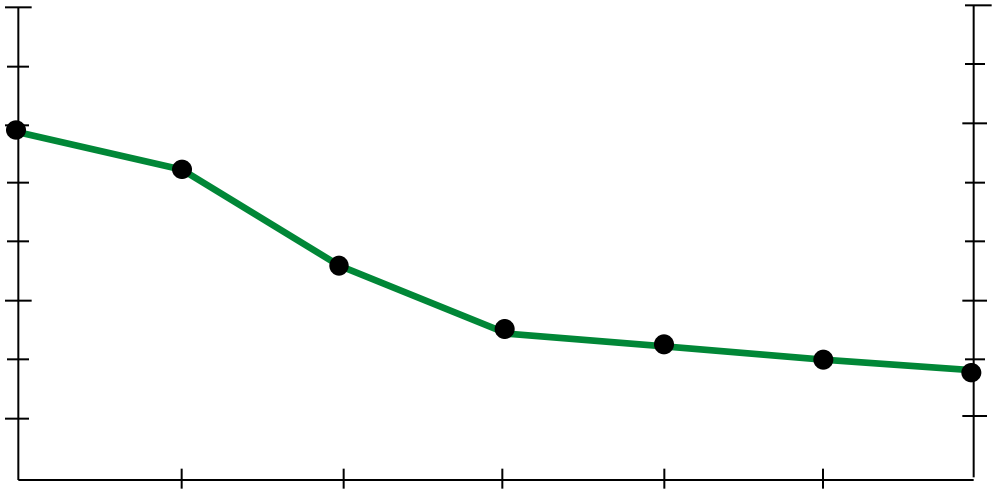


Figure 6
Average Persons Per Household
1960 - 2020



The forecasted drop in household size continues a huge demographic shift in how people live, one that has been ongoing through much of the industrial period in the history of our society. The steady decline in household size will continue through 2020, with the regional average at 2.47 persons per household by that time.

By county and by community, household growth trends reflect gains and losses in job concentrations, changing access to these concentrations, and a general tendency of an outward spread of lower density residential development. The tables show household growth by county and list the highest growth communities in the region.

Change in Households by County 1990 - 2020

								Change	
	1990	1995	2000	2005	2010	2015	2020	Number	Percent
Livingston	38,900	46,000	52,800	59,500	66,400	73,300	79,400	40,500	104.1%
Macomb	265,000	285,600	300,800	316,000	332,100	347,100	359,900	94,800	35.8%
Monroe	46,500	50,000	52,900	55,400	58,000	61,100	63,800	17,200	37.1%
Oakland	410,500	440,000	461,600	483,500	506,100	530,500	551,800	141,300	34.4%
St. Clair	52,900	57,700	61,400	64,800	68,300	72,300	75,800	22,900	43.3%
Washtenaw	104,500	112,600	118,600	124,600	130,900	138,000	144,600	40,100	38.3%
Wayne	780,400	781,300	779,100	778,400	779,100	782,800	788,000	7,800	1.0%
Detroit	374,100	360,500	349,300	339,900	332,500	327,200	322,800	-51,200	-13.7%
Balance Wayne	406,500	420,800	430,100	438,700	446,900	455,900	465,500	59,000	14.5%
Region	1,698,800	1,773,100	1,827,400	1,882,300	1,941,300	2,005,400	2,063,600	364,700	21.5%

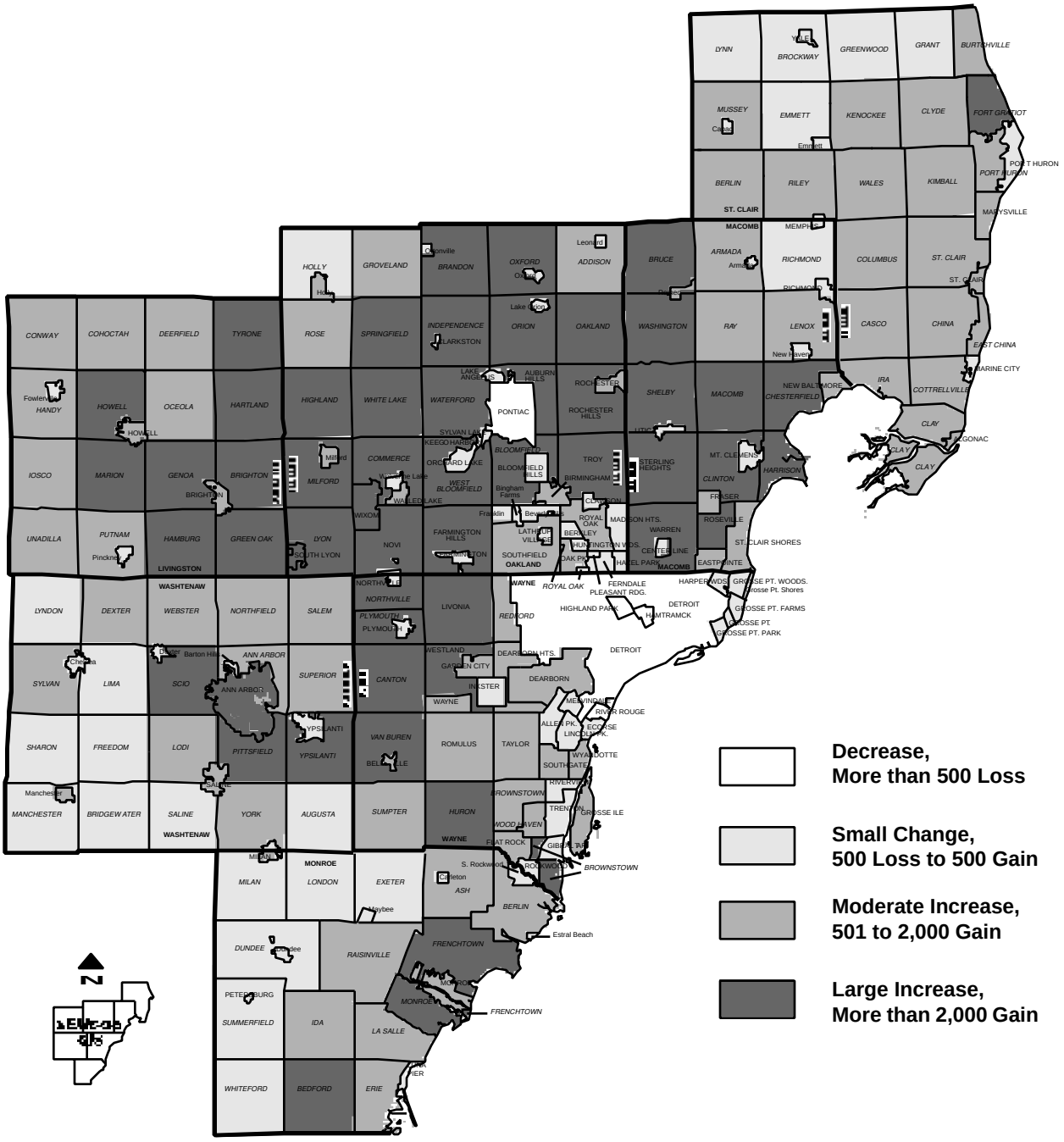
Note: Due to rounding, individual values may not equal totals.

High Growth Communities

	Households		Change	
	1990	2020	Number	Percent
MACOMB TWP	7,400	27,200	19,800	267.6%
NOVI	12,700	31,600	18,900	148.8%
SHELBY TWP	16,800	34,900	18,100	107.7%
CANTON TWP	19,500	34,100	14,600	74.9%
CLINTON TWP	32,500	44,700	12,200	37.5%
PITTSFIELD TWP	6,800	17,300	10,500	154.4%
STERLING HEIGHTS	40,800	50,700	9,900	24.3%
TROY	26,200	35,400	9,200	35.1%
ROCHESTER HILLS	22,300	31,400	9,100	40.8%
FARMINGTON HILLS	29,300	38,000	8,700	29.7%

As discussed above, the strongest growth in jobs is forecast for western Wayne County, the Ann Arbor area and central Oakland and Macomb counties. As Figure 7 shows, household growth follows these general job patterns, but is more spread out, reflecting both land availability and commuting behavior.

