

Population and Households in Southeast Michigan, 2000-2010

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Southeast Michigan Council of Governments

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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, community colleges, and public universities 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.

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September 2010

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Abstract

This report discusses the decade long trends in regional demographics. SEMCOG's population and household estimates for July 2010 are compared to Census 2000 data. This report supplements the detailed July 2010 Estimates which provide population, household, and housing data for every county and community in the seven-county region.

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SEMCOG

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

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Population and Households in Southeast Michigan, 2000-2010

Population growth in Southeast Michigan over the decade experienced a roller coaster ride as a result of a series of events, including a housing boom during the early part of the decade, continuous restructuring of the auto industry, a housing crisis that began in the middle of the decade, followed by the financial meltdown and the recession towards the end of the decade. Major trends that impacted the region's demographics during this turbulent time include the following:

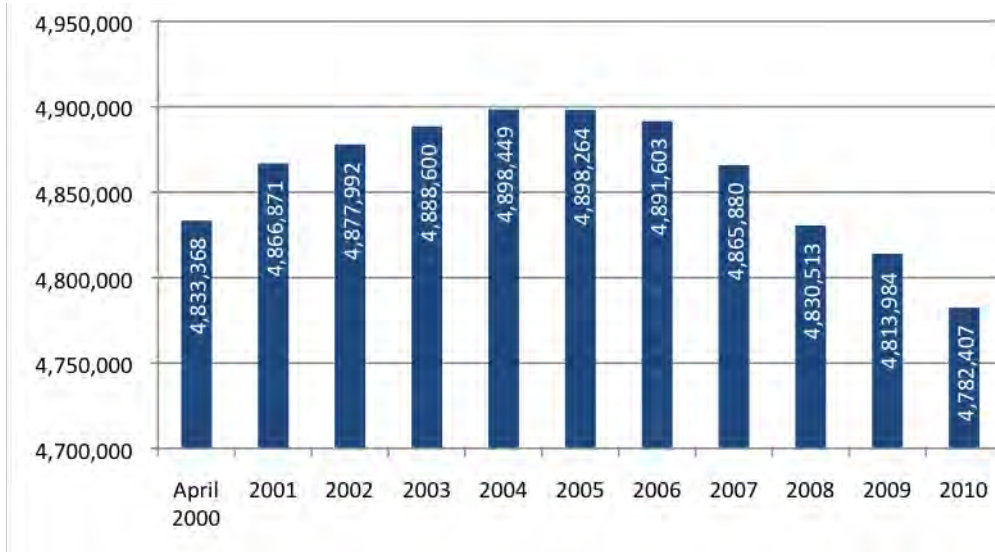
- **The 2000-2005 and 2005-2010 periods represent two distinct growth phases for Southeast Michigan.** During the first half of the decade, the region gained about 65,000 people, adding 1.3 percent to its Census 2000 count of 4,833,368 persons. However, during the second half of the decade Southeast Michigan lost substantial population; this loss exceeded the growth that occurred in the previous years. The region lost close to 116,000 people, or 2.4 percent of its population in last five years.
- **Domestic out-migration remained a primary factor in region's demographic trends.** Southeast Michigan lost population in every year of this decade, with a total loss of about 270,000 people to net out-migration in the last 10 years combined. More than 50 percent of this net loss occurred in the last three years of the decade.
- **Household size witnessed a reversal of trend during this decade.** After a steady decline for several decades, Southeast Michigan's household size has been on the rise during this decade. Average household size decreased by nine percent during the 1970s, six percent during the 1980s, and three percent during the 1990s. But in this decade, there has been a 1.5 percent increase in the region's household size. The reason for this reversal of trend is primarily due to economic difficulties that forced more people to live in same households.
- **Housing permits fell to a record low of 1,590 by the end of the decade.** The depressed economy and weak housing market during the second half of the decade have resulted in very little homebuilding activity in the region. In 2009, 1,590 new home permits were issued in the region, which was only seven percent of annual average number of permits issued during the first half of the decade.
- **Vacancy rate more than doubled between 2000 and 2010.** Population losses, coupled with the housing crash have resulted in nearly 236,000 vacant housing units in the region. Between 2000 and 2010, vacant housing units in the region increased by more than 120 percent.

