

A Decade of Prosperity in Southeast Michigan: Comparing 1990 and 2000 Census Data

June 2002

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Abstract

SEMCOG used 1990 and 2000 Census data to examine the distribution and changes in household income, housing value, and poverty by community across Southeast Michigan. Comparisons between 1990 and 2000 are based on adjusted 1989 or 1990 dollars.

Preparation of this document was financed, in part, through grants from the U.S. Department of Transportation, Federal Transit Administration and Federal Highway Administration, through the Michigan Department of Transportation and local membership dues.

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**For immediate release
June 18, 2002**

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Southeast Michigan prospers in the 1990s

Southeast Michigan saw increases in household income and housing values and decreases in poverty levels, according to an analysis of 1990 and 2000 Census data recently completed by SEMCOG, the Southeast Michigan Council of Governments.

Household incomes rose in most Southeast Michigan communities. Communities in the suburban outlying areas saw the highest increases. Fifty-four communities have a median household income of \$70,000 and over. Some examples from across the region include Canton and all of the Grosse Pointes (Wayne County), Huntington Woods and Oakland Township (Oakland County), Macomb and Ray townships (Macomb County), Hamburg and Tyrone townships (Livingston County), and York and Scio townships (Washtenaw County).

The City of Detroit and some of the older suburbs also saw increases in household income. Detroit's median household income rose 17 percent (or, \$4337) to \$29,526. (All comparisons between 1990 and 2000 Census based on dollar values adjusted for inflation.) The 15 poorest communities in the region all saw increases in median household income, including Highland Park, Royal Oak Township, Hamtramck, Ecorse, Ypsilanti, and River Rouge.

The largest decreases in income occurred in some of the region's richest communities, including Bloomfield Hills, Barton Hills Village, and Orchard Lake Village. Of the richest communities, Grosse Pointe Shores, which had a median income of \$158,713 in 1989, saw that figure drop by \$43,850 to \$114,863 in 1999.

Across the region, housing values rose in every community. Communities with higher housing values gained more than average. The median housing value in Bloomfield Hills rose 27 percent, from \$672,000 to \$854,000. Communities with lower housing values also gained significantly,

especially in terms of percentage increases. For example, the median housing value in Detroit increased 87 percent from \$34,000 to \$63,600. Despite the large increase in housing value, the region still remains more affordable than other large, urban regions. Based on mortgage-to-income ratio, the region has the third most affordable housing (behind Minneapolis-St. Paul and St. Louis) among the nation's 20 largest metro areas.

Poverty rates decreased in 10 of the region's communities with the highest poverty rates. Detroit's poverty rate decreased 6.3 percentage points, from 32.4 percent to 26.1 percent. However, more than one-fourth of Detroiters still live in poverty. The poverty rate in Dearborn increased 5.4 percentage points, to 16.1 percent in the 1990s, probably due to the large influx of immigrants to the city.

"We still have a lot of challenges here in Southeast Michigan," said Jim Rogers, Manager of SEMCOG's Data Center, who oversaw compilation of this report. "But after several decades of economic bad news in the region, it is encouraging to see many of these numbers showing positive signs. That is a significant step forward for our region."

The report, titled *A Decade of Prosperity in Southeast Michigan: Comparing 1990 and 2000 Census Data*, is available on SEMCOG's Web site at www.semco.org/news/releases/CensusAnalysis.html or by calling SEMCOG Information Services at 313-961-4266.

SEMCOG is a regional planning partnership of governmental units serving 4.9 million people in the seven-county region of Southeast Michigan striving to enhance the region's quality of life.

I. Income

- Household incomes rose in most communities.
- Communities in more suburban, outlying areas of the region saw highest increases.
- City of Detroit and some older suburbs saw income increases as well.
Detroit's median household income jumped by 17 percent (or \$4,337) to \$29,526.
- Most poor communities (in fact, all 15 poorest communities) saw increases in median household income.
- Largest decreases of income took place in some of the richest communities.

