

Population and Households in Southeast Michigan, 2000-2008

September 2008

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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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Abstract

This report discusses recent population and household changes in Southeast Michigan. Population and household estimates for July 2008 are compared to Census 2000 data and are provided for every county and community in the seven-county region.

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Acknowledgements

This report was prepared by Sirisha Uppalapati.

Cover Photo

Andy Cain is pictured here with his wife Deanna, twin daughters Katelyn and Erin, and dog Baylah.

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Regional Summary, 2000-2008

Southeast Michigan has experienced a very slight growth in population and households since the turn of the century, quite different from the trend observed between 1990 and 2000. The seven-county region gained approximately 39,000 persons and 75,000 households from April 2000 to July 2008. Total population increased by less than one percent and households by four percent during this time period. As of July 2008, the region is estimated to have a population of 4,872,000 and 1,920,000 households living in a total of 2,076,000 housing units.

Tables 1 and 2 show that all counties in Southeast Michigan, except for Wayne County, experienced population and household growth since the last census. Wayne County is estimated to have 86,000 fewer persons and 17,000 fewer households. In percentage terms, Wayne County's population and number of households fell by four percent and two percent, respectively. At the other end of the spectrum, Livingston County's population grew 17 percent, with households increasing 23 percent. Macomb County gained the greatest number of persons and households from 2000 to 2008, with 44,000 more persons and 32,000 more households.

Total population estimates include persons residing in households and group quarters (e.g., dormitories, nursing homes, and correctional facilities). The region's group quarters population is estimated at 82,600 in 2008 and accounts for less than two percent of the region's total population. While the region's group quarters population grew by 1,200 persons, the City of Detroit's institutional population grew by 2,000 persons, a 10 percent increase from 2000. This increase is attributed largely to the increase in population in college dormitories within Detroit.

While the region's population increased by less than one percent during the past eight years, the percentage increase in the number of households was greater, reflecting the trend of higher proportions of people living in smaller households. The average number of persons per household decreased from 2.58 in 2000 to an estimated 2.49 in 2008.

Changes in population and households at the community level are found in Tables 3 and 4. Macomb Township exceeded all other Southeast Michigan communities in both population and household gain with an increase of 24,000 persons and 9,000 households since the 2000 Census. Communities in the western and northern parts of the region generally experienced population increases, where there is a greater potential to add new housing units due to vacant land. Likewise, many communities in Oakland and Wayne counties, where there is limited land to add residential units, have experienced slow growth or even suffered population losses. Tables 5 and 6 show the communities that have experienced a significant growth in population in percentage and in number between 2000 and 2008.

The 20 largest communities in Southeast Michigan, in terms of population in July 2008, are listed in Table 6. With Macomb Township's population increase of 24,000 since the last census, the community moved up 10 spots from its 2000 ranking, and now ranks as the 13th most populous community in the region. Other communities moving up the list are Canton Township, Dearborn, and Shelby Township.

Figures 1 and 2 geographically depict population and household change from April 2000 to July 2008 for all communities in Southeast Michigan.

Table 1
Population Change by County, Southeast Michigan, 2000-2008

County	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008	
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent
Southeast Michigan	4,833,368	4,872,273	38,905	0.8	4,751,938	4,789,618	37,680	0.8	81,430	82,655	1,225	1.5
Livingston	156,951	183,868	26,917	17.2	155,270	182,773	27,503	17.7	1,681	1,095	-586	-34.9
Macomb	788,149	832,139	43,990	5.6	779,288	823,290	44,002	5.6	8,861	8,849	-12	-0.1
Monroe	145,945	153,612	7,667	5.3	144,402	152,069	7,667	5.3	1,543	1,543	0	0.0
Oakland	1,194,156	1,204,659	10,503	0.9	1,180,408	1,190,693	10,285	0.9	13,748	13,966	218	1.6
St. Clair	164,235	170,880	6,645	4.0	162,558	168,966	6,408	3.9	1,677	1,914	237	14.1
Washtenaw	322,770	351,976	29,206	9.0	301,468	330,064	28,596	9.5	21,302	21,912	610	2.9
Wayne	2,061,162	1,975,139	-86,023	-4.2	2,028,544	1,941,763	-86,781	-4.3	32,618	33,376	758	2.3

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, 2000-2008

County	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Census	Estimate
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	2000	2008
Southeast Michigan	1,845,218	1,920,438	75,220	4.1	1,951,898	2,075,688	123,790	6.3	5.5	7.5	2.58	2.49
Livingston	55,384	67,931	12,547	22.7	58,919	72,925	14,006	23.8	6.0	6.8	2.80	2.69
Macomb	309,203	341,086	31,883	10.3	320,276	354,604	34,328	10.7	3.5	3.8	2.52	2.41
Monroe	53,772	59,389	5,617	10.4	56,471	63,834	7,363	13.0	4.8	7.0	2.69	2.56
Oakland	471,115	492,633	21,518	4.6	492,006	525,413	33,407	6.8	4.2	6.2	2.51	2.42
St. Clair	62,072	66,742	4,670	7.5	67,107	73,418	6,311	9.4	7.5	9.1	2.62	2.53
Washtenaw	125,232	141,243	16,011	12.8	130,974	147,687	16,713	12.8	4.4	4.4	2.41	2.34
Wayne	768,440	751,414	-17,026	-2.2	826,145	837,807	11,662	1.4	7.0	10.3	2.64	2.58

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, 2000-2008

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008	
			Number	Percent			Number	Percent			Number	Percent
Livingston County	156,951	183,868	26,917	17.2	155,270	182,773	27,503	17.7	1,681	1,095	-586	-34.9
Brighton	6,701	7,184	483	7.2	6,657	7,140	483	7.3	44	44	0	0.0
Brighton Twp	17,673	18,448	775	4.4	17,616	18,391	775	4.4	57	57	0	0.0
Cohoctah Twp	3,394	3,590	196	5.8	3,394	3,590	196	5.8	0	0	0	0.0
Conway Twp	2,732	3,427	695	25.4	2,732	3,427	695	25.4	0	0	0	0.0
Deerfield Twp	4,087	4,314	227	5.6	4,087	4,314	227	5.6	0	0	0	0.0
Fowlerville	2,972	3,106	134	4.5	2,957	3,091	134	4.5	15	15	0	0.0
Genoa Twp	15,901	19,809	3,908	24.6	15,856	19,764	3,908	24.6	45	45	0	0.0
Green Oak Twp	15,618	17,924	2,306	14.8	15,186	17,848	2,662	17.5	432	76	-356	-82.4
Hamburg Twp	20,627	22,695	2,068	10.0	20,380	22,678	2,298	11.3	247	17	-230	-93.1
Handy Twp	4,032	5,278	1,246	30.9	4,006	5,252	1,246	31.1	26	26	0	0.0
Hartland Twp	10,996	14,404	3,408	31.0	10,940	14,348	3,408	31.2	56	56	0	0.0
Howell	9,232	9,712	480	5.2	8,839	9,319	480	5.4	393	393	0	0.0
Howell Twp	5,679	6,569	890	15.7	5,538	6,428	890	16.1	141	141	0	0.0
Iosco Twp	3,039	4,146	1,107	36.4	2,941	4,048	1,107	37.6	98	98	0	0.0
Marion Twp	6,757	9,048	2,291	33.9	6,740	9,031	2,291	34.0	17	17	0	0.0
Oceola Twp	8,362	12,344	3,982	47.6	8,331	12,313	3,982	47.8	31	31	0	0.0
Pinckney	2,141	2,365	224	10.5	2,119	2,343	224	10.6	22	22	0	0.0
Putnam Twp	5,359	5,847	488	9.1	5,343	5,831	488	9.1	16	16	0	0.0
Tyrone Twp	8,459	10,325	1,866	22.1	8,443	10,309	1,866	22.1	16	16	0	0.0
Unadilla Twp	3,190	3,333	143	4.5	3,165	3,308	143	4.5	25	25	0	0.0
Macomb County	788,149	832,139	43,990	5.6	779,288	823,290	44,002	5.6	8,861	8,849	-12	-0.1
Armada	1,573	1,650	77	4.9	1,519	1,596	77	5.1	54	54	0	0.0
Armada Twp	3,673	3,802	129	3.5	3,642	3,771	129	3.5	31	31	0	0.0
Bruce Twp	6,395	7,170	775	12.1	6,362	7,137	775	12.2	33	33	0	0.0
Center Line	8,531	8,297	-234	-2.7	8,314	8,080	-234	-2.8	217	217	0	0.0
Chesterfield Twp	37,405	44,917	7,512	20.1	37,170	44,682	7,512	20.2	235	235	0	0.0
Clinton Twp	95,648	94,914	-734	-0.8	94,893	94,159	-734	-0.8	755	755	0	0.0
Eastpointe	34,077	33,145	-932	-2.7	33,998	33,066	-932	-2.7	79	79	0	0.0
Fraser	15,297	14,896	-401	-2.6	15,068	14,667	-401	-2.7	229	229	0	0.0
Grosse Pte Shores (Pt)	80	75	-5	-6.3	80	75	-5	-6.3	0	0	0	0.0
Harrison Twp	24,461	25,451	990	4.0	24,410	25,400	990	4.1	51	51	0	0.0
Lenox Twp	5,362	5,998	636	11.9	4,085	4,733	648	15.9	1,277	1,265	-12	-0.9
Macomb Twp	50,478	74,741	24,263	48.1	50,407	74,670	24,263	48.1	71	71	0	0.0
Memphis (Part)	807	799	-8	-1.0	794	786	-8	-1.0	13	13	0	0.0
Mount Clemens	17,312	16,894	-418	-2.4	15,631	15,213	-418	-2.7	1,681	1,681	0	0.0
New Baltimore	7,405	11,919	4,514	61.0	7,292	11,806	4,514	61.9	113	113	0	0.0
New Haven	3,071	5,406	2,335	76.0	3,020	5,355	2,335	77.3	51	51	0	0.0