Population

SEMCOG's seven-county region now has 51,000 fewer people than its Census 2000 count

Figure 1

Total Population, Southeast Michigan, 2000-2010



The decade since 2000 has been a tumultuous period for Southeast Michigan. Employment losses in every year since 2001 placed the region in a decade-long recession. While the modest population growth pattern of 1990-2000 continued into the early part of the current decade, this trend inverted during mid-decade and the region has been experiencing population losses since then. Southeast Michigan lost about 51,000 people from 2000 and nearly 116,000 people since it peaked in population in 2004. As of July 2010, the region is estimated having about 4,782,000 people.

Table 1

Total Population by County, Southeast Michigan, 2000-2010

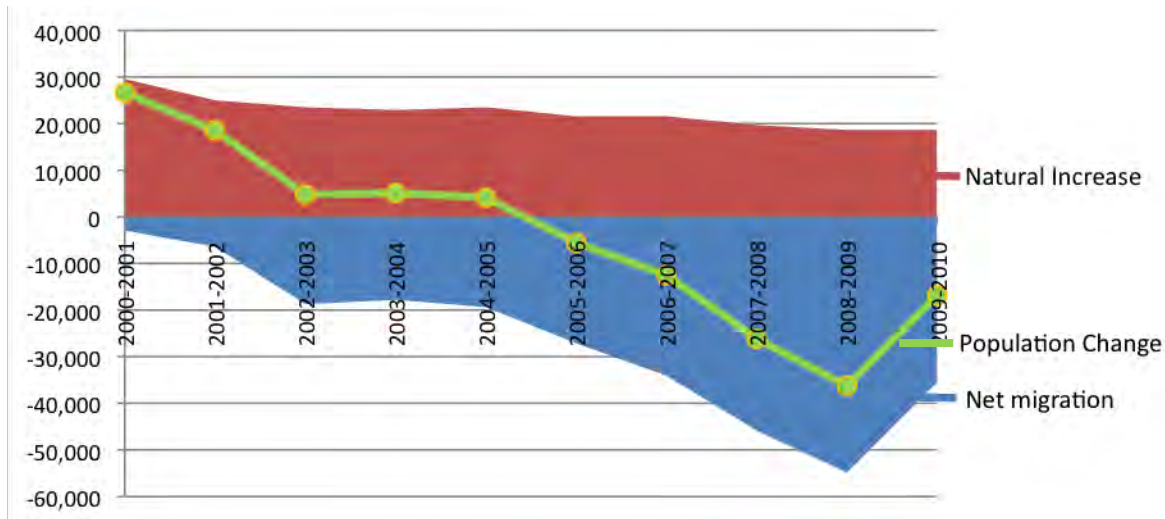
	Census	Estimate	Change 2000-2010	
	April 1, 2000	July 1, 2010	Number	Percent
Southeast Michigan	4,833,368	4,782,407	-50,961	-1.05%
Livingston	156,951	183,420	26,469	16.86%
Macomb	788,149	830,917	42,768	5.43%
Monroe	145,945	152,623	6,678	4.58%
Oakland	1,194,156	1,204,053	9,897	0.83%
St. Clair	164,235	166,196	1,961	1.19%
Washtenaw	322,770	347,699	24,929	7.72%
Wayne	2,061,162	1,897,499	-163,663	-7.94%

Individual counties within the region experienced varying rates of growth. While Macomb County experienced the largest growth in the region, Livingston County was the fastest growing county. Although Wayne County was the only county that witnessed a net population loss during this decade, the loss surpasses the gains experienced by other counties combined.

Population Change and Migration

The critical factor in the region’s population change has been migration. The region has been experiencing greater number of residents moving out compared to those moving into the region since 2000. The region’s slow growth in the early years of the decade was mainly from natural increase (more births than deaths); however, by 2004 net out-migration outpaced natural increase resulting in population losses.

Figure 2
Population Change by Component, Southeast Michigan, 2000-2010



The region lost about 270,000 people to net out-migration since the 2000 Census; 65 percent of this loss occurred in the last four years of the decade. According to IRS county-to-county migration data and American Community Survey (ACS) 2008 estimates, about 273,300 persons moved into the region between 2005 and 2008, while nearly 456,100 persons moved out.

