

November 29, 2012

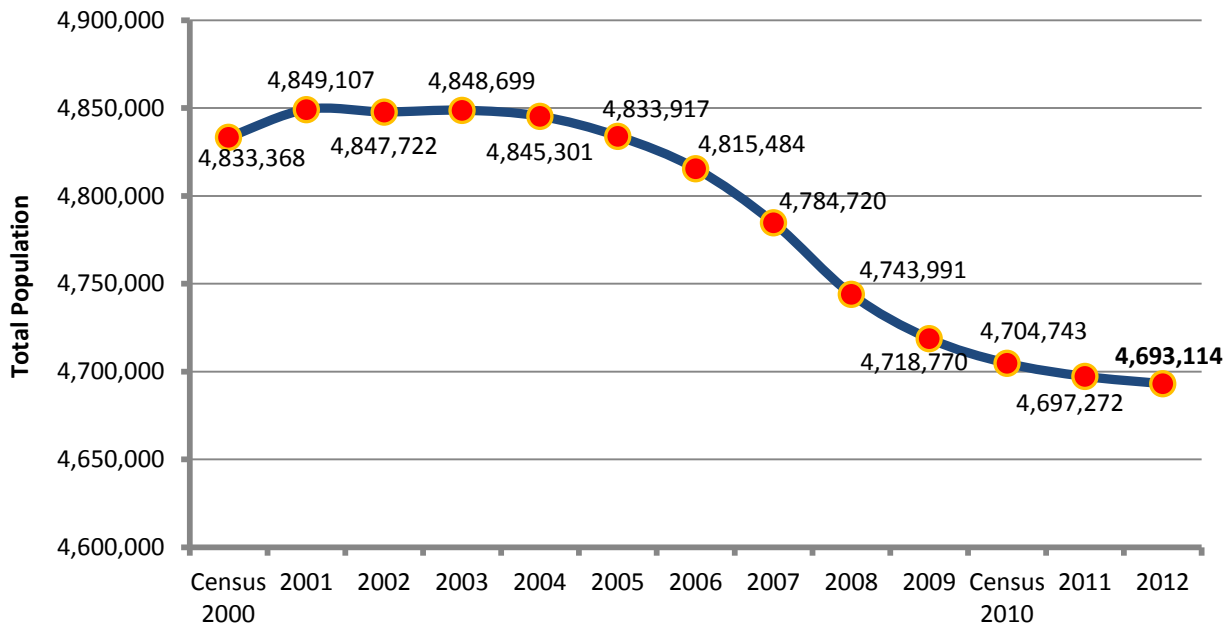
SEMCOG Estimates of Population and Households, July 2012

Recently SEMCOG published the 2012 mid-year population and household estimates, containing data on population, housing units, occupied housing units (i.e., households), vacancy rates, and household size for every city, village, and township in each of the seven counties in Southeast Michigan.

Regional Trends: July 1, 2012 population estimate for Southeast Michigan – 4,693,000

This estimate represents a decrease of 11,600 people or 0.24 percent since 2010. As the state and the region are recovering from the Great Recession, population decline in the region has slowed down significantly compared to the later part of the last decade (Figure 1). The region as a whole is estimated to have lost 5,800 people (or 0.1 percent of its population) each year since Census 2010 as compared to the 2000 and 2010 period when the losses exceeded 12,800 people (or 0.27 percent) per year.

Figure1 - Population in Southeast Michigan, 2000-2012



Out-migration from the region continues to be the dominant factor in the region's population change. Southeast Michigan was particularly hard hit by the Great Recession; the region lost more than 480,300 jobs¹ during the last decade and, consequently, lost more than 344,000 people in net out-migration – more people moving out than moving in. Net out-migration from the region averaged around 24,000

persons per year between 2000 and 2005, and in excess of 46,000 persons per year from 2006 to 2010. However, a rebounding manufacturing sector, along with broader improvements in job market in post-2010 is contributing to reductions in out-migration. Between 2010 and 2012, net out-migration from the region averaged around 19,800 persons per year, far less than earlier decade (Table 1).