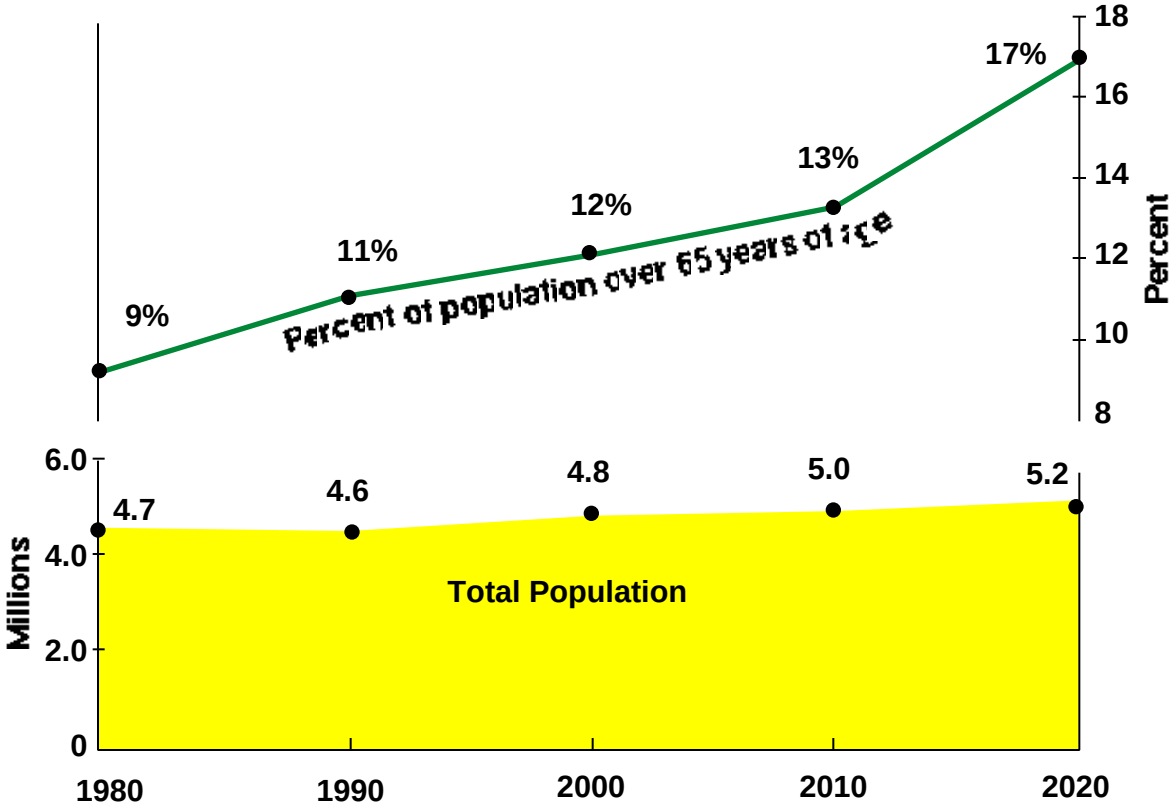
Figure 7
Change in Households
1990 - 2020



Future Population

After almost two decades of stagnation, Southeast Michigan's population has rebounded, beginning in 1988. Since then, the region has been gaining at a rate of 1/2 percent per year. Relying on the strength of our diversifying economy, people will continue to choose to live in Southeast Michigan. Regionwide growth is forecast at 13 percent over 30 years, reaching 5.2 million in year 2020.

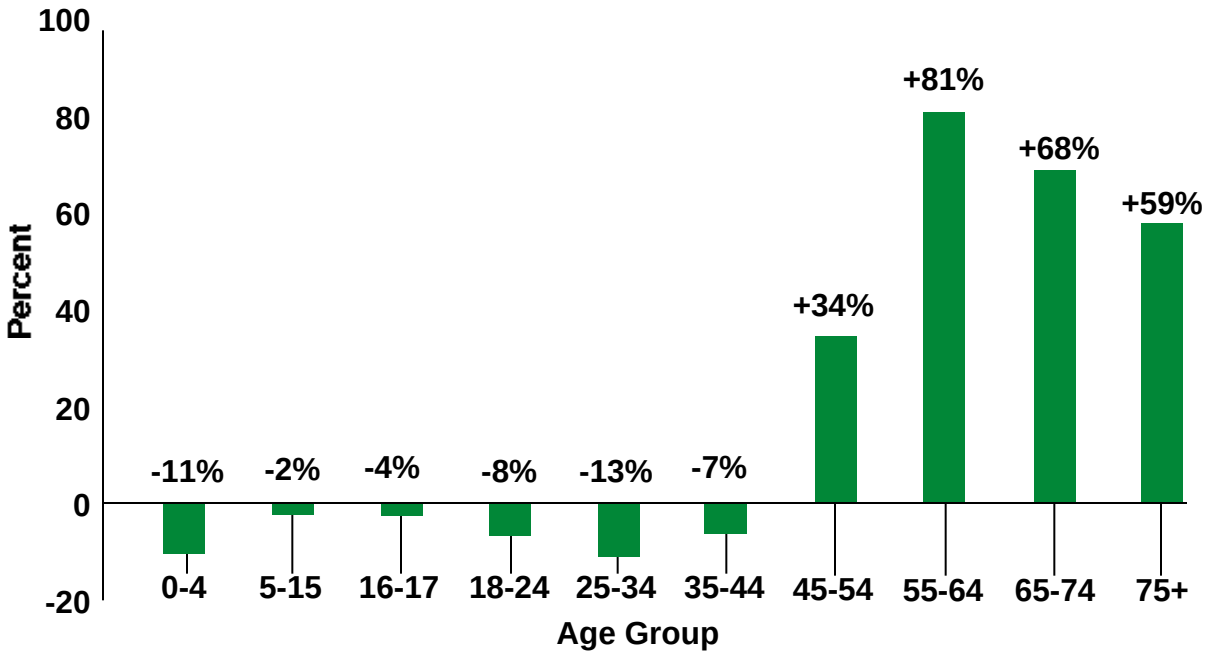
Figure 8
Population Change
1980 - 2020



Within that steady increase in total population, big shifts are occurring in age structure and geographic location. As Figure 8 shows, the population over 65 years of age will increase from 11 percent in 1990 to 17 percent in 2020. Figure 9 shows how dramatic the shift will be for each age group. Despite overall population growth, there are decreases in all age groups up to age 45. One principal effect will be on the labor force — no growth in numbers of workers in the 2010 to 2020 period. The biggest increase is for the age group that will be composed of baby boomers in 2020, those aged 55 - 74. Because of people living longer, the 75+ age group will also increase strongly, by 59 percent.

In response to these changes, communities will need to provide more services for empty nesters and the elderly — zoning for retirement and care-giving housing, elderly transportation and recreational opportunities.