Table 1
Highest and Lowest Income Communities, 1989 and 1999

Communities	1989 Income	1999 Income		1989-1999
	Inflation Adjusted*	Income	Rank	Change
Bloomfield Hills city	201,601	170,790	1	-30,811
Barton Hills village	189,343	149,056	2	-40,287
Franklin village	122,873	124,014	3	1,141
Bingham Farms village	144,488	123,771	4	-20,717
Orchard Lake Village city	142,778	121,126	5	-21,652
Grosse Pointe Shores	158,713	114,863	6	-43,850
... ..				
Detroit city	25,189	29,526	227	4,337
River Rouge city	23,520	29,214	228	5,694
Ypsilanti city	28,518	28,610	229	92
Ecorse city	25,477	27,142	230	1,665
Hamtramck city	22,513	26,616	231	4,103
Royal Oak township	22,219	23,710	232	1,491
Highland Park city	13,178	17,737	233	4,559

* Adjustment of 1989 dollars used CPI adjustment factor of 1.34.

II. Housing Value

- Across the region, housing values rose in every individual community!
- Communities with higher housing values gained more than average.
- Communities with lower housing values also gained significantly, especially in terms of percentages. For example, median housing value in Detroit increased by 87 percent to \$63,600.
- Despite the large increase in housing value, the region still remained more affordable than other cities. Based on mortgage-to-income ratio, the region has the third most affordable housing (behind Minneapolis-St. Paul and St. Louis) among the nation's 20 largest metro areas (Source: *Detroit News*).

Table 2
Highest and Lowest Housing Value Communities, 1990 and 2000

Communities	1990 Housing Value	2000 Housing Value		1990-2000
	Inflation Adjusted	Value	Rank	Change
Bloomfield Hills city	672,001	854,000	1	181,999
Lake Angelus city	495,398	814,800	2	319,402
Barton Hills village	530,880	710,400	3	179,520
Grosse Pointe Shores	456,019	597,900	4	141,881
... ..				
Detroit city	34,003	63,600	230	29,597
Highland Park city	25,939	49,800	231	23,861
River Rouge city	29,568	45,500	232	15,932
Ecorse city	34,272	44,300	233	10,028