Table 2
Migration by County, Southeast Michigan

	In-Migration 2005-2008	Out-Migration 2005-2008	Net-Migration		
			2005-2008	2008-2010	2000-2010
Southeast Michigan	273,273	456,065	-182,792	-140,223	-270,168
Livingston	34,256	33,107	1,149	-848	17,394
Macomb	120,306	129,996	-9,690	-9,472	15,462
Monroe	25,152	25,688	-536	-1,476	1,513
Oakland	194,964	229,349	-34,385	-17,160	-48,485
ST. Clair	19,629	24,795	-5,166	-6,740	-3,451
Washtenaw	78,176	88,571	-10,395	-4,506	1,312
Wayne	172,740	303,323	-130,583	-110,733	-253,913

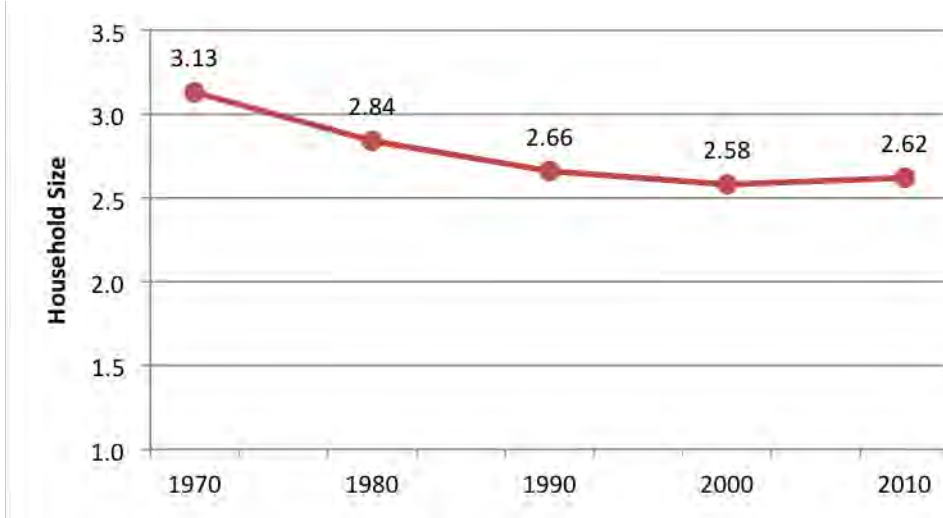
The region’s economic woes were further exacerbated by the national recession at the end of 2007, and as a result net out-migration from the region accelerated with every county in the region experiencing net outflows of its population during the last few years of the decade. Migration is a lagging indicator of a region’s economy. With the stagnant job market that is being witnessed in Southeast Michigan coupled with one of the highest unemployment rates in the country, the rate of out migration will likely remain high in the near future.

Households

Region's household size stopped declining during this decade

Figure 3

Household Size, Southeast Michigan, 1970-2010



In a striking reversal after decades of decrease in the number of persons per household, household size increased in the region during this decade. Distressed economic times are resulting in more people living in each occupied housing unit as families are moving in with relatives and young adults are postponing moving out of parents' homes.

With employment decline dominating Southeast Michigan's demographic setting, the number of households in the region declined at more than 2.5 times the rate of population decline in the last 10 years. In contrast, during the 1990s, households grew at 1.6 times the rate of the region's population. Slower decline of population compared to households implies that more smaller households are moving out of the region, and recent ACS data indicate that these are also the households headed by young householders. In July 2010, the region had about 1,795,000 households, 50,000 fewer than in 2000.

Table 3

Occupied Housing Units by County, Southeast Michigan, 2000-2010

	Households (Occupied Housing Units)				Household Size	
	April 1, 2000	July 1, 2010	Change 2000-2010		April 1, 2000	July 1, 2010
			Number	Percent		
Southeast Michigan	1,845,218	1,794,937	-50,281	-2.7%	2.58	2.62
Livingston	55,384	67,090	11,706	21.1%	2.80	2.72
Macomb	309,203	323,334	14,131	4.6%	2.52	2.54
Monroe	53,772	58,848	5,076	9.4%	2.69	2.57
Oakland	471,115	477,317	6,202	1.3%	2.51	2.49
St. Clair	62,072	63,600	1,528	2.5%	2.62	2.58
Washtenaw	125,232	134,348	9,116	7.3%	2.41	2.44
Wayne	768,440	670,400	-98,040	-12.8%	2.64	2.78

Housing

For the past two years, housing demolitions in the region exceeded total residential permits

Figure 4

Housing Unit Permits and Demolitions, Southeast Michigan, 2000-2010



The last three years of the decade recorded the lowest building permit activity in the region since SEMCOG began tracking building permit data in 1969. Early indications of a housing market downturn began in 2005 when the housing boom of the early 2000s quickly inverted, and the national recession of 2008 mixed in with the housing meltdown plunged the region's residential permits to a record low of 3,080 units in 2008 and 1,590 permits in 2009. As of July 1, 2010, the region added about 78,800 units (four percent) to its Census 2000 housing stock, totaling approximately 2,030,700 units.