(Cont'd)

Table 3

Population Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008	
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent
Macomb County (Cont'd)												
Ray Twp	3,740	3,878	138	3.7	3,709	3,847	138	3.7	31	31	0	0.0
Richmond	4,896	5,892	996	20.3	4,849	5,845	996	20.5	47	47	0	0.0
Richmond Twp	3,416	3,990	574	16.8	3,199	3,773	574	17.9	217	217	0	0.0
Romeo	3,721	3,631	-90	-2.4	3,660	3,570	-90	-2.5	61	61	0	0.0
Roseville	48,129	45,999	-2,130	-4.4	47,945	45,815	-2,130	-4.4	184	184	0	0.0
Shelby Twp	65,159	72,105	6,946	10.7	64,890	71,836	6,946	10.7	269	269	0	0.0
Sterling Heights	124,471	125,566	1,095	0.9	123,273	124,368	1,095	0.9	1,198	1,198	0	0.0
St. Clair Shores	63,096	59,674	-3,422	-5.4	62,612	59,190	-3,422	-5.5	484	484	0	0.0
Utica	4,577	4,572	-5	-0.1	4,465	4,460	-5	-0.1	112	112	0	0.0
Warren	138,247	134,329	-3,918	-2.8	136,945	133,027	-3,918	-2.9	1,302	1,302	0	0.0
Washington Twp	17,122	22,429	5,307	31.0	17,056	22,363	5,307	31.1	66	66	0	0.0
Monroe County	145,945	153,612	7,667	5.3	144,402	152,069	7,667	5.3	1,543	1,543	0	0.0
Ash Twp	5,048	6,000	952	18.9	5,044	5,996	952	18.9	4	4	0	0.0
Bedford Twp	28,606	31,094	2,488	8.7	28,494	30,982	2,488	8.7	112	112	0	0.0
Berlin Twp	5,154	6,625	1,471	28.5	5,153	6,624	1,471	28.5	1	1	0	0.0
Carleton	2,562	2,541	-21	-0.8	2,562	2,541	-21	-0.8	0	0	0	0.0
Dundee	3,522	4,518	996	28.3	3,517	4,513	996	28.3	5	5	0	0.0
Dundee Twp	2,819	2,799	-20	-0.7	2,806	2,786	-20	-0.7	13	13	0	0.0
Erie Twp	4,850	4,680	-170	-3.5	4,845	4,675	-170	-3.5	5	5	0	0.0
Estral Beach	486	456	-30	-6.2	481	451	-30	-6.2	5	5	0	0.0
Exeter Twp	3,222	3,331	109	3.4	3,222	3,331	109	3.4	0	0	0	0.0
Frenchtown Twp	20,777	21,503	726	3.5	20,510	21,236	726	3.5	267	267	0	0.0
Ida Twp	4,949	4,856	-93	-1.9	4,920	4,827	-93	-1.9	29	29	0	0.0
LaSalle Twp	5,001	4,871	-130	-2.6	5,001	4,871	-130	-2.6	0	0	0	0.0
London Twp	3,024	3,251	227	7.5	3,024	3,251	227	7.5	0	0	0	0.0
Luna Pier	1,483	1,433	-50	-3.4	1,483	1,433	-50	-3.4	0	0	0	0.0
Maybee	505	561	56	11.1	504	560	56	11.1	1	1	0	0.0
Milan (Part)	1,710	2,013	303	17.7	1,710	2,013	303	17.7	0	0	0	0.0
Milan Twp	1,670	1,622	-48	-2.9	1,670	1,622	-48	-2.9	0	0	0	0.0
Monroe	22,076	21,545	-531	-2.4	21,268	20,737	-531	-2.5	808	808	0	0.0
Monroe Twp	13,491	14,137	646	4.8	13,301	13,947	646	4.9	190	190	0	0.0
Petersburg	1,157	1,141	-16	-1.4	1,157	1,141	-16	-1.4	0	0	0	0.0
Raisinville Twp	4,896	5,269	373	7.6	4,875	5,248	373	7.7	21	21	0	0.0
South Rockwood	1,284	1,545	261	20.3	1,284	1,545	261	20.3	0	0	0	0.0
Summerfield Twp	3,233	3,274	41	1.3	3,190	3,231	41	1.3	43	43	0	0.0
Whiteford Twp	4,420	4,547	127	2.9	4,381	4,508	127	2.9	39	39	0	0.0

4 - Population and Households in Southeast Michigan, 2000-2008

Table 3

Population Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008	
			Number	Percent			Number	Percent			Number	Percent
Oakland County	1,194,156	1,204,659	10,503	0.9	1,180,408	1,190,693	10,285	0.9	13,748	13,966	218	1.6
Addison Twp	6,107	6,440	333	5.5	5,958	6,291	333	5.6	149	149	0	0.0
Auburn Hills	19,837	20,605	768	3.9	18,170	18,704	534	2.9	1,667	1,901	234	14.0
Berkley	15,531	14,213	-1,318	-8.5	15,506	14,188	-1,318	-8.5	25	25	0	0.0
Beverly Hills	10,437	10,081	-356	-3.4	10,304	9,948	-356	-3.5	133	133	0	0.0
Bingham Farms	1,030	994	-36	-3.5	1,030	994	-36	-3.5	0	0	0	0.0
Birmingham	19,291	19,286	-5	0.0	19,287	19,282	-5	0.0	4	4	0	0.0
Bloomfield Hills	3,940	3,686	-254	-6.4	3,729	3,475	-254	-6.8	211	211	0	0.0
Bloomfield Twp	43,023	41,191	-1,832	-4.3	42,585	40,753	-1,832	-4.3	438	438	0	0.0
Brandon Twp	13,230	13,915	685	5.2	13,141	13,826	685	5.2	89	89	0	0.0
Clarkston, Village of	962	978	16	1.7	962	978	16	1.7	0	0	0	0.0
Clawson	12,732	11,686	-1,046	-8.2	12,582	11,536	-1,046	-8.3	150	150	0	0.0
Commerce Twp	30,349	36,000	5,651	18.6	30,326	35,977	5,651	18.6	23	23	0	0.0
Farmington	10,423	10,257	-166	-1.6	10,287	10,121	-166	-1.6	136	136	0	0.0
Farmington Hills	82,111	79,327	-2,784	-3.4	80,798	78,014	-2,784	-3.4	1,313	1,313	0	0.0
Ferndale	22,105	19,741	-2,364	-10.7	22,003	19,639	-2,364	-10.7	102	102	0	0.0
Franklin	2,937	3,022	85	2.9	2,927	3,012	85	2.9	10	10	0	0.0
Groveland Twp	6,150	6,352	202	3.3	6,118	6,320	202	3.3	32	32	0	0.0
Hazel Park	18,963	18,051	-912	-4.8	18,956	18,044	-912	-4.8	7	7	0	0.0
Highland Twp	19,169	19,673	504	2.6	19,152	19,656	504	2.6	17	17	0	0.0
Holly	6,135	6,110	-25	-0.4	6,004	5,979	-25	-0.4	131	131	0	0.0
Holly Twp	3,902	5,676	1,774	45.5	3,801	5,575	1,774	46.7	101	101	0	0.0
Huntington Woods	6,151	5,826	-325	-5.3	6,145	5,820	-325	-5.3	6	6	0	0.0
Independence Twp	32,581	34,343	1,762	5.4	32,300	34,062	1,762	5.5	281	281	0	0.0
Keego Harbor	2,769	2,885	116	4.2	2,769	2,885	116	4.2	0	0	0	0.0
Lake Angelus	326	305	-21	-6.4	326	305	-21	-6.4	0	0	0	0.0
Lake Orion	2,715	2,611	-104	-3.8	2,602	2,498	-104	-4.0	113	113	0	0.0
Lathrup Village	4,236	4,031	-205	-4.8	4,213	4,008	-205	-4.9	23	23	0	0.0
Leonard	332	320	-12	-3.6	332	320	-12	-3.6	0	0	0	0.0
Lyon Twp	11,041	13,723	2,682	24.3	11,018	13,700	2,682	24.3	23	23	0	0.0
Madison Heights	31,101	29,350	-1,751	-5.6	30,941	29,190	-1,751	-5.7	160	160	0	0.0
Milford	6,272	6,229	-43	-0.7	6,186	6,143	-43	-0.7	86	86	0	0.0
Milford Twp	8,999	10,111	1,112	12.4	8,895	10,007	1,112	12.5	104	104	0	0.0
Northville (Part)	3,352	3,160	-192	-5.7	3,352	3,160	-192	-5.7	0	0	0	0.0
Novi	47,579	54,178	6,599	13.9	47,312	53,911	6,599	13.9	267	267	0	0.0
Oakland Twp	13,071	16,186	3,115	23.8	13,051	16,166	3,115	23.9	20	20	0	0.0
Oak Park*	29,793	30,959	1,166	3.9	29,770	30,936	1,166	3.9	23	23	0	0.0
Orchard Lake Village	2,215	2,291	76	3.4	2,209	2,285	76	3.4	6	6	0	0.0
Orion Twp	30,748	32,024	1,276	4.1	30,579	31,855	1,276	4.2	169	169	0	0.0
Ortonville	1,535	1,563	28	1.8	1,507	1,535	28	1.9	28	28	0	0.0

(Cont'd)

* The northern portion of Royal Oak Township, adjoining Oak Park and Southfield, was annexed by the City of Oak Park in 2004. Current estimates of Oak Park and Royal Oak Township reflect the 2004 boundary change.

