

Population and Households in Southeast Michigan, 2000-2004

September 2004

SEMCOG . . . *Local Governments Advancing Southeast Michigan*

Southeast Michigan Council of Governments

SEMCOG . . . Local Governments Advancing Southeast Michigan

Mission

SEMCOG's mission is solving regional planning problems — improving the efficiency and effectiveness of the region's local governments as well as the quality of life in Southeast Michigan. Essential functions are:

- providing a forum for addressing issues which extend beyond individual governmental boundaries by fostering collaborative regional planning, and
- facilitating intergovernmental relations among local governments and state and federal agencies.

As a regional planning partnership in Southeast Michigan, SEMCOG is accountable to local governments who join as members. Membership is open to all counties, cities, villages, townships, intermediate school districts, and community colleges in Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne Counties.

Responsibilities

SEMCOG's primary activities support local planning through use of SEMCOG's technical, data, and intergovernmental resources. In collaboration with local governments, SEMCOG has responsibility for adopting regionwide plans and policies for community and economic development, water and air quality, land use, and transportation, including approval of state and federal transportation projects. Funding for SEMCOG is provided by federal and state grants, contracts, and membership fees.

Policy decision making

All SEMCOG policy decisions are made by local elected officials, ensuring that regional policies reflect the interests of member communities. Participants serve on one or both of the policymaking bodies — the General Assembly and the Executive Committee.

Prior to policy adoption, technical advisory councils provide the structure for gaining input on transportation, environment, community and economic development, data analysis, and education. This deliberative process includes broad-based representation from local governments, the business community, environmental organizations, and other special interest and citizen groups.

Population and Households in Southeast Michigan, 2000-2004

September 2004

© SEMCOG 2004

Abstract

This report contains a discussion of recent population and household changes in Southeast Michigan. Population and household estimates for July 2004 are compared to Census 2000 data and are provided for every county and community in the seven-county region.

Preparation of this document may be financed in part through grants from and in cooperation with the Michigan Department of Transportation with the assistance of the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration; the Michigan Department of Natural Resources with the assistance of the U.S. Environmental Protection Agency; the Michigan State Police Office of Highway Safety Planning; and local membership contributions.

Permission is granted to cite portions of this publication, with proper attribution. The first source attribution must be "SEMCOG, the Southeast Michigan Council of Governments." Subsequently, "SEMCOG" is sufficient. Reprinting in any form must include the publication's full title page.

SEMCOG

Southeast Michigan Council of Governments
Information Services
535 Griswold Street, Suite 300
Detroit, MI 48226-3602
313-961-4266 • fax 313-961-4869
www.semcog.org • infoservices@semcog.org

\$20.00

Acknowledgements

This report was written by Delores Muller.

Cover photo

SEMCOG honors its printer, Jerry Elliott (top left). Jerry will soon retire from SEMCOG after 30 years of service. He is pictured here with four generations of Elliotts — his wife, two sons, daughter-in-law, father, and the newest addition, baby Peter, born in May 2004. On September 10, 2004, the family posed in front of Jerry and Lenore Elliott's "retirement" home being built in northern Oakland County. It is with gratitude (and a little bit of sadness because we will miss him greatly) that we at SEMCOG wish Jerry a happy, healthy, and long retirement.

Table of Contents

List of Data Displays	iv
Regional Summary 2000-2004: Population and Households Grow Steadily	1
Methodology of Estimates: The Housing Unit Method.....	20

List of Data Displays

Tables

Table 1 Population Change by County, Southeast Michigan, 2000-20042

Table 2 Household Change by County, Southeast Michigan, 2000-20042

Table 3 Population Change by Community, Southeast Michigan, 2000-2004.....3

Table 4 Household Change by Community, Southeast Michigan, 2000-2004..... 10

Table 5 20 Largest Communities in Southeast Michigan, 2004 17

Figures

Figure 1 Estimated Population Change, Southeast Michigan, 2000-2004 18

Figure 2 Estimated Household Change, Southeast Michigan, 2000-2004 19

Regional Summary 2000-2004: Population and Households Grow Steadily

According to SEMCOG estimates, the number of persons and households in Southeast Michigan has been growing at a steady rate since the April 2000 Census. The region gained approximately 66,000 persons and 57,000 households from April 2000 to July 2004. Total population increased by 1.4 percent and households by 3.1 percent during this time period. The region is estimated to have a population of 4,899,748 in 2004 and 1,901,723 households.

As shown in Tables 1 and 2, all counties in Southeast Michigan, except for Wayne County, experienced population and household growth since the last census. Wayne County now has 41,000 fewer persons and 8,000 fewer households. In percentage terms, Wayne County's population and number of households fell by 2.0 percent and 1.0 percent, respectively. At the other end of the spectrum, Livingston County's population grew 13.5 percent, with households increasing 16.4 percent. Macomb County gained the greatest number of persons and households from 2000-2004 with 34,000 more persons and 21,000 more households.

Total population estimates include persons residing in households and group quarters (e.g., correctional facilities, dormitories, and nursing homes). The region's group quarters population is estimated at 81,000 in 2004 and accounts for less than two percent of the region's total population. The region's average number of persons per household, or household size, decreased from 2.66 in 1990 to 2.58 in 2000. The decline in household size continues and is estimated to be 2.53 for the region in 2004.

Changes in population and households at the community level are found in Tables 3 and 4. In absolute terms, Macomb Township exceeds all other Southeast Michigan communities in both population and household gain with an increase of 18,000 persons and 6,000 households since the 2000 Census. Other communities with population growth averaging more than 1,000 persons per year since 2000 include Brownstown, Canton, and Chesterfield Townships. In percentage terms, the communities of Augusta Township, Dexter, Macomb Township, New Baltimore, New Haven, and Saline Township have increased their population by more than 30 percent since 2000. Figures 1 and 2 geographically depict population and household change from April 2000 to July 2004 for all communities in the region.

The 20 largest communities in Southeast Michigan in terms of population in 2004 are listed in Table 5. With Macomb Township's population increase of 18,000 since the last census, the community moves up seven spots from its previous ranking and now ranks as the 16th most populous community in the region. Other communities moving up in the list include Canton Township, Dearborn, and Shelby Township.

Table 1
Population Change by County, Southeast Michigan, 2000-2004

County	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004	
	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent
Southeast Michigan	4,833,368	4,899,748	66,380	1.4	4,751,938	4,818,657	66,719	1.4	81,430	81,091	-339	-0.4
Livingston	156,951	178,072	21,121	13.5	155,270	176,460	21,190	13.6	1,681	1,612	-69	-4.1
Macomb	788,149	822,448	34,299	4.4	779,288	813,603	34,315	4.4	8,861	8,845	-16	-0.2
Monroe	145,945	152,256	6,311	4.3	144,402	150,713	6,311	4.4	1,543	1,543	0	0.0
Oakland	1,194,156	1,213,060	18,904	1.6	1,180,408	1,199,230	18,822	1.6	13,748	13,830	82	0.6
St. Clair	164,235	170,622	6,387	3.9	162,558	168,945	6,387	3.9	1,677	1,677	0	0.0
Washtenaw	322,770	343,608	20,838	6.5	301,468	322,168	20,700	6.9	21,302	21,440	138	0.6
Wayne	2,061,162	2,019,682	-41,480	-2.0	2,028,544	1,987,538	-41,006	-2.0	32,618	32,144	-474	-1.5

Note: Revisions to Census 2000 total population and households by the U.S. Census Bureau's Count Question Resolution Program have been applied.
Source: SEMCOG and U.S. Census Bureau.

Table 2
Household Change by County, Southeast Michigan, 2000-2004

County	Housing Units				Households				Vacancy Rate		Household Size	
	Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004		Census	Estimate	Census	Estimate
	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	April 1, 2000	July 1, 2004
Southeast Michigan	1,951,898	2,031,515	79,617	4.1	1,845,218	1,901,723	56,505	3.1	5.5	6.4	2.58	2.53
Livingston	58,919	68,423	9,504	16.1	55,384	64,451	9,067	16.4	6.0	5.8	2.80	2.74
Macomb	320,276	341,855	21,579	6.7	309,203	330,430	21,227	6.9	3.5	3.3	2.52	2.46
Monroe	56,471	60,936	4,465	7.9	53,772	57,606	3,834	7.1	4.8	5.5	2.69	2.62
Oakland	492,006	513,706	21,700	4.4	471,115	487,365	16,250	3.4	4.2	5.1	2.51	2.46
St. Clair	67,107	71,954	4,847	7.2	62,072	65,681	3,609	5.8	7.5	8.7	2.62	2.57
Washtenaw	130,974	142,176	11,202	8.6	125,232	135,532	10,300	8.2	4.4	4.7	2.41	2.38
Wayne	826,145	832,465	6,320	0.8	768,440	760,658	-7,782	-1.0	7.0	8.6	2.64	2.61

Note: Revisions to Census 2000 total population and households by the U.S. Census Bureau's Count Question Resolution Program have been applied.
Source: SEMCOG and U.S. Census Bureau.