Table 1 - Population Change, Southeast Michigan, 2010-2012

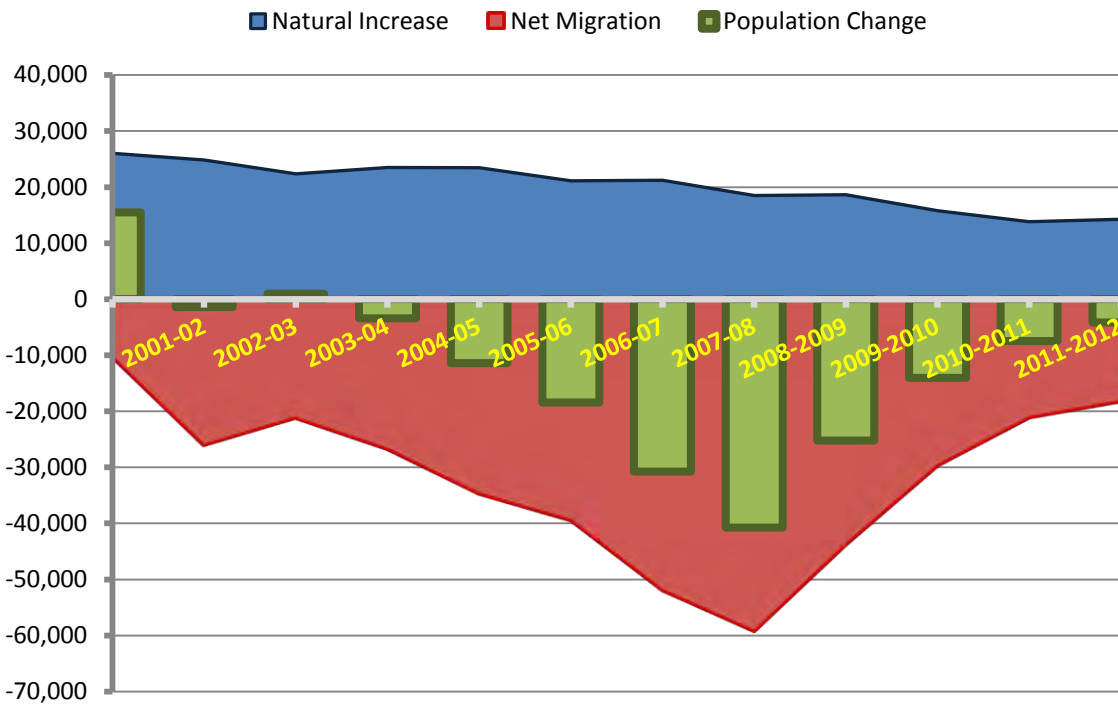
	Demographic Change				Components of Change		
	Total Population		Change	Percent Change	Annual Average, 2010-2012		
	Census 2010	July 2012			Births	Deaths	Net Migration
SE Michigan	4,704,743	4,693,114	-11,629	-0.2%	54,951	40,930	-19,836
Livingston	180,967	182,288	1,321	0.7%	1,694	1,247	213
Macomb	840,978	843,435	2,457	0.3%	9,216	7,668	-320
Monroe	152,021	151,434	-587	-0.4%	1,634	1,277	-651
Oakland	1,202,362	1,216,207	13,845	1.2%	12,986	9,504	3,441
St. Clair	163,040	161,049	-1,991	-1.2%	1,679	1,617	-1,058
Washtenaw	344,791	350,781	5,990	1.7%	3,861	1,981	1,116
Wayne	1,820,584	1,787,920	-32,664	-1.8%	23,880	17,634	-22,578

Population change in a region is a consequence of three factors – migration, births, and deaths. In addition to more people moving out than those coming in, the region has also been experiencing declines in number (and rate) of births since 1990; that trend continues into the current decade. Southeast Michigan had a birthrate of 16.3 births per 1,000 people in 1990, which fell to 14.0 in 2000; in 2010, the birth rate for the region was 11.7 births per 1,000 persons².