Table 3

Population Change by Community, Southeast Michigan, 2000-2008

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008	
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent
Oakland County (Cont'd)												
Oxford	3,540	3,665	125	3.5	3,514	3,639	125	3.6	26	26	0	0.0
Oxford Twp	12,485	15,685	3,200	25.6	12,402	15,602	3,200	25.8	83	83	0	0.0
Pleasant Ridge	2,594	2,291	-303	-11.7	2,589	2,286	-303	-11.7	5	5	0	0.0
Pontiac	67,506	67,278	-228	-0.3	64,896	64,668	-228	-0.4	2,610	2,610	0	0.0
Rochester	10,467	12,072	1,605	15.3	10,371	11,976	1,605	15.5	96	96	0	0.0
Rochester Hills	68,825	68,284	-541	-0.8	68,042	67,506	-536	-0.8	783	778	-5	-0.6
Rose Twp	6,210	6,117	-93	-1.5	6,171	6,078	-93	-1.5	39	39	0	0.0
Royal Oak	60,062	54,770	-5,292	-8.8	59,556	54,264	-5,292	-8.9	506	506	0	0.0
Royal Oak Twp*	5,446	2,660	-2,786	-51.2	5,394	2,608	-2,786	-51.6	52	52	0	0.0
South Lyon	10,036	11,050	1,014	10.1	9,962	10,976	1,014	10.2	74	74	0	0.0
Southfield	78,322	76,271	-2,051	-2.6	77,099	75,048	-2,051	-2.7	1,223	1,223	0	0.0
Springfield Twp	13,338	14,208	870	6.5	13,247	14,117	870	6.6	91	91	0	0.0
Sylvan Lake	1,735	1,615	-120	-6.9	1,730	1,610	-120	-6.9	5	5	0	0.0
Troy	80,959	80,524	-435	-0.5	80,724	80,289	-435	-0.5	235	235	0	0.0
Walled Lake	6,713	6,854	141	2.1	6,708	6,849	141	2.1	5	5	0	0.0
Waterford Twp	71,981	69,854	-2,127	-3.0	71,231	69,104	-2,127	-3.0	750	750	0	0.0
West Bloomfield Twp	64,860	65,168	308	0.5	64,081	64,389	308	0.5	779	779	0	0.0
White Lake Twp	28,219	30,436	2,217	7.9	27,936	30,164	2,228	8.0	283	272	-11	-3.9
Wixom	13,263	14,322	1,059	8.0	13,207	14,266	1,059	8.0	56	56	0	0.0
Wolverine Lake	4,415	4,156	-259	-5.9	4,415	4,156	-259	-5.9	0	0	0	0.0
St. Clair County	164,235	170,880	6,645	4.0	162,558	168,966	6,408	3.9	1,677	1,914	237	14.1
Algonac	4,613	4,347	-266	-5.8	4,606	4,340	-266	-5.8	7	7	0	0.0
Berlin Twp	3,162	3,320	158	5.0	3,162	3,320	158	5.0	0	0	0	0.0
Brockway Twp	1,900	2,096	196	10.3	1,890	2,086	196	10.4	10	10	0	0.0
Burtchville Twp	3,956	3,952	-4	-0.1	3,950	3,946	-4	-0.1	6	6	0	0.0
Capac	1,775	2,260	485	27.3	1,775	2,260	485	27.3	0	0	0	0.0
Casco Twp	4,748	4,679	-69	-1.5	4,748	4,679	-69	-1.5	0	0	0	0.0
China Twp	3,340	3,617	277	8.3	3,328	3,605	277	8.3	12	12	0	0.0
Clay Twp	9,822	9,644	-178	-1.8	9,822	9,644	-178	-1.8	0	0	0	0.0
Clyde Twp	5,523	5,456	-67	-1.2	5,497	5,430	-67	-1.2	26	26	0	0.0
Columbus Twp	4,615	4,832	217	4.7	4,604	4,821	217	4.7	11	11	0	0.0
Cottrellville Twp	3,814	3,924	110	2.9	3,808	3,918	110	2.9	6	6	0	0.0
East China Twp	3,630	3,982	352	9.7	3,485	3,837	352	10.1	145	145	0	0.0
Emmett	251	240	-11	-4.4	251	240	-11	-4.4	0	0	0	0.0
Emmett Twp	2,255	2,509	254	11.3	2,255	2,509	254	11.3	0	0	0	0.0
Fort Gratiot Twp	10,691	11,275	584	5.5	10,438	11,022	584	5.6	253	253	0	0.0
(Cont'd)												

6 - Population and Households in Southeast Michigan, 2000-2008

* The northern portion of Royal Oak Township, adjoining Oak Park and Southfield, was annexed by the City of Oak Park in 2004. Current estimates of Oak Park and Royal Oak Township reflect the 2004 boundary change.

Table 3

Population Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008	
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent
St. Clair County (Cont'd)												
Grant Twp	1,667	1,878	211	12.7	1,654	1,865	211	12.8	13	13	0	0.0
Greenwood Twp	1,373	1,675	302	22.0	1,368	1,670	302	22.1	5	5	0	0.0
Ira Twp	6,966	7,251	285	4.1	6,965	7,250	285	4.1	1	1	0	0.0
Kenockee Twp	2,423	2,590	167	6.9	2,418	2,585	167	6.9	5	5	0	0.0
Kimball Twp	8,628	9,353	725	8.4	8,546	9,271	725	8.5	82	82	0	0.0
Lynn Twp	1,187	1,401	214	18.0	1,187	1,401	214	18.0	0	0	0	0.0
Marine City	4,652	4,413	-239	-5.1	4,652	4,413	-239	-5.1	0	0	0	0.0
Marysville	9,684	10,128	444	4.6	9,678	10,122	444	4.6	6	6	0	0.0
Memphis (Part)	322	279	-43	-13.4	322	279	-43	-13.4	0	0	0	0.0
Mussey Twp	1,965	2,317	352	17.9	1,965	2,317	352	17.9	0	0	0	0.0
Port Huron	32,338	31,169	-1,169	-3.6	31,499	30,500	-999	-3.2	839	669	-170	-20.3
Port Huron Twp	8,615	10,807	2,192	25.4	8,540	10,325	1,785	20.9	75	482	407	542.7
Riley Twp	3,046	3,303	257	8.4	3,032	3,289	257	8.5	14	14	0	0.0
St. Clair	5,802	5,868	66	1.1	5,785	5,851	66	1.1	17	17	0	0.0
St. Clair Twp	6,423	6,932	509	7.9	6,414	6,923	509	7.9	9	9	0	0.0
Wales Twp	2,986	3,299	313	10.5	2,963	3,276	313	10.6	23	23	0	0.0
Yale	2,063	2,084	21	1.0	1,951	1,972	21	1.1	112	112	0	0.0
Washtenaw County	322,770	351,976	29,206	9.0	301,468	330,064	28,596	9.5	21,302	21,912	610	2.9
Ann Arbor	114,024	114,529	505	0.4	101,635	101,726	91	0.1	12,389	12,803	414	3.3
Ann Arbor Twp	4,385	4,488	103	2.3	4,245	4,348	103	2.4	140	140	0	0.0
Augusta Twp	4,813	6,725	1,912	39.7	4,794	6,706	1,912	39.9	19	19	0	0.0
Barton Hills	335	324	-11	-3.3	335	324	-11	-3.3	0	0	0	0.0
Bridgewater Twp	1,646	1,755	109	6.6	1,646	1,755	109	6.6	0	0	0	0.0
Chelsea	4,398	5,055	657	14.9	4,179	4,836	657	15.7	219	219	0	0.0
Dexter	2,338	3,575	1,237	52.9	2,337	3,574	1,237	52.9	1	1	0	0.0
Dexter Twp	5,248	6,005	757	14.4	5,220	5,977	757	14.5	28	28	0	0.0
Freedom Twp	1,562	1,637	75	4.8	1,442	1,517	75	5.2	120	120	0	0.0
Lima Twp	2,517	3,148	631	25.1	2,511	3,142	631	25.1	6	6	0	0.0
Lodi Twp	5,710	6,593	883	15.5	5,710	6,501	791	13.9	0	92	92	0.0
Lyndon Twp	2,728	2,927	199	7.3	2,382	2,581	199	8.4	346	346	0	0.0
Manchester	2,160	2,216	56	2.6	2,159	2,215	56	2.6	1	1	0	0.0
Manchester Twp	1,942	2,330	388	20.0	1,942	2,330	388	20.0	0	0	0	0.0
Milan (Part)	3,065	3,790	725	23.7	3,051	3,776	725	23.8	14	14	0	0.0
Northfield Twp	8,252	9,072	820	9.9	8,118	8,594	476	5.9	134	478	344	256.7
Pittsfield Twp	30,167	35,355	5,188	17.2	28,547	33,504	4,957	17.4	1,620	1,851	231	14.3
Salem Twp	5,562	6,757	1,195	21.5	5,552	6,747	1,195	21.5	10	10	0	0.0
(Cont'd)												

