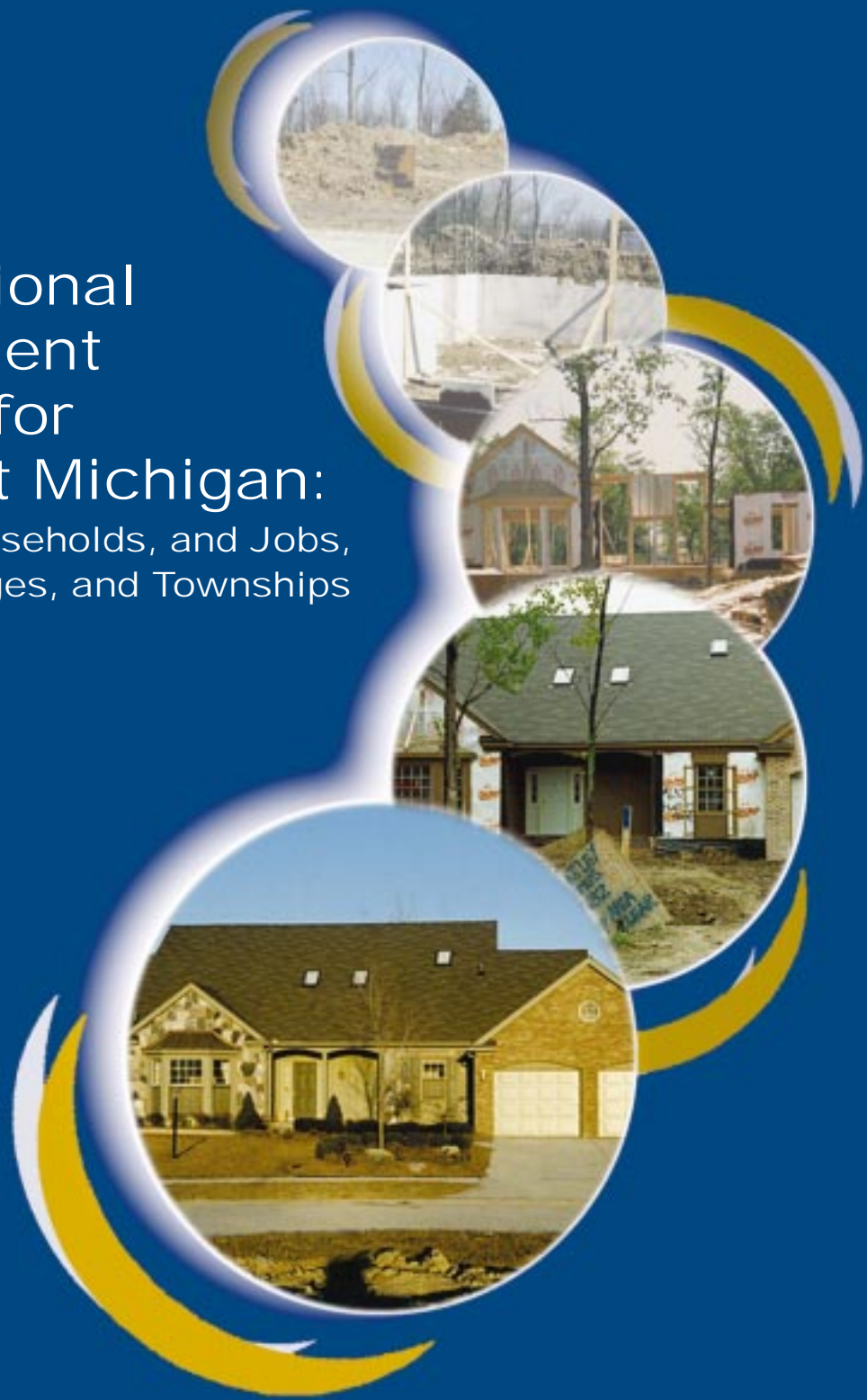


# 2030 Regional Development Forecast for Southeast Michigan:

Population, Households, and Jobs,  
for Cities, Villages, and Townships  
1990-2030

October 2001



*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 principal 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 citizen groups.

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## Abstract

SEMCOG has updated its Regional Development Forecast (RDF) of population, households, and jobs using new data. The 2030 RDF provides detail on population by age group, households by type, and jobs by industrial class for communities. The forecast numbers are provided at five-year intervals from 1990 through future year 2030. This report describes forecast methods and results for the region's 233 local communities. The 2030 RDF will provide a base for SEMCOG's long-range plans, including an update of the Regional Transportation Plan.

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# Table of Contents

Table of Data Displays .....	iv
Executive Summary .....	v
Introduction .....	1
Population .....	3
Households .....	9
Jobs .....	14
Appendix A - Definitions .....	18
Appendix B - Regional Forecast Totals .....	20
Appendix C - City, Village, and Township Forecasts .....	23
Appendix D - Bibliography .....	34

# Table of Data Displays

## Tables

Table 1	Population Change by County, Southeast Michigan, 1990-2030 .....	7
Table 2	Household Change by County, Southeast Michigan, 1990-2030 .....	12
Table 3	Job Change by County, Southeast Michigan, 1990-2030 .....	16
Table 4	Regional Forecast Totals: Total Population, Household Population, Group Quarters Population, Population by Age Group, and Persons per Household, Southeast Michigan, 1990-2030 .....	20
Table 5	Regional Forecast Totals: Total Households, Households by Income Quartile and whether Children in Household, Southeast Michigan, 1990-2030 .....	21
Table 6	Regional Forecast Totals: Jobs by Industrial Class, Southeast Michigan, 1990-2030 .....	22

## Figures

Figure 1	Population Growth, United States, Michigan, and Southeast Michigan, 1990-2030 .....	3
Figure 2	Sources of United States Population Growth, 1990-2000 .....	4
Figure 3	Net Domestic Migration from Southeast Michigan to Remainder of United States, 1965-2030 .....	5
Figure 4	Population Age Groups: Southeast Michigan, 2000 and 2030 .....	6
Figure 5	Population Change by Community, Southeast Michigan, 2000-2030 .....	8
Figure 6	Household Growth, Southeast Michigan, 1990-2030 .....	9
Figure 7	Household Types, Southeast Michigan, 2000 and 2030 .....	10
Figure 8	Persons per Household, Southeast Michigan, 1990-2030 .....	11
Figure 9	Household Change by Community, Southeast Michigan, 2000-2030 .....	13
Figure 10	Job Growth, Southeast Michigan, 1990-2030 .....	14
Figure 11	Jobs by Industrial Class, Southeast Michigan, 2000 and 2030 .....	15
Figure 12	Job Change by Community, Southeast Michigan, 2000-2030 .....	17

## Executive Summary

SEMCOG has produced an update of its long-range forecast of population, households, and jobs for the Southeast Michigan region, for 233 communities, and for 1,442 subcommunity areas. The 2030 Regional Development Forecast (RDF) provides numbers at five-year intervals from 1990 to future year 2030. The 2030 RDF will provide the base data for the update of SEMCOG's Regional Transportation Plan and other regional planning. It provides a comprehensive view of future changes for use by SEMCOG's members in planning for infrastructure and other needs.

*“The region’s overall forecast is one of steady, moderate growth from 2000-2030.”*

Using a three-step process, the 2030 RDF takes advantage of all available data inputs: the most recent data from Census 2000, data on jobs from the state employment agency, updates of land availability and planned uses, and local officials' expectations about near-term development and future sewerage. After starting with a national econometric model to gauge the total region's future, the RDF uses a second computer model to forecast the future of 247 districts within the seven-county region, and finally uses trends and land availability in a third step to allocate district forecasts to 1,442 traffic analysis zones.

The region's overall forecast is one of steady, moderate growth from 2000-2030. Population will grow 12 percent to 5.4 million by 2030. Households will increase twice as fast, 21 percent over 30 years, as the average number of persons per household declines and all the increase in households will be in households without children. The aging of the baby boom generation (which will be 75 or older in 2030), as well as longer life spans, mean that 37 percent of all households will be elderly in 2030 (that is, these households will have at least one person 65 or older). Job growth will not be as robust as in the 1990s, but will increase 16 percent 2000-2030. However, future job growth depends on many more older people staying in the labor force, with many in part-time jobs.

At the community level, Southeast Michigan will grow most strongly at the edges of the urban area, where land is available and jobs are within commuting distance. Household growth will be strongest in western Wayne County, the Ann Arbor area, southeast Livingston County, western and northern Oakland County, and central Macomb County. Population growth will follow the same general pattern, of course. However, because of fewer persons per household and relatively modest amounts of new housing construction, the mature suburbs of Detroit will lose population. The City of Detroit's historic rates of household and population loss have slowed considerably and this will continue.

The pattern of job growth will be generally similar to households, although not as spread out to the west and north. Job growth will be concentrated in fewer suburban communities, reflecting the stronger role of transportation access and central location for jobs. Areas of the City of Detroit with job losses will be increasingly balanced by areas of job growth, resulting in near stability for city job numbers post-2020.



# Introduction

Over its 33-year history, SEMCOG has produced an update of the Regional Development Forecast (RDF) approximately every five years. This update, to year 2030, is based on data from Census 2000 as well as updates of land availability and job locations as of 2000. Some of the description of the RDF process is taken from the prior 2020 RDF report (SEMCOG, *2020 Regional Development Forecast*, 1996), and other material was originally published in last year's report on 2030 RDF regional totals (SEMCOG, *2030 Regional Growth Forecast*, 2000).

The forecast gives a 30-year view of the future of Southeast Michigan that satisfies these objectives:

- provides a base for SEMCOG's long-range regional planning,
- links future changes in the region to past trends and to the most current data on locations of residential development and economic activity,
- provides SEMCOG's member local governments with an essential component of their comprehensive planning, and
- satisfies planning requirements of the federal Transportation Equity Act of the 21st Century.

## Methods

In order to have an accurate view of the future for communities and for small areas within communities, a forecast requires that the larger context of growth and change be set for the entire metropolitan area. SEMCOG's *2030 Regional Development Forecast* uses a three-step process to determine the future growth of the entire Southeast Michigan region and then allocate that growth to sub-areas of the region, as follows:

- Step 1: Regional forecast totals produced from REMI (Regional Economic Models, Inc.) model.
- Step 2: District forecast for 247 districts by METROPILUS (Metropolitan Integrated Land Use System) model.
- Step 3: Allocate each district to "traffic analysis zones" (1,442 TAZs) using zonal allocation.

Appendix B contains the Regional Forecast Totals — future population, households, and jobs at five-year intervals to 2030. These were adopted by SEMCOG's General Assembly in October 2000. SEMCOG and the RDF Subcommittee of the Data Center Advisory Council derived the regional totals from work done at the Institute of Labor and Industrial Relations of the University of Michigan using the REMI model (Grimes, "Southeast Michigan Final Runs," 2000). REMI is a computer model that considers counties as economic units competing for labor, income, and future population with other areas of the United States.

With the context for overall regional growth established, step two examines household and economic interactions within the region. To do this, SEMCOG used the METROPILUS model system, which considers each of 247 "districts" as a market area competing with the rest of Southeast Michigan for future households and jobs. Each district's characteristics are considered, and recent job and household changes in the district are linked to all other districts by use of inter-district travel times.

Zonal allocation is the third step in the RDF process. The zonal allocation program distributes each district's forecast to its constituent traffic analysis zones using land "supply" data and recent trends. Population is then derived from households. Zone forecasts are summed to provide forecast numbers for each city, village, township, and county in the region. There are 1,442 analysis zones in the region. A technical report on the forecast process more fully describes methods used in SEMCOG's forecasting (SEMCOG, *2020 Regional Transportation Plan*, 1997). An update, with detail on the 2030 RDF, will be produced in coming months.

## Local data inputs

Data derived from the 233 local governments in Southeast Michigan were essential in producing the 2030 RDF. SEMCOG obtained updates of community master plans, which provide type of planned land use and its density. Data on residential housing construction and on nonresidential projects supplemented Census 2000 and data from the Michigan Employment Services Agency.

Two new initiatives for the 2030 RDF process were obtaining local officials' views on "development expectations" and future sewer service areas. SEMCOG surveyed communities about changes expected between 2000 and 2005 in relation to forecast estimates of 1995-2000 change in households and jobs — by traffic analysis zone. Responses were received from 127 of the 233 local governments. A separate survey was conducted to update sewer service areas to 2000 and to draw in areas to be sewered by 2010 and by 2030. A total of 117 communities provided this information.

Additional input came in response to a series of seven meetings, one in each county, where a draft 2030 RDF was presented and comments solicited. A total of 50 specific comments were received and 25 of these resulted in modifications to the draft forecast. Numbers shown in the body of the report and in Appendix C reflect results of community review and staff adjustments as of mid-October 2001. Thus, when summed, numbers are slightly different from the regional totals of Appendix B, which were adopted in October 2000. There will be some further, minor adjustments to numbers shown in Appendix C, based on additional community comments and staff review. These will be reflected in a report of detailed 2030 RDF tables, which will be on SEMCOG's Web site, [www.semco.org](http://www.semco.org).