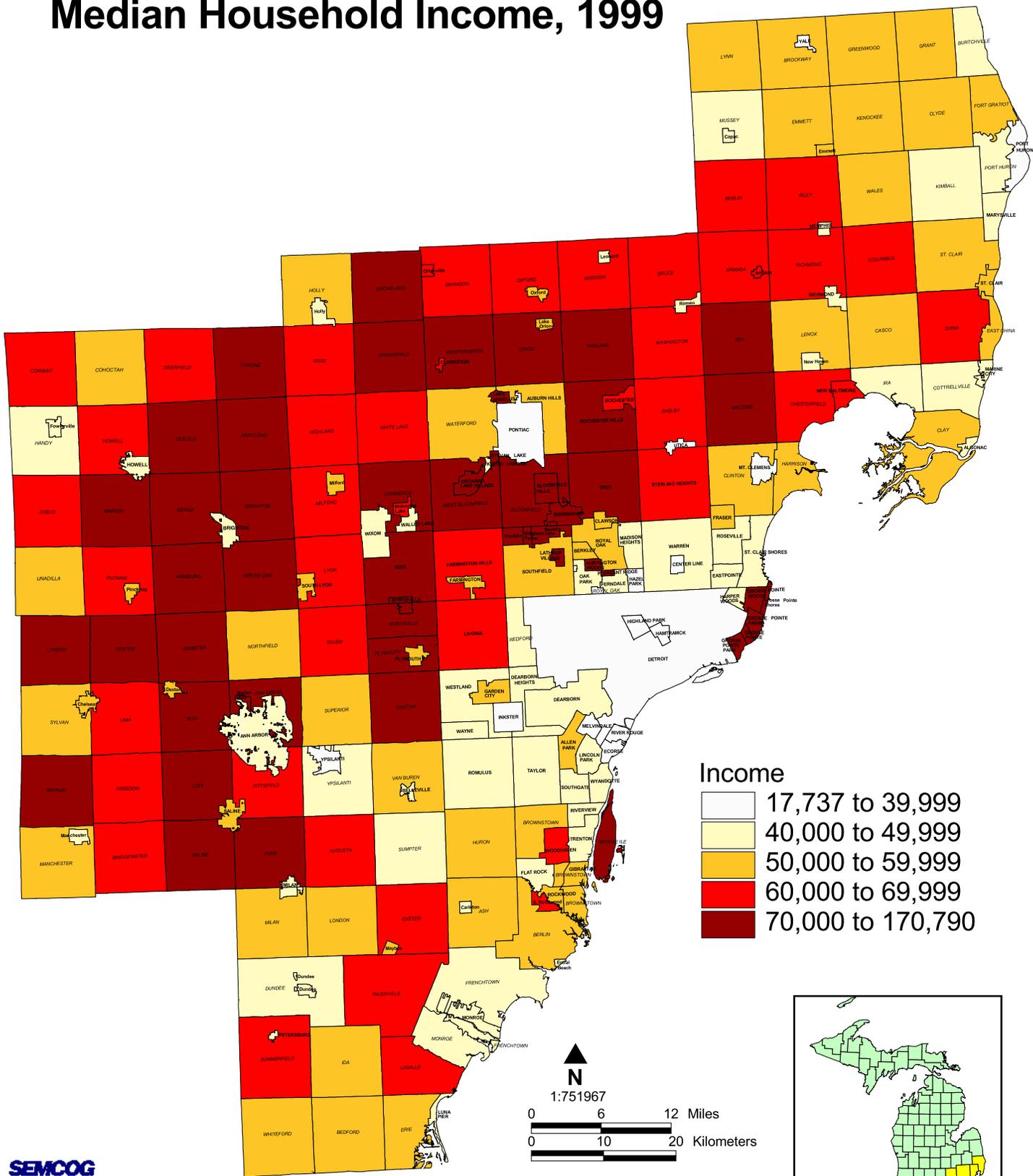
III. Poverty Rate

- Poverty rates decreased in most communities, including most urban centers.
- Detroit's poverty rate dropped from 32.4 percent to 26.1 percent, although over a quarter of Detroiters still live in poverty.
- The pattern of poverty rate change is mixed for the rest of the region. Some suburban communities, such as Dearborn, saw increases in poverty rate.

Table 3
Highest Poverty Communities, 1989 and 1999

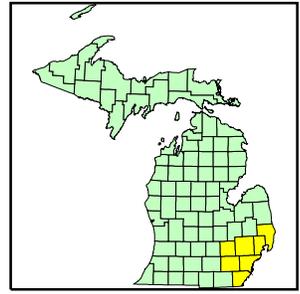
Communities	1989 Poverty Rate	1999 Poverty Rate		1989-1999 Change
		Rate	Rank	
Highland Park city	42.5%	39.4%	1	-3.1%
Hamtramck city	28.3%	26.8%	2	-1.5%
Detroit city	32.4%	26.1%	3	-6.3%
Ypsilanti city	29.6%	25.9%	4	-3.7%
Royal Oak township	25.0%	23.1%	5	-2.0%
Ecorse city	26.7%	22.6%	6	-4.1%
Pontiac city	26.7%	22.2%	7	-4.5%
River Rouge city	28.4%	21.9%	8	-6.5%
Inkster city	23.1%	19.4%	9	-3.7%
Port Huron city	22.0%	17.0%	10	-5.1%
Ann Arbor city	16.1%	16.7%	11	0.5%
Dearborn city	10.8%	16.1%	12	5.4%

Median Household Income, 1999



Income

[Lightest Yellow]	17,737 to 39,999
[Pale Yellow]	40,000 to 49,999
[Light Orange]	50,000 to 59,999
[Red]	60,000 to 69,999
[Darkest Red]	70,000 to 170,790