Table 3

Population Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Washtenaw County (Cont'd)													
Saline	8,034	9,172	1,138	14.2	7,848	8,986	1,138	14.5	186	186	0	0.0	
Saline Twp	1,302	2,043	741	56.9	1,296	2,037	741	57.2	6	6	0	0.0	
Scio Twp	13,421	16,430	3,009	22.4	13,405	16,414	3,009	22.4	16	16	0	0.0	
Sharon Twp	1,678	1,854	176	10.5	1,636	1,812	176	10.8	42	42	0	0.0	
Superior Twp	10,740	13,188	2,448	22.8	10,592	13,040	2,448	23.1	148	148	0	0.0	
Sylvan Twp	2,734	3,389	655	24.0	2,652	3,307	655	24.7	82	82	0	0.0	
Webster Twp	5,198	6,386	1,188	22.9	5,198	6,386	1,188	22.9	0	0	0	0.0	
York Twp	7,392	8,707	1,315	17.8	5,639	6,862	1,223	21.7	1,753	1,845	92	5.2	
Ypsilanti	22,237	20,863	-1,374	-6.2	18,283	17,472	-811	-4.4	3,954	3,391	-563	-14.2	
Ypsilanti Twp	49,182	53,663	4,481	9.1	49,114	53,595	4,481	9.1	68	68	0	0.0	
Wayne County	2,061,162	1,975,139	-86,023	-4.2	2,028,544	1,941,763	-86,781	-4.3	32,618	33,376	758	2.3	
Allen Park	29,376	27,687	-1,689	-5.7	29,070	27,381	-1,689	-5.8	306	306	0	0.0	
Belleville	3,997	3,830	-167	-4.2	3,974	3,807	-167	-4.2	23	23	0	0.0	
Brownstown Twp	22,989	29,653	6,664	29.0	22,930	29,594	6,664	29.1	59	59	0	0.0	
Canton Twp	76,366	85,139	8,773	11.5	76,280	85,053	8,773	11.5	86	86	0	0.0	
Dearborn	97,775	101,223	3,448	3.5	97,374	100,822	3,448	3.5	401	401	0	0.0	
Dearborn Heights	58,264	55,926	-2,338	-4.0	57,577	55,239	-2,338	-4.1	687	687	0	0.0	
Detroit	951,270	860,521	-90,749	-9.5	931,569	838,802	-92,767	-10.0	19,701	21,719	2,018	10.2	
Ecorse	11,229	10,542	-687	-6.1	11,181	10,494	-687	-6.1	48	48	0	0.0	
Flat Rock	8,488	9,763	1,275	15.0	8,452	9,727	1,275	15.1	36	36	0	0.0	
Garden City	30,047	27,905	-2,142	-7.1	30,029	27,887	-2,142	-7.1	18	18	0	0.0	
Gibraltar	4,264	4,996	732	17.2	4,250	4,982	732	17.2	14	14	0	0.0	
Grosse Ile Twp	10,894	10,578	-316	-2.9	10,868	10,552	-316	-2.9	26	26	0	0.0	
Grosse Pointe	5,670	5,477	-193	-3.4	5,670	5,477	-193	-3.4	0	0	0	0.0	
Grosse Pte Farms	9,764	9,413	-351	-3.6	9,764	9,413	-351	-3.6	0	0	0	0.0	
Grosse Pte Park	12,443	11,912	-531	-4.3	12,437	11,906	-531	-4.3	6	6	0	0.0	
Grosse Pte Shores (Pt)	2,743	2,604	-139	-5.1	2,743	2,604	-139	-5.1	0	0	0	0.0	
Grosse Pte Woods	17,080	16,383	-697	-4.1	17,009	16,312	-697	-4.1	71	71	0	0.0	
Hamtramck	22,976	26,132	3,156	13.7	21,997	25,153	3,156	14.3	979	979	0	0.0	
Harper Woods	14,254	13,850	-404	-2.8	14,108	13,704	-404	-2.9	146	146	0	0.0	
Highland Park	16,746	15,872	-874	-5.2	15,857	14,983	-874	-5.5	889	889	0	0.0	
Huron Twp	13,737	16,508	2,771	20.2	13,648	16,419	2,771	20.3	89	89	0	0.0	
Inkster	30,115	29,298	-817	-2.7	29,863	29,046	-817	-2.7	252	252	0	0.0	
Lincoln Park	40,008	38,005	-2,003	-5.0	39,880	37,877	-2,003	-5.0	128	128	0	0.0	
Livonia	100,545	95,923	-4,622	-4.6	98,654	94,032	-4,622	-4.7	1,891	1,891	0	0.0	
Melvindale	10,735	10,737	2	0.0	10,706	10,708	2	0.0	29	29	0	0.0	
(Cont'd)													

Table 3

Population Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Total Population				Household Population				Group Quarters Population			
	Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008		Census	Estimate	Change 2000-2008	
	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent	April 1, 2000	July 1, 2008	Number	Percent
Wayne County (Cont'd)												
Northville (Part)	3,107	3,089	-18	-0.6	3,069	3,051	-18	-0.6	38	38	0	0.0
Northville Twp	21,036	26,879	5,843	27.8	19,411	25,680	6,269	32.3	1,625	1,199	-426	-26.2
Plymouth	9,022	8,749	-273	-3.0	8,820	8,547	-273	-3.1	202	202	0	0.0
Plymouth Twp	27,798	26,968	-830	-3.0	26,833	26,762	-71	-0.3	965	206	-759	-78.7
Redford Twp	51,622	48,896	-2,726	-5.3	51,280	48,554	-2,726	-5.3	342	342	0	0.0
River Rouge	9,917	9,556	-361	-3.6	9,905	9,544	-361	-3.6	12	12	0	0.0
Riverview	13,272	12,224	-1,048	-7.9	12,749	11,701	-1,048	-8.2	523	523	0	0.0
Rockwood	3,442	3,276	-166	-4.8	3,422	3,256	-166	-4.9	20	20	0	0.0
Romulus	22,979	24,417	1,438	6.3	22,774	24,212	1,438	6.3	205	205	0	0.0
Southgate	30,136	28,991	-1,145	-3.8	29,938	28,856	-1,082	-3.6	198	135	-63	-31.8
Sumpter Twp	11,856	12,196	340	2.9	11,822	12,162	340	2.9	34	34	0	0.0
Taylor	65,868	63,757	-2,111	-3.2	65,173	63,062	-2,111	-3.2	695	695	0	0.0
Trenton	19,584	18,495	-1,089	-5.6	19,397	18,308	-1,089	-5.6	187	187	0	0.0
Van Buren Twp	23,559	27,956	4,397	18.7	23,477	27,874	4,397	18.7	82	82	0	0.0
Wayne	19,051	18,179	-872	-4.6	18,648	17,776	-872	-4.7	403	403	0	0.0
Westland	86,602	82,862	-3,740	-4.3	85,660	81,932	-3,728	-4.4	942	930	-12	-1.3
Woodhaven	12,530	12,666	136	1.1	12,364	12,500	136	1.1	166	166	0	0.0
Wyandotte	28,006	26,106	-1,900	-6.8	27,912	26,012	-1,900	-6.8	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, 2000-2008

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Livingston County	55,384	67,931	12,547	22.7	58,919	72,925	14,006	23.8	6.0	6.8	2.80	2.69
Brighton	3,103	3,509	406	13.1	3,241	3,700	459	14.2	4.3	5.2	2.15	2.03
Brighton Twp	5,950	6,566	616	10.4	6,177	6,877	700	11.3	3.7	4.5	2.96	2.80
Cohoctah Twp	1,124	1,247	123	10.9	1,206	1,329	123	10.2	6.8	6.2	3.02	2.88
Conway Twp	887	1,181	294	33.1	919	1,240	321	34.9	3.5	4.8	3.08	2.90
Deerfield Twp	1,386	1,510	124	8.9	1,495	1,640	145	9.7	7.3	7.9	2.95	2.86
Fowlerville	1,156	1,262	106	9.2	1,211	1,335	124	10.2	4.5	5.5	2.56	2.45
Genoa Twp	5,839	7,750	1,911	32.7	6,346	8,443	2,097	33.0	8.0	8.2	2.72	2.55
Green Oak Twp	5,438	6,548	1,110	20.4	5,772	7,085	1,313	22.7	5.8	7.6	2.79	2.73
Hamburg Twp	7,086	7,914	828	11.7	7,678	8,659	981	12.8	7.7	8.6	2.88	2.87
Handy Twp	1,348	1,821	473	35.1	1,383	1,889	506	36.6	2.5	3.6	2.97	2.88
Hartland Twp	3,696	5,064	1,368	37.0	3,908	5,428	1,520	38.9	5.4	6.7	2.96	2.83
Howell	3,857	4,251	394	10.2	4,088	4,548	460	11.3	5.7	6.5	2.29	2.19
Howell Twp	1,902	2,573	671	35.3	1,993	2,703	710	35.6	4.6	4.8	2.91	2.50
Iosco Twp	921	1,256	335	36.4	964	1,302	338	35.1	4.5	3.5	3.19	3.22
Marion Twp	2,271	3,393	1,122	49.4	2,388	3,612	1,224	51.3	4.9	6.1	2.97	2.66
Oceola Twp	2,756	4,001	1,245	45.2	2,944	4,298	1,354	46.0	6.4	6.9	3.02	3.08
Pinckney	731	865	134	18.3	778	929	151	19.4	6.0	6.9	2.90	2.71
Putnam Twp	1,895	2,174	279	14.7	2,116	2,451	335	15.8	10.4	11.3	2.82	2.68
Tyrone Twp	2,882	3,743	861	29.9	3,020	3,985	965	32.0	4.6	6.1	2.93	2.75
Unadilla Twp	1,156	1,303	147	12.7	1,292	1,472	180	13.9	10.5	11.5	2.74	2.54
Macomb County	309,203	341,086	31,883	10.3	320,276	354,604	34,328	10.7	3.5	3.8	2.52	2.41
Armada	540	584	44	8.1	558	603	45	8.1	3.2	3.2	2.81	2.73
Armada Twp	1,175	1,298	123	10.5	1,203	1,334	131	10.9	2.3	2.7	3.10	2.91
Bruce Twp	2,114	2,446	332	15.7	2,188	2,536	348	15.9	3.4	3.5	3.01	2.92
Center Line	3,821	3,819	-2	-0.1	3,916	3,925	9	0.2	2.4	2.7	2.18	2.12
Chesterfield Twp	13,347	16,878	3,531	26.5	13,967	17,735	3,768	27.0	4.4	4.8	2.78	2.65
Clinton Twp	40,299	42,824	2,525	6.3	41,803	44,544	2,741	6.6	3.6	3.9	2.35	2.20
Eastpointe	13,595	13,611	16	0.1	13,965	14,016	51	0.4	2.6	2.9	2.50	2.43
Fraser	6,062	6,199	137	2.3	6,178	6,334	156	2.5	1.9	2.1	2.49	2.37
Grosse Pte Shores (Pt)	40	40	0	0.0	42	42	0	0.0	4.8	4.8	2.00	1.88
Harrison Twp	10,720	12,071	1,351	12.6	11,486	12,987	1,501	13.1	6.7	7.1	2.28	2.10
Lenox Twp	1,446	1,745	299	20.7	1,508	1,836	328	21.8	4.1	5.0	2.83	2.71
Macomb Twp	16,946	25,774	8,828	52.1	17,922	27,311	9,389	52.4	5.4	5.6	2.97	2.90
Memphis (Part)	317	334	17	5.4	327	343	16	4.9	3.1	2.6	2.50	2.35
Mount Clemens	7,073	7,175	102	1.4	7,546	7,675	129	1.7	6.3	6.5	2.21	2.12
New Baltimore	2,942	4,395	1,453	49.4	3,218	4,726	1,508	46.9	8.6	7.0	2.48	2.69
New Haven	1,064	1,924	860	80.8	1,138	2,051	913	80.2	6.5	6.2	2.84	2.78
(Cont'd)												