Table 3
Population Change by Community, Southeast Michigan, 2000-2004

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004	
			Number	Percent			Number	Percent			Number	Percent
Livingston County	156,951	178,072	21,121	13.5	155,270	176,460	21,190	13.6	1,681	1,612	-69	-4.1
Brighton	6,701	7,173	472	7.0	6,657	7,129	472	7.1	44	44	0	0.0
Brighton Twp	17,673	18,363	690	3.9	17,616	18,306	690	3.9	57	57	0	0.0
Cohoctah Twp	3,394	3,613	219	6.5	3,394	3,613	219	6.5	0	0	0	0.0
Conway Twp	2,732	3,203	471	17.2	2,732	3,203	471	17.2	0	0	0	0.0
Deerfield Twp	4,087	4,321	234	5.7	4,087	4,321	234	5.7	0	0	0	0.0
Fowlerville	2,972	3,166	194	6.5	2,957	3,151	194	6.6	15	15	0	0.0
Genoa Twp	15,901	19,551	3,650	23.0	15,856	19,506	3,650	23.0	45	45	0	0.0
Green Oak Twp	15,618	17,301	1,683	10.8	15,186	17,084	1,898	12.5	432	217	-215	-49.8
Hamburg Twp	20,627	22,353	1,726	8.4	20,380	21,960	1,580	7.8	247	393	146	59.1
Handy Twp	4,032	4,502	470	11.7	4,006	4,476	470	11.7	26	26	0	0.0
Hartland Twp	10,996	13,768	2,772	25.2	10,940	13,712	2,772	25.3	56	56	0	0.0
Howell	9,232	9,771	539	5.8	8,839	9,378	539	6.1	393	393	0	0.0
Howell Twp	5,679	6,462	783	13.8	5,538	6,321	783	14.1	141	141	0	0.0
Iosco Twp	3,039	3,765	726	23.9	2,941	3,667	726	24.7	98	98	0	0.0
Marion Twp	6,757	8,486	1,729	25.6	6,740	8,469	1,729	25.7	17	17	0	0.0
Oceola Twp	8,362	10,544	2,182	26.1	8,331	10,513	2,182	26.2	31	31	0	0.0
Pinckney	2,141	2,429	288	13.5	2,119	2,407	288	13.6	22	22	0	0.0
Putnam Twp	5,359	5,876	517	9.6	5,343	5,860	517	9.7	16	16	0	0.0
Tyrone Twp	8,459	10,101	1,642	19.4	8,443	10,085	1,642	19.4	16	16	0	0.0
Unadilla Twp	3,190	3,324	134	4.2	3,165	3,299	134	4.2	25	25	0	0.0
Macomb County	788,149	822,448	34,299	4.4	779,288	813,603	34,315	4.4	8,861	8,845	-16	-0.2
Armada	1,573	1,658	85	5.4	1,519	1,604	85	5.6	54	54	0	0.0
Armada Twp	3,673	3,740	67	1.8	3,642	3,709	67	1.8	31	31	0	0.0
Bruce Twp	6,395	6,913	518	8.1	6,362	6,880	518	8.1	33	33	0	0.0
Center Line	8,531	8,405	-126	-1.5	8,314	8,188	-126	-1.5	217	217	0	0.0
Chesterfield Twp	37,405	42,700	5,295	14.2	37,170	42,465	5,295	14.2	235	235	0	0.0
Clinton Twp	95,648	95,473	-175	-0.2	94,893	94,718	-175	-0.2	755	755	0	0.0
Eastpointe	34,077	33,604	-473	-1.4	33,998	33,525	-473	-1.4	79	79	0	0.0
Fraser	15,297	15,114	-183	-1.2	15,068	14,885	-183	-1.2	229	229	0	0.0
Grosse Pte Shores (Pt)	80	78	-2	-2.5	80	78	-2	-2.5	0	0	0	0.0
Harrison Twp	24,461	25,385	924	3.8	24,410	25,334	924	3.8	51	51	0	0.0
Lenox Twp	5,362	5,985	623	11.6	4,085	4,724	639	15.6	1,277	1,261	-16	-1.3
Macomb Twp	50,478	68,227	17,749	35.2	50,407	68,156	17,749	35.2	71	71	0	0.0
Memphis (Part)	807	808	1	0.1	794	795	1	0.1	13	13	0	0.0
Mount Clemens	17,312	17,110	-202	-1.2	15,631	15,429	-202	-1.3	1,681	1,681	0	0.0
New Baltimore	7,405	10,586	3,181	43.0	7,292	10,473	3,181	43.6	113	113	0	0.0
New Haven	3,071	4,486	1,415	46.1	3,020	4,435	1,415	46.9	51	51	0	0.0

(Cont'd)

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004	
	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent
Macomb County (Cont'd)												
Ray Twp	3,740	3,829	89	2.4	3,709	3,798	89	2.4	31	31	0	0.0
Richmond	4,896	5,652	756	15.4	4,849	5,605	756	15.6	47	47	0	0.0
Richmond Twp	3,416	3,814	398	11.7	3,199	3,597	398	12.4	217	217	0	0.0
Romeo	3,721	3,714	-7	-0.2	3,660	3,653	-7	-0.2	61	61	0	0.0
Roseville	48,129	47,341	-788	-1.6	47,945	47,157	-788	-1.6	184	184	0	0.0
Shelby Twp	65,159	68,876	3,717	5.7	64,890	68,607	3,717	5.7	269	269	0	0.0
Sterling Heights	124,471	126,961	2,490	2.0	123,273	125,763	2,490	2.0	1,198	1,198	0	0.0
St. Clair Shores	63,096	61,312	-1,784	-2.8	62,612	60,828	-1,784	-2.8	484	484	0	0.0
Utica	4,577	4,529	-48	-1.0	4,465	4,417	-48	-1.1	112	112	0	0.0
Warren	138,247	135,971	-2,276	-1.6	136,945	134,669	-2,276	-1.7	1,302	1,302	0	0.0
Washington Twp	17,122	20,177	3,055	17.8	17,056	20,111	3,055	17.9	66	66	0	0.0
Monroe County	145,945	152,256	6,311	4.3	144,402	150,713	6,311	4.4	1,543	1,543	0	0.0
Ash Twp	5,048	5,803	755	15.0	5,044	5,799	755	15.0	4	4	0	0.0
Bedford Twp	28,606	30,729	2,123	7.4	28,494	30,617	2,123	7.5	112	112	0	0.0
Berlin Twp	5,154	6,169	1,015	19.7	5,153	6,168	1,015	19.7	1	1	0	0.0
Carleton	2,562	2,477	-85	-3.3	2,562	2,477	-85	-3.3	0	0	0	0.0
Dundee	3,522	3,915	393	11.2	3,517	3,910	393	11.2	5	5	0	0.0
Dundee Twp	2,819	2,827	8	0.3	2,806	2,814	8	0.3	13	13	0	0.0
Erie Twp	4,850	4,810	-40	-0.8	4,845	4,805	-40	-0.8	5	5	0	0.0
Estral Beach	486	483	-3	-0.6	481	478	-3	-0.6	5	5	0	0.0
Exeter Twp	3,222	3,312	90	2.8	3,222	3,312	90	2.8	0	0	0	0.0
Frenchtown Twp	20,777	21,378	601	2.9	20,510	21,111	601	2.9	267	267	0	0.0
Ida Twp	4,949	4,953	4	0.1	4,920	4,924	4	0.1	29	29	0	0.0
LaSalle Twp	5,001	4,955	-46	-0.9	5,001	4,955	-46	-0.9	0	0	0	0.0
London Twp	3,024	3,217	193	6.4	3,024	3,217	193	6.4	0	0	0	0.0
Luna Pier	1,483	1,419	-64	-4.3	1,483	1,419	-64	-4.3	0	0	0	0.0
Maybee	505	542	37	7.3	504	541	37	7.3	1	1	0	0.0
Milan (Part)	1,710	1,961	251	14.7	1,710	1,961	251	14.7	0	0	0	0.0
Milan Twp	1,670	1,647	-23	-1.4	1,670	1,647	-23	-1.4	0	0	0	0.0
Monroe	22,076	21,925	-151	-0.7	21,268	21,117	-151	-0.7	808	808	0	0.0
Monroe Twp	13,491	14,066	575	4.3	13,301	13,876	575	4.3	190	190	0	0.0
Petersburg	1,157	1,164	7	0.6	1,157	1,164	7	0.6	0	0	0	0.0
Raisinville Twp	4,896	5,223	327	6.7	4,875	5,202	327	6.7	21	21	0	0.0
South Rockwood	1,284	1,490	206	16.0	1,284	1,490	206	16.0	0	0	0	0.0
Summerfield Twp	3,233	3,282	49	1.5	3,190	3,239	49	1.5	43	43	0	0.0
Whiteford Twp	4,420	4,509	89	2.0	4,381	4,470	89	2.0	39	39	0	0.0

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004	
			Number	Percent			Number	Percent			Number	Percent
Oakland County	1,194,156	1,213,060	18,904	1.6	1,180,408	1,199,230	18,822	1.6	13,748	13,830	82	0.6
Addison Twp	6,107	6,398	291	4.8	5,958	6,249	291	4.9	149	149	0	0.0
Auburn Hills	19,837	20,674	837	4.2	18,170	18,893	723	4.0	1,667	1,781	114	6.8
Berkley	15,531	14,887	-644	-4.1	15,506	14,862	-644	-4.2	25	25	0	0.0
Beverly Hills	10,437	10,266	-171	-1.6	10,304	10,133	-171	-1.7	133	133	0	0.0
Bingham Farms	1,030	1,029	-1	-0.1	1,030	1,029	-1	-0.1	0	0	0	0.0
Birmingham	19,291	19,347	56	0.3	19,287	19,343	56	0.3	4	4	0	0.0
Bloomfield Hills	3,940	3,816	-124	-3.1	3,729	3,605	-124	-3.3	211	211	0	0.0
Bloomfield Twp	43,023	42,173	-850	-2.0	42,585	41,735	-850	-2.0	438	438	0	0.0
Brandon Twp	13,230	13,879	649	4.9	13,141	13,790	649	4.9	89	89	0	0.0
Clarkston, Village of	962	976	14	1.5	962	976	14	1.5	0	0	0	0.0
Clawson	12,732	12,171	-561	-4.4	12,582	12,021	-561	-4.5	150	150	0	0.0
Commerce Twp	30,349	33,969	3,620	11.9	30,326	33,946	3,620	11.9	23	23	0	0.0
Farmington	10,423	10,344	-79	-0.8	10,287	10,208	-79	-0.8	136	136	0	0.0
Farmington Hills	82,111	81,049	-1,062	-1.3	80,798	79,736	-1,062	-1.3	1,313	1,313	0	0.0
Ferndale	22,105	20,901	-1,204	-5.4	22,003	20,799	-1,204	-5.5	102	102	0	0.0
Franklin	2,937	2,991	54	1.8	2,927	2,981	54	1.8	10	10	0	0.0
Groveland Twp	6,150	6,344	194	3.2	6,118	6,312	194	3.2	32	32	0	0.0
Hazel Park	18,963	18,534	-429	-2.3	18,956	18,527	-429	-2.3	7	7	0	0.0
Highland Twp	19,169	19,996	827	4.3	19,152	19,979	827	4.3	17	17	0	0.0
Holly	6,135	6,225	90	1.5	6,004	6,094	90	1.5	131	131	0	0.0
Holly Twp	3,902	4,800	898	23.0	3,801	4,699	898	23.6	101	101	0	0.0
Huntington Woods	6,151	5,977	-174	-2.8	6,145	5,971	-174	-2.8	6	6	0	0.0
Independence Twp	32,581	34,291	1,710	5.2	32,300	34,010	1,710	5.3	281	281	0	0.0
Keego Harbor	2,769	2,740	-29	-1.0	2,769	2,740	-29	-1.0	0	0	0	0.0
Lake Angelus	326	316	-10	-3.1	326	316	-10	-3.1	0	0	0	0.0
Lake Orion	2,715	2,713	-2	-0.1	2,602	2,600	-2	-0.1	113	113	0	0.0
Lathrup Village	4,236	4,161	-75	-1.8	4,213	4,138	-75	-1.8	23	23	0	0.0
Leonard	332	329	-3	-0.9	332	329	-3	-0.9	0	0	0	0.0
Lyon Twp	11,041	12,536	1,495	13.5	11,018	12,513	1,495	13.6	23	23	0	0.0
Madison Heights	31,101	30,318	-783	-2.5	30,941	30,158	-783	-2.5	160	160	0	0.0
Milford	6,272	6,298	26	0.4	6,186	6,212	26	0.4	86	86	0	0.0
Milford Twp	8,999	9,452	453	5.0	8,895	9,348	453	5.1	104	104	0	0.0
Northville (Part)	3,352	3,261	-91	-2.7	3,352	3,261	-91	-2.7	0	0	0	0.0
Novi	47,579	51,518	3,939	8.3	47,312	51,251	3,939	8.3	267	267	0	0.0
Oakland Twp	13,071	15,847	2,776	21.2	13,051	15,827	2,776	21.3	20	20	0	0.0
Oak Park	29,793	29,143	-650	-2.2	29,770	29,120	-650	-2.2	23	23	0	0.0
Orchard Lake Village	2,215	2,303	88	4.0	2,209	2,297	88	4.0	6	6	0	0.0
Orion Twp	30,748	31,877	1,129	3.7	30,579	31,708	1,129	3.7	169	169	0	0.0
Ortonville	1,535	1,556	21	1.4	1,507	1,528	21	1.4	28	28	0	0.0