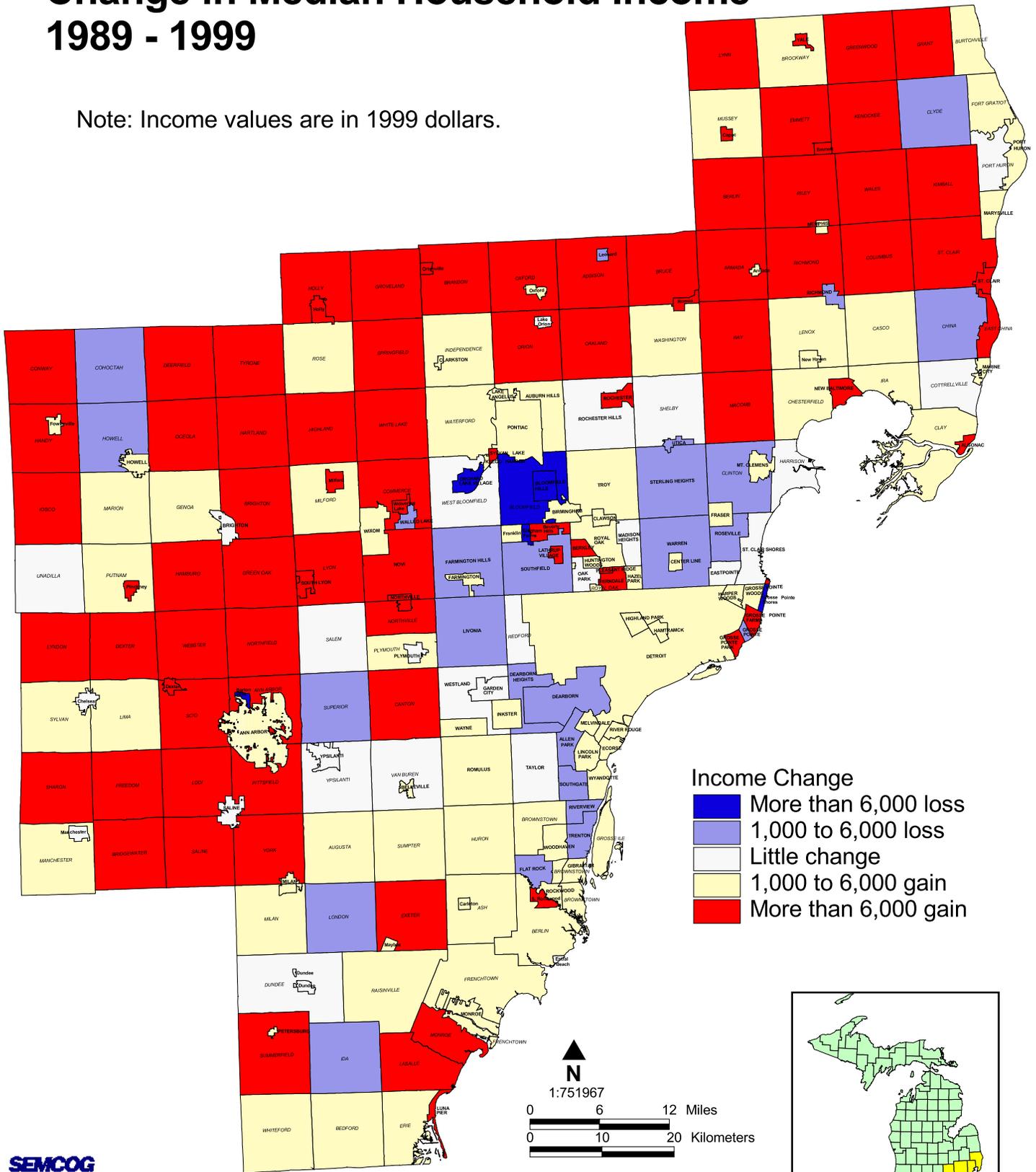
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Change in Median Household Income 1989 - 1999

Note: Income values are in 1999 dollars.