While the number of births declined to 10,970 in 2010 (from 15,892 in 2000), deaths have been steady at around 41,000 per year. However, the fact that the region’s population will have higher proportions of elderly in future years means that the number of deaths will be slowly rising³. As a result, contributions to natural growth (births minus deaths) in the region’s population are also diminishing (Figure 2).

While births and deaths are largely determined by the existing population structure, economic conditions within the region relative to the rest of the nation affect the movement of people, and as Michigan and Southeast Michigan recover from the severe economic downturn of the past decade, and job and housing markets stabilize, out-migration from the region may decrease further in the coming years and eventually the region will experience population gains.

Figure 2 - Population Change and Components of Change, Southeast Michigan, 2000-2012

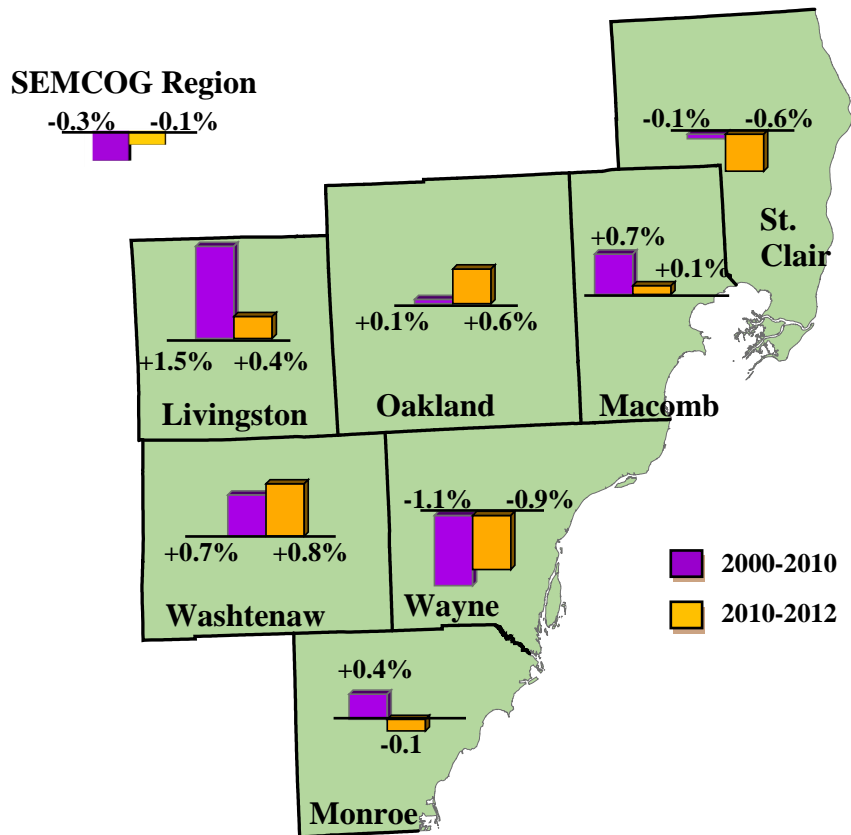


County and Community Trends

Similar to the regional trend, county-level population numbers are also showing some shifting of trends compared to the previous decade. While population growth continued in four of the seven counties, growth has slowed in Livingston and Macomb counties, both of which witnessed rapid growth in the earlier decade. Oakland and Washtenaw counties, however, are experiencing much faster growth rates than other counties in the region, primarily due to an increase in the number of people moving into these counties. Oakland County experienced the largest numeric increase in population; Washtenaw County had the fastest growth in its population since 2010. St. Clair and Wayne counties continue to lose population as a result of out-migration. Monroe County, which experienced modest population gains last decade, is witnessing a small loss in population since 2010 (Figure 3).