Figure 9
Percent Change in Population by Age
1990 - 2020



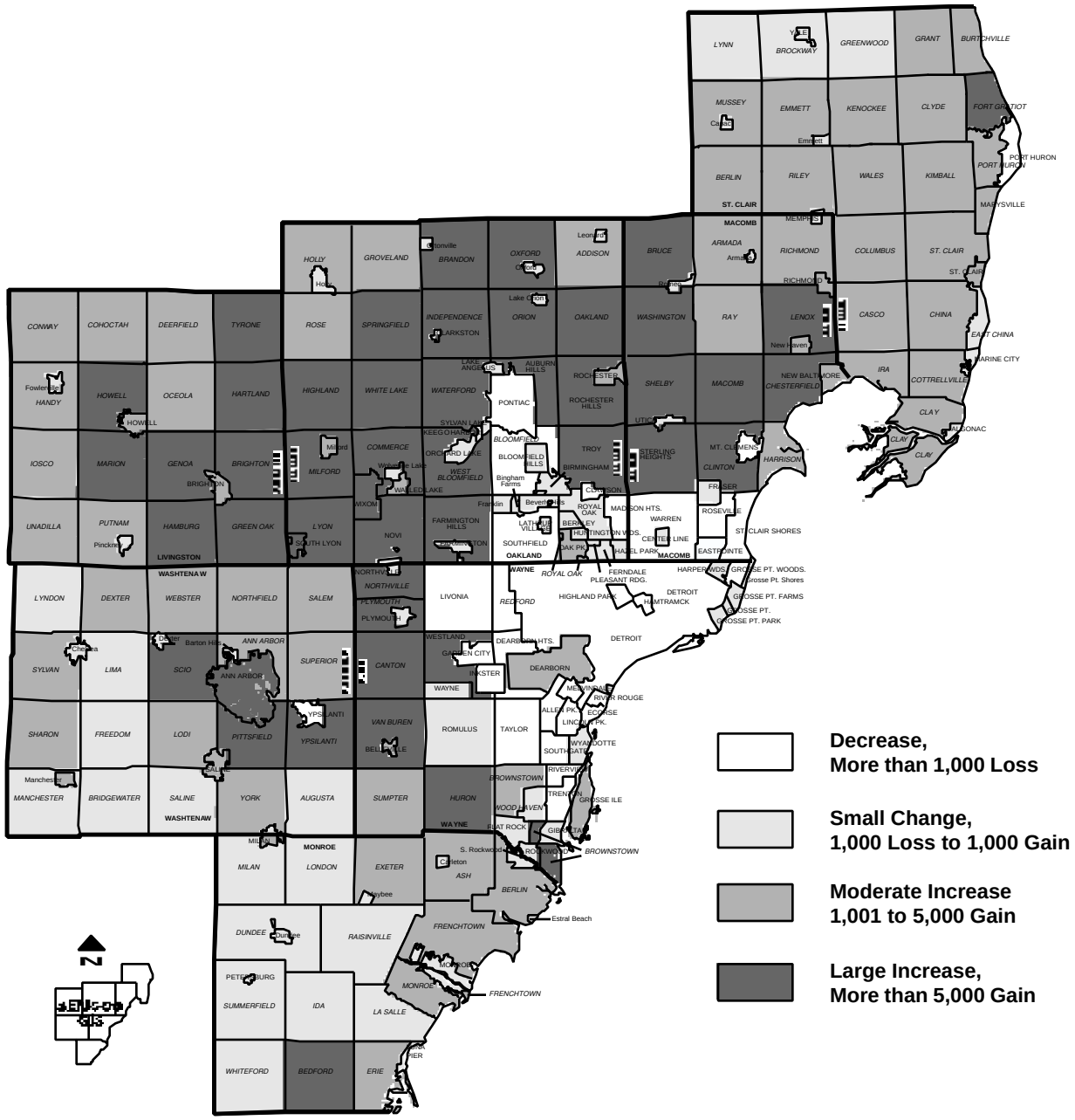
The table shows county population change numbers. The growth shown in these figures parallels that of households.

Change in Population by County
1990 - 2020

								Change	
	1990	1995	2000	2005	2010	2015	2020	Number	Percent
Livingston	115,600	135,600	154,100	170,900	187,700	204,900	219,700	104,100	90.1%
Macomb	717,400	754,500	775,900	802,300	832,500	860,900	884,200	166,800	23.3%
Monroe	133,600	141,400	146,700	150,700	154,900	160,200	164,800	31,200	23.4%
Oakland	1,083,600	1,150,900	1,192,200	1,232,200	1,272,200	1,319,000	1,359,900	276,300	25.5%
St. Clair	145,600	158,900	167,500	175,100	182,800	191,500	199,200	53,600	36.8%
Washtenaw	282,900	300,500	313,100	325,600	340,300	357,400	373,400	90,500	32.0%
Wayne	2,111,700	2,094,000	2,055,000	2,020,700	1,992,300	1,973,100	1,961,400	-150,300	-7.1%
Detroit	1,028,000	992,300	952,000	916,000	884,300	858,600	837,300	-190,700	-18.6%
Balance Wayne	1,083,700	1,101,700	1,103,000	1,104,700	1,108,000	1,114,500	1,124,100	40,400	3.7%
Region	4,590,500	4,735,700	4,804,400	4,877,400	4,962,600	5,067,100	5,162,400	571,900	12.5%

Note: Due to rounding, individual values may not equal totals.

Figure 10
Change in Population
1990 - 2020



As Figure 10 shows, the areas with declines in population include both urban core cities such as Detroit and Pontiac, which are losing households, but also the suburbs built in the 1950s and 1960s. These are communities with many households that have "aged in place" and they will have many empty nesters and elderly in year 2020.

When viewed by community and small areas, population change in many suburban communities brings up the question, “How can my community be gaining households (and housing units) yet losing population?” This apparent paradox is explained by the changing composition of households. With five percent fewer households with children and many more single adults in 2020, there will not be as many people in a given number of housing units.

On the growth side, in contrast, the areas rapidly growing in households are also rapidly growing in population. Because many families move to new housing when young children are added to the household, some of these growth communities will experience a net increase in household size. The table shows population change in the 15 largest communities in the region. While Detroit and Warren work to achieve stable populations in the future, communities such as Clinton Township and Canton Township will be challenged to provide schools and other services for their burgeoning populations.

Population Change in 15 Largest Communities

	Population		Change	
	1990	2020	Number	Percent
Detroit	1,028,000	837,300	-190,700	-18.6%
Warren	144,900	133,200	-11,700	-8.1%
Sterling Heights	117,800	125,800	8,000	6.8%
Ann Arbor	111,800	122,300	10,500	9.4%
Livonia	100,800	96,300	-4,500	-4.5%
Dearborn	89,300	92,700	3,400	3.8%
Clinton Twp	85,800	100,700	15,000	17.5%
Westland	84,700	91,500	6,800	8.0%
Southfield	75,700	74,000	-1,700	-2.2%
Farmington Hills	74,700	83,400	8,700	11.6%
Troy	72,900	89,100	16,200	22.2%
Pontiac	71,200	62,700	-8,500	-11.9%
Taylor	70,800	61,300	-9,500	-13.4%
St. Clair Shores	68,100	63,900	-4,200	-6.2%
Waterford Twp	66,700	74,600	7,900	11.8%

Appendix A - Definitions

Population

Total population includes all residents of the community, whether they reside in housing units or in group quarters (nursing homes, college dormitories, correctional facilities, etc.) Group quarters populatio in selected communities having federal or state group quarters facilities has been updated to 1995 and all other 1995 group quarters populations have been adjusted, so that the region's total 1995 group quarters population is the same as the 1990 total. No further changes are made beyond 1995.

Households

Total households equal the total number of occupied housing units. The household with children group is those households with one or more persons under 18 years of age. A household not containing any person under 18 is in the households without children group. Note that the 1990 total households figure is based on sample Census data and may differ slightly from the 100 percent count total. Also note that neither population nor household numbers have been adjusted to reflect 1990 Census undercount.

Household income quartiles consist of four income classes. Each class contains 1/4 of the region's total households. Households are arranged in order of income, lowest to highest. In terms of 1989 income, as reported in the 1990 Census, the quartile boundaries are as follows:

Quartile 1	Less than $16,717
Quartile 2	$16,717 to $34,302
Quartile 3	$34,303 to $55,585
Quartile 4	More than $55,585

Because future dollar values of income quartiles cannot be projected accurately, forecast households are simply reported as numbers of households by quartile, with no dollar value specified.

Persons Per Household

Persons per household is an average, calculated by dividing household population by total households.