10 - Population and Households in Southeast Michigan, 2000-2008

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Macomb County (Cont'd)												
Ray Twp	1,305	1,429	124	9.5	1,349	1,485	136	10.1	3.3	3.8	2.84	2.69
Richmond	1,976	2,388	412	20.9	2,061	2,495	434	21.1	4.1	4.3	2.45	2.45
Richmond Twp	1,020	1,205	185	18.1	1,060	1,257	197	18.6	3.8	4.1	3.14	3.13
Romeo	1,528	1,571	43	2.8	1,605	1,652	47	2.9	4.8	4.9	2.40	2.27
Roseville	19,976	20,390	414	2.1	20,519	20,998	479	2.3	2.6	2.9	2.40	2.25
Shelby Twp	24,486	28,492	4,006	16.4	25,265	29,480	4,215	16.7	3.1	3.4	2.65	2.52
Sterling Heights	46,319	49,732	3,413	7.4	47,547	51,236	3,689	7.8	2.6	2.9	2.66	2.50
St. Clair Shores	27,434	27,543	109	0.4	28,208	28,395	187	0.7	2.7	3.0	2.28	2.15
Utica	1,952	2,235	283	14.5	2,005	2,304	299	14.9	2.6	3.0	2.29	2.00
Warren	55,551	56,462	911	1.6	57,249	58,357	1,108	1.9	3.0	3.2	2.47	2.36
Washington Twp	6,155	8,522	2,367	38.5	6,443	8,947	2,504	38.9	4.5	4.8	2.77	2.62
Monroe County	53,772	59,389	5,617	10.4	56,471	63,834	7,363	13.0	4.8	7.0	2.69	2.56
Ash Twp	1,803	2,281	478	26.5	1,881	2,457	576	30.6	4.1	7.2	2.80	2.63
Bedford Twp	10,327	11,839	1,512	14.6	10,659	12,531	1,872	17.6	3.1	5.5	2.76	2.62
Berlin Twp	1,882	2,563	681	36.2	1,979	2,755	776	39.2	4.9	7.0	2.74	2.58
Carleton	998	1,063	65	6.5	1,061	1,148	87	8.2	5.9	7.4	2.57	2.39
Dundee	1,389	1,733	344	24.8	1,477	1,879	402	27.2	6.0	7.8	2.53	2.60
Dundee Twp	978	1,029	51	5.2	1,021	1,099	78	7.6	4.2	6.4	2.87	2.71
Erie Twp	1,789	1,822	33	1.8	1,917	1,996	79	4.1	6.7	8.7	2.71	2.57
Estral Beach	179	181	2	1.1	211	218	7	3.3	15.2	17.0	2.69	2.49
Exeter Twp	1,092	1,193	101	9.2	1,123	1,260	137	12.2	2.8	5.3	2.95	2.79
Frenchtown Twp	7,733	8,225	492	6.4	8,244	8,958	714	8.7	6.2	8.2	2.65	2.58
Ida Twp	1,622	1,684	62	3.8	1,655	1,764	109	6.6	2.0	4.5	3.03	2.87
LaSalle Twp	1,765	1,842	77	4.4	1,852	1,980	128	6.9	4.7	7.0	2.83	2.64
London Twp	1,009	1,135	126	12.5	1,061	1,205	144	13.6	4.9	5.8	3.00	2.86
Luna Pier	592	648	56	9.5	661	733	72	10.9	10.4	11.6	2.51	2.21
Maybee	170	187	17	10.0	184	204	20	10.9	7.6	8.3	2.96	2.99
Milan (Part)	684	823	139	20.3	718	880	162	22.6	4.7	6.5	2.50	2.45
Milan Twp	610	639	29	4.8	632	680	48	7.6	3.5	6.0	2.74	2.54
Monroe	8,594	8,764	170	2.0	9,107	9,499	392	4.3	5.6	7.7	2.47	2.37
Monroe Twp	5,312	5,812	500	9.4	5,572	6,224	652	11.7	4.7	6.6	2.50	2.40
Petersburg	423	429	6	1.4	442	460	18	4.1	4.3	6.7	2.74	2.66
Raisinville Twp	1,691	2,007	316	18.7	1,762	2,188	426	24.2	4.0	8.3	2.88	2.61
South Rockwood	450	606	156	34.7	464	648	184	39.7	3.0	6.5	2.85	2.55
Summerfield Twp	1,098	1,190	92	8.4	1,134	1,260	126	11.1	3.2	5.6	2.91	2.72
Whiteford Twp	1,582	1,694	112	7.1	1,654	1,808	154	9.3	4.4	6.3	2.77	2.66

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Oakland County	471,115	492,633	21,518	4.6	492,006	525,413	33,407	6.8	4.2	6.2	2.51	2.42
Addison Twp	2,050	2,236	186	9.1	2,161	2,406	245	11.3	5.1	7.1	2.91	2.81
Auburn Hills	8,064	8,732	668	8.3	8,822	9,764	942	10.7	8.6	10.6	2.25	2.14
Berkley	6,678	6,626	-52	-0.8	6,833	6,921	88	1.3	2.3	4.3	2.32	2.14
Beverly Hills	4,085	4,021	-64	-1.6	4,196	4,217	21	0.5	2.6	4.6	2.52	2.47
Bingham Farms	445	446	1	0.2	477	487	10	2.1	6.7	8.4	2.31	2.23
Birmingham	9,131	9,350	219	2.4	9,700	10,135	435	4.5	5.9	7.7	2.11	2.06
Bloomfield Hills	1,520	1,514	-6	-0.4	1,628	1,656	28	1.7	6.6	8.6	2.45	2.30
Bloomfield Twp	16,804	16,723	-81	-0.5	17,455	17,732	277	1.6	3.7	5.7	2.53	2.44
Brandon Twp	4,475	4,861	386	8.6	4,718	5,231	513	10.9	5.2	7.1	2.94	2.84
Clarkston, Village of	406	400	-6	-1.5	424	428	4	0.9	4.2	6.5	2.37	2.45
Clawson	5,572	5,540	-32	-0.6	5,676	5,763	87	1.5	1.8	3.9	2.26	2.08
Commerce Twp	10,708	13,067	2,359	22.0	11,191	13,956	2,765	24.7	4.3	6.4	2.83	2.75
Farmington	4,825	4,741	-84	-1.7	4,991	5,007	16	0.3	3.3	5.3	2.13	2.13
Farmington Hills	33,559	33,412	-147	-0.4	34,858	35,427	569	1.6	3.7	5.7	2.41	2.33
Ferndale	9,872	9,795	-77	-0.8	10,243	10,375	132	1.3	3.6	5.6	2.23	2.01
Franklin	1,073	1,109	36	3.4	1,118	1,182	64	5.7	4.0	6.2	2.73	2.72
Groveland Twp	2,106	2,229	123	5.8	2,199	2,373	174	7.9	4.2	6.1	2.91	2.84
Hazel Park	7,284	7,188	-96	-1.3	7,612	7,670	58	0.8	4.3	6.3	2.60	2.51
Highland Twp	6,786	7,382	596	8.8	7,179	7,972	793	11.0	5.5	7.4	2.82	2.66
Holly	2,412	2,559	147	6.1	2,509	2,724	215	8.6	3.9	6.1	2.49	2.34
Holly Twp	1,321	2,132	811	61.4	1,417	2,332	915	64.6	6.8	8.6	2.88	2.61
Huntington Woods	2,381	2,343	-38	-1.6	2,416	2,429	13	0.5	1.4	3.5	2.58	2.48
Independence Twp	11,765	12,816	1,051	8.9	12,375	13,766	1,391	11.2	4.9	6.9	2.75	2.66
Keego Harbor	1,223	1,308	85	7.0	1,317	1,438	121	9.2	7.1	9.0	2.26	2.21
Lake Angelus	132	132	0	0.0	146	149	3	2.1	9.6	11.4	2.47	2.31
Lake Orion	1,198	1,248	50	4.2	1,320	1,405	85	6.4	9.2	11.2	2.17	2.00
Lathrup Village	1,621	1,620	-1	-0.1	1,647	1,680	33	2.0	1.6	3.6	2.60	2.47
Leonard	124	131	7	5.6	129	137	8	6.2	3.9	4.4	2.68	2.44
Lyon Twp	3,887	5,194	1,307	33.6	4,065	5,504	1,439	35.4	4.4	5.6	2.83	2.64
Madison Heights	13,299	13,159	-140	-1.1	13,623	13,761	138	1.0	2.4	4.4	2.33	2.22
Milford	2,427	2,618	191	7.9	2,491	2,747	256	10.3	2.6	4.7	2.55	2.35
Milford Twp	3,043	3,559	516	17.0	3,159	3,772	613	19.4	3.7	5.6	2.92	2.81
Northville (Part)	1,303	1,284	-19	-1.5	1,324	1,332	8	0.6	1.6	3.6	2.57	2.46
Novi	18,792	22,375	3,583	19.1	19,717	23,991	4,274	21.7	4.7	6.7	2.52	2.41
Oakland Twp	4,341	5,650	1,309	30.2	4,529	6,035	1,506	33.3	4.2	6.4	3.01	2.86
Oak Park	11,104	12,267	1,163	10.5	11,370	12,886	1,516	13.3	2.3	4.8	2.68	2.52
Orchard Lake Village	750	776	26	3.5	805	850	45	5.6	6.8	8.7	2.95	2.94
Orion Twp	11,048	11,824	776	7.0	11,517	12,597	1,080	9.4	4.1	6.1	2.77	2.69
Ortonville	537	539	2	0.4	572	586	14	2.4	6.1	8.0	2.81	2.85