While Macomb Township continues to lead the region with largest growth of 2,300 people, Ann Arbor, Rochester Hills, and Dearborn have also witnessed population increases in excess of 2,000 people since 2010. Detroit is expected to have lost close to 36,000 people (3.6 percent); this rate of loss, however, is significantly smaller than the 25 percent loss in population the city experienced in the decade prior to 2010.

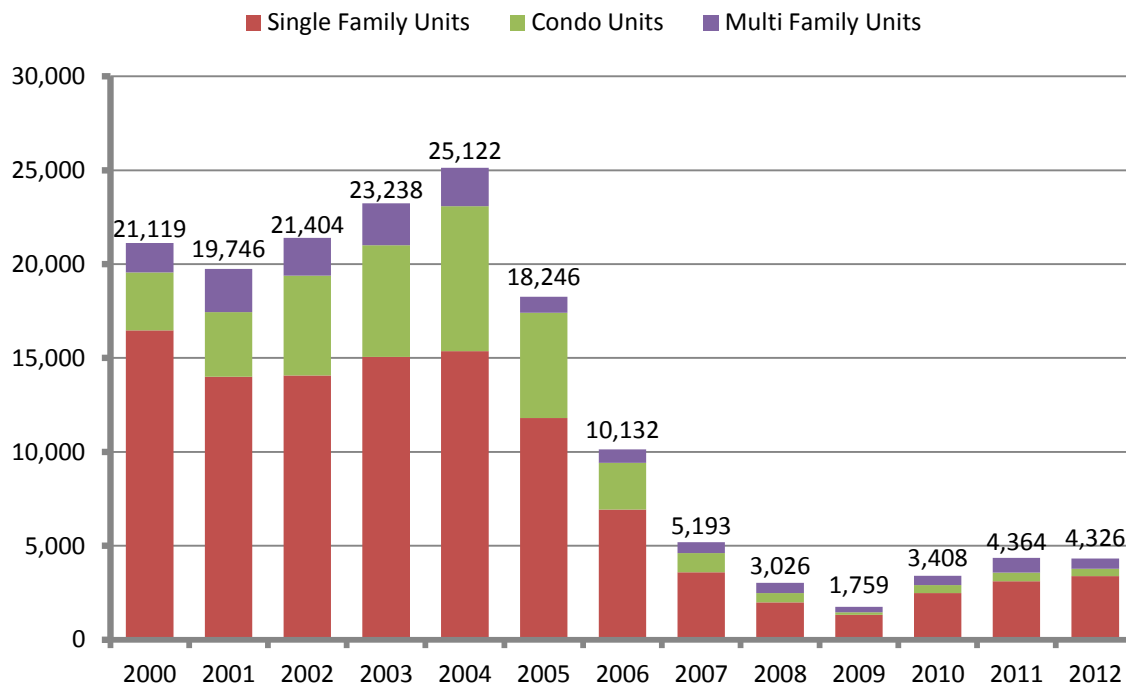
Figure 3 - Annualized Population Growth Rates: SEMCOG region, 2000-2010 and 2010-2012



Geographic distribution of growth also seems to be differing from last decade. Much of the growth witnessed since 2010 has occurred in the suburban communities along the urban fringes of the metro Detroit, unlike in 2000s, when rapid growth occurred in the exurban communities outside the urban area of the region. Many of the communities that are witnessing growth are also the cities and townships that are racially and ethnically diverse with higher proportions of immigrant populations.

Most of these communities' population growth is being boosted by new housing starts – primarily single-family homes. However, the gains in housing construction are still quite modest compared to the dramatic drops the region experienced for the past several years (Figure 4). While housing starts have averaged more than 4,000 per year between 2010 and 2012, the region added only 534 housing units to its 2010 housing stock due to demolition of older homes, primarily in central cities and older, inner-ring communities. The continued demolition of older housing, combined with very low levels of housing activity for the past five years, suggest some potential for growth in the region's housing, which could further improve the already recovering economy in Southeast Michigan.