Income Change

- More than 6,000 loss
- 1,000 to 6,000 loss
- Little change
- 1,000 to 6,000 gain
- More than 6,000 gain

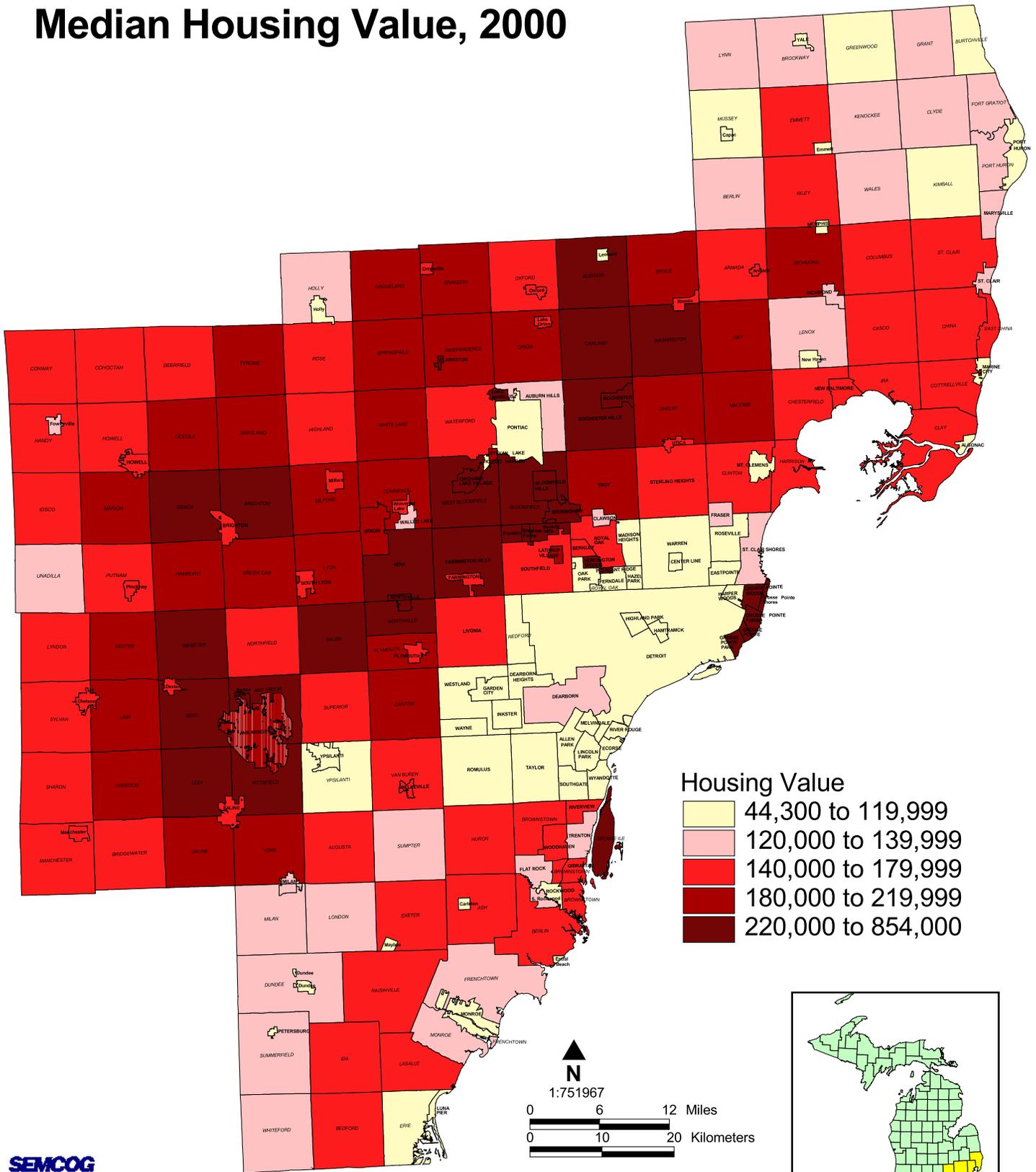


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Median Housing Value, 2000



Housing Value

Light Yellow	44,300 to 119,999
Light Pink	120,000 to 139,999
Red	140,000 to 179,999
Dark Red	180,000 to 219,999
Dark Brown	220,000 to 854,000