SEMCOG's committees reviewed and commented on the forecast as follows:

July 31, 2001 — RDF Subcommittee of the Data Center Advisory Council

September 7, 2001 — Community and Economic Development Advisory Council

September 11, 2001 — Data Center Advisory Council (resolution recommending Executive Committee approval)

September 26, 2001 — Transportation Advisory Council

September 28, 2001 — Executive Committee (resolution recommending General Assembly approval)

October 25, 2001 — General Assembly (adoption)

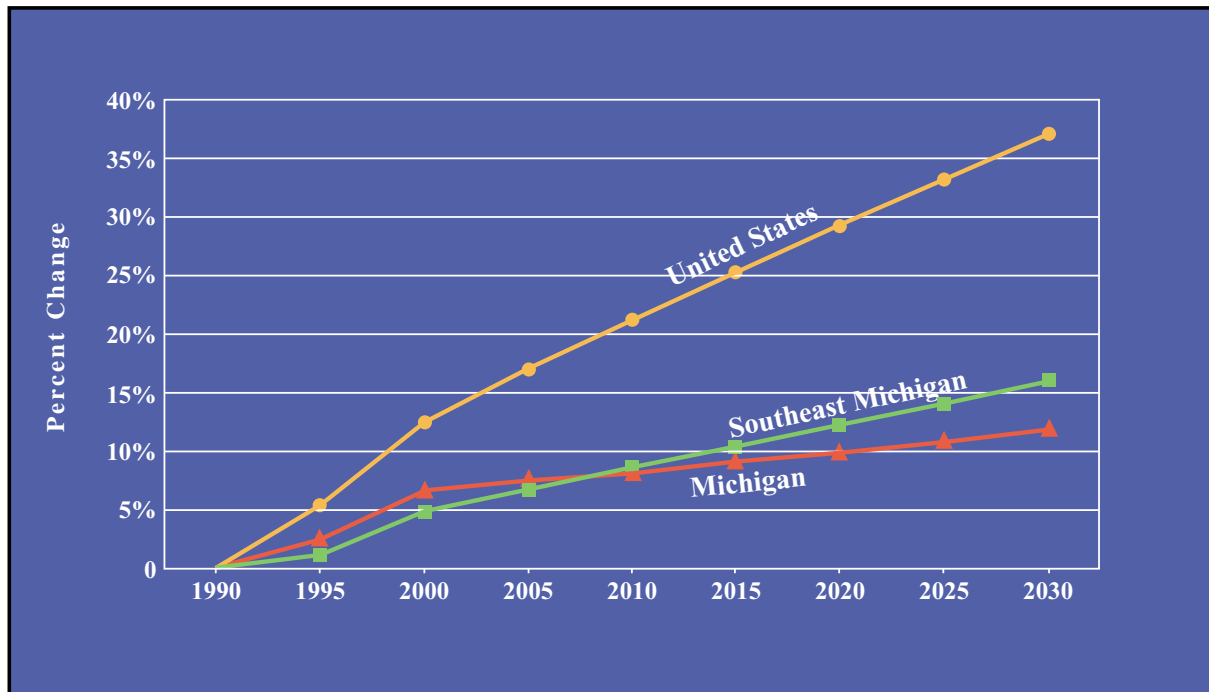
# Population

Southeast Michigan's population will grow to 5.4 million by 2030. During the past decade, the region added 243,000 residents, a gain of five percent. The forecast growth from 2000-2030 is 568,000, or 12 percent. The region's growth rate has been similar to the overall rate for the State of Michigan and has been about half the growth rate of the United States. Figure 1 shows percent change since 1990 for the United States, for Michigan, and for Southeast Michigan.

*“Southeast Michigan’s population will grow to 5.4 million by 2030. The forecast growth from 2000-2030 is 568,000, or 12 percent.”*

Figure 1

## Population Growth: United States, Michigan, Southeast Michigan, 1990-2030

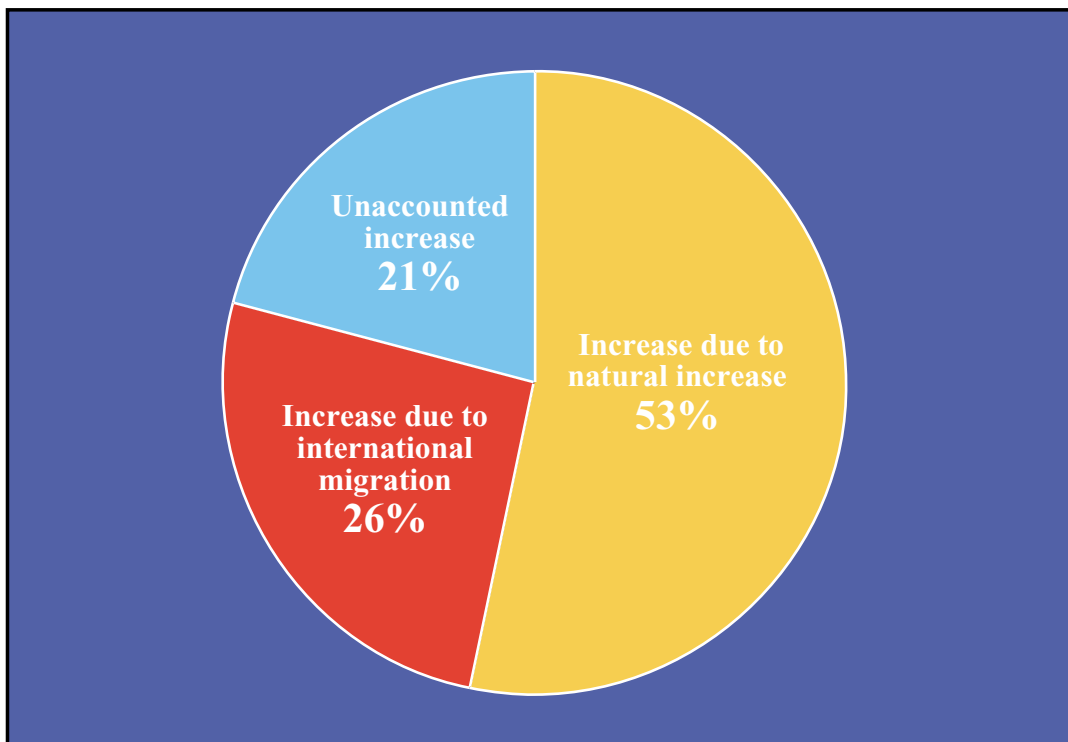


Source: SEMCOG, *2030 Regional Growth Forecast*, 2000; U.S. Bureau of Census, “1990 and 2000 Censuses,” 1991 and 2001.

As Figure 2 shows, about half the U.S. growth from 1990-2000 was due to natural increase, that is, more births than deaths each year. The other half was primarily via immigration from outside the U.S. Official estimates of immigration put that at 26 percent. The remaining 21 percent of the 1990-2000 growth is not known exactly, but some of it is due to counting people better. However, the U.S. Census Bureau estimates that two-thirds of the unaccounted increase may be immigrants. Immigration is also a factor in the natural increase component, as immigrants have higher birthrates. Big states with high growth rates were major destinations for immigrants — California, Texas, and Florida. Michigan gets much smaller numbers of immigrants.

Figure 2

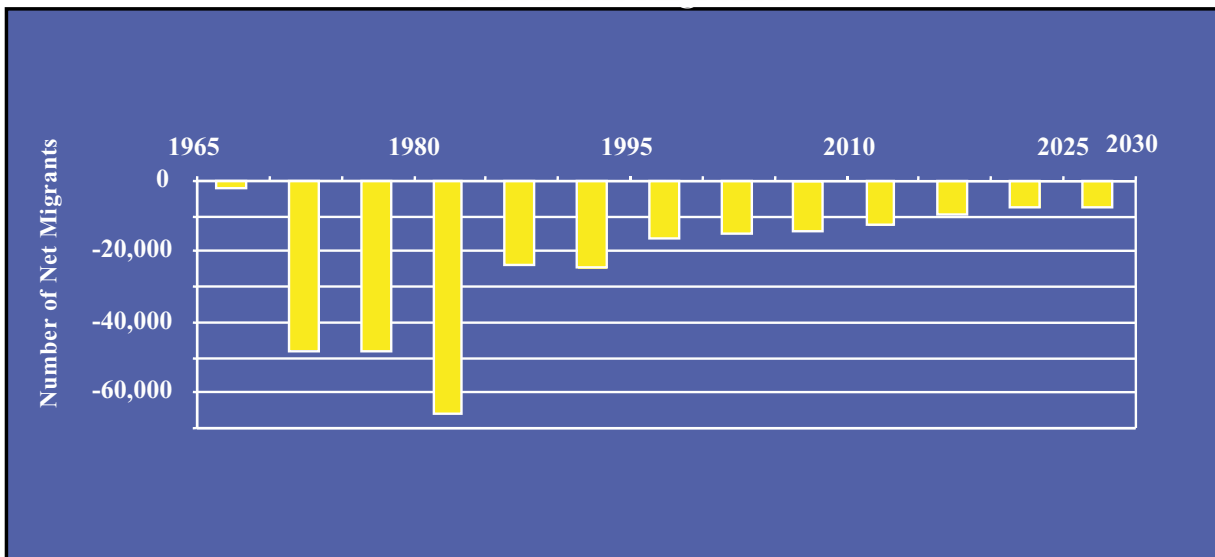
### Sources of United States Population Growth, 1990-2000



Source: SEMCOG Data Center; U.S. Bureau of Census, “Components of Change,” 2000; U.S. Bureau of Census, “State Population Estimates,” 1999.

An examination of domestic migration within the U.S. also helps explain the slower growth rate in Southeast Michigan. Figure 3 shows the average annual net migration from Southeast Michigan to the rest of the U.S. for five-year periods from 1965-2030. (Net migration is the difference between numbers of people moving out and people moving in.) All the bars are negative, that is, there have been, and will be, more people moving out than moving into the region. These are mainly young people seeking opportunities for better quality of life elsewhere.

Figure 3  
**Net Domestic Migration from Southeast Michigan to Remainder of United States, 1965-2030**



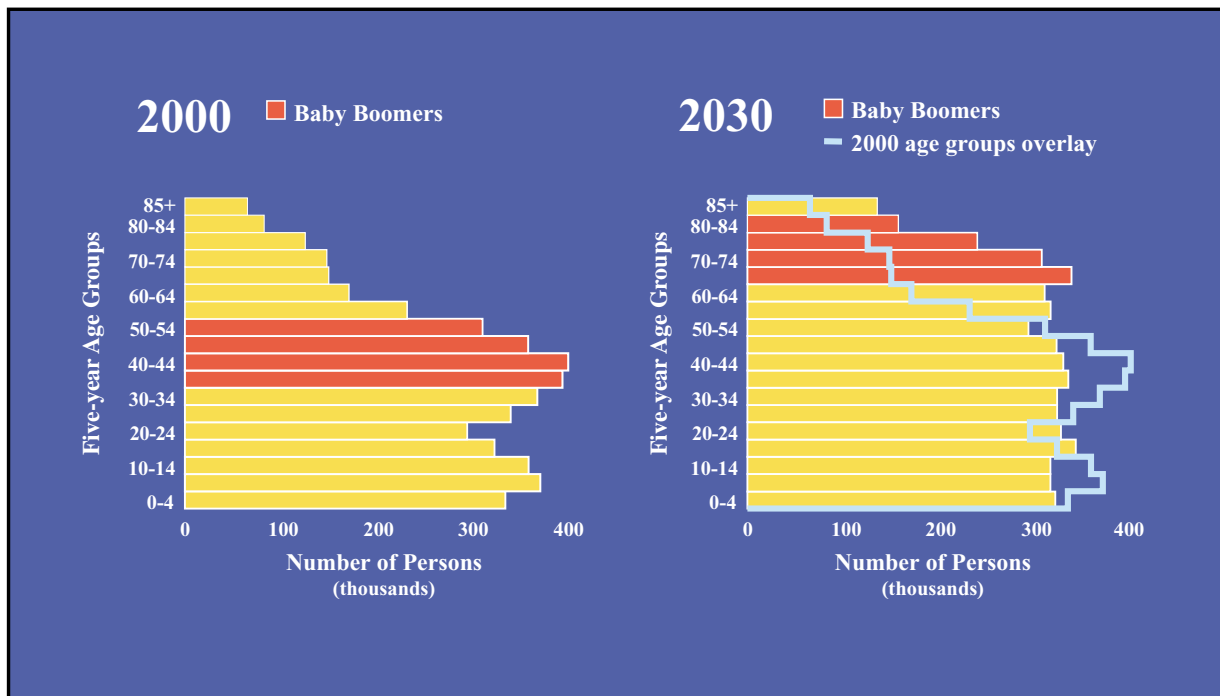
Source: Grimes, "Southeast Michigan Final Runs," 2000.

## Age groups

Important shifts in the age mix of the population relate to the aging of the baby boom generation and longer life spans generally. In Figure 4 the stacked bars represent five-year age groups, for 2000 and forecast year 2030. The baby boom group is highlighted in red; in 2000, these people were ages 35-54.

Figure 4

### Population Age Groups: Southeast Michigan, 2000 and 2030



Source: SEMCOG, *2030 Regional Growth Forecast*, 2000; U.S. Bureau of Census, "Census 2000," 2001.

The overlay of the 2000 outline on the 2030 structure makes it easy to see that there will be 800,000 more people over age 55 in 2030. Fully one-third of the population will be over 55 in 2030. This has major implications for community needs, especially the need for flexible transportation for those who cannot drive, more housing choices for seniors, and other considerations such as the degree of support for school funding. [More detail on migration, demographic components of change, and population age structure can be found in last year's report on 2030 RDF regional totals (SEMCOG, *2030 Regional Growth Forecast*, 2000)].

## Population change by county and community

Table 1 shows population at five-year intervals (1990-2030) for counties in Southeast Michigan.