Employment

"Total employment" measures the number of jobs, both full-time and part-time, located in the community. This includes self-employed proprietors. These jobs may be held by community residents or by nonresidents who commute into the community. Employment is broken down into four types: manufacturing, retail trade, services and all other. These types, called "industrial classes," describe the predominant purpose and major product or service of the business, agency or governmental department for which the employed person works. Note that although manufacturing jobs occur mainly in plants and factories, they can also be found in warehouses, research facilities and office buildings. "Retail trade" jobs occur mainly in stores, shops and eating and drinking places, but also occur in warehouses and office buildings. "Services" is a very diverse class, including such establishments as hotels and motels, repair shops, barber and beauty shops, hospitals, schools from nursery to university, business service firms and offices of health practitioners, consultants, architects, engineers and lawyers. The "all other" group includes agriculture, transportation/communications/utilities, wholesale trade, finance/insurance/real estate and public administration. Note that construction jobs and military are not included in RDF employment.

Communities

Communities are defined as of January 1, 1990, as recognized by the 1990 Census, with two kinds of exceptions. First, township "islands" are included within the surrounding city or village, and very minor differences may occur because of differences between analysis zone boundaries and communities. Second, boundaries were updated to 1995 for two pairs of communities, Dexter/Scio Township, and South Lyon/Lyon Township, where there were sizable annexations between 1990 and 1995 that impacted the communities' vacant land acreage. The table gives numbers by both 1990 and 1995 boundaries. In addition, the 1990 numbers for all communities do not reflect corrections made by the Census Bureau after the sample data were released. The forecast requires sample data detail and this is unavailable in the Census Bureau corrections. The one exception was South Lyon/Lyon Township, where there was a major error in the 1990 census data. Staff used the official revised totals issued by the Census Bureau, and estimated the characteristics of the households involved in the change.

Appendix B - Regional Forecast Totals

Table 1
Employment by Industrial Class
Southeast Michigan 1990 - 2020

Industrial Class	1990	1995	2000	2005	2010	2015	2020	Change 1990-2020 Number	Change 1990-2020 Percent
Agri., & Nat. Res.	30,423	31,945	32,602	33,117	34,092	34,646	35,065	4,642	15.3%
Manufacturing	486,644	482,618	468,658	466,926	461,554	439,838	415,270	-71,374	-14.7%
Trans., Commun. & Utilities	124,287	117,000	120,002	123,867	126,736	127,795	127,044	2,757	2.2%
Wholesale Trade	121,200	128,294	134,006	143,085	149,036	149,024	147,741	26,541	21.9%
Retail Trade	441,167	464,100	476,751	499,946	507,785	502,250	496,965	55,798	12.6%
Finan., Insur. & Real Estate	173,122	183,004	193,410	201,221	210,717	217,649	221,054	47,932	27.7%
Services	904,892	1,001,811	1,119,829	1,184,915	1,213,458	1,229,487	1,255,449	350,557	38.7%
Public Adminstration	68,502	68,070	69,052	70,621	72,582	74,179	74,235	5,733	8.4%
Total Employment	2,350,238	2,476,840	2,614,310	2,723,699	2,775,959	2,774,868	2,772,824	422,586	18.0%

Table 2
Households by Income Quartile and Whether Children in Household
Southeast Michigan 1990 - 2020

Income Quartile and Whether Children Present Without Children	1990	1995	2000	2005	2010	2015	2020	Change 1990-2020 Number	Change 1990-2020 Percent
Quartile 1	300,929	310,722	327,201	345,782	364,210	382,099	398,727	97,799	32.5%
Quartile 2	290,430	305,344	319,145	336,907	356,194	374,393	388,958	98,528	33.9%
Quartile 3	245,792	265,916	281,705	300,621	318,955	332,956	342,373	96,581	39.3%
Quartile 4	240,783	261,877	281,864	304,352	323,695	335,410	341,998	101,214	42.0%
Total W/O Children	1,077,934	1,143,859	1,209,915	1,287,663	1,363,054	1,424,857	1,472,056	394,122	36.6%
With Children									
Quartile 1	123,755	132,545	129,645	124,801	121,104	119,252	117,159	-6,596	-5.3%
Quartile 2	134,292	137,924	137,701	133,676	129,120	126,958	126,928	-7,364	-5.5%
Quartile 3	178,935	177,352	175,141	169,962	166,358	168,395	173,513	-5,421	-3.0%
Quartile 4	183,903	181,391	174,982	166,232	161,619	165,941	173,888	-10,015	-5.4%
Total With Children	620,885	629,212	617,469	594,672	578,201	580,547	591,488	-29,397	-4.7%
Total Households	1,698,819	1,773,070	1,827,384	1,882,335	1,941,255	2,005,404	2,063,544	364,725	21.5%

Table 3
Total Population, Household Population, Group Quarters Population, Population by Age Group and Persons Per Household Southeast Michigan 1990 - 2020

	1990	1995	2000	2005	2010	2015	2020	Change 1990-2020 Number	Change 1990-2020 Percent
Total Population	4,590,468	4,735,738	4,804,389	4,877,433	4,962,603	5,067,093	5,162,405	571,937	12.5%
Household Pop.	4,521,180	4,666,450	4,735,101	4,808,145	4,893,315	4,997,805	5,093,117	571,937	12.7%
Group Quarters Pop.	69,288	69,288	69,288	69,288	69,288	69,288	69,288	0	0.0%
Population by Age Group									
0 to 4	347,129	324,152	303,933	296,189	301,068	308,866	309,509	-37,620	-10.8%
5 to 15	704,564	739,089	732,016	690,907	666,167	670,206	689,278	-15,286	-2.2%
16 & 17	131,538	132,062	133,379	140,043	132,225	126,587	126,301	-5,237	-4.0%
18 to 24	485,781	464,554	455,606	478,609	485,113	463,706	448,659	-37,122	-7.6%
25 to 34	807,887	717,674	664,449	649,149	657,011	697,514	702,850	-105,037	-13.0%
35 to 44	710,489	794,760	783,069	697,555	653,264	646,942	662,474	-48,015	-6.8%
45 to 54	474,827	586,480	688,308	761,670	753,935	674,225	634,303	159,476	33.6%
55 to 64	394,960	394,777	450,456	550,441	648,757	719,900	713,406	318,446	80.6%
65 to 74	323,062	343,563	324,055	323,266	373,492	458,861	541,531	218,469	67.6%
75 & Older	210,231	238,627	269,118	289,604	291,571	300,286	334,094	123,863	58.9%
Persons Per Household	**2.66**	**2.63**	**2.59**	**2.55**	**2.52**	**2.49**	**2.47**	**-0.19**	**-7.3%**