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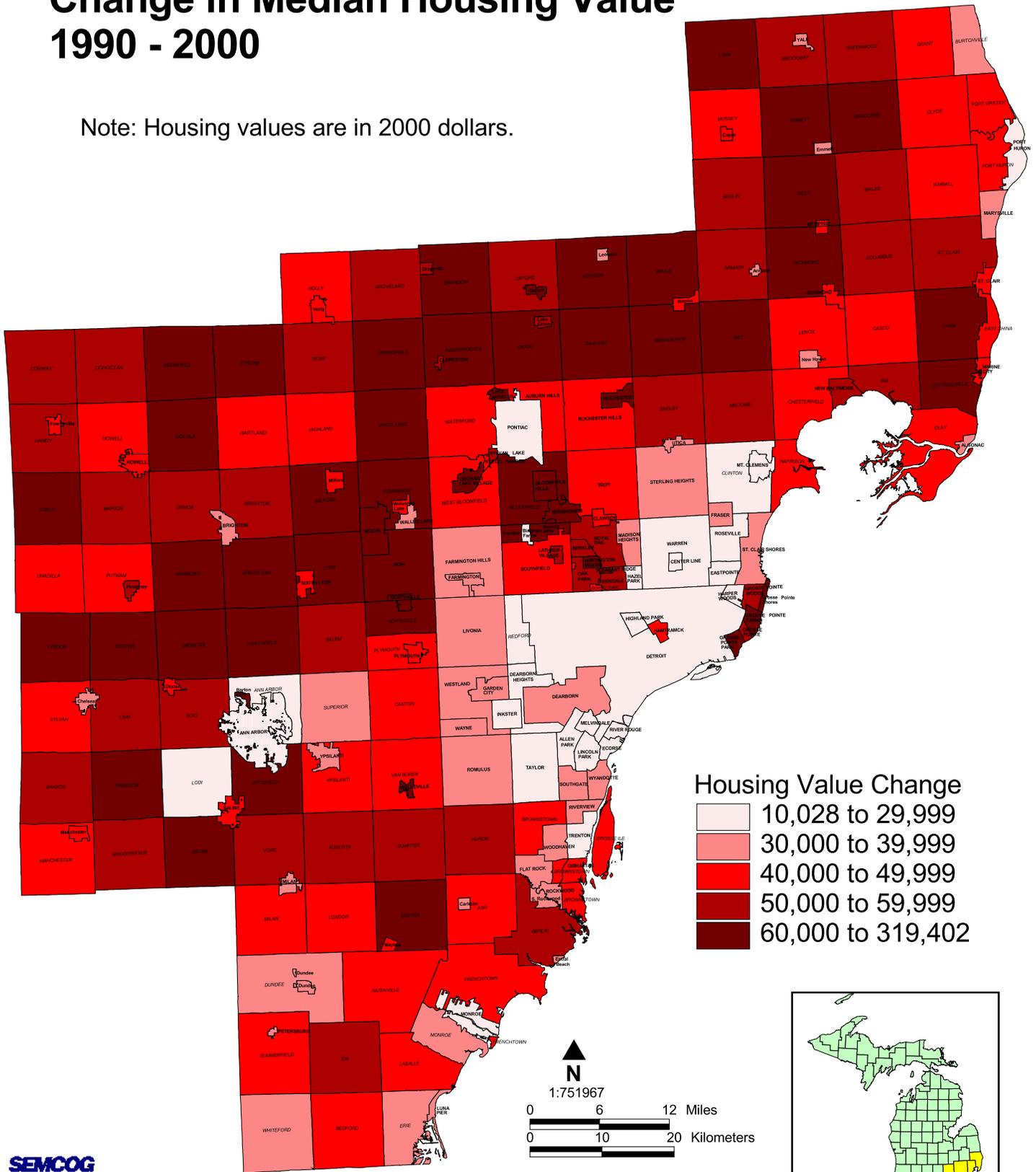
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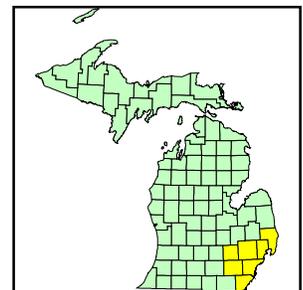
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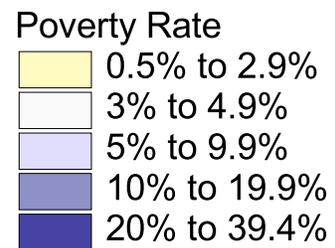