Table 1

### Population Change by County, Southeast Michigan, 1990-2030

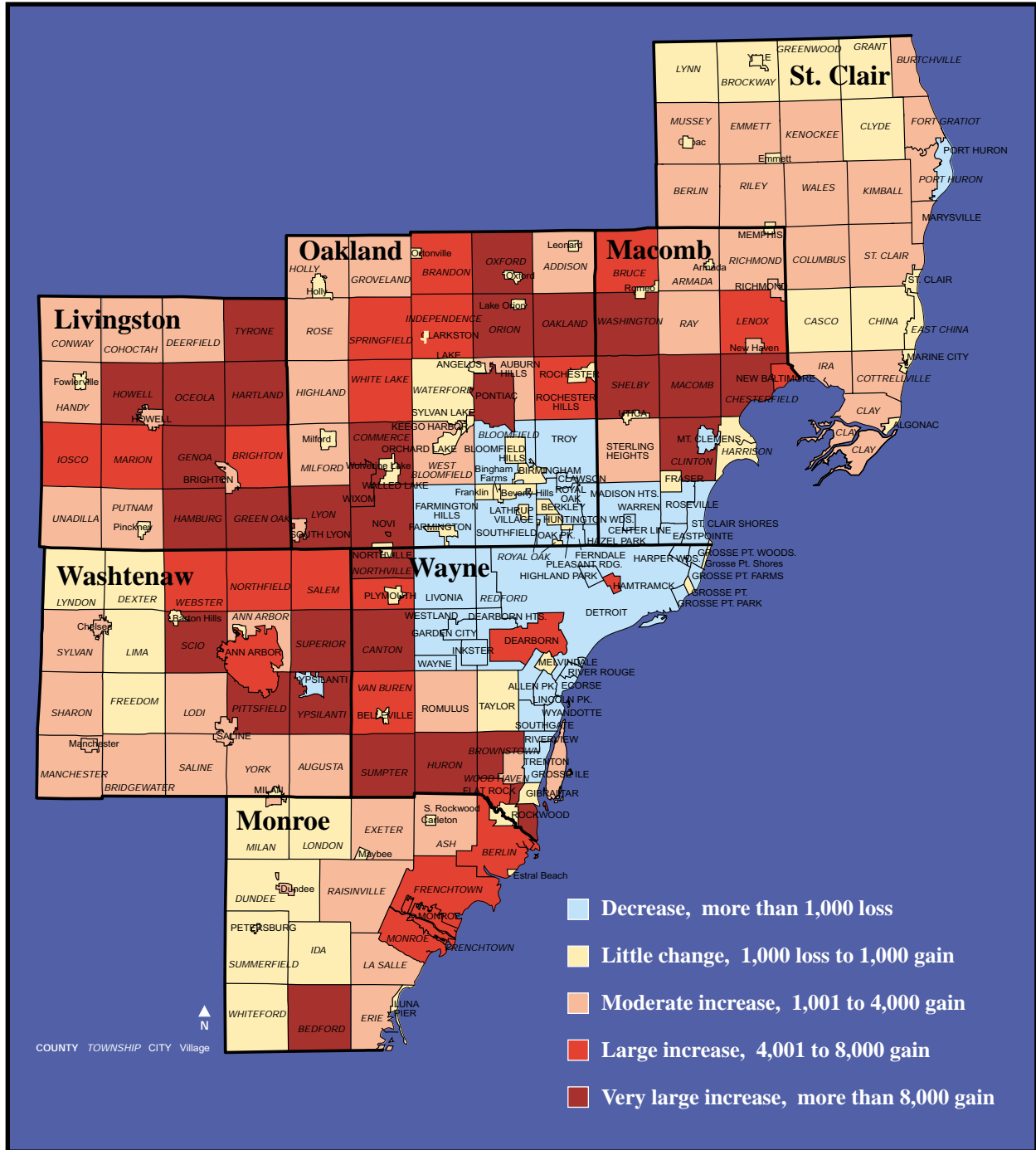
County	1990	2000	2005	2010	2015	2020	2025	2030	Change	
									Number	Percent
<b>Livingston</b>	115,645	156,951	179,733	196,950	216,914	239,059	260,038	282,405	166,760	144.2%
<b>Macomb</b>	717,400	788,149	811,251	830,143	851,415	876,371	903,489	926,347	208,947	29.1%
<b>Monroe</b>	133,600	145,945	156,533	167,375	175,108	182,345	186,695	191,500	57,900	43.3%
<b>Oakland</b>	1,083,592	1,194,156	1,229,625	1,258,206	1,288,922	1,309,461	1,330,428	1,346,185	262,593	24.2%
<b>St. Clair</b>	145,607	164,235	171,312	176,795	185,608	192,626	198,375	203,552	57,945	39.8%
<b>Washtenaw</b>	282,934	322,895	342,163	365,603	384,075	401,076	418,269	433,205	150,271	53.1%
<b>Wayne</b>	2,111,687	2,061,162	2,046,588	2,038,012	2,027,915	2,015,793	2,012,421	2,018,091	-93,596	-04.4%
Detroit	1,027,979	951,270	928,582	908,883	892,263	878,817	869,462	865,167	-162,812	-15.8%
Balance Wayne	1,083,708	1,109,892	1,118,006	1,129,129	1,135,652	1,136,976	1,142,959	1,152,924	69,216	06.4%
<b>Region</b>	4,590,465	4,833,493	4,937,205	5,033,085	5,129,958	5,216,731	5,309,715	5,401,285	810,820	17.7%

Source: SEMCOG Data Center.

Figure 5 shows population change by community 2000-2030. The pattern of population change is generally one of growth outside Detroit and its mature suburbs. The map shows change in terms of numbers of households, not percent change, as the clearest picture of just how much change will occur. With the region growing by 568,000 people over 30 years, many communities will have large or very large increases in population. The fastest growing areas are southern and western Wayne County, the Ann Arbor area, much of Livingston County, western and northern Oakland County, and central Macomb County. The blue areas on the map will lose population in the future as the number of people in the average household declines and only moderate amounts of new housing is built. The decline in household size is further described in the following section. The City of Detroit's historic high rates of population and household loss have slowed considerably and this will continue.

Figure 5

## Population Change by Community, Southeast Michigan, 2000-2030



Source: SEMCOG Data Center.

# Households

Household growth between 1990 and 2030 is shown in Figure 6. Between 1990 and 2000, the region's household total grew from 1.7 million to 1.9 million, an increase of nine percent. During the coming 30 years, households will increase at twice the rate of population, growing 21 percent over 30 years, to reach 2.2 million.

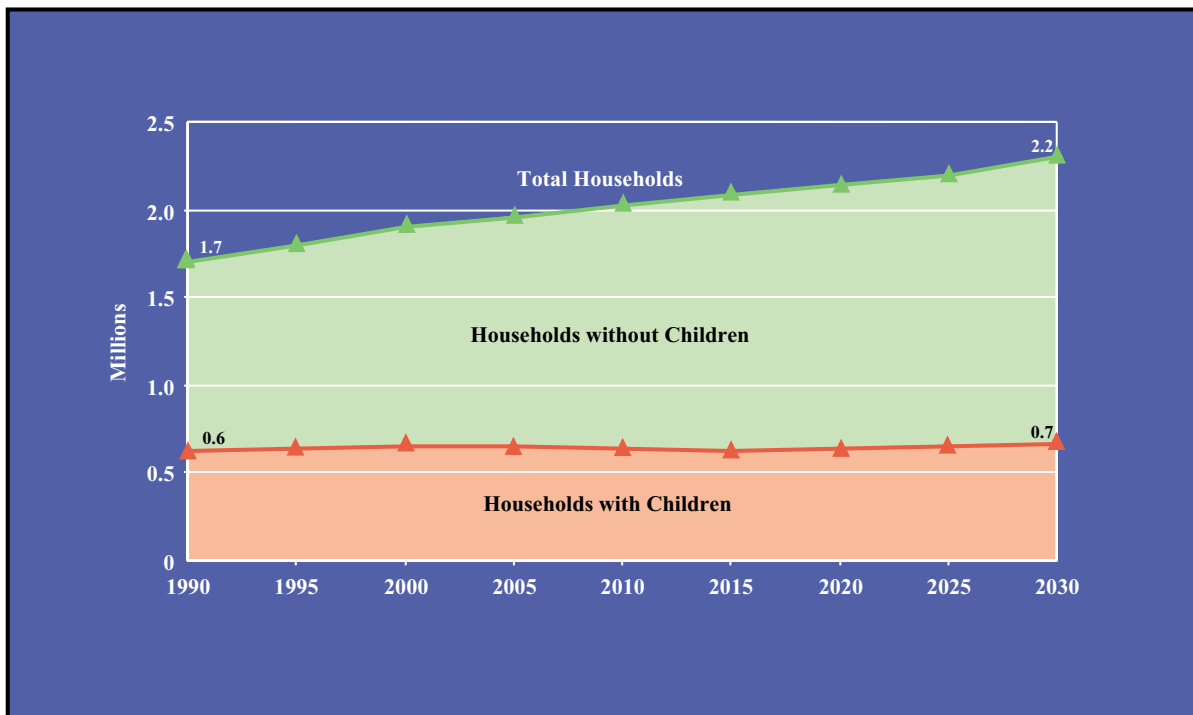
*“During the coming 30 years, households will increase at twice the rate of population, growing 21 percent over 30 years, to reach 2.2 million.”*

## Households by presence of children

A basic distinction is made between those households that include children (persons under 18 years of age) and households that do not have children. As shown in Figure 6, these two types of households follow very different paths over the forecast period. Households with children hardly change in absolute number. Between 1990 and 2000, they grew four percent. During the following 30 years, growth is a mere three percent.

Figure 6

### Household Growth, Southeast Michigan, 1990-2030

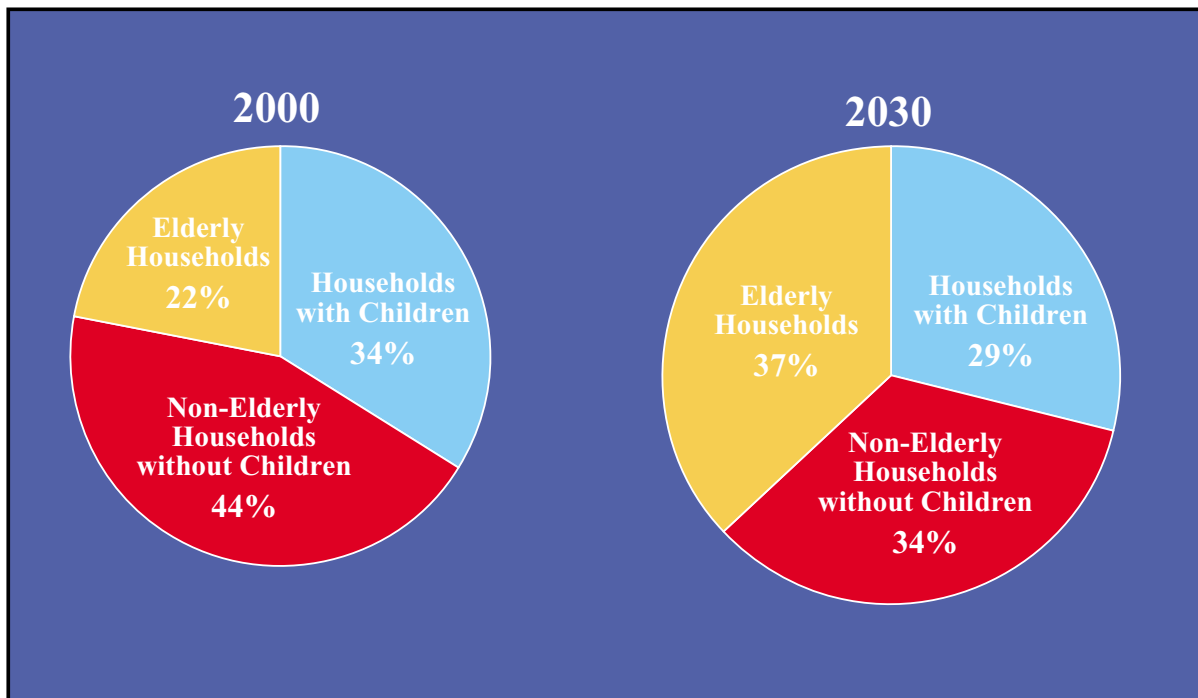


Source: SEMCOG, 2030 Regional Growth Forecast, 2000; U.S. Bureau of Census, “1990 and 2000 Censuses,” 1991 and 2001.

The lack of growth in the number of households with children reflects stability in the number of young adults and, thus, the number of annual births. In contrast, the number of households without children grows rapidly and continuously over the forecast period. Growth in the number of households without children is explained by young adults who delay marriage, or who choose to live alone; by growth in the number of baby boomers who reach empty nester status; and by older adults, who through improved health, longevity, and financial independence can continue to maintain their own households. Between 1990 and 2000, households without children grew from 1.1 million to 1.2 million, an increase of 14 percent. During the next 30 years, they will grow by 374,000 or 30 percent.

Figure 7 shows the change in mix of households another way. According to Census 2000, 34 percent of all households had children. The graphic divides the remaining two-thirds of households into two groups — those with a person 65 or over, or “elderly households,” and younger, no-children households. In 2000, 22 percent of households with no children present were elderly. By 2030, elderly households without children will be the largest group of households at 37 percent.