Appendix C - Summary Community Forecasts

	EMPLOYMENT				HOUSEHOLDS				POPULATION			
			Change				Change				Change	
	1990	2020	Number	Percent	1990	2020	Number	Percent	1990	2020	Number	Percent
LIVINGSTON COUNTY												
BRIGHTON	5,389	8,917	3,528	65.5	2,472	3,433	961	38.9	5,990	7,365	1,375	23.0
BRIGHTON TWP	6,030	9,024	2,994	49.7	4,575	7,720	3,145	68.7	14,541	20,983	6,442	44.3
COHOCTAH TWP	235	378	143	60.9	842	1,661	819	97.3	2,693	5,061	2,368	87.9
CONWAY TWP	141	432	291	206.4	559	1,379	820	146.7	1,818	4,323	2,505	137.8
DEERFIELD TWP	100	582	482	482.0	963	1,856	893	92.7	3,000	5,370	2,370	79.0
FOWLERVILLE	806	1,736	930	115.4	973	1,234	261	26.8	2,648	3,134	486	18.4
GENOA TWP	4,082	8,113	4,031	98.8	3,692	8,087	4,395	119.0	10,790	21,549	10,759	99.7
GREEN OAK TWP	4,005	5,803	1,798	44.9	3,893	8,879	4,986	128.1	11,604	25,586	13,982	120.5
HAMBURG TWP	1,331	2,811	1,480	111.2	4,438	10,571	6,133	138.2	13,077	30,677	17,600	134.6
HANDY TWP	744	1,930	1,186	159.4	907	2,447	1,540	169.8	2,840	7,813	4,973	175.1
HARTLAND TWP	1,430	3,329	1,899	132.8	2,211	4,685	2,474	111.9	6,860	12,700	5,840	85.1
HOWELL	10,341	15,363	5,022	48.6	3,298	4,699	1,401	42.5	8,261	10,078	1,817	22.0
HOWELL TWP	1,695	5,551	3,856	227.5	1,336	3,660	2,324	174.0	4,298	10,761	6,463	150.4
IOSCO TWP	131	589	458	349.6	495	1,637	1,142	230.7	1,567	5,203	3,636	232.0
MARION TWP	604	1,999	1,395	231.0	1,526	4,980	3,454	226.3	4,893	14,432	9,539	195.0
OCEOLA TWP	500	863	363	72.6	1,500	2,891	1,391	92.7	4,773	8,017	3,244	68.0
PINCKNEY	273	459	186	68.1	514	697	183	35.6	1,603	1,951	348	21.7
PUTNAM TWP	976	2,390	1,414	144.9	1,506	2,465	959	63.7	4,586	6,998	2,412	52.6
TYRONE TWP	298	1,203	905	303.7	2,215	4,777	2,562	115.7	6,854	12,960	6,106	89.1
UNADILLA TWP	185	453	268	144.9	978	1,620	642	65.6	2,949	4,713	1,764	59.8
TOTAL CO.	**39,296**	**71,925**	**32,629**	**83**	**38,893**	**79,378**	**40,485**	**104.1**	**115,645**	**219,674**	**104,029**	**90**
MACOMB COUNTY												
ARMADA	985	1,304	319	32.4	502	576	74	14.7	1,548	1,801	253	16.3
ARMADA TWP	339	1,001	662	195.3	874	1,741	867	99.2	2,943	6,115	3,172	107.8
BRUCE TWP	1,575	3,495	1,920	121.9	1,328	3,571	2,243	168.9	4,193	10,100	5,907	140.9
CENTER LINE	7,067	10,627	3,560	50.4	3,919	4,195	276	7.0	9,026	8,080	-946	-10.5
CHESTERFIELD T	7,993	14,819	6,826	85.4	8,903	14,950	6,047	67.9	25,905	39,138	13,233	51.1
CLINTON TWP	25,682	40,206	14,524	56.6	32,471	44,640	12,169	37.5	85,848	100,727	14,879	17.3
EASTPOINTE	9,608	11,333	1,725	18.0	13,447	13,964	517	3.8	35,283	34,264	-1,019	-2.9
FRASER	10,510	13,635	3,125	29.7	5,176	6,392	1,216	23.5	13,899	14,098	199	1.4
GROSSE PTE SH (PT)	55	73	18	32.7	48	59	11	22.9	105	118	13	12.4
HARRISON TWP	5,334	9,087	3,753	70.4	9,950	12,454	2,504	25.2	24,685	28,341	3,656	14.8
LENOX TWP	477	1,920	1,443	302.5	984	2,451	1,467	149.1	3,069	8,984	5,915	192.7
MACOMB TWP	1,775	7,030	5,255	296.1	7,354	27,162	19,808	269.4	22,714	87,988	65,274	287.4
MEMPHIS (PART)	211	604	393	186.3	317	490	173	54.6	896	1,463	567	63.3
MT CLEMENS	24,537	27,575	3,038	12.4	7,302	7,613	311	4.3	18,423	16,984	-1,439	-7.8
NEW BALTIMORE	2,809	4,600	1,791	63.8	2,265	3,507	1,242	54.8	5,798	9,362	3,564	61.5
NEW HAVEN	587	1,200	613	104.4	770	1,233	463	60.1	2,331	3,741	1,410	60.5
RAY TWP	545	979	434	79.6	1,052	1,808	756	71.9	3,234	5,994	2,760	85.3
RICHMOND	2,038	3,458	1,420	69.7	1,540	2,708	1,168	75.8	4,141	7,906	3,765	90.9
RICHMOND TWP	766	1,159	393	51.3	753	1,249	496	65.9	2,528	4,073	1,545	61.1
ROMEO	2,461	4,758	2,297	93.3	1,327	1,936	609	45.9	3,520	4,203	683	19.4
ROSEVILLE	25,327	23,793	-1,534	-6.1	19,533	21,983	2,450	12.5	51,412	47,862	-3,550	-6.9
SHELBY TWP	12,086	20,378	8,292	68.6	16,840	34,863	18,023	107.0	48,655	86,495	37,840	77.8
STERLING HGT	55,757	70,762	15,005	26.9	40,839	50,703	9,864	24.2	117,810	125,783	7,973	6.8
ST. CLAIR SH	19,943	24,528	4,585	23.0	27,224	28,080	856	3.1	68,107	63,862	-4,245	-6.2
UTICA	5,633	8,330	2,697	47.9	1,882	2,070	188	10.0	5,081	5,115	34	0.7
WARREN	107,387	95,324	-12,063	-11.2	54,621	58,507	3,886	7.1	144,864	133,190	-11,674	-8.1
WASHINGTON T	2,236	5,655	3,419	152.9	3,827	10,973	7,146	186.7	11,382	28,435	17,053	149.8
TOTAL CO.	**333,723**	**407,633**	**73,910**	**22.1**	**265,048**	**359,878**	**94,830**	**35.8**	**717,400**	**884,222**	**166,822**	**23.3**