Figure 4 - Annual Residential Building Permits by Unit Type: Southeast Michigan, 2000-2012



Decreased housing inventory, coupled with reduced out-migration, is adding to growth in the number of households in the region, and resulting in decreased residential vacancies. Vacancy rates are estimated to have decreased from 2010 in more than 70 percent of the communities region-wide, with the regional average being 10.2 percent; this represents a decrease of 5,329 vacant units in the last two years (Table 2).

Table 2 - Housing Trends: Southeast Michigan, 2010-2012

	Housing Units				Vacancy Rate	
	Census 2010	July 2012	HU Change	Vac. Unit Change	2010	2012
SE Michigan	2,060,749	2,061,283	534	-5,329	10.5%	10.2%
Livingston	72,809	73,132	323	-975	7.5%	6.1%
Macomb	356,626	358,369	1,743	99	7.0%	7.0%
Monroe	62,971	63,070	99	-193	7.5%	7.2%
Oakland	527,255	528,659	1,404	-6,594	8.3%	7.0%
St. Clair	71,822	71,721	-101	118	11.1%	11.3%
Washtenaw	147,573	148,299	726	-2,243	7.0%	5.5%
Wayne	821,693	818,033	-3,660	4,459	14.5%	15.1%

The average number of persons per household has been falling for decades. As households headed by baby boomers are slowly being replaced by the new younger-generation households, the decreasing trend in household size is expected to continue for some years to come (Table 3). On the contrary, several newer suburbs that are growing in population (e.g., Pittsfield Township, Northville Township, Bellville, South Lyon) are experiencing increases in household size. Communities with large immigrant populations (e.g., Dearborn, Hamtramck, and Farmington) have historically witnessed increases in number of persons per household and that trend continues.

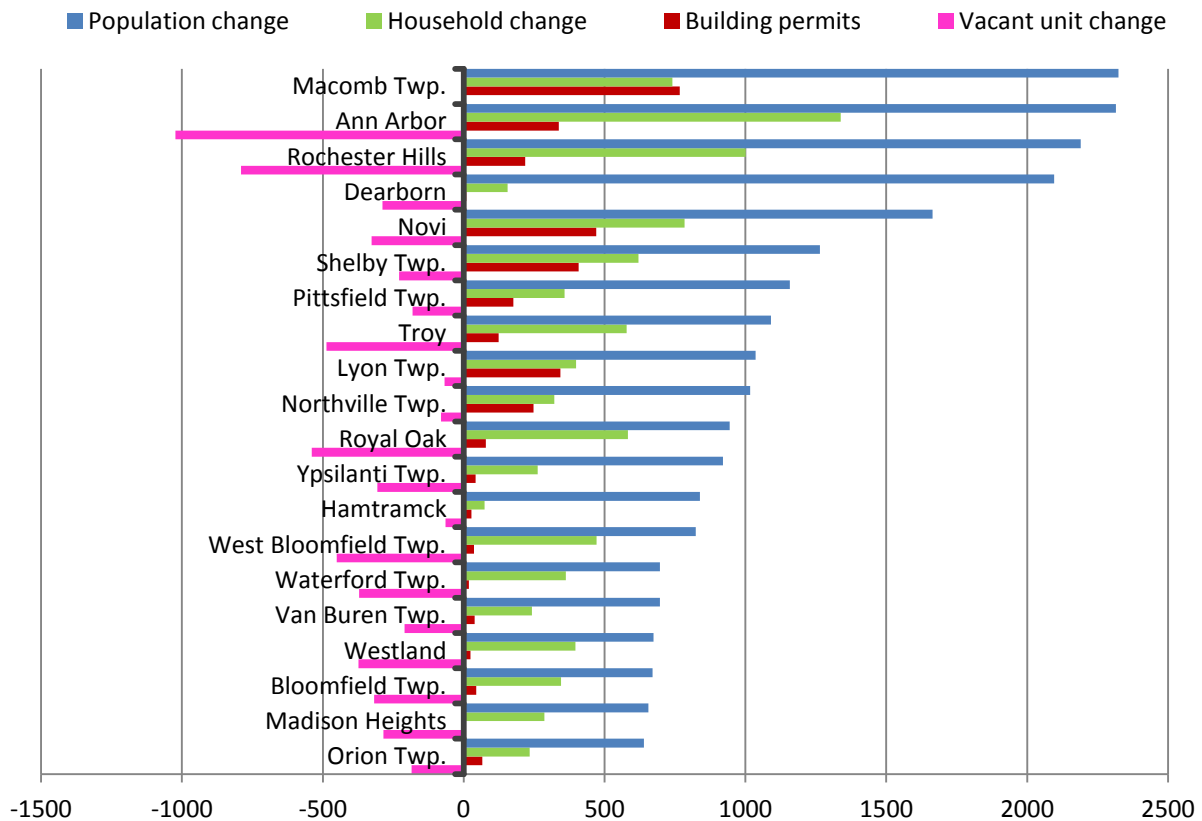
Table 3 - Households and Household Size: Southeast Michigan, 2010-2012