Figure 7  
**Household Types, Southeast Michigan, 2000 and 2030**



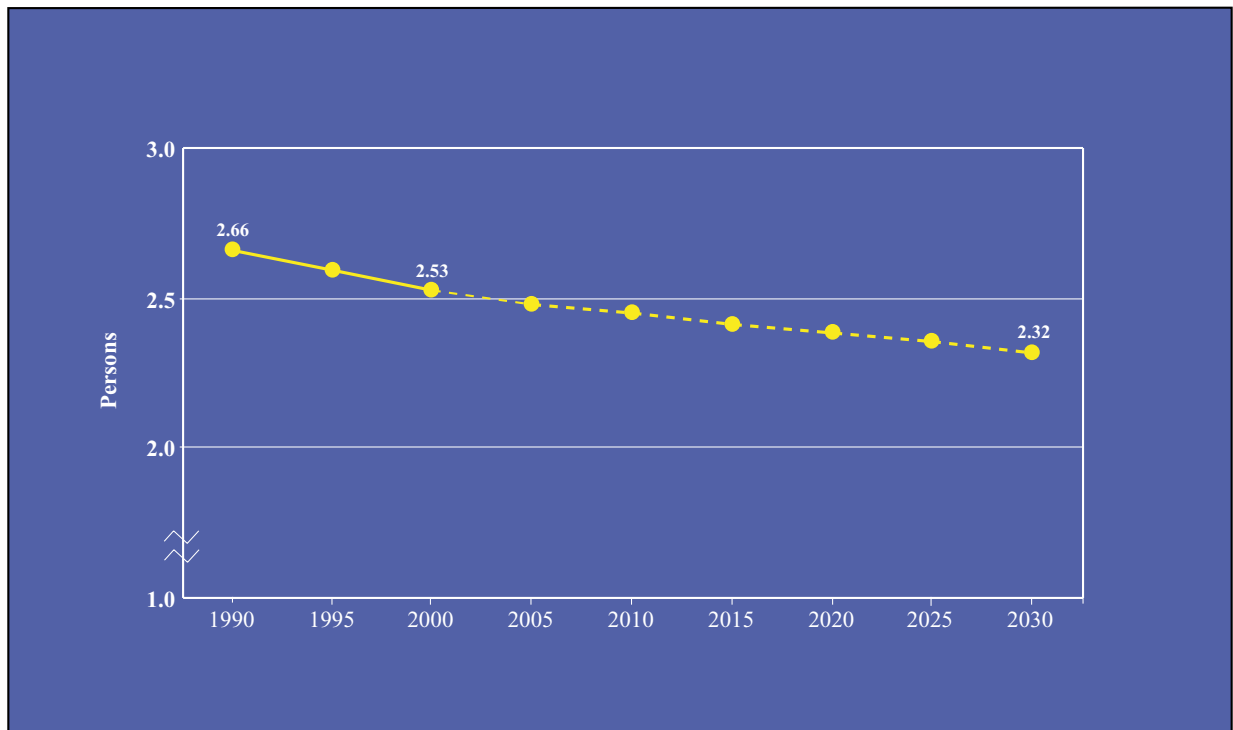
Source: SEMCOG, *2030 Regional Growth Forecast, 2000*; SEMCOG Data Center.

## Household size

Household population divided by the number of households gives average household size. This number has fallen for many decades. Figure 8 illustrates this decline since 1990 and for the 30-year forecast period. Between 1990 and 2000, the number fell from 2.66 persons to 2.53. That trend continues into the future, reaching 2.32 in 2030. Decreasing household size reflects changes in the region's mix of household types, especially the negligible growth in households with children versus the large increase in households without children. Because of the decline in household size, population will drop in communities that gain only small amounts of new housing.

Figure 8

### Persons per Household, Southeast Michigan, 1990-2030



Source: SEMCOG, *2030 Regional Growth Forecast*, 2000; U.S. Bureau of Census, "1990 and 2000 Censuses," 1991 and 2001.

## Household change by county and community

Table 2 gives changes in households by county from 1990-2030.

Table 2

### Household Change by County, Southeast Michigan, 1990-2030

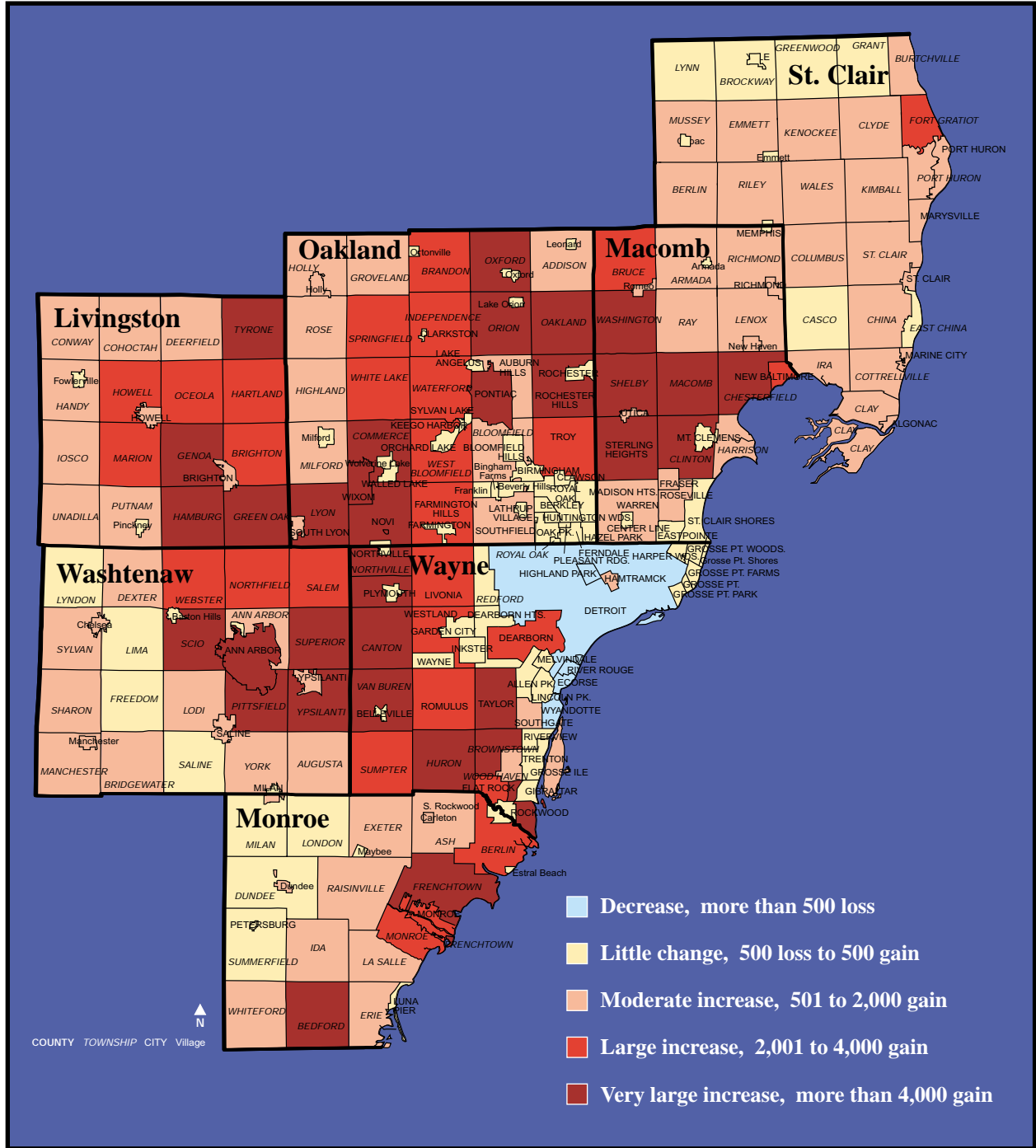
County	1990	2000	2005	2010	2015	2020	2025	2030	Change	
									Number	Percent
<b>Livingston</b>	38,887	55,384	64,591	72,642	81,175	90,606	99,660	110,076	71,189	183.1%
<b>Macomb</b>	265,028	309,203	327,624	344,901	360,893	377,046	392,854	410,015	144,987	54.7%
<b>Monroe</b>	46,508	53,772	60,055	65,501	70,013	74,573	77,937	81,737	35,229	75.7%
<b>Oakland</b>	410,489	471,115	497,962	517,804	537,443	552,298	566,200	580,991	170,502	41.5%
<b>St. Clair</b>	52,882	62,072	66,434	70,127	74,873	78,969	82,465	86,369	33,487	63.3%
<b>Washtenaw</b>	104,530	125,327	136,647	148,777	159,041	168,327	177,156	185,858	81,328	77.8%
<b>Wayne</b>	780,535	768,440	771,460	774,121	778,368	781,200	785,482	792,998	12,463	01.6%
Detroit	374,062	336,428	322,994	313,312	306,108	300,512	296,102	292,286	-81,776	-21.9%
Balance Wayne	406,473	432,012	448,466	460,809	472,260	480,688	489,380	500,712	94,239	23.2%
<b>Region</b>	1,698,859	1,845,313	1,924,773	1,993,873	2,061,806	2,123,019	2,181,754	2,248,044	549,185	32.3%

Source: SEMCOG Data Center.

Figure 9 shows the pattern of growth and loss in households across the communities of Southeast Michigan over the next 30 years. With the total region growing by 403,000 households over this period, many communities are shaded in the two darker reds, with large or very large increases in households. The strongest growth is to the west and north — western Wayne County, the Ann Arbor area, southeast Livingston County, western and northern Oakland County, and central Macomb County. The high growth areas have land available and are within reasonable commuting distance of jobs.

Figure 9

### Household Change by Community, Southeast Michigan, 2000-2030



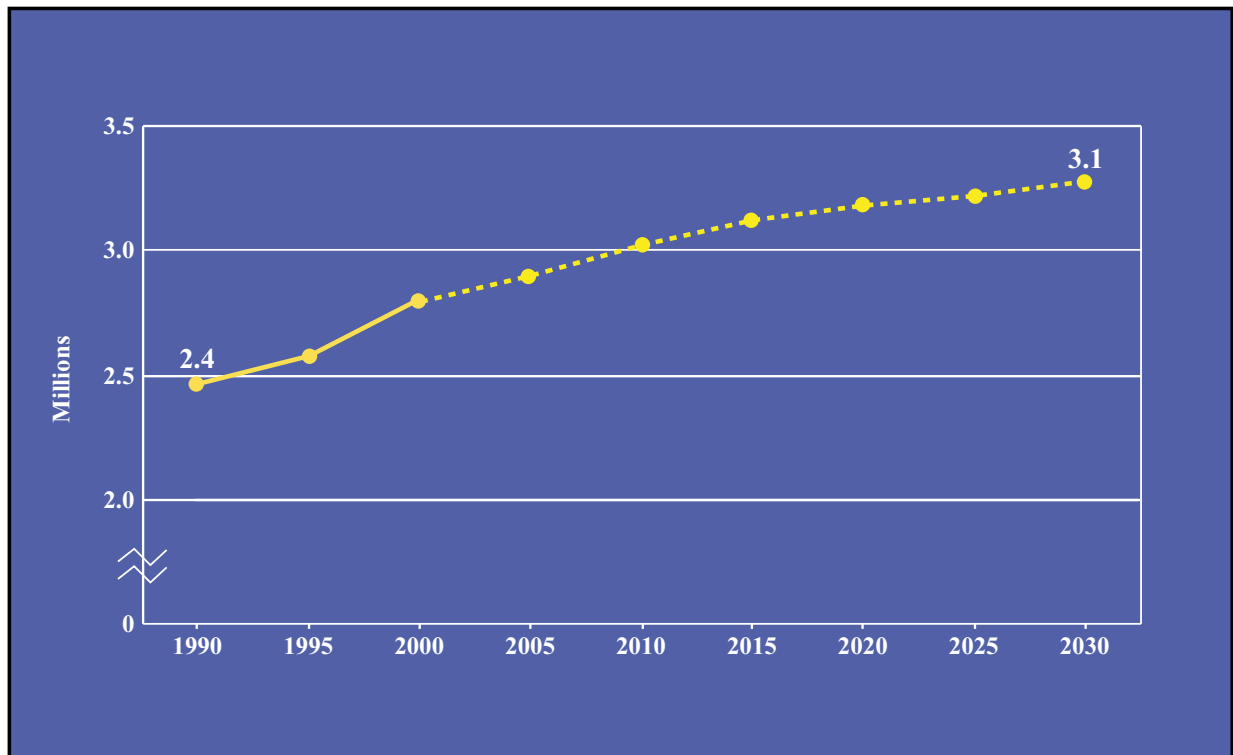
Source: SEMCOG Data Center.

## Jobs

Increases in the region's number of jobs over the 40 years, 1990-2030, are shown in Figure 10. The graph portrays a general trend without attempting to predict economic ups-and-downs on a year-to-year basis.

*“The following 30 years are predicted to show a further increase to 3.1 million jobs, although the rate of growth at 16 percent will be much slower.”*

Figure 10  
**Job Growth, Southeast Michigan, 1990-2030**



Source: SEMCOG, *2030 Regional Growth Forecast*, 2000.