(Cont'd)

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004	
	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent
Oakland County (Cont'd)												
Oxford	3,540	3,621	81	2.3	3,514	3,595	81	2.3	26	26	0	0.0
Oxford Twp	12,485	14,751	2,266	18.1	12,402	14,668	2,266	18.3	83	83	0	0.0
Pleasant Ridge	2,594	2,413	-181	-7.0	2,589	2,408	-181	-7.0	5	5	0	0.0
Pontiac	67,506	68,022	516	0.8	64,896	65,412	516	0.8	2,610	2,610	0	0.0
Rochester	10,467	11,712	1,245	11.9	10,371	11,616	1,245	12.0	96	96	0	0.0
Rochester Hills	68,825	68,995	170	0.2	68,042	68,212	170	0.2	783	783	0	0.0
Rose Twp	6,210	6,211	1	0.0	6,171	6,172	1	0.0	39	39	0	0.0
Royal Oak	60,062	57,191	-2,871	-4.8	59,556	56,685	-2,871	-4.8	506	506	0	0.0
Royal Oak Twp	5,446	5,550	104	1.9	5,394	5,498	104	1.9	52	52	0	0.0
South Lyon	10,036	11,117	1,081	10.8	9,962	11,043	1,081	10.9	74	74	0	0.0
Southfield	78,322	78,339	17	0.0	77,099	77,116	17	0.0	1,223	1,223	0	0.0
Springfield Twp	13,338	14,081	743	5.6	13,247	13,990	743	5.6	91	91	0	0.0
Sylvan Lake	1,735	1,686	-26	-1.5	1,730	1,681	-49	-2.8	5	5	0	0.0
Troy	80,959	81,144	185	0.2	80,724	80,909	185	0.2	235	235	0	0.0
Walled Lake	6,713	6,815	102	1.5	6,708	6,810	102	1.5	5	5	0	0.0
Waterford Twp	71,981	71,709	-272	-0.4	71,231	70,959	-272	-0.4	750	750	0	0.0
West Bloomfield Twp	64,860	66,158	1,298	2.0	64,081	65,379	1,298	2.0	779	779	0	0.0
White Lake Twp	28,219	29,830	1,611	5.7	27,936	29,579	1,643	5.9	283	251	-32	-11.3
Wixom	13,263	14,055	792	6.0	13,207	13,999	792	6.0	56	56	0	0.0
Wolverine Lake	4,415	4,255	-160	-3.6	4,415	4,255	-160	-3.6	0	0	0	0.0
St. Clair County	164,235	170,622	6,387	3.9	162,558	168,945	6,387	3.9	1,677	1,677	0	0.0
Algonac	4,613	4,472	-141	-3.1	4,606	4,465	-141	-3.1	7	7	0	0.0
Berlin Twp	3,162	3,273	111	3.5	3,162	3,273	111	3.5	0	0	0	0.0
Brockway Twp	1,900	2,054	154	8.1	1,890	2,044	154	8.1	10	10	0	0.0
Burtchville Twp	3,956	3,957	1	0.0	3,950	3,951	1	0.0	6	6	0	0.0
Capac	1,775	2,271	496	27.9	1,775	2,271	496	27.9	0	0	0	0.0
Casco Twp	4,748	4,741	-7	-0.1	4,748	4,741	-7	-0.1	0	0	0	0.0
China Twp	3,340	3,542	202	6.0	3,328	3,530	202	6.1	12	12	0	0.0
Clay Twp	9,822	9,802	-20	-0.2	9,822	9,802	-20	-0.2	0	0	0	0.0
Clyde Twp	5,523	5,545	22	0.4	5,497	5,519	22	0.4	26	26	0	0.0
Columbus Twp	4,615	4,780	165	3.6	4,604	4,769	165	3.6	11	11	0	0.0
Cottrellville Twp	3,814	3,920	106	2.8	3,808	3,914	106	2.8	6	6	0	0.0
East China Twp	3,630	3,850	220	6.1	3,485	3,705	220	6.3	145	145	0	0.0
Emmett	251	244	-7	-2.8	251	244	-7	-2.8	0	0	0	0.0
Emmett Twp	2,255	2,454	199	8.8	2,255	2,454	199	8.8	0	0	0	0.0
Fort Gratiot Twp	10,691	10,947	256	2.4	10,438	10,694	256	2.5	253	253	0	0.0
(Cont'd)												

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent	
St. Clair County (Cont'd)												
Grant Twp	1,667	1,808	141	8.5	1,654	1,795	141	8.5	13	13	0	0.0
Greenwood Twp	1,373	1,568	195	14.2	1,368	1,563	195	14.3	5	5	0	0.0
Ira Twp	6,966	7,173	207	3.0	6,965	7,172	207	3.0	1	1	0	0.0
Kenoskee Twp	2,423	2,563	140	5.8	2,418	2,558	140	5.8	5	5	0	0.0
Kimball Twp	8,628	9,472	844	9.8	8,546	9,390	844	9.9	82	82	0	0.0
Lynn Twp	1,187	1,327	140	11.8	1,187	1,327	140	11.8	0	0	0	0.0
Marine City	4,652	4,501	-151	-3.2	4,652	4,501	-151	-3.2	0	0	0	0.0
Marysville	9,684	10,089	405	4.2	9,678	10,083	405	4.2	6	6	0	0.0
Memphis (Part)	322	298	-24	-7.5	322	298	-24	-7.5	0	0	0	0.0
Mussey Twp	1,965	2,214	249	12.7	1,965	2,214	249	12.7	0	0	0	0.0
Port Huron	32,338	31,791	-547	-1.7	31,499	30,952	-547	-1.7	839	839	0	0.0
Port Huron Twp	8,615	10,789	2,174	25.2	8,540	10,714	2,174	25.5	75	75	0	0.0
Riley Twp	3,046	3,225	179	5.9	3,032	3,211	179	5.9	14	14	0	0.0
St. Clair	5,802	5,889	87	1.5	5,785	5,872	87	1.5	17	17	0	0.0
St. Clair Twp	6,423	6,799	376	5.9	6,414	6,790	376	5.9	9	9	0	0.0
Wales Twp	2,986	3,199	213	7.1	2,963	3,176	213	7.2	23	23	0	0.0
Yale	2,063	2,065	2	0.1	1,951	1,953	2	0.1	112	112	0	0.0
Washtenaw County	322,770	343,608	20,838	6.5	301,468	322,168	20,700	6.9	21,302	21,440	138	0.6
Ann Arbor	114,024	114,332	308	0.3	101,635	102,068	433	0.4	12,389	12,264	-125	-1.0
Ann Arbor Twp	4,385	4,444	59	1.3	4,245	4,304	59	1.4	140	140	0	0.0
Augusta Twp	4,813	6,373	1,560	32.4	4,794	6,354	1,560	32.5	19	19	0	0.0
Barton Hills	335	328	-7	-2.1	335	328	-7	-2.1	0	0	0	0.0
Bridgewater Twp	1,646	1,717	71	4.3	1,646	1,717	71	4.3	0	0	0	0.0
Chelsea	4,398	4,773	375	8.5	4,179	4,554	375	9.0	219	219	0	0.0
Dexter	2,338	3,219	881	37.7	2,337	3,218	881	37.7	1	1	0	0.0
Dexter Twp	5,248	5,708	460	8.8	5,220	5,680	460	8.8	28	28	0	0.0
Freedom Twp	1,562	1,626	64	4.1	1,442	1,506	64	4.4	120	120	0	0.0
Lima Twp	2,517	2,666	149	5.9	2,511	2,660	149	5.9	6	6	0	0.0
Lodi Twp	5,710	6,168	458	8.0	5,710	6,145	435	7.6	0	23	23	0.0
Lyndon Twp	2,728	2,889	161	5.9	2,382	2,543	161	6.8	346	346	0	0.0
Manchester	2,160	2,211	51	2.4	2,159	2,210	51	2.4	1	1	0	0.0
Manchester Twp	1,942	2,256	314	16.2	1,942	2,256	314	16.2	0	0	0	0.0
Milan (Part)	3,065	3,269	204	6.7	3,051	3,255	204	6.7	14	14	0	0.0
Northfield Twp	8,252	8,691	439	5.3	8,118	8,520	402	5.0	134	171	37	27.6
Pittsfield Twp	30,167	33,465	3,298	10.9	28,547	31,845	3,298	11.6	1,620	1,620	0	0.0
Salem Twp	5,562	6,594	1,032	18.6	5,552	6,584	1,032	18.6	10	10	0	0.0
(Cont'd)												