Table 4

Housing Units by County, Southeast Michigan, 2000-2010

	Housing Units				Vacancy Rate	
	April 1, 2000	July 1, 2010	Change 2000-2010		April 1, 2000	July 1, 2010
			Number	Percent		
Southeast Michigan	1,951,898	2,030,674	78,776	4.0%	5.47	11.61
Livingston	58,919	72,456	13,537	23.0%	6.00	7.41
Macomb	320,276	350,564	30,288	9.5%	3.46	7.77
Monroe	56,471	63,873	7,402	13.1%	4.78	7.87
Oakland	492,006	525,653	33,647	6.8%	4.25	9.20
St. Clair	67,107	72,665	5,558	8.3%	7.50	12.48
Washtenaw	130,974	146,262	15,288	11.7%	4.38	8.15
Wayne	826,145	799,201	-26,944	-3.3%	6.98	16.12

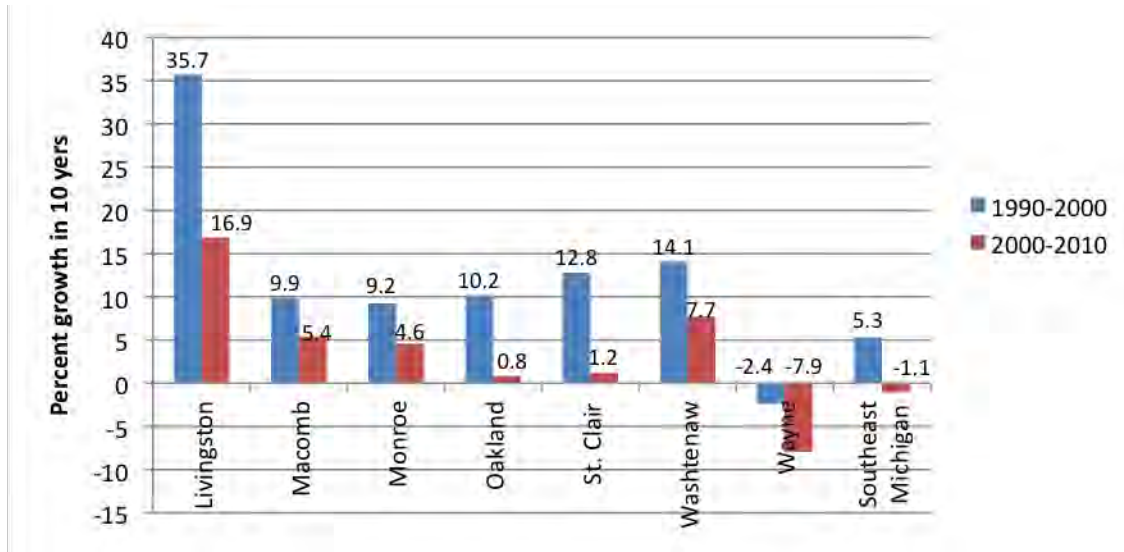
The economic downturn affected the region's housing market in a number of other ways. One such effect was the increase in vacant properties. In 2010, nearly 1 in 9 housing units in the region was estimated to be vacant, more than twice the vacancy rate of 5.47 percent in 2000. However, SEMCOG's analysis of region's foreclosure data show indications of rising home sales figures, and the region's little or no homebuilding activity coupled with rising sales of existing homes can put a positive spin on residential vacancies.

County and Community Trends

Suburban counties and large suburban communities experienced fast growth

Figure 5

10-Year Population Growth Rates by County, Southeast Michigan



While the region lost little over one percent of its population in the last 10 years, individual counties within the region have shown varying trends. With the exception of Wayne County, all the counties experienced growth during this decade, though at a much slower pace than in the 1990s, reflecting the impact of the decade-long employment slump in the region. Outlying Livingston County, followed by Washtenaw County, experienced the fastest growth during this decade, with Livingston growing at an average annualized rate of 1.6 percent and Washtenaw at 0.8 percent.