(Cont'd)

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Oakland County (Cont'd)												
Oxford	1,402	1,458	56	4.0	1,476	1,566	90	6.1	5.0	6.9	2.51	2.50
Oxford Twp	4,385	5,753	1,368	31.2	4,675	6,216	1,541	33.0	6.2	7.4	2.83	2.71
Pleasant Ridge	1,110	1,098	-12	-1.1	1,129	1,143	14	1.2	1.7	3.9	2.33	2.08
Pontiac	24,234	25,118	884	3.6	26,336	27,371	1,035	3.9	8.0	8.2	2.68	2.57
Rochester	4,667	5,131	464	9.9	5,056	5,675	619	12.2	7.7	9.6	2.22	2.33
Rochester Hills	26,315	27,513	1,198	4.6	27,263	29,090	1,827	6.7	3.5	5.4	2.59	2.45
Rose Twp	2,144	2,264	120	5.6	2,277	2,457	180	7.9	5.8	7.9	2.88	2.68
Royal Oak	28,880	28,604	-276	-1.0	29,942	30,283	341	1.1	3.5	5.5	2.06	1.90
Royal Oak Twp	2,511	1,070	-1,441	-57.4	2,595	1,134	-1,461	-56.3	3.2	5.6	2.15	2.44
South Lyon	4,246	4,848	602	14.2	4,461	5,190	729	16.3	4.8	6.6	2.35	2.26
Southfield	33,996	33,673	-323	-1.0	35,707	36,012	305	0.9	4.8	6.5	2.27	2.23
Springfield Twp	4,619	5,108	489	10.6	4,794	5,412	618	12.9	3.7	5.6	2.87	2.76
Sylvan Lake	826	816	-10	-1.2	855	859	4	0.5	3.4	5.0	2.09	1.97
Troy	30,018	31,015	997	3.3	30,872	32,584	1,712	5.5	2.8	4.8	2.69	2.59
Walled Lake	3,158	3,365	207	6.6	3,390	3,701	311	9.2	6.8	9.1	2.12	2.04
Waterford Twp	29,387	29,628	241	0.8	30,404	31,829	1,425	4.7	3.3	6.9	2.42	2.33
West Bloomfield Twp	23,414	24,108	694	3.0	24,410	25,646	1,236	5.1	4.1	6.0	2.74	2.67
White Lake Twp	10,092	11,251	1,159	11.5	10,616	12,068	1,452	13.7	4.9	6.8	2.77	2.68
Wixom	5,889	6,213	324	5.5	6,086	6,555	469	7.7	3.2	5.2	2.24	2.30
Wolverine Lake	1,671	1,693	22	1.3	1,733	1,799	66	3.8	3.6	5.9	2.64	2.45
St. Clair County	62,072	66,742	4,670	7.5	67,107	73,418	6,311	9.4	7.5	9.1	2.62	2.53
Algonac	1,871	1,920	49	2.6	2,014	2,108	94	4.7	7.1	8.9	2.46	2.26
Berlin Twp	1,050	1,167	117	11.1	1,076	1,223	147	13.7	2.4	4.6	3.01	2.84
Brockway Twp	637	741	104	16.3	669	790	121	18.1	4.8	6.2	2.97	2.82
Burtchville Twp	1,616	1,710	94	5.8	1,880	2,032	152	8.1	14.0	15.8	2.44	2.31
Capac	620	775	155	25.0	652	833	181	27.8	4.9	7.0	2.86	2.92
Casco Twp	1,635	1,711	76	4.6	1,718	1,828	110	6.4	4.8	6.4	2.90	2.73
China Twp	1,106	1,276	170	15.4	1,130	1,328	198	17.5	2.1	3.9	3.01	2.83
Clay Twp	3,934	4,007	73	1.9	5,325	5,521	196	3.7	26.1	27.4	2.50	2.41
Clyde Twp	1,931	2,069	138	7.1	1,989	2,173	184	9.3	2.9	4.8	2.85	2.62
Columbus Twp	1,533	1,637	104	6.8	1,595	1,738	143	9.0	3.9	5.8	3.00	2.95
Cottrellville Twp	1,384	1,465	81	5.9	1,497	1,612	115	7.7	7.5	9.1	2.75	2.67
East China Twp	1,467	1,636	169	11.5	1,577	1,786	209	13.3	7.0	8.4	2.38	2.35
Emmett	87	92	5	5.7	93	96	3	3.2	6.5	4.2	2.89	2.61
Emmett Twp	733	855	122	16.6	772	915	143	18.5	5.1	6.6	3.08	2.93
Fort Gratiot Twp	4,076	4,414	338	8.3	4,334	4,780	446	10.3	6.0	7.7	2.56	2.50
(Cont'd)												

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

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St. Clair County (Cont'd)												
Grant Twp	571	660	89	15.6	606	715	109	18.0	5.8	7.7	2.90	2.83
Greenwood Twp	470	561	91	19.4	492	599	107	21.7	4.5	6.3	2.91	2.98
Ira Twp	2,677	2,779	102	3.8	2,871	3,036	165	5.7	6.8	8.5	2.60	2.61
Kenockee Twp	833	943	110	13.2	866	1,003	137	15.8	3.8	6.0	2.90	2.74
Kimball Twp	3,120	3,610	490	15.7	3,302	3,895	593	18.0	5.5	7.3	2.74	2.57
Lynn Twp	386	449	63	16.3	405	480	75	18.5	4.7	6.5	3.08	3.12
Marine City	1,860	1,834	-26	-1.4	2,006	2,015	9	0.4	7.3	9.0	2.50	2.41
Marysville	4,025	4,336	311	7.7	4,180	4,583	403	9.6	3.7	5.4	2.40	2.33
Memphis (Part)	140	139	-1	-0.7	149	151	2	1.3	6.0	7.9	2.30	2.01
Mussey Twp	664	819	155	23.3	694	872	178	25.6	4.3	6.1	2.96	2.83
Port Huron	12,961	12,917	-44	-0.3	14,003	14,230	227	1.6	7.4	9.2	2.43	2.36
Port Huron Twp	3,310	4,186	876	26.5	3,478	4,494	1,016	29.2	4.8	6.9	2.58	2.47
Riley Twp	1,020	1,185	165	16.2	1,044	1,236	192	18.4	2.3	4.1	2.97	2.78
St. Clair	2,322	2,409	87	3.7	2,432	2,575	143	5.9	4.5	6.4	2.49	2.43
St. Clair Twp	2,266	2,522	256	11.3	2,394	2,713	319	13.3	5.3	7.0	2.83	2.75
Wales Twp	1,025	1,185	160	15.6	1,059	1,248	189	17.8	3.2	5.0	2.89	2.76
Yale	742	733	-9	-1.2	805	810	5	0.6	7.8	9.5	2.63	2.69
Washtenaw County	125,232	141,243	16,011	12.8	130,974	147,687	16,713	12.8	4.4	4.4	2.41	2.34
Ann Arbor	45,693	47,588	1,895	4.1	47,218	49,160	1,942	4.1	3.2	3.2	2.22	2.14
Ann Arbor Twp	1,836	1,904	68	3.7	1,893	1,963	70	3.7	3.0	3.0	2.31	2.28
Augusta Twp	1,728	2,589	861	49.8	1,791	2,702	911	50.9	3.5	4.2	2.77	2.59
Barton Hills	136	138	2	1.5	141	143	2	1.4	3.5	3.5	2.46	2.35
Bridgewater Twp	598	662	64	10.7	615	681	66	10.7	2.8	2.8	2.75	2.65
Chelsea	1,840	2,186	346	18.8	1,913	2,274	361	18.9	3.8	3.9	2.27	2.21
Dexter	1,013	1,497	484	47.8	1,106	1,628	522	47.2	8.4	8.0	2.31	2.39
Dexter Twp	1,863	2,206	343	18.4	2,168	2,560	392	18.1	14.1	13.8	2.80	2.71
Freedom Twp	561	596	35	6.2	612	647	35	5.7	8.3	7.9	2.57	2.55
Lima Twp	901	1,197	296	32.9	928	1,232	304	32.8	2.9	2.8	2.79	2.62
Lodi Twp	1,960	2,235	275	14.0	2,031	2,316	285	14.0	3.5	3.5	2.91	2.91
Lyndon Twp	877	995	118	13.5	1,055	1,183	128	12.1	16.9	15.9	2.72	2.59
Manchester	900	986	86	9.6	949	1,038	89	9.4	5.2	5.0	2.40	2.25
Manchester Twp	717	928	211	29.4	769	985	216	28.1	6.8	5.8	2.71	2.51
Milan (Part)	1,239	1,577	338	27.3	1,281	1,625	344	26.9	3.3	3.0	2.46	2.39
Northfield Twp	3,154	3,412	258	8.2	3,393	3,661	268	7.9	7.0	6.8	2.57	2.52
Pittsfield Twp	11,817	14,076	2,259	19.1	12,337	14,671	2,334	18.9	4.2	4.1	2.42	2.38
Salem Twp	1,928	2,395	467	24.2	2,031	2,538	507	25.0	5.1	5.6	2.88	2.82
(Cont'd)												