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent	
Washtenaw County (Cont'd)												
Saline	8,034	9,129	1,095	13.6	7,848	8,943	1,095	14.0	186	186	0	0.0
Saline Twp	1,302	2,005	703	54.0	1,296	1,999	703	54.2	6	6	0	0.0
Scio Twp	13,421	16,043	2,622	19.5	13,405	16,027	2,622	19.6	16	16	0	0.0
Sharon Twp	1,678	1,827	149	8.9	1,636	1,785	149	9.1	42	42	0	0.0
Superior Twp	10,740	12,069	1,329	12.4	10,592	11,921	1,329	12.5	148	148	0	0.0
Sylvan Twp	2,734	2,924	190	6.9	2,652	2,842	190	7.2	82	82	0	0.0
Webster Twp	5,198	6,022	824	15.9	5,198	6,022	824	15.9	0	0	0	0.0
York Twp	7,392	8,274	882	11.9	5,639	6,592	953	16.9	1,753	1,682	-71	-4.1
Ypsilanti	22,237	21,984	-253	-1.1	18,283	17,756	-527	-2.9	3,954	4,228	274	6.9
Ypsilanti Twp	49,182	52,602	3,420	7.0	49,114	52,534	3,420	7.0	68	68	0	0.0
Wayne County	2,061,162	2,019,682	-41,480	-2.0	2,028,544	1,987,538	-41,006	-2.0	32,618	32,144	-474	-1.5
Allen Park	29,376	28,336	-1,040	-3.5	29,070	28,030	-1,040	-3.6	306	306	0	0.0
Belleville	3,997	3,900	-97	-2.4	3,974	3,877	-97	-2.4	23	23	0	0.0
Brownstown Twp	22,989	27,717	4,728	20.6	22,930	27,658	4,728	20.6	59	59	0	0.0
Canton Twp	76,366	83,162	6,796	8.9	76,280	83,076	6,796	8.9	86	86	0	0.0
Dearborn	97,775	99,499	1,724	1.8	97,374	99,098	1,724	1.8	401	401	0	0.0
Dearborn Heights	58,264	56,784	-1,480	-2.5	57,577	56,097	-1,480	-2.6	687	687	0	0.0
Detroit	951,270	905,326	-45,944	-4.8	931,569	885,763	-45,806	-4.9	19,701	19,563	-138	-0.7
Ecorse	11,229	10,894	-335	-3.0	11,181	10,846	-335	-3.0	48	48	0	0.0
Flat Rock	8,488	9,402	914	10.8	8,452	9,366	914	10.8	36	36	0	0.0
Garden City	30,047	28,826	-1,221	-4.1	30,029	28,808	-1,221	-4.1	18	18	0	0.0
Gibraltar	4,264	4,976	712	16.7	4,250	4,962	712	16.8	14	14	0	0.0
Grosse Ile Twp	10,894	10,714	-180	-1.7	10,868	10,688	-180	-1.7	26	26	0	0.0
Grosse Pointe	5,670	5,543	-127	-2.2	5,670	5,543	-127	-2.2	0	0	0	0.0
Grosse Pte Farms	9,764	9,540	-224	-2.3	9,764	9,540	-224	-2.3	0	0	0	0.0
Grosse Pte Park	12,443	12,110	-333	-2.7	12,437	12,104	-333	-2.7	6	6	0	0.0
Grosse Pte Shores (Pt)	2,743	2,664	-79	-2.9	2,743	2,664	-79	-2.9	0	0	0	0.0
Grosse Pte Woods	17,080	16,593	-487	-2.9	17,009	16,522	-487	-2.9	71	71	0	0.0
Hamtramck	22,976	24,266	1,290	5.6	21,997	23,287	1,290	5.9	979	979	0	0.0
Harper Woods	14,254	13,950	-304	-2.1	14,108	13,804	-304	-2.2	146	146	0	0.0
Highland Park	16,746	16,081	-665	-4.0	15,857	15,192	-665	-4.2	889	889	0	0.0
Huron Twp	13,737	15,119	1,382	10.1	13,648	15,030	1,382	10.1	89	89	0	0.0
Inkster	30,115	29,538	-577	-1.9	29,863	29,286	-577	-1.9	252	252	0	0.0
Lincoln Park	40,008	38,716	-1,292	-3.2	39,880	38,588	-1,292	-3.2	128	128	0	0.0
Livonia	100,545	97,662	-2,883	-2.9	98,654	95,771	-2,883	-2.9	1,891	1,891	0	0.0
Melvindale	10,735	10,730	-5	0.0	10,706	10,701	-5	0.0	29	29	0	0.0
(Cont'd)												

Table 3
Population Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004	
			Number	Percent			Number	Percent			Number	Percent
Wayne County (Cont'd)												
Northville (Part)	3,107	3,127	20	0.6	3,069	3,089	20	0.7	38	38	0	0.0
Northville Twp	21,036	24,581	3,545	16.9	19,411	23,343	3,932	20.3	1,625	1,238	-387	-23.8
Plymouth	9,022	8,661	-361	-4.0	8,820	8,459	-361	-4.1	202	202	0	0.0
Plymouth Twp	27,798	28,215	417	1.5	26,833	27,139	306	1.1	965	1,076	111	11.5
Redford Twp	51,622	49,877	-1,745	-3.4	51,280	49,535	-1,745	-3.4	342	342	0	0.0
River Rouge	9,917	9,603	-314	-3.2	9,905	9,591	-314	-3.2	12	12	0	0.0
Riverview	13,272	12,672	-600	-4.5	12,749	12,149	-600	-4.7	523	523	0	0.0
Rockwood	3,442	3,388	-54	-1.6	3,422	3,368	-54	-1.6	20	20	0	0.0
Romulus	22,979	23,468	489	2.1	22,774	23,263	489	2.1	205	205	0	0.0
Southgate	30,136	29,574	-562	-1.9	29,938	29,436	-502	-1.7	198	138	-60	-30.3
Sumpter Twp	11,856	11,976	120	1.0	11,822	11,942	120	1.0	34	34	0	0.0
Taylor	65,868	64,633	-1,235	-1.9	65,173	63,938	-1,235	-1.9	695	695	0	0.0
Trenton	19,584	18,972	-612	-3.1	19,397	18,785	-612	-3.2	187	187	0	0.0
Van Buren Twp	23,559	26,383	2,824	12.0	23,477	26,301	2,824	12.0	82	82	0	0.0
Wayne	19,051	18,598	-453	-2.4	18,648	18,195	-453	-2.4	403	403	0	0.0
Westland	86,602	84,483	-2,119	-2.4	85,660	83,541	-2,119	-2.5	942	942	0	0.0
Woodhaven	12,530	12,481	-49	-0.4	12,364	12,315	-49	-0.4	166	166	0	0.0
Wyandotte	28,006	26,942	-1,064	-3.8	27,912	26,848	-1,064	-3.8	94	94	0	0.0

Note: Revisions to Census 2000 total population and households by the U.S. Census Bureau's Count Question Resolution Program have been applied.
Source: SEMCOG and U.S. Census Bureau.

Table 4
Household Change by Community, Southeast Michigan, 2000-2004

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census	Estimate	Change 2000-2004		Census	Estimate	Change 2000-2004		Census	Estimate	Census	Estimate
	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	Number	Percent	April 1, 2000	July 1, 2004	April 1, 2000	July 1, 2004
Livingston County	58,919	68,423	9,504	16.1	55,384	64,451	9,067	16.4	6.0	5.8	2.80	2.74
Brighton	3,241	3,531	290	8.9	3,103	3,389	286	9.2	4.3	4.0	2.15	2.10
Brighton Twp	6,177	6,599	422	6.8	5,950	6,371	421	7.1	3.7	3.5	2.96	2.87
Cohoctah Twp	1,206	1,295	89	7.4	1,124	1,228	104	9.3	6.8	5.2	3.02	2.94
Conway Twp	919	1,119	200	21.8	887	1,078	191	21.5	3.5	3.7	3.08	2.97
Deerfield Twp	1,495	1,600	105	7.0	1,386	1,489	103	7.4	7.3	6.9	2.95	2.90
Fowlerville	1,211	1,311	100	8.3	1,156	1,253	97	8.4	4.5	4.4	2.56	2.51
Genoa Twp	6,346	8,033	1,687	26.6	5,839	7,452	1,613	27.6	8.0	7.2	2.72	2.62
Green Oak Twp	5,772	6,611	839	14.5	5,438	6,193	755	13.9	5.8	6.3	2.79	2.76
Hamburg Twp	7,678	8,267	589	7.7	7,086	7,645	559	7.9	7.7	7.5	2.88	2.87
Handy Twp	1,383	1,572	189	13.7	1,348	1,533	185	13.7	2.5	2.5	2.97	2.92
Hartland Twp	3,908	5,043	1,135	29.0	3,696	4,758	1,062	28.7	5.4	5.7	2.96	2.88
Howell	4,088	4,437	349	8.5	3,857	4,195	338	8.8	5.7	5.5	2.29	2.24
Howell Twp	1,993	2,463	470	23.6	1,902	2,364	462	24.3	4.6	4.0	2.91	2.67
Iosco Twp	964	1,172	208	21.6	921	1,143	222	24.1	4.5	2.5	3.19	3.21
Marion Twp	2,388	3,236	848	35.5	2,271	3,076	805	35.4	4.9	4.9	2.97	2.75
Oceola Twp	2,944	3,671	727	24.7	2,756	3,452	696	25.3	6.4	6.0	3.02	3.05
Pinckney	778	911	133	17.1	731	858	127	17.4	6.0	5.8	2.90	2.81
Putnam Twp	2,116	2,377	261	12.3	1,895	2,133	238	12.6	10.4	10.3	2.82	2.75
Tyrone Twp	3,020	3,774	754	25.0	2,882	3,587	705	24.5	4.6	5.0	2.93	2.81
Unadilla Twp	1,292	1,401	109	8.4	1,156	1,254	98	8.5	10.5	10.5	2.74	2.63
Macomb County	320,276	341,855	21,579	6.7	309,203	330,430	21,227	6.9	3.5	3.3	2.52	2.46
Armada	558	595	37	6.6	540	578	38	7.0	3.2	2.9	2.81	2.78
Armada Twp	1,203	1,274	71	5.9	1,175	1,244	69	5.9	2.3	2.4	3.10	2.98
Bruce Twp	2,188	2,403	215	9.8	2,114	2,328	214	10.1	3.4	3.1	3.01	2.96
Center Line	3,916	3,925	9	0.2	3,821	3,836	15	0.4	2.4	2.3	2.18	2.13
Chesterfield Twp	13,967	16,412	2,445	17.5	13,347	15,698	2,351	17.6	4.4	4.4	2.78	2.71
Clinton Twp	41,803	43,228	1,425	3.4	40,299	41,751	1,452	3.6	3.6	3.4	2.35	2.27
Eastpointe	13,965	13,997	32	0.2	13,595	13,651	56	0.4	2.6	2.5	2.50	2.46
Fraser	6,178	6,252	74	1.2	6,062	6,147	85	1.4	1.9	1.7	2.49	2.42
Grosse Pte Shores (Pt)	42	42	0	0.0	40	40	0	0.0	4.8	4.8	2.00	1.95
Harrison Twp	11,486	12,482	996	8.7	10,720	11,657	937	8.7	6.7	6.6	2.28	2.17
Lenox Twp	1,508	1,820	312	20.7	1,446	1,736	290	20.1	4.1	4.6	2.83	2.72
Macomb Twp	17,922	24,511	6,589	36.8	16,946	23,232	6,286	37.1	5.4	5.2	2.97	2.93
Memphis (Part)	327	337	10	3.1	317	329	12	3.8	3.1	2.4	2.50	2.42
Mount Clemens	7,546	7,620	74	1.0	7,073	7,155	82	1.2	6.3	6.1	2.21	2.16
New Baltimore	3,218	4,496	1,278	39.7	2,942	4,205	1,263	42.9	8.6	6.5	2.48	2.49
New Haven	1,138	1,690	552	48.5	1,064	1,585	521	49.0	6.5	6.2	2.84	2.80