	EMPLOYMENT				HOUSEHOLDS				POPULATION			
			Change				Change				Change	
	1990	2020	Number	Percent	1990	2020	Number	Percent	1990	2020	Number	Percent
MONROE COUNTY												
ASH TWP	2,272	3,488	1,216	53.5	1,589	2,116	527	33.2	4,710	6,042	1,332	28.3
BEDFORD TWP	4,204	8,842	4,638	110.3	8,054	12,958	4,904	60.9	23,748	34,317	10,569	4405
BERLIN TWP	1,212	2,460	1,248	103	1,587	2,192	605	38.1	4,635	6,085	1,450	31.3
CARLETON	248	451	203	81.9	982	1,257	275	28.0	2,770	2,728	-42	-1.5
DUNDEE	1,372	1,777	405	29.5	1,088	1,422	334	30.7	2,664	3,450	786	29.5
DUNDEE TWP	627	894	267	42.6	877	1,163	286	32.6	2,712	3,599	887	32.7
ERIE TWP	1,080	1,840	760	70.4	1,528	2,047	519	34.0	4,492	5,881	1,389	30.9
ESTRAL BEACH	26	34	8	30.8	149	176	27	18.1	430	514	84	19.5
EXETER TWP	160	525	365	228.1	861	1,214	353	41.0	2,756	3,778	1,022	37.1
FRENCHTOWN T	9,866	13,910	4,044	41.0	6,414	9,440	3,026	47.2	17,960	22,751	4,791	26.7
IDA TWP	680	1,255	575	84.6	1,442	1,978	536	37.2	4,554	5,418	864	19.0
LA SALLE TWP	372	739	367	98.7	1,575	2,123	548	34.8	4,985	5,722	737	14.8
LONDON TWP	123	308	185	150.4	920	1,151	231	25.1	2,915	3,128	213	7.3
LUNA PIER	281	222	-59	-21.0	526	608	82	15.6	1,507	1,526	19	1.3
MAYBEE	52	82	30	57.7	155	167	12	7.7	500	461	-39	-7.8
MILAN (PART)	1,962	2,045	83	4.2	372	980	608	163.4	980	2,970	1,990	203.1
MILAN TWP	174	191	17	9.8	573	582	9	1.6	1,659	1,554	-105	-6.3
MONROE	16,894	14,694	-2,200	-13.0	8,560	9,469	909	10.6	23,152	23,086	-66	-0.3
MONROE TWP	6,565	9,717	3,152	48.0	4,441	6,509	2,068	46.6	11,909	15,470	3,561	29.9
PETERSBURG	85	89	4	4.7	419	490	71	16.9	1,201	1,191	-10	-0.8
RAISINVILLE TWP	562	1,009	447	79.5	1,471	1,994	523	35.6	4,631	5,436	805	17.4
SOUTH ROCKWOOD	150	345	195	130.0	409	577	168	41.1	1,221	1,611	390	31.9
SUMMERFIELD TWP	390	809	419	107.4	998	1,383	385	38.6	3,076	3,561	485	15.8
WHITEFORD TWP	1,007	1,429	422	41.9	1,523	1,759	236	15.5	4,433	4,509	76	1.7
TOTAL CO.	**50,364**	**67,155**	**16,791**	**33.3**	**46,513**	**63,755**	**17,242**	**37.1**	**133,600**	**164,788**	**31,188**	**23.3**
OAKLAND COUNTY												
ADDISON TWP	587	2,432	1,845	314.3	1,593	2,767	1,174	73.7	4,785	7,858	3,073	64.2
AUBURN HILLS	22,202	62,039	39,837	179.4	6,445	12,360	5,915	91.8	17,076	28,564	11,488	67.3
BERKLEY	5,129	6,603	1,474	28.7	6,613	7,025	412	6.2	16,960	16,822	-138	-0.8
BEVERLY HILLS	2,424	2,742	318	13.1	4,098	4,194	96	2.3	10,643	10,321	-322	-3.0
BINGHAM FARMS	6,958	8,814	1,856	26.7	412	430	18	4.4	1,001	923	-78	-7.8
BIRMINGHAM	20,177	20,865	688	3.4	9,121	9,970	849	9.3	19,997	20,316	319	1.6
BLOOMFIELD HL	10,227	17,119	6,892	67.4	1,515	1,825	310	20.5	4,288	4,966	678	15.8
BLOOMFIELD T	15,013	29,035	14,022	93.4	15,727	18,220	2,493	15.9	42,473	41,015	-1,458	-3.4
BRANDON TWP	1,075	2,825	1,750	162.8	3,529	5,949	2,420	68.6	10,799	17,259	6,460	59.8
CLARKSTON	451	470	19	4.2	434	460	26	6.0	1,005	878	-127	-12.6
CLAWSON	5,783	6,173	390	6.7	5,542	5,828	286	5.2	13,874	12,535	-1,339	-9.7
COMMERCE TWP	6,493	12,101	5,608	86.4	7,695	15,092	7,397	96.1	22,228	40,993	18,765	84.4
FARMINGTON	8,528	7,759	-769	-9.0	4,681	4,898	217	4.6	10,132	10,135	3	0
FARMINGTON HL	56,432	66,745	10,313	18.3	29,255	37,961	8,706	29.8	74,652	83,429	8,777	11.8
FERNDALE	10,577	8,289	-2,288	-21.6	9,845	10,140	295	3.0	25,026	25,582	556	2.2
FRANKLIN	859	1,085	226	26.3	984	1,015	31	3.2	2,644	2,414	-230	-8.7
GROVELAND TWP	417	1,836	1,419	340.3	1,538	2,803	1,265	82.2	4,705	7,994	3,289	69.9
HAZEL PARK	5,003	4,530	-473	-9.5	7,277	7,427	150	2.1	20,051	19,525	-526	-2.6
HIGHLAND TWP	3,711	7,409	3,698	99.6	5,919	10,004	4,085	69.0	17,941	26,312	8,371	46.7
HOLLY	2,271	4,005	1,734	76.4	2,056	2,781	725	35.3	5,595	6,573	978	17.5
HOLLY TWP	326	1,227	901	276.4	1,091	1,582	491	45.0	3,257	4,452	1,195	36.7
HUNTINGTON WD	1,525	2,056	531	34.8	2,345	2,477	132	5.6	6,336	6,711	375	5.9
INDEPENDENCE T	7,086	12,982	5,896	83.2	7,969	15,539	7,570	95	23,717	41,703	17,896	75.8
KEEGO HARBOR	1,105	1,613	508	46.0	1,232	1,303	71	5.8	2,932	2,966	34	1.2
LAKE ANGELUS	59	102	43	72.9	123	145	22	17.9	328	367	39	11.9
LAKE ORION	1,326	1,997	671	50.6	1,237	1,360	123	9.9	3,029	2,900	-129	-4.3

	EMPLOYMENT				HOUSEHOLDS				POPULATION			
			Change				Change				Change	
	1990	2020	Number	Percent	1990	2020	Number	Percent	1990	2020	Number	Percent
LATHRUP VILLAGE	2,555	3,030	475	18.6	1,577	1,621	44	2.8	4,329	4,066	-263	-6.1
LEONARD	25	129	104	416.0	125	195	70	56.0	357	478	121	33.9
LYON TWP	2,342	4,594	2,252	96.2	2,954	6,015	3,061	103.6	8,695	18,419	9,724	111.8
LYON TWP (1995)	2,342	4,594	2,252	96.2	2,954	5,810	2,856	96.7	8,695	17,804	9,109	104.8
MADISON HGT	27,408	25,594	-1,814	-6.6	12,867	13,069	202	1.6	32,196	27,920	-4,276	-13.3
MILFORD	3,996	6,120	2,124	53.2	1,996	2,943	947	47.4	5,511	7,500	1,989	36.1
MILFORD TWP	3,378	5,606	2,228	66.0	2,175	4,755	2,580	118.6	6,610	13,507	6,897	104.3
NORTHVILLE (PT)	856	1,151	295	34.5	1,231	1,382	151	12.3	3,367	2,967	-400	-11.9
NOVI	22,221	38,708	14,487	65.2	12,742	31,569	18,827	147.8	33,148	78,053	44,905	135.5
OAKLAND TWP	1,055	2,680	1,625	154.0	2,722	8,108	5,386	197.9	8,227	24,515	16,288	198.0
OAK PARK	12,685	10,245	-2,440	-19.2	10,871	11,507	636	5.9	30,462	33,016	2,554	8.4
ORCHARD LAKE	1,051	1,273	222	21.1	696	912	216	31.0	2,286	2,626	340	14.9
ORION TWP	7,379	9,071	1,692	22.9	7,331	13,382	6,051	82.5	21,047	37,985	16,938	80.5
ORTONVILLE	354	744	390	110.2	453	812	359	79.2	1,252	2,227	975	77.9
OXFORD	1,269	1,975	706	55.6	1,155	1,435	280	24.2	2,929	3,404	475	16.2
OXFORD TWP	2,136	4,485	2,349	110.0	3,074	5,185	2,111	68.7	9,004	14,720	5,716	63.5
PLEASANT RIDGE	585	673	88	15.0	1,094	1,151	57	5.2	2,833	2,692	-141	-5.0
PONTIAC	56,308	55,803	-505	-0.9	24,769	23,972	-797	-3.2	71,166	62,658	-8,508	-12.0
ROCHESTER	12,757	22,636	9,879	77.4	3,473	4,874	1,401	40.3	7,178	11,393	4,215	58.7
ROCHESTER HL	18,667	36,669	18,002	96.4	22,334	31,382	9,048	40.5	61,718	77,801	16,083	26.1
ROSE TWP	200	906	706	353.0	1,588	3,095	1,507	94.9	4,926	9,020	4,094	83.1
ROYAL OAK	34,871	38,084	3,213	9.2	28,366	30,039	1,673	5.9	65,493	65,544	51	0.1
ROYAL OAK TWP	2,617	2,456	-161	-6.2	2,468	2,576	108	4.4	5,011	5,548	537	10.7
SOUTHFIELD	108,593	104,740	-3,853	-3.5	32,115	33,608	1,493	4.6	75,695	73,959	-1,736	-2.3
SOUTH LYON	1,799	3,267	1,468	81.6	2,716	5,163	2,447	90.1	6,612	13,381	6,769	102.4
SOUTH LYON (1995)	1,799	3,267	1,468	81.6	2,716	5,368	2,652	97.6	6,612	13,996	7,384	111.7
SPRINGFIELD TWP	1,244	4,008	2,764	222.2	3,276	7,774	4,498	137.3	9,927	22,579	12,652	127.5
SYLVAN LAKE	1,081	1,308	227	21.0	840	882	42	5.0	1,893	1,782	-111	-5.9
TROY	104,498	125,073	20,575	19.7	26,173	35,378	9,205	35.2	72,884	89,110	16,226	22.3
WALLED LAKE	6,441	8,669	2,228	34.6	2,796	4,398	1,602	57.3	6,278	8,730	2,452	39.1
WATERFORD T	23,106	39,343	16,237	70.5	25,488	31,422	5,934	23.3	66,692	74,577	7,885	11.8
W BLOOMFLD T	13,710	21,640	7,930	57.8	19,216	27,132	7,916	41.2	54,507	65,991	11,484	21.1
WHITE LAKE TWP	3,189	6,400	3,211	100.7	7,787	12,643	4,856	62.4	22,608	35,390	12,782	56.5
WIXOM	6,562	9,238	2,676	40.8	4,119	7,908	3,789	92.0	8,550	20,028	11,478	134.2
WOLVERINE LAKE	355	655	300	84.5	1,657	1,931	274	16.5	4,727	4,747	20	0.4
TOTAL CO.	**681,037**	**887,826**	**206,789**	**30.4**	**410,520**	**551,773**	**141,253**	**34.4**	**1,083,592**	**1,359,846**	**276,254**	**25.5**
ST. CLAIR COUNTY												
ALGONAC	1,185	1,579	394	33.2	1,659	2,212	553	33.3	4,547	5,096	549	12.1
BERLIN TWP	154	318	164	106.5	763	1,446	683	89.5	2,408	4,543	2,135	88.7
BROCKWAY TWP	146	279	133	91.1	507	763	256	50.5	1,603	2,487	884	55.1
BURTCHVILLE TWP	400	652	252	63.0	1,353	1,969	616	45.5	3,559	4,782	1,223	34.4
CAPAC	501	759	258	51.5	576	682	106	18.4	1,583	1,863	280	17.7
CASCO TWP	197	552	355	180.2	1,453	2,086	633	43.6	4,552	5,993	1,441	31.7
CHINA TWP	1,267	1,901	634	50.0	813	1,587	774	95.2	2,644	4,334	1,690	63.9
CLAY TWP	1,152	2,076	924	80.2	3,367	5,012	1,645	48.9	8,866	13,765	4,899	55.3
CLYDE TWP	322	760	438	136.0	1,603	2,843	1,240	77.4	5,052	7,640	2,588	51.2
COLUMBUS TWP	257	534	277	107.8	1,029	1,720	691	67.2	3,235	5,185	1,950	60.3
COTTRELLVILLE T	274	623	349	127.4	1,098	1,600	502	45.7	3,088	4,566	1,478	47.9
EAST CHINA TWP	2,033	3,174	1,141	56.1	1,239	1,893	654	52.8	3,216	4,189	973	30.3
EMMETT	89	112	23	25.8	92	118	26	28.3	297	346	49	16.5
EMMETT TWP	137	317	180	131.4	468	955	487	104.1	1,519	3,268	1,749	115.1
FORT GRATIOT T	3,769	9,482	5,713	151.6	3,266	5,685	2,419	74.1	8,981	14,722	5,741	63.9