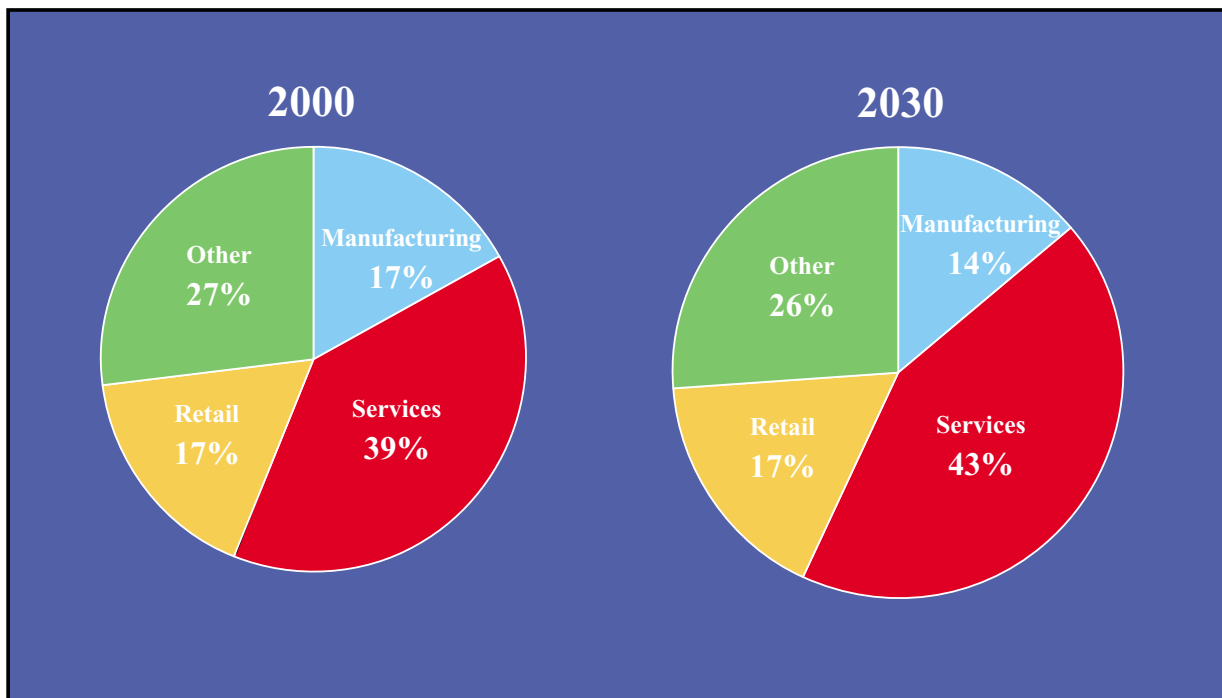
The decade of the 1990s was characterized by very strong job growth, from 2.4 million jobs in 1990 to 2.7 million in 2000, a net gain of 14 percent. The following 30 years are predicted to show a further increase to 3.1 million jobs, although the rate of growth at 16 percent will be much slower. Job growth slows each decade, caused by a growing shortage of potential workers. From now to 2030, job growth will be constrained by the lack of growth in the working age population. The actual number of people ages 20-64 will drop by 38,000 over this time period. Our economy will still add jobs, but more workers of traditional retirement age will stay employed — likely with more taking part-time jobs.

## Jobs by industrial class

The changing industrial mix of jobs, 2000-2030, is summarized in Figure 11, which compares four industrial classes — manufacturing, services, retail trade, and all other. Manufacturing loses percent share, dropping from 17 percent in 2000 to 14 percent in 2030, while services gains percent share, growing from 39 to 43 percent of jobs. Retail trade maintains its 17 percent share and the “all others” grouping loses only one percentage point.

Figure 11

### Jobs by Industrial Class, Southeast Michigan, 2000 and 2030



Source: SEMCOG, *2030 Regional Growth Forecast*, 2000.

The motor vehicle industry and its suppliers will produce more goods with fewer workers. The industry’s regional presence will continue to sustain Southeast Michigan’s economy — not only new or upgraded manufacturing plants, but also major administrative offices and research and development facilities. The region’s continued employment growth, plus the need to replace older buildings, will support the various types of nonresidential construction. With continued shift to services, there will be demand for office space in both large and smaller buildings. A good share of growth will be in those jobs that closely relate to where people live, such as medical, personal services, and retail. Therefore, as housing is built, there will be parallel demand for shopping centers and smaller office and commercial development in those areas.

## Job changes by county and community

Table 3 gives job changes 1990-2030 for Southeast Michigan counties.

Table 3

### Job Change by County, Southeast Michigan, 1990-2030

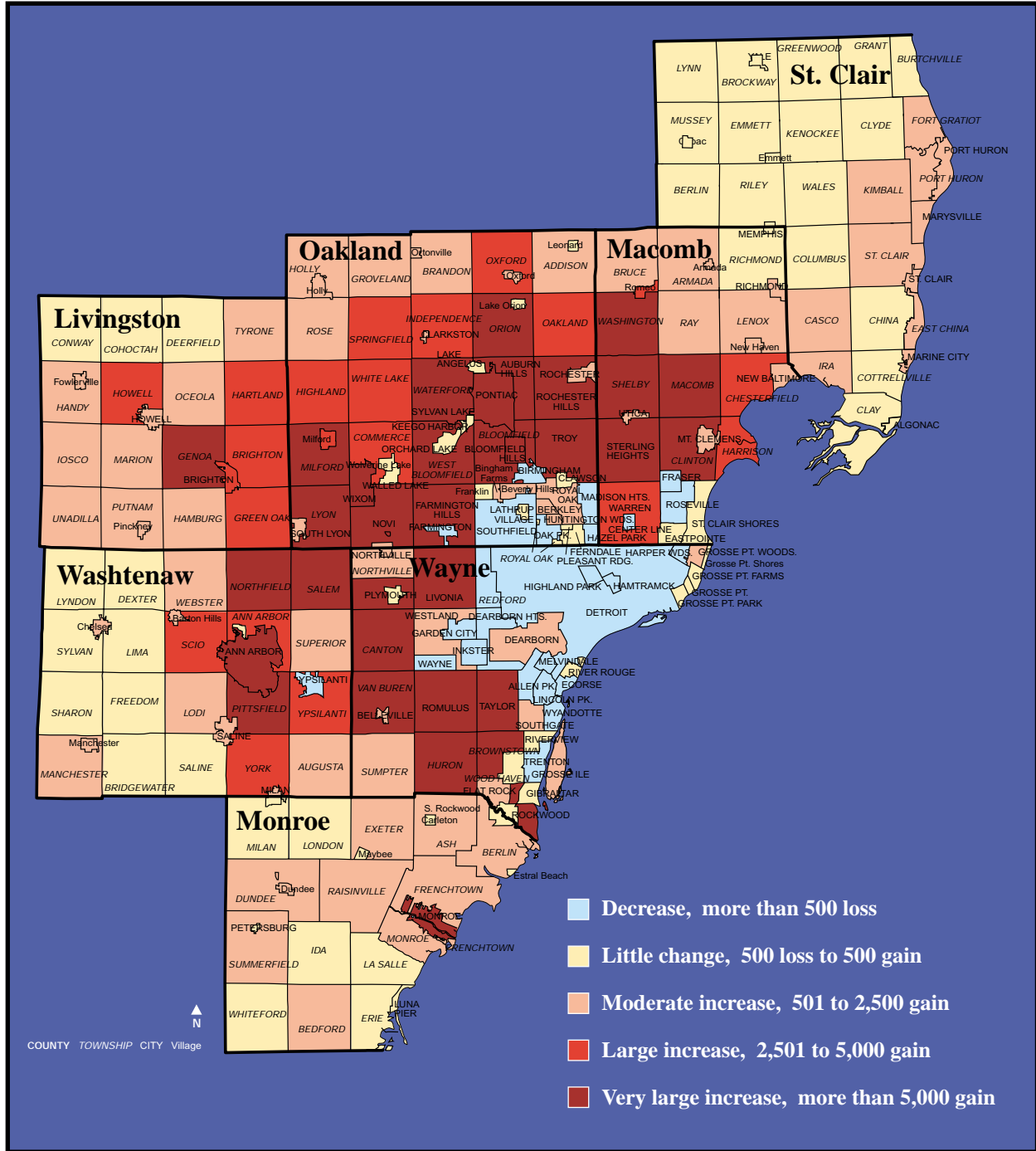
County	1990	2000	2005	2010	2015	2020	2025	2030	Change	
									Number	Percent
<b>Livingston</b>	39,296	59,186	70,241	78,188	86,068	91,653	96,430	102,378	63,082	160.5%
<b>Macomb</b>	333,723	383,308	398,577	411,534	424,620	430,008	434,768	441,126	107,403	32.2%
<b>Monroe</b>	50,364	54,375	57,942	61,454	65,109	68,313	71,065	74,268	23,904	47.5%
<b>Oakland</b>	681,037	910,441	961,096	1,016,875	1,058,697	1,076,435	1,085,548	1,100,505	419,468	61.6%
<b>St. Clair</b>	55,730	64,531	66,228	70,456	73,694	76,191	78,383	80,857	25,127	45.1%
<b>Washtenaw</b>	213,895	230,212	238,518	257,970	268,740	275,285	279,845	285,543	71,648	33.5%
<b>Wayne</b>	976,193	971,127	987,745	994,590	1,005,996	1,016,710	1,020,119	1,024,905	48,712	05.0%
Detroit	412,490	345,465	330,329	320,391	313,942	309,547	306,944	304,797	-107,693	-26.1%
Balance Wayne	563,703	625,662	657,416	674,199	692,054	707,163	713,175	720,108	156,405	27.7%
<b>Region</b>	2,350,238	2,673,180	2,780,347	2,891,067	2,982,924	3,034,595	3,066,158	3,109,582	759,344	32.3%

Source: SEMCOG Data Center.

Figure 12 shows changes 2000-2030 in jobs by community. The pattern is generally similar to the house-holds and population maps. However, with jobs, the biggest gains will be concentrated in fewer communities — not so spread out to the west and north as is the case with households. This reflects the stronger role of transportation access and the need for more centrally located jobs. Areas with strongest job growth will be the Metro Airport and Brownstown and Canton township areas in Wayne County, the Ann Arbor area, southwest and central Oakland County, and west and central Macomb County. Some communities in Wayne County will continue to experience job losses. The City of Detroit’s historically high rate of job loss will slow greatly in future years.

Figure 12

## Job Change by Community, Southeast Michigan, 2000-2030



Source: SEMCOG Data Center.

# Appendix A – Definitions

## Population

Total population includes all residents of the region, whether they reside in housing units or group quarters (nursing homes, college dormitories, correctional facilities, etc.). The 1990 and 2000 numbers are from the decennial census. Group quarters population estimates in nursing homes extend to 2030, while all other group quarters population is adjusted to 2000 and held constant post-2000.

## Households

Total households equal the total number of occupied housing units. The households with children group is those households with one or more persons under 18 years of age. A household not containing any person under 18 is in the households without children group. Note that the 1990 total households figure is based on sample census data and may differ slightly from the 100 percent count total. The 2000 household numbers are 100 percent count. Also note that neither population nor household numbers have been adjusted to reflect census undercount in either census.

Household income quartiles consist of four income classes. Each class contains one-fourth of the region's total households. Households are arranged in order of income, lowest to highest. In terms of 1989 income, as reported in the 1990 census, which is the latest available income data, the quartile boundaries are:

Quartile 1	Less than \$16,717
Quartile 2	\$16,717 to \$34,302
Quartile 3	\$34,303 to \$55,585
Quartile 4	More than \$55,585

Because future dollar values of income quartiles cannot be projected accurately, forecast households are simply reported as number of households by quartile, with no dollar value specified.

## Persons per household

Persons per household is an average, calculated by dividing household population by the total number of households. The household population is considered to be all persons occupying housing units — defined as houses, apartments, manufactured homes, or other structures intended as separate living quarters where occupants live and eat separately from any other persons in the building.

## Employment or jobs

Total employment in the forecast measures the number of jobs, both full-time and part-time, in the region. This includes self-employed proprietors. An employed person can have more than one job. These jobs may be held by residents of the region or by nonresidents who commute into the seven-county area. Employment is broken down into nine types, called “industrial classes,” which describe the predominant purpose and major product or service of the business, agency, or governmental department for which a person works. Employment numbers for all years are based upon the REMI model (Regional Economic Models, Inc.) output, with REMI's government employment allocated to the RDF industrial classes. These classes are based upon the Standard Industrial Classification (SIC) system. Note that although manufacturing jobs occur mainly in plants and factories, they can also be found in warehouses, research facilities, and

officebuildings. Retail trade jobs occur mainly in stores, shops, and eating and drinking establishments, but also occur in warehouses and office buildings. Services is a very diverse class, including jobs in hotels and motels, repair shops, barber and beauty shops, hospitals, schools at all levels, business services firms, and offices for health practitioners, consultants, architects, engineers, and lawyers. The other industrial classes are agriculture, mining, and natural resources; services and mining; construction; transportation, communication, and utilities; wholesale trade; finance, insurance, and real estate; and public administration. As is true of the classes described above, these other classes can occur in more than one building type or land use class. Finally, note that jobs in the military are not included in RDF employment.

## Communities

Communities are defined according to the political boundaries that existed at the beginning of the census year. Therefore, the 1990 population, household, and job numbers reflect January 1, 1990 boundaries, and the 2000 numbers the January 1, 2000 boundaries. However, township “islands,” and in a few cases township “peninsulas,” are included within the bordering city or village. These inclusions can cause minor differences in the 1990 and 2000 numbers, and in the case of Ann Arbor City/Ann Arbor Township cause larger differences. Neither annexations that occurred after January 1, 2000, nor any potential future annexations, are incorporated in the post-2000 forecast numbers.

Further regarding census data, the 1990 numbers for all communities do not reflect corrections made by the Census Bureau after the sample data were released. The forecast requires sample data detail that is unavailable in the Census Bureau corrections. The one exception was South Lyon/Lyon Township, where there was a major error in the 1990 census data. Staff used the official revised totals issued by the Census Bureau, and estimated the characteristics of the households involved in the change. This report uses the most recent available 2000 census numbers. These numbers are subject to change by the Census Bureau in response to challenges by communities.

## Adjustments

Work that is continuing will result in some changes to the RDF numbers in this document. These tasks include adjustments to post-2000 numbers to match January 2000 political boundaries, changes made based on further review comments from communities, and additional review of forecast output. Revised numbers will be available at [www.semcog.org](http://www.semcog.org).