(Cont'd)

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
Macomb County (Cont'd)												
Ray Twp	1,349	1,432	83	6.2	1,305	1,384	79	6.1	3.3	3.4	2.84	2.74
Richmond	2,061	2,390	329	16.0	1,976	2,296	320	16.2	4.1	3.9	2.45	2.44
Richmond Twp	1,060	1,194	134	12.6	1,020	1,150	130	12.7	3.8	3.7	3.14	3.13
Romeo	1,605	1,651	46	2.9	1,528	1,577	49	3.2	4.8	4.5	2.40	2.32
Roseville	20,519	20,932	413	2.0	19,976	20,415	439	2.2	2.6	2.5	2.40	2.31
Shelby Twp	25,265	27,302	2,037	8.1	24,486	26,506	2,020	8.2	3.1	2.9	2.65	2.59
Sterling Heights	47,547	49,955	2,408	5.1	46,319	48,748	2,429	5.2	2.6	2.4	2.66	2.58
St. Clair Shores	28,208	28,299	91	0.3	27,434	27,570	136	0.5	2.7	2.6	2.28	2.21
Utica	2,005	2,134	129	6.4	1,952	2,080	128	6.6	2.6	2.5	2.29	2.12
Warren	57,249	57,655	406	0.7	55,551	56,045	494	0.9	3.0	2.8	2.47	2.40
Washington Twp	6,443	7,827	1,384	21.5	6,155	7,487	1,332	21.6	4.5	4.3	2.77	2.69
Monroe County	56,471	60,936	4,465	7.9	53,772	57,606	3,834	7.1	4.8	5.5	2.69	2.62
Ash Twp	1,881	2,276	395	21.0	1,803	2,152	349	19.4	4.1	5.4	2.80	2.69
Bedford Twp	10,659	11,919	1,260	11.8	10,327	11,446	1,119	10.8	3.1	4.0	2.76	2.67
Berlin Twp	1,979	2,471	492	24.9	1,882	2,333	451	24.0	4.9	5.6	2.74	2.64
Carleton	1,061	1,074	13	1.2	998	1,009	11	1.1	5.9	6.1	2.57	2.45
Dundee	1,477	1,629	152	10.3	1,389	1,524	135	9.7	6.0	6.4	2.53	2.57
Dundee Twp	1,021	1,061	40	3.9	978	1,009	31	3.2	4.2	4.9	2.87	2.79
Erie Twp	1,917	1,966	49	2.6	1,789	1,824	35	2.0	6.7	7.2	2.71	2.63
Estral Beach	211	219	8	3.8	179	185	6	3.4	15.2	15.5	2.69	2.58
Exeter Twp	1,123	1,200	77	6.9	1,092	1,155	63	5.8	2.8	3.8	2.95	2.87
Frenchtown Twp	8,244	8,673	429	5.2	7,733	8,085	352	4.6	6.2	6.8	2.65	2.61
Ida Twp	1,655	1,732	77	4.7	1,622	1,680	58	3.6	2.0	3.0	3.03	2.93
LaSalle Twp	1,852	1,910	58	3.1	1,765	1,806	41	2.3	4.7	5.4	2.83	2.74
London Twp	1,061	1,150	89	8.4	1,009	1,101	92	9.1	4.9	4.3	3.00	2.92
Luna Pier	661	670	9	1.4	592	598	6	1.0	10.4	10.7	2.51	2.37
Maybee	184	192	8	4.3	170	179	9	5.3	7.6	6.8	2.96	3.02
Milan (Part)	718	837	119	16.6	684	795	111	16.2	4.7	5.0	2.50	2.47
Milan Twp	632	658	26	4.1	610	629	19	3.1	3.5	4.4	2.74	2.62
Monroe	9,107	9,295	188	2.1	8,594	8,718	124	1.4	5.6	6.2	2.47	2.42
Monroe Twp	5,572	5,952	380	6.8	5,312	5,650	338	6.4	4.7	5.1	2.50	2.46
Petersburg	442	454	12	2.7	423	431	8	1.9	4.3	5.1	2.74	2.70
Raisinville Twp	1,762	2,062	300	17.0	1,691	1,920	229	13.5	4.0	6.9	2.88	2.71
South Rockwood	464	595	131	28.2	450	568	118	26.2	3.0	4.5	2.85	2.62
Summerfield Twp	1,134	1,209	75	6.6	1,098	1,161	63	5.7	3.2	4.0	2.91	2.79
Whiteford Twp	1,654	1,732	78	4.7	1,582	1,648	66	4.2	4.4	4.8	2.77	2.71

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
Oakland County	492,006	513,706	21,700	4.4	471,115	487,365	16,250	3.4	4.2	5.1	2.51	2.46
Addison Twp	2,161	2,330	169	7.8	2,050	2,191	141	6.9	5.1	6.0	2.91	2.85
Auburn Hills	8,822	9,497	675	7.7	8,064	8,600	536	6.6	8.6	9.4	2.25	2.20
Berkley	6,833	6,888	55	0.8	6,678	6,671	-7	-0.1	2.3	3.2	2.32	2.23
Beverly Hills	4,196	4,207	11	0.3	4,085	4,058	-27	-0.7	2.6	3.5	2.52	2.50
Bingham Farms	477	488	11	2.3	445	452	7	1.6	6.7	7.4	2.31	2.28
Birmingham	9,700	9,937	237	2.4	9,131	9,270	139	1.5	5.9	6.7	2.11	2.09
Bloomfield Hills	1,628	1,642	14	0.9	1,520	1,518	-2	-0.1	6.6	7.6	2.45	2.37
Bloomfield Twp	17,455	17,610	155	0.9	16,804	16,801	-3	0.0	3.7	4.6	2.53	2.48
Brandon Twp	4,718	5,075	357	7.6	4,475	4,771	296	6.6	5.2	6.0	2.94	2.89
Clarkston, Village of	424	428	4	0.9	406	404	-2	-0.5	4.2	5.6	2.37	2.42
Clawson	5,676	5,699	23	0.4	5,572	5,544	-28	-0.5	1.8	2.7	2.26	2.17
Commerce Twp	11,191	12,824	1,633	14.6	10,708	12,155	1,447	13.5	4.3	5.2	2.83	2.79
Farmington	4,991	4,991	0	0.0	4,825	4,782	-43	-0.9	3.3	4.2	2.13	2.13
Farmington Hills	34,858	35,236	378	1.1	33,559	33,622	63	0.2	3.7	4.6	2.41	2.37
Ferndale	10,243	10,315	72	0.7	9,872	9,851	-21	-0.2	3.6	4.5	2.23	2.11
Franklin	1,118	1,159	41	3.7	1,073	1,100	27	2.5	4.0	5.1	2.73	2.71
Groveland Twp	2,199	2,319	120	5.5	2,106	2,203	97	4.6	4.2	5.0	2.91	2.87
Hazel Park	7,612	7,656	44	0.6	7,284	7,258	-26	-0.4	4.3	5.2	2.60	2.55
Highland Twp	7,179	7,779	600	8.4	6,786	7,285	499	7.4	5.5	6.4	2.82	2.74
Holly	2,509	2,660	151	6.0	2,412	2,532	120	5.0	3.9	4.8	2.49	2.41
Holly Twp	1,417	1,874	457	32.3	1,321	1,734	413	31.3	6.8	7.5	2.88	2.71
Huntington Woods	2,416	2,421	5	0.2	2,381	2,363	-18	-0.8	1.4	2.4	2.58	2.53
Independence Twp	12,375	13,312	937	7.6	11,765	12,551	786	6.7	4.9	5.7	2.75	2.71
Keego Harbor	1,317	1,333	16	1.2	1,223	1,226	3	0.2	7.1	8.0	2.26	2.23
Lake Angelus	146	148	2	1.4	132	133	1	0.8	9.6	10.1	2.47	2.38
Lake Orion	1,320	1,381	61	4.6	1,198	1,242	44	3.7	9.2	10.1	2.17	2.09
Lathrup Village	1,647	1,679	32	1.9	1,621	1,638	17	1.0	1.6	2.4	2.60	2.53
Leonard	129	134	5	3.9	124	130	6	4.8	3.9	3.0	2.68	2.53
Lyon Twp	4,065	4,830	765	18.8	3,887	4,600	713	18.3	4.4	4.8	2.83	2.72
Madison Heights	13,623	13,731	108	0.8	13,299	13,285	-14	-0.1	2.4	3.2	2.33	2.27
Milford	2,491	2,641	150	6.0	2,427	2,548	121	5.0	2.6	3.5	2.55	2.44
Milford Twp	3,159	3,380	221	7.0	3,043	3,230	187	6.1	3.7	4.4	2.92	2.89
Northville (Part)	1,324	1,330	6	0.5	1,303	1,297	-6	-0.5	1.6	2.5	2.57	2.51
Novi	19,717	22,256	2,539	12.9	18,792	20,993	2,201	11.7	4.7	5.7	2.52	2.44
Oakland Twp	4,529	5,794	1,265	27.9	4,341	5,488	1,147	26.4	4.2	5.3	3.01	2.88
Oak Park	11,370	11,402	32	0.3	11,104	11,034	-70	-0.6	2.3	3.2	2.68	2.64
Orchard Lake Village	805	845	40	5.0	750	780	30	4.0	6.8	7.7	2.95	2.94
Orion Twp	11,517	12,250	733	6.4	11,048	11,633	585	5.3	4.1	5.0	2.77	2.73
Ortonville	572	583	11	1.9	537	542	5	0.9	6.1	7.0	2.81	2.82