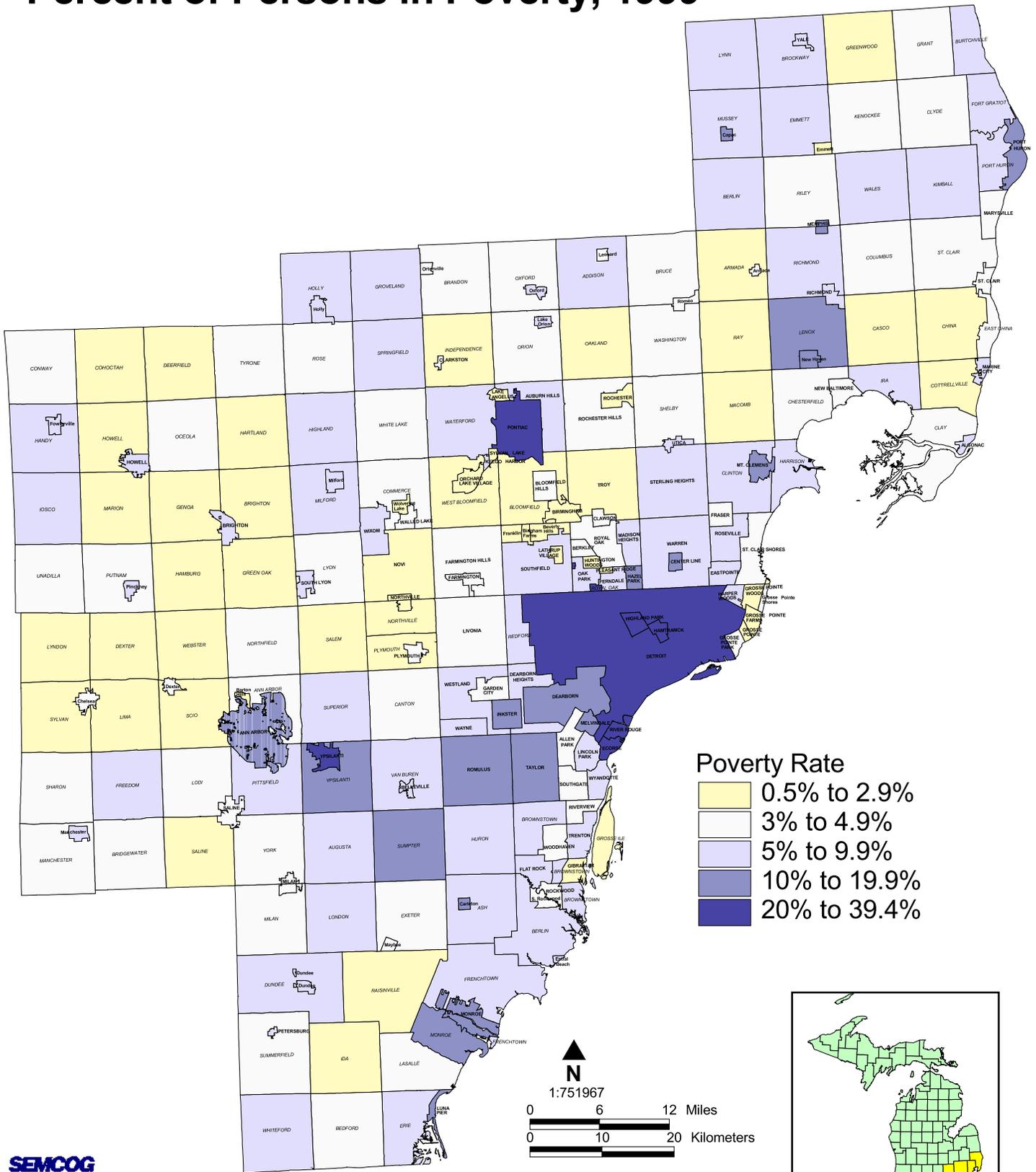
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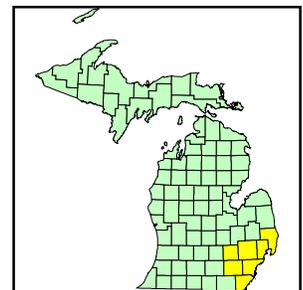
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Percent of Persons in Poverty, 1999