# Appendix B – Regional Forecast Totals

Table 4

## Regional Forecast Totals: Total Population, Household Population, Group Quarters Population, Population by Age Group, and Persons per Household, Southeast Michigan, 1990-2030

	1990	1995	2000	2005	2010	2015	2020	2025	2030	Numeric Change '90-'30	Percent Change '90-'30
<b>Population</b>											
<b>Total Population</b>	4,590,468	4,655,064	4,826,564	4,912,852	4,998,958	5,085,782	5,178,897	5,276,369	5,372,772	782,304	17.0%
Household Population	4,521,180	4,581,645	4,750,335	4,834,740	4,919,331	5,003,492	5,091,078	5,180,157	5,266,977	745,797	16.5%
Group Quarters Population	69,288	73,418	76,229	78,112	79,627	82,290	87,819	96,212	105,795	36,507	52.7%
<b>Population by Age Group</b>											
Age 0 - 4 Years	347,129	330,371	305,317	300,916	305,684	309,215	308,876	313,240	323,235	-23,894	-6.9%
Age 5 Years	67,335	72,129	62,774	60,613	60,142	61,789	62,187	62,541	64,007	-3,328	-4.9%
Age 6 - 9 Years	258,932	258,585	264,665	243,872	240,267	244,062	249,575	250,805	254,471	-4,461	-1.7%
Age 10-13 Years	254,606	254,869	263,310	258,587	243,792	240,986	247,635	252,825	254,495	-111	0.0%
Age 14 Years	60,613	69,377	66,475	68,879	61,183	60,628	61,220	63,402	63,959	3,346	5.5%
Age 15 Years	63,078	70,487	69,582	75,264	67,315	65,401	65,444	67,872	68,900	5,822	9.2%
Age 16 - 17 Years	131,538	129,177	140,879	138,243	138,669	131,733	130,709	135,058	138,272	6,734	5.1%
Age 18 - 19 Years	140,218	122,131	138,485	136,827	142,653	129,929	129,542	132,096	136,869	-3,349	-2.4%
Age 20 Years	69,788	58,366	65,086	65,424	71,319	63,673	62,468	63,218	66,141	-3,647	-5.2%
Age 21 Years	67,583	59,582	60,814	64,720	65,680	64,970	62,642	62,987	65,821	-1,762	-2.6%
Age 22 - 24 Years	208,192	207,776	178,796	198,945	194,721	202,803	188,803	190,179	196,271	-11,921	-5.7%
Age 25 - 29 Years	393,650	343,859	338,376	305,052	330,821	334,831	338,556	323,405	325,824	-67,826	-17.2%
Age 30 - 34 Years	414,237	386,959	339,025	332,873	298,838	326,070	332,510	338,314	325,430	-88,807	-21.4%
Age 35 - 39 Years	376,299	405,054	400,468	334,678	328,615	295,632	323,271	330,497	336,026	-40,273	-10.7%
Age 40 - 44 Years	334,190	377,816	412,863	397,084	332,438	326,769	295,618	323,561	331,119	-3,071	-0.9%
Age 45 - 49 Years	264,788	323,440	382,571	408,746	394,222	331,164	326,264	296,533	324,300	59,512	22.5%
Age 50 - 54 Years	210,039	248,342	318,276	375,250	401,271	388,243	327,240	322,987	294,461	84,422	40.2%
Age 55 - 59 Years	194,176	196,480	246,988	308,808	364,999	390,871	379,811	321,258	317,552	123,376	63.5%
Age 60 - 64 Years	200,784	178,170	188,314	235,175	294,665	349,298	375,062	366,099	310,880	110,096	54.8%
Age 65 - 69 Years	183,970	176,543	163,490	171,751	215,284	270,780	321,760	346,525	339,293	155,323	84.4%
Age 70 - 74 Years	139,092	149,735	152,371	141,504	149,650	188,490	238,467	284,323	307,485	168,393	121.1%
Age 75 - 79 Years	99,883	109,206	120,680	123,550	115,588	123,272	156,404	199,469	239,221	139,338	139.5%
Age 80 - 84 Years	60,728	69,732	80,953	88,626	91,950	86,840	93,934	120,564	155,519	94,791	156.1%
Age 85 and older	49,620	56,876	66,006	77,466	89,193	98,334	100,900	108,612	133,222	83,602	168.5%
<b>Persons per Households</b>	2.66	2.59	2.53	2.48	2.45	2.41	2.38	2.35	2.32	-0.34	-12.8%

Source: SEMCOG, 2030 Regional Growth Forecast, 2000.

Table 5

**Regional Forecast Totals: Total Households, Households by Income Quartile\* and whether Children in Household, Southeast Michigan, 1990-2030**

	1990	1995	2000	2005	2010	2015	2020	2025	2030	Numeric Change '90-'30	Percent Change '90-'30
<b>Households</b>											
<b>Total Households</b>	1,698,819	1,771,128	1,875,876	1,947,525	2,011,360	2,076,984	2,141,535	2,201,076	2,269,602	570,783	33.6%
<b>Households by Income Quartile and whether Children in Household</b>											
Quartile 1 Without Children	300,929	315,135	345,023	363,116	382,479	402,493	422,560	441,088	459,649	158,720	52.7%
Quartile 2 Without Children	290,430	305,158	328,886	345,849	365,764	385,261	402,655	416,983	430,975	140,545	48.4%
Quartile 3 Without Children	245,792	259,671	281,097	297,714	316,910	332,939	344,870	353,310	362,748	116,956	47.6%
Quartile 4 Without Children	240,783	254,556	275,035	292,597	312,298	327,781	337,838	343,600	351,167	110,384	45.8%
<b>Total Without Children</b>	1,077,934	1,134,520	1,230,041	1,299,276	1,377,451	1,448,474	1,507,923	1,554,981	1,604,539	526,605	48.9%
Quartile 1 With Children	123,755	127,647	123,946	123,765	120,361	116,753	112,824	109,181	107,752	-16,003	-12.9%
Quartile 2 With Children	134,292	137,624	140,083	141,033	137,076	133,985	132,729	133,286	136,425	2,133	1.6%
Quartile 3 With Children	178,935	183,111	187,872	189,167	185,930	186,307	190,514	196,959	204,653	25,718	14.4%
Quartile 4 With Children	183,903	188,226	193,934	194,284	190,542	191,465	197,545	206,669	216,233	32,330	17.6%
<b>Total With Children</b>	620,885	636,608	645,835	648,249	633,909	628,510	633,612	646,095	665,063	44,178	7.1%

\* Quartiles consist of four income classes, each containing 1/4 of the region's total households, with households arranged in order of income, lowest to highest.

Because future dollar values of quartiles cannot be projected accurately, forecast households are simply reported as households by quartile, with no values specified.

Source: SEMCOG, 2030 *Regional Growth Forecast*, 2000.

Table 6

**Regional Forecast Totals: Jobs by Industrial Class, Southeast Michigan, 1990-2030**

Industrial Class	1990	1995	2000	2005	2010	2015	2020	2025	2030	Numeric Change '90-'30	Percent Change '90-'30
Agriculture* and Mining	18,534	21,032	23,109	23,528	25,598	28,172	30,690	33,307	36,359	17,825	96.2%
Construction	103,368	111,244	136,043	137,118	143,098	148,916	152,368	154,396	157,765	54,397	52.6%
Manufacturing	482,901	495,823	490,714	465,019	470,184	474,963	468,353	456,440	445,999	-36,902	-7.6%
Transportation, Communications, and Utilities	128,293	129,222	140,607	143,081	144,969	147,210	148,532	151,263	152,820	24,527	19.1%
Wholesale Trade	124,251	132,188	145,340	155,112	164,181	171,613	175,507	177,340	179,459	55,208	44.4%
Retail Trade	427,358	434,990	468,288	477,495	496,290	519,282	533,074	538,413	545,624	118,266	27.7%
Finance, Insurance, and Real Estate	191,139	192,209	206,777	210,059	215,368	221,060	226,230	231,706	239,355	48,216	25.2%
Services	894,773	984,078	1,096,822	1,195,690	1,263,441	1,307,182	1,336,342	1,359,565	1,389,688	494,915	55.3%
Public Administration	90,129	83,204	97,542	95,752	98,380	99,774	100,423	101,245	102,881	12,752	14.1%
<b>Total Jobs</b>	2,460,746	2,583,990	2,805,242	2,902,854	3,021,509	3,118,172	3,171,519	3,203,676	3,249,950	789,204	32.1%

Agriculture includes services which are not only businesses that service farms, but also such businesses as lawn service, landscaping and veterinarians. It is growth in these businesses that produces a net gain in the industrial class's total employment.

Source: SEMCOG, 2030 Regional Growth Forecast, 2000.

# Appendix C – Community Summary Forecast

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Livingston County</b>												
Brighton	6,701	7,959	1,258	18.8%	3,103	3,879	776	25.0%	9,232	12,398	3,166	34.3%
Brighton Twp	17,673	22,559	4,886	27.6%	5,950	9,190	3,240	54.5%	7,751	12,730	4,979	64.2%
Cohoctah Twp	3,394	5,447	2,053	60.5%	1,124	2,028	904	80.4%	247	626	379	153.4%
Conway Twp	2,732	6,343	3,611	132.2%	887	2,257	1,370	154.5%	153	622	469	306.5%
Deerfield Twp	4,087	6,851	2,764	67.6%	1,386	2,521	1,135	81.9%	97	521	424	437.1%
Fowlerville	2,972	3,128	156	5.2%	1,156	1,411	255	22.1%	2,507	4,369	1,862	74.3%
Genoa Twp	15,901	28,665	12,764	80.3%	5,839	12,223	6,384	109.3%	7,210	14,802	7,592	105.3%
Green Oak Twp	15,618	34,339	18,721	119.9%	5,438	13,766	8,328	153.1%	5,208	9,838	4,630	88.9%
Hamburg Twp	20,627	36,560	15,933	77.2%	7,086	13,549	6,463	91.2%	1,472	2,898	1,426	96.9%
Handy Twp	4,032	8,521	4,489	111.3%	1,348	3,143	1,795	133.2%	976	2,159	1,183	121.2%
Hartland Twp	10,996	19,715	8,719	79.3%	3,696	7,564	3,868	104.7%	2,468	6,243	3,775	153.0%
Howell	9,232	10,470	1,238	13.4%	3,857	4,537	680	17.6%	13,487	15,112	1,625	12.0%
Howell Twp	5,679	14,763	9,084	160.0%	1,902	5,413	3,511	184.6%	3,716	7,813	4,097	110.3%
Iosco Twp	3,039	8,882	5,843	192.3%	921	2,871	1,950	211.7%	171	771	600	350.9%
Marion Twp	6,757	14,102	7,345	108.7%	2,271	5,650	3,379	148.8%	912	2,634	1,722	188.8%
Oceola Twp	8,362	16,676	8,314	99.4%	2,756	6,260	3,504	127.1%	733	1,293	560	76.4%
Pickney	2,141	2,769	628	29.3%	731	1,076	345	47.2%	475	1,130	655	137.9%
Putnam Twp	5,359	9,102	3,743	69.8%	1,895	3,482	1,587	83.7%	1,571	3,643	2,072	131.9%
Tyrone Twp	8,459	20,844	12,385	146.4%	2,882	7,446	4,564	158.4%	517	1,835	1,318	254.9%
Unadilla Twp	3,190	4,710	1,520	47.6%	1,156	1,810	654	56.6%	283	941	658	232.5%
<b>Total County</b>	156,951	282,405	125,454	79.9%	55,384	110,076	54,692	98.8%	59,186	102,378	43,192	73.0%

	Population				Households				Employment				
	2000		Change		2000		Change		2000		Change		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Macomb Copunty</b>													
Armada	1,573	1,682	109	6.9%	540	614	74	13.7%	1,146	1,992	846	73.8%	
Armada Twp	3,673	6,621	2,948	80.3%	1,175	2,265	1,090	92.8%	630	1,885	1,255	199.2%	
Bruce Twp	6,395	12,192	5,797	90.6%	2,137	5,032	2,895	135.5%	2,369	4,375	2,006	84.7%	
Centerline	8,531	6,690	-1,841	-21.6%	3,821	3,612	-209	-5.5%	9,432	8,789	-643	-6.8%	
Chesterfield Twp	37,405	59,038	21,633	57.8%	13,347	25,046	11,699	87.7%	11,652	15,363	3,711	31.8%	
Clinton Twp	95,648	104,875	9,227	9.6%	40,299	52,854	12,555	31.2%	36,467	44,505	8,038	22.0%	
Eastpointe	34,077	30,359	-3,718	-10.9%	13,595	13,633	38	0.3%	10,520	10,473	-47	-0.4%	
Fraser	15,297	15,661	364	2.4%	6,062	6,912	850	14.0%	14,378	13,842	-536	-3.7%	
Grosse Pt. Shores (Part)	80	90	10	12.5%	40	48	8	20.0%	89	85	-4	-4.5%	
Harrison Twp	24,461	24,153	-308	-1.3%	10,720	12,366	1,646	15.4%	7,902	12,794	4,892	61.9%	
Lenox Twp	5,362	9,460	4,098	76.4%	1,446	2,888	1,442	99.7%	999	2,457	1,458	145.9%	
Macomb Twp	50,478	120,188	69,710	138.1%	16,946	43,094	26,148	154.3%	3,157	10,452	7,295	231.1%	
Memphis (Part)	806	917	111	13.8%	316	362	46	14.6%	470	556	86	18.3%	
Mt. Clemens	17,312	16,079	-1,233	-7.1%	7,073	7,397	324	4.6%	28,076	28,668	592	2.1%	
New Baltimore	7,405	14,901	7,496	101.2%	2,942	5,922	2,980	101.3%	3,670	5,482	1,812	49.4%	
New Haven	3,071	4,229	1,158	37.7%	1,064	1,612	548	51.5%	982	1,972	990	100.8%	
Ray Twp	3,740	6,470	2,730	73.0%	1,305	2,370	1,065	81.6%	843	1,443	600	71.2%	
Richmond	4,897	7,232	2,335	47.7%	1,977	3,242	1,265	64.0%	2,666	3,658	992	37.2%	
Richmond Twp	3,416	6,649	3,233	94.6%	1,020	2,067	1,047	102.6%	967	1,442	475	49.1%	
Romeo	3,721	3,571	-150	-4.0%	1,528	2,079	551	36.1%	4,431	6,959	2,528	57.1%	
Roseville	48,129	38,929	-9,200	-19.1%	19,976	20,580	604	3.0%	22,916	16,366	-6,550	-28.6%	
Shelby Twp	65,159	92,258	27,099	41.6%	24,486	40,098	15,612	63.8%	16,795	26,858	10,063	59.9%	
St. Clair Shores	63,096	55,456	-7,640	-12.1%	27,434	27,593	159	0.6%	21,576	21,442	-134	-0.6%	
Sterling Heights	124,471	126,740	2,269	1.8%	46,319	54,283	7,964	17.2%	69,431	76,716	7,285	10.5%	
Utica	4,577	4,828	251	5.5%	1,952	2,681	729	37.3%	6,775	7,626	851	12.6%	
Warren	138,247	123,677	-14,570	-10.5%	55,551	57,316	1,765	3.2%	101,054	105,508	4,454	4.4%	
Washington Twp	17,122	33,402	16,280	95.1%	6,132	14,049	7,917	129.1%	3,915	9,418	5,503	140.6%	
<b>Total County</b>	788,149	926,347	138,198	17.5%	309,203	410,015	100,812	32.6%	383,308	441,126	57,818	15.1%	