	EMPLOYMENT				HOUSEHOLDS				POPULATION			
			Change				Change				Change	
	1990	2020	Number	Percent	1990	2020	Number	Percent	1990	2020	Number	Percent
GRANT TWP	119	309	190	159.7	404	813	409	101.2	1,210	2,452	1,242	102.6
GREENWOOD TWP	110	157	47	42.7	353	663	310	87.8	1,037	1,955	918	88.5
IRA TWP	1,022	2,331	1,309	128.1	2,151	3,192	1,041	48.4	5,587	8,937	3,350	60.0
KENOCKEE TWP	230	509	279	121.3	598	1,142	544	91.0	1,854	3,460	1,606	86.6
KIMBALL TWP	993	2,248	1,255	126.4	2,435	3,821	1,386	56.9	7,247	10,496	3,249	44.8
LYNN TWP	173	227	54	31.2	299	356	57	19.1	921	1,019	98	10.6
MARINE CITY	2,059	3,115	1,056	51.3	1,762	2,256	494	28.0	4,769	5,488	719	15.1
MARYSVILLE	5,301	7,675	2,374	44.8	3,363	5,029	1,666	49.5	8,515	10,793	2,278	26.8
MEMPHIS (PART)	168	305	137	81.5	127	190	63	49.6	325	512	187	57.5
MUSSEY TWP	215	519	304	141.4	478	1,007	529	110.7	1,530	3,022	1,492	97.5
PORT HURON	23,958	18,786	-5,172	-21.6	13,143	13,317	174	1.3	33,681	31,680	-2,001	-5.9
PORT HURON TWP	3,480	6,858	3,378	97.1	2,748	3,980	1,232	44.8	7,621	10,166	2,545	33.4
RILEY TWP	208	404	196	94.2	658	1,527	869	132.1	2,153	4,788	2,635	122.4
ST. CLAIR	2,883	3,825	942	32.7	2,016	2,966	950	47.1	5,116	7,443	2,327	45.5
ST. CLAIR TWP	1,336	2,098	762	57.0	1,582	2,873	1,291	81.6	4,614	8,374	3,760	81.5
WALES TWP	452	548	96	21.2	720	1,224	504	70.0	2,294	3,676	1,382	60.2
YALE	1,140	1,366	226	19.8	744	857	113	15.2	1,983	2,120	137	6.9
TOTAL CO.	**55,730**	**74,398**	**18,668**	**33.5**	**52,867**	**75,784**	**22,917**	**43.3**	**145,607**	**199,160**	**53,553**	**36.8**
WASHTENAW COUNTY												
ANN ARBOR	113,309	134,694	21,385	18.9	42,506	50,079	7,573	17.8	111,801	122,289	10,488	9.4
ANN ARBOR TWP	4,214	5,692	1,478	35.1	1,021	1,633	612	59.9	2,292	3,886	1,594	69.5
AUGUSTA TWP	862	1,428	566	65.7	1,473	1,955	482	32.7	4,415	5,236	821	18.6
BARTON HILLS	89	118	29	32.6	125	138	13	10.4	320	338	18	5.6
BRIDGEWATER TWP	252	393	141	56.0	450	613	163	36.2	1,304	1,569	265	20.3
CHELSEA	4,934	7,324	2,390	48.4	1,394	1,759	365	26.2	3,772	4,452	680	18.0
DEXTER	2,572	3,464	892	34.7	638	1,124	486	76.2	1,497	2,294	797	53.2
DEXTER (1995)	2,572	3,464	892	34.7	638	1,279	641	100.5	1,497	2,635	1,138	76.0
DEXTER TWP	316	817	501	158.5	1,523	2,303	780	51.2	4,407	6,093	1,686	38.3
FREEDOM TWP	381	439	58	15.2	541	671	130	24.0	1,486	1,708	222	14.9
LIMA TWP	374	830	456	121.9	720	1,089	369	51.3	2,132	2,915	783	36.7
LODI TWP	684	1,628	944	138.0	1,305	2,234	929	71.2	3,902	6,380	2,478	63.5
LYNDON TWP	125	232	107	85.6	702	1,033	331	47.2	2,228	3,055	827	37.1
MANCHESTER	1,260	2,309	1,049	83.3	646	1,215	569	88.1	1,753	3,311	1,558	88.9
MANCHESTER TWP	180	388	208	115.6	583	904	321	55.1	1,739	2,557	818	47.0
MILAN (PART)	2,051	3,022	971	47.3	1,174	1,577	403	34.3	3,060	3,751	691	22.6
NORTHFIELD TWP	1,292	2,676	1,384	107.1	2,452	4,073	1,621	66.1	6,732	11,001	4,269	63.4
PITTSFIELD TWP	11,963	20,052	8,089	67.6	6,803	17,268	10,465	153.8	171,120	49,830	32,710	191.1
SALEM TWP	852	1,539	687	80.6	1,223	1,857	634	51.8	3,734	5,259	1,525	40.8
SALINE	6,596	8,884	2,288	34.7	2,495	3,688	1,193	47.8	6,660	9,439	2,779	41.7
SALINE TWP	324	718	394	121.6	412	528	116	28.2	1,276	1,568	292	22.9
SCIO TWP	8,823	11,173	2,350	26.6	3,304	6,249	2,945	89.1	9,097	16,699	7,602	83.6
SCIO TWP (1995)	8,823	11,173	2,350	26.6	3,304	6,094	2,790	84.4	9,097	16,358	7,261	79.8
SHARON TWP	369	515	146	39.6	459	835	376	81.9	1,366	2,508	1,142	83.6
SUPERIOR TWP	6,615	7,239	624	9.4	3,060	4,328	1,268	41.4	8,720	10,085	1,365	15.7
SYLVAN TWP	907	1,748	841	92.7	818	1,362	544	66.5	2,508	3,814	1,306	52.1
WEBSTER TWP	444	739	295	66.4	1,096	2,358	1,262	115.1	3,235	6,878	3,643	112.6
YORK TWP	2,364	1,993	-371	-15.7	1,412	2,554	1,142	80.9	6,225	8,633	2,408	38.7
YPSILANTI	19,773	16,857	-2,916	-14.7	8,548	8,605	57	0.7	24,818	21,770	-3,048	-12.3
YPSILANTI TWP	21,970	23,359	1,389	6.3	17,663	22,585	4,922	27.9	45,335	56,044	10,709	23.6
TOTAL CO.	**213,895**	**260,270**	**46,375**	**21.7**	**104,546**	**144,617**	**40,071**	**38.3**	**282,934**	**373,362**	**90,428**	**32** .0