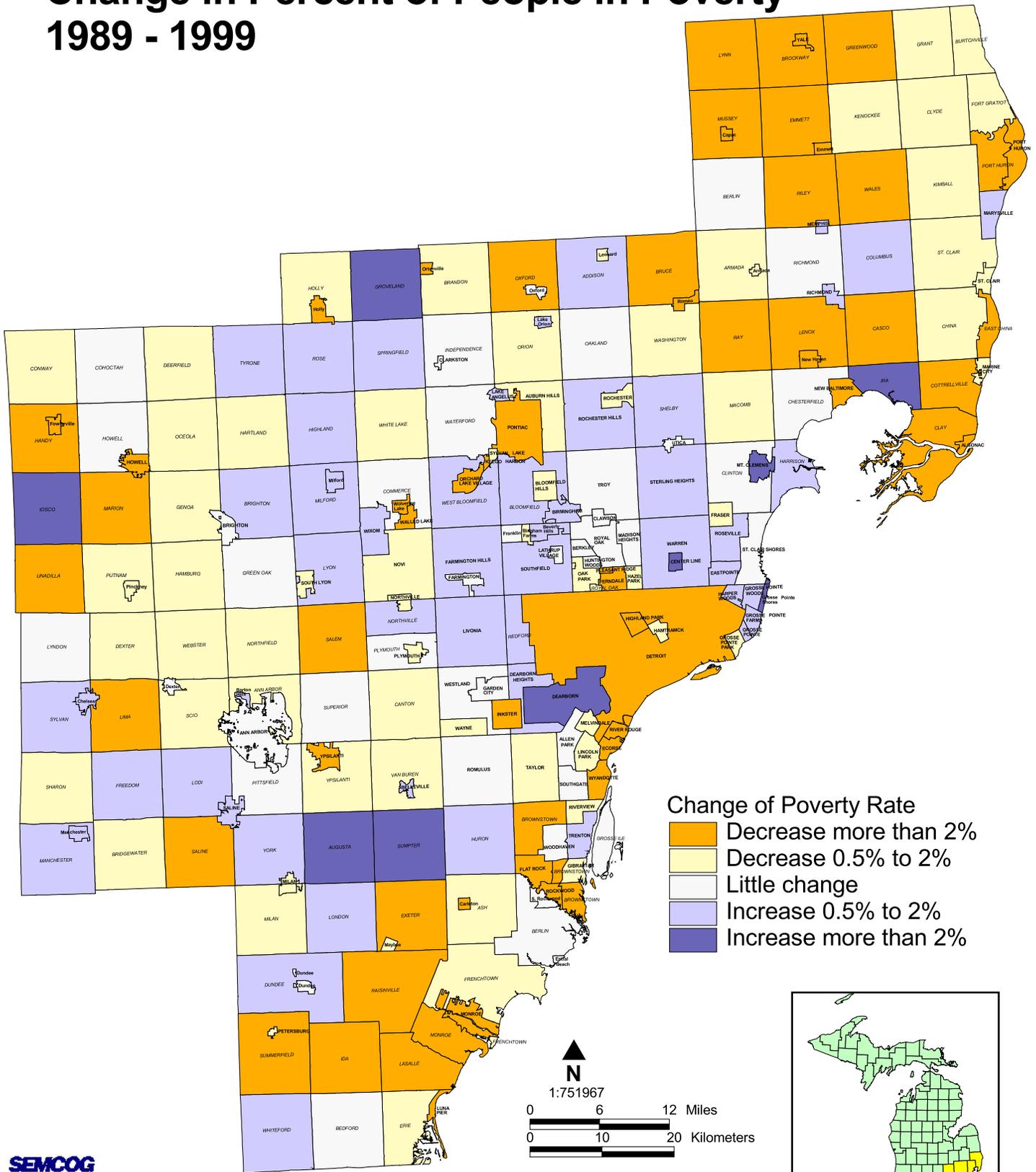
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Change in Percent of People in Poverty 1989 - 1999



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