	Households (Occupied Housing Units)				Household Size	
	Census 2010	July 2012	Change	% Change	2010	2012
SE Michigan	1,844,758	1,850,621	5,863	0.3%	2.51	2.50
Livingston	67,380	68,678	1,298	1.9%	2.67	2.64
Macomb	331,667	333,311	1,644	0.5%	2.51	2.51
Monroe	58,230	58,522	292	0.5%	2.59	2.56
Oakland	483,698	491,696	7,998	1.7%	2.46	2.45
St. Clair	63,841	63,622	-219	-0.3%	2.52	2.50
Washtenaw	137,193	140,162	2,969	2.2%	2.38	2.37
Wayne	702,749	694,630	-8,119	-1.2%	2.56	2.54

Summary

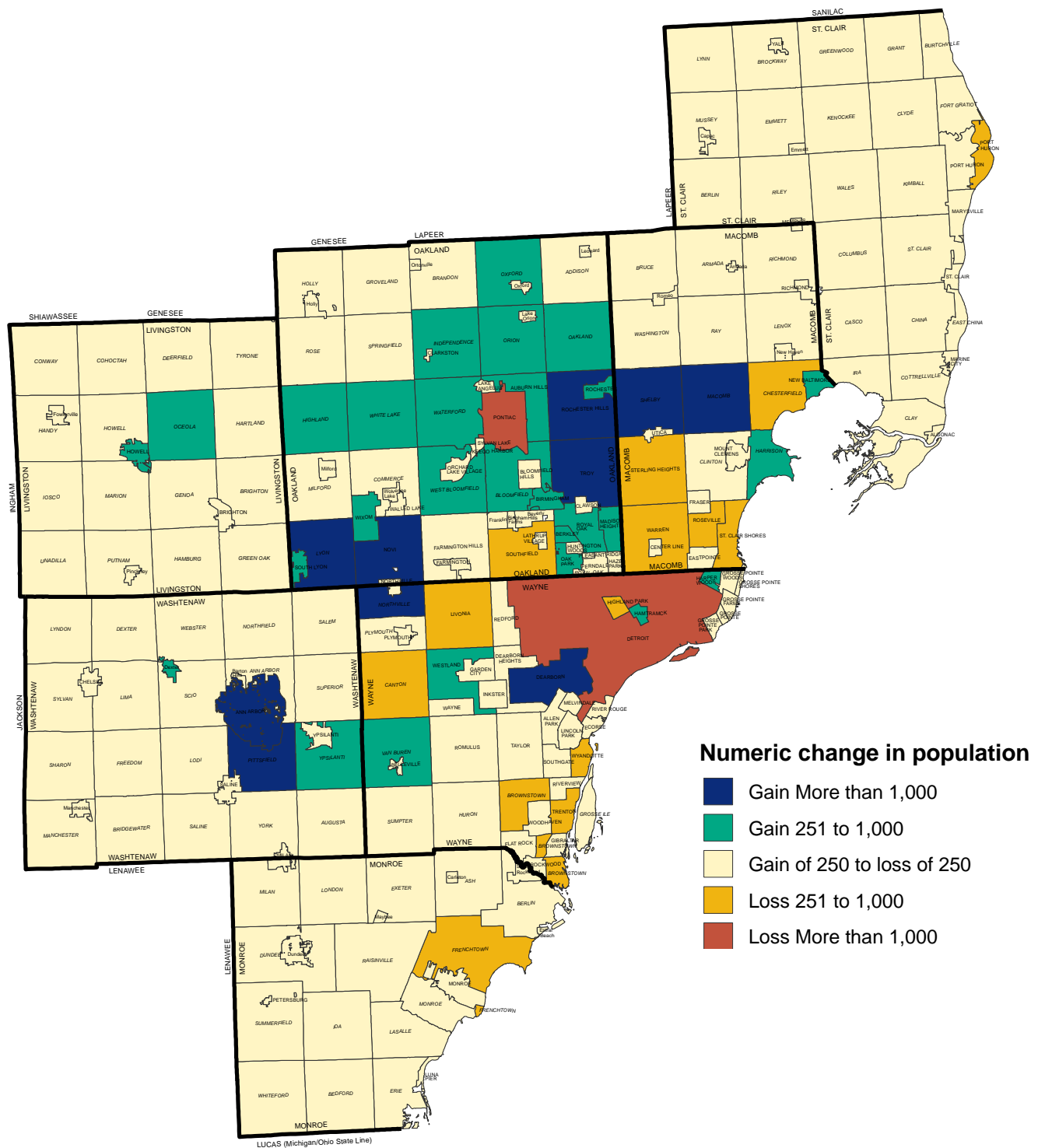
Population decline in Southeast Michigan is slowing down due to improved migration trends as the region's economy continues to recover. Post-2010 growth is evident in emerging suburbs (Figures 5, 6). As a result, these communities are seeing decreases in residential vacancy rates. As baby boomers continue to age, new smaller households are forming in a number of exurban communities, which is further lowering the vacancy rates in those communities (Figure 7). From a regional perspective, population stabilization, coupled with more but smaller households, will increase housing demand, which eventually can result in the rise of new housing construction.

Figure 5 - Top 20 communities in Southeast Michigan with largest gains in population, 2010-2012