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Monroe County</b>												
Ash Twp	5,048	8,208	3,160	62.6%	1,803	3,217	1,414	78.4%	2,997	4,699	1,702	56.8%
Bedford Twp	28,606	38,943	10,337	36.1%	10,327	16,570	6,243	60.5%	6,014	7,789	1,775	29.5%
Berlin Twp	5,154	10,854	5,700	110.6%	1,882	4,462	2,580	137.1%	1,403	2,945	1,542	109.9%
Carleton	2,562	3,206	644	25.1%	998	1,620	622	62.3%	410	800	390	95.1%
Dundee	3,522	5,088	1,566	44.5%	1,389	1,978	589	42.4%	1,377	3,301	1,924	139.7%
Dundee Twp	2,819	3,756	937	33.2%	978	1,355	377	38.5%	827	1,811	984	119.0%
Erie Twp	4,850	6,058	1,208	24.9%	1,789	2,526	737	41.2%	1,119	1,419	300	26.8%
Estral Beach	486	440	-46	-9.5%	179	203	24	13.4%	16	22	6	37.5%
Exeter Twp	3,222	4,663	1,441	44.7%	1,092	1,734	642	58.8%	243	936	693	285.2%
Frenchtown Twp	20,675	26,397	5,722	27.7%	7,691	11,781	4,090	53.2%	11,544	12,749	1,205	10.4%
Ida Twp	4,949	5,613	664	13.4%	1,622	2,152	530	32.7%	679	1,087	408	60.1%
La Salle Twp	5,001	7,164	2,163	43.3%	1,765	2,850	1,085	61.5%	440	923	483	109.8%
London Twp	3,024	3,557	533	17.6%	1,009	1,287	278	27.6%	175	537	362	206.9%
Luna Pier	1,483	1,365	-118	-8.0%	592	707	115	19.4%	308	367	59	19.2%
Maybee	505	508	3	0.6%	170	210	40	23.5%	62	171	109	175.8%
Milan (Part)	1,710	2,956	1,246	72.9%	684	1,219	535	78.2%	1,893	1,625	-268	-14.2%
Milan Twp	1,670	1,853	183	11.0%	610	736	126	20.7%	117	271	154	131.6%
Monroe	22,174	26,230	4,056	18.3%	8,634	12,283	3,649	42.3%	15,092	20,133	5,041	33.4%
Monroe Twp	13,495	16,094	2,599	19.3%	5,314	7,507	2,193	41.3%	6,861	7,823	962	14.0%
Petersburg	1,157	993	-164	-14.2%	423	429	6	1.4%	215	358	143	66.5%
Rainville Twp	4,896	6,902	2,006	41.0%	1,691	2,658	967	57.2%	674	1,331	657	97.5%
S. Rockwood	1,284	1,952	668	52.0%	450	789	339	75.3%	230	504	274	119.1%
Summerfield Twp	3,233	3,621	388	12.0%	1,098	1,360	262	23.9%	506	1,245	739	146.0%
Whiteford Twp	4,420	5,078	658	4.9%	1,582	2,104	522	33.0%	1,173	1,422	249	21.2%
<b>Total County</b>	145,945	191,500	45,555	31.2%	53,772	81,737	27,965	52.0%	54,375	74,268	19,893	36.6%

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Oakland County</b>												
Addison Twp	6,107	9,574	3,467	56.8%	2,050	3,680	1,630	79.5%	1,234	2,522	1,288	104.4%
Auburn Hills	19,837	21,512	1,675	8.4%	8,064	9,753	1,689	20.9%	54,341	80,640	26,299	48.4%
Berkley	15,531	14,609	-922	-5.9%	6,678	6,736	58	0.9%	7,016	7,901	885	12.6%
Beverly Hills	10,437	10,340	-97	-0.9%	4,085	4,170	85	2.1%	2,949	3,744	795	27.0%
Bingham Farms	1,030	963	-67	-6.5%	445	460	15	3.4%	6,990	8,102	1,112	15.9%
Birmingham	19,291	19,261	-30	-0.2%	9,131	9,220	89	1.0%	22,795	21,592	-1,203	-5.3%
Bloomfield Hills	3,940	3,959	19	0.5%	1,520	1,574	54	3.6%	15,677	21,840	6,163	39.3%
Bloomfield Twp	43,023	38,872	-4,151	-9.6%	16,804	17,410	606	3.6%	24,926	33,422	8,496	34.1%
Brandon Twp	13,230	18,754	5,524	41.8%	4,475	6,736	2,261	50.5%	1,894	3,878	1,984	104.8%
Clarkston	962	923	-39	-4.1%	406	411	5	1.2%	3,322	4,424	1,102	33.2%
Clawson	12,732	10,675	-2,057	-16.2%	5,572	5,509	-63	-1.1%	6,408	6,254	-154	-2.4%
Commerce Twp	30,349	41,519	11,170	36.8%	10,708	16,243	5,535	51.7%	10,752	14,877	4,125	38.4%
Farmington	10,423	9,665	-758	-7.3%	4,825	4,857	32	0.7%	8,126	7,533	-593	-7.3%
Farmington Hills	82,111	77,505	-4,606	-5.6%	33,559	35,761	2,202	6.6%	78,828	87,581	8,753	11.1%
Ferndale	22,105	18,021	-4,084	-18.5%	9,872	9,899	27	0.3%	11,313	11,201	-112	-1.0%
Franklin	2,937	2,720	-217	-7.4%	1,073	1,103	30	2.8%	2,907	3,086	179	6.2%
Groveland Twp	6,150	7,377	1,227	20.0%	2,106	2,818	712	33.8%	927	2,327	1,400	151.0%
Hazel Park	18,963	15,911	-3,052	-16.1%	7,284	7,178	-106	-1.5%	4,882	3,714	-1,168	-23.9%
Highland Twp	19,169	21,847	2,678	14.0%	6,786	8,657	1,871	27.6%	6,409	10,203	3,794	59.2%
Holly	6,135	6,707	572	9.3%	2,412	2,947	535	22.2%	3,267	4,962	1,695	51.9%
Holly Twp	3,902	5,363	1,461	37.4%	1,321	2,040	719	54.4%	816	1,798	982	120.3%
Huntington Woods	6,151	5,664	-487	-7.9%	2,381	2,422	41	1.7%	1,951	2,537	586	30.0%
Independence Twp	32,581	38,247	5,666	17.4%	11,765	15,382	3,617	30.7%	7,725	11,065	3,340	43.2%
Keego Harbor	2,769	2,878	109	3.9%	1,223	1,313	90	7.4%	1,426	1,734	308	21.6%
Lake Angelus	326	336	10	3.1%	132	139	7	5.3%	52	74	22	42.3%

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Oakland County</b>												
Lake Orion	2,715	2,997	282	10.4%	1,198	1,317	119	9.9%	1,715	2,077	362	21.1%
Lathrup Village	4,236	3,840	-396	-9.3%	1,621	1,631	10	0.6%	3,869	4,090	221	5.7%
Leonard	332	308	-24	-7.2%	124	149	25	20.2%	121	172	51	42.1%
Lyon Twp	11,041	52,457	41,416	375.1%	3,887	19,902	16,015	412.0%	3,112	11,690	8,578	275.6%
Madison Heights	31,101	26,363	-4,738	-15.2%	13,299	13,539	240	1.8%	28,877	27,839	-1,038	-3.6%
Milford	6,272	6,664	392	6.3%	2,427	2,879	452	18.6%	5,716	8,640	2,924	51.2%
Milford Twp	8,999	11,259	2,260	25.1%	3,043	4,273	1,230	40.4%	4,888	15,970	11,082	226.7%
Northville (Part)	3,352	3,198	-154	-4.6%	1,303	1,337	34	2.6%	1,477	2,390	913	61.8%
Novi	47,579	80,342	32,763	68.9%	18,792	35,834	17,042	90.7%	35,038	51,545	16,507	47.1%
Oak Park	29,793	25,411	-4,382	-14.7%	11,104	11,081	-23	-0.2%	11,995	9,542	-2,453	-20.5%
Oakland Twp	13,071	26,436	13,365	102.2%	4,341	9,423	5,082	117.1%	1,756	5,700	3,944	224.6%
Orchard Lake	2,215	2,253	38	1.7%	750	775	25	3.3%	1,232	1,482	250	20.3%
Orion Twp	30,748	42,502	11,754	38.2%	11,048	16,030	4,982	45.1%	9,065	17,558	8,493	93.7%
Ortonville	1,535	1,803	268	17.5%	537	643	106	19.7%	654	1,322	668	102.1%
Oxford	3,540	2,972	-568	-16.0%	1,402	1,529	127	9.1%	1,649	2,483	834	50.6%
Oxford Twp	12,485	26,542	14,057	112.6%	4,385	10,258	5,873	133.9%	3,576	6,789	3,213	89.8%
Pleasant Ridge	2,594	2,431	-163	-6.3%	1,110	1,132	22	2.0%	952	1,220	268	28.2%
Pontiac	66,337	75,546	9,209	13.9%	24,234	30,207	5,973	24.6%	62,956	78,095	15,139	24.0%
Rochester	10,467	10,781	314	3.0%	4,667	4,979	312	6.7%	17,453	18,428	975	5.6%
Rochester Hills	68,825	72,916	4,091	5.9%	26,315	30,920	4,605	17.5%	29,468	38,156	8,688	29.5%
Rose Twp	6,210	8,958	2,748	44.3%	2,144	3,626	1,482	69.1%	397	930	533	134.3%
Royal Oak	60,062	52,746	-7,316	-12.2%	28,880	29,169	289	1.0%	42,258	43,906	1,648	3.9%
Royal Oak Twp	5,446	5,625	179	3.3%	2,511	2,531	20	0.8%	3,933	3,749	-184	-4.7%
South Lyon	10,036	11,563	1,527	15.2%	4,246	5,049	803	18.9%	2,868	4,615	1,747	60.9%
Southfield	78,322	73,995	-4,327	-5.5%	33,996	35,520	1,524	4.5%	128,341	126,708	-1,633	-1.3%

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Oakland County</b>												
Springfield Twp	13,338	20,613	7,275	54.5%	4,619	7,854	3,235	70.0%	2,687	6,913	4,226	157.3%
Sylvan Lake	1,735	1,595	-140	-8.1%	826	837	11	1.3%	1,144	1,250	106	9.3%
Troy	80,959	77,691	-3,268	-4.0%	30,018	32,619	2,601	8.7%	136,038	146,068	10,030	7.4%
Walled Lake	6,713	7,008	295	4.4%	3,158	3,653	495	15.7%	7,776	7,284	-492	-6.3%
Waterford Twp	73,150	74,080	930	1.3%	29,387	33,287	3,900	13.3%	32,355	38,495	6,140	19.0%
West Bloomfield Twp	64,860	66,722	1,862	2.9%	23,414	26,473	3,059	13.1%	21,693	32,044	10,351	47.7%
White Lake Twp	28,219	35,760	7,541	26.7%	10,092	13,580	3,488	34.6%	4,980	7,567	2,587	51.9%
Wixom	13,263	25,727	12,464	94.0%	5,889	10,857	4,968	84.4%	12,958	18,211	5,253	40.5%
Wolverine Lake	4,415	3,880	-535	-12.1%	1,671	1,680	9	0.5%	511	566	55	10.8%
<b>Total County</b>	1,194,156	1,346,185	152,029	12.7%	471,115	580,991	109,876	23.3%	910,441	1,100,505	190,064	20.9%