	EMPLOYMENT				HOUSEHOLDS				POPULATION			
			Change				Change				Change	
	1990	2020	Number	Percent	1990	2020	Number	Percent	1990	2020	Number	Percent
WAYNE COUNTY												
ALLEN PARK	16,543	13,675	-2,868	-17.3	12,068	12,093	25	0.2	31,167	28,823	-2,344	-7.5
BELLEVILLE	3,498	5,381	1,883	53.8	1,541	2,068	527	34.2	3,285	4,343	1,058	32.2
BROWNSTOWN T	3,992	10,162	6,170	154.6	6,414	8,867	2,453	38.2	18,811	25,388	6,577	35.0
CANTON TWP	14,229	30,565	16,336	114.8	19,536	34,072	14,536	74.4	57,040	97,206	40,166	70.4
DEARBORN	101,444	105,538	4,094	4.0	35,444	36,876	1,432	4.0	89,286	92,738	3,452	3.9
DEARBORN HGTS	16,788	17,379	591	3.5	23,441	24,037	596	2.5	60,859	53,443	-7,407	-12.2
DETROIT	412,490	337,352	-75,138	-18.2	373,892	322,892	-51,106	-13.7	1,027,979	837,294	-190,685	-18.5
ECORSE	5,898	4,212	-1,686	-28.6	4,576	4,241	-335	-7.3	12,180	9,908	-2,272	-18.7
FLAT ROCK	6,853	10,252	3,399	49.6	2,670	3,321	651	24.4	7,290	8,083	793	10.9
GARDEN CITY	10,390	13,830	3,450	33.2	11,204	11,693	489	4.4	31,846	28,318	-3,528	-11.1
GIBRALTAR	988	1,316	328	33.2	1,576	1,861	285	18.1	4,297	4,409	112	2.6
GROSSE ILE TWP	1,759	3,341	1,582	89.9	3,505	5,460	1,955	55.8	9,781	14,245	4,464	45.6
GROSSE POINTE	5,862	7,766	1,904	32.5	2,391	2,436	45	1.9	5,681	5,657	-24	-0.4
GROSSE PTE FMS	5,501	7,271	1,770	32.2	3,838	3,944	106	2.8	10,092	9,231	-861	-8.5
GROSSE PTE PK	2,216	3,635	1,419	64.0	4,843	4,974	131	2.7	12,852	12,340	-512	-4.0
GROSSE PTE SHR (PT)	429	575	146	34.0	1,009	1,035	26	2.6	2,850	2,405	-445	-15.6
GROSSE PTE WDS	5,806	6,530	724	12.5	6,557	6,722	165	2.5	17,715	16,707	-1,008	-5.7
HAMTRAMCK	7,723	7,401	-322	-4.2	7,908	7,276	-632	-8.0	18,372	15,964	-2,408	-13.1
HARPER WOODS	6,044	5,361	-683	-11.3	6,573	6,624	51	0.8	14,903	14,242	-661	-4.4
HIGHLAND PARK	14,905	6,188	-8,717	-58.5	8,041	7,396	-645	-8.0	20,131	15,578	-4,543	-22.6
HURON TWP	1,554	4,248	2,694	173.4	3,511	6,223	2,712	77.2	10,447	17,824	7,377	70.6
INKSTER	5,740	6,582	842	14.7	11,196	11,253	57	0.5	30,772	25,276	-5,496	-17.9
LINCOLN PARK	12,380	11,731	-649	-5.2	16,247	16,327	80	0.5	41,822	38,328	-3,494	-8.4
LIVONIA	93,135	110,240	17,105	18.4	35,931	40,985	5,054	14.1	100,850	96,344	-4,506	-4.5
MELVINDALE	3,874	3,446	-428	11.0	4,639	4,574	-65	-1.4	11,139	9,731	-1,408	-12.6
NORTHVILLE (PT)	4,677	5,254	577	12.3	1,255	1,449	194	15.5	2,859	3,137	278	9.7
NORTHVILLE TWP	5,539	7,441	1,902	34.3	6,144	11,677	5,533	90.1	17,313	30,000	12,687	73.3
PLYMOUTH	8,635	9,265	630	7.3	4,263	4,724	461	10.8	9,522	9,856	334	3.5
PLYMOUTH TWP	19,738	25,445	5,707	28.9	8,825	13,911	5,086	57.6	23,686	33,322	9,636	40.7
REDFORD TWP	17,030	19,813	2,783	16.3	20,134	20,693	559	2.8	54,387	52,972	-1,415	-2.6
RIVER ROUGE	2,618	2,556	-62	-2.4	4,256	3,701	-555	-13.0	11,314	9,430	-1,184	-16.7
RIVERVIEW	4,747	6,789	2,042	43.0	5,057	5,368	311	6.1	13,894	11,503	-2,391	-17.2
ROCKWOOD	1,192	1,902	710	59.6	1,099	1,209	110	10.0	3,141	3,088	-53	-1.7
ROMULUS	29,231	42,152	12,921	44.2	7,845	8,655	810	10.3	22,897	22,240	-657	-2.9
SOUTHGATE	13,436	15,900	2,464	18.3	12,135	13,206	1,071	8.8	30,771	27,556	-3,215	-10.4
SUMPTER TWP	574	1,793	1,219	212.4	3,687	4,552	865	23.5	10,891	13,280	2,389	21.9
TAYLOR	29,383	35,206	5,823	19.8	24,843	25,736	893	3.6	70,811	61,322	-9,489	-13.4
TRENTON	13,112	13,134	22	0.2	7,851	8,186	335	4.3	20,582	18,006	-2,576	-12.5
VAN BUREN TWP	5,707	17,173	11,466	200.9	7,876	12,002	4,126	52.4	20,995	28,101	7,106	33.8
WAYNE	15,543	15,900	357	2.3	7,129	7,995	866	12.1	19,899	20,384	485	2.4
WESTLAND	24,650	30,282	5,632	22.8	33,102	40,238	7,136	21.6	84,724	91,524	6,800	8.0
WOODHAVEN	7,072	10,416	3,344	47.3	3,960	5,015	1,055	26.6	11,635	11,844	209	1.8
WYANDOTTE	13,268	10,073	-3,195	-24.1	12,314	12,795	481	3.9	30,938	29,963	-975	-3.2
TOTAL CO.	**976,193**	**1,004,481**	**28,288**	**2.9**	**780,326**	**788,362**	**8,036**	**1.0**	**2,111,687**	**1,961,353**	**-150,334**	**-7.1**
REGION	**2,350,238**	**2,773,688**	**423,450**	**18.0**	**1,698,819**	**2,063,547**	**364,728**	**21.5**	**4,590,465**	**5,162,405**	**571,940**	**12.5**