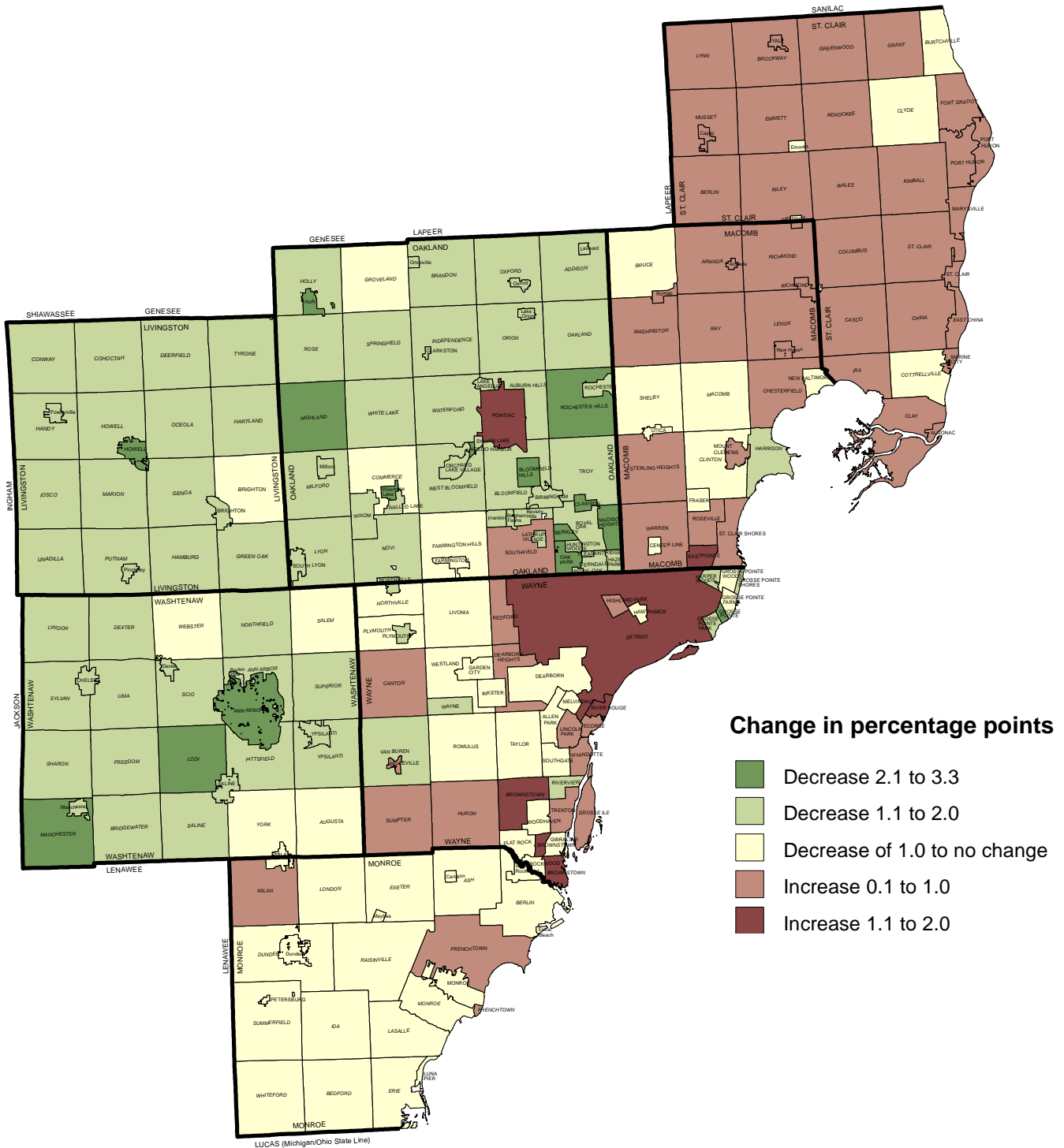
A slow but steady recovery in Southeast Michigan’s economy combined with continued slowdown in out-migration, and the prospect of an upturn in construction activity; all suggest that Southeast Michigan, as a region, is on path to growth, although a slow growth. However, the communities that will capture this growth will probably not mimic the pattern observed in the last decade. Similar to national trend, immigrant populations will drive much of the growth in the region, and communities with diversified population base along with services that cater to these populations such as good schools, attractive housing options, and proximity to job centers are likely to fare best in the coming years.

Figure 6
Change in Population by Community, 2010-2012
Southeast Michigan



Source: SEMCOG, Census 2010

Figure 7
Change in Vacancy Rate, 2010-2012
Southeast Michigan



Source: SEMCOG, Census 2010

Accessing the Estimates Data

Population and household estimates, along with housing units, vacancy rates, and household size for all communities and counties in the region can be accessed [here](#) in a spreadsheet format. Data is also available on SEMCOG's [Community Profiles](#) pages for individual communities.

Notes:

1. SEMCOG's analysis of Current Employment Estimates 2000 and 2010 from Bureau of Labor Statistics.
2. SEMCOG's analysis of Vital Statistics data by community from Michigan Department of Community Health.
3. SEMCOG's 2040 Forecast: <http://www.semco.org/RegionalForecast.aspx>