(Cont'd)

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
Oakland County (Cont'd)												
Oxford	1,476	1,528	52	3.5	1,402	1,439	37	2.6	5.0	5.8	2.51	2.50
Oxford Twp	4,675	5,633	958	20.5	4,385	5,261	876	20.0	6.2	6.6	2.83	2.79
Pleasant Ridge	1,129	1,129	0	0.0	1,110	1,098	-12	-1.1	1.7	2.7	2.33	2.19
Pontiac	26,336	27,092	756	2.9	24,234	24,708	474	2.0	8.0	8.8	2.68	2.65
Rochester	5,056	5,540	484	9.6	4,667	5,070	403	8.6	7.7	8.5	2.22	2.29
Rochester Hills	27,263	28,222	959	3.5	26,315	27,010	695	2.6	3.5	4.3	2.59	2.53
Rose Twp	2,277	2,391	114	5.0	2,144	2,228	84	3.9	5.8	6.8	2.88	2.77
Royal Oak	29,942	30,005	63	0.2	28,880	28,678	-202	-0.7	3.5	4.4	2.06	1.98
Royal Oak Twp	2,595	2,606	11	0.4	2,511	2,499	-12	-0.5	3.2	4.1	2.15	2.20
South Lyon	4,461	5,044	583	13.1	4,246	4,767	521	12.3	4.8	5.5	2.35	2.32
Southfield	35,707	36,354	647	1.8	33,996	34,299	303	0.9	4.8	5.7	2.27	2.25
Springfield Twp	4,794	5,203	409	8.5	4,619	4,967	348	7.5	3.7	4.5	2.87	2.82
Sylvan Lake	855	859	4	0.5	826	826	0	0.0	3.4	3.8	2.09	2.04
Troy	30,872	31,866	994	3.2	30,018	30,696	678	2.3	2.8	3.7	2.69	2.64
Walled Lake	3,390	3,564	174	5.1	3,158	3,283	125	4.0	6.8	7.9	2.12	2.07
Waterford Twp	30,404	31,550	1,146	3.8	29,387	30,208	821	2.8	3.3	4.3	2.42	2.35
West Bloomfield Twp	24,410	25,414	1,004	4.1	23,414	24,167	753	3.2	4.1	4.9	2.74	2.71
White Lake Twp	10,616	11,517	901	8.5	10,092	10,861	769	7.6	4.9	5.7	2.77	2.72
Wixom	6,086	6,387	301	4.9	5,889	6,125	236	4.0	3.2	4.1	2.24	2.29
Wolverine Lake	1,733	1,738	5	0.3	1,671	1,660	-11	-0.7	3.6	4.5	2.64	2.56
St. Clair County	67,107	71,954	4,847	7.2	62,072	65,681	3,609	5.8	7.5	8.7	2.62	2.57
Algonac	2,014	2,075	61	3.0	1,871	1,898	27	1.4	7.1	8.5	2.46	2.35
Berlin Twp	1,076	1,174	98	9.1	1,050	1,126	76	7.2	2.4	4.1	3.01	2.91
Brockway Twp	669	753	84	12.6	637	709	72	11.3	4.8	5.8	2.97	2.88
Burtchville Twp	1,880	1,968	88	4.7	1,616	1,665	49	3.0	14.0	15.4	2.44	2.37
Capac	652	847	195	29.9	620	791	171	27.6	4.9	6.6	2.86	2.87
Casco Twp	1,718	1,786	68	4.0	1,635	1,679	44	2.7	4.8	6.0	2.90	2.82
China Twp	1,130	1,256	126	11.2	1,106	1,211	105	9.5	2.1	3.6	3.01	2.91
Clay Twp	5,325	5,486	161	3.0	3,934	4,001	67	1.7	26.1	27.1	2.50	2.45
Clyde Twp	1,989	2,113	124	6.2	1,931	2,021	90	4.7	2.9	4.4	2.85	2.73
Columbus Twp	1,595	1,697	102	6.4	1,533	1,607	74	4.8	3.9	5.3	3.00	2.97
Cottrellville Twp	1,497	1,582	85	5.7	1,384	1,444	60	4.3	7.5	8.7	2.75	2.71
East China Twp	1,577	1,702	125	7.9	1,467	1,567	100	6.8	7.0	7.9	2.38	2.36
Emmett	93	93	0	0.0	87	90	3	3.4	6.5	3.2	2.89	2.71
Emmett Twp	772	872	100	13.0	733	817	84	11.5	5.1	6.3	3.08	3.00
Fort Gratiot Twp	4,334	4,568	234	5.4	4,076	4,236	160	3.9	6.0	7.3	2.56	2.52
(Cont'd)												

13 - Population and Households in Southeast Michigan, 2000-2004

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
St. Clair County (Cont'd)												
Grant Twp	606	678	72	11.9	571	629	58	10.2	5.8	7.2	2.90	2.85
Greenwood Twp	492	565	73	14.8	470	531	61	13.0	4.5	6.0	2.91	2.94
Ira Twp	2,871	2,992	121	4.2	2,677	2,750	73	2.7	6.8	8.1	2.60	2.61
Kenoskee Twp	866	966	100	11.5	833	913	80	9.6	3.8	5.5	2.90	2.80
Kimball Twp	3,302	3,812	510	15.4	3,120	3,550	430	13.8	5.5	6.9	2.74	2.65
Lynn Twp	405	454	49	12.1	386	427	41	10.6	4.7	5.9	3.08	3.11
Marine City	2,006	2,009	3	0.1	1,860	1,836	-24	-1.3	7.3	8.6	2.50	2.45
Marysville	4,180	4,459	279	6.7	4,025	4,236	211	5.2	3.7	5.0	2.40	2.38
Memphis (Part)	149	151	2	1.3	140	139	-1	-0.7	6.0	7.9	2.30	2.14
Mussey Twp	694	810	116	16.7	664	764	100	15.1	4.3	5.7	2.96	2.90
Port Huron	14,003	14,189	186	1.3	12,961	12,938	-23	-0.2	7.4	8.8	2.43	2.39
Port Huron Twp	3,478	4,566	1,088	31.3	3,310	4,276	966	29.2	4.8	6.4	2.58	2.51
Riley Twp	1,044	1,162	118	11.3	1,020	1,119	99	9.7	2.3	3.7	2.97	2.87
St. Clair	2,432	2,574	142	5.8	2,322	2,418	96	4.1	4.5	6.1	2.49	2.43
St. Clair Twp	2,394	2,609	215	9.0	2,266	2,435	169	7.5	5.3	6.7	2.83	2.79
Wales Twp	1,059	1,178	119	11.2	1,025	1,124	99	9.7	3.2	4.6	2.89	2.83
Yale	805	808	3	0.4	742	734	-8	-1.1	7.8	9.2	2.63	2.66
Washtenaw County	130,974	142,176	11,202	8.6	125,232	135,532	10,300	8.2	4.4	4.7	2.41	2.38
Ann Arbor	47,218	48,548	1,330	2.8	45,693	46,849	1,156	2.5	3.2	3.5	2.22	2.18
Ann Arbor Twp	1,893	1,939	46	2.4	1,836	1,874	38	2.1	3.0	3.4	2.31	2.30
Augusta Twp	1,791	2,515	724	40.4	1,728	2,402	674	39.0	3.5	4.5	2.77	2.65
Barton Hills	141	142	1	0.7	136	137	1	0.7	3.5	3.5	2.46	2.39
Bridgewater Twp	615	657	42	6.8	598	637	39	6.5	2.8	3.0	2.75	2.70
Chelsea	1,913	2,108	195	10.2	1,840	2,018	178	9.7	3.8	4.3	2.27	2.26
Dexter	1,106	1,479	373	33.7	1,013	1,355	342	33.8	8.4	8.4	2.31	2.37
Dexter Twp	2,168	2,414	246	11.3	1,863	2,074	211	11.3	14.1	14.1	2.80	2.74
Freedom Twp	612	633	21	3.4	561	581	20	3.6	8.3	8.2	2.57	2.59
Lima Twp	928	1,017	89	9.6	901	984	83	9.2	2.9	3.2	2.79	2.70
Lodi Twp	2,031	2,196	165	8.1	1,960	2,112	152	7.8	3.5	3.8	2.91	2.91
Lyndon Twp	1,055	1,151	96	9.1	877	965	88	10.0	16.9	16.2	2.72	2.64
Manchester	949	1,011	62	6.5	900	955	55	6.1	5.2	5.5	2.40	2.31
Manchester Twp	769	922	153	19.9	717	867	150	20.9	6.8	6.0	2.71	2.60
Milan (Part)	1,281	1,391	110	8.6	1,239	1,343	104	8.4	3.3	3.5	2.46	2.42
Northfield Twp	3,393	3,602	209	6.2	3,154	3,344	190	6.0	7.0	7.2	2.57	2.55
Pittsfield Twp	12,337	13,829	1,492	12.1	11,817	13,220	1,403	11.9	4.2	4.4	2.42	2.41
Salem Twp	2,031	2,481	450	22.2	1,928	2,331	403	20.9	5.1	6.0	2.88	2.82
(Cont'd)												