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Washtenaw County (Cont'd)												
Saline	3,148	3,653	505	16.0	3,213	3,725	512	15.9	2.0	1.9	2.49	2.46
Saline Twp	460	790	330	71.7	473	830	357	75.5	2.7	4.8	2.82	2.58
Scio Twp	5,057	6,437	1,380	27.3	5,234	6,660	1,426	27.2	3.4	3.3	2.65	2.55
Sharon Twp	593	703	110	18.5	609	715	106	17.4	2.6	1.7	2.76	2.58
Superior Twp	3,961	5,058	1,097	27.7	4,097	5,232	1,135	27.7	3.3	3.3	2.67	2.58
Sylvan Twp	927	1,229	302	32.6	1,008	1,328	320	31.7	8.0	7.5	2.86	2.69
Webster Twp	1,774	2,216	442	24.9	1,857	2,322	465	25.0	4.5	4.6	2.93	2.88
York Twp	1,901	2,330	429	22.6	1,936	2,374	438	22.6	1.8	1.9	2.97	2.95
Ypsilanti	8,456	8,751	295	3.5	9,120	9,505	385	4.2	7.3	7.9	2.16	2.00
Ypsilanti Twp	20,194	22,909	2,715	13.4	21,196	23,989	2,793	13.2	4.7	4.5	2.43	2.34
Wayne County	768,440	751,414	-17,026	-2.2	826,145	837,807	11,662	1.4	7.0	10.3	2.64	2.58
Allen Park	11,974	11,737	-237	-2.0	12,254	12,277	23	0.2	2.3	4.4	2.43	2.33
Belleville	1,842	1,819	-23	-1.2	1,931	1,949	18	0.9	4.6	6.7	2.16	2.09
Brownstown Twp	8,322	11,411	3,089	37.1	9,008	12,619	3,611	40.1	7.6	9.6	2.76	2.59
Canton Twp	27,490	32,912	5,422	19.7	28,430	34,844	6,414	22.6	3.3	5.5	2.77	2.58
Dearborn	36,770	36,164	-606	-1.6	38,981	39,183	202	0.5	5.7	7.7	2.65	2.79
Dearborn Heights	23,276	23,045	-231	-1.0	23,913	24,196	283	1.2	2.7	4.8	2.47	2.40
Detroit	336,428	302,878	-33,550	-10.0	375,096	359,182	-15,914	-4.2	10.3	15.7	2.77	2.77
Ecorse	4,339	4,206	-133	-3.1	4,861	4,824	-37	-0.8	10.7	12.8	2.58	2.50
Flat Rock	3,181	3,661	480	15.1	3,291	3,868	577	17.5	3.3	5.4	2.66	2.66
Garden City	11,479	11,355	-124	-1.1	11,719	11,847	128	1.1	2.0	4.2	2.62	2.46
Gibraltar	1,728	2,161	433	25.1	1,791	2,307	516	28.8	3.5	6.3	2.46	2.31
Grosse Ile Twp	4,122	4,156	34	0.8	4,335	4,467	132	3.0	4.9	7.0	2.64	2.54
Grosse Pointe	2,388	2,339	-49	-2.1	2,504	2,506	2	0.1	4.6	6.7	2.37	2.34
Grosse Pte Farms	3,804	3,737	-67	-1.8	3,937	3,946	9	0.2	3.4	5.3	2.57	2.52
Grosse Pte Park	4,816	4,714	-102	-2.1	5,043	5,043	0	0.0	4.5	6.5	2.58	2.53
Grosse Pte Shores (Pt)	1,018	1,009	-9	-0.9	1,054	1,062	8	0.8	3.4	5.0	2.69	2.58
Grosse Pte Woods	6,531	6,438	-93	-1.4	6,717	6,766	49	0.7	2.8	4.8	2.60	2.53
Hamtramck	8,033	7,931	-102	-1.3	8,894	8,972	78	0.9	9.7	11.6	2.74	3.17
Harper Woods	6,292	6,165	-127	-2.0	6,514	6,523	9	0.1	3.4	5.5	2.24	2.22
Highland Park	6,199	5,758	-441	-7.1	7,249	6,889	-360	-5.0	14.5	16.4	2.56	2.60
Huron Twp	4,745	5,879	1,134	23.9	4,888	6,198	1,310	26.8	2.9	5.1	2.88	2.79
Inkster	11,169	10,971	-198	-1.8	12,013	12,051	38	0.3	7.0	9.0	2.67	2.65
Lincoln Park	16,204	15,891	-313	-1.9	16,821	16,859	38	0.2	3.7	5.7	2.46	2.38
Livonia	38,089	38,341	252	0.7	38,658	39,776	1,118	2.9	1.5	3.6	2.59	2.45
Melvindale	4,499	4,567	68	1.5	4,760	4,945	185	3.9	5.5	7.6	2.38	2.34
(Cont'd)												

Table 4

Household Change by Community, Southeast Michigan, 2000-2008 (Cont'd)

Community	Households (Occupied Housing Units)				Housing Units				Vacancy Rate		Household Size	
	Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Change 2000-2008 Number Percent		Census April 1, 2000	Estimate July 1, 2008	Census April 1, 2000	Estimate July 1, 2008
Wayne County (Cont'd)												
Northville (Part)	1,417	1,430	13	0.9	1,477	1,523	46	3.1	4.1	6.1	2.17	2.13
Northville Twp	8,119	10,997	2,878	35.4	8,480	11,762	3,282	38.7	4.3	6.5	2.39	2.34
Plymouth	4,322	4,512	190	4.4	4,498	4,805	307	6.8	3.9	6.1	2.04	1.89
Plymouth Twp	10,757	11,207	450	4.2	11,043	11,752	709	6.4	2.6	4.6	2.49	2.39
Redford Twp	20,182	19,928	-254	-1.3	20,605	20,789	184	0.9	2.1	4.1	2.54	2.44
River Rouge	3,640	3,451	-189	-5.2	4,080	3,947	-133	-3.3	10.8	12.6	2.72	2.77
Riverview	5,352	5,265	-87	-1.6	5,532	5,561	29	0.5	3.3	5.3	2.38	2.22
Rockwood	1,318	1,341	23	1.7	1,353	1,408	55	4.1	2.6	4.8	2.60	2.43
Romulus	8,439	9,403	964	11.4	8,943	10,176	1,233	13.8	5.6	7.6	2.70	2.57
Southgate	12,836	13,152	316	2.5	13,361	13,999	638	4.8	3.9	6.1	2.33	2.19
Sumpter Twp	4,110	4,331	221	5.4	4,563	4,896	333	7.3	9.9	11.5	2.88	2.81
Taylor	24,776	25,330	554	2.2	25,905	27,071	1,166	4.5	4.4	6.4	2.63	2.49
Trenton	8,137	8,285	148	1.8	8,345	8,686	341	4.1	2.5	4.6	2.38	2.21
Van Buren Twp	9,867	12,263	2,396	24.3	10,417	13,191	2,774	26.6	5.3	7.0	2.38	2.27
Wayne	7,373	7,377	4	0.1	7,651	7,825	174	2.3	3.6	5.7	2.53	2.41
Westland	36,533	37,028	495	1.4	38,077	39,411	1,334	3.5	4.1	6.0	2.34	2.21
Woodhaven	4,708	5,269	561	11.9	4,850	5,565	715	14.7	2.9	5.3	2.63	2.37
Wyandotte	11,816	11,600	-216	-1.8	12,303	12,341	38	0.3	4.0	6.0	2.36	2.24

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

Fastest Growing Communities (population growth of 25 percent or more) in Southeast Michigan, 2008

Community	Estimated Population July 1, 2008	Change in Population 2000-2008	Percent Change in Population 2000-2008
1 New Haven	5,406	2,335	76%
2 New Baltimore	11,919	4,514	61%
3 Saline Township	2,043	741	57%
4 Dexter	3,575	1,237	53%
5 Macomb Township	74,741	24,263	48%
6 Oceola Township	12,344	3,982	48%
7 Holly Township	5,676	1,774	45%
8 Augusta Township	6,725	1,912	40%
9 Iosco Township	4,146	1,107	36%
10 Marion Township	9,048	2,291	34%
11 Washington Township	22,429	5,307	31%
12 Hartland Township	14,404	3,408	31%
13 Handy Township	5,278	1,246	31%
14 Brownstown Township	29,653	6,664	29%
15 Berlin Township	6,625	1,471	29%
16 Dundee	4,518	996	28%
17 Northville Township	26,879	5,843	28%
18 Capac	2,260	485	27%
19 Oxford Township	15,685	3,200	26%
20 Port Huron Township	10,807	2,192	25%
21 Conway Township	3,427	695	25%
22 Lima Township	3,148	631	25%

Source: SEMCOG and U. S. Census Bureau

Table 6

Top 25 Communities with Greatest Gain in Population in Southeast Michigan, 2008

Community	Estimated Population July 1, 2008	Change in Population 2000-2008
1 Macomb Township	74,741	24,263
2 Canton Township	85,139	8,773
3 Chesterfield Township	44,917	7,512
4 Shelby Township	72,105	6,946
5 Brownstown Township	29,653	6,664
6 Novi	54,178	6,599
7 Northville Township	26,879	5,843
8 Commerce Township	36,000	5,651
9 Washington Township	22,429	5,307
10 Pittsfield Township	35,355	5,188
11 New Baltimore	11,919	4,514
12 Ypsilanti Township	53,663	4,481
13 Van Buren Township	27,956	4,397
14 Oceola Township	12,344	3,982
15 Genoa Township	19,809	3,908
16 Dearborn	101,223	3,448
17 Hartland Township	14,404	3,408
18 Oxford Township	15,685	3,200
19 Hamtramck	26,132	3,156
20 Oakland Township	16,186	3,115
21 Scio Township	16,430	3,009
22 Huron Township	16,508	2,771
23 Lyon Township	13,723	2,682
24 Bedford Township	31,094	2,488
25 Superior Township	13,188	2,448