Similar to county patterns, suburban communities situated outside the Census-defined urban boundaries of the region grew faster than the inner/older suburbs and cities, continuing trends evident in the 1990s. Additionally, only 21 of 99 outer-ring communities lost population during this decade. Some of the communities situated in these outer fringes of the region and gaining population include Pittsfield Township, Washington Township, Oakland Township, Genoa Township, and Berlin Township.

Within the inner-ring communities, while many of the inner urban cities such as Pontiac, Warren, Ann Arbor, Royal Oak, and Inkster experienced population losses in the last 10 years, suburban communities situated along the urban boundaries of the region had largest gains in population. Macomb Township, Canton Township, Northville Township, and Commerce Township fit this profile.

The region's five largest communities in terms of 2010 population are Detroit, Warren, Sterling Heights, Ann Arbor, and Dearborn in that order.

Detailed data for each community in the region, including changes in population and households, are provided in the [July 2010 estimates](#) document. Figure 6 on page 7 shows the geographic distribution of population change between 2000 and 2010 for all communities in Southeast Michigan.

Table 5

Top 15 Communities in Southeast Michigan with Largest Gains in Population

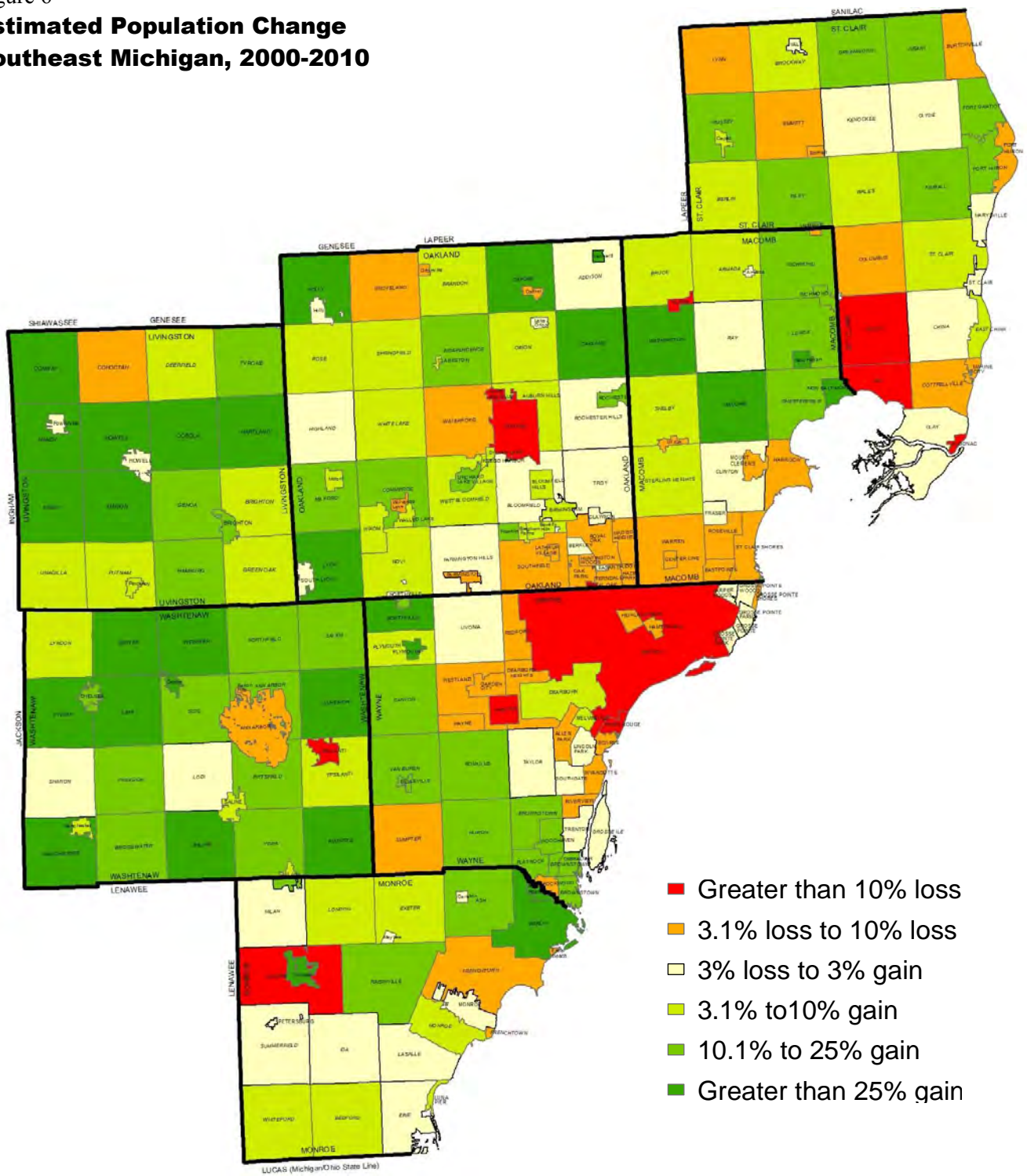
Community	Population		Population Change		Households		HH Change	
	2000	2010	2000-2010		2000	2010	2000-2010	
Macomb Twp.	50,478	82,594	32,116	63.6%	16,946	26,991	10,045	59.3%
Canton Twp.	76,366	89,727	13,361	17.5%	27,490	33,023	5,533	20.1%
Northville Twp.	21,036	28,336	7,300	34.7%	8,119	11,640	3,521	43.4%
Pittsfield Twp.	30,167	37,224	7,057	23.4%	11,817	13,712	1,895	16.0%
Commerce Twp.	30,349	36,265	5,916	19.5%	10,708	13,254	2,546	23.8%
Sterling Heights	124,471	129,958	5,487	4.4%	46,319	49,339	3,020	6.5%
Chesterfield Twp.	37,405	42,185	4,780	12.8%	13,347	15,318	1,971	14.8%
Brownstown Twp.	22,989	27,497	4,508	19.6%	8,322	11,448	3,126	37.6%
Washington Twp.	17,122	21,548	4,426	25.8%	6,155	8,246	2,091	34.0%
Shelby Twp.	65,159	69,461	4,302	6.6%	24,486	27,242	2,756	11.3%
Hartland Twp.	10,996	15,011	4,015	36.5%	3,696	5,200	1,504	40.7%
Oxford Twp.	12,485	16,448	3,963	31.7%	4,385	5,939	1,554	35.4%
Oakland Twp.	13,071	16,981	3,910	29.9%	4,341	5,690	1,349	31.1%
Ypsilanti Twp.	49,182	53,037	3,855	7.8%	20,194	21,268	1,074	5.3%
Van Buren Twp.	23,559	27,377	3,818	16.2%	9,867	11,836	1,969	20.0%