St. Clair County	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Algonac	4,613	5,421	808	17.5%	1,871	2,728	857	45.8%	1,163	1,383	220	18.9%
Berlin Twp	3,162	5,086	1,924	60.8%	1,050	1,782	732	69.7%	193	199	6	3.1%
Brockway Twp	1,900	2,856	956	50.3%	637	1,013	376	59.0%	154	275	121	78.6%
Burtchville Twp	3,956	6,268	2,312	58.4%	1,616	2,718	1,102	68.2%	373	594	221	59.2%
Capac	1,775	1,987	212	11.9%	620	767	147	23.7%	548	741	193	35.2%
Casco Twp	4,747	5,132	385	8.1%	1,634	2,132	498	30.5%	252	775	523	207.5%
China Twp	3,340	4,239	899	26.9%	1,106	1,670	564	51.0%	1,389	1,513	124	8.9%
Clay Twp	9,822	12,452	2,630	26.8%	3,934	5,238	1,304	33.1%	1,391	1,815	424	30.5%
Clyde Twp	5,523	6,413	890	16.1%	1,931	2,610	679	35.2%	471	730	259	55.0%
Columbus Twp	4,615	7,145	2,530	54.8%	1,533	2,587	1,054	68.8%	280	724	444	158.6%
Cottrellville Twp	3,575	4,820	1,245	34.8%	1,288	1,844	556	43.2%	703	920	217	30.9%
East China Twp	3,630	3,964	334	9.2%	1,467	1,948	481	32.8%	2,292	3,289	997	43.5%
Emmett	251	264	13	5.2%	87	109	22	25.3%	76	94	18	23.7%
Emmett Twp	2,255	4,190	1,935	85.8%	733	1,468	735	100.3%	178	214	36	20.2%
Fort Gratiot Twp	10,691	13,458	2,767	25.9%	4,076	6,214	2,138	52.5%	6,024	7,958	1,934	32.1%
Grant Twp	1,667	2,410	743	44.6%	571	845	274	48.0%	164	311	147	89.6%
Greenwood Twp	1,373	2,023	650	47.3%	470	723	253	53.8%	156	389	233	149.4%
Ira Twp	6,966	9,025	2,059	29.6%	2,677	3,717	1,040	38.8%	1,879	2,939	1,060	56.4%
Kenockee Twp	2,423	4,060	1,637	67.6%	833	1,484	651	78.2%	295	462	167	56.6%
Kimball Twp	8,628	11,976	3,348	38.8%	3,120	5,083	1,963	62.9%	1,427	3,384	1,957	137.1%
Lynn Twp	1,187	1,888	701	59.1%	386	640	254	65.8%	213	235	22	10.3%
Marine City	4,891	5,076	185	3.8%	1,956	2,469	513	26.2%	2,682	3,336	654	24.4%
Marysville	9,684	11,128	1,444	14.9%	4,025	5,395	1,370	34.0%	8,104	8,922	818	10.1%
Memphis (Part)	323	332	9	2.8%	141	178	37	26.2%	208	249	41	19.7%
Mussey Twp	1,965	3,317	1,352	68.8%	664	1,252	588	88.6%	195	223	28	14.4%

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>St. Clair County</b>												
Port Huron	32,338	29,873	-2,465	-7.6%	12,961	13,939	978	7.5%	21,448	23,103	1,655	7.7%
Port Huron Twp	8,615	11,603	2,988	34.7%	3,310	5,132	1,822	55.0%	5,220	6,600	1,380	26.4%
Riley Twp	3,046	5,217	2,171	71.3%	1,020	1,911	891	87.4%	195	320	125	64.1%
St. Clair	5,802	6,082	280	4.8%	2,322	2,823	501	21.6%	3,630	4,993	1,363	37.5%
St. Clair Twp	6,423	9,088	2,665	41.5%	2,266	3,429	1,163	51.3%	1,828	2,434	606	33.2%
Wales	2,986	4,804	1,818	60.9%	1,025	1,726	701	68.4%	506	661	155	30.6%
Yale	2,063	1,955	-108	-5.2%	742	795	53	7.1%	894	1,072	178	19.9%
<b>Total County</b>	<b>164,235</b>	<b>203,552</b>	<b>39,317</b>	<b>23.9%</b>	<b>62,072</b>	<b>86,369</b>	<b>24,297</b>	<b>39.1%</b>	<b>64,531</b>	<b>80,857</b>	<b>16,326</b>	<b>25.3%</b>

	Population				Households				Employment				
	2000		Change		2000		Change		2000		Change		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Washtenaw County</b>													
Ann Arbor	115,012	121,089	6,077	5.3%	46,113	53,211	7,098	15.4%	122,614	130,810	8,196	6.7%	
Ann Arbor Twp	3,763	5,763	2,000	53.1%	1,568	2,303	735	46.9%	5,358	8,080	2,722	50.8%	
Augusta Twp	4,813	7,462	2,649	55.0%	1,728	2,937	1,209	70.0%	668	1,404	736	110.2%	
Barton Hills	335	390	55	16.4%	136	181	45	33.1%	145	172	27	18.6%	
Bridgewater Twp	1,646	3,006	1,360	82.6%	598	1,157	559	93.5%	379	505	126	33.2%	
Chelsea	4,398	6,392	1,994	45.3%	1,840	2,821	981	53.3%	5,771	7,908	2,137	37.0%	
Dexter	2,338	3,320	982	42.0%	1,013	1,413	400	39.5%	3,337	4,077	740	22.2%	
Dexter Twp	5,248	6,037	789	15.0%	1,863	2,428	565	30.3%	472	685	213	45.1%	
Freedom Twp	1,562	2,066	504	32.3%	561	876	315	56.1%	645	813	168	26.0%	
Lima Twp	2,517	3,230	713	28.3%	836	1,132	296	35.4%	488	762	274	56.1%	
Lodi Twp	5,710	7,750	2,040	35.7%	1,960	3,047	1,087	55.5%	968	1,538	570	58.9%	
Lyndon Twp	2,728	3,667	939	34.4%	877	1,206	329	37.5%	165	233	68	41.2%	
Manchester	2,160	3,469	1,309	60.6%	900	1,640	740	82.2%	2,104	3,141	1,037	49.3%	
Manchester Twp	1,942	3,470	1,528	78.7%	717	1,500	783	109.2%	293	844	551	188.1%	
Milan (Part)	3,065	2,697	-368	-12.0%	1,239	1,554	315	25.4%	2,156	3,482	1,326	61.5%	
Northfield Twp	8,252	12,269	4,017	48.7%	3,154	5,189	2,035	64.5%	1,685	9,085	7,400	439.2%	
Pittsfield Twp	29,801	58,348	28,547	95.8%	11,665	25,314	13,649	117.0%	18,327	29,040	10,713	58.5%	
Salem Twp	5,562	11,488	5,926	106.5%	1,928	4,438	2,510	130.2%	1,171	7,112	5,941	507.3%	
Saline	8,034	9,717	1,683	20.9%	3,148	3,951	803	25.5%	7,461	8,891	1,430	19.2%	
Saline Twp	1,302	2,356	1,054	80.9%	460	926	466	101.3%	462	562	100	21.6%	
Scio Twp	13,421	21,878	8,457	63.0%	5,057	9,423	4,366	86.3%	10,773	14,185	3,412	31.7%	
Sharon Twp	1,678	3,023	1,345	80.2%	593	1,124	531	89.5%	414	841	427	103.1%	
Superior Twp	10,740	19,148	8,408	78.3%	3,961	8,002	4,041	102.0%	5,487	6,326	839	15.3%	
Sylvan Twp	2,734	6,253	3,519	128.7%	992	2,596	1,604	161.7%	1,253	1,448	195	15.6%	
Webster Twp	5,198	10,359	5,161	99.3%	1,774	3,846	2,072	116.8%	460	1,693	1,233	268.0%	
York Twp	7,392	10,933	3,541	47.9%	1,901	3,281	1,380	72.6%	1,271	4,342	3,071	241.6%	
Ypsilanti	22,362	20,228	-2,134	-9.5%	8,551	9,183	632	7.4%	17,713	15,056	-2,657	-15.0%	
Ypsilanti Twp	49,182	67,397	18,215	37.0%	20,194	31,179	10,985	54.4%	18,172	22,508	4,336	23.9%	
<b>Total County</b>	322,895	433,205	110,310	34.2%	125,327	185,858	60,531	48.3%	230,212	285,543	55,331	24.0%	

	Population				Households				Employment			
	2000		Change		2000		Change		2000		Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Wayne County</b>												
Allen Park	29,376	25,011	-4,365	-14.9%	11,974	11,655	-319	-2.7%	15,948	12,953	-2,995	-18.8%
Belleville	3,997	3,596	-401	-10.0%	1,842	2,174	332	18.0%	3,988	6,084	2,096	52.6%
Brownstown Twp	22,989	49,335	26,346	114.6%	8,322	18,195	9,873	118.6%	12,166	40,243	28,077	230.8%
Canton Twp	76,366	111,391	35,025	45.9%	27,490	43,716	16,226	59.0%	26,881	53,222	26,341	98.0%
Dearborn	97,775	103,492	5,717	5.8%	36,770	40,103	3,333	9.1%	107,563	108,301	738	0.7%
Dearborn Heights	58,264	52,968	-5,296	-9.1%	23,276	22,884	-392	-1.7%	15,823	12,461	-3,362	-21.2%
Detroit	951,270	865,167	-86,103	-9.1%	336,428	292,286	-44,142	-13.1%	345,465	304,797	-40,668	-11.8%
Ecorse	11,229	7,352	-3,877	-34.5%	4,339	3,638	-701	-16.2%	5,035	4,296	-739	-14.7%
Flat Rock	8,488	12,552	4,064	47.9%	3,181	5,569	2,388	75.1%	7,494	8,354	860	11.5%
Garden City	30,047	24,625	-5,422	-18.0%	11,479	11,305	-174	-1.5%	11,443	10,373	-1,070	-9.4%
Gibraltar	4,264	4,072	-192	-4.5%	1,728	1,841	113	6.5%	1,197	1,376	179	15.0%
Grosse Ile Twp	10,894	12,822	1,928	17.7%	4,122	5,645	1,523	36.9%	2,179	3,124	945	43.4%
Grosse Pointe	5,670	5,257	-413	-7.3%	2,388	2,391	3	0.1%	7,024	7,084	60	0.9%
Grosse Pt. Farms	9,764	8,700	-1,064	-10.9%	3,804	3,745	-59	-1.6%	6,470	6,630	160	2.5%
Grosse Pt. Park	12,443	11,220	-1,223	-9.8%	4,816	4,767	-49	-1.0%	2,867	2,929	62	2.2%
Grosse Pt. Shores (Part)	2,743	2,661	-82	-3.0%	1,018	1,049	31	3.0%	481	499	18	3.7%
Grosse Pt. Woods	17,080	15,988	-1,092	-6.4%	6,531	6,602	71	1.1%	5,438	6,136	698	12.8%
Hamtramck	22,976	29,017	6,041	26.3%	8,033	8,556	523	6.5%	5,885	4,989	-896	-15.2%
Harper Woods	14,254	13,022	-1,232	-8.6%	6,292	6,090	-202	-3.2%	5,037	2,967	-2,070	-41.1%
Highland Park	16,746	9,490	-7,256	-43.3%	6,199	4,921	-1,278	-20.6%	7,619	5,992	-1,627	-21.4%
Huron Twp	13,737	24,297	10,560	76.9%	4,745	9,596	4,851	102.2%	2,802	11,737	8,935	318.9%
Inkster	30,115	28,118	-1,997	-6.6%	11,169	11,092	-77	-0.7%	5,785	4,430	-1,355	-23.4%
Lincoln Park	40,008	33,477	-6,531	-16.3%	16,204	15,828	-376	-2.3%	10,876	9,131	-1,745	-16.0%
Livonia	100,545	93,509	-7,036	-7.0%	38,089	41,122	3,033	8.0%	105,863	113,697	7,834	7.4%
Melvindale	10,735	10,019	-716	-6.7%	4,499	4,843	344	7.6%	3,330	2,507	-823	-24.7%
Northville (Part)	3,107	2,969	-138	-4.4%	1,417	1,437	20	1.4%	4,429	5,061	632	14.3%
Northville Twp	21,036	30,194	9,158	43.5%	8,119	13,285	5,166	63.6%	6,903	9,353	2,450	35.5%

	Population				Households				Employment				
	2000		Change		2000		Change		2000		Change		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Wayne County</b>													
Plymouth	9,022	8,770	-252	-2.8%	4,322	4,351	29	0.7%	8,236	8,716	480	5.8%	
Plymouth Twp	27,798	34,372	6,574	23.6%	10,757	15,295	4,538	42.2%	24,602	32,322	7,720	31.4%	
Redford Twp	51,622	44,746	-6,876	-13.3%	20,182	19,943	-239	-1.2%	18,688	16,880	-1,808	-9.7%	
River Rouge	9,917	6,364	-3,553	-35.8%	3,640	2,629	-1,011	-27.8%	2,658	3,020	362	13.6%	
Riverview	13,272	12,182	-1,090	-8.2%	5,352	5,589	237	4.4%	5,611	5,755	144	2.6%	
Rockwood	3,442	3,246	-196	-5.7%	1,318	1,473	155	11.8%	1,514	1,858	344	22.7%	
Romulus	22,979	24,771	1,792	7.8%	8,439	11,120	2,681	31.8%	39,694	51,700	12,006	30.2%	
Southgate	30,136	25,926	-4,210	-14.0%	12,836	13,426	590	4.6%	16,711	18,739	2,028	12.1%	
Sumpter Twp	11,856	20,401	8,545	72.1%	4,110	7,734	3,624	88.2%	965	2,685	1,720	178.2%	
Taylor	65,868	66,245	377	0.6%	24,776	30,216	5,440	22.0%	32,743	39,747	7,004	21.4%	
Trenton	19,584	18,120	-1,464	-7.5%	8,137	8,401	264	3.2%	11,813	9,854	-1,959	-16.6%	
Van Buren Twp	23,559	29,455	5,896	25.0%	9,867	15,045	5,178	52.5%	10,625	17,777	7,152	67.3%	
Wayne	19,051	17,133	-1,918	-10.1%	7,373	7,613	240	3.3%	16,575	15,735	-840	-5.1%	
Westland	86,602	79,763	-6,839	-7.9%	36,533	39,004	2,471	6.8%	27,090	27,839	749	2.8%	
Woodhaven	12,530	13,620	1,090	8.7%	4,708	5,630	922	19.6%	8,143	7,915	-228	-2.8%	
Wyandotte	28,006	22,656	-5,350	-19.1%	11,816	11,194	-622	-5.3%	9,468	5,637	-3,831	-40.5%	
<b>Total County</b>	2,061,162	2,018,091	-43,071	-2.1%	768,440	792,998	24,558	3.2%	971,127	1,024,905	53,778	5.5%	
<b>Region</b>	4,833,493	5,401,285	567,792	11.7%	1,845,313	2,248,044	402,731	21.8%	2,673,180	3,109,582	436,402	16.3%	

## Appendix D – Bibliography

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