Source: SEMCOG and U. S. Census Bureau

Table 7

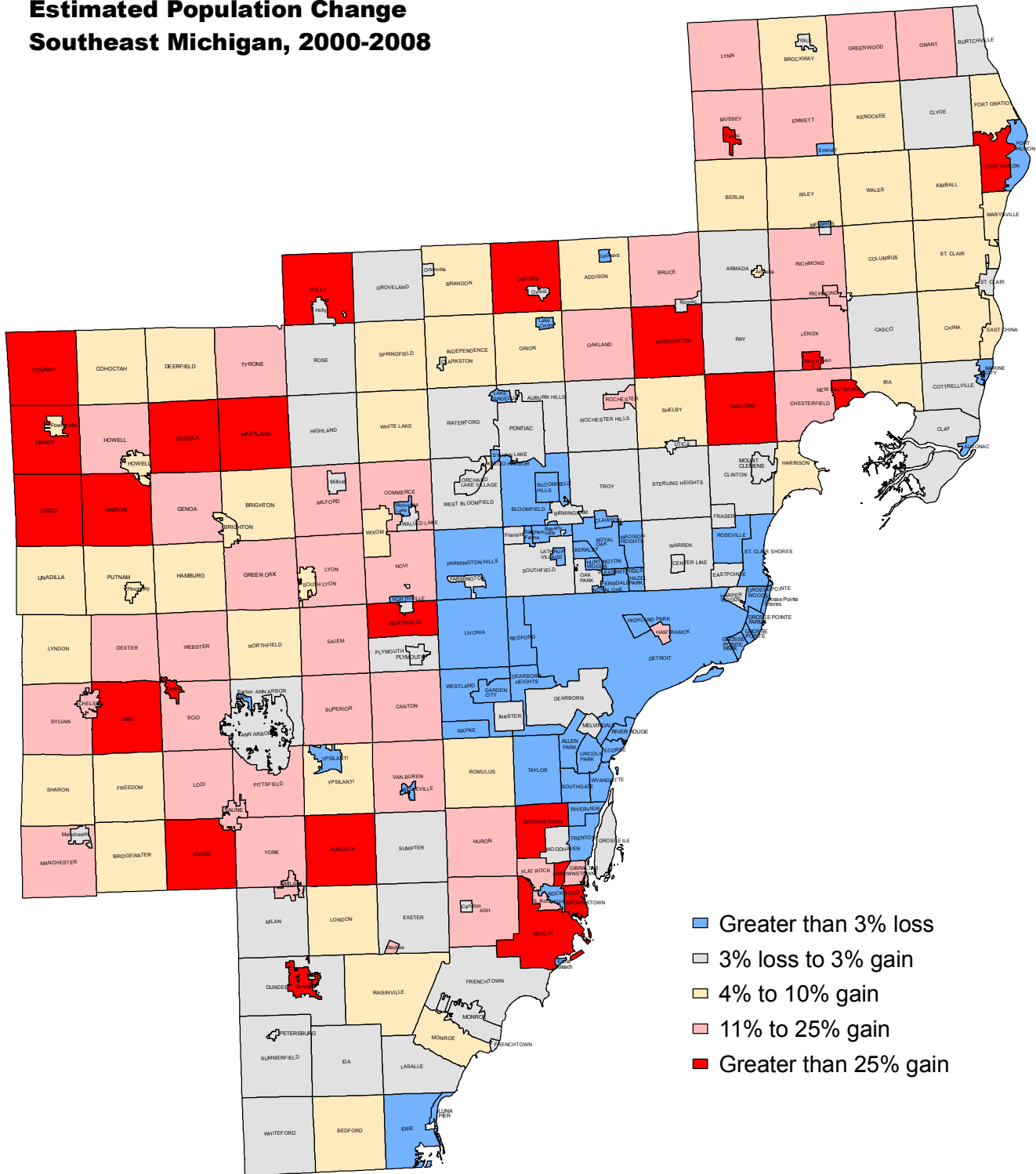
20 Largest Communities in Southeast Michigan, 2008

Rank	Community	Estimated Population July 2008	Change in Population 2000-2008	Rank April 2000
1	Detroit	860,521	-90,749	1
2	Warren	134,329	-3,918	2
3	Sterling Heights	125,566	1,095	3
4	Ann Arbor	114,529	505	4
5	Dearborn	101,223	3,448	6
6	Livonia	95,923	-4,622	5
7	Clinton Township	94,914	-734	7
8	Canton Township	85,139	8,773	12
9	Westland	82,862	-3,740	8
10	Troy	80,524	-435	10
11	Farmington Hills	79,327	-2,784	9
12	Southfield	76,271	-2,051	11
13	Macomb Township	74,741	24,263	23
14	Shelby Township	72,105	6,946	17
15	Waterford Township	69,854	-2,127	13
16	Rochester Hills	68,284	-541	14
17	Pontiac	67,278	-228	15
18	West Bloomfield Township	65,168	308	18
19	Taylor	63,757	-2,111	16
20	St. Clair Shores	59,674	-3,422	19

Source: SEMCOG and U. S. Census Bureau.

Figure 1

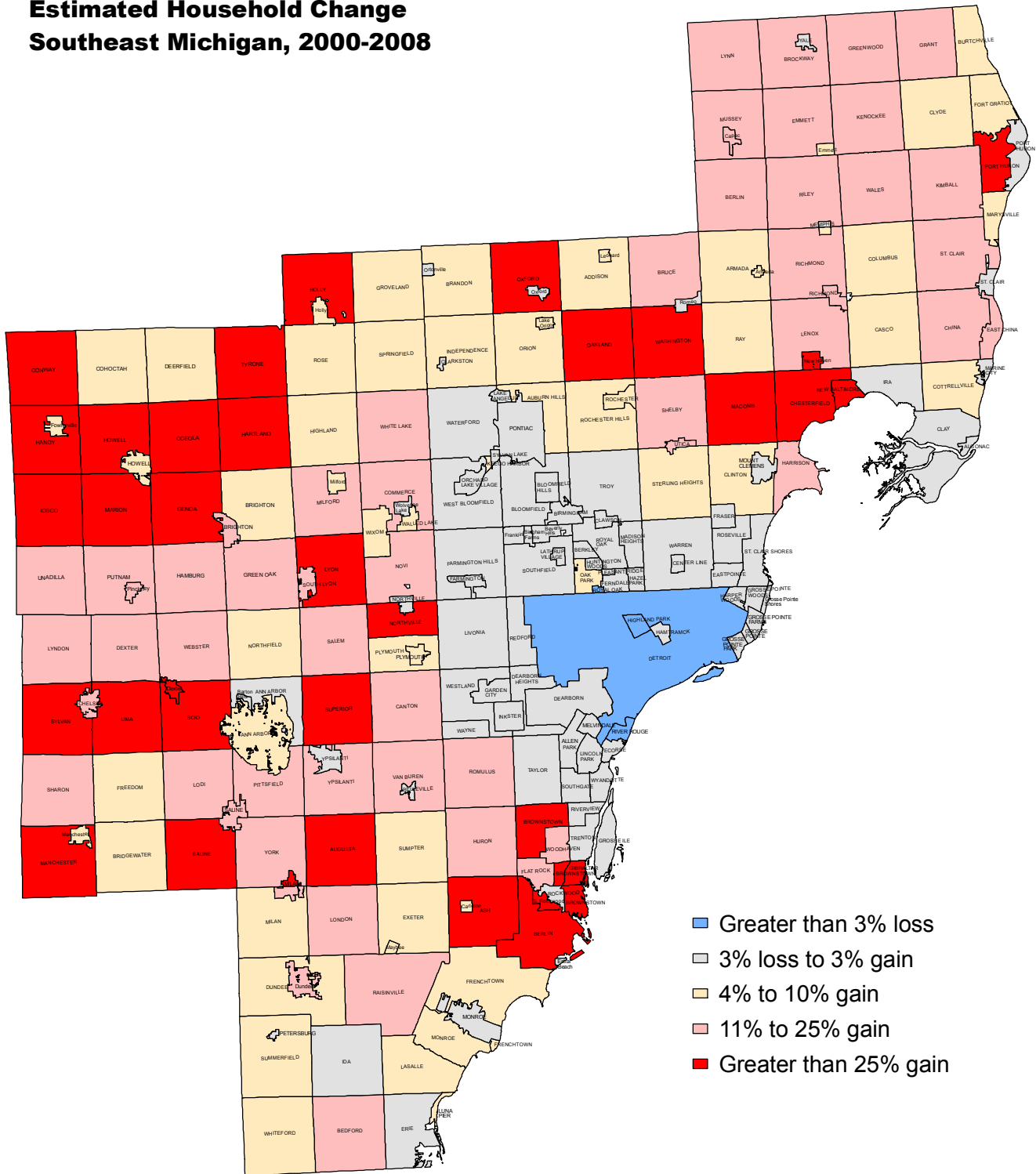
Estimated Population Change Southeast Michigan, 2000-2008



Source: SEMCOG and U. S. Census Bureau

Figure 2

Estimated Household Change Southeast Michigan, 2000-2008



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. 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 using 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.
- For accurate placement of manufactured homes, SEMCOG maintains a regional manufactured housing in parks 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.
- SEMCOG updates its building permits and demolitions databases on a monthly basis. This information, along with manufactured housing data, is submitted to the state demographer at the end of each calendar year. The Census Bureau then uses SEMCOG and the City of Detroit housing stock change information to produce their annual state and county housing unit estimates.
- The Census Bureau applies a two-percent reduction factor to building permits. SEMCOG does not.
- 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.
- 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, it 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 1995-2000 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 for the previous year. Producing current monthly estimates is possible because building permits and demolitions are reported by communities to SEMCOG each month. SEMCOG extends the latest county population estimate from the Census Bureau to the current month by applying an average monthly population change up to the current month.

The estimated group quarters population is subtracted from the monthly population estimate to estimate household population. When controlling community household population to the latest Census Bureau county totals, SEMCOG keeps its monthly 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.

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