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
Washtenaw County (Cont'd)												
Saline	3,213	3,670	457	14.2	3,148	3,587	439	13.9	2.0	2.3	2.49	2.49
Saline Twp	473	795	322	68.1	460	755	295	64.1	2.7	5.0	2.82	2.65
Scio Twp	5,234	6,401	1,167	22.3	5,057	6,167	1,110	21.9	3.4	3.7	2.65	2.60
Sharon Twp	609	686	77	12.6	593	673	80	13.5	2.6	1.9	2.76	2.65
Superior Twp	4,097	4,705	608	14.8	3,961	4,535	574	14.5	3.3	3.6	2.67	2.63
Sylvan Twp	1,008	1,100	92	9.1	927	1,014	87	9.4	8.0	7.8	2.86	2.80
Webster Twp	1,857	2,184	327	17.6	1,774	2,077	303	17.1	4.5	4.9	2.93	2.90
York Twp	1,936	2,279	343	17.7	1,901	2,230	329	17.3	1.8	2.2	2.97	2.96
Ypsilanti	9,120	9,278	158	1.7	8,456	8,518	62	0.7	7.3	8.2	2.16	2.08
Ypsilanti Twp	21,196	23,043	1,847	8.7	20,194	21,928	1,734	8.6	4.7	4.8	2.43	2.40
Wayne County	826,145	832,465	6,320	0.8	768,440	760,658	-7,782	-1.0	7.0	8.6	2.64	2.61
Allen Park	12,254	12,269	15	0.1	11,974	11,786	-188	-1.6	2.3	3.9	2.43	2.38
Belleville	1,931	1,946	15	0.8	1,842	1,825	-17	-0.9	4.6	6.2	2.16	2.12
Brownstown Twp	9,008	11,374	2,366	26.3	8,322	10,340	2,018	24.2	7.6	9.1	2.76	2.67
Canton Twp	28,430	32,717	4,287	15.1	27,490	31,076	3,586	13.0	3.3	5.0	2.77	2.67
Dearborn	38,981	39,338	357	0.9	36,770	36,478	-292	-0.8	5.7	7.3	2.65	2.72
Dearborn Heights	23,913	24,095	182	0.8	23,276	23,061	-215	-0.9	2.7	4.3	2.47	2.43
Detroit	375,096	364,263	-10,833	-2.9	336,428	319,736	-16,692	-5.0	10.3	12.2	2.77	2.77
Ecorse	4,861	4,881	20	0.4	4,339	4,278	-61	-1.4	10.7	12.4	2.58	2.54
Flat Rock	3,291	3,694	403	12.2	3,181	3,513	332	10.4	3.3	4.9	2.66	2.67
Garden City	11,719	11,813	94	0.8	11,479	11,378	-101	-0.9	2.0	3.7	2.62	2.53
Gibraltar	1,791	2,215	424	23.7	1,728	2,086	358	20.7	3.5	5.8	2.46	2.38
Grosse Ile Twp	4,335	4,420	85	2.0	4,122	4,132	10	0.2	4.9	6.5	2.64	2.59
Grosse Pointe	2,504	2,511	7	0.3	2,388	2,354	-34	-1.4	4.6	6.3	2.37	2.35
Grosse Pte Farms	3,937	3,944	7	0.2	3,804	3,753	-51	-1.3	3.4	4.8	2.57	2.54
Grosse Pte Park	5,043	5,051	8	0.2	4,816	4,744	-72	-1.5	4.5	6.1	2.58	2.55
Grosse Pte Shores (Pt)	1,054	1,059	5	0.5	1,018	1,011	-7	-0.7	3.4	4.5	2.69	2.64
Grosse Pte Woods	6,717	6,721	4	0.1	6,531	6,425	-106	-1.6	2.8	4.4	2.60	2.57
Hamtramck	8,894	8,881	-13	-0.1	8,033	7,888	-145	-1.8	9.7	11.2	2.74	2.95
Harper Woods	6,514	6,520	6	0.1	6,292	6,191	-101	-1.6	3.4	5.0	2.24	2.23
Highland Park	7,249	6,994	-255	-3.5	6,199	5,880	-319	-5.1	14.5	15.9	2.56	2.58
Huron Twp	4,888	5,507	619	12.7	4,745	5,251	506	10.7	2.9	4.6	2.88	2.86
Inkster	12,013	12,038	25	0.2	11,169	11,009	-160	-1.4	7.0	8.5	2.67	2.66
Lincoln Park	16,821	16,826	5	0.0	16,204	15,937	-267	-1.6	3.7	5.3	2.46	2.42
Livonia	38,658	39,256	598	1.5	38,089	38,029	-60	-0.2	1.5	3.1	2.59	2.52
Melvindale	4,760	4,883	123	2.6	4,499	4,534	35	0.8	5.5	7.1	2.38	2.36
(Cont'd)												

Table 4
Household Change by Community, Southeast Michigan, 2000-2004 (Cont'd)

Community	Housing Units				Households				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Change 2000-2004 Number Percent		Census April 1, 2000	Estimate July 1, 2004	Census April 1, 2000	Estimate July 1, 2004
Wayne County (Cont'd)												
Northville (Part)	1,477	1,527	50	3.4	1,417	1,441	24	1.7	4.1	5.6	2.17	2.14
Northville Twp	8,480	10,498	2,018	23.8	8,119	9,856	1,737	21.4	4.3	6.1	2.39	2.37
Plymouth	4,498	4,523	25	0.6	4,322	4,271	-51	-1.2	3.9	5.6	2.04	1.98
Plymouth Twp	11,043	11,571	528	4.8	10,757	11,089	332	3.1	2.6	4.2	2.49	2.45
Redford Twp	20,605	20,678	73	0.4	20,182	19,917	-265	-1.3	2.1	3.7	2.54	2.49
River Rouge	4,080	3,982	-98	-2.4	3,640	3,499	-141	-3.9	10.8	12.1	2.72	2.74
Riverview	5,532	5,552	20	0.4	5,352	5,282	-70	-1.3	3.3	4.9	2.38	2.30
Rockwood	1,353	1,404	51	3.8	1,318	1,343	25	1.9	2.6	4.3	2.60	2.51
Romulus	8,943	9,503	560	6.3	8,439	8,823	384	4.6	5.6	7.2	2.70	2.64
Southgate	13,361	13,779	418	3.1	12,836	13,013	177	1.4	3.9	5.6	2.33	2.26
Sumpter Twp	4,563	4,739	176	3.9	4,110	4,204	94	2.3	9.9	11.3	2.88	2.84
Taylor	25,905	26,583	678	2.6	24,776	25,004	228	0.9	4.4	5.9	2.63	2.56
Trenton	8,345	8,572	227	2.7	8,137	8,215	78	1.0	2.5	4.2	2.38	2.29
Van Buren Twp	10,417	12,122	1,705	16.4	9,867	11,309	1,442	14.6	5.3	6.7	2.38	2.33
Wayne	7,651	7,792	141	1.8	7,373	7,381	8	0.1	3.6	5.3	2.53	2.47
Westland	38,077	38,907	830	2.2	36,533	36,726	193	0.5	4.1	5.6	2.34	2.27
Woodhaven	4,850	5,150	300	6.2	4,708	4,911	203	4.3	2.9	4.6	2.63	2.51
Wyandotte	12,303	12,367	64	0.5	11,816	11,679	-137	-1.2	4.0	5.6	2.36	2.30

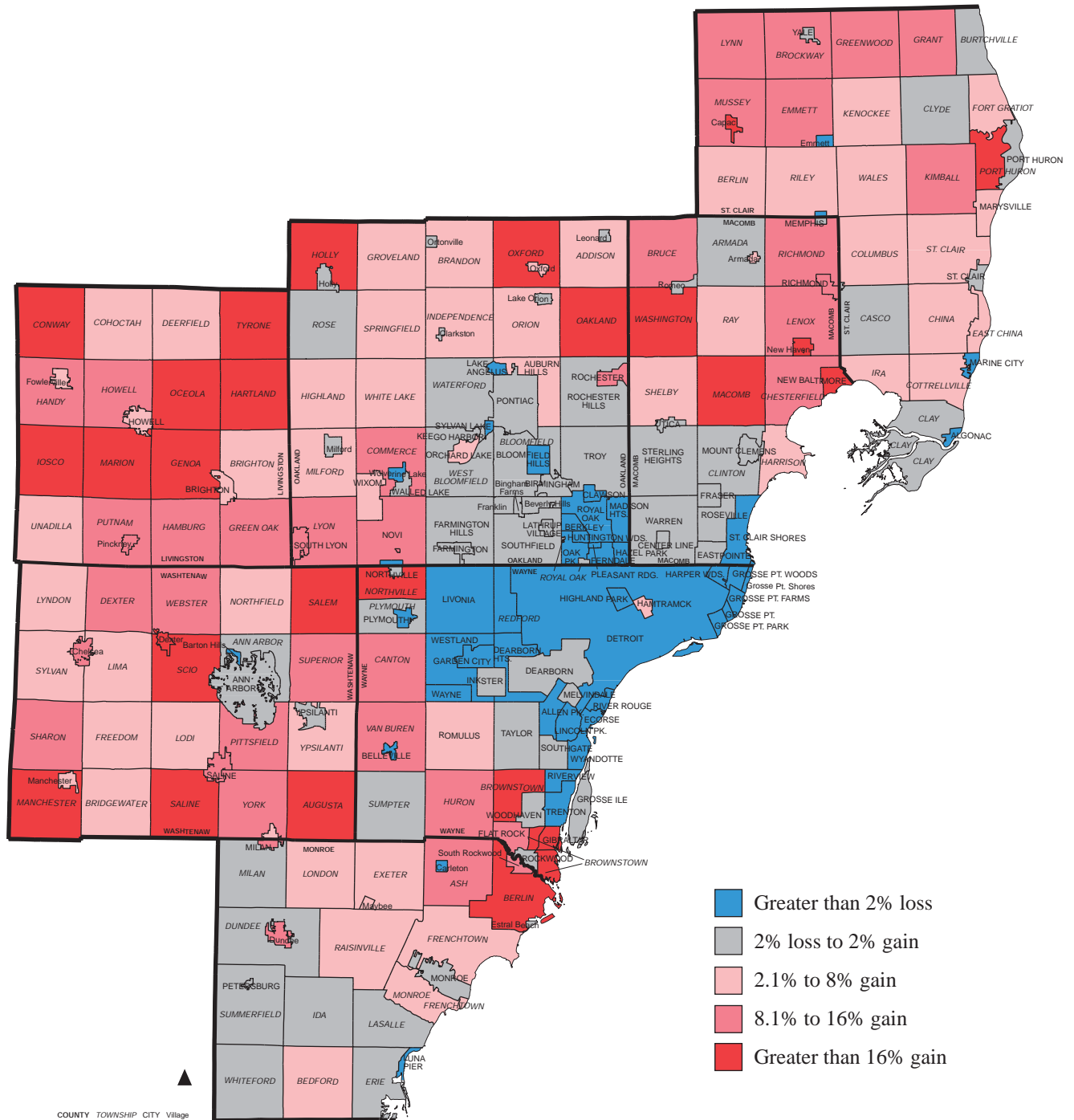
Note: Revisions to Census 2000 total population and households by the U.S. Census Bureau's Count Question Resolution Program have been applied.
Source: SEMCOG and U.S. Census Bureau.