Table 6

Top 15 Fastest-Growing Communities in Southeast Michigan

Community	Population		Population Change		Households		HH Change	
	2000	2010	2000-2010		2000	2010	2000-2010	
Macomb Twp.	50,478	82,594	32,116	63.6%	16,946	26,991	10,045	59.3%
Saline Twp.	1,302	2,084	782	60.1%	460	831	371	80.7%
Dexter	2,338	3,525	1,187	50.8%	1,013	1,387	374	36.9%
New Baltimore	7,405	11,011	3,606	48.7%	2,942	4,131	1,189	40.4%
Augusta Twp.	4,813	6,980	2,167	45.0%	1,728	2,627	899	52.0%
Marion Twp.	6,757	9,796	3,039	45.0%	2,271	3,440	1,169	51.5%
New Haven	3,071	4,412	1,341	43.7%	1,064	1,589	525	49.3%
Holly Twp.	3,902	5,482	1,580	40.5%	1,321	1,970	649	49.1%
Oceola Twp.	8,362	11,613	3,251	38.9%	2,756	4,002	1,246	45.2%
Berlin Twp.	5,154	7,066	1,912	37.1%	1,882	2,617	735	39.1%
Hartland Twp.	10,996	15,011	4,015	36.5%	3,696	5,200	1,504	40.7%
Northville Twp.	21,036	28,336	7,300	34.7%	8,119	11,640	3,521	43.4%
Leonard	332	444	112	33.7%	124	151	27	21.8%
Manchester Twp.	1,942	2,561	619	31.9%	717	1,002	285	39.7%
Oxford Twp.	12,485	16,448	3,963	31.7%	4,385	5,939	1,554	35.4%

Figure 6
**Estimated Population Change
 Southeast Michigan, 2000-2010**



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