Table 5
 20 Largest Communities in Southeast Michigan, 2004

Rank	Community	Estimated Population July 1, 2004	Change in Population 2000-2004	Rank April 1, 2000
1	Detroit	905,326	-45,944	1
2	Warren	135,971	-2,276	2
3	Sterling Heights	126,961	2,490	3
4	Ann Arbor	114,332	308	4
5	Dearborn	99,499	1,724	6
6	Livonia	97,662	-2,883	5
7	Clinton Twp	95,473	-175	7
8	Westland	84,483	-2,119	8
9	Canton Twp	83,162	6,796	12
10	Troy	81,144	185	10
11	Farmington Hills	81,049	-1,062	9
12	Southfield	78,339	17	11
13	Waterford Twp	71,709	-272	13
14	Rochester Hills	68,995	170	14
15	Shelby Twp	68,876	3,717	17
16	Macomb Twp	68,227	17,749	20
17	Pontiac	68,022	516	15
18	West Bloomfield Twp	66,158	1,298	18
19	Taylor	64,633	-1,235	16
20	St. Clair Shores	61,312	-1,784	19

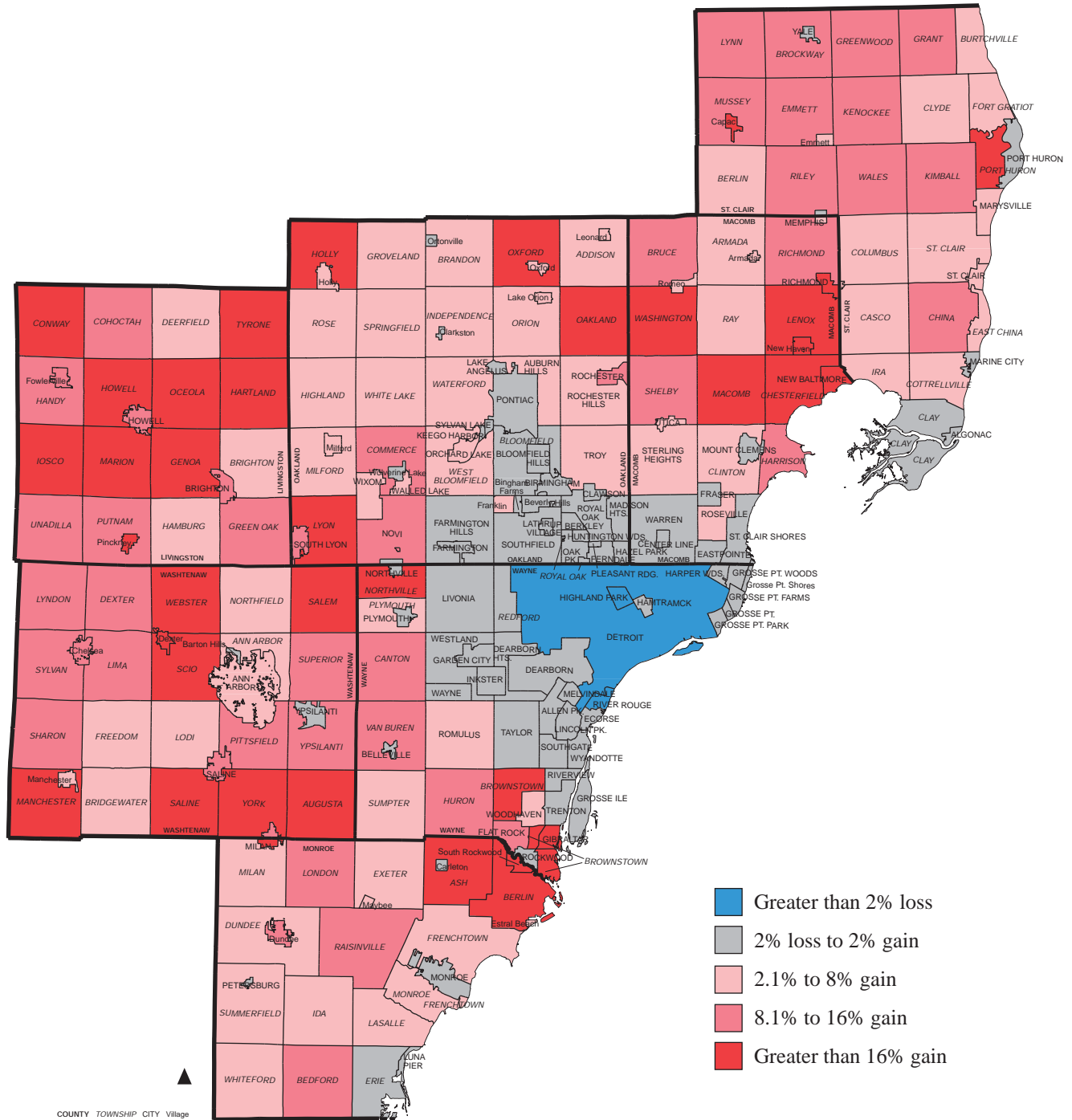
Source: SEMCOG and U.S. Census Bureau.

Figure 1
 Estimated Population Change
 Southeast Michigan, 2000-2004



Source: SEMCOG and U.S. Census Bureau.

Figure 2
 Estimated Household Change
 Southeast Michigan, 2000-2004



Source: SEMCOG and U.S. Census Bureau.

Methodology of Estimates: The Housing Unit Method

Population of a community would best be estimated by applying migration and vital statistics data to a reliable population base number. The obvious choice for the most recent base number is Census 2000 total population. Although birth and death information is routinely captured and fairly accurate, a readily accessible source for migration data at the community level has not yet been identified.

The Census Bureau generates annual county population estimates using vital statistics and migration data and controls them to national totals. Since there does not exist reliable migration data for communities, the Census Bureau produces annual sub-county (community) population estimates using the housing unit method and controls them to the published county totals.

The Census Bureau's housing unit method utilizes building permits to update Census 2000 housing unit counts. Housing loss is estimated using historical housing inventory data and surveys. For each community, Census 2000 vacancy rates are applied to the updated number of housing units to estimate the number of occupied housing units (households). Next, the number of persons per household can also be determined from the latest census data and when applied to the number of households, the household population can be estimated. The household population is then controlled to the Census Bureau's most recently released household population at the county level. This step is accomplished by proportionally distributing the difference between the sum of the communities' estimates and the county estimate to each community household population in the county. Known changes in the group quarters population are used to update the Census 2000 group quarters population. Finally, the updated group quarters population is then added to the community's household population to result in total population.

Similar to the Census Bureau's estimates methodology, SEMCOG also relies on the housing unit method to produce community population estimates that are controlled to the Census Bureau's latest county estimates. The two housing unit methods are comparable with the following exceptions:

- For select cities and villages surrounded by a single township or multiple townships, the Census Bureau reports the population as part of the surrounding township(s). SEMCOG, on the other hand, provides estimates for each city, village, and township in the region.
- SEMCOG utilizes its regional building permit and demolitions database and does not estimate housing loss based on historical data.
- The Census Bureau applies a two-percent reduction factor to building permits. SEMCOG does not.
- The Census Bureau derives estimates for mobile homes by allocating state mobile home shipment data to sub-county areas based on the sub-county area's share of state mobile homes in Census 2000. The downside of this method is that only those communities with mobile homes existing in 2000 will be allocated additional mobile homes. For a more accurate placement of manufactured homes, SEMCOG's method uses its regional manufactured home database whereby licensed sites are located using actual property addresses. This database contains information obtained from the Manufactured Housing and Land Development Division of the State of Michigan.
- The Census Bureau applies a six-month lag time to all building permit data for estimating completed construction and occupancy. SEMCOG applies an eight-month lag time to multi-family building permits and licensed manufactured homes, and a six-month lag time for all other permits.

- Instead of using Census 2000 household sizes, SEMCOG extrapolates the change in household size from 1990-2000 to the current month. Alternative methods for estimating household size are currently being researched by SEMCOG.
- SEMCOG applies household sizes and vacancy rates by housing unit type (i.e., single-family, two-family, multi-family, manufactured/mobile home, and other). The Census Bureau uses one household size and vacancy rate per community, that is, the Census 2000 household size and vacancy rate for the community.
- When controlling community household population to the latest Census Bureau county totals, SEMCOG keeps its housing unit counts and estimated household sizes constant and adjusts vacancy rates. Population and household estimates for communities that are actually experiencing decreasing vacancy rates since Census 2000 (regardless of the estimated vacancy rates) are more likely underestimated than overestimated. Likewise, estimates for communities that are actually experiencing increasing vacancy rates since Census 2000 are more likely overestimated than underestimated. Similar logic holds true for the Census Bureau's annual sub-county population estimates. SEMCOG is considering enhancements to the estimation methodology for monitoring change in vacancy rates at the community level.
- In contrast to the Census Bureau's methodology, SEMCOG does not use the housing unit method for producing City of Detroit estimates because it is very difficult to estimate housing units in this community. Although demolition data is available for Detroit, is not currently known which of the demolished housing units were counted as part of the housing stock in the 2000 Census (i.e., houses that were either open to the elements, condemned, or had signs indicating they were planned for demolition were not counted as housing units in the 2000 Census). Instead, SEMCOG separates the City of Detroit from the rest of Wayne County and uses Detroit's recent vital statistics data and implied 1990-2000 migration data from census data to estimate Detroit's population and number of households.
- Lastly, SEMCOG provides current monthly population and household estimates for communities, whereas the Census Bureau only provides annual population estimates that